BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
3310 MISSION STREET OWNERS,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **24-042**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on July 22, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on July 5, 2024 to 3300 Mission Partners L.P., of a Site Permit (Priority Processing: New 6-story, Type IIIA over Type 1A Mixed-Use Building with 35 studio units (100% Affordable Housing Mayor ED 13-01), residential community space and commercial/retail space on first floor; preserve existing 3-story facade along Mission Street and 29th Street) at 3300 Mission Street.

APPLICATION NO. 2023/10/25/9516

FOR HEARING ON August 28, 2024

Address of Appellant(s):	Address of Other Parties:
3310 Mission Street Owners, Appellant(s) c/o Alex Polichroniadis, Agent for Appellant(s)	3300 Mission Partners L.P., Permit Holder(s) c/o Amanda Lee, Attorney for Permit Holder(s) Sheppard Mullin 333 South Hope Street, 43rd Los Angeles, CA 90071-1422

Date Filed: July 22, 2023

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 24-042

I / We, **3310 Mission Street Owners**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2023/10/25/9516** by the **Department of Building Inspection** which was issued or became effective on: **July 5, 2024**, to: **3300 Mission Partners L.P.,** for the property located at: **3300 Mission Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **August 8, 2024**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, kevin.birmingham@sfgov.org and andrewhite@mitchelville.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **August 22, 2024**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, kevin.birmingham@sfgov.org and alex.polichroniadis@gmail.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, August 28, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment.

Appellant or Agent:

Signature: Alexander Polichroniadis, agent for Appellants (filed by email)

Concerns Regarding Proposed Development:

1. **Violation of Neighborhood Character and Zoning Laws:**

   The proposed addition exceeds current height limits, obstructing our views and altering the neighborhood's character, disregarding zoning laws designed to maintain architectural harmony.

2. **Overcrowding and Safety Concerns:**

   Developing 300 square feet units may lead to overcrowding and compromised quality of life. High-density living results in safety hazards, poor ventilation, and insufficient emergency access. The density bonus under SB800 should not create substandard conditions. Recall the five-alarm fire on June 16, 2016.

3. **Impact on Traffic and Parking:**

   More residents will exacerbate traffic congestion and parking issues. Local streets are already struggling, making parking and navigation difficult for current residents.

4. **Historical and Cultural Integrity:**

   The proposed development’s design and scale do not harmonize with the neighborhood’s architectural character. The 'cookie-cutter' design disregards Bernal Heights' historical and cultural context, undermining efforts to preserve its charm.

5. **Environmental and Community Concerns:**

   New construction may harm the environment and impact neighborhood living conditions. Increased activity and density can lead to more pollution, reduced air quality and overcrowding, broadly impacting community well-being.

SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 7/23/2024 5:40:30 AM

Application Number:	202310259516
Form Number:	1
Address(es):	6635 / 001 / 1 3300 MISSION ST
Description:	PRIORITY PROCESSING: NEW 6-STORY TYPE IIIA OVER TYPE 1A MIXED-USE BLDG WITH 35 STUDIO UNITS (100% AFFORDABLE HOUSING MAYOR ED 13-01), RESIDENTIAL COMMUNITY SPACE, AND COMMERCIAL/RETAIL SPACE ON 1ST FLOOR. PRESERVE (E) 3-STORY FACADE ALONG MISSION ST AND 29TH ST.
Cost:	$17,000,000.00
Occupancy Code:	R-2,B,S-2,A-3
Building Use:	24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
10/25/2023	TRIAGE	
10/25/2023	FILING	
10/25/2023	FILED	
7/5/2024	APPROVED	
7/5/2024	ISSUED	Fees Deferred until S-1 Issuance

Contact Details:

Contractor Details:

License Number:	1010621
Name:	MIGUEL GUZMAN
Company Name:	GUZMAN CONSTRUCTION GROUP INC.
Address:	2270 PALOU AV * SAN FRANCISCO CA 94124-0000
Phone:	

Addenda Details:

Description:
SITE PERMIT

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
HIS		11/17/23	11/17/23			11/17/23	LUTON MATT	Approved	OKAY TO PROCESS. NO PENALTIES.
CES		11/17/23	11/17/23			11/17/23	NG JOE		qok to process
CPB		10/26/23	10/26/23			11/17/23	LEI ALVINA	Administrative	Electronic submission. Site Permit. Fees deferred until issuance of 1st addenda. 11/17/2023: To PPC. al 11/16/2023: Received docs. Pending CES and HIS for sign-off. al 10/26/2023: Emailed applicant for correction to permit app, priority processing letter for affordable housing, payor info. Will route to CES/HIS after pending items. al
CP-ZOC		11/17/23	11/20/23			2/12/24	ENCHILL CHARLES	Approved	2/12/24: Approved; 100% affordable project (ministerial and state density bonus) consisting of three-story vertical addition to vacant/fire damaged building resulting in six stories, 35 studio dwelling units, and ground floor retail. Charles.Enchill@sfgov.org. 1/24/24: PCL Response, SDAT Response and revised plans received. Under review. Charles.Enchill@sfgov.org 1/19/24: Plan Check Letter (PCL) issued. Charles.Enchill@sfgov.org 11/20/23: Complete Application Notice issued. Routed to C. Enchill. (JL) 11/16/2023: SDAT Letter emailed to project team in advance of Plan Check Letter. Charles.Enchill@sfgov.org

BLDG		2/13/24	2/20/24			2/20/24	MCELROY CAREY	Issued Comments	COMMENTS ISSUED IN BB SESSION. NOTIFIED ARCHITECT VIA EMAIL
BLDG	1	3/21/24	3/25/24			3/25/24	MCELROY CAREY	Issued Comments	COMMENTS ISSUED IN REV 1 PLANS IN BB SESSION. NOTIFIED ARCHITECTS VIA EMAIL
BLDG	2	4/1/24	4/3/24			4/3/24	MCELROY CAREY	Approved	APPROVED SITE PERMIT REV 2 PLANS IN BB SEESION ON 4/3/2024
BLDG		4/24/24	4/24/24			4/24/24	MCELROY CAREY	Approved	RESTAMP. APPROVED REV 3 PLANS 4/24/24
SFFD		2/13/24	2/16/24			2/22/24	WOO JASON	Issued Comments	Routed to Gauer bb 2/13/24. LP 2/14/24 Assigned to Lt Woo-CG REV1 reviewed and comments posted on bluebeam session - jason.woo@sfgov.org 2/22/24
SFFD	1	3/21/24	3/26/24			3/27/24	WOO JASON	Issued Comments	REV1 resbub1 rechecked and comments posted on bluebeam session - jason.woo@sfgov.org 3/27/24
SFFD	2	4/2/24	4/3/24			4/3/24	WOO JASON	Approved	REV2 rechecked and approved - jason.woo@sfgov.org 4/3/24
SFFD		4/24/24	4/25/24			4/25/24	WOO JASON	Approved	REV3 restamped and approved - jason.woo@sfgov.org 4/25/24
SFPUC		2/13/24	2/21/24			2/21/24	GARCIA JOBEL	Issued Comments	Requested additional information and pdfs from Architect/Designer - 02/21/24.
SFPUC	1	3/8/24	3/8/24			3/8/24	GARCIA JOBEL	Issued Comments	Need to verify if this is an 100% affordable housin project. -3/8/24
SFPUC	2	3/13/24	3/13/24			3/13/24	GARCIA JOBEL	Approved	EPR - Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. - 03/13/24.
DPW-BSM	1	2/13/24	2/14/24			2/14/24	DEVINE THEO	Issued Comments	Please revise plans to show PG&E SUBSURFACE TRANSFORMER inside private property. Adding BUF (new trees in long tree planters at bus stop on Mission St). (REF: SI for new construction, MSE for ex sub-sidewalk basements).
DPW-BSM	2	3/21/24	4/3/24			4/3/24	DEVINE THEO	Issued Comments	SITE PERMIT requirement(s) for sign off (TIER 3): Vault Encroachment (24V-00010 in process). ADDENDUM requirement(s) for sign off (TIER 4): Street Improvement (new sidewalk) Minor Sidewalk Encroachment (ex sub-sidewalk basement). Download sidewalk application(s) at http://www.sfpublicworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Sidewalk Legislation Application: https://sfpublicworks.org/sites/default/files/Sidewalk_Legislation_App_July2022.pdf and separately email, Mapping office at Subdivision.Mapping@sfdpw.org. Your SITE permit will be ON-HOLD until all necessary permit application(s), fees and plans are reviewed by Public Works and deemed satisfactory. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Tier 3 shall require detailed plan review for a release.
DPW-BSM	2	4/9/24	4/9/24			4/9/24	DEVINE THEO	Approved-Stipulated	ADDENDUM PERMIT requirement(s) for sign off (TIER 4): Vault (24V-00010 in process), Street Improvement (new sidewalk), Minor Sidewalk Encroachment (ex sub-sidewalk basement). Download application(s) at http://www.sfpublicworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction addendum will be ON-HOLD until all necessary permit application(s), fees and plans are reviewed and approved by Public Works. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Tier 4 shall require Public Works permit issuance for a release. theo.devine@sfdpw.org EPR 4/9/24: SITE release per 24V-00010 and Street Improvement + MSE deferred to S-1. -CC
DPW-BSM	3	6/20/24	6/20/24			6/20/24	DEVINE THEO	Approved-Stipulated	ADDENDUM requirement(s) for sign off (TIER 4): Vault (24V-00010 in process), Street Improvement (removal of ex sub-sidewalk basements on 29th St, new sidewalk on both frontages - release SITE per 24IE-00205), Minor Sidewalk Encroachment (historic entry feature on Mission St). Download application(s) at http://www.sfpublicworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction addendum will be ON-HOLD until all necessary permit application(s), fees and plans are reviewed and approved by Public Works. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Tier 4 shall require Public Works permit issuance for a release. theo.devine@sfdpw.org -TD EPR 6/18/24 - Release per 24IE-00205 - LC

DPW-BUF		3/21/24	4/8/24			4/8/24	MAUTNER ALLEGRA	Approved-Stipulated	Site release only, updates required in addenda. There appears to be room for one additional tree along 29th Street and the species needs to be updated for the tree closest to the corner on Mission. Apply for tree planting at www.sfpublicworks.org/plant-street-tree. Use our online application and upload our "Tree Planting and Protection Checklist" and a PDF copy of plans with the new tree(s) properly placed in accordance with minimum restrictions found on same webpage. Request a planting and staking diagram by emailing urbanforestrypermits@sfdpw.org, and place diagram on plans with note indicating "24in. box, species to be approved by PW-BUF".
SFPUC	2	3/21/24	3/22/24			3/22/24	GARCIA JOBEL	Approved	RESTAMP - EPR - Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. - 03/22/24.
CP-ZOC	2	3/21/24	3/21/24			3/21/24	ENCHILL CHARLES	Approved	03/21/2024: Approved: Re-stamp of plans in Bluebeam. Charles.Enchill@sfgov.org
CP-ZOC	2	4/2/24	4/8/24			4/24/24	ENCHILL CHARLES	Approved	04/24/2024:Re-stamp of plans. Charles.Enchill@sfgov.org 04/22/2024: Recorderd NSR received. Re-stamp of plans. Charles.Enchill@sfgov.org 04/08/2024: Drafting Notice of Special Restriction (NSR) to be recorded to property. Charles.Enchill@sfgov.org
SFPUC	2	4/2/24	4/8/24			4/8/24	GARCIA JOBEL	Approved	RESTAMP - EPR - Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. - 04/08/24.
SFPUC		4/24/24	4/24/24			4/24/24	GARCIA JOBEL	Approved	RESTAMP - EPR - Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. - 04/24/24.
DPW-BSM	3	4/29/24	5/1/24			5/1/24	DEVINE THEO	Approved-Stipulated	ADDENDUM requirement(s) for sign off (TIER 4): Vault (24V-00010 in process), Street Improvement (removal of ex sub-sidewalk basements on 29th St, new sidewalk on both frontages), Minor Sidewalk Encroachment (historic entry feature on Mission St). Download application(s) at http://www.sfpublicworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction addendum will be ON-HOLD until all necessary permit application(s), fees and plans are reviewed and approved by Public Works. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Tier 4 shall require Public Works permit issuance for a release. theo.devine@sfdpw.org
DPW-BUF	2	4/29/24	5/7/24			5/7/24	MAUTNER ALLEGRA	Approved-Stipulated	Site release only, updates required in addenda. There appears to be room for one additional tree along 29th Street and the species needs to be updated for the tree closest to the corner on Mission.
DFCU		4/23/24	4/23/24			4/23/24	BLACKSHEAR JOHN	Administrative	4/23/24: The DPW-Bureau of Urban Forestry entered a Street Tree in lieu fee on this permit. The fee will be collected at addenda 1 issuance. The DPW-Bureau of Urban Forestry also entered a requirement to plant (5) trees. The project sponsor must contact DPW-BUF at urbanforestry@sfdpw.org or 628-652-8733 to have the planting inspected and signed off. This requirement must be completed before a final inspection can be scheduled with DBI.
PPC		11/17/23	11/17/23			7/3/24	PHAM ANH HAI	Administrative	07/03/24 03:15 PM Invite sent to CPB to close out permit; HP 06/18/24 10:42 AM CPB did not issue. Back to PPC; AUTO-GENERATED 05/07/24 03:41 PM Invite sent to CPB to close out permit; CM 4/29/2024: Invite sent to plan reviewer DPW-BSM and DPW-BUF to stamp plans on cover page; cm 4/23/2024: Invite DFCU to review; cm 4/24/2024: Invite applicant to provide license stamp on cover page REV3; cm 4/23/2024: Invite sent to applicant, missing license stamp on pages Survey page, EB0.01, EDB3.01, EBD3.02, EB3.01, EB3.02, EB8.01, EB8.21, EB8.22, EB9.01; REV2;cm 4/2/2024: Invite sent to plan checkers to review and stamp REV2 drawing;nl 2/13/2024: Invite sent to BLDG, SFFD, PUC, BSM to start electronic plan review;nl 11/17/2023: Invite sent to applicant to join BB session;nl 11/17/2023: Bluebeam session created, Invite sent to CP-ZOC (planning) to start electronic plan review;nl

CPB		5/7/24	5/8/24			7/5/24	VICTORIO CHRISTOPHER	Administrative	07/05/2024: Issuance fees deferred to S-1 per MOHCD agreement. Issued, CV 06/26/2024: Licensted Contractors Statement received. Cannot issue until Demo Permit is filed, informed AoR, CV 05/14/2024: Response from AoR,"The contractor will not be pulling the permit until right before construction, which is slated for Dec 2024." CV 05/08/2024: Request Docs from AoR, OBR or LCS, CV 04/08/2024: SFUSD fee included to issuance fee.ay 04/03/2024: SFUSD form sent for calculation, permit not ready to be issued.ay FEE DEFERRED UNTIL ISSUANCE OF 1ST ADDENDA

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Ti

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	R

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

BRIEF(S) SUBMITTED BY APPELLANT(S)

Appeal Brief for Building Permit at 3300 Mission St, San Francisco

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Introduction

We, the owners of the adjacent neighboring building located at 3310 Mission St, San Francisco, hereby file this appeal against the approval of the building permit for the project at 3300 Mission St. The purpose of this appeal is to request a reconsideration of the permit approval based on several significant concerns that affect our property and the surrounding community.

Background

The project at 3300 Mission St involves the construction of a new building that has been approved to reach a height of 73 feet under the combination of AB2011 and the Density Bonus program. This approval includes several waivers and exemptions that we believe are detrimental to the character and safety of our neighborhood.

Statement of Facts

Our property at 3310 Mission St is directly adjacent to the proposed project site. The approved building height will completely obstruct the view that the owners of Units 4 through 7 have enjoyed from their rooftops. Furthermore, the proposed design does not respect the historical character of our neighborhood, where most buildings are a maximum of three stories high. Additionally, the increased height and density will exacerbate existing traffic and parking issues on 29th Street, which is a narrow street

that frequently experiences double and triple parking, hindering access to our garage entrance.

Legal Arguments

The approval of the permit for 3300 Mission St violates specific provisions of AB2011. According to AB2011, development sites must be located more than 500 feet from a freeway, as defined in California Vehicle Code section 332. The proposed building at 3300 Mission St is less than 500 feet from San Jose Avenue, which is classified as a freeway under California Vehicle Code. The section of San Jose Avenue from 29th Street to I-280 is also considered part of the freeway system. This portion of the road has characteristics of a freeway, including limited access points and connections to the larger freeway network at I-280.

Furthermore, the project plans include 200 square foot studios, which do not meet the minimum 300 square foot requirement for such units as mandated by the New Planning Code Summary: Inclusionary Affordable Housing Program Amendments and New Minimum Dwelling Unit Mix Requirements. This non-compliance raises serious concerns about the living conditions and safety of future residents, especially given the building's history of fire incidents.

Impact on Community

The approval of this project will negatively impact the quality of life for the residents of 3310 Mission St and the neighboring community. The obstruction of views, incompatibility with the historical neighborhood character, and increased traffic and

parking issues will detract from the desirability and safety of our community. The reduction in minimum dwelling unit size also poses a safety risk, potentially facilitating the spread of fire, health and other hazards.

Supporting Evidence

We have attached an exhibit picture showing the congestion on 29th Street, which demonstrates the existing traffic and parking issues that will be worsened by the increased density of the proposed project. Additionally, we reference prior communications indicating our intention to file this appeal.

Conclusion and Relief Sought

In light of the significant concerns and clear violations of AB2011 outlined above, we respectfully request that the San Francisco Board of Appeals reconsider and revoke the approval of the building permit for 3300 Mission St. The project as approved fails to comply with the legal requirements regarding proximity to freeways and minimum dwelling unit sizes, and it poses a substantial risk to the safety and character of our neighborhood. We seek either a full revocation of the permit or, at a minimum, a modification that addresses these violations and mitigates the adverse impacts on our community.

Appendices

- Exhibit A: picture of 29th Street congestion [IMAGE]
- Exhibit B: picture of proximity of 3300 Mission to San Jose Avenue
- Exhibits C1-3: Permit Holder’s submitted Planning Document excerpts

Exhibit A: Double parking and blocking of garage access on 29th Street

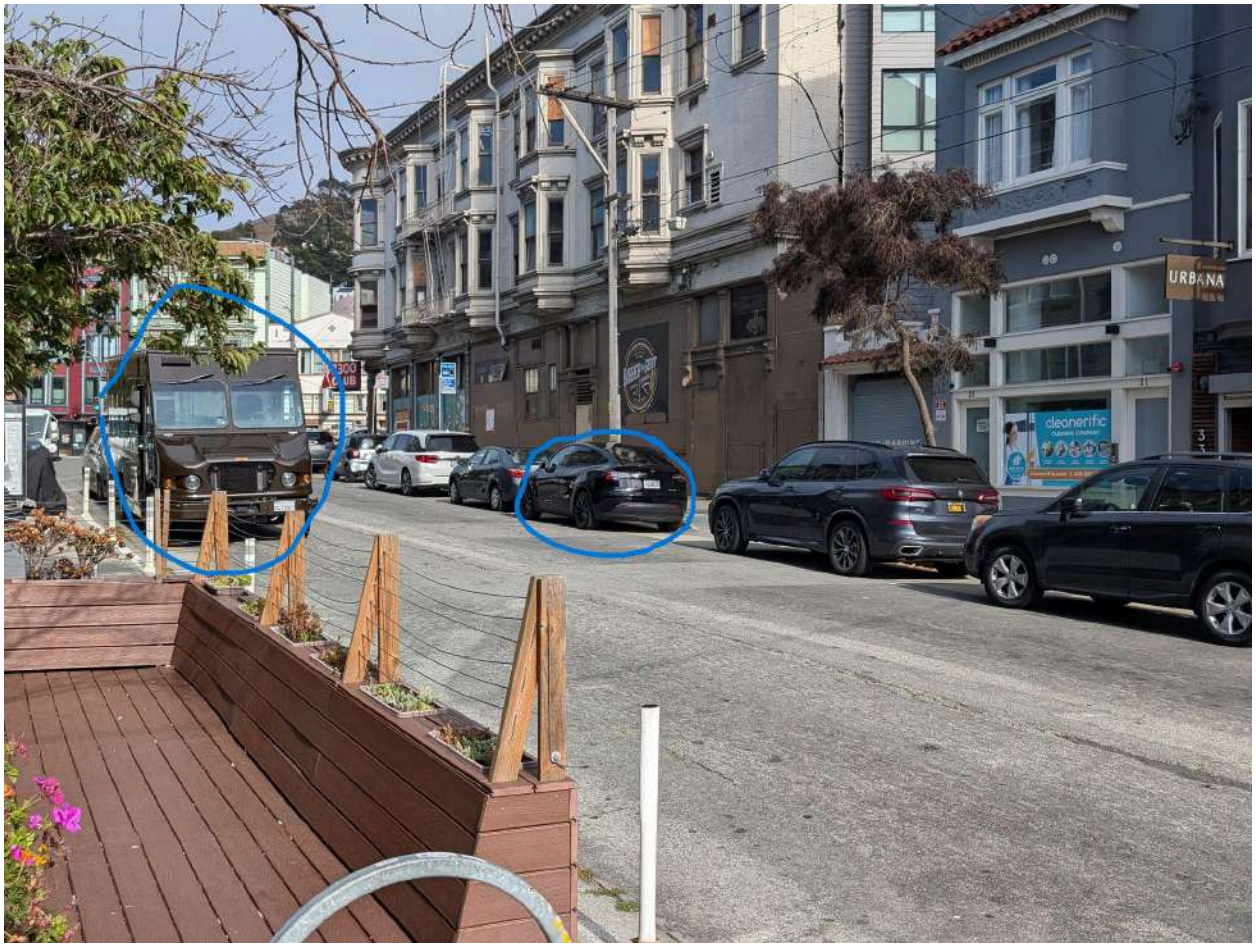


Exhibit B: Exhibit picture of proximity of 3300 Mission to San Jose Avenue at closest and furthest points

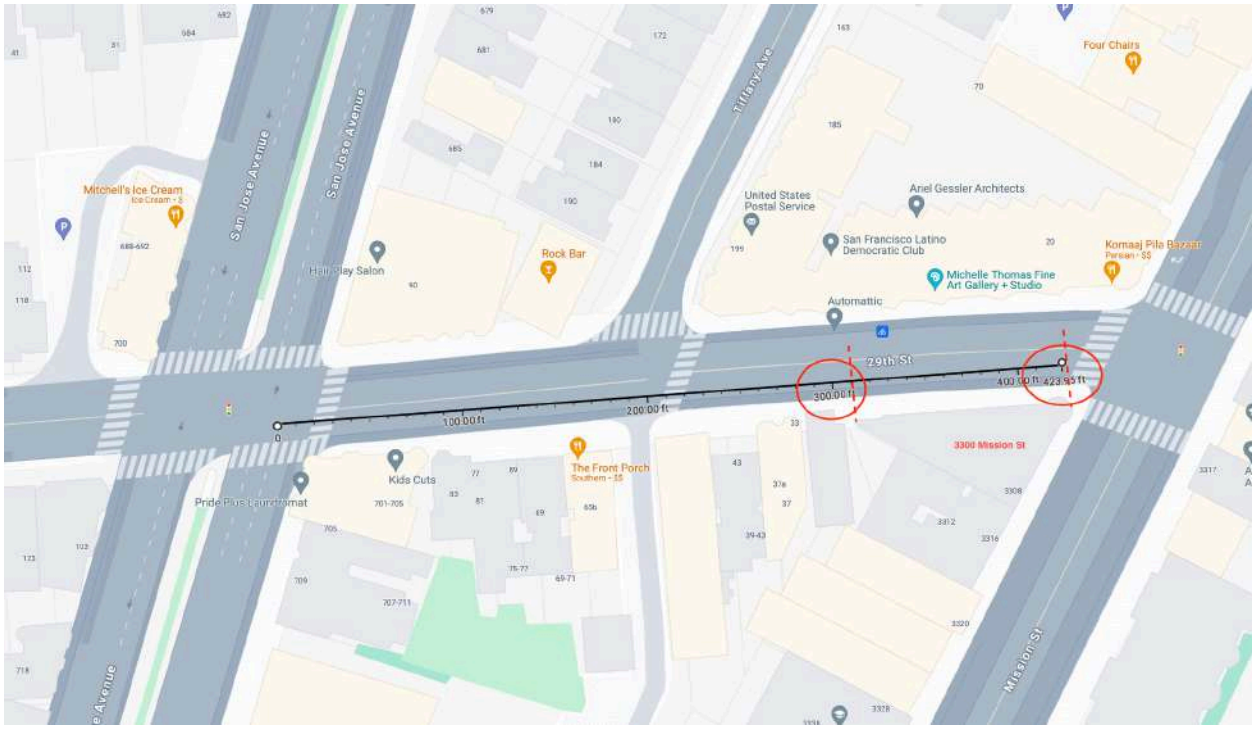


Exhibit C1: Permit Holder's Submitted Planning Document Excerpt

PARKING PROPOSED: N/A

PROJECT DESCRIPTION: 3300 MISSION STREET IN SAN FRANCISCO CURRENTLY SITS VACANT AFTER A JUNE 2016 FIRE THAT LEFT THE STRUCTURE UNINHABITABLE. PREVIOUSLY THE THREE-STORY BUILDING ALLOWED FOR COMMERCIAL SPACE ON THE FIRST FLOOR AND 24 SINGLE ROOM OCCUPANCY (SRO) UNITS ON THE SECOND AND THIRD FLOORS. THE LOT IS APPROXIMATELY 3,072 SQUARE FEET.

THE REDEVELOPMENT OF 3300 MISSION WILL TRANSFORM THE PROPERTY INTO A SIX-STORY, MIXED-USE BUILDING WITH APPROXIMATELY 21,701 SQUARE FEET, DESIGNED FOR 35 RENTAL STUDIO UNITS OF 100% AFFORDABLE HOUSING, A RESIDENTIAL COMMUNITY SPACE AND 776 SQUARE FEET OF COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR. THE REDEVELOPMENT WILL PRESERVE THE EXISTING THREE-STORY FAÇADE ALONG MISSION STREET AND 29TH STREET AND WILL CONNECT WITH THE NEW THREE-STORY STRUCTURE ABOVE; THE REMAINDER OF THE BUILDING IS UNSALVAGEABLE AND WILL BE DEMOLISHED. 1.

EACH STUDIO UNIT WILL BE A MINIMUM OF 200 SQUARE FEET AND A MAXIMUM SIZE OF 350 SQUARE FEET AND FEATURE ITS OWN PRIVATE BATHROOM AND KITCHEN. THE AMI RANGE WILL BE 30% TO 80%. THIS TEAM IS MAXIMIZING THE UNIT YIELD BY ADDING THREE STORIES THAT RESPECT THE EXISTING BUILDING AND FITS WITH THE SCALE OF BUILDINGS IN SURROUNDING AREAS. 2.

THE PROJECT IS SEEKING AB2011 AND STATE DENSITY BONUS.

THIS IS AN AFFORDABLE HOUSING PROJECT- MAYOR ED 13-01. 3.

Exhibit C2: Permit Holder's Submitted Planning Document Excerpt

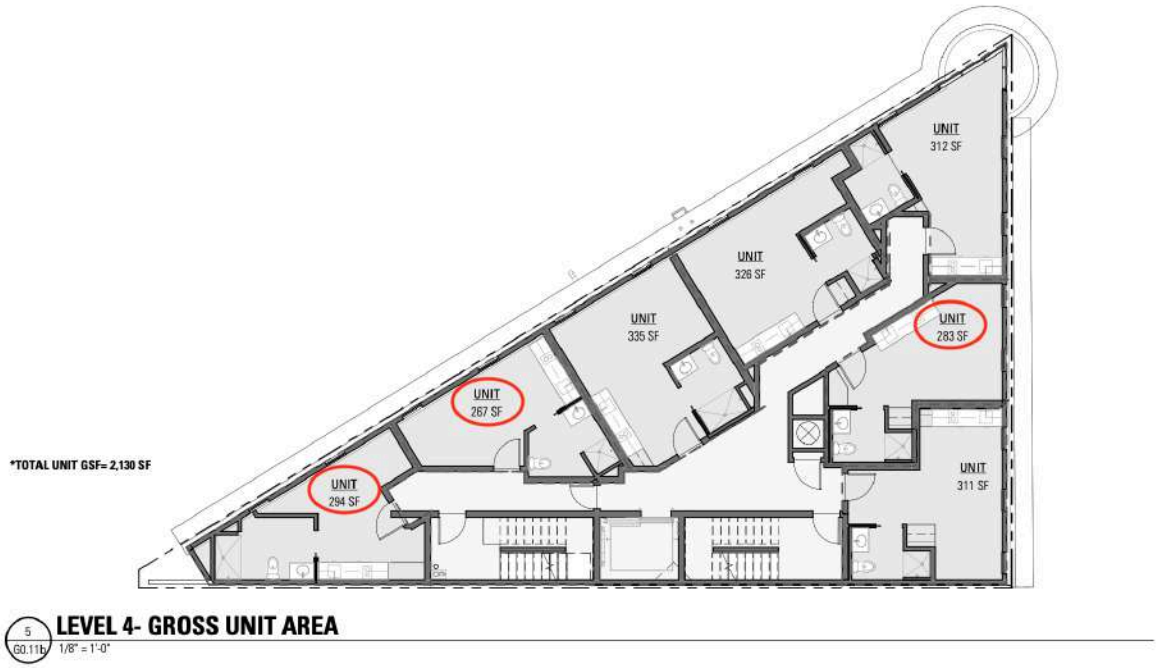
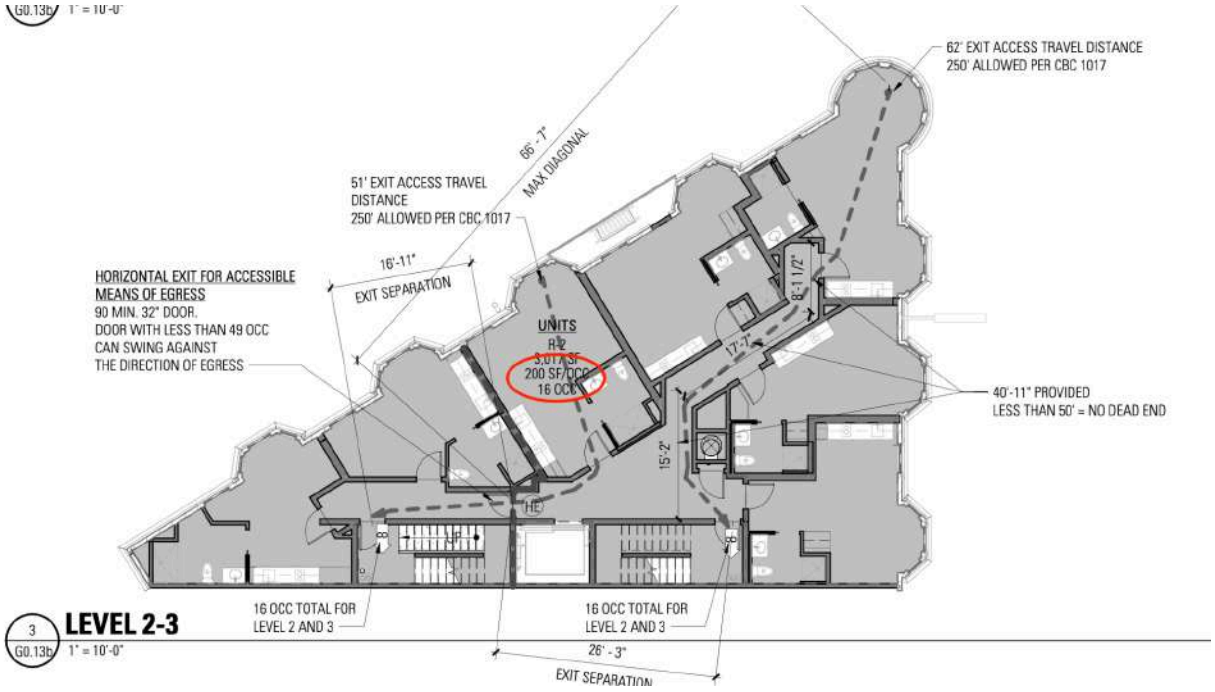


Exhibit C3: Permit Holder's Submitted Planning Document Excerpt



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

SheppardMullin

Sheppard, Mullin, Richter & Hampton LLP
333 South Hope Street, 43rd Floor
Los Angeles, California 90071-1422
213.620.1780 main
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Lauren K. Chang
213.617.5588 direct
lchang@sheppardmullin.com

August 22, 2024

File Number: 73NN-374218

VIA E-MAIL ONLY

President Jose Lopez
Board of Appeals
City and County of San Francisco
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
E-Mail: boardofappeals@sfgov.org

Re: Permit Holder's Brief in Opposition to Appeal of Site Permit
Subject Property: 3300 Mission Street, San Francisco
Appeal No: 20-042
Hearing Date: August 28, 2024

Dear President Lopez and Commissioners:

Our office represents 3300 Mission Partners L.P. (the "Permit Holder"), owner of 3300 Mission Street (the "Property"), located in the Bernal Heights neighborhood of the City and County of San Francisco (the "City"). This brief is written in response to Appeal No. 20-042 (the "Appeal") filed by an owner in the condominium complex (the "Appellant"), located at 3310 Mission, which is adjacent to the Property ("Neighboring Property"). We respectfully request that the Board of Appeal (the "Board") uphold state law and reject the Appeal. The arguments raised by the Appellant are frivolous and a blatant attempt to obstruct an already-approved 100% affordable housing project from being constructed.

It is critical for the Board to understand that this Appeal does not involve the underlying entitlements and is related only to the building permit for this project (the "Project"), *i.e.,* Site Permit (Application No. 2023/10/25/9516). The entitlements are final, do not expire, and cannot be subject to an appeal process under state law. The City approved the entitlements for the Project on February 12, 2024, pursuant to Assembly Bill 2011 ("AB 2011") and State Density Bonus Law ("Density Bonus"). See Exhibit A for the Notice of Final Approval, dated February 12, 2024. As such, the Planning Department has already determined that the Project is eligible for AB 2011 and complies with the objective standards in the Planning Code (Planning Record No. 2023-006512PRJ). The timeline for the City to determine whether the Project is in conflict with objective standards has long elapsed.[1] And AB 2011 does not provide a second opportunity for Planning to review the Project or for appellants, neighbors, or any individuals to appeal a project that has been deemed compliant with AB 2011.

In addition, as the City is well aware, Assembly Bill 1114 ("AB 1114") now requires the City to streamline postentitlement phase permits,[2] including building and site permits, for certain housing development projects. AB 1114 also mandates that

[1] Gov. Code, §§ 65912.114(a) and (b).

[2] Government Code Section 65913.3(j)(3) defines "postentitlement phase permit" as including the following: "(i) All nondiscretionary permits and reviews that are required or issued by the local agency after the entitlement process has been completed to begin construction of a development that is intended to be at least two-thirds residential, excluding discretionary and ministerial planning permits, entitlements, and other permits and reviews that are covered under Chapter 4.5 (commencing with Section 65920). A postentitlement phase permit includes, but is not limited to, all of the following:**(I)** Building permits, and all interdepartmental review required for the issuance of a building permit.**(II)** Permits for minor or standard off-site improvements.**(III)** Permits for demolition.**(IV)** Permits for minor or standard excavation and grading. [and] (ii) All building permits and other permits issued under the California Building Standards Code (Title 24 of the California Code of Regulations) or any applicable local building code for the construction, demolition, or alteration of buildings, whether discretionary or nondiscretionary."

postentitlement phase permits for qualifying housing development projects cannot be subject to appeal.[3] As such, since January 1, 2024, a site permit related to an already-approved AB 2011 project cannot be appealed or heard by the Board of Appeals.

We understand that the City has taken the position that AB 1114 does not apply to this Project, despite it being a qualifying housing development project, because the Site Permit was filed with the Department of Building Inspection ("DBI") prior to January 1, 2024. However, it is also important to note that while the Site Permit for the Project was submitted on October 26, 2023, it was approved on July 4, 2024, well after AB 1114 went into effect. See Exhibit B, Site Permit Plans. Regardless, we raise this point to underscore the clear prerogative of the state to streamline approvals for much-needed affordable housing projects in California, including explicit efforts to minimize the discretion provided to local jurisdictions during the building permit approval process.

Accordingly, we respectfully request that the Board reject the Appeal and uphold the approval of the Site Permit for the Project. The remainder of this brief provides the Board with the following: (1) a description of the project as well as a brief history of the Property; (2) a summary of the neighborhood outreach efforts completed to date, including multiple efforts to contact the Appellant; (3) a description of the Project's consistency with AB 2011 and applicable objective development standards; and (4) responses to the arguments raised by the Appellant in their brief.

[3] Gov. Code, § 65913.3(c)(3).

I. Property History and Project Description

In June 2016, a fire caused extensive damage to the existing building on the Property. Since then, the building has been vacant and uninhabitable. Previously, the building included a bar called the 3300 Club on the first floor and the Graywood Hotel, which included a mix of a single-room occupancy units and tourist units, on the second and third floors. We understand that the prior tenants were relocated to housing after being displaced by the fire, though the seven-year right to return has expired. The Property previously included no parking.

In June 2023, the Permit Holder, which is a joint venture between Bernal Heights Housing Corporation ("BHHC"), Tabernacle Community Development Corporation ("TCDC"), and Mitchelville Real Estate Group, purchased the Property with the intent of redeveloping it into a 100% affordable housing project. The Permit Holder is the first and only Black-led development group to bring an affordable housing project to an imminent start of construction under the City's Dream Keeper Initiative and Mayor's Office of Housing and Community Development ("MOHCD") effort to support emerging developers.

In October 2023, the Permit Holder submitted an AB 2011 application for the Project along with a Site Permit application, which contemplate a 100% affordable housing development that: (1) preserves and rehabilitates the existing façade; (2) adds three additional stories, resulting in a six-story building; (3) creates a residential

community space/retail space on the first floor; and (4) adds 35 affordable studio units, between 290 and 407 total square feet, for Low- and Very Low-Income households. The City approved the AB 2011 entitlements for the Project on February 12, 2024. The Site Permit at issue in this Appeal was subsequently approved by DBI on July 4, 2024.

II. Neighborhood Outreach

While not required by state law, the Permit Holder went to immense effort to obtain feedback on the Project from the community. These efforts included developing a comprehensive communication plan to inform the community and local businesses about the Project. The Permit Holder hired a public outreach consultant to assist: Berg Davis Public Affairs ("Berg Davis"). The Permit Holder also routinely solicited feedback from the MOHCD on the Project.

In September 2023, a website for the Project was launched, which provided a platform for neighbors and the general public to submit comments and questions about the Project. An email address specific to the Project was also created. The Permit Holder received various emails from the public, including feedback on the painted murals, requests for project updates, and enthusiastic support for the Project.

In October 2023, the Permit Holder distributed postcard mailers to residents and businesses in a 1,000-foot radius of the Property, including the Appellant and 3310 Mission Street. The mailer provided details about the Project and included the contact information of the Permit Holder. Berg Davis and the Permit Holder responded to all feedback received on the Project. See Exhibit C for outreach materials.

TCDC and BHNC staff hosted multiple meetings with community groups and local businesses, including, but not limited to: (1) Bernal Mission Merchant Group; (2) Cortland Business Alliance; (3) Democratic Club Leadership; (4) Latin Group; and (5) Coleridge Park Home Residents. In December 2023, the Permit Holder, Berg Davis, and the larger project team hosted a general community meeting with over 80 members of the community.

Importantly, multiple efforts were made between October 2023 through July 2024 to connect with the Appellant, the broker managing 3310 Mission Street, the development's homeowners association, and other residents of 3310 Mission Street. Berg Davis, Permit Holder, and BHNC staff sent numerous emails to the broker managing 3310 Mission requesting meetings with the property owners and homeowners association for that property. These emails were sent prior to the applications being filed and throughout the review process for the Project and even after approval of the AB 2011 entitlements.

In addition to these communications, Berg Davis, Permit Holder, and BHNC staff made several attempts to physically meet with the 3310 Mission owners and residents, including dropping by 3310 Mission Street and leaving flyers at entrance doors during outreach efforts in the neighborhood. They also posted a large exterior information panel on the Mission Street side of the building of the Property describing the Project, which is highly visible to residents of 3310 Mission Street and the public. The information panel included a description of the project, an introduction to BHHC,

resources to more information about the redevelopment plans, building renderings, and contact information to connect with BHNC staff. See Exhibit D for photographs of the information panel.

Additionally, the outreach team continuously asked nearby business owners and community members in public spaces if they knew anyone associated with 3310 Mission Street in an effort to establish contact. Despite these extensive efforts and significant media coverage in the San Francisco Standard, Mission Local, and SF Gate, the Permit Holder received no feedback on the Project from the Appellant, other residents at 3310 Mission Street, or the homeowner's association. The filing of the Appeal was the first time that the Permit Holders knew that the Appellant had concerns about the Project.

III. AB 2011 Eligibility

As stated previously, the Appeal concerns only the validity of the Site Permit and whether the Site Permit is consistent with the underlying entitlement approvals. However, we understand from the City that the Board will also assess whether the Project meets the eligibility criteria of AB 2011. We have provided an assessment of both issues below.

A. The Project in the Site Permit is the Same as the AB 2011 Approval.

The Project as proposed in the AB 2011 approval in February 2024 remains substantially similar to the Project as contemplated in the Site Permit application approved in July 2024. As typical and expected for development projects based on

coordination with consultants, the City, and the Permit Holder, slight modifications were made to the Project to respond to comments from DBI, including minor changes to the location of dividing walls in the basement and ground floor. The unit sizes were also slightly modified to comply San Francisco Building Code requirements. Notwithstanding the foregoing, the unit count, waivers, and programming all remain the same. No changes have occurred that would modify the Projects eligibility to qualify for AB 2011 or Density Bonus.

B. The Project Meets the Eligibility Criteria of AB 2011.

As stated previously, the Planning Department determined in February 2024 that the Project is eligible for AB 2011 and completed its design review for the Project. The City also found that the Project complies with the objective standards in the Planning Code. See Exhibit E for the Notice of Eligibility, dated December 20, 2023.

To qualify for the streamlined ministerial review mandated in AB 2011, a 100% affordable housing project must meet the criteria set forth in the statute. Here, the Project meets all of the criteria as previously determined by the Planning Department in the City's AB 2011 checklist. There is no new information or modifications that could change the City's determination regarding the Project's eligibility.

(1) The Project is located in a zone where office, retail, or parking are a principally permitted use.

(2) The Project is not located on a site, nor adjoined to any site where more than one third of the square footage on the site is dedicated to industrial uses.

(3) The Project is not on a property that contains prime farmland or wetlands, or that is classified as a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, that is under a conservation easement, or on a property that is classified as a hazardous waste site as defined under Government Code Sections 65912.111(e) and 65913.4(a)(6)(E). See Exhibit F, AB 2011 Environmental Site Criteria Memo, dated December 19, 2023.

(4) The Project is a 100% affordable project providing Low- and Very Low-Income units, which meets the affordability criteria listed under Government Code Section 65912.112.

(5) The Project includes 35 studio units, which exceeds the minimum requirement of at least five units.

(6) The Property does not have any recognized environmental conditions.

(7) The Property is located more than 500 feet from a freeway.

(8) The Project is consistent with objective standards in the Planning Code.

In addition, AB 2011 permits qualifying projects to combine the streamlining and ministerial review with the bonuses and incentives allowed under Density Bonus. The

Project relied on Assembly Bill 1287 ("AB 1287"), codified in Government Code Section 65915(b)(1)(G), which entitles qualifying 100% affordable housing projects near a major transit stop to four incentives, height increases up to three additional stories, unlimited density, and unlimited waivers of development standards. The City must grant these incentives unless certain specific findings can be made regarding a project.[4]

Here, the City could not make these findings and instead found that the requested waivers: (1) would not result in a specific, adverse impact to public health and safety, or on any real property that is listed in the California Register of Historic Resources; and (2) would not be contrary to state or federal law. See pages 3-4, Exhibit A *(emphasis added)*. As such, no density limits apply to the Project under state law and the Permit Holder was entitled to the four waivers granted by the City, including a height increase to 73 feet,[5] only providing studio units and not two- and three-bedroom units,[6] a reduction in the rear yard setback,[7] and a reduction in the total useable open space.[8] The Project is consistent with all other applicable objective development standards in the Planning Code.

[4] Specifically, (1) the waiver would have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; and (2) the waiver would be contrary to state or federal law. (See Gov. Code, § 65915.)
[5] Planning Code, § 260.
[6] *Id.*, § 207.7.
[7] *Id.*, § 134.
[8] *Id.*, § 135.

IV. Responses to the Appellant's Arguments

The Appellant argues that the Permit does not meet the requirements of AB 2011 for three primary reasons. First, the Appellant asserts that the Project is located "less than 500 feet from San Jose Avenue, which is classified as a freeway under California Vehicle Code." And that the "section of San Jose Avenue from 29th Street to I-280 is also considered part of the freeway system." This is not true. San Jose Avenue is classified as a "Major Arterial" and "Residential Throughway" by the City.[9] The Planning Department also contacted Jessica Wang (National Highway System Coordinator) and Julian Hernandez (Functional Class Co-Coordinator HPMS) at California Department of Transportation who confirmed that San Jose Avenue does not meet the definition of a "freeway" under the California Vehicle Code Section 332. As such, the Project is not within 500 feet of a freeway and meets this eligibility criteria of AB 2011.

Second, the Appellant asserts that the Project does not meet the minimum unit size of 300 square feet per unit under the City's Inclusionary Affordable Housing Program (the "Inclusionary Program"). However, this requirement does not apply to the Project. The Project is a 100% affordable housing project and does not include inclusionary housing units. The Inclusionary Program is designed for market-rate developers and market-rate multifamily housing developments. The Project would

[9] See Exhibit G, Vehicular Street Map from the Transportation Element; and Exhibit H, San Francisco Street Types Map from the Better Streets Plan.

include studios units at a range of sizes between 290 and 407 total square feet. This is consistent with both the Planning Code and San Francisco Building Code requirements.

Third, the Appellant raises typical anti-housing concerns related to height, impacts to neighborhood character and increased traffic and parking issues. These concerns do not impact the Project's eligibility for AB 2011 or Density Bonus and cannot be used by the City to deny an AB 2011 or Density Bonus project.

V. Conclusion

The Planning Department and DBI previously reviewed the Project and confirmed that it meets the requirements of AB 2011, Density Bonus, and the Building Code. As such, we respectfully request that the City deny the appeal and uphold the Site Permit for the Project.

Respectfully,

Lauren K. Chang
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4874-8719-9704.5

cc: Ana Herrera, District Supervisor Ronen's Office (ana.herrera@sfgov.org)
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Exhibit A

Notice of Final Approval – AB 2011

(Attached)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF FINAL APPROVAL OF AN AB 2011 PROJECT

Date:	2/12/2024
Planning Record No.	2023-006512PRJ
Project Address:	3300 MISSION STREET
Zoning:	NCD – Mission Bernal Neighborhood Commercial District Mission Alcoholic Beverage Special Use District Mission Street Formula Retail Restaurant Subdistrict Fringe Financial Services Restricted Use District 40-X Height and Bulk District
Block/Lot:	6635 / 001
Project Sponsor:	Andre White 515 Cortland Avenue San Francisco, CA 94110
Staff Contact:	Charles Enchill – (628) 652-7551 Charles.Enchill@sfgov.org

Project Description

The project would redevelop an existing three-story building that contained ground floor commercial space and twenty-four (24) Single Room Occupancy (SRO) and hotel units, which has been vacant due to a fire since approximately 2016. The proposed project would construct a six-story building approximately 21,600 square feet, containing thirty-five (35) studio units 100% affordable to Low- and Very Low-Income Households, a residential community space, and approximately 776 square feet of ground floor commercial space. The new structure will retain the existing façades along Mission and 29th Streets.

Project Approval

This project is approved pursuant to Government Code section 65912.110, commonly known as AB 2011. AB 2011 requires the ministerial approval of eligible 100% affordable and mixed-income housing developments located on sites where office, retail or parking are principally permitted. For additional details on AB 2011, please see Government Code section 65912.110, or Director's Bulletin 5.

The Department has determined that the project is eligible for AB 2011 and has concluded its design review of the project, including that it complies with the objective standards of the Planning Code. The Department therefore approves the project in accordance with the provisions of Government Code section 65915 (AB 2011), as recorded in Planning Record No. 2023-006512PRJ. The project shall comply with the standard conditions of approval for an AB 2011 project, attached as Exhibit A. The property owner shall record Exhibit A in a Notice of

Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval as Exhibit B.

Project Timeline

On October 25, 2023, Andre White submitted an AB2011 Application for the project at 3300 MISSION STREET.
On November 20,2023, department staff determined that the AB 2011 Application was complete,
On November 20,2023, department staff determined that the proposed project was eligible for AB 2011.
On January 19, 2024, department staff issued Plan Check Letter No. 1 to the Project Sponsor.
On January 24, 2024, the Project Sponsor responded to Plan Check Letter No. 1.

Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the "State Law"). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100 percent of the total units for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income households and exclusive of a manager's unit(s), is entitled to four concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

PRJ Accepted Date	11/20/2023
Project Tenure	Rental
Location	Mission Bernal NCD
Project Size	Large – 25+ total units
On-Site Rate	N/A – Exempt for 100% affordable
Fee Rate	N/A – Exempt for 100% affordable
Total On-Site Affordable Units	35
AMI Levels	30-80% AMI
Affordable Unit Mix	35 Studio
Total Residential Floor Area	20,963 sf
Base Residential Floor Area or Base Units	N/A – 100% affordable project may seek form-based density.
% Density Bonus	N/A – Three (3) additional stories in height (or 33 feet) pursuant to CA Gov Code §65915(b)(1)(G)) and 65915(d)(2)(D).

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Waivers

The Planning Department shall waive any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by the State Density Bonus Law. The Department is not required to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The Department is not required to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260).

A. The waiver is not required to permit the construction of the project meeting the density permitted or with the Concessions and Incentives permitted under Planning Code Section 206.6.

Rear Yard. The requested waiver from rear yard setback allows the project to add an additional twenty five (25) dwelling units at the North side and interior of the property, where the triangular shape of the lot would result in a discontiguous rear yard inconsistent with the neighborhood pattern of mid-block open space.

Open Space. The requested waiver from usable open space further allows the project to add dwelling units at the project site. The project provides 540 square feet of common usable open space, approximately fifteen percent of the square footage required, at the roof deck. Due to the limited parcel area of 3072 square feet, providing additional common usable open space at the ground floor would conservatively preclude construction of 1-2 units per floor (or total of 5-10 units).

Dwelling Unit Mix. The requested waiver from dwelling unit mix allows the project to provide thirty-five (35) units that are 100% affordable, defined as 30-80% Area Median Income (AMI). Compliance with the dwelling unit mix requirements would preclude the same amount of units to be constructed (35 studios) in order to meet required amount of two- and three-bedroom units.

Height. The requested waiver from height allows the project to add at least fourteen (14) cumulative dwelling units at the fifth and sixth floors. Construction consistent with Planning Code Section 260 would result in these additional density bonus units lost.

B. The waiver would have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is

no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

The requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260) would not result in a specific, adverse impact to public health and safety, or on any real property that is listed in the California Register of Historical Resources.

C. The waiver would be contrary to state or federal law.

The requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260) would not be contrary to state or federal law.

General Plan Findings

HOUSING ELEMENT

POLICY 8

EXPAND PERMANENTLY SUPPORTIVE HOUSING AND SERVICES FOR INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS AS A PRIMARY PART OF A COMPREHENSIVE STRATEGY TO ELIMINATE HOMELESSNESS.

POLICY 15

EXPAND PERMANENTLY AFFORDABLE HOUSING INVESTMENTS IN PRIORITY EQUITY GEOGRAPHIES TO BETTER SERVE AMERICAN INDIAN, BLACK, AND OTHER PEOPLE OF COLOR WITHIN INCOME RANGES UNDERSERVED, INCLUDING EXTREMELY-, VERY LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Objective 4.A
Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

POLICY 26

STREAMLINE AND SIMPLIFY PERMIT PROCESSES TO PROVIDE MORE EQUITABLE ACCESS TO THE APPLICATION PROCESS, IMPROVE CERTAINTY OF OUTCOMES, AND ENSURE MEETING STATE- AND LOCAL-REQUIRED TIMELINES, ESPECIALLY FOR 100% AFFORDABLE HOUSING AND SHELTER PROJECTS.

POLICY 32

PROMOTE AND FACILITATE AGING IN PLACE FOR SENIORS AND MULTI-GENERATIONAL LIVING THAT SUPPORTS EXTENDED FAMILIES AND COMMUNAL HOUSEHOLDS.

Objective 4.C
Diversify housing types for all cultures, family structures, and abilities.

The project will construct a mixed-use building consisting of 35 studio dwelling units and ground floor retail and the project sponsor will deed-restrict all 35 rooms at the site at affordability levels 30-80% Area Median Income (AMI).

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any neighborhood-serving retail uses since 2016 fire damage. The Project provides 35 new dwelling units, at affordability levels 30-80% AMI, which will enhance the proposed ground-floor retail use and nearby retail uses by providing new residents, who may patron and/or own these businesses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing. The Project provides 35 new dwelling units, at affordability levels 30-80% AMI, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add proposed ground-floor retail use, which adds to the public realm and by faciliataing a commercial space along the neighborhood commercial corridor. The Project is expressive in it's design and would also protect and preserve the cultural and economic diversity of the neighborhood.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently include any existing affordable housing. The Project will provide 100% affordable units, defined as 30-80% AMI.. Therefore, the Project will increase the stock of affordable housing units in the City.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (14, 14R, and 49-Mission) and is within walking distance of the Muni Line J light rail at 30th and Dolores Streets. In addition, the Project is within one block of 30th Street and Mission Street bus route (lines 24 and 36). Future residents would be afforded proximity to a bus lines and light rail line.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development. The commercial portion of the Project is limited to approximately 800 square feet at the ground floor, thus assisting in diversifying the neighborhood.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or listed California Register Historic Buildings. The historic building identified through Department survey will be substantially rehabilitated from its fire damaged state while accommodating a three-story vertical addition.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project's height at six stories is not subject to environmental review nor the review of shadows on our parks and open spaces under Planning Code Section 295 as the 100% affordable unit project qualifies for formed based density bonus up to three additional floors or 33 feet, pursuant to CA Gov Code §65915(b)(1)(G)) and 65915(d)(2)(D). In combination with State Density Bonus Law, the project is consistent with this finding.

Attachments:
Exhibit A – Conditions of Approval
Exhibit B – Approved Plans

Exhibit A – Conditions of Approval for 100% Affordable AB 2011 Projects

Authorization

This authorization is to allow redevelopment of an existing 3-story building into a six-story mixed-use building with 35 studio units 100% affordable to Low- and Very Low-Income households, located at 3300 Mission Street, Block 6635, Lot 001, within the Mission Bernal Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated January 24, 2024. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by Planning Departmentstaff under Planning Case No. 2023-006512PRJ.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes and modifications will be evaluated consistent with Government Code Section 65913.4(h).

Performance

1. Expiration. Pursuant to California Government Code Sections 65912.114(j) and 65913.4(g), the authorization and right vested by virtue of this action does not expire, as the Project includes public investment in affordability, and more than 50 percent of units are restricted by a land use restriction or covenant as affordable to households earning below 80 percent of the area median income for no less than fifty-five years if rented and forty-five years if owned.

Provisions

2. Prevailing Wages. If the Project is not in its entirety a public work, as defined in Government Code Section 65912.130(b), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, and

the standards set forth in Government Code Section 65913.4(8) shall be met during the construction of the project.

3. Workforce Participating in an Apprenticeship. The Project includes more than 50 units. Therefore, the development of the Project shall meet all of the labor standards set forth in Government Code Section 65913.4(a)(8)(E).

4. Skilled and Trained Workforce. The Project exceeds 85 feet in height above grade. Therefore, the Project shall with the standards set forth in Government Code Section 65913.4(a)(8)(F). A Project is exempt from this requirement if 100% of the units, excluding manager's units, are affordable to lower income households as defined in Section 50079.5 of the Health and Safety Code.

5. Anti-Discriminatory Housing. The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

6. First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

   For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org.

7. Affordable Housing. The Project was approved in accordance with the provisions of California Government Code Section 659110-114. One hundred percent of the units within the project, excluding managers' units, shall be dedicated to lower income households at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

8. Regulatory Agreement. The Project was approved ministerially in accordance with the provisions of California Government Code Section 65913.16, since one hundred percent of the units in the project are restricted to lower income households for no less than fifty-five years if rented and forty-five years if owned. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 ("State Density Bonus Law"). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted waivers for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260). Prior to the issuance of the first construction document for the Project, the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).

9. Inclusionary Affordable Housing Program. As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program under Section 415.3(f) because it is a 100% affordable housing project in which rents are controlled or regulated by a government unit, agency or authority, excepting those unsubsidized and/or unassisted units which are insured by the United States Department of Housing and Urban Development.

   In the event of foreclosure or for any other reason the Project no longer qualifies as a 100% affordable housing project meeting the requirements under Section 415.3(f), the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Code, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Section 415 of the Planning Code, the owner shall execute a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD. This condition of approval shall constitute the written determination and notice of the inclusionary housing requirement pursuant to the procedures set forth in Code Section 415.

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3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

100 % SCHEMATIC DESIGN - OCTOBER 13, 2023

SITE PERMIT / ENTITLEMENT SUBMITTAL - OCTOBER 20, 2023

SDAT / ENTITLEMENT RESUBMITTAL - JANUARY 24, 2024

MAYOR ED 13-01

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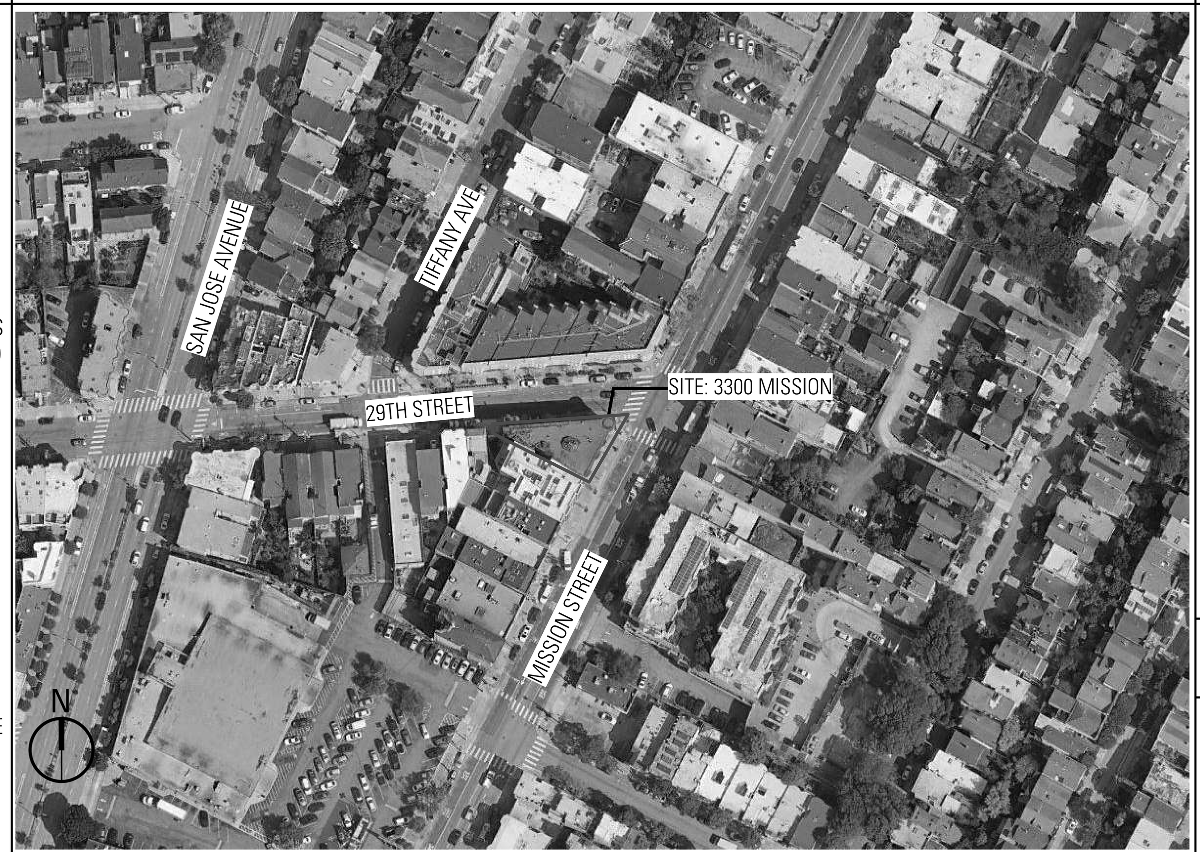
ARCHITECTURAL ABBREVIATIONS

#	NUMBER / POUND
&	AND
A/C	AIR CONDITIONER / CONDITIONING
ACC	ACCESS / ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJAC	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
ASPH	ASPHALT / ASPHALTIC
AWRB	AIR & WATER RESISTIVE BARRIER
BD	BOARD
BFP	BACKFLOW PREVENTER
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOF
CABT	CABINET
CEM	CEMENT / CEMENTITIOUS
CER	CERAMIC
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR / CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DU	DWELLING UNIT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE/ENCLOSURE
EPB	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
F	FREEZER
FA	FIRE ALARM
FAF	FLUID-APPLIED FLASHING
FD	FLOOR DRAIN / FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH / FINISHED
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FRAME
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDENT TREATED
FSD	FIRE SMOKE DAMPER
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRED / FURRING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GEN	GENERAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GM	GAS METER

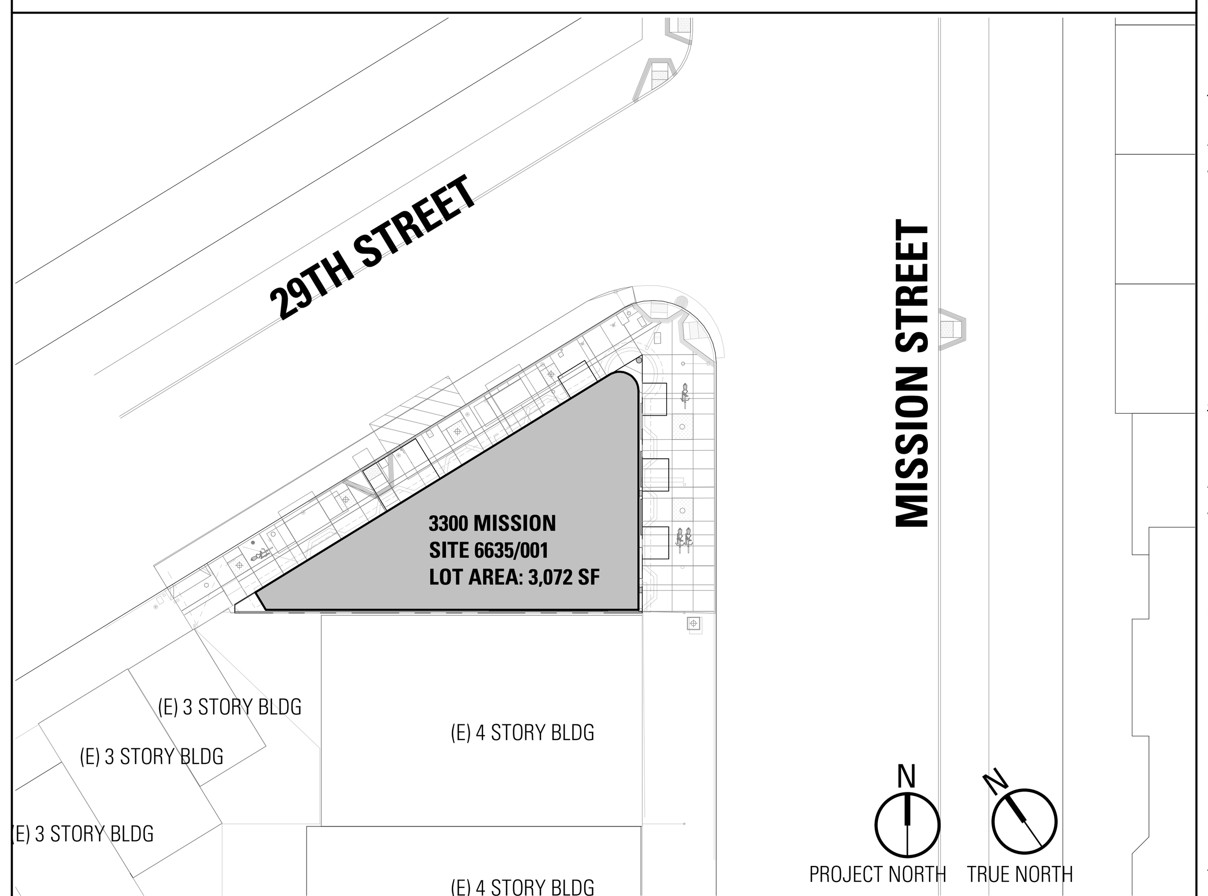
GM	GAS METER
GR	GRADE
GSF	GROSS SQUARE FEET
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDBD	HARDBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRA	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATING
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LIN	LINEN CLOSET / LINEAR
LT	LIGHT
M	MICROWAVE
MAINT	MAINTAIN/MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMBR	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
(N)	NEW
N	NORTH
NC	NOISE CONTROL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OLF	OCCUPANT LOAD FACTOR
OPNG	OPENING
OPP	OPPOSITE
P	PANTRY
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PREF	PREFINISHED
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
R	RISER / REFRIGERATOR
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT / RUBBER BASE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED / REVERSED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SA	SUPPLY AIR
SAF	SELF-ADHERED FLASHING
SBL	SETBACK LINE
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	STORM DRAIN
SEAL	SEALANT
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SEP	SEPARATE / SEPARATION
SF	SQUARE FEET
SG	SEMI-GLOSS
SHR	SHOWER
SHT	SHEET

SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SLIDING
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREWS
SOG	SLAB ON GRADE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION / SPECIFIED
SPF	SPRAY POLYURETHANE FOAM
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURAL / STRUCTURE
	SUSP SUSPENDED
SV	SHEET VINYL
SW	SHEAR WALL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD / TRASH
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TEL	TELECOMMUNICATIONS / TELEPHONE
TEMP	TEMPERED
THK	THICK / THICKNESS
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TPO	THERMOPLASTIC POLYOLEFIN
TRANS	TRANSPARENT
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER/VENETIAN PLASTER
W	WEST / WASHER
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WC	WALL COVERING / WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WR	WATER-RESISTANT
WRB	WATER-RESISTIVE BARRIER
WT	WEIGHT
WUI	WILDLAND URBAN INTERFACE

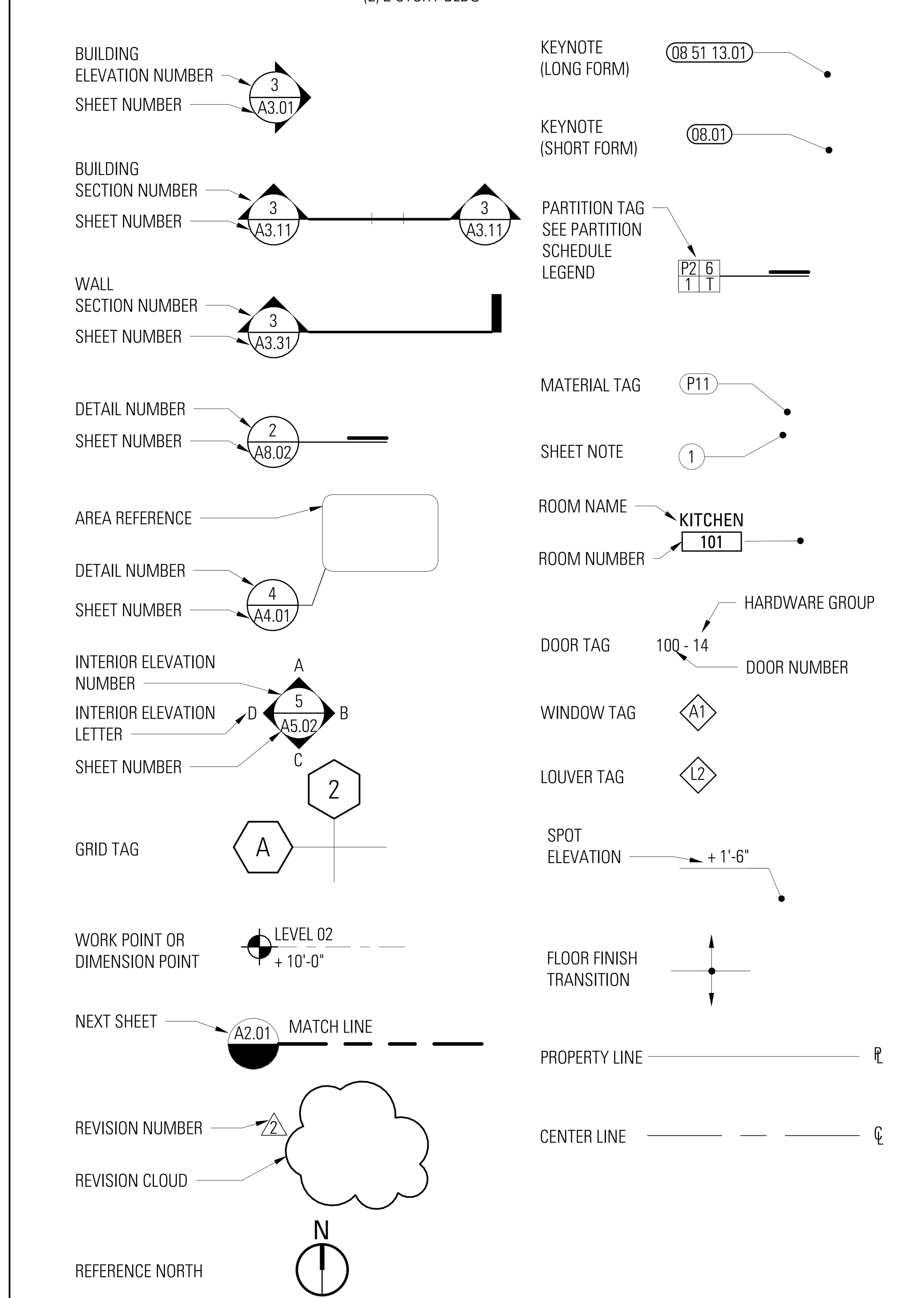
VICINITY MAP



SITE MAP



ARCHITECTURAL SYMBOLS



APPLICABLE CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   - PART 2, "2022 CALIFORNIA BUILDING CODE" (CBC)
   - PART 3, "2022 CALIFORNIA ELECTRICAL CODE" (CEC)
   - PART 4, "2022CALIFORNIA MECHANICAL CODE" (CMC)
   - PART 5, "2022 CALIFORNIA PLUMBING CODE" (CPC)
   - PART 6, "2022 CALIFORNIA ENERGY CODE"
   - PART 9, "2022 CALIFORNIA FIRE CODE" (CFC)
   - PART 11, "2022 CALIFORNIA GREEN BUILDING STANDARDS CODE"

   ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.
2. CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6 "ELEVATOR SAFETY ORDERS", PUBLISHED BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY.
3. NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2019), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
4. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE SEPTEMBER 15, 2010.
5. LEED VERSION 4 (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN, US GREEN BUILDING COUNCIL) [IF APPLICABLE]
6. CODE ANALYSIS DRAWINGS AND REPORT.

PROJECT DATA & CODE SUMMARY

1) PERMITTED PRIOR TO FIRE

PROJECT ADDRESS:	3300-3308 MISSION STREET SAN FRANCISCO, CA
ASSESSOR'S PARCEL NO.:	BLOCK NO 6635, LOT 001
ZONING:	UNKNOWN
LAND USAGE:	MIXED USE- COMMERICIAL AND RESIDENTIAL
LOT AREA:	3,072 SF
CONSTRUCTION TYPE:	WOOD-FRAMED
SPRINKLERED:	UNKNOWN
NUMBER OF BUILDINGS:	ONE
NUMBER OF FLOORS:	THREE-STORIES WITH A BASEMENT

2) EXISTING

PROJECT ADDRESS:	3300-3308 MISSION STREET SAN FRANCISCO, CA
ASSESSOR'S PARCEL NO.:	BLOCK NO 6635, LOT 001
ZONING:	UNKNOWN
LAND USAGE:	UNOCCUPIED DUE TO FIRE IN 2016
LOT AREA:	3,072 SF
CONSTRUCTION TYPE:	WOOD-FRAMED
SPRINKLERED:	NO
NUMBER OF BUILDINGS:	ONE
NUMBER OF FLOORS:	THREE-STORIES WITH A BASEMENT

3) PROPOSED

PROJECT ADDRESS:	3300 MISSION STREET SAN FRANCISCO, CA
ASSESSOR'S PARCEL NO.:	BLOCK NO 6635, LOT 001
ZONING:	COMMERICAL DISTRICT MISSION BERNA L NEIGHBORHOOD
LAND USAGE:	VACANT BLDG, NOT HABITABLE
LOT AREA:	3,072 SF
CONSTRUCTION TYPE:	TYPE IIIA OVER IA
SPRINKLERED:	FULLY SPRINKLERED
OCCUPANCY GROUP(S):	R-2, S-2, B WITH R-2 ACCESSORY OCCUPANCY
STORIES / HEIGHT ALLOWED:	SEE ZONING ANALYSIS
STORIES / HEIGHT PROPOSED:	SEE ZONING ANALYSIS
BUILDING AREA ALLOWED	SEE ZONING ANALYSIS
BUILDING AREA PROPOSED:	SEE CODE ANALYSIS
PARKING PROPOSED:	N/A

PROJECT DESCRIPTION: 3300 MISSION STREET IN SAN FRANCISCO CURRENTLY SITS VACANT AFTER A JUNE 2016 FIRE THAT LEFT THE STRUCTURE UNINHABITABLE. PREVIOUSLY THE THREE-STORY BUILDING ALLOWED FOR COMMERCIAL SPACE ON THE FIRST FLOOR AND 24 SINGLE ROOM OCCUPANCY (SRO) UNITS ON THE SECOND AND THIRD FLOORS. THE LOT IS APPROXIMATELY 3,072 SQUARE FEET.

THE REDEVELOPMENT OF 3300 MISSION WILL TRANSFORM THE PROPERTY INTO A SIX-STORY, MIXED-USE BUILDING WITH APPROXIMATELY 21,701 SQUARE FEET, DESIGNED FOR 35 RENTAL STUDIO UNITS OF 100% AFFORDABLE HOUSING, A RESIDENTIAL COMMUNITY SPACE AND 776 SQUARE FEET OF COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR. THE REDEVELOPMENT WILL PRESERVE THE EXISTING THREE-STORY FAÇADE ALONG MISSION STREET AND 29TH STREET AND WILL CONNECT WITH THE NEW THREE-STORY STRUCTURE ABOVE; THE REMAINDER OF THE BUILDING IS UNSALVAGEABLE AND WILL BE DEMOLISHED.

EACH STUDIO UNIT WILL BE A MINIMUM OF 200 SQUARE FEET AND A MAXIMUM SIZE OF 350 SQUARE FEET AND FEATURE ITS OWN PRIVATE BATHROOM AND KITCHEN. THE AMI RANGE WILL BE 30% TO 80%. THIS TEAM IS MAXIMIZING THE UNIT YIELD BY ADDING THREE STORIES THAT RESPECT THE EXISTING BUILDING AND FITS WITH THE SCALE OF BUILDINGS IN SURROUNDING AREAS.

THE PROJECT IS SEEKING AB2011 AND STATE DENSITY BONUS.

THIS IS AN AFFORDABLE HOUSING PROJECT- MAYOR ED 13-01.

STATE DENSITY BONUS SUMMARY

STATE DENSITY BONUS LAW ANALYSIS

THIS IS A 100% AFFORDABLE HOUSING DEVELOPMENT PROJECT, AND IS LOCATED WITH ONE-HALF MILE OF A MAJOR TRANSIT STOP. AS SUCH, RATHER THAN UTILIZING A PERCENTAGE-BASED DENSITY BONUS, THE PROJECT WILL UTILIZE THE HEIGHT INCREASE OF THREE ADDITIONAL STORIES OR 33 FEET PURSUANT TO GOVERNMENT CODE SECTION 65915(D)(2)(D). ADDITIONALLY, ALTHOUGH THE PROJECT WILL BE ENTITLED TO FOUR INCENTIVES/CONCESSIONS, THE PROJECT WILL NOT UTILIZE ANY INCENTIVE/CONCESSIONS. FINALLY, THE PROJECT WILL REQUEST 4 WAIVERS ON THE GROUND THAT APPLYING THE IDENTIFIED DEVELOPMENT STANDARDS TO THE PROJECT WOULD PHYSICALLY PROHIBIT CONSTRUCTION OF THE PROJECT AT THE PERMITTED DENSITY AND WITH THE REQUESTED INCENTIVES/CONCESSIONS.

REQUESTED INCENTIVES/CONCESSIONS

	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED
1	*UNUSED AT THIS TIME.*		
2	*UNUSED AT THIS TIME.*		
3	*UNUSED AT THIS TIME.*		
4	*UNUSED AT THIS TIME.*		

REQUESTED WAIVERS

	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED
1	PLANNING CODE § 252: HEIGHT LIMIT	MAXIMUM HEIGHT LIMIT IS 40'	73' PER HEIGHT INCREASE OF 3 ADDITIONAL STORIES PURSUANT TO GOVERNMENT CODE SECTION 65915(D)(2)(D).
2	PLANNING CODE § 134: REAR YARD SIZE	REQUIRED AT THE LOWEST STORY CONTAINING A DWELLING UNIT, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING: 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.	NOT PROVIDED
3	PLANNING CODE § 135: USABLE OPEN SPACE	REQUIRED IS 80 SQUARE FEET PER UNIT IF PRIVATE, OR 100 SQUARE FEET PER UNIT IF COMMON. (35 UNITS x 100 SF = 3,500 SF)	540 SQUARE FEET OF OPEN SPACE AT ROOF DECK
4	PLANNING CODE § 207.7: DWELLING UNIT MIX	NO LESS THAN 25% OF DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS, AND NO LESS THAN 10% OF DWELLING UNITS SHALL CONTAIN AT LEAST THREE BEDROOMS	35 STUDIO UNITS

PROJECT DIRECTORY

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CONTACT: CIELO MORALES
EMAIL: CMorales@UrbanDesignCE.com

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDING AND PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4. DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
6. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW OR CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
7. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
8. CHECK DIMENSIONS NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
10. VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
11. INSTALL FIRE EXTINGUISHERS PER CODE. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
12. PROVIDE GYPSUM BOARD OR PLASTER BEHIND AND AROUND ALL OPENINGS INCLUDING WALL CABINETS, RECESSED FIRE HOSE VALVE AND FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ELECTRICAL BOXES WHERE REQUIRED BY CODE TO MAINTAIN FIRE RATED CONSTRUCTION.
13. CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
14. INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR APPLIANCES, FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.

DEFERRED AHJ SUBMITTALS

1. INTERIOR STEEL STAIRS
2. AUTOMATIC FIRE SPRINKLER SYSTEM
3. FIRE ALARM SYSTEM
4. LOW VOLTAGE WIRING AND DISTRIBUTION SYSTEMS
5. SECURITY SYSTEM
6. WINDOW WASHING / BUILDING MAINTENANCE SYSTEM
7. EXTERIOR BUILDING IDENTIFICATION SIGNAGE

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PROJECT NO	2023001

DATE	ISSUE
0000.00.00	Sheet Issue/Revision 1
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

GENERAL INFORMATION

SCALE: As indicated

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NO	NAME	100% SCHEMATIC DESIGN	SITE PERMIT / ENTITLEMENT SUBMITTAL
00 - GENERAL			
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G0.01	GENERAL INFORMATION	●	●
G0.01b	SHEET INDEX	●	●
G0.02a	EXISTING CONTEXT PHOTOS	●	●
G0.02b	EXISTING BUILDING PHOTOS	●	●
G0.03	PROJECT DATA MATRIX	●	●
G0.11	PLANNING CODE ANALYSIS	●	●
G0.11b	PLANNING CODE ANALYSIS- UNITS	●	●
G0.12	CODE ANALYSIS	●	●
G0.13a	AREA DIAGRAMS	●	●
G0.13b	EGRESS DIAGRAMS	●	●
G0.21	ACCESSIBILITY COMPLIANCE - RESIDENTIAL UNITS (PUBLICLY FUNDED)		●
G0.22	ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS		●
G0.23	ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS		●
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G0.32	SF GREEN BUILDING REQUIREMENTS		●
G0.41	SHADOW STUDY		●
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00.1 - JOINT TRENCH			
JT1.01	DRY UTILITY STANDARDS	●	●
JT1.02	DRY UTILITY INTENT	●	●
01 - CIVIL			
C0.00	GENERAL NOTES	●	●
C0.02	LEGEND & ABBREVIATIONS	●	●
C4.01	SITE IMPROVEMENT PLAN	●	●
C6.01	FINE GRADING & DRAINAGE PLAN	●	●
C7.01	SITE UTILITY PLAN	●	●
02 - LANDSCAPE			
L1.01	STREETSCAPE PLANTING & MATERIALS PLAN	●	●
L2.01	ROOFTOP PLANTING & MATERIALS PLAN	●	●
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A1.30	DEMOLITION PLAN- LEVEL B	●	●
A1.31	DEMOLITION PLAN - LEVEL 1	●	●
A1.32	DEMOLITION PLAN - LEVEL 2-3	●	●
A1.41	EXISTING ELEVATIONS		●
A1.42	EXISTING SECTIONS		●
A2.00	FLOOR PLAN - LEVEL B	●	●
A2.01	FLOOR PLAN - LEVEL 01	●	●
A2.02	FLOOR PLAN - LEVEL 2-3	●	●
A2.04	FLOOR PLAN- LEVEL 4	●	●
A2.05	FLOOR PLAN - LEVEL 05-6	●	●
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A2.21	DOOR SCHEDULE		●
A2.22	WINDOW TYPES		●
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A3.21	BUILDING SECTIONS	●	●
A3.40	RENDERED VIEW AT CORNER		●
A3.41	RENDERED VIEW @ MISSION ST + MATERIALS LIST		●
A3.42	RENDERED VIEW @ 29TH ST + MATERIALS LIST		●
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A7.01	STAIR 1 PLANS AND SECTIONS		●
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A7.11	ELEVATOR PLANS AND SECTIONS		●
A7.23	ELEVATOR DETAILS - SAN FRANCISCO SPECIFIC		●
A8.01	EXTERIOR WALL SCHEDULE	●	●
A6.52	WINDOW DETAILS- ALUMINUM NAIL FIN		●
A9.01	INTERIOR PARTITION SCHEDULE	●	●
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EB3.01	EXTERIOR ELEVATION	●	●
EB3.02	EXTERIOR ELEVATION	●	●
EB9.01	WINDOW SCHEDULE	●	●
EBD3.01	EXTERIOR ELEVATION DEMOLTION- MISSION ST	●	●
EBD3.02	EXTERIOR ELEVATION DEMOLTION- 29TH ST	●	●

TOTAL: 64

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Hagop Vaal Hamparian
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SHEET INDEX

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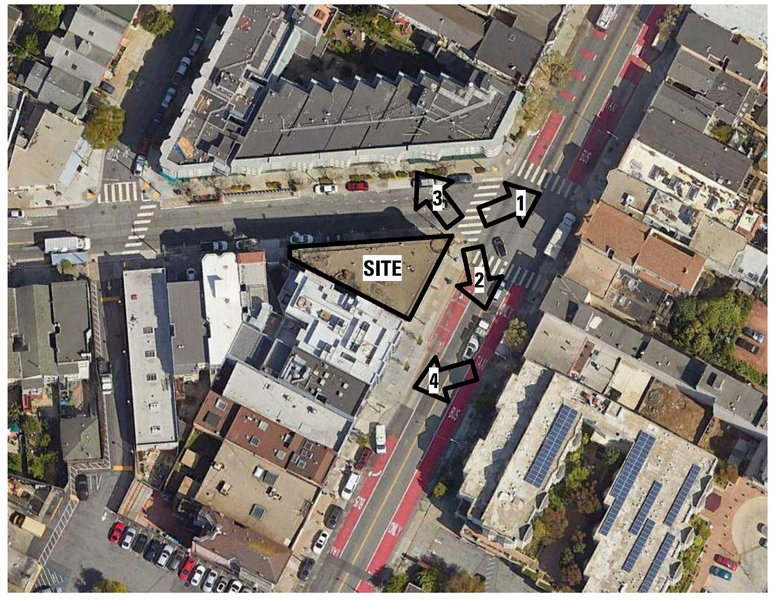
1. LOOKING NORTHEAST AT CORNER OF MISSION & 29TH

2. LOOKING SOUTHEAST ON MISSION

3. LOOKING NORTH ON 29TH

4. LOOKING WEST ON MISSION (ADJACENT BLDG)



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Christian Niel Hagerstrand
C-18896
01-31-2025
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EXISTING CONTEXT PHOTOS

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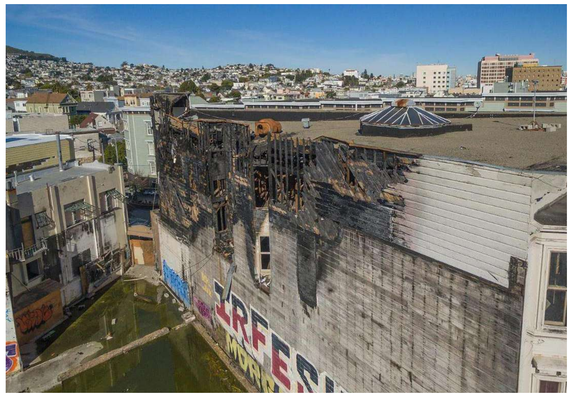

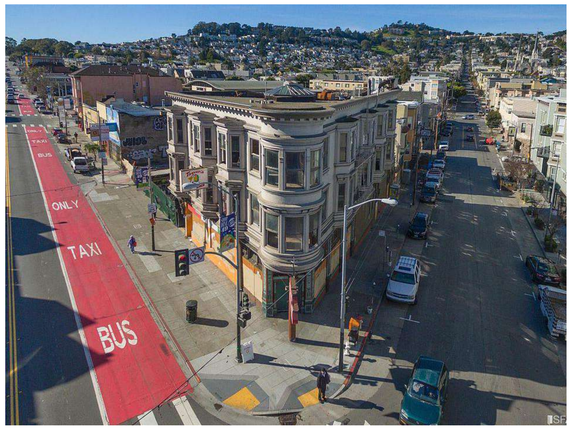

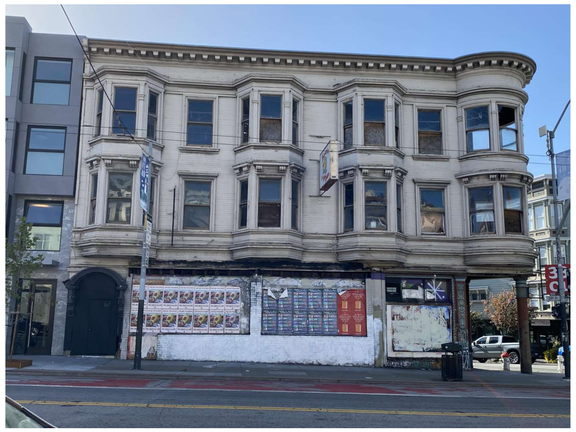

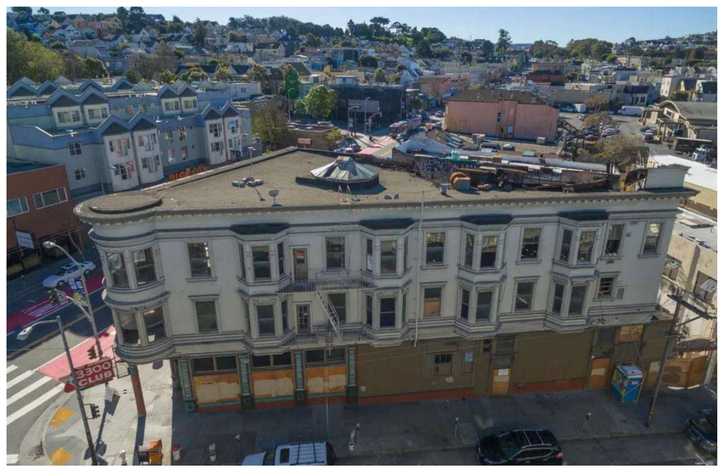

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Christian Niel Hagerman
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EXISTING BUILDING PHOTOS

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BICYCLE PARKING TABULATION

*Per SF Planning Code Section 155.2

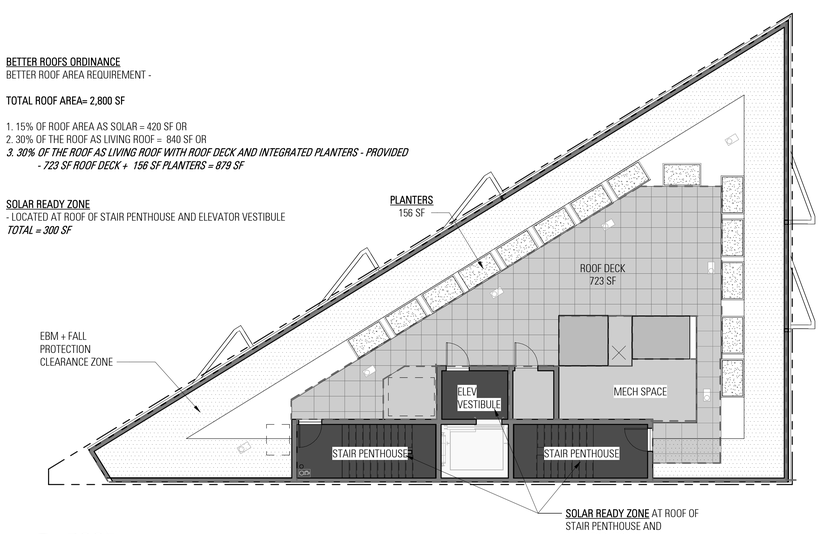
BICYCLE PARKING CALCULATIONS*			
CLASS I BIKE PARKING*			
		Count	Bike Total
Residential	1 space per dwelling unit	35	35
Retail	1 per 7,500 SF	1	1
			36
			36

BICYCLE PARKING CALCULATIONS*			
CLASS II BIKE PARKING*			
		Count	Bike Total
Residential	1 per 20 units	2	2
Retail	1 per 750 SF (min 2 spaces)	2	2
			4
			4

MOBILITY AND COMMUNICATION UNITS

UNIT TYPE	MOBILITY UNITS			COMMUNICATION UNITS		
35 UNITS	REQD %	REQD #	PROVIDED	REQD %	REQD #	PROVIDED
STUDIO	15%	5.25	6	10%	3.5	4

1. SEE A2 SERIES PLANS FOR LOCATION OF MOBILITY AND COMMUNICATION UNITS
2. SEE CODE SUMMARY FOR ADDITIONAL REQUIREMENTS



1 G0.03 **ROOF**
1/8" = 1'-0"

UNIT MIX

LEVEL	ADAPTABLE STUDIO	MOBILITY STUDIO	UNIT TOTAL
6	7		**7**
5	6	1	**7**
4	6	1	**7**
3	5	2	**7**
2	5	2	**7**
1	0		**0**
TOTAL	**29**	**6**	**35**
%	83%	17%	100%
RESIDENTIAL GSF**			11,185
AVERAGE UNIT SIZE (GSF)*			303

* Unit GSF includes exterior, corridor and half of the party walls

** As calculated in the Preliminary Building Area Tabulation

PRELIMINARY BUILDING AREA TABULATIONS

updated 11/8/23

Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Core GSF***	Residential Total GSF	Retail Total GSF	Bldg Core GSF^	Non-Res. Total GSF	Grand Total GSF
R		0	444	444		224	224	**668**
6	2,208	0	791	2,999		0	0	**2,999**
5	2,208	0	791	2,999		0	0	**2,999**
4	2,130	0	791	2,921		0	0	**2,921**
3	2,414	0	791	3,205		0	0	**3,205**
2	2,414	0	791	3,205		0	0	**3,205**
1	0	1,290	565	1,855	776	278	1,054	**2,909**
B		731	1,562	2,293		359	359	**2,652**
Total	11,374	2,021	6,526	**19,921**	776	861	**1,637**	**21,558**

NOTES:

* Residential Net Rentable GSF calculation includes exterior, corridor and party walls, and half party walls where adjacent to...

** Residential Amenity GSF includes community room, entry lobby, offices, laundry

*** Residential Core GSF include corridors, stairs, elevators, res. level utility spaces

^ Building Core GSF includes large mechanical/utility spaces, etc

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PROJECT DATA MATRIX

SCALE: 1/8" = 1'-0"

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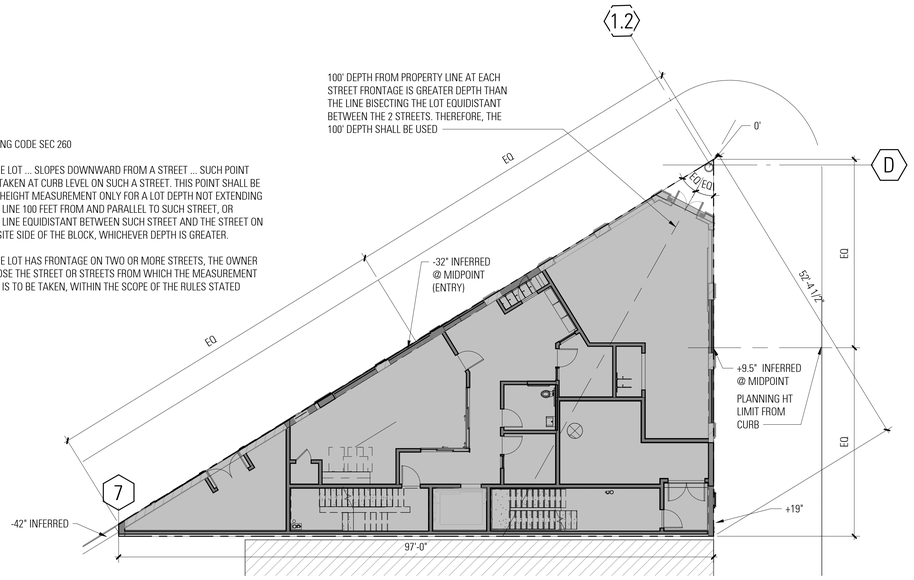
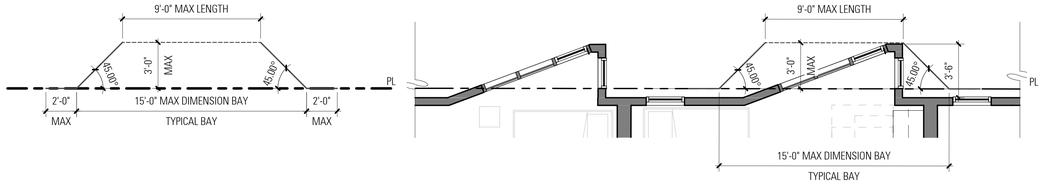


6 G0.11 **HEIGHT DIAGRAM**
1" = 10'-0"

ZONING ANALYSIS

ELEMENT	PLANNING CODE SECTION	REQUIREMENT	REQD	PROVIDED	INCENTIVE/ WAIVER, NOTES
HEIGHT AND BULK LIMITS	SEC 102, 105, 106, 250-252, 260, 261.1, 270, 271. SEE ALSO HEIGHT AND BULK DISTRICT MAPS	40'	40'	73'	YES
REAR YARD	SEC 130, 134, 134(A)(E), 136	REQUIRED AT THE LOWEST STORY CONTAINING A DWELLING UNIT, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING: 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.	YES	NO	YES
FRONT SETBACK AND SIDE YARD	SEC 131, 132, 133	NOT REQUIRED.	NOT REQD	N/A	
STREETSCAPE AND PEDESTRIAN IMPROVEMENTS	SEC 138.1	REQUIRED	+	YES, SLD	
STREET FRONTAGE REQUIREMENTS	SEC 145.1	REQUIRED; CONTROLS APPLY TO ... ACTIVE USES, GROUND FLOOR CEILING HEIGHT, STREET-FACING GROUND-LEVEL SPACES, TRANSPARENCY AND FENESTRATION, AND GATES, RAILINGS, AND GRILLWORK. APPLY TO FIRST 25' OF DEPTH OF BUILDING; MAX OF 40' OR 25% OF FRONTAGE FOR LOBBY ACCEPTABLE WITHIN THIS ZONING DISTRICT, NO MIN CLG AT COMMERCIAL AREAS; MIN FOR GROUND LEV RES IS 10'	YES	YES	
GROUND FLOOR COMMERCIAL	SEC 145.4	REQUIRED ON SOME STREETS, SEE SEC 145.4 FOR SPECIFIC DISTRICTS.	NOT REQD	N/A	
USABLE OPEN SPACE	SEC 740; REF 135, 136	80 SQUARE FEET PER UNIT IF PRIVATE, OR 100 SQUARE FEET PER UNIT IF COMMON	YES	NO	YES
OFF-STREET PARKING REQUIREMENTS	§SEC 145.1	NO CAR PARKING REQUIRED.	NO	N/A	
RESIDENTIAL USES	SEC 102	PERMITTED	P	YES	
DWELLING UNIT DENSITY	102, 207	1 UNIT PER 600 SF LOT AREA, OR THE DENSITY OF THE NEAREST R DISTRICT, WHICHEVER IS GREATER	N/A	N/A	
DWELLING UNIT MIX	SEC 207.7 TABLE 740	NO LESS THAN 25% OF DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS, AND NO LESS THAN 10% OF DWELLING UNITS SHALL CONTAIN AT LEAST THREE BEDROOMS APPLIES TO MISSION BERNAL NCD	YES	NO	YES
NON-RESIDENTIAL STANDARDS AND USES					
FLOOR AREA RATIO	SEC 102, 123, 124	3.6 TO 1	N/A	N/A	
USE SIZE	SEC 102, 121.2	P UP TO 5,999 SQUARE FEET; C 6,000 SQUARE FEET AND ABOVE	N/A	N/A	
OFF-STREET PARKING REQUIREMENTS	SEC 145.1	NO CAR PARKING REQUIRED. MAXIMUM PERMITTED PER SEC 151. BIKE PARKING REQUIRED PER SECTION 155.2. CAR SHARE SPACES REQUIRED WHEN A PROJECT HAS 25 OR MORE PARKING SPACES PER SEC 166.	NO	BIKE PARKING PROVIDED, SEE G0.03	
OFF-STREET FREIGHT LOADING	SEC 150, 152, 153 - 155, 161, 204.5	NONE REQUIRED IF GROSS FLOOR AREA IS LESS THAN 10,000 SQUARE FEET. EXCEPTIONS PERMITTED PER §SEC 155 AND 161.	NO	NO	
BAR	SEC 102, 202.2(A)	P(3)	P) 1	TENTATIVE	
RESTAURANT	SEC 102, 202.2(A)	P(2)	P(2)	TENTATIVE	
RESTAURANT, LIMITED	SEC 102, 202.2(A)	P(2)	P(2)	TENTATIVE	
MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT	SEC 781.5	BOUNDARIES: GENERALLY APPLICABLE ONLY FOR PORTIONS FO THE MISSION BERNAL NEIGHBORHOOD COMMERICAL DISTRICT BETWEEN 14TH AND RANDALL STREETS, AS DESIGNATED ON SECTIONAL MAP 7SU OF THE ZONING MAP. CONTROLS: A LIMITED-RESTAURANT USE OR A RESTAURANT USE THAT ARE ALSO FORMULA RETAIL USES, AS DEFINED IN PLANNING CODE SECTION 303.1, SHALL NOT BE PERMITTED IN THIS SUBDISTRICT	NP	NO	



SF PLANNING CODE SECTION 136
REQUIRED: MAXIMUM AGGREGATE LENGTH = 2/3 LENGTH OF BUILDINGDABLE WIDTH OF LOT (MISSION ST: 2/3*61= 40) (29TH ST: 2/3*113=75)
PROVIDED: SEE DIAGRAMS BELOW

1 G0.11 **ENLARGED TYPICAL BAY DIAGRAM**
1/4" = 1'-0"

5 G0.11 **MISSION ST HEIGHT DIAGRAM**
1" = 10'-0"

4 G0.11 **MISSION ST ELEVATION- BAY COMPLIANCE DIAGRAM**
3/32" = 1'-0"

3 G0.11 **29TH ST ELEVATION- BAY COMPLIANCE DIAGRAM**
3/32" = 1'-0"

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PLANNING CODE ANALYSIS

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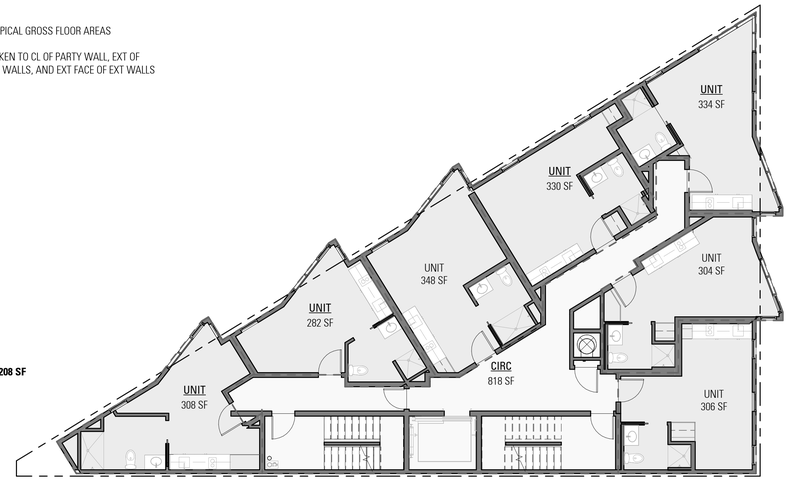
*NOTE: TYPICAL GROSS FLOOR AREAS

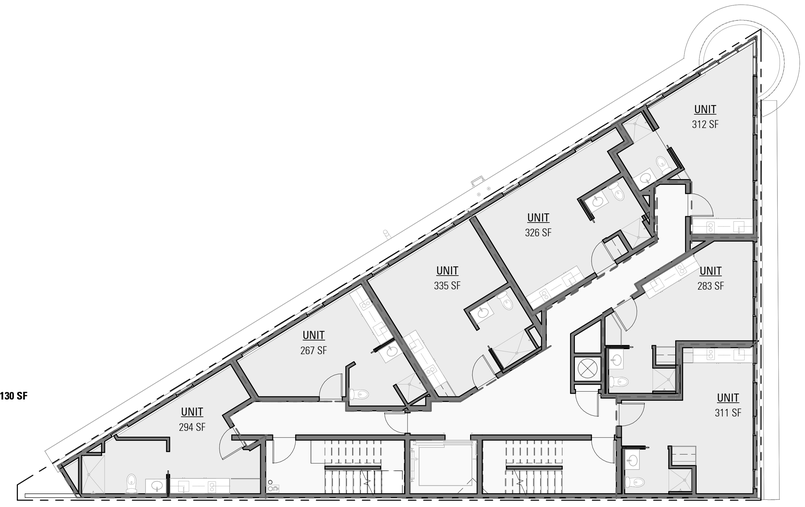
AREAS TAKEN TO CL OF PARTY WALL, EXT OF CORRIDOR WALLS, AND EXT FACE OF EXT WALLS



***TOTAL UNIT GSF= 2,208 SF**

1 G0.11b LEVEL 5- GROSS UNIT AREA (LVL 6 SIM)

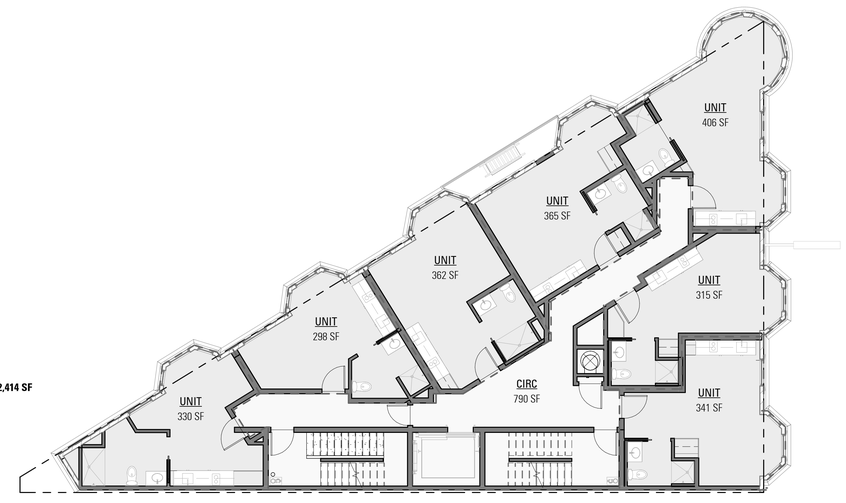
1/8" = 1'-0"



***TOTAL UNIT GSF= 2,130 SF**

5 G0.11b LEVEL 4- GROSS UNIT AREA

1/8" = 1'-0"



***TOTAL UNIT GSF= 2,414 SF**

4 G0.11b LEVEL 2- GROSS UNIT AREA (LVL 3 SIM)

1/8" = 1'-0"

UNIT MIX (GSF)

LEVEL	TOTAL UNIT SF (7 UNITS/FLR)
6	2,208
5	2,208
4	2,130
3	2,414
2	2,414
1	0
TOTAL	11,374

35 UNITS

RESIDENTIAL GSF**	11,374
AVERAGE UNIT SIZE (GSF)*	325

* Unit GSF includes exterior, corridor and half of the party walls

** As calculated in the Preliminary Building Area Tabulation

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Richard Hasz
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PLANNING CODE ANALYSIS- UNITS

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CODE ANALYSIS

BUILDING OCCUPANCY GROUPS

Section 310.4

B	BUSINESS	*304*
R-2	RESIDENTIAL	*303.4*
S-2	STORAGE	*311*

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY

* GROUP R-2 OCCUPANCIES — *Section 420*
WALLS SEPARATING DWELLING UNITS SHALL BE 1-HR FIRE PARTITIONS COMPLYING WITH SEC 708 — *420.2*
FLOOR/CEILINGS SEPARATING DWELLING UNITS SHALL BE 1-HR HORIZ. ASSEMBLIES COMPLYING WITH SECTION 711 — *420.3*

BUILDING STORY AND HEIGHT — *Section 504*

CONST TYPE	OCCUPANCY	FACTOR (At=SM) HEIGHT (FT) TABLE 504.3 ***	STORY TABLE 504.4
TYPE IA	R-2, B	UNLIMITED	UNLIMITED
TYPE IIIA*	R-2, B	85 FT MAX	5 STORIES MAX

*WITHOUT AREA INCREASE
*** SM = SPRINKLER SYSTEM IN ACCORDANCE TO SECTION 903.3.1.1 (NFPA 13 SPRINKLER SYSTEM)

ACTUAL BUILDING HEIGHT: — *Section 504*

BUILDING HEIGHT MEASURED FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE:
THIS BUILDING IS NOT CONSIDERED A HIGH-RISE.

SEE SHEET 5/G0.11

MIXED USE AND OCCUPANCY: — *Section 508*

BUILDING TO CONSIST OF NONSEPARATED OCCUPANCIES

ACCESSORY OCCUPANCIES — *Sec 508.2*

R-2, S ACCESORY OCCUPANCIES OCCUR
DO NOT EXCEED 10% OF FLOOR AREA OF STORY; THEREFORE, AREA CALCS ARE BASED ON PRIMARY OCCUPANCY

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING MAJOR ELEMENTS: — *Table 601*

FIRE-RESISTANCE RATING REQS (HRS)		CONST TYPE	
BUILDING ELEMENT		IA	IIIA
STRUCTURAL FRAME		3-HR	1-HR
BEARING WALLS			
EXTERIOR		3-HR	2-HR
INTERIOR		3-HR	1-HR
NONBEARING WALLS			
EXTERIOR	X < 30'	1-HR	1-HR
	X >= 30'	0	0
INTERIOR		0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		2-HR	1-HR
ROOF CONSTRUCTION		1 1/2-HR	1-HR
BALCONY CONSTRUCTION		N/A	N/A

Table 602

Section 705.2, 1406.3

** 1-HR IF W/IN 5' OF ASSUMED PROPERTY LINE OR WHERE OPENINGS ARE NOT PERMITTED; UNRATED AT OTHER LOCATIONS

FIRE EXPOSURE

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: — *Table 705.8*

CLASSIFICATION	FIRE SEPARATION DISTANCE (FEET)					
OF OPENING	0 TO <3	3 TO < 5	5 TO < 10	10 TO < 15	15 TO < 20	>20
UNPROTECTED* OR PROTECTED	NOT PERMITTED	0.15	0.25	0.45	0.75	NO LIMIT

*SINCE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, MAXIMUM ALLOWABLE AREA OF UNPROTECTED OPENINGS SHALL BE THE SAME AS THE TABULATED LIMITATIONS FOR PROTECTED OPENINGS

FIRE-RESISTANT JOINT SYSTEMS — *Section 715*

JOINTS BETWEEN RATED WALLS & FLOORS ARE NOT REQ'D TO HAVE A FIRE-RESISTANT JOINT SYSTEM AT WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS

FIRE-RESISTANCE-RATED CONSTRUCTION ELEMENTS:

BUILDING ELEMENT	FIRE-RESISTANCE RATING REQS (HRS)	COMMENTS	
EXTERIOR WALLS	PER TABLES 601 & 602 (SEE ABOVE)		*Section 704*
FIRE WALLS	2-HR WALL, NC*		*Section 706*
	1 1/2-DOOR		*Table 716.1(2)*
FIRE BARRIERS	2-HR BARRIER	SHAFT & EXIT ENCLOSURES, INCIDENTAL USE SEPARATIONS, HORIZ EXITS	*Section 707*
	1 1/2-HR DOOR		*Table 707.3.10*
SHAFT ENCLOSURES	2-HR CONNECTING 4 STORIES OR MORE, OR 1-HR IF SPRINKLERS ARE INSALLED AT THE TOP AND ALT FLR LEVELS		*Section 713, 403.2.1.2*
	1 1/2-HR DOOR		*Table 716.1(2)*
EXIT ENCLOSURES	2-HR CONNECTING 4 STORIES OR MORE		*Section 1020.1*
	1 1/2-HR DOOR		*Table 716.1(2)*
FIRE PARTITIONS	1-HR PARTITION	WALLS BTWN DWELLING UNITS, ELEVATOR LOBBIES, DWELLING UNITS & OTHER OCCUPANCIES	*Section 708, 420.2*
	20-MIN DOOR		
CORRIDORS	1-HR IN R OCCUPANCY		*Table 1018.1*
	20-MIN DOOR		*Table 716.1(2)*
ELEVATOR LOBBIES	1-HR PARTITION		*Section 707.14.1*
	20-MIN DOOR		

NC = NONCOMBUSTIBLE CONSTRUCTION
N/A = NOT APPLICABLE
*IN TYPE V CONSTRUCTION, WALLS SHALL BE PERMITETED TO HAVE A 2-HR FIRE RESISTANCE RATING — *Section 706.4a*

REFUSE CHUTES: — *Section 713.13*

CHUTE SHALL BE ENCLOSED IN SHAFT WITH 2-HR FIRE-RATED AS NOTED ABOVE — *Section 707.13.1*
TRASH RM AT EACH FLOOR LEVEL MUST BE ENCLOSED BY 1-HR FIRE BARRIER W/ 45-MIN DOOR
TRASH CHUTE TERMINATION RM MUST BE ENCLOSED BY 2-HR FIRE BARRIER W/ 90-MIN DOOR

AUTOMATIC SPRINKLER SYSTEM

AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE BUILDING (NFPA 13 SYSTEM) — *Sec 903.2 & 903.3.1.1*
FIRE COMMAND CENTER IS NOT REQUIRED OR PROVIDED. A FIRE CONTROL CLOSET IS PROVIDED. — *Sec 911*

MEANS OF EGRESS

ACCESSIBLE MEANS OF EGRESS — *Sec 1009*
SEE ALSO EGRESS DIAGRAMS

EMERGENCY ESCAPE AND RESCUE OPENINGS — *1030*

ARE NOT REQUIRED IN TYPE III CONSTRUCTION

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10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

LICENSED ARCHITECT — REGISTERED PROFESSIONAL ENGINEER — C-18888 — 03-31-2025 — RENEWAL — STATE OF CALIFORNIA

CODE ANALYSIS

SCALE:

G0.12

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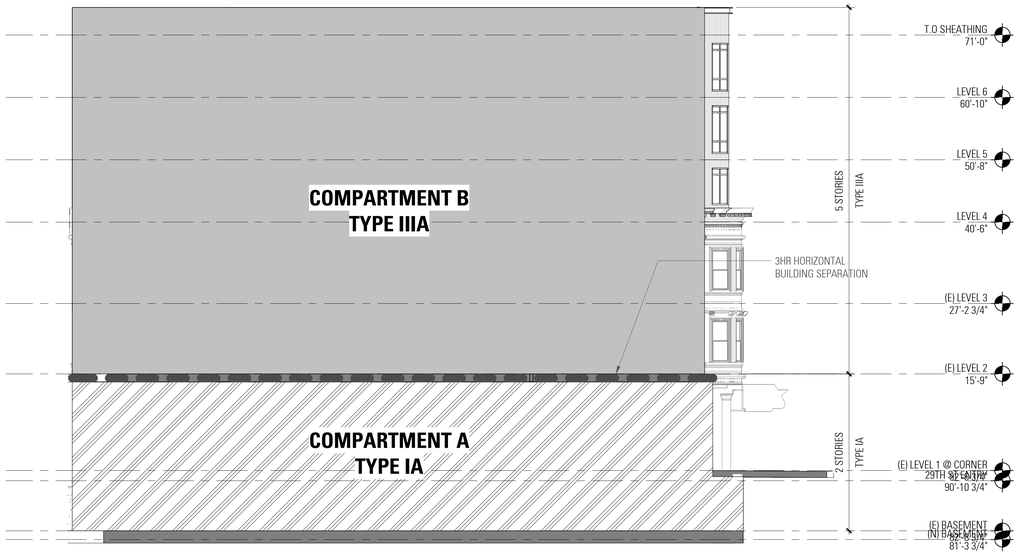
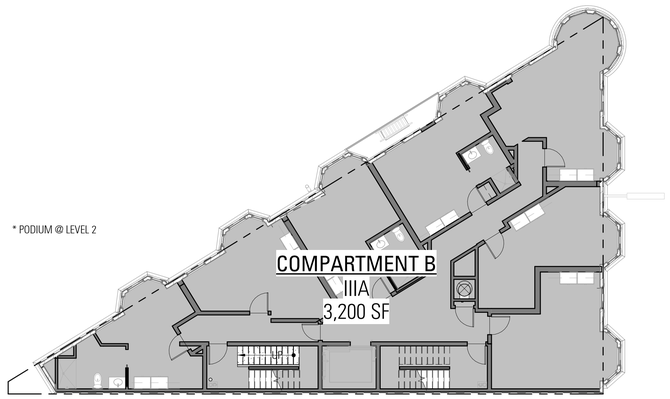
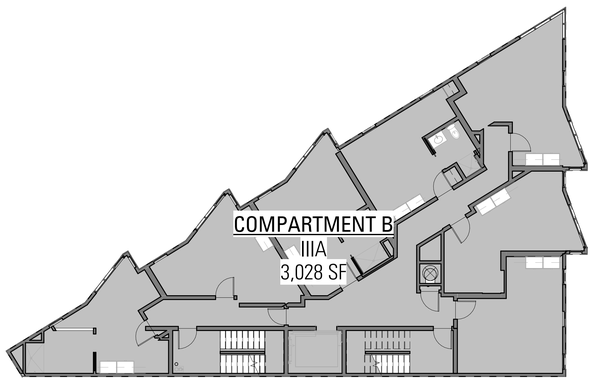


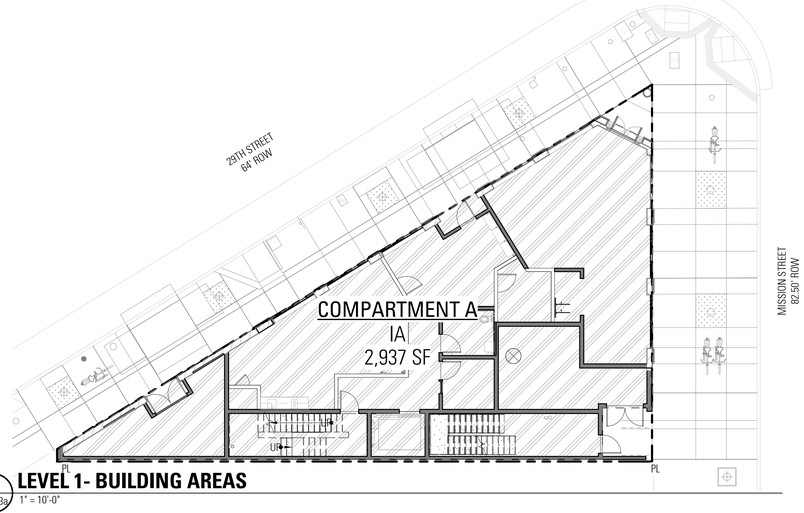
6 G0.13a **BUILDING AREA - SECTION**
1" = 10'-0"



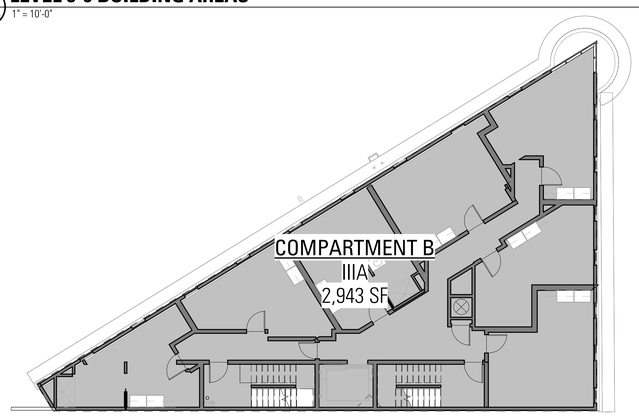
3 G0.13a **LEVEL 2-3 BUILDING AREAS**
1" = 10'-0"



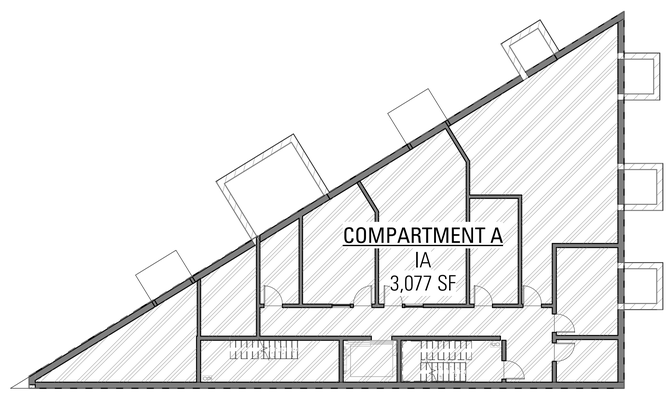
5 G0.13a **LEVEL 5-6 BUILDING AREAS**
1" = 10'-0"



2 G0.13a **LEVEL 1- BUILDING AREAS**
1" = 10'-0"



4 G0.13a **LEVEL 4 BUILDING AREAS**
1" = 10'-0"



1 G0.13a **BASEMENT - BUILDING AREAS**
1" = 10'-0"

AREA SCHEDULE - BUILDING			
BLDG COMPARTMENT	AREA	LEVEL	CONSTRUCTION TYPE
COMPARTMENT A	3,077 SF	BASEMENT	IA
COMPARTMENT A	2,937 SF	LEVEL 1	IA
	6,015 SF		
COMPARTMENT B	3,200 SF	LEVEL 2	IIIA
COMPARTMENT B	3,200 SF	LEVEL 3	IIIA
COMPARTMENT B	2,943 SF	LEVEL 4	IIIA
COMPARTMENT B	3,028 SF	LEVEL 5	IIIA
COMPARTMENT B	3,028 SF	LEVEL 6	IIIA
	15,399 SF		
Grand total: 7	21,414 SF		

*BUILDING AREAS TAKEN TO EXTERIOR FACE OF EXTERIOR WALLS

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LICENSED ARCHITECT
Richard Hart Hagey
C-18866
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

AREA DIAGRAMS

SCALE: 1" = 10'-0"

G0.13a

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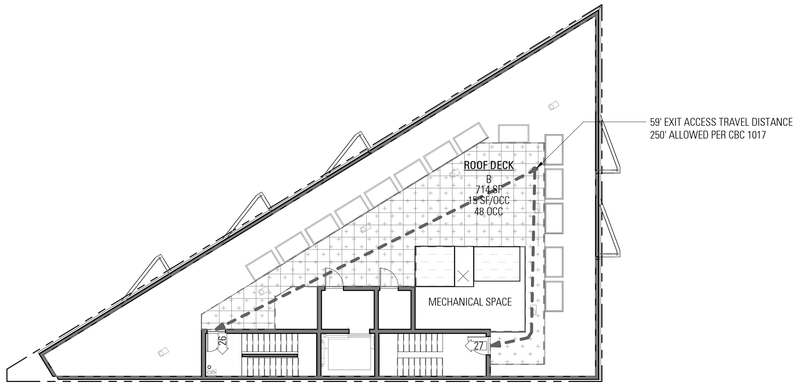
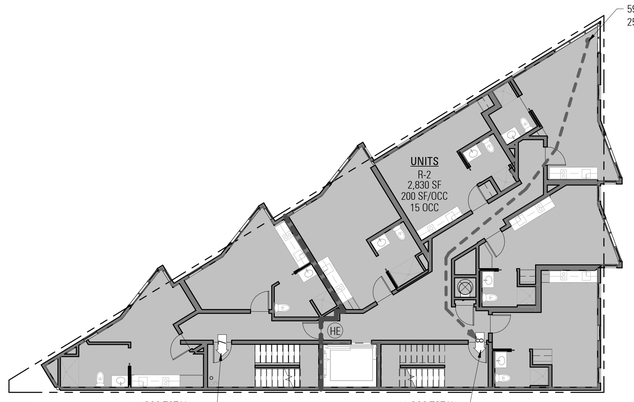


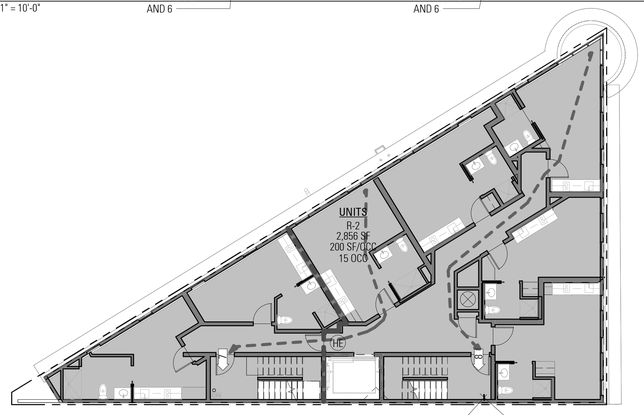
5 G0.13b **ROOF**
1" = 10'-0"



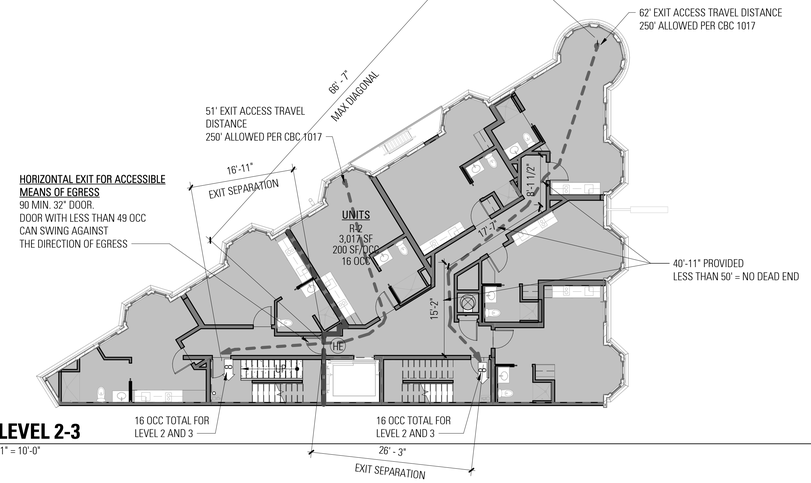
4 G0.13b **LEVEL 5-6**
1" = 10'-0"

14 OCC TOTAL FOR LEVEL 5 AND 6

16 OCC TOTAL FOR LEVEL 5 AND 6



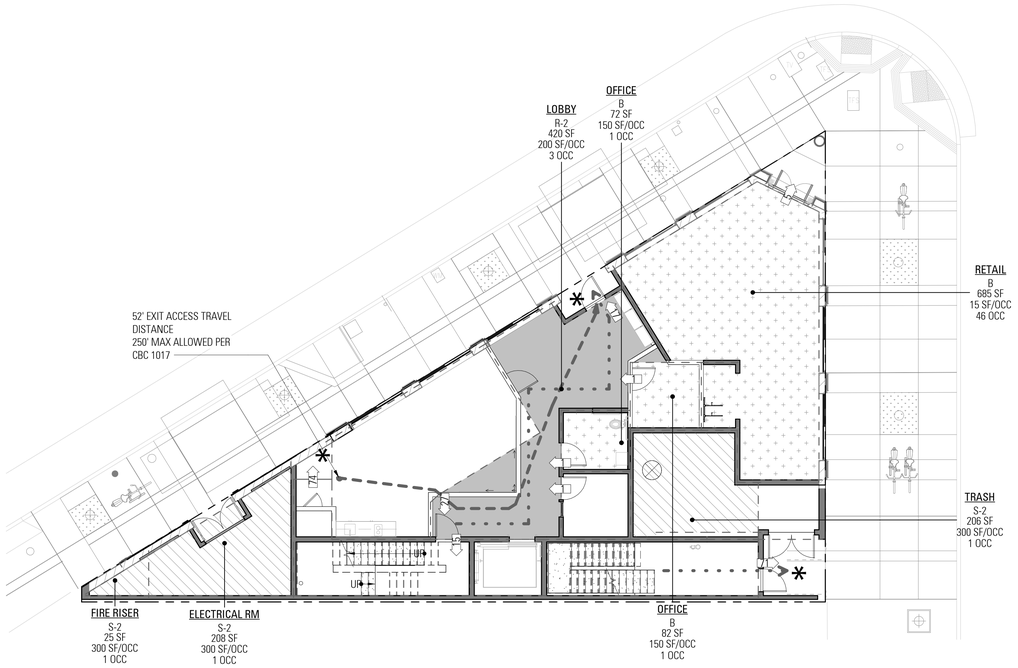
6 G0.13b **LEVEL 4**
1" = 10'-0"



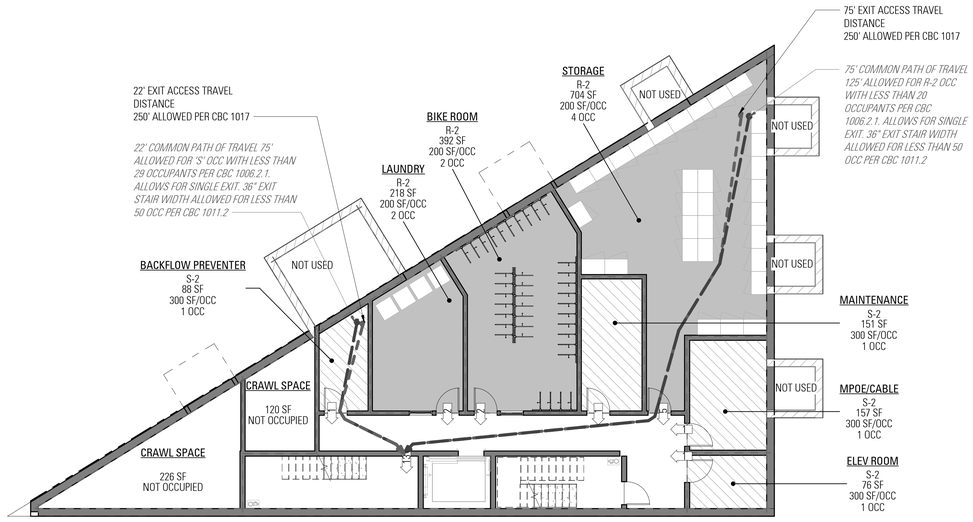
3 G0.13b **LEVEL 2-3**
1" = 10'-0"

16 OCC TOTAL FOR LEVEL 2 AND 3

16 OCC TOTAL FOR LEVEL 2 AND 3



2 G0.13b **LEVEL 1**
1/8" = 1'-0"



1 G0.13b **BASEMENT**
1/8" = 1'-0"

EGRESS PLAN LEGEND

- EXIT ACCESS TRAVEL DISTANCE, CBC 1017
- 0 OCCUPANT LOAD AT EGRESS COMPONENT
- ACCESSIBLE PATH OF TRAVEL
- COMMON PATH OF TRAVEL
- FUNCTION OF SPACE / OCCUPANCY / AREA / OCCUPANT LOAD FACTOR / # OF OCCUPANTS — AREA TAG
- * EGRESS DISCHARGE
- 2 HR FIRE WALL
- (HE) HORIZONTAL EXIT
- B
- R-2
- S-2

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Hagop Tavitian
No. C-18996
03-31-2025
STATE OF CALIFORNIA

EGRESS DIAGRAMS

SCALE: As indicated

G0.13b

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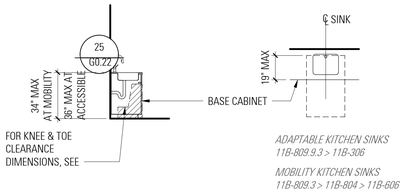
MOBILITY & ADAPTABLE UNITS



AT ADAPTABLE KITCHEN SINKS PER CBC 11B-809.9.3 EXCEPTION, REMOVABLE BASE CABINETS SHALL BE PERMITTED UNDER SINKS AND WORK SURFACES PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

- BASE CABINETS CAN BE REMOVED WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE;
- THE FINISH FLOOR EXTENDS UNDER THE BASE CABINET; AND
- THE WALLS BEHIND AND SURROUNDING THE BASE CABINETS ARE FINISHED.

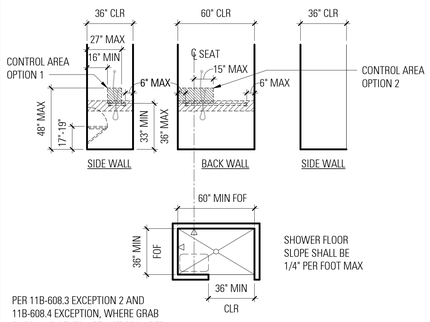
AT MOBILITY KITCHEN SINKS PER CBC 11B-606.2 EXCEPTION 3, CABINETY IS ALLOWED UNDER KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE;
- THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
- THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

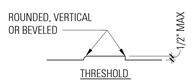
25 / G0.21 ADAPTABLE KITCHEN SINK (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-809.10.8 & 11B-809.3



PER 11B-608.3 EXCEPTION 2 AND 11B-608.4 EXCEPTION, WHERE GRAB BARS AND SEATS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATOIN OF GRAB BARS AND SEAT AS SHOWN.

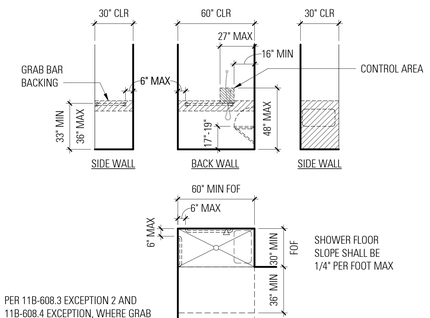


NOTE:
1. SHOWER SPRAY UNIT SHALL HAVE 59" MIN HOSE LENGTH.

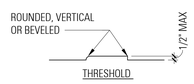
22 / G0.21 ACCESSIBLE ROLL-IN SHOWER (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-608



PER 11B-608.3 EXCEPTION 2 AND 11B-608.4 EXCEPTION, WHERE GRAB BARS AND SEATS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATOIN OF GRAB BARS AND SEAT AS SHOWN.

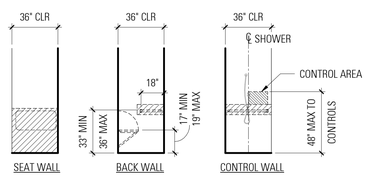


NOTE:
1. SHOWER SPRAY UNIT SHALL HAVE 59" MIN HOSE LENGTH.

17 / G0.21 ACCESSIBLE ROLL-IN SHOWER (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-608



TRANSFER TYPE SHOWER COMPARTMENT

PER 11B-608.3 EXCEPTION 2 AND 11B-608.4 EXCEPTION, WHERE GRAB BARS AND SEATS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATOIN OF GRAB BARS AND SEAT AS SHOWN.

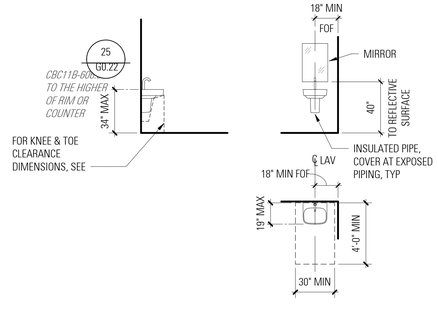
NOTE:
1. PROVIDE FLOOR SLOPES OF 1:48 (1/4" PER FOOT) MAX IN ANY DIRECTION.
2. THE ENTIRETY OF OPERABLE PARTS OF CONTROLS AND SHOWER SPRAY UNITS SHALL BE LOCATED ABOVE THE GRAB BAR BUT NO HIGHER THAN 48" ABOVE SHOWER FLOOR.
3. SHOWER SPRAY UNIT SHALL HAVE 59" MIN HOSE LENGTH.
4. THRESHOLD SHALL BE 1/2" HIGH MAX AND SHALL BE BEVELED, ROUNDED OR VERTICAL.

16 / G0.21 TRANSFER TYPE SHOWER COMPARTMENTS (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-608.2.1

MOBILITY UNITS



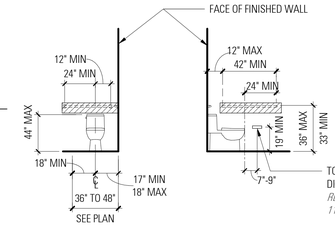
PER CBC 11B-606.2 EXCEPTION 3, CABINETY IS ALLOWED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

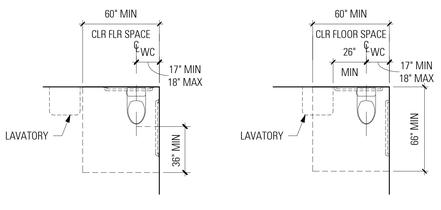
- THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE
- THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
- THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED

13 / G0.21 ACCESSIBLE LAVATORY (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-606





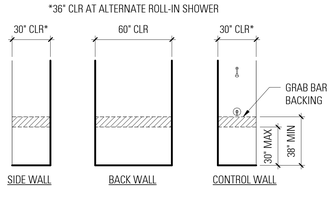
PER 11B-604.5 EXCEPTION 2, WHERE GRAB BARS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS SHOWN

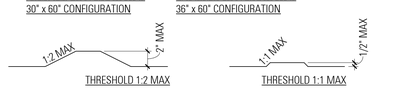
11 / G0.21 ACCESSIBLE WATER CLOSET (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-604

ADAPTABLE UNITS

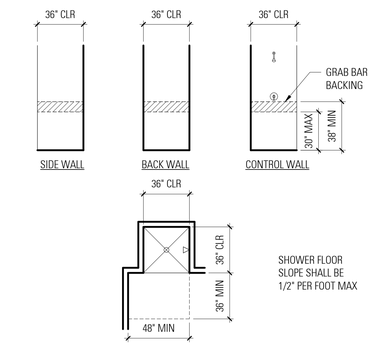




7 / G0.21 ADAPTABLE ROLL-IN SHOWER STALL (CBC 11B)

1/4" = 1'-0"

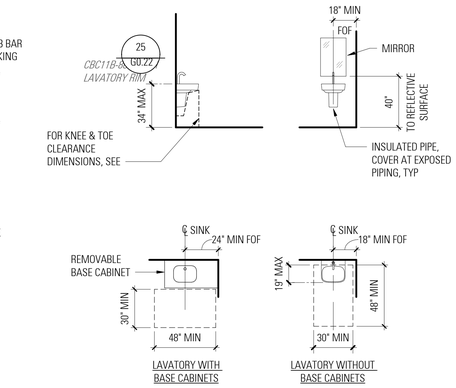
REF: CBC 2022 11B-809.10.6



6 / G0.21 TRANSFER TYPE SHOWER (CBC 11B)

1/4" = 1'-0"

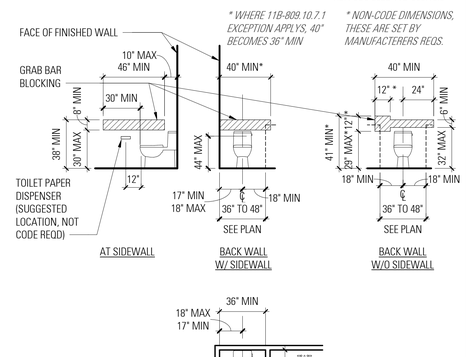
REF: CBC 2022 11B-809.10.6



2 / G0.21 ADAPTABLE LAVATORY (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-809.10.8



1 / G0.21 ADAPTABLE WATER CLOSET (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-809.10.7

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LICENSED ARCHITECT — JEREMY YEAT FRANCIS HALLORAN — C-18886 — 03-31-2025 — STATE OF CALIFORNIA

ACCESSIBILITY COMPLIANCE - RESIDENTIAL UNITS (PUBLICLY FUNDED)

SCALE: 1/4" = 1'-0"

G0.21

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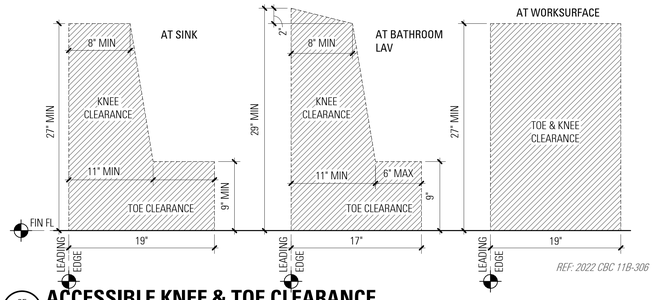
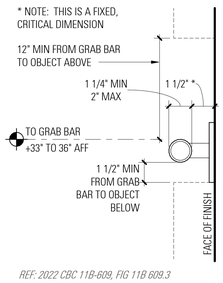


REF: 2022 CBC 11B-306

ACCESSIBLE KNEE & TOE CLEARANCE

25 / G0.22 — 1 1/2" = 1'-0"

11B



PROVIDE GRAB BARS AND MOUNTING DEVICES THAT MEET THE FOLLOWING STRUCTURAL CRITERIA:

1. GRAB BAR BENDING STRESS: 250-LB POINT LOAD
2. GRAB BAR SHEAR STRESS: 250-LB POINT LOAD
3. MOUNTING SHEAR STRESS: LOAD INDUCED BY 250-LB POINT LOAD ON GRAB BAR
4. MOUNTING TENSILE FORCE: DIRECT TENSION INDUCED BY 250-LB LOAD ON GRAB BAR PLUS THE MAX MOMENT FROM APPLICATION OF 250-LB POINT LOAD

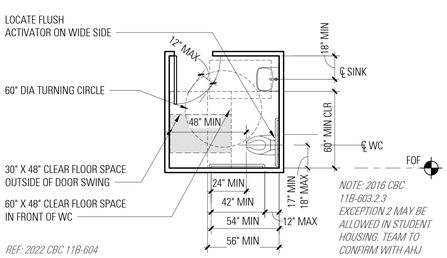
ENSURE THAT GRAB BAR AND ADJACENT WALL AND OTHER SURFACES ARE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. ENSURE EDGES HAVE A MINIMUM RADIUS OF 1/8".

PROVIDE GRAB BARS THAT DO NOT ROTATE WITHIN THEIR FITTINGS.

REF: 2022 CBC 11B-609, FIG 11B 609.3

GRAB BAR CLEARANCE (CBC 11B)

13 / G0.22 — 3" = 1'-0"

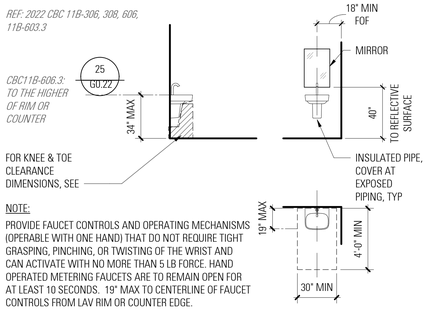


REF: 2022 CBC 11B-604

NOTE: 2016 CBC 11B-603.2.3 EXCEPTION 2 MAY BE ALLOWED IN STUDENT HOUSING. TEAM TO CONFIRM WITH AHJ

ACCESSIBLE WATER CLOSET - SINGLE ACCOMMODATION TOILET ROOM (CBC 11B)

22 / G0.22 — 1/4" = 1'-0"



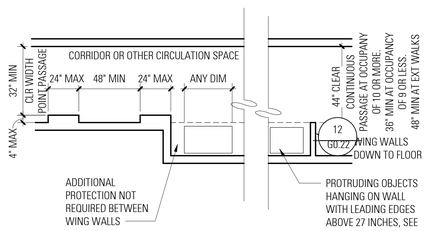
ACCESSIBLE LAVATORY (CBC 11B)

17 / G0.22 — 1/4" = 1'-0"

1. PROVIDE 80" HEADROOM FROM THE WALKWAY SURFACE TO ANY OVERHANGING OBSTRUCTION AT WALKS, CORRIDORS, AISLES AND PASSAGEWAYS. WHERE VERTICAL CLEARANCE IS LESS THAN 80", PROVIDE A BARRIER WITH THE LEADING EDGE LOCATED 27" MAXIMUM ABOVE THE FLOOR.
2. LIMIT PROJECTING OBJECTS WITH LEADING EDGES BETWEEN 27" AND 80" ABOVE THE WALKWAY SURFACE TO A MAXIMUM OF 4" AT WALKS, CORRIDORS, AISLES AND PASSAGEWAYS.
4. OBJECTS WITH LEADING EDGES MOUNTED AT OR BELOW 27" ABOVE THE WALKWAY SURFACE MAY PROTRUDE ANY AMOUNT INTO THE WALK SO LONG AS MINIMUM PASSAGE WIDTHS ARE MAINTAINED.
5. PROVIDE A MINIMUM 6" TALL WARNING CURB WHERE THERE ARE ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DISTANCE, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.
6. PROVIDE ROUNDED OR EASED EDGES OF A MINIMUM RADIUS OF 1/8" AT FREE-STANDING SIGNS MOUNTED ON POSTS WHERE THE BOTTOM EDGE OF THE SIGN IS LESS THAN 80" ABOVE THE WALKWAY SURFACE, AND WHERE THE SIGN PROTRUDES FROM ITS MOUNTING POST. CBC 11B-307.3.1

HAZARDS AT WALKWAYS (CBC 11B)

12 / G0.22 — NOT TO SCALE

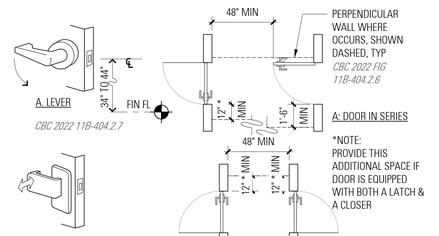


EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

REF: 2022 CBC 11B-403.5

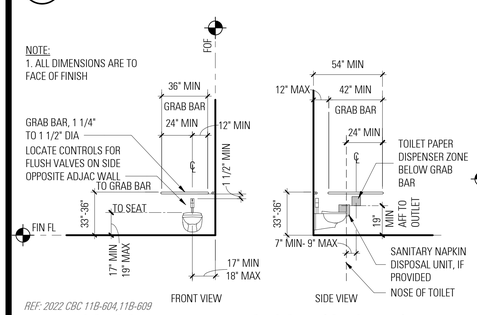
CLEARANCE AT ACC ROUTE (CBC 11B)

7 / G0.22 — 1/4" = 1'-0"



VESTIBULES & DOOR HARDWARE (CBC 11B)

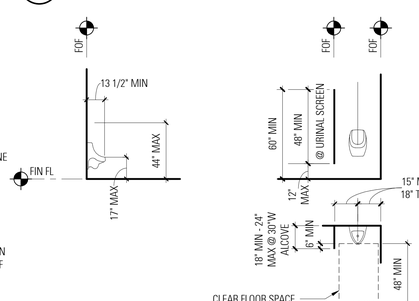
2 / G0.22 — 1/4" = 1'-0"



REF: 2022 CBC 11B-604,11B-609

ACCESSIBLE WATER CLOSET (CBC 11B)

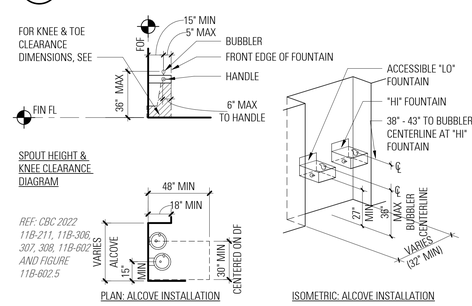
16 / G0.22 — 1/4" = 1'-0"



REF: 2022 CBC 11B-605, 1209.3

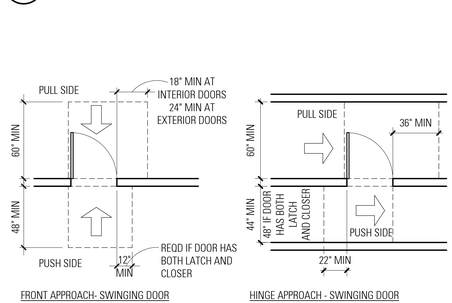
ACCESSIBLE URINAL (CBC 11B)

21 / G0.22 — 1/4" = 1'-0"



ACCESSIBLE DRINKING FOUNTAIN (CBC 11B)

11 / G0.22 — 1/4" = 1'-0"



NOTES:

1. PROVIDE 36" WIDE DOORS WITH 32" MIN CLEAR OPENING AS MEASURED WITH THE DOOR OPENED AT 90 DEGREES.
2. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

FIG CBC 202211B 404.2.4.1

CLEAR SPACE AT DOOR (CBC 11B)

6 / G0.22 — 1/4" = 1'-0"

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DRAWN BY
CHECKED BY
PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

LICENSED ARCHITECT — Heidi Hauser — C-18888 — 03-31-2025 — STATE OF CALIFORNIA

ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS

SCALE: As indicated

G0.22

1/24/2024 9:46:39 AM C:\Users\Client\Documents\3300 Mission_A_central_ABcf.rvt

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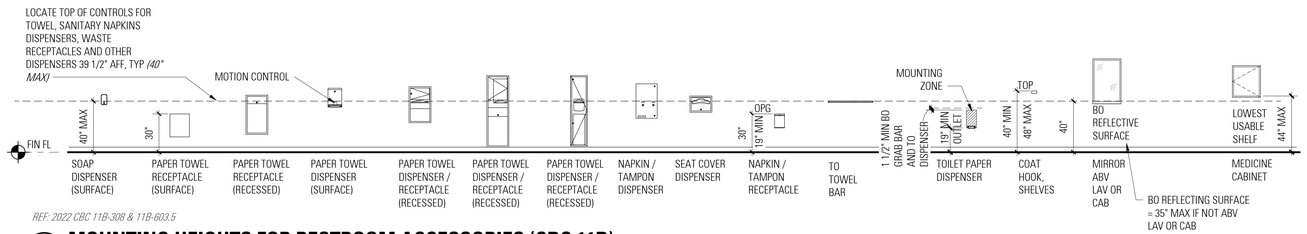
NOTES TO TEAM:

1. CHECK LOCAL JURISDICTIONS TO SEE IF SPECIAL CRITERIA APPLIES

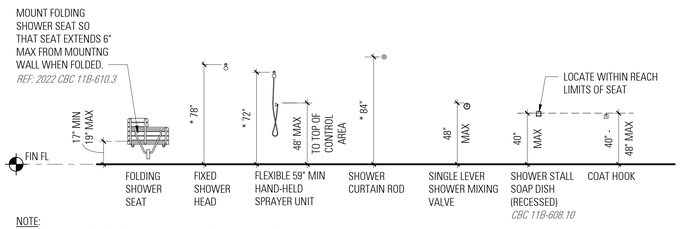
2. REVIEW DIMENSIONS - REFINE TO DELINEATE ACTUAL DESIRED MOUNTING HEIGHT FOR SPECIFIC INSTANCES



REF: 2022 CBC 11B-308 & 11B-603.5

13 G0.23 **MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES (CBC 11B)**

1/4" = 1'-0"



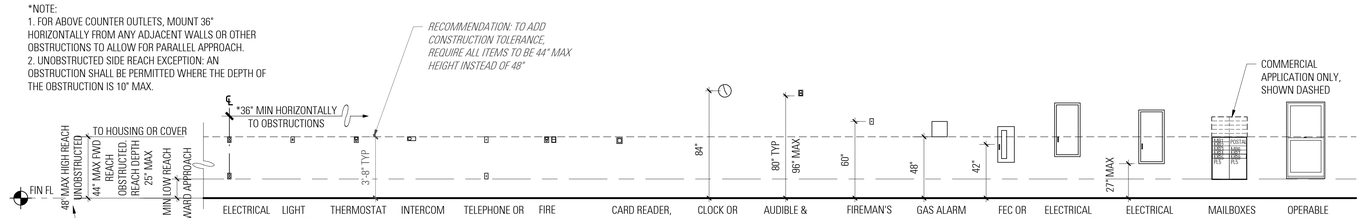
NOTE:
1. ALL USABLE PARTS TO BE ENTIRELY WITHIN COMPLIANT RANGE
2.* DIMENSIONS NOTED ARE TYPICAL MOUNTING HEIGHTS, NOT CODE REQUIREMENTS

22 G0.23 **ACCESSIBLE SHOWER ACCESSORIES (CBC 11B)**

1/4" = 1'-0"

*NOTE:
1. FOR ABOVE COUNTER OUTLETS, MOUNT 36" HORIZONTALLY FROM ANY ADJACENT WALLS OR OTHER OBSTRUCTIONS TO ALLOW FOR PARALLEL APPROACH.
2. UNOBSTRUCTED SIDE REACH EXCEPTION: AN OBSTRUCTION SHALL BE PERMITTED WHERE THE DEPTH OF THE OBSTRUCTION IS 10" MAX.

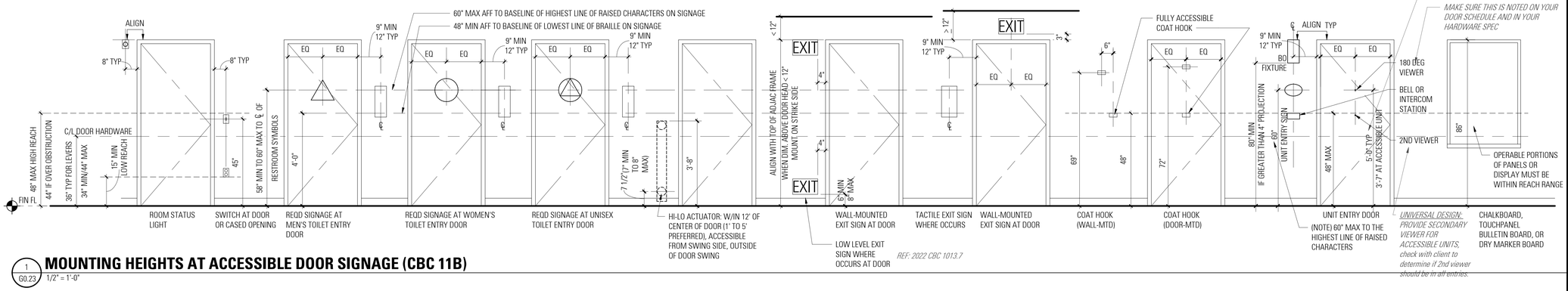
RECOMMENDATION: TO ADD CONSTRUCTION TOLERANCE, REQUIRE ALL ITEMS TO BE 44" MAX HEIGHT INSTEAD OF 48"



REF: 2022 CBC 11B-308

12 G0.23 **ACCESSIBLE OUTLETS & CONTROLS (CBC 11B)**

1/4" = 1'-0"



REF: 2022 CBC 1013.7

1 G0.23 **MOUNTING HEIGHTS AT ACCESSIBLE DOOR SIGNAGE (CBC 11B)**

1/2" = 1'-0"

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LICENSED ARCHITECT
BENJAMIN YEAH THOMPSON
C-18986
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS

SCALE: As indicated

G0.23

1/24/2024 9:56:37 AM C:\Users\DocsDocument\2300 Mission-A_dwmt.RVT

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POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. AT DOUBLE DOORS W/ 2 ACTIVE LEAFS, POST SIGN TO RIGHT OF RIGHT HAND DOOR

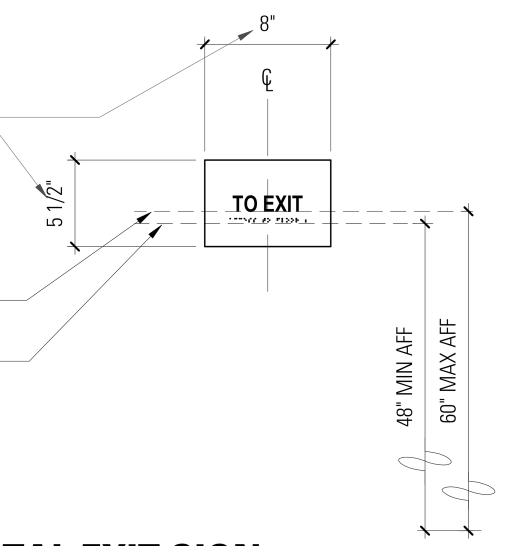
THESE DIMS ARE NOT CODE REQD

17 / G0.24

BASELINE OF HIGHEST RAISED CHARACTERS

BASELINE OF LOWEST BRAILLE CELLS

FOR ADDITIONAL NOTES, SEE



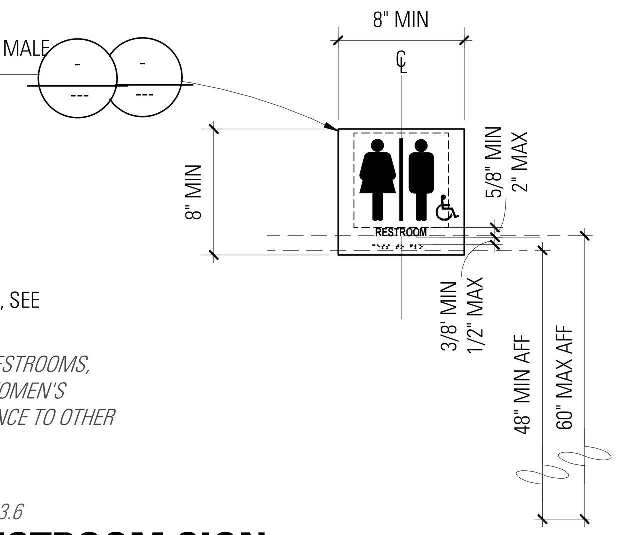
REF: 2022 CBC 1013.4

20 / G0.24 TACTILE HORIZONTAL EXIT SIGN
1 1/2" = 1'-0"

RAISED (1/32" MIN) FEMALE AND MALE PICTOGRAMS

FOR ADDITIONAL SIMILAR NOTES, SEE

IF PROJECT ONLY HAS UNISEX RESTROOMS, COPY NOTES FROM MEN'S OR WOMEN'S RESTROOM AND DELETE REFERENCE TO OTHER DETAILS



REF: 2022 CBC 11B-703, 703.4, 703.6

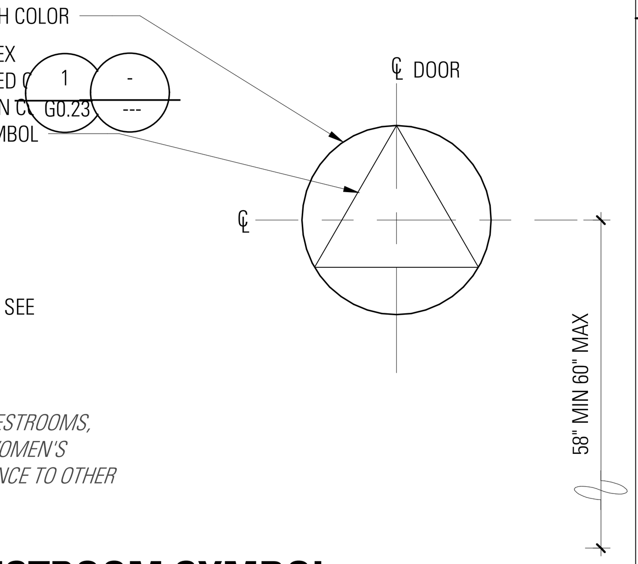
15 / G0.24 UNISEX RESTROOM SIGN
1 1/2" = 1'-0"

SIGN: 1/4" THICK, 12" DIA CIRCLE, IN COLOR THAT CONTRASTS TO DOOR FINISH COLOR

EQUILATERAL TRIANGLE W/ VERTEX POINTING UPWARD SUPERIMPOSED ON CIRCLE WITHIN CIRCLE, PROVIDE IN COLOR THAT CONTRASTS W/ CIRCLE SYMBOL (1 / G0.23)

FOR ADDITIONAL SIMILAR NOTES, SEE

IF PROJECT ONLY HAS UNISEX RESTROOMS, COPY NOTES FROM MEN'S OR WOMEN'S RESTROOM AND DELETE REFERENCE TO OTHER DETAIL



REF: 2022 CBC 11B-703.7.2.6.3

10 / G0.24 UNISEX RESTROOM SYMBOL
1 1/2" = 1'-0"

CODE REQUIRED SIGNAGE NOTES

1. PROVIDE SIGNAGE THAT MEETS REQUIREMENTS OF 2022 CBC 11B-703.
2. RAISED CHARACTERS:
   PROVIDE UPPERCASE, SAN SERIF CHARACTERS RAISED 1/32" MIN ABOVE BACKGROUND. USE FONTS WHERE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX THE HEIGHT OF UPPERCASE LETTER "T". STROKE THICKNESS OF "I" IS 15% MAX THE CHARACTER'S HEIGHT. PROVIDE CHARACTER SPACING THAT COMPLIES WITH 11B-703.2.7.
3. PROVIDE RAISED CHARACTERS WHEN ACCOMPANIED BY BRAILLE.
4. VISUAL CHARACTERS:
   PROVIDE NON-GLARE FINISH ON NON-GLARE CONTRASTING BACKGROUND. CHARACTERS MAY BE UPPER CASE OR LOWER CASE, IN CONVENTIONAL FORM (NO ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE). USE FONTS WHERE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF HEIGHT OF UPPERCASE LETTER "I". STROKE THICKNESS OF "I" SHALL BE 10% MIN AND 20% MAX OF CHARACTER HEIGHT. PROVIDE CHARACTER SPACING THAT COMPLIES WITH 11B-703.5.8.
5. BRAILLE: PROVIDE CONTRACTED (GRADE 2) BRAILLE 3/8" TO 1/2" BELOW TEXT (PER CBC 11B-703.3, 11B-703.4)
6. WHERE PICTOGRAMS ARE PROVIDED, PROVIDE IN 6" MIN HIGH FIELD WITH NON-GLARE FINISH, THAT CONTRASTS WITH FIELD. EDGES OF RESTROOM SYMBOLS TO BE ROUNDED, CHAMFERED OR EASED.
7. VERIFY FINAL POSITION OF SIGNAGE WITH ARCHITECT. *UPDATED 01.21.20*

CREATE SYMBOL LEGEND AND LOCATE CODE RELATED SIGNAGE ON PLANS OR INTERIOR ELEVATIONS AT STAIRS, RESTROOMS, ENTRY DOOR, ETC.

IDENTIFY EACH AREA OF REFUGE; POST SIGN ON WALLS AT EACH AREA

SIGN: 1/4" THICK W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE ON BLUE (COLOR 15090, FS 595B)

RAISED & VISUAL CHARACTERS PER SHEET NOTE 2 - 4

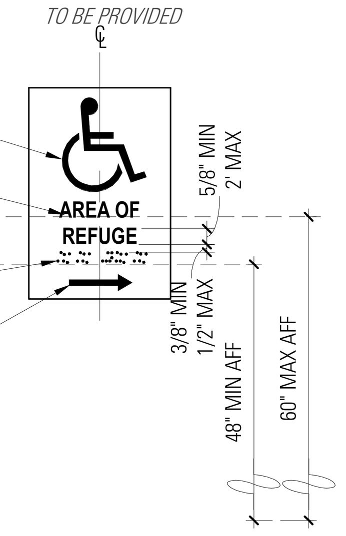
BASELINE OF HIGHEST RAISED CHARACTERS

BASELINE OF LOWEST BRAILLE CELLS

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

DIRECTIONAL ARROW AS APPLICABLE TO INDICATE LOCATION OF ACCESSIBLE EXITS WITH AN AREA OF EVACUATION ASSISTANCE

SIGN TO BE ILLUMINATED OR SEPARATE ILLUMINATED SIGN TO BE PROVIDED



REF: CBC 2022 1009.3 1009.4,1009.6 HAS ONLY VERY LIMITED AREAS OF REFUGE REQUIREMENT

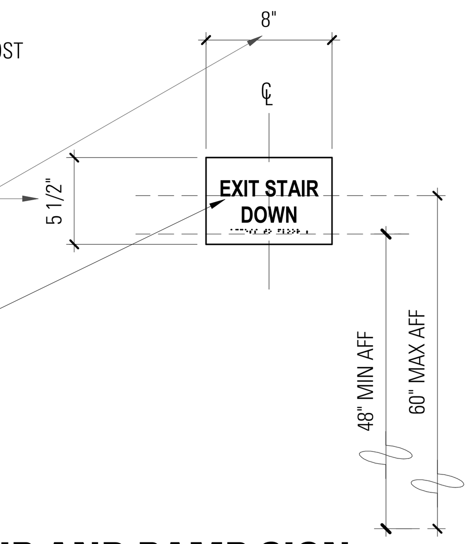
24 / G0.24 AREA OF REFUGE SIGN
1 1/2" = 1'-0"

POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR LEADING TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP. AT DOUBLE DOORS W 2 ACTIVE LEAFS, POST SIGN ON RIGHT SIDE OF RIGHT HAND DOOR.

THESE DIMS ARE NOT CODE REQD

AS APPLICABLE, PROVIDE TEXT (17 / G0.24)
"EXIT STAIR DOWN"
"EXIT STAIR UP"
"EXIT RAMP DOWN"
"EXIT RAMP UP"

FOR ADDITIONAL NOTES, SEE



REF: 2022 CBC 1013.4

19 / G0.24 TACTILE EXIT STAIR AND RAMP SIGN
1 1/2" = 1'-0"

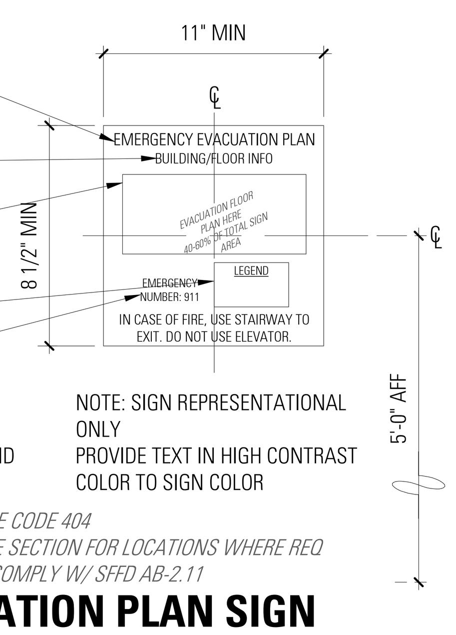
MIN 1/2" BOLD LETTERING. 3/16" MIN TYP FOR REMAINDER OF TEXT, UON

BUILDING NAME, ADDRESS, FLOOR NUMBER AND STAIR NUMBERS/LETTERS

GRAPHIC FLOOR PLAN SHOWING ALL EXITS, FIRE EXTINGUISHERS AND FIRE ALARMS

LEGEND WITH GRAPHIC SYMBOLS

EMERGENCY PHONE NUMBER CONTACT



LOCATE SIGNAGE AT ENTRANCES TO ALL REQUIRED STAIRWELL EXITS, EVERY ELEVATOR LOBBY/LANDING AND IMMEDIATELY INSIDE ALL PUBLIC ENTRANCES. [AND HOTEL ROOM ENTRY DOORS]

NOTE: SIGN REPRESENTATIONAL ONLY
PROVIDE TEXT IN HIGH CONTRAST COLOR TO SIGN COLOR

REF: 2022 FIRE CODE 404
REVIEW CODE SECTION FOR LOCATIONS WHERE REQ IN SF, ALSO COMPLY W/ SFFD AB-2.11

REF: CCR, TITLE 19, SECTION 3.09

23 / G0.24 EMERGENCY EVACUATION PLAN SIGN
1 1/2" = 1'-0"

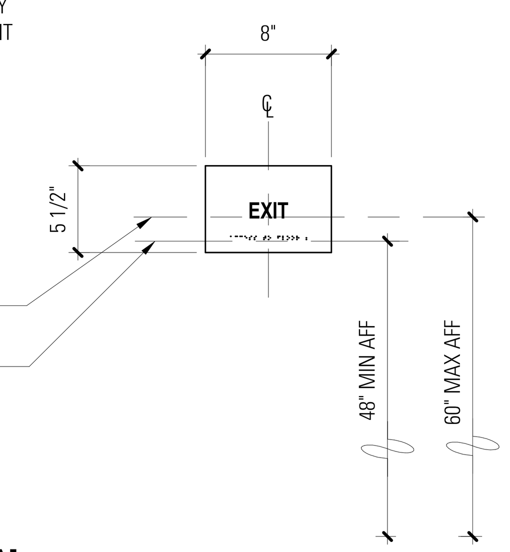
POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH GRADE-LEVEL EXIT DOOR LEADING DIRECTLY TO THE BUILDING EXTERIOR. AT DOUBLE-LEAF EXIT DOORS, PLACE SIGN ON RIGHT SIDE OF DOOR WHEN FACING THE EXTERIOR.

17 / G0.24

BASELINE OF HIGHEST RAISED CHARACTERS

BASELINE OF LOWEST BRAILLE CELLS

FOR ADDITIONAL NOTES, SEE



REF: 2022 CBC 11B-703.4, 1013.1

18 / G0.24 TACTILE EXIT SIGN
1 1/2" = 1'-0"

RAISED & VISUAL CHARACTERS PER SHEET NOTE 2-4

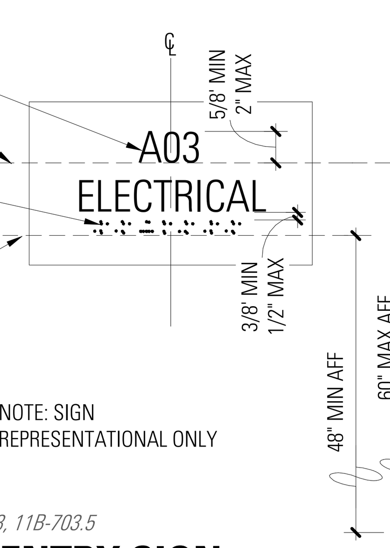
HIGHEST BASELINE OF RAISED CHARACTERS (1 / G0.23)

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

LOWEST BASELINE OF BRAILLE CELLS

SEE FOR TYPICAL MOUNTING HEIGHT WHEN ADJACENT TO DOORS.

NOTE: SIGN REPRESENTATIONAL ONLY



REF: 2022 CBC 11B-216.2, 11B-703.1, 11B-703.2, 11B-703.3, 11B-703.5

22 / G0.24 ROOM ID SIGN/ UNIT ENTRY SIGN
1 1/2" = 1'-0"

PROVIDE SIGN AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA LEADING TO A CORR OR HALLWAY THAT IS REQD TO COMPLY WITH SEC 1013.1. MOUNT SIGN ADJAC TO STRIKE-SIDE DOOR JAMB.

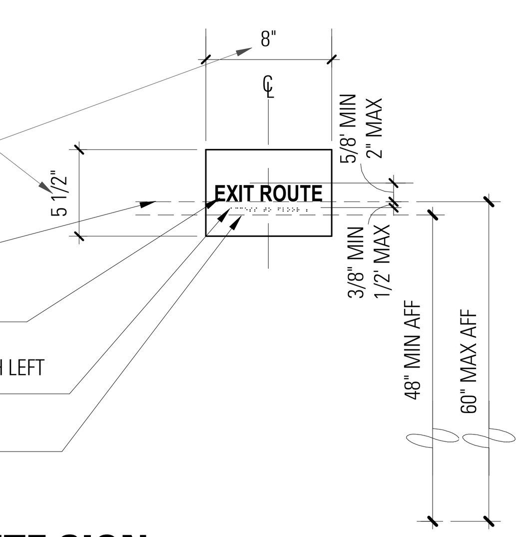
TACTILE EXIT SIGNS DO NOT HAVE SIZE REQUIREMENTS

BASELINE OF HIGHEST RAISED CHARACTERS

RAISED & VISUAL CHARACTERS, PER SHEET NOTE 2 - 4

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

BASELINE OF LOWEST BRAILLE CELLS



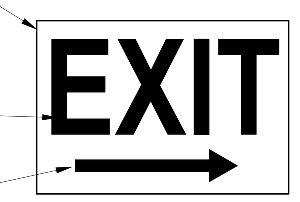
REF: 2022 CBC 11B-216.4, 11B-703.4, 1013.1

17 / G0.24 TACTILE EXIT ROUTE SIGN
1 1/2" = 1'-0"

PROVIDE EXTERNALLY OR INTERNALLY ILLUMINATED SIGNS CAPABLE OF MAINTAINING CONTINUOUS ILLUMINATION FOR A DURATION OF 90 MINUTES MIN

AT EXTERNALLY ILLUMINATED SIGNS, PROVIDE PLAIN TEXT 6" HIGH MIN WITH STROKES OF 3/4" WIDE MIN AND CONTRASTING BACKGROUND COLOR. MINIMUM SPACING BETWEEN LETTERS 3/8" MIN

DIRECTIONAL ARROW INDICATING NEAREST EMERGENCY EXIT



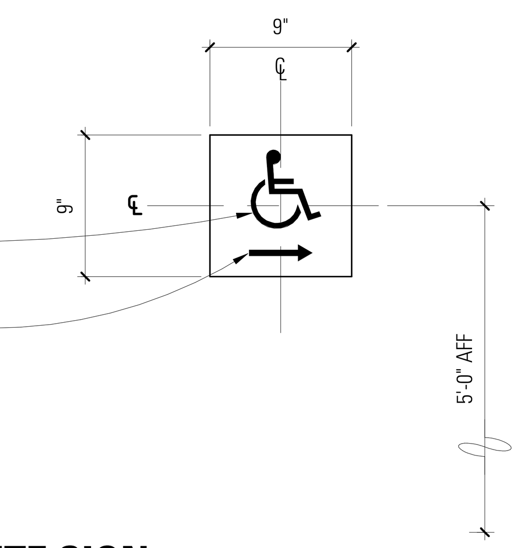
REF: 2022 CBC 1013.6.1

12 / G0.24 DIRECTIONAL EXIT SIGN
1 1/2" = 1'-0"

PLACE AT EVERY PRIMARY PUBLIC ENTRANCE AND EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.

WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND (COLOR 15090, FS 595C)

WHITE DIRECTIONAL ARROW, OPPOSITE HAND AS APPLICABLE

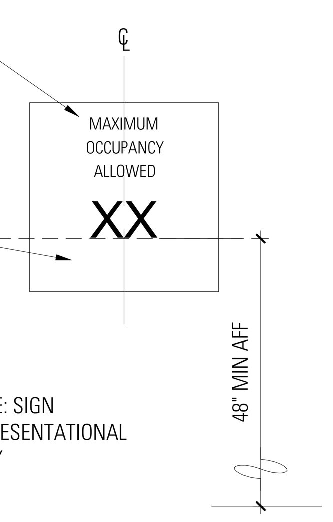


REF: CBC 2022 11B-216.6, 11B 703.7.2.1

7 / G0.24 ACCESSIBLE ROUTE SIGN
1 1/2" = 1'-0"

VISUAL CHARACTERS PER NOTE 4

TEXT TO INDICATE MAXIMUM OCCUPANT LOAD ALLOWED IN THE ROOM



THERE IS NO REFERENCE THAT REQUIRES SIGN TO BE TACTILE W/ BRAILLE, BUT REQD TO BE "APPROVED LEGIBLE PERMANENT" DESIGN, check with AHJ for special requirements

NOTE: SIGN REPRESENTATIONAL ONLY

REF: 2022 CBC SECTION 1004.3, 11B-703.5

21 / G0.24 OCCUPANT LOAD
1 1/2" = 1'-0"

PROVIDE SIGN INSIDE STAIR ENCLOSURE ADJAC TO STRIKE-SIDE JAMB AT EACH DOOR PROVIDING ACCESS INTO, AND EACH EXIT DISCHARGE DOOR PROVIDING EGRESS FROM, THE STAIRWAY ENCLOSURE.

TACTILE EXIT SIGNS DO NOT HAVE SIZE REQUIREMENTS

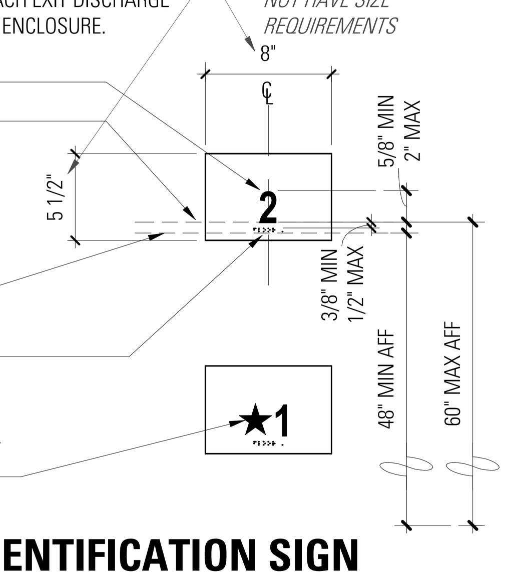
FLOOR LEVEL NUMBER

HIGHEST BASELINE OF RAISED CHARACTERS

LOWEST BASELINE OF BRAILLE CELLS AT 48" AFF MIN

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

PROVIDE RAISED FIVE- POINTED STAR TO LEFT OF THE FLOOR LEVEL AT EXIT DISCHARGE LEVEL DOORS. OUTSIDE DIA OF STAR TO MATCH HEIGHT OF FLOOR LEVEL CHARACTER



REF: 2022 CBC 11B-504.8, 11B-703, 1023.9

16 / G0.24 TACTILE FLOOR IDENTIFICATION SIGN
1 1/2" = 1'-0"

STAIRWAY IDENTIFICATION, 1 1/2" HIGH MIN BLOCK LETTERING WITH 1/4" STROKE

UPPER TERMINUS "ROOF ACCESS" OR "NO ROOF ACCESS", AS APPLICABLE, 1" HIGH MIN WITH 1/4" STROKE

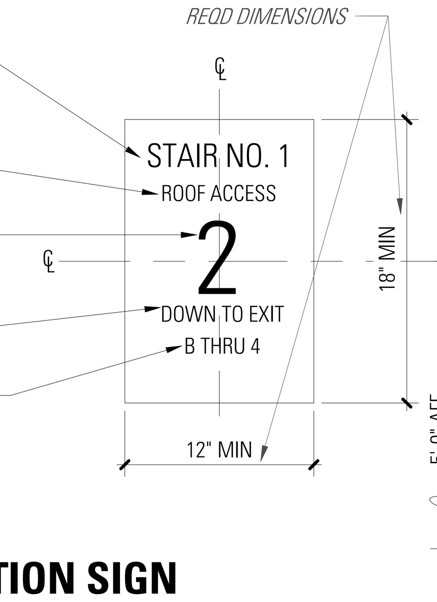
FLOOR LEVEL NUMBER, 5" HIGH MIN BLOCK LETTERING WITH 3/4" STROKE

EXIT DISCHARGE DIRECTION; "UP TO EXIT", "DOWN TO EXIT" WHERE APPLICABLE, 1" HIGH MIN WITH 1/4" STROKE

LOWER AND UPPER TERMINUS, 1" HIGH MIN WITH 1/4" STROKE

POSITION SIGN TO BE VISIBLE WHEN DOORS ARE EITHER OPEN OR CLOSED

THESE ARE CODE REQD DIMENSIONS



REF: 2022 CBC 1023.9

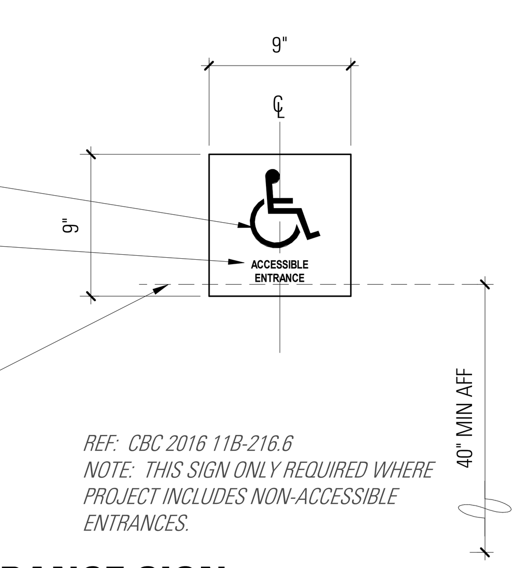
11 / G0.24 STAIR IDENTIFICATION SIGN
1 1/2" = 1'-0"

IDENTIFY EACH ACCESSIBLE ENTRANCE; POST SIGN ON WALLS AT OR NEAR EACH SUCH ENTRANCE

WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND (COLOR 15090, FS 595C)

5/8" MIN HIGH VISUAL CHARACTERS PER SHEET NOTE 4

LOWEST BASELINE OF VISUAL CHARACTERS



REF: CBC 2016 11B-216.6
NOTE: THIS SIGN ONLY REQUIRED WHERE PROJECT INCLUDES NON-ACCESSIBLE ENTRANCES.

REF: CBC 2022 11B-216.6, 11B 703.7.2.1

6 / G0.24 ACCESSIBLE ENTRANCE SIGN
1 1/2" = 1'-0"

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DRAWN BY
CHECKED BY
PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

CODE REQUIRED SIGNAGE

SCALE: 1 1/2" = 1'-0"

G0.24

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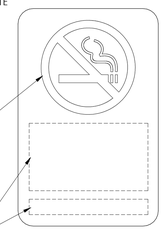
NOTE 1: POST A CLEAR AND PROMINENT SIGN AT EACH ENTRANCE TO THE PREMISE NO HIGHER THAN 8 FEET AND NO LOWER THAN 5 FEET; AND WITHIN 10 FEET OF THE DOOR OR MOST APPROPRIATE PLACE FOR VISIBILITY FROM OUTSIDE;

2: SIGNAGE SHALL COMPLY WITH CHAPTER 11A, SECTION 1143A OR SECTION 111B-703.5 REQUIREMENTS FOR VISUAL CHARACTERS.

THE INTERNATIONAL "NO SMOKING" SYMBOL, CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A CIRCLE, WITH A DIAMETER OF AT LEAST THREE INCHES, WITH A BAR ACROSS IT.

THE BUILDING ENTRANCE SIGN MUST INCLUDE ALL OF THE FOLLOWING IN LETTERS NO LESS THAN ONE HALF INCH IN HEIGHT:
"SMOKING ONLY 1) AT THE CURB, OR 2) IF NO CURB, AT LEAST 15 FT. FROM EXITS, ENTRANCES, OPERABLE WINDOWS, AND VENTS"
AND A STATEMENT AT THE BOTTOM OF THE SIGN IN FONT NO LESS THAN 1/8 INCH IN HEIGHT THAT READS:
"SF HEALTH CODE ARTICLE 19F"



NOTE: NO-SMOKING SIGNAGE REQUIRED FOR LEED CERTIFICATION (SIGN MAY BE REQUIRED OUTSIDE OF SF)
SIGN MEETS SPECIFIC SF REQ

4 / G0.25 NO SMOKING SIGNAGE
3" = 1'-0"

DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM.

SIGNAGE SHALL COMPLY WITH CHAPTER CBC 2022 SECTION 1143A OR SECTION 111B-703.5 REQUIREMENTS FOR VISUAL CHARACTERS.
DELETE CODE REFERENCE NOT USED FOR 11A VS 11B

ADDITIONAL INSTRUCTION PER CBC 2022 SECTION 1009.11

EXAMPLE OF SIGN SHOWN BELOW:

PUSH FOR HELP

IN THE EVENT OF AN EMERGENCY, PUSH LARGE HELP BUTTON FOR EVACUATION ASSISTANCE

PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS

WAIT HERE FOR ASSISTANCE! CALLS MAY TAKE SEVERAL MINUTES

YOU ARE LOCATED _____

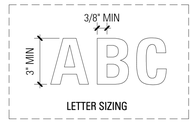
3 / G0.25 TWO WAY COMMUNICATION SIGNAGE
3" = 1'-0"

WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:

1) BE LOCATED WITHIN 15' OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30' MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

2) INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.

FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENING



LETTER SIZING

2 / G0.25 FIRE RESISTIVE WALL WARNING SIGN
3" = 1'-0"

EACH ASSEMBLY AREA REQUIRED BY CBC 2022 SECTION 11B-219 TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING .

ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH CBC 2022 SECTION 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH SECTION 11B-703.7.2.4

THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE.

1 / G0.25 ASSISTIVE LISTENING SIGNAGE
3" = 1'-0"

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CHECKED BY Checker
PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

CODE REQUIRED SIGNAGE

SCALE: 3" = 1'-0"

G0.25

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TECH SPEC: ☐ Preservation ☐ ART 10/11

TECH SPEC: ☐ FLEX ☐ Wireless

CP QUADRANT: ☐ NE ☐ NW ☐ SE ☐ SW

PERMIT APPLICATION INTAKE CHECKLIST

San Francisco Planning

WAIVER: This permit application has been accepted for purposes of initial filing. The Department may request additional information after further analysis of the application prior to completing its review. Other planning approvals, environmental documentation, or historic resource information may be required for the project to be approved. At this time, the following additional application or actions have been identified as necessary. Consult our "Plan Submittal Guidelines" for further information.

ADDRESS:	BLOCK:	LOT(S):
3300 MISSION ST. SAN FRANCISCO	6635	001

Columns to the right describe potential construction project types.

Rows describe project-specific required application materials.

Yellow Shading in those columns describing your project indicates that the materials described by that row are required.

Numbers within a cell refer to the matrix notes listed on the other side of the page.

		Demolition (Form 8)	New Construction (Forms 3 & 8)	ALTERATIONS (Forms 3 & 8) — ADDITIONS: Horizontal Addition	ADDITIONS: Vertical Addition	Repair Work	Garage	Bay Window(s) (Permitted Obstructions, PC 136)	Deck	Dormer(s), Stair Penthouse, Mech. Equip.	New Roof (Change Profile)	Façade Work (New windows / siding)	INTERIOR WORK: Commercial Tenant Improvements	INTERIOR WORK: Lower Floor Rooms (Dwelling Units)	Change of Use or Occupancy	Signs (Forms 4 & 7) / Awnings, Canopies
GENERAL	Pre-Application		1	1	1			1		1	1				1	
	See Note 1 for 6 REQUIRED Components															
	Project Application	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Site Survey (Signed by Surveyor or Civil Engineer)															
	Formula Retail Affidavit		4													4
PLOT PLANS (Showing Existing and Proposed)	Location of Proposed Work Within the Lot															
	Adjacent Building Profiles / Rooflines (Showing Full Width of Abutting Lots)			19	18		9		19							
	Landscaping (Showing Street Tree Planter & Utility Line Location)			7	7	7	7								7	
FLOOR PLANS (Showing Existing and Proposed)	Floor Plan(s) of Floor(s) of Work		17	17	17										17	
	Floor Plan(s) of Other Floor(s)													13		
	Roof Plan												14		15	
	Garage (Automobile and Bicycle Parking Spaces)													4	4	
ELEVATIONS (Showing Existing and Proposed)	Front			10	10		13	18	10	11	14		8		8	
	Rear			10	10		13	18	10	11	14	8	8			
	Side			10	10	9	13	18	10	11	14	8	8			
SECTIONS	Sections (existing and proposed)															
PHOTOGRAPHS (Provide location key. May be placed on Plot Plan)	Buildings on the Same Side of the Street							8								
	Buildings on the Facing Side of the Street															
	Front Facade of the Subject Building						13	8	8				8			18
	Rear Facade of the Subject Building						13		19				8			
	Rear View of the Adjacent Buildings								19							

☐ ACCEPTED ☐ NOT ACCEPTED DATE: _____ PLANNER (PRINT NAME)_____

Project may require (advise applicant): ☐Conditional Use ☐Variance ☐Environmental Evaluation ☐Historic Evaluation

Neighborhood Notification (Sec. 311) contact (print name and provide telephone and/or email): _____

Attach this form to the Building Permit Application

Rev. 05.31.2019

NOTES:

1. In areas subject to Neighborhood Notification (Planning Code Section 311): required for new construction, vertical additions of 7 feet or more, horizontal additions of 10 feet tor more, decks over 10 feet above grade or within the required rear yard, or Formula Retail uses subject to a Conditional Use Authorization.

Notes for a complete pre-application:

- ☐ A copy of the letter (use standard template) mailed to neighbors and neighborhood organizations. A copy of the postmarked envelope is encouraged, but not required;
- ☐ A list of those persons and neighborhood organizations invited to the meeting;
- ☐ A copy of the sign-in sheet (use standard template);
- ☐ A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use standard template);
- ☐ The affidavit, signed and dated (use standard template);
- ☐ One reduced copy of the plans presented to the neighbors at pre-application meeting.

2. All projects that require intake for Planning Department review must submit a Project Application in order to be accepted. The Project Application replaces the supplemental project data sheet and the Environmental Evaluation Application.
3. Not required if applicant has previously filed for a Conditional Use.
4. Required if the proposed construction involves a new commercial tenant. Required for new business signs if no Affidavit was filed with a building permit.
5. Required if repair work includes paving driveways and/ or walkways or planter boxes in the required front setback.
6. Required when the proposed work is in the garage level and it could reduce the number of parking spaces.
7. Required per Planning Code Section 142 and the Green Landscaping Ordinance.

   Street trees are DPW jurisdiction, but Planning will ensure plot plans reflect basic information needed for DPW staff to review.
8. Required when work is visible from the street.
9. Required only when there is an expansion of the building envelope or the proposed work involves a new structure.

   Profiles of adjacent buildings that show the full width and roof line of each adjacent building must be included.

   Indicate exterior cladding and window materials.
10. Indicate location of adjacent building's light well(s) and/ or windows in relation to proposed addition, as needed. Photos may be required.
11. Profiles of adjacent buildings may be required at the discretion of the reviewer. Applications may be accepted without these profiles.
12. Required when the link between the existing use and the proposed work is weak and unclear.
13. Required if affected by the proposed garage.
14. If it affects the roofline.
15. If mechanical equipment is located on the roof.
16. Depends on the location of the improvements.
17. Provide a table on cover sheet with existing and proposed gross square feet by floor, and by unit as applicable. A second table may be necessary to document demolition calculations.
18. Label adjacent property addresses.

    Illustrate required rear yard, provide dimensions, and if averaging, indicate qualifying rear walls.

    Indicate the number of floors of each part of site plan.

COMMENTS OR ADDITIONAL NOTES:

San Francisco Planning

FOR MORE INFORMATION:
Contact the San Francisco Planning Department

Central Reception
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
TEL: **628.652.7600**
WEB: **www.sfplanning.org**

Planning counter at the Permit Center
49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
EMAIL: **pic@sfgov.org**
TEL: **628.652.7300**

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CHECKED BY Checker
PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

LICENSED ARCHITECT — Timothy Neal Hansen — C-18898 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

SF PERMIT CHECKLIST

SCALE:

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Form version: May 9, 2023 (For permit applications January 2023 - December 2025)

GS1: San Francisco Green Building Site Permit Submittal Form

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**

To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ➡

				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	☐ LOW-RISE RESIDENTIAL R 1-3 Floors	☒ HIGH-RISE RESIDENTIAL R 4+ Floors	☐ LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL F,H,L,S,U *or* A,B,E,I,M less than 25,000 sq.ft.	☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED SILVER (50+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
LEED/GPR	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.	____	____	____	n/r	____	n/r	____	____	n/r
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥40,000 sq.ft. must calculate a water budget. New development projects ≥100,000 sq.ft. must install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation. See www.SFPUC.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
WATER	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	•	•	•	•	n/r	n/r	•	•	•
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	•	•	•	•	GPR: J5	n/r	n/r	n/r	n/r
ENERGY	ENERGY DESIGN	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	Comply with Title 24 Part 6 (2022) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details.	•	•	•	•	•	•	•	•	•
ENERGY	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2 CA Energy Code 140.10(a-b), 150.1(s), 170.2(f-g)	Photovoltaics and battery energy storage systems are prescriptively required for common nonresidential occupancies per CA Energy Code 140.10(a-b) and multifamily per 170.2(f-g). PV is prescriptively required for single family per 150.1(c)14, along with wiring for future installation of energy storage systems per 150.0(s). If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.	•	•	Applies to most types of A, B, I, E, M occupancies. See Energy Code 140.10(a).		n/r	n/r	n/r	n/r	n/r
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
PARKING	WIRING FOR EV CHARGERS	SFGBC and CALGreen 4.106.4 (all sections) SFGBC and CalGreen 5.103.3 and 5.106.5 (all sections) SFGBC Table 5.106.5.3.1	**New 1 - 2 Unit Dwellings:** For projects constructing off-street parking, Install at least one full circuit with a minimum 40A 208/240V capacity dedicated to EV charging with termination in close proximity to proposed EV charging location. **New 3 - 19 Unit Multifamily and Hotels with less than 20 guest rooms:** Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready), and install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 10% of parking spaces. (Total: 35%) **New 20+ Unit Multifamily and Hotels:** Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready); install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 5% of parking spaces; and install Level 2 EVSE at 5% of parking spaces. (Total: 35%) **Multifamily Alterations:** Install raceway for future Level 2 EVSE (min 40A 208/240VAC) terminating at 10% of parking spaces in areas where parking is added, or electrical systems (including lighting) are altered in existing parking facilities. **Non-residential new construction and major alterations:** Install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) and install Level 2 EVSE. See SFGBC Table 5.106.5.3.1 for minimum quantities. **All of the above:** Install service capacity and panelboards with sufficient space. Electrical load calculations must demonstrate the electric system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all required circuits at the full specified amperage. If the number of receptacles or EVSE installed is greater than the minimum required, Automated Load Management Systems may be used if the ALMS has capacity to deliver 3.3kW simultaneously to each EVCS, and the total capacity dedicated to EV charging is no less than the minimum required to serve the minimum number of EV Capable, EV Ready, and EVSE spaces combined. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.	•	•	•	•	Applies to any multifamily alteration where: Off-street parking is added OR Electrical systems are altered in existing parking facilities	•	•	n/r	•
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	•	•	•	•	•	•	•	•	•
RESOURCE RECOVERY	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% or 75% recovery rate as noted at right. For more information, see DBI Information Sheet GB-02 or contact: debrisrecovery@sfgov.org / 415-355-3799.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
GOOD NEIGHBOR	SHADE TREES	CalGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation, including surface parking covered by PV.	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
POLLUTION PREVEN-TION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
POLLUTION PREVEN-TION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	ELECTRIC READY	SF Building Code 106A.1.17/ Admin Bulletin 112 Energy Code 150.0(t)-(v)	In isolated situations where natural gas may be permitted per Admin Bulletin 112, San Francisco Electric Ready Design Guidelines require wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric.	•	•	•	•	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

3300 MISSION
PROJECT NAME

6635
BLOCK/LOT

001
ADDRESS

3300 MISSION ST.
PRIMARY OCCUPANCY

R-2
GROSS BUILDING AREA

21,700 SF

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

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architecture & interiors

San Francisco | Los Angeles
barach.com

3300 MISSION
3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

LICENSED ARCHITECT Christian Niel Haeglund C-18896 01-31-2025 RENEWAL DATE STATE OF CALIFORNIA

SF GREEN BUILDING REQUIREMENTS

SCALE:

G0.32

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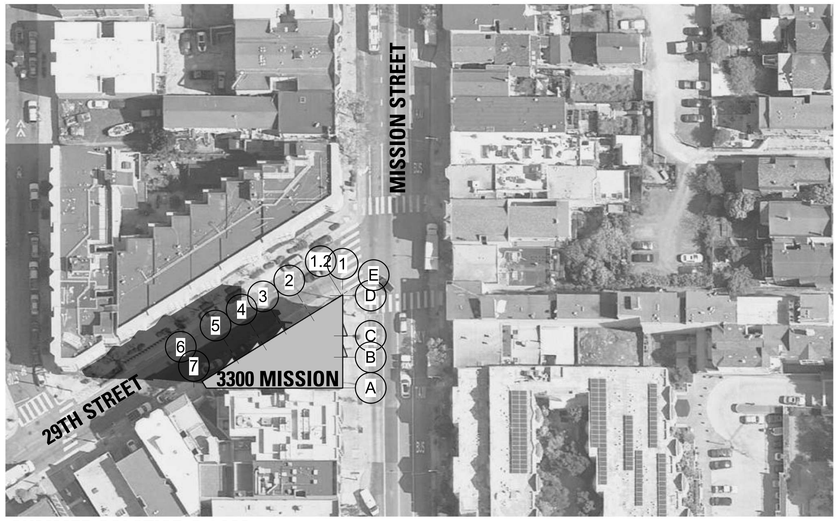
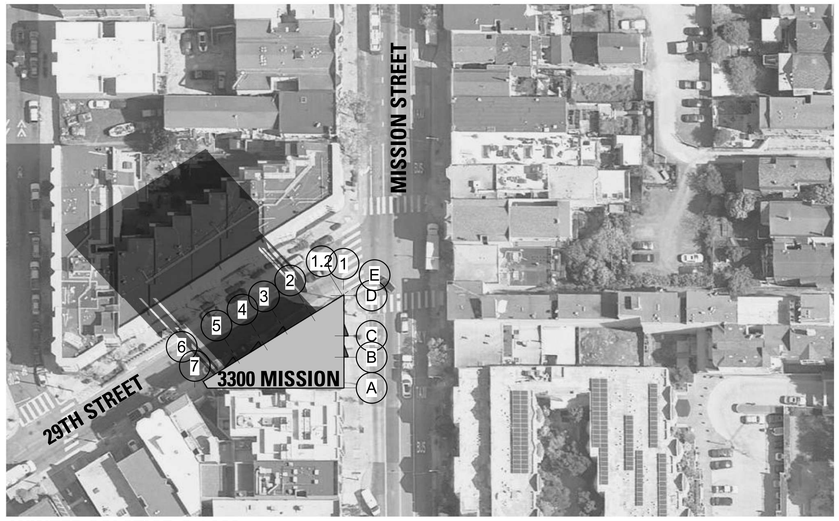


5 G0.41 **SUMMER SOLSTICE @ 9AM**
1" = 40'-0"



6 G0.41 **WINTER SOLSTICE @ 9AM**
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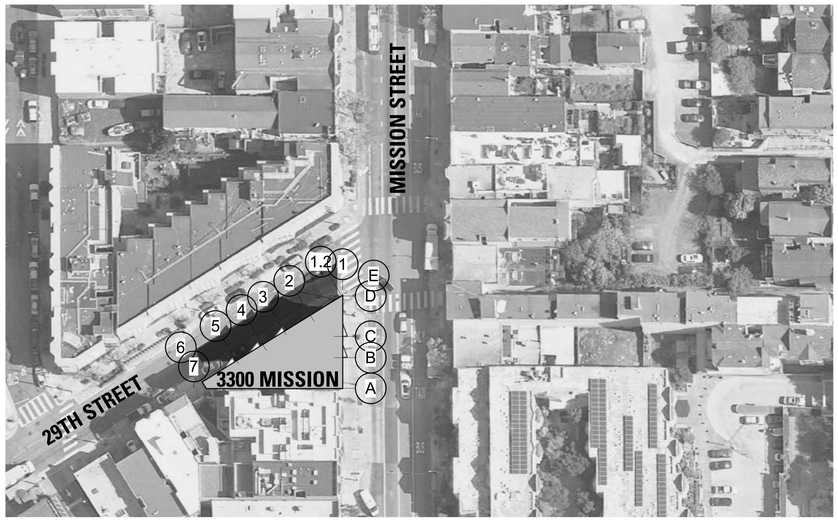

2 G0.41 **SUMMER SOLSTICE @ 12PM**
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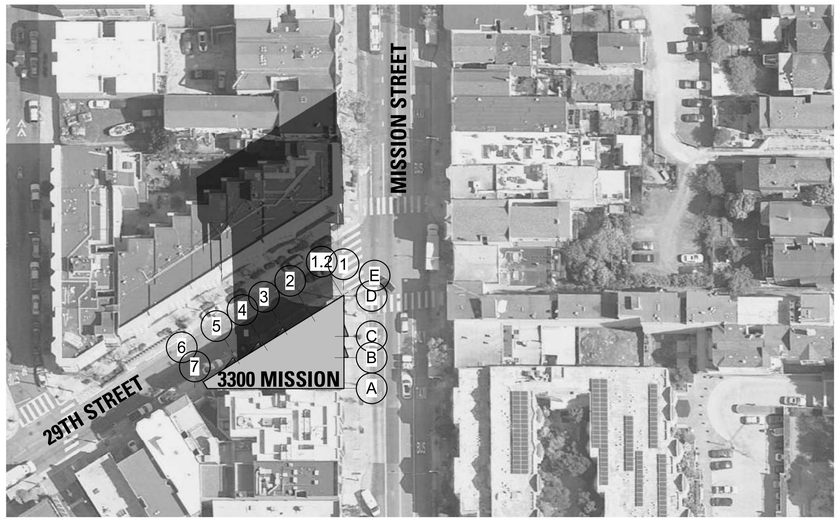

4 G0.41 **WINTER SOLSTICE @ 12PM**
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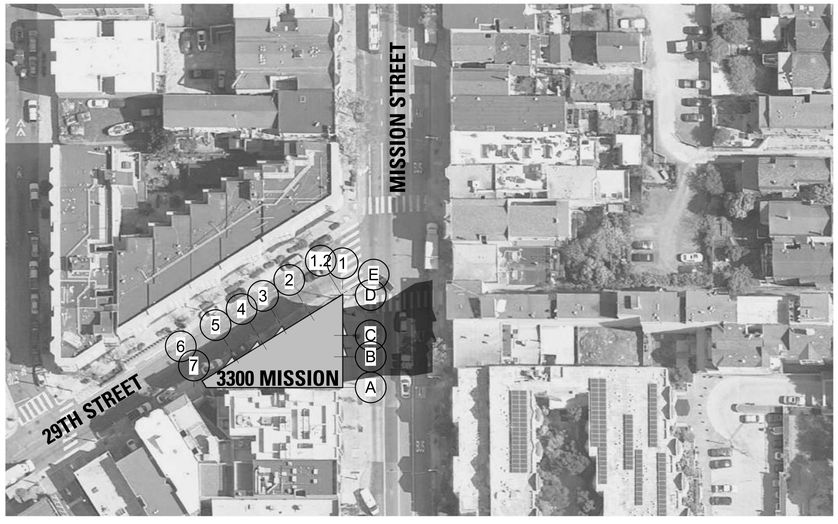

1 G0.41 **SUMMER SOLSTICE @ 3PM**
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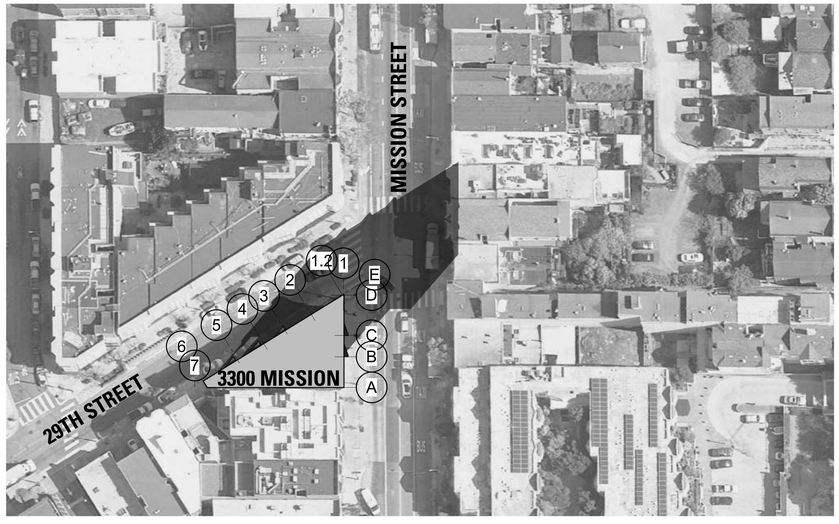

3 G0.41 **WINTER SOLSTICE @ 3PM**
1" = 40'-0"

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3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY Author
CHECKED BY Checker
PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

LICENSED ARCHITECT
ISAAC HAGER
C-16888
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

SHADOW STUDY

SCALE: 1" = 40'-0"

G0.41

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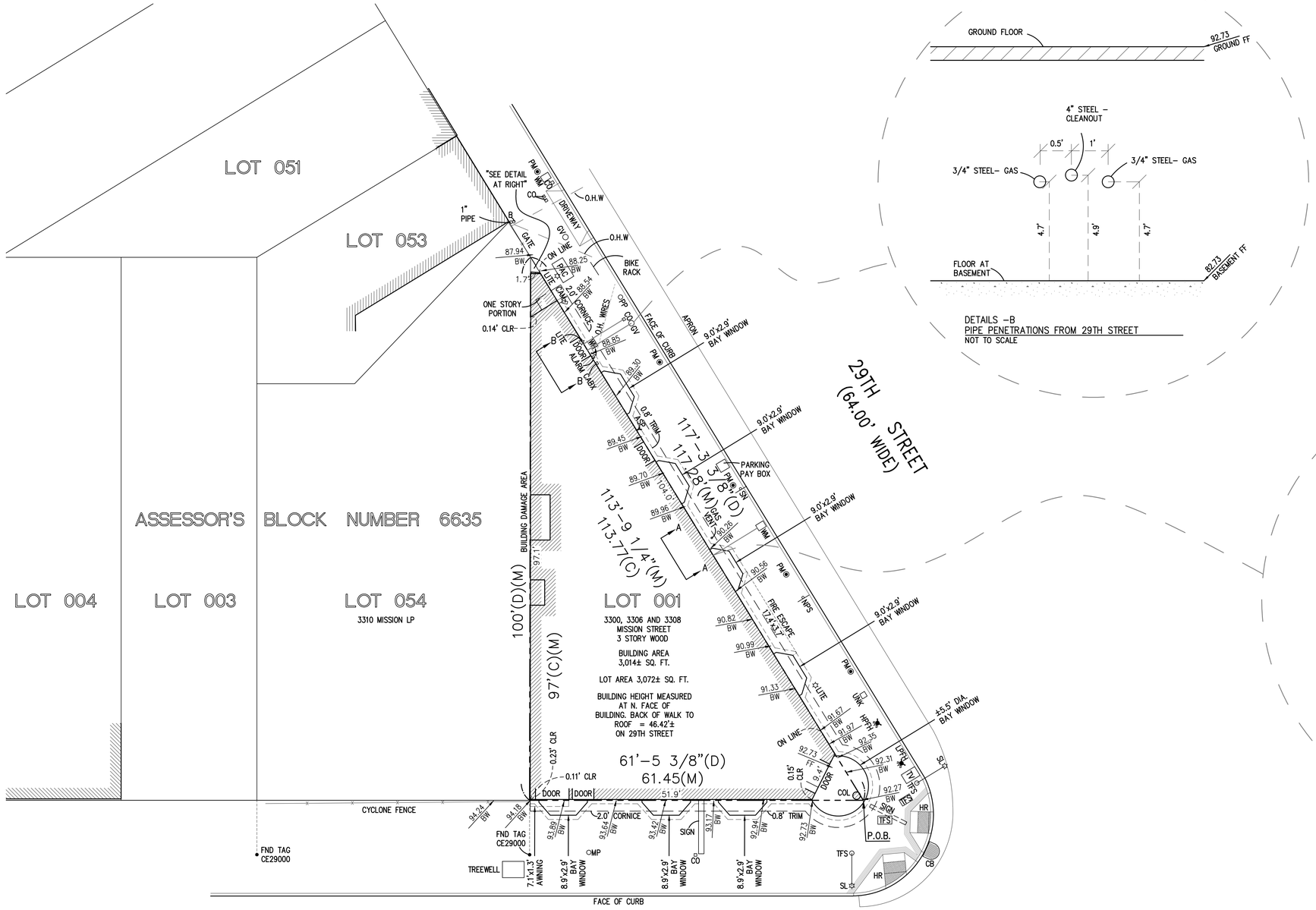
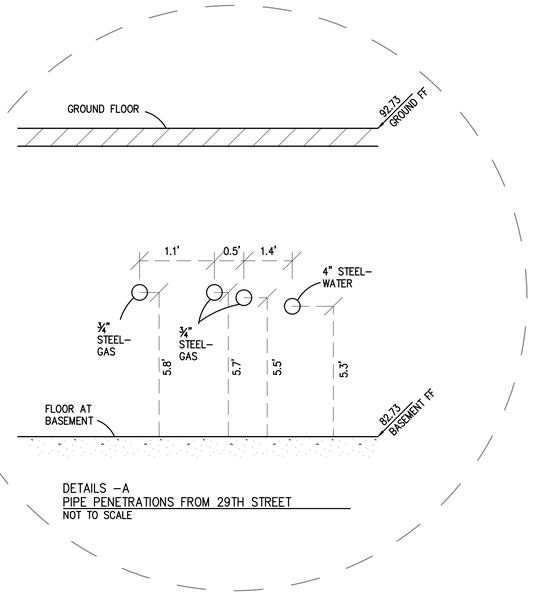


DETAILS –B
PIPE PENETRATIONS FROM 29TH STREET
NOT TO SCALE



DETAILS –A
PIPE PENETRATIONS FROM 29TH STREET
NOT TO SCALE

GENERAL NOTES:

1. ALL SURVEY WERE CONDUCTED IN MAY 2023.
2. DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
3. ELEVATIONS BASED ON SAN FRANCISCO HISTORIC CITY DATUM IN THE SOUTHWEST CORNER OF THE INTERSECTION OF MISSION STREET AND 29TH STREET, LETTER "O" IN "OPEN" TOP HPFS HYDRANT, ELEVATION= 94.429'.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA.94107 • (415) 546–7111 • FAX: (415) 546–9472

APPROVED: _____

APPROVED: _____

PROJECT NO. 6409 6955

DES. TM | DRW. RL
CKD. | REVD. PJB
DATE MAY 2023
JOB NO. 6974

REVISIONS NO.	DATE	DESCRIPTION
	05.11.23	PRELIMINARY

UTILITY INFORMATION SURVEY
3300–3308 MISSION STREET
ASSESSOR'S BLOCK NUMBER 6635 ~ LOT 001

SAN FRANCISCO CALIFORNIA

SCALE:
HORIZ. 1" = 10'
VERT.

1 OF 1

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TYPICAL
DISTRIBUTION TRENCH
Joint Trench – Franchise Area or P.U.E.

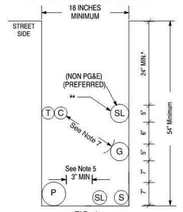
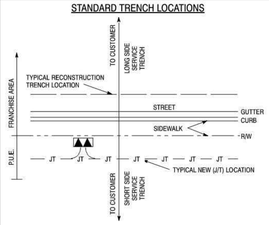


FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.
* Increase cover to 30" in the street area (see Note 3).
** Separation must be 12" unless a reduction (6") is mutually agreed upon by affected utilities.

STANDARD TRENCH LOCATIONS



TYPICAL
SERVICE TRENCH

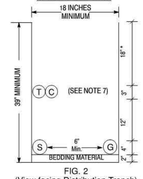


FIG. 2
(View facing Distribution Trench)

SEE UTILITY BULLETIN TD-5453B-002 FOR UPDATED MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS

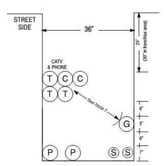


FIG. 3
36" Wide Joint Trench

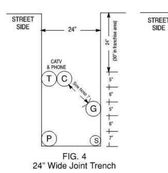


FIG. 4
24" Wide Joint Trench

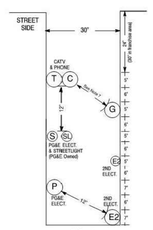


FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.
B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").
D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

General Notes

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.

   If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:

   - Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
   - Clearly describe the conditions necessitating the waiver,
   - Include a proposed design,
   - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

   Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
    - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
    - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
    - At no time shall the over saturation of native soils be used to achieve these requirements.

    The sieves and screens shall be:
    - 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
    - #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

Notes continued on the next page

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
    - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.
      Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
    - At no time shall the over saturation of native soils be used to achieve these requirements.
    - Refer to Engineering Document 062288, Item 13 on Page 2.
13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.
    - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
    - PG&E approved import material is per CGT Engineering Guideline 4123.
    - If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
    - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
    - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
    - The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.
14. The applicant is responsible for the removal of excess spoil and associated costs.
15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

Revision Notes

1. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.
2. This document was revised on 09–27–2006.

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit

The minimum separation requirement must be 3 in. between:

- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in. requirement above is already included in Electric Standard 062288 but **not** in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

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Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

WHAT YOU NEED TO KNOW

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches)

		G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	-	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	-	1	12	12	12
C	(CATV)	12	1	1	-	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES, NON-PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench."
Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide."
**For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

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A JT1.01

DRY UTILITY STANDARDS

SCALE: N.T.S.

GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF SAN FRANCISCO FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL, SHOP DRAWINGS AND LOCAL INSPECTION.
26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.
27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
31. SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".
32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS, JULY 1986 EDITION AND DEPARTMENT OF PUBLIC WORKS ORDER NOS. 135,595 OR 135,596.
33. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (U.S.A.) AT 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING U.S.A. DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES.

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PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING, STORMWATER, AND JOINT TRENCH
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REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 EXP 03/31/24 CIVIL STATE OF CALIFORNIA

DRY UTILITY STANDARDS

SCALE:

JT1.01

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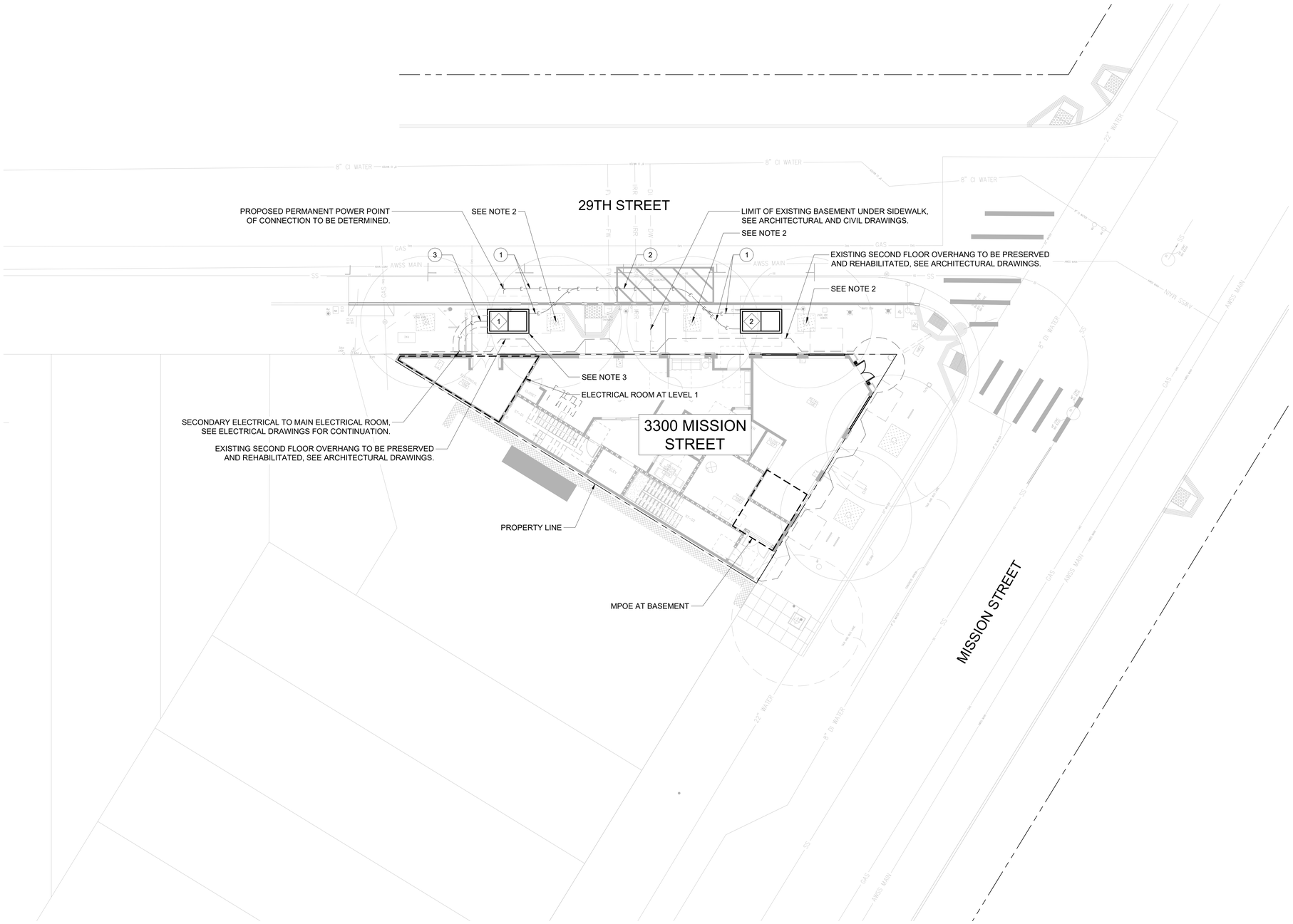

A JT1.02 DRY UTILITY INTENT

SCALE: 1" = 10'

EQUIPMENT TAG:

1. PG&E SUBSURFACE TRANSFORMER (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 7'-6" (PG&E ORDERING CODE: 040325)
2. PG&E SUBSURFACE SWITCH INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE: 043411)

CONDUIT NOTE TAG:

1. PG&E PRIMARY ELECTRICAL (2) 6"
2. PG&E PRIMARY ELECTRICAL (4) 6"
3. PG&E SECONDARY ELECTRICAL (7) 5"

NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.
3. CONTRACTOR TO INSTALL WATERPROOFING PER PG&E GREENBOOK SECTION 072149.

1"=10' 10' 0 10' 20'

ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

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DRY UTILITY INTENT

SCALE:

JT1.02

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GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN FRANCISCO, AND CAL-OSHA. ALL CODES, STANDARDS, AND SPECIFICATIONS SHALL BE AS AMENDED TO DATE. ANY VIOLATION WILL RESULT IN STOPPING OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS PREPARED FOR THE PROJECT. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR WRITTEN NOTICE TO AND SUBJECT TO THE APPROVAL OF THE DESIGN ENGINEER.

3. ANY DEVIATIONS OR CHANGES IN THESE PLANS, WITHOUT WRITTEN APPROVAL OF THE DESIGN ENGINEER, SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.

4. ALL MONUMENTS OF RECORD MUST BE PROTECTED PER STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, SECTIONS 8725 AND 8771. NOTIFY CONTRACTING OFFICIAL REPRESENTATIVE TO REPORT ANY MONUMENTS IN DANGER OF DESTRUCTION OR REMOVAL.

5. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". ANY MANHOLE, CULVERT DROP INLET OR TRENCH WHICH COULD CONTAIN AIR WHICH IS NOT READILY VENTILATED, MAYBE CONSIDERED A "CONFINED SPACE".

6. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH CAL-OSHA "CONSTRUCTION SAFETY ORDERS" CURRENT EDITION. CONTRACTOR MUST HAVE VALID TRENCH SHORING PERMIT ISSUED BY CAL-OSHA.

7. ANY EXISTING TRENCH BACKFILL WHICH IS DETERMINED NOT TO BE PROPERLY COMPACTED SHALL BE COMPLETELY REMOVED FROM THE TRENCH, THEN PLACED AND RE-COMPACTED BY MECHANICAL MEANS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ENGINEER.

8. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE TO BE HELD AT THE SITE PRIOR TO THE START OF ANY WORK WITH THE FOLLOWING PEOPLE PRESENT: OWNER; CONTRACTOR; ARCHITECT; PROJECT'S CIVIL ENGINEER; PROJECT'S SOIL ENGINEER; CITY AND COUNTY ENGINEER OR DESIGNATED REPRESENTATIVE.

9. SHOULD CONTRACTOR UNCOVER HUMAN REMAINS ON SITE DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT OWNER REPRESENTATIVE AND IN ACCORDANCE WITH PUBLIC RESOURCE CODE SECTION 5097.98, NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS SHALL BE DISTURBED UNTIL MITIGATION MEASURES HAVE BEEN IMPLEMENTED.

EXISTING CONDITION

1. EXISTING UTILITIES ARE BASED ON UTILITY INFORMATION PROVIDED BY KCA ENGINEERS, INC. TITLED "UTILITY INFORMATION SURVEY" DATED MAY 2023.

2. TOPOGRAPHIC & BOUNDARY SURVEY PROVIDED BY KCA ENGINEERS, INC. TITLED "TOPOGRAPHIC SURVEY PLAN" DATED MAY 2023.

3. THE EXISTING SIDEWALK & ROADWAY ALONG MISSION STREET IS DRAINING TOWARDS THE INTERSECTION OF MISSION & 29TH. EXISTING LONGITUDINAL SLOPES ARE APPROXIMATELY 2%. EXISTING CROSS SLOPES ARE ADA COMPLIANT RANGING FROM 0-1.2%. THE SIDEWALK WILL BE REMOVED AND REPLACED KEEPING EXISTING ELEVATIONS.

   THE EXISTING SIDEWALK AND ROADWAY ALONG 29TH STREET IS DRAINING AWAY FROM THE INTERSECTION OF 29TH & MISSION STREET. EXISTING LONGITUDINAL SLOPES ARE APPROXIMATELY 3%. EXISTING CROSS SLOPES ARE NOT ADA COMPLIANT RANGING FROM 2-4%. THIS SIDEWALK WILL BE REMOVED AND REPLAVED AND WILL BE GRADED TO MEET ACCESSIBILITY REQUIREMENTS WITH MAXIMUM CROSS SLOPES OF 1.7%. NEW CONCRETE GUTTER WILL BE ISNTALLED WITH A MINIMUM SLOPE OF 0.5%. LEVEL LANDINGS WILL BE PROVIDED AT NEW ENTRANCES FOR ACCESSIBILITY WITH MAXIMUM SLOPES OF 1.7%.

   EXISTING CURB RAMPS AT THE INTERSECTION OF 29TH AND MISSION STREET ARE ADA COMPLIANT THEREFORE ARE TO REMAIN.

EARTHWORK GRADING OPERATION

1. SEE GEOTECHNICAL NOTES ON C001.

2. ALL EARTHWORK FOR THIS SITE SHALL BE PERFORMED IN ACCORDANCE WITH THE SAN FRANCISCO HEALTH CODE, ARTICLE 21 & THE LATEST GEOTECHNICAL REPORT REQUIREMENTS.

3. CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS IN FIELD WITH THE PROJECT'S ENVIRONMENTAL CONSULTANT, AEW ENGINEERING & OWNER.

4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL GRADING PRIOR TO BEGINNING ANY EARTHWORK OPERATION.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECTED BACKFILL MATERIAL, AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.

6. ALL WORK ADJACENT TO EXISTING PAVEMENT SECTIONS SHALL BUTT UP TO FULL EXISTING SECTION. WHERE FULL EXISTING SECTION IS NOT ENCOUNTERED, CONTINUE REMOVAL OF ADDITIONAL PAVEMENT UNTIL FULL SECTION IS FOUND.

7. CONTRACTOR SHALL PROVIDE FOR DEWATERING OPERATION DURING CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS AND GOVERNING AGENCIES REQUIREMENTS FOR DISPOSAL OF GROUND WATER.

CONTRACTOR'S REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL AND/OR ERECT THE CONSTRUCTION AS REQUIRED TO PROPERLY COMPLETE THE WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC, NECESSARY TO COMPLETE THE INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS.

2. CONTRACTOR SHALL PROTECT EXISTING FACILITIES AS INDICATED ON PLANS FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC., REQUIRED FOR THE PROTECTION OF PERSONNEL, PUBLIC PROPERTY AND MATERIAL SHALL BE PROVIDED FOR AND MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR, AND SHALL CONFORM TO GOVERNING CODES, ORDINANCES AND REGULATIONS.

3. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN TEAM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN TEAM.

4. CONTRACTOR SHALL POST ON THE SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE AND FIRE DEPARTMENTS.

5. CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO MAINTAIN PEDESTRIAN & VEHICULAR ACCESS AROUND SITE THROUGHOUT THE PERIOD OF CONSTRUCTION.

6. CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES AT THE JOB SITE. EXCESS BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMP SITE. THE JOB SITE SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORKDAY.

7. CONTRACTOR SHALL PROPERLY COORDINATE HIS/HER WORK WITH THE WORK OF OTHER CONTRACTS THAT MAY BE UNDERWAY CONCURRENTLY WITH THIS PROJECT.

8. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREET, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.

9. THE CONTRACTOR SHALL PROVIDE ADEQUATE COVER FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION OF THIS PROJECT.

10. IF ANY DAMAGE TO EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER REPRESENTATIVE AND SHALL REPAIR THE DAMAGE AS DIRECTED BY THE ENGINEER AND OWNER AT NO ADDITIONAL COMPENSATION.

11. ALL CONSTRUCTION STAKING SHALL BE DONE BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ± 0.10 FOOT OF FINISH PAD GRADE.

UTILITY

1. UTILITY SYSTEMS LAYOUT & ELEVATIONS ARE BASED ON UTILITY INFORMATION RECEIVED FROM KCA ENGINEERS. CONTRACTOR SHALL VERIFY AS-BUILT CONDITION OF ALL UTILITIES BY MEANS OF POTHOLING PRIOR TO CONSTRUCTION, AND NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES IN LOCATIONS OR DEPTHS OF EXISTING UTILITIES FROM THAT SHOWN, OR ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.

2. UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK WILL BE PERFORMED IN A MANNER TO MINIMIZE UTILITY SERVICE INTERRUPTIONS TO FACILITY OPERATIONS IN THE VICINITY OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL UTILITY INTERRUPTIONS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH OWNER'S REPRESENTATIVE.

3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM DRAIN, WATER, AND DRY UTILITIES.

4. ALL EXISTING UTILITIES NOT IN CONFLICT WITH THE NEW CONSTRUCTION SHALL REMAIN IN PLACE AND BE PROTECTED OR BE ABANDONED IN PLACE, AS SHOWN ON PLAN.

5. ALL (E) ABANDONED OR VERIFIED INACTIVE UTILITY THAT IS IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OFF-SITE.

TRAFFIC CONTROL

1. CONTRACTOR SHALL PROVIDE ENGINEERED TRAFFIC CONTROL PLANS (TCP) PER THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARD PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS. THE TCP PLANS MUST BE PREPARED BY A LICENSED TRAFFIC ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY & COUNTY OF SAN FRANCISCO PRIOR TO IMPLEMENTING ANY LANE CLOSURES.

2. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY REQUIREMENTS WITH ADJACENT PROPERTY OWNERS OR OTHER CONTRACTS UNDERWAY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK ON THE ROADWAY TO INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES TO SAFELY REROUTE TRAFFIC AND PEDESTRIANS AROUND THE WORK SITE AREAS.

4. FLASHING ARROW BOARDS ARE REQUIRED FOR LANE CLOSURES. ALL SIGNS, TRAFFIC CONES, BARRICADES, ETC., MUST BE RETROREFLECTIVE AND IN GOOD WORKING ORDER.

5. ALL TRAFFIC CONTROL DEVICES, SIGNS, PAVEMENT MARKINGS, AND RAISED MARKERS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MUTCD AND CALTRANS STANDARD PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AT THE END OF THE WORK DAY AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL REPLACE/REPAIR ALL DAMAGED STRIPING WITH TEMPORARY STRIPING OR RAISED PAVEMENT MARKERS AT THE END OF EACH WORK DAY.

SWPPP / EROSION CONTROL

1. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND SWPPP REQUIREMENTS AS SHOWN ON THESE PLANS, AND AS DIRECTED BY THE REPRESENTATIVE OR REQUIREMENTS OF THE SAN FRANCISCO CONSTRUCTION SITE RUN-OFF CONTROL PROGRAM.

2. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL DUST AT AND NEAR THE SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE.

3. CONSTRUCTION OPERATIONS – WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGE TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS, WHICH COULD CONTAMINATE STORM RUNOFF, SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND NOT ALLOW STORM WATER TO RUN ONTO THE AREA.

4. FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED, PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.

5. TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES, SEE C1001.

GEOTECHNICAL NOTES

1. ALL EARTHWORK SHALL BE BASED ON THE GEOTECHNICAL STUDY REPORT TITLED "GEOTECHNICAL REPORT MIXED-USED DEVELOPMENT" DATED 08/24/2023 BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NO. 23-400010.3 AND ANY SUBSEQUENT REVISIONS OR LETTERS.

2. ALL CUT, FILL, AND TRENCH BACKFILL MUST BE TESTED BY A LICENSED SOILS ENGINEER WHO WILL PROVIDE CERTIFICATION THAT THE WORK CONFORMS TO THE REQUIREMENTS OF THE PROJECT SOILS REPORT, COUNTY AND STATE CODE.

GEOTECHNICAL ENGINEER'S CERTIFICATE:

THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.

ANDREW ATRY — DATE REVIEWED
GE # C84728 — XX/XX/XXXX

SURVEY NOTES

1. SEE EXISTING CONDITION NOTES ON THIS SHEET.

2. CONTRACTOR SHALL SATISFY HIM/HERSELF AS TO THE CORRECTNESS OF THE EXISTING TOPOGRAPHY AND OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY AND OBTAIN WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, REVISIONS, AND ADDITIONAL WORK THAT IS REQUIRED AS A RESULT OF SUCH FIELD INVESTIGATION PRIOR TO BEGINNING ANY WORK.

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GENERAL NOTES

SCALE: AS SHOWN

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ABBREVIATIONS

#	POUND, NUMBER
&	AND
AB	AGGREGATE BASE
ABAND	ABANDONED
ABBRV	ABBREVIATIONS
ABV	ABOVE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISSABILITIES ACT
AD	AREA DRAIN
ADD	ADDITIONAL
ADJ	ADJACENT
AGG	AGGREGATE
AH	AHEAD
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ARV	AIR RELEASE VALVE
AGG	AGGREGATE
AS	AGGREGATE BASE
ASSOC	ASSOCIATION
ASSY	ASSEMBLY
ATT	AT&T (COMMUNICATIONS)
AUTO	AUTOMATIC
AUX	AUXILLIARY
AV	AIR VENT
AVG	AVERAGE
AVE	AVENUE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BEGINNING OF CURB
BCC	BEGIN COMPOUND CURB
BCR	BEGIN CURB RETURN
BEG	BEGIN
BITUM	BITUMINOUS
BFP	BACK FLOW PREVENTER
BK	BACK
BLDG	BUILDING
BLK	BLOCK
BLVD	BOULEVARD
BM	BENCHMARK
BO	BLOW-OFF
BOC	BACK OF CURB
BOE	BUREAU OF ENGINEERING
BOP	BOTTOM OF PIPE
BOT	BOTTOM
BOV	BLOW-OFF VALVE
BOW	BOTTOM OF WALL
BRC	BEGIN REVERSE CURVE
BRG	BEARING
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
CCS	CALIFORNIA COORDINATE SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CDF	CONTROLLED DENSITY FILL
CEM	CEMENT
C&G	CURB AND GUTTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CHNL	CHANNEL
CI	CAST IRON
CIP	CAST IRON PIPE
CIRC	CIRCULAR
CJ	CONSTRUCTION JOINT, COLD JOINT
℄ or C/L	CENTER LINE
CL	CLASS
CLF	CHAIN LINK FENCE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONST	CONSTRUCT or -TION
CONT	CONTINUOUS, CONTINUATION
COORD	COORDINATE
COR	CORNER
CND	CONDUIT
CP	CONTROL POINT
CPLG	COUPLING
CR	CURB RETURN
CRK	CREEK
CTY	CITY
CNTY	COUNTY
CTR	CENTER
CSP	CORRUGATED STEEL PIPE
CUP	CENTRAL UTILITY PLANT
CU	CUBIC
CULV	CULVERT
CV	CHECK VALVE
CVR	COVER
CY	CUBIC YARD
DB	DUCT BANK
DBI	DEPARTMENT OF BUILDING INSPECTION
DBL	DOUBLE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DEFL	DEFLECTION
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL, DETOUR
DI	DROP INLET
DIA, ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAM
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DL	DAYLIGHT (CUT/FILL)
DN	DOWN
DOM	DOMESTIC
DPW	DEPARTMENT OF PUBLIC WORKS
DSP	DRY STANDPIPE
DTIS	DEPARTMENT OF TELECOMMUNICATION & INFORMATION SYSTEM
DW	DOMESTIC WATER
DWGS	DRAWINGS
DWY	DRIVEWAY
E	EASTING
ELEC	ELECTRIC
EA	EACH
EB	EASTBOUND
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EC	END OF CURVE
ECC	END COMPOUND CURVE
EFF	EFFLUIENT
EG	EXISTING GROUND
EL	ELEVATIONS
ELB	ELBOW
EMB	EMBANKMENT
ENCL	ENCLOSURE
ENGR	ENGINEER
EOB	END OF BRIDGE
EOC	EDGE OF CONCRETE
EDO	EDGE OF DECK
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EQ	EQUAL
ERC	END REVERSE CURVE
ES	EDGE OF SHOULDER
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICAL CURVE
EXIST, (E)	EXISTING
EXC	EXCAVATE, EXCAVATION
EXP	EXPANSION, EXPOSED
EXPRWY	EXPRESSWAY
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATED
FOC	FACE OF CURB
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FIG	FIGURE
FL	FLOW LINE
FLG	FLANGE
FLEX	FLEXIBLE
FLR	FLOOR
FM	FORCE MAIN
FO	FIBER OPTIC
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
FUT	FUTURE
FW	FIRE WATER
FWY	FREEWAY
FWD	FORWARD
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
GA	GAGE OR GAUGE
GAL	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GL	GLASS
GM	GAS METER
GP	GALVANIZED IRON PIPE
GR	TOP OF GRATE
GRD	GROUND
GPM	GALLONS PER MINUTE
GSP	GALVANIZED STEEL PIPE
GUT	GUTTER
GV	GAS VALVE
HB	HOSE BIBB
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HPG	HIGH PRESSURE GAS
HR	HOUR
HV	HOSE VALVE
HVE	HIGH VOLTAGE ELECTRICAL
HVY	HEAVY
HWY	HIGHWAY
ID	INSIDE DIAMETER
INT	INTERSECTION
INST	INSTALL
INSUL	INSULATE
INV	INVERT
IPS	IRON PIPE SIZE
IRR	IRRIGATION
IV	IRRIGATION VALVE
JT	JOINT TRENCH
JB	JUNCTION BOX
JCT	JUNCTION
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAL FEET
LG	LIP OF GUTTER
LH	LAMPHOLE
LT	LEFT
KIP	THOUSAND POUNDS
KW	KILOWATT
L	LENGTH
LAB	LABORATORY
LAT	LATITUDE
LB	POUNDS
LC	LENGTH OF CURVE
LN	LANE
LOC	LOCATION
LP	LOW POINT
LS	LUMP SUM
L/S	LANDSCAPE
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
MB	METAL BEAM
MBB	METAL BEAM BARRIER
MCI	MCI FIBER OPTIC CABLE
MECH	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MFR	MANUFACTURER
MH	MANHOLE
MKR	MARKER
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODIFY
MON	MONUMENT
MPH	MILES PER HOUR
MP	METAL PLATE
MTL	MATERIAL
MULT	MULTIPLE
N	NORTHING
(N)	NEW
N/A	NOT APPLICABLE
NAD83	NORTH AMERICAN DATUM 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NB	NORTHBOUND
NE	NORTHEAST
NGS	NATIONAL GEODETIC SURVEY
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NO	NUMBER
NPS	NOMINAL PIPE SIZE
NPT	NATIONAL PIPE THREAD
N & S	NAIL AND SHINER
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OHE	OVERHEAD ELECTRICAL LINE
OD	OUTSIDE DIAMETER
OG	ORIGINAL GROUND
OSHA	OCCUPATIONAL SAFTEY & HEALTH ADMINISTRATION
P	POLE
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCVC	POINT OF COMPOUND VERTICAL CURVE
PED	PEDESTRIAN
PERF	PERFORATED
PERM	PERMEABLE
PG&E	PACIFIC GAS ELECTRIC
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PH	PHASE
P or P/L	PROPERTY LINE
PLYWD	PLYWOOD
POC	POINT ON CURVE
POT	POINT OF TANGENT
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRCST	PRECAST
PREFAB	PREFABRICATION
PRESS	PRESSURE
PRF	PAVEMENT REIENFORCING FABRIC
PROP	PROPERTY
PRVC	POINT OF REVERSE VERTICAL CURVE
PS	PUMP STATION
PT	POINT
PSE	PUBLIC SERVICES EASEMENT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PUC	PUBLIC UTILITY COMMISION
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RAD	RADIUS
R&S	REMOVE AND SALVAGE
R&D	REMOVE AND DISPOSE
RCV	REMOTE CONTROL VALVE
RCW	RECLAIMED WATER
RD	ROAD
RDWY	ROADWAY
REF	REFERENCE
REINF	REINFORCED
RET	RETURN
REV	REVISION
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RP	REFERENCE POINT
RPZA	REDUCED PRESSURE ZONE ASSEMBLY
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
RW	RETAINING WALL
RWL	RAIN WATER LEADER
S	SLOPE
SALV	SALVAGE
SS	SANITARY
SB	SOUTHBOUND
SCB	SIGNAL CONTROL BOX
SCH	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SF	SQUARE FEET OR SAN FRANCISCO
SHLDR	SHOULDER
SEC	SECTION
SHT	SHEET
SIG	SIGNAL
SIM	SIMILAR
SL	STREET LIGHT
SPEC	SPECIFICATION
SS	SANITARY SEWER
SST	STAINLESS STEEL
ST	STREET
STA	STATION
STBY	STANDBY
STD	STANDARD
STL	STEEL
STP	STEEL PIPE
STR	STRAIGHT
STRUCT	STRUCTURAL
SUPT	SUPERINTENDENT
SURF	SURFACE
SW	SIDEWALK
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
SURV	SURVEY
SYMM	SYMMETRICAL
TB	THRUST BLOCK
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBW	TOP BACK OF WALL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TC	TOP OF CURB
TD	TRENCH DRAIN
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TG	TOP OF GRADE
TGV	TAPPING GATE VALVE
TMH	TELEPHONE MANHOLE
TP	TOP OF PAVEMENT
TS&GV	TAPPING SLEEVE & GATE VALVE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TOP	TOP OF PIPE
TOPO	TOPOGRAPHIC
TOS	TOP OF SLAB
TOT	TOTAL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TPB	TREATED PERMEABLE BASE
TRAFF	TRAFFIC
TRANS	TRANSITION
TS	TRAFFIC SIGNAL
TS&TG	TAPPING SLEEVE & GAVE VALVE
TSPB	TRAFFIC SIGNAL PULL BOX
TYP	TYPICAL
TV	CABLE TELEVISION
UG	UNDERGROUND
UC	UNDERCROSSING
UNO	UNLESS NOTED OTHERWISE
UPUE	UNDERGROUND PUBLIC UTILITY EASEMENT
USA	UNDERGROUND SERVICE ALERT
UTIL	UTILITY
V	VALVE
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPI	VERTICAL POINT OF INTERSECTION
W	WATER
W/	WITH
W/O	WITHOUT
WB	WESTBOUND
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WPB	WATER PULL BOX
WSP	WELDED STEEL PIPE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XING	CROSSING
YD	YARDS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
——— – – ———	——— – – ———	PROPERTY BOUNDARY, RIGHT OF WAY
	41+00	STATIONING LINE
	— — — — —	EASEMENT LINE
	——— – – ———	CENTER LINE

* FOR ALL OTHER LEGENDS SEE C3.01, C4.01, C6.01, C7.01

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CHECKED BY	DZ
PROJECT NO	2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT

LEGEND & ABBREVIATIONS

SCALE: AS SHOWN

C0.02

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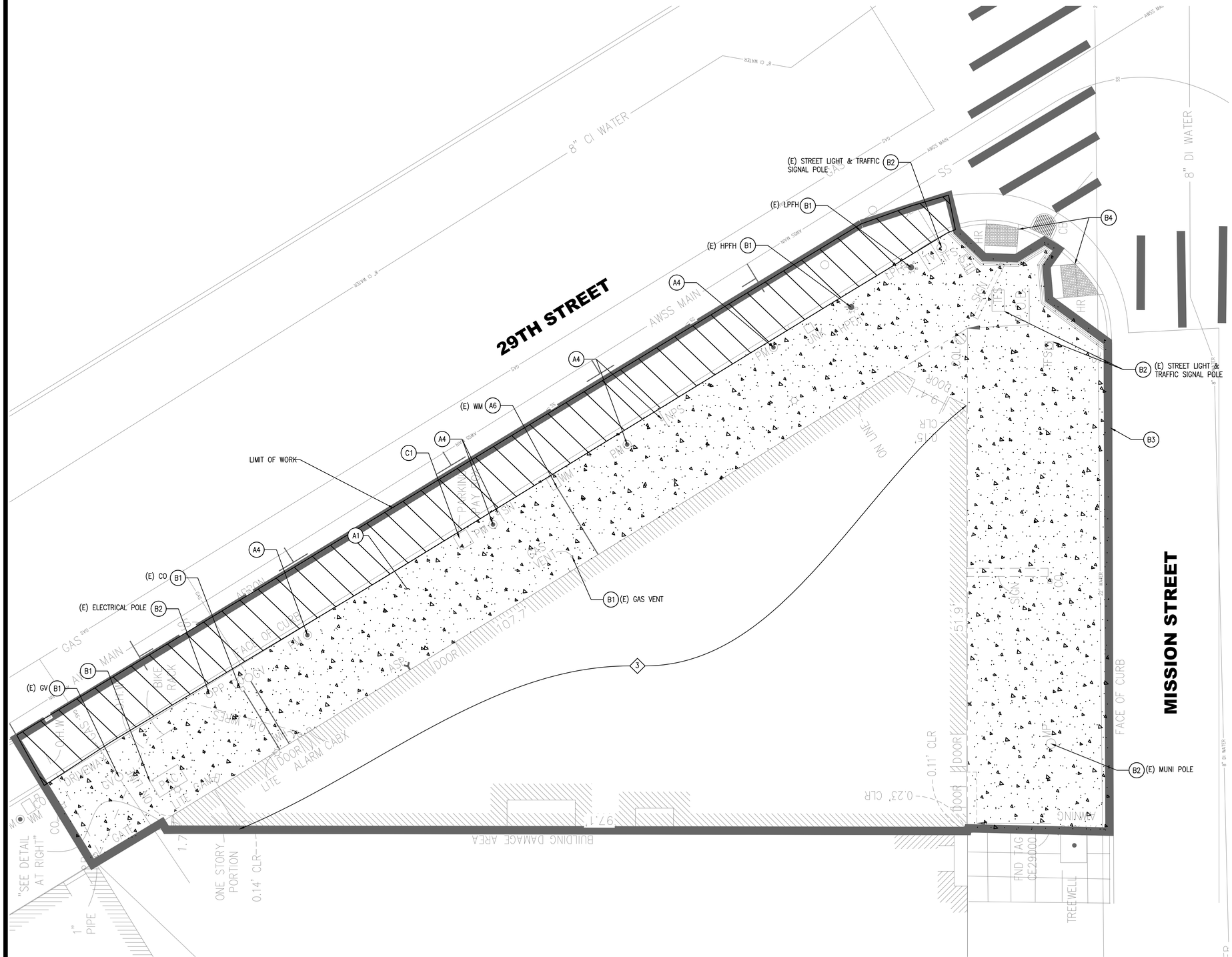
SHEET NOTES

1. ALL SITE FEATURES ARE TO REMAIN, UNO.
2. ALL UTILITY STRUCTURES (SUCH AS VAULTS, MANHOLES, PULLBOXES, ETC.) ARE TO REMAIN AND SHALL BE ADJUSTED TO THE NEW FINISH GRADE, UNO.
3. FOR BUILDING DEMOLITION, SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS.



LEGEND AND ABBREVIATIONS

A. EXISTING ITEMS TO BE REMOVED & DISPOSED OFF SITE INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

ITEM	SYMBOL	DESCRIPTION
A1		PCC PAVING
A2		CURB & GUTTER
A3	PM	PARKING PAY BOX
A4	SN	PARKING POLE / PARKING SIGN
A5		ASPHALT CONCRETE & CONCRETE BASE
A6	TPB SL TS DTIS PG&E EVLT TV	EXISTING UTILITY BOX & ASSOCIATED PIPING

B. EXISTING ITEMS TO REMAIN & BE PROTECTED INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

ITEM	SYMBOL	DESCRIPTION
B1	TPB SL TS DTIS PG&E EVLT TV	UTILITY BOX AND STRUCTURE
B2		UTILITY POLE
B3		CURB & GUTTER
B4		CURB RAMP

B. EXISTING ITEMS TO BE REMOVED & RELOCATED, BUT IS NOT LIMITED TO THE FOLLOWING:

ITEM	SYMBOL	DESCRIPTION
C1	PM	PARKING PAY BOX

5 2.5 0 5 10
SCALE: 1" = 5'

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SITE DEMOLITION PLAN

SCALE: AS SHOWN

C3.01

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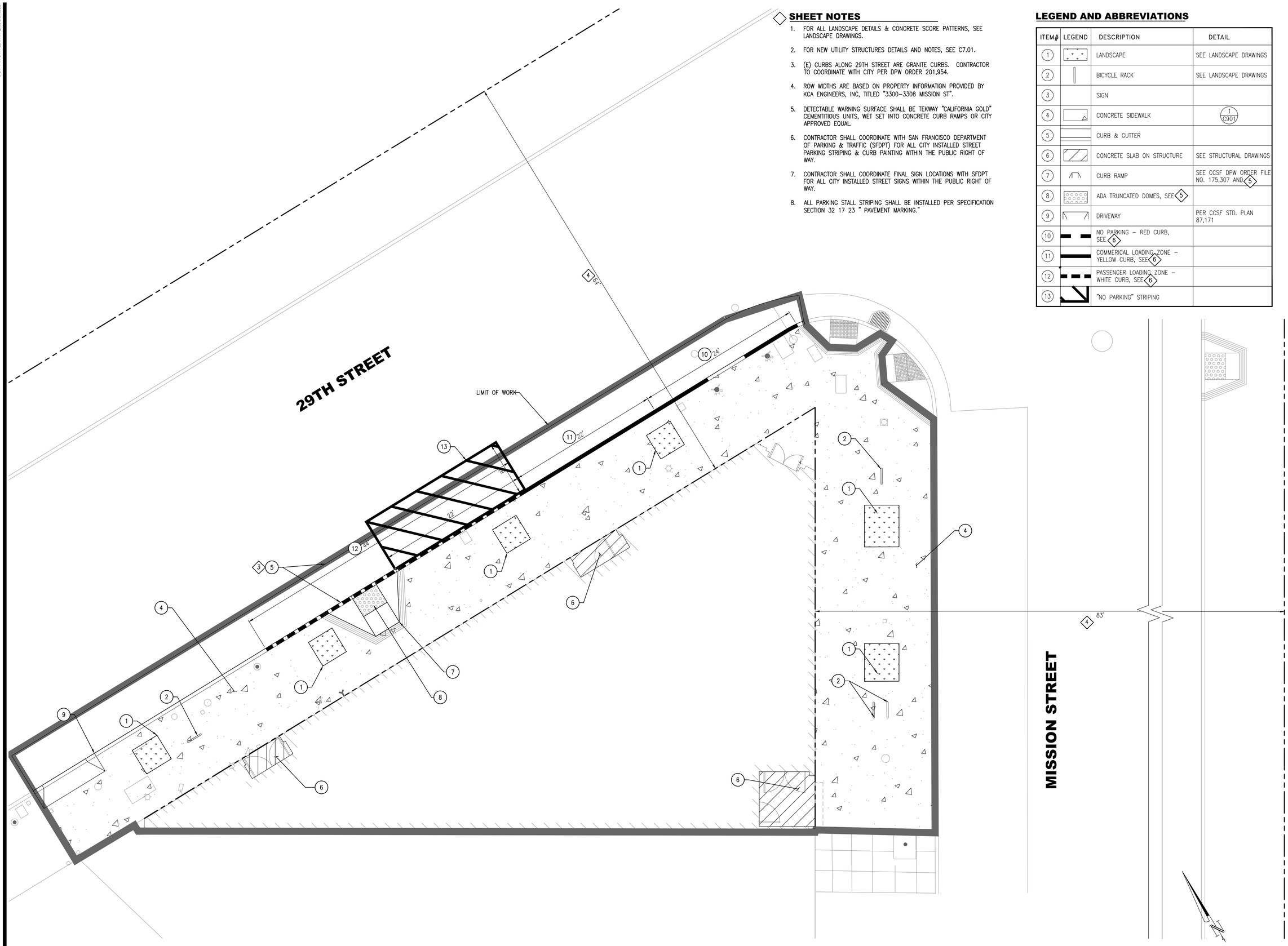
SHEET NOTES

1. FOR ALL LANDSCAPE DETAILS & CONCRETE SCORE PATTERNS, SEE LANDSCAPE DRAWINGS.
2. FOR NEW UTILITY STRUCTURES DETAILS AND NOTES, SEE C7.01.
3. (E) CURBS ALONG 29TH STREET ARE GRANITE CURBS. CONTRACTOR TO COORDINATE WITH CITY PER DPW ORDER 201,954.
4. ROW WIDTHS ARE BASED ON PROPERTY INFORMATION PROVIDED BY KCA ENGINEERS, INC, TITLED "3300–3308 MISSION ST".
5. DETECTABLE WARNING SURFACE SHALL BE TEKWAY "CALIFORNIA GOLD" CEMENTITIOUS UNITS, WET SET INTO CONCRETE CURB RAMPS OR CITY APPROVED EQUAL.
6. CONTRACTOR SHALL COORDINATE WITH SAN FRANCISCO DEPARTMENT OF PARKING & TRAFFIC (SFDPT) FOR ALL CITY INSTALLED STREET PARKING STRIPING & CURB PAINTING WITHIN THE PUBLIC RIGHT OF WAY.
7. CONTRACTOR SHALL COORDINATE FINAL SIGN LOCATIONS WITH SFDPT FOR ALL CITY INSTALLED STREET SIGNS WITHIN THE PUBLIC RIGHT OF WAY.
8. ALL PARKING STALL STRIPING SHALL BE INSTALLED PER SPECIFICATION SECTION 32 17 23 " PAVEMENT MARKING."

LEGEND AND ABBREVIATIONS

ITEM#	LEGEND	DESCRIPTION	DETAIL
1		LANDSCAPE	SEE LANDSCAPE DRAWINGS
2		BICYCLE RACK	SEE LANDSCAPE DRAWINGS
3		SIGN	
4		CONCRETE SIDEWALK	1 / C901
5		CURB & GUTTER	
6		CONCRETE SLAB ON STRUCTURE	SEE STRUCTURAL DRAWINGS
7		CURB RAMP	SEE CCSF DPW ORDER FILE NO. 175,307 AND 5
8		ADA TRUNCATED DOMES, SEE 5	
9		DRIVEWAY	PER CCSF STD. PLAN 87,171
10		NO PARKING – RED CURB, SEE 6	
11		COMMERICAL LOADING ZONE – YELLOW CURB, SEE 6	
12		PASSENGER LOADING ZONE – WHITE CURB, SEE 6	
13		"NO PARKING" STRIPING	



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SITE IMPROVEMENT PLAN

SCALE: AS SHOWN

C4.01

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SHEET NOTES

1. ALL CONFORM GRADES ARE BASED ON TOPOGRAPHIC SURVEY. CONTRACTOR SHALL VERIFY CONFORM ELEVATIONS PRIOR TO CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCY.
2. (E) VAULT & MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH PROPOSED GRADING PLAN.
3. ELEVATIONS & GRADES SHOWN ARE FINISH SURFACE ELEVATIONS.

LEGEND AND ABBREVIATIONS

TG 96.20 — PROPOSED GRADE

(TG 96.20) — EXISTING GRADE

8.33% — SLOPE AS SHOWN

CATCH BASIN

PLANTER DRAIN

FLOW LINE

GRADE BREAK

FF 66.97 — FINISH FLOOR ELEVATION

BW	BACK OF SIDEWALK
(N) SDCB	CATCH BASIN
(E)	EXISTING
EG	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
G	GUTTER
GB	GRADE BREAK
GR	TOP OF GRATE
HP	HIGH POINT
LP	LOW POINT
SLP	SEE LANDSCAPE PLANS
TC	TOP OF CURB
TG	TOP OF GRADE
TP	TOP OF PAVEMENT
TD	TRENCH DRAIN
TW	TOP OF WALL

29TH STREET

MISSION STREET

SCALE: 1" = 5'

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FINE GRADING & DRAINAGE PLAN

SCALE: AS SHOWN

C6.01

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SHEET NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT U.S.A. (TEL 800-642-2444) AND AFFECTED UTILITY COMPANY FOR VERIFICATION AT LEAST 48 HOURS PRIOR TO WORK. POTHOLING SHALL BE PERFORMED FOR VERIFICATION OF (E) UTILITIES IN THE PUBLIC RIGHT-OF-WAY BY CONTRACTOR OR UTILITY COMPANY PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF ANY CONFLICTS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHICH ARE TO REMAIN IN USE WHETHER OR NOT SHOWN HERON. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND OWNERS OF PRIVATE UTILITIES WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

3. CONTRACTOR SHALL VERIFY THE FLOW LINE ELEVATION OF THE EXISTING SEWER AND STORM DRAIN AT THE POINT OF CONNECTION AND NOTIFY THE ENGINEER IMMEDIATELY IF PROPOSED WORK CANNOT BE COMPLETED AS DESIGNED.

4. THE CONTRACTOR SHALL COORDINATE THE SEWER, WATER, STORM DRAIN AND DRY UTILITIES CONSTRUCTION IN A MANNER TO PREVENT ANY CONFLICTS WHERE UTILITY LINES CROSS EACH OTHER. THE SEWER, STORM DRAIN, AND WATER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLANS FOR ALL OTHER UTILITIES OF THIS DEVELOPMENT AND SHALL FAMILIARIZE THEMSELVES THEREIN. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THIS PLAN PRIOR TO THE START OF CONSTRUCTION. ALL DESIGN REVISIONS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER.

5. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

6. ALL WATER MAINS, SEWER MAINS AND LATERALS AND STORM DRAINS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER, AND SHALL CONFORM TO CITY'S SPECIFICATIONS.

7. ALL EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO, STREET TREES, UTILITY VAULTS, UTILITY STRUCTURES, PARKING METERS, UTILITY POLES, SIGNS, & METERS SHALL BE COORDINATED WITH APPLICABLE CITY/UTILITY AGENCIES FOR DEMOLITION OR RELOCATION REQUIREMENTS.

8. WATER:
   a. ALL WATER WORKS SHALL BE IN ACCORDANCE WITH THE LATEST SAN FRANCISCO WATER DEPARTMENT STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT.
   b. ALL WATER LINES, INCLUDING FIRE SERVICE, SHALL BE DUCTILE IRON PIPES ANSI/AWWA STANDARD C104, PRESSURE CLASS 350, THICKNESS CLASS 50. FITTINGS SHALL BE MECHANICAL JOINTS. GASKET SHALL BE FIELD LOK GASKET. FLANGE ADAPTER SHALL BE "EZ-FLANGE" AND "UNIFLANGE."
   c. INSTALL THRUST BLOCKS AS NECESSARY.
   d. DOMESTIC WATER LINES FROM MAIN LINE TIE-IN TO WATER METER, INCLUDING WATER SUPPLY LINE, GATE VALVE, WATER METER BOX AND WATER METER SHALL BE FURNISHED AND CONSTRUCTED BY SAN FRANCISCO WATER DEPARTMENT. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND PAVEMENT RESTORATION FOR SFWD INSTALLED WORK. CONTRACTOR TO CONSTRUCT WATER LINE FROM WATER METER TO 5' OUTSIDE THE BUILDING.
   e. BUILDING FIRE WATER SERVICE FROM MAIN TO 1' BEYOND BACK OF CURB, INCLUDING FIRE WATER SUPPLY LINE AND GATE VALVE SHALL BE FURNISHED AND CONSTRUCTED BY SAN FRANCISCO WATER DEPARTMENT. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND PAVEMENT RESTORATION FOR SFWD INSTALLED WORK. SFWD WILL INSTALL AN AWWA C110 FLANGE TAPED FITTING FOR CONTRACTOR CONNECTION PER STANDARD DRAWING CDD-LP-203G. CONTRACTOR TO CONSTRUCT FIRE WATER LINE FROM POINT OF CONNECTION TO 5' OUTSIDE BUILDING AFTER SFPUC HAS INSTALLED THEIR PORTION OF LATERAL.
   f. ALL REQUIREMENTS FOR FIRE WATER SERVICE SHALL BE IN ACCORDANCE WITH 2019 NFPA 13 AND 2016 NFPA 24, DESIGNED AND COORDINATED WITH SF FIRE DEPARTMENT. FDC LOCATION IS TO BE COORDINATED WITH BUILDING FIRE SPRINKLER CONTRACTOR, SEE FIRE PROTECTION DRAWINGS.
   g. PRELIMINARY SIZES OF WATER SERVICES, TO BE CONFIRMED:

DOMESTIC:	4"
FIRE SPRINKLER:	6"
IRRIGATION	1"

   h. MIN. COVER FOR PIPE INSTALLATION SHALL CONFORM TO NFPA 24 SECTION 10.4:

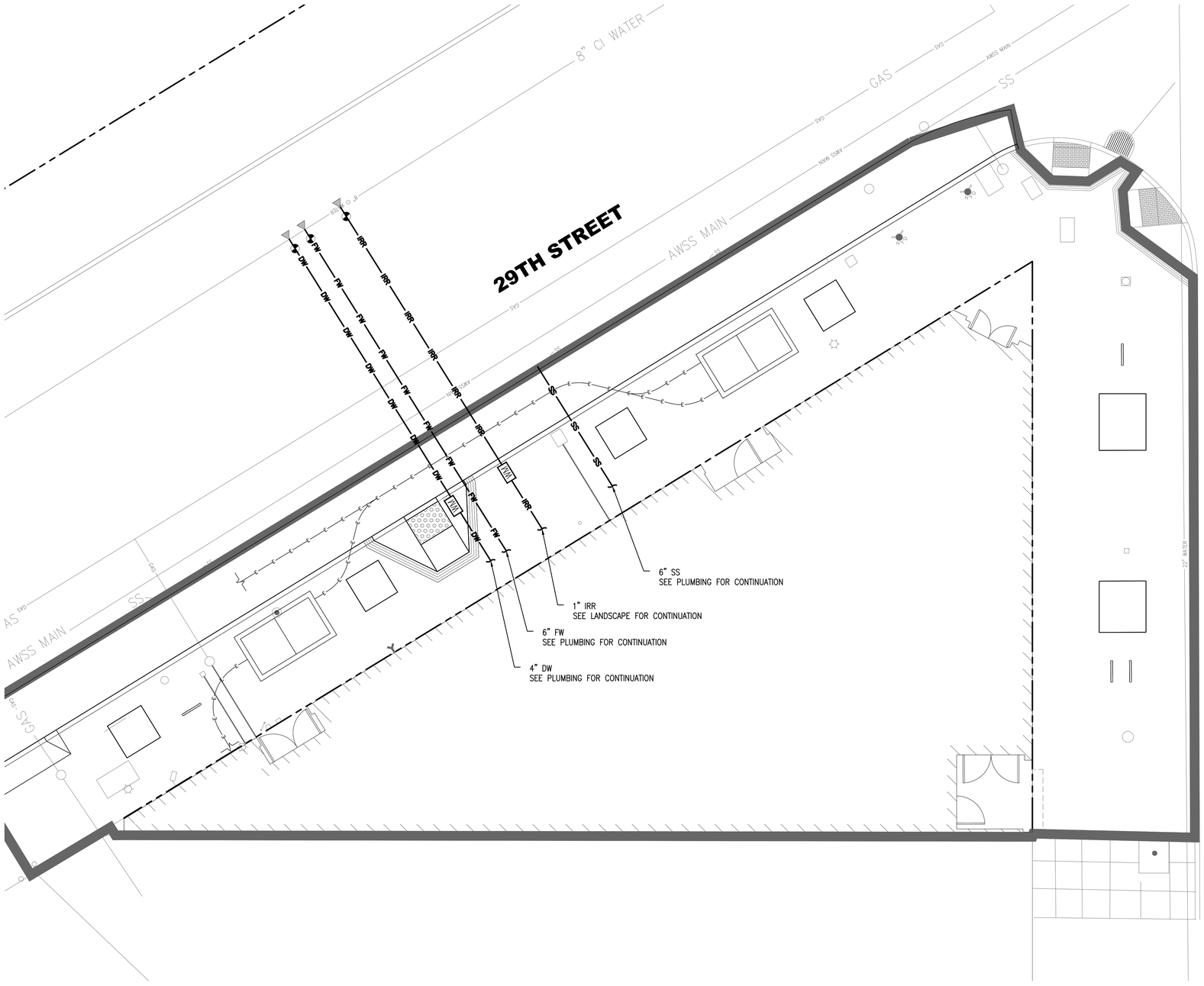
DW & IRR:	3 FT
FW	5 FT

   i. SFWD SHALL PERFORM ALL WORK ON EXISTING WATER MAINS INCLUDING, BUT NOT LIMITED TO, CONNECTION TO (E) WATER MAIN AND FURNISH & INSTALL (N) FIRE HYDRANT, LATERAL & GATE VALVE. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND PAVEMENT RESTORATION FOR SFWD INSTALLED WORK. CONTRACTOR TO COORDINATE AND SEQUENCE WORK TO MINIMIZE DOWNTIME OF EXISTING MAIN.
   j. INSTALL WATER REDUCERS AS NECESSARY TO MEET SIZES SHOWN ON PLUMBING DRAWINGS.

9. STORM DRAINAGE & SANITARY SEWERAGE:
   a. ALL SD AND SS LINES SHALL BE VCP ASTM C-700 EXTRA STRENGTH PIPE UNLESS NOTED OTHERWISE (UNO), AND SLOPE AS SHOWN ON PLAN, UNO. SIZES INDICATED ARE PRELIMINARY AND ARE TO BE CONFIRMED.
   b. INSTALL AIR VENT & TRAP FOR ALL SD AND SS LATERALS AT LOCATION 2' FROM FACE OF CURB.
   c. WHERE INDICATED ALL SD & SS LATERALS SHALL CHANGE SIZE DOWNSTREAM OF AIR VENT & TRAP.
   d. ALL SS CLEANOUTS & AIR VENTS SHALL HAVE RIM ELEVATION TO GRADE.
   e. CONTRACTOR TO VERIFY IN FIELD INVERT OF (E) COMBINED SEWER MAIN. MANHOLE SHALL BE CONSTRUCTED PER CCSF STD. DETAIL 87,181.

10. ELECTRICAL:
    a. SEE E300S FOR INFORMATION RELATED TO ELECTRICAL REQUIREMENTS.
    b. PG&E TO BRING ELECTRICAL SERVICE TO 1' INSIDE OF NEW ELECTRICAL TRANSFORMER. CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CONDUIT FROM TRANSFORMER TO POINT OF CONNECTION TO MAIN SWITCHBOARD AS SHOWN ON ELECTRICAL DRAWINGS.
    c. CONTRACTOR TO COORDINATE WITH PG&E FOR EXACT TIE-IN LOCATIONS AND REQUIREMENTS. ALL WORK IS SUBJECT TO APPROVAL BY ON-SITE PG&E INSPECTORS.

11. TELEPHONE & DATA COMMUNICATIONS:
    a. SEE TN201C FOR INFORMATION RELATED TO TELEPHONE & COMMUNICATION SYSTEM REQUIREMENTS.
    b. CONTRACTOR TO COORDINATE WITH TEL/DATA COMPANIES FOR EXACT TIE-IN LOCATIONS & REQUIREMENTS. ALL WORK IS SUBJECT TO APPROVAL BY ON-SITE TEL/DATA INSPECTORS.
    c. CONTRACTOR TO COORDINATE ANY RELOCATION WORK WITH TEL/DATA COMPANY.



LEGEND AND ABBREVIATIONS

ABBR.	SYMBOL	DESCRIPTION	DETAIL
SS	SS	SANITARY SEWER PIPE	
SD	SD	STORM DRAIN PIPE	
DW	DW	DOMESTIC WATER PIPE	
FW	FW	FIRE WATER PIPE	
IRR	IRR	IRRIGATION WATER PIPE	
E	E	ELECTRICAL	SEE ELECTRICAL DRAWINGS
T	T	TEL/DATA	SEE COMMUNICATION DRAWINGS
VLT		TRANSFORMER VAULT	SEE ELECTRICAL DRAWINGS

5 2.5 0 5 10
SCALE: 1" = 5'

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SITE UTILITY PLAN

SCALE: AS SHOWN

C7.01

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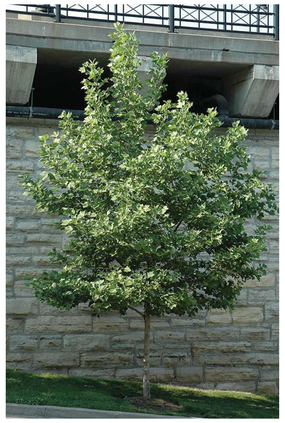
PLANT SCHEDULE

TREE SPECIES

KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
●	PLA COL	24" BOX	*PLATANUS X ACERIFOLIA 'COLUMBIA'*	COLUMBIA LONDON PLANE TREE	MODERATE	STREETS
●	AES CAR	24" BOX	*AESCULUS X 'CARNEA'*	RED HORSECHESTNUT	MODERATE	STREETS

SHRUB AND GROUNDCOVER SPECIES

KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
⊘	AEO PSE	5 GAL.	*AEONIUM 'PSEUDOTABULIFORME'*	GREEN PLATTER AEONIUM	LOW	LEVEL 1 TREE WELL
|	ERI WR	5 GAL.	*ERIGERON GLAUCUS 'WAYNE RODERICK'*	WAYNE RODERICK DAISY	LOW	LEVEL 1 TREE WELL



Platanus x acerifolia 'Columbia,' Columbia London Plane

Aesculus x carnea, Red Horsechestnut

Aeonium 'Pseudotabliforme,' Green Platter Aeonium

Buddleai davidii 'Ellen's Blue,' Ellen's Blue Butterfly Bush

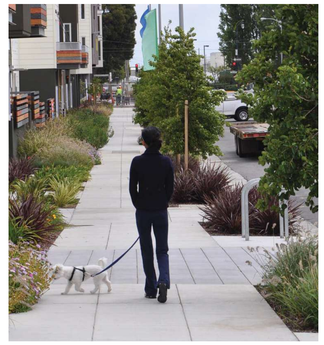
Erigeron glaucus 'Wayne Roderick,' WR Daisy

Diplacus aurantiacus, Sticky Monkey Flower

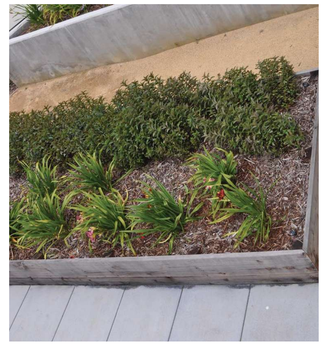
STREETSCAPE PLANTING & MATERIALS PLAN

SCALE: $\frac{3}{16}$"=1'-0"

Galvanized Bike Rack



Street tree well drought tolerant planting



Raised wood tree well edging with decomposed granite at 29th St.

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STREETSCAPE PLANTING & MATERIALS PLAN

SCALE: $\frac{3}{16}$"=1'-0"

L1.01

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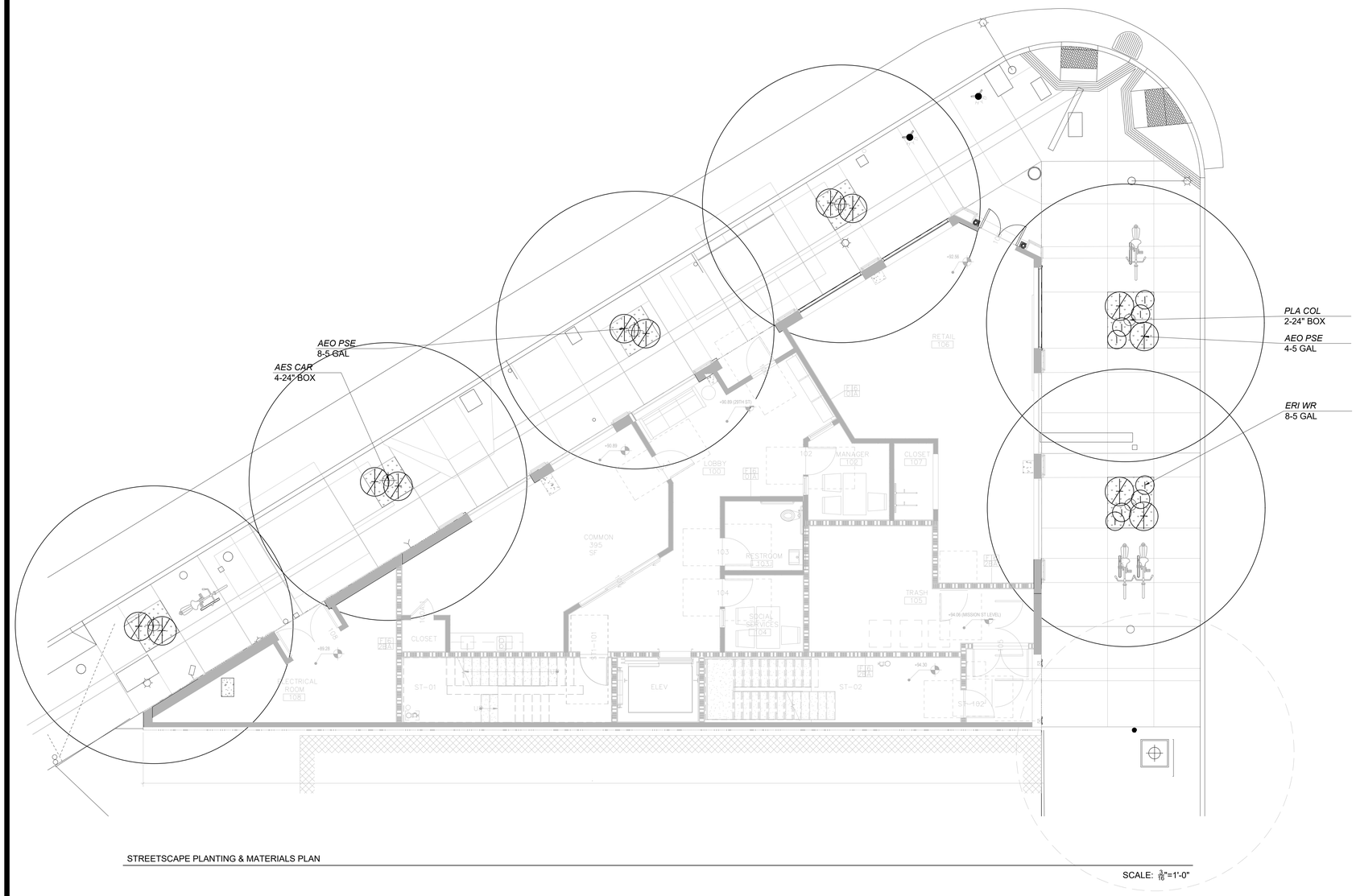
PLANT SCHEDULE

TREE SPECIES

KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
⊙	PLA COL	24" BOX	*PLATANUS X ACERIFOLIA 'COLUMBIA'*	COLUMBIA LONDON PLANE TREE	MODERATE	STREETS
⊙	AES CAR	24" BOX	*AESCULUS X 'CARNEA'*	RED HORSECHESTNUT	MODERATE	STREETS

SHRUB AND GROUNDCOVER SPECIES

KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
⊘	AEO PSE	5 GAL.	*AEONIUM 'PSEUDOTABULIFORME'*	GREEN PLATTER AEONIUM	LOW	LEVEL 1 TREE WELL
⊖	ERI WR	5 GAL.	*ERIGERON GLAUCUS 'WAYNE RODERICK'*	WAYNE RODERICK DAISY	LOW	LEVEL 1 TREE WELL



STREETSCAPE PLANTING & MATERIALS PLAN

SCALE: 3/16"=1'-0"

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STREETSCAPE PLANTING & MATERIALS PLAN

SCALE: 3/16"=1'-0"

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PLANT SCHEDULE

TREE SPECIES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
PLA YAR	24" BOX	*PLATANUS X HISPANICA 'YARWOOD'*	LONDON PLANE TREE	MODERATE	STREETS
PRU AUT	24" BOX	*PRUNUS SUBHIRTELLA 'AUTUMNALIS ROSEA'*	AUTUMN FLOWERING CHERRY	MODERATE	STREETS

SHRUB AND GROUNDCOVER SPECIES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
AEO PSE	5 GAL.	*AEONIUM 'PSEUDOTABULIFORME'*	GREEN PLATTER AEONIUM	LOW	LEVEL 2 PLANTER
BER PIN	5 GAL.	*BERBERIS PINNATA*	CALIFORNIA BEARBERRY	LOW	LEVEL 2 PLANTER
BUD ELL	5 GAL.	*BUDDLEIA DAVIDII* 'ELLEN'S BLUE'	ELLEN'S BLUE BUTTERFLY BUSH	MEDIUM	LEVEL 2 PLANTER
DIP AUR	5 GAL.	*DIPLACUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	LEVEL 2 PLANTER
DUD BRI	5 GAL.	*DUDLEYA BRITTONII 'GIANT CHALK'*	GIANT CHALK DUDLEYA	LOW	LEVEL 2 PLANTER
ERI WR	5 GAL.	*ERIGERON GLAUCUS 'WAYNE RODERICK'*	WAYNE RODERICK DAISY	LOW	LEVEL 2 PLANTER
IRI DOU	5 GAL.	*IRIS DOUGLASIANA*	PACIFIC COAST IRIS	LOW	LEVEL 2 PLANTER
MON VIL	5 GAL.	*MONARDELLA VILLOSA 'RUSSIAN RIVER'*	RUSSIAN RIVER COYOTE MINT	LOW	LEVEL 2 PLANTER
SAL CHA	5 GAL.	*SALVIA CHAMAEDRYOIDES*	GERMANDER SAGE	LOW	LEVEL 2 PLANTER

ROOFTOP PLANTING PLAN

SCALE: $\frac{3}{16}$"=1'-0"

Aeonium 'Pseudotabliforme,' Green Platter Aeonium

Berberis pinnata, California Bearberry

Buddleai davidii 'Ellen's Blue,' Ellen's Blue Butterfly Bush

Diplacus aurantiacus, Sticky Monkey Flower

Duddleya brittonii, Giant Chalk Dudleya

Erigeron glaucus 'Wayne Roderick,' WR Daisy

Frangula californica 'Eve Case,' Eve Case California Coffeeberry

Iris douglasiana, Pacific Coast Iris

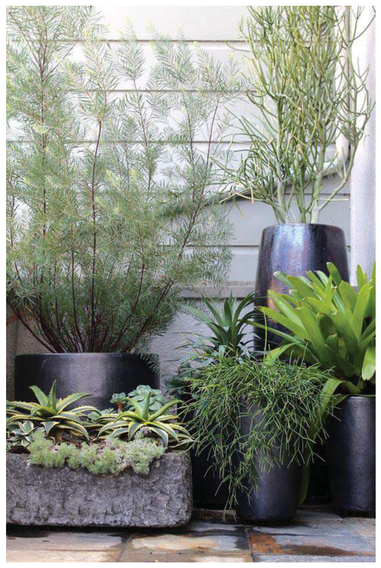
Monardella villosa 'Russian River,' Russian River Coyote Mint

Salvia chamaedryoides, Germander Sage

Alt. 1: Wood Tiles in stacked bond pattern for Rooftop Deck

Alt. 2: Porcelain Tiles on pedestals, in pattern TBD for Rooftop Deck

GFRC Lightweight planters on rooftop, color tbd



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ROOFTOP PLANTING & MATERIALS PLAN

SCALE: $\frac{3}{16}$"=1'-0"

L2.01

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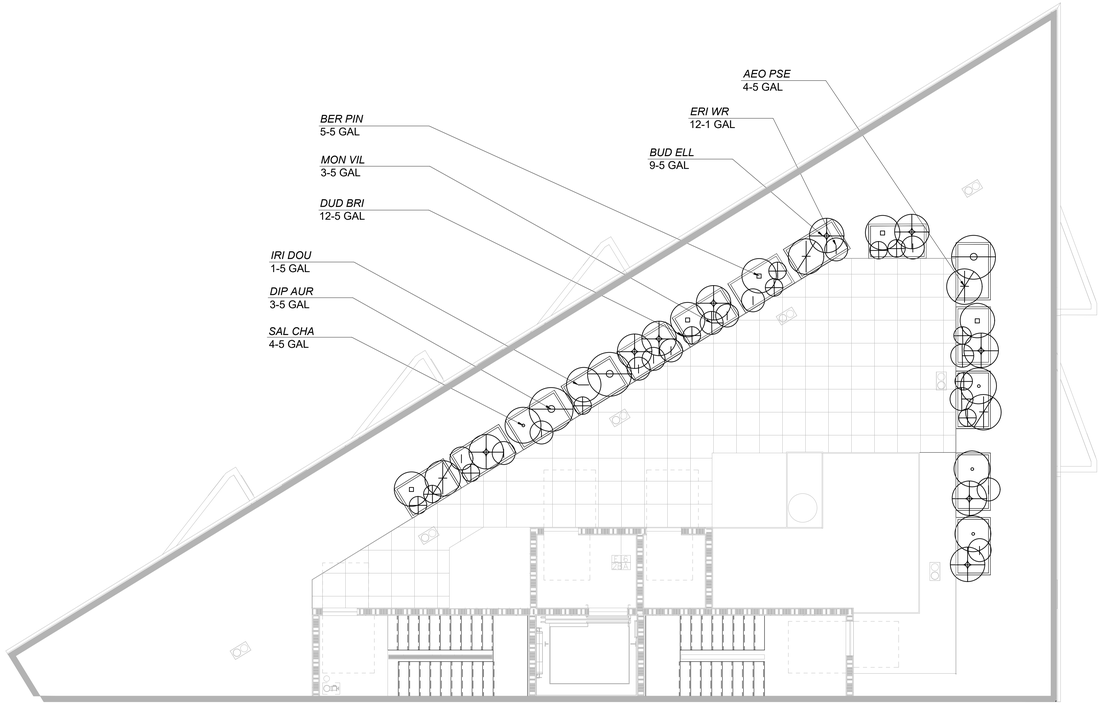
PLANT SCHEDULE

TREE SPECIES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
PLA YAR	24" BOX	*PLATANUS X HISPANICA* 'YARWOOD'	LONDON PLANE TREE	MODERATE	STREETS
PRU AUT	24" BOX	*PRUNUS SUBHIRTELLA 'AUTUMNALIS ROSEA'*	AUTUMN FLOWERING CHERRY	MODERATE	STREETS

SHRUB AND GROUNDCOVER SPECIES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
AEO PSE	5 GAL.	*AEONIUM 'PSEUDOTABULIFORME'*	GREEN PLATTER AEONIUM	LOW	LEVEL 2 PLANTER
BER PIN	5 GAL.	*BERBERIS PINNATA*	CALIFORNIA BEARBERRY	LOW	LEVEL 2 PLANTER
BUD ELL	5 GAL.	*BUDDLEIA DAVIDII* 'ELLEN'S BLUE'	ELLEN'S BLUE BUTTERFLY BUSH	MEDIUM	LEVEL 2 PLANTER
DIP AUR	5 GAL.	*DIPLACUS AURANTIACUS*	STICKY MONKEY FLOWER	LOW	LEVEL 2 PLANTER
DUD BRI	5 GAL.	*DUDLEYA BRITTONII 'GIANT CHALK'*	GIANT CHALK DUDLEYA	LOW	LEVEL 2 PLANTER
ERI WR	5 GAL.	*ERIGERON GLAUCUS 'WAYNE RODERICK'*	WAYNE RODERICK DAISY	LOW	LEVEL 2 PLANTER
IRI DOU	5 GAL.	*IRIS DOUGLASIANA*	PACIFIC COAST IRIS	LOW	LEVEL 2 PLANTER
MON VIL	5 GAL.	*MONARDELLA VILLOSA 'RUSSIAN RIVER'*	RUSSIAN RIVER COYOTE MINT	LOW	LEVEL 2 PLANTER
SAL CHA	5 GAL.	*SALVIA CHAMAEDRYOIDES*	GERMANDER SAGE	LOW	LEVEL 2 PLANTER



ROOFTOP PLANTING PLAN

SCALE: $\frac{3}{16}$"=1'-0"

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ROOFTOP PLANTING & MATERIALS PLAN

SCALE: $\frac{3}{16}$"=1'-0"

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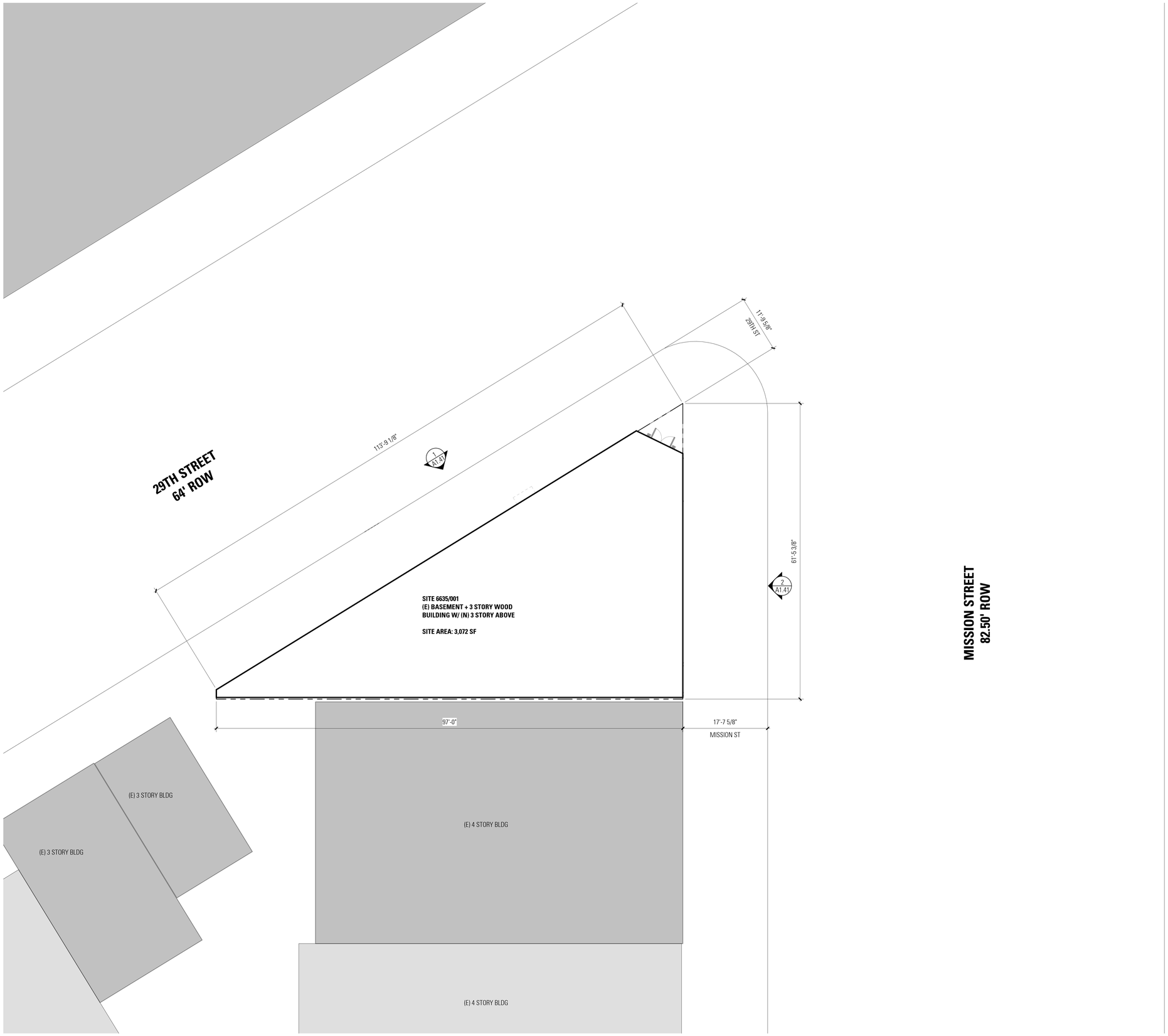

1 A1.20 **SITE PLAN_ demo**
1/8" = 1'-0"

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DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"

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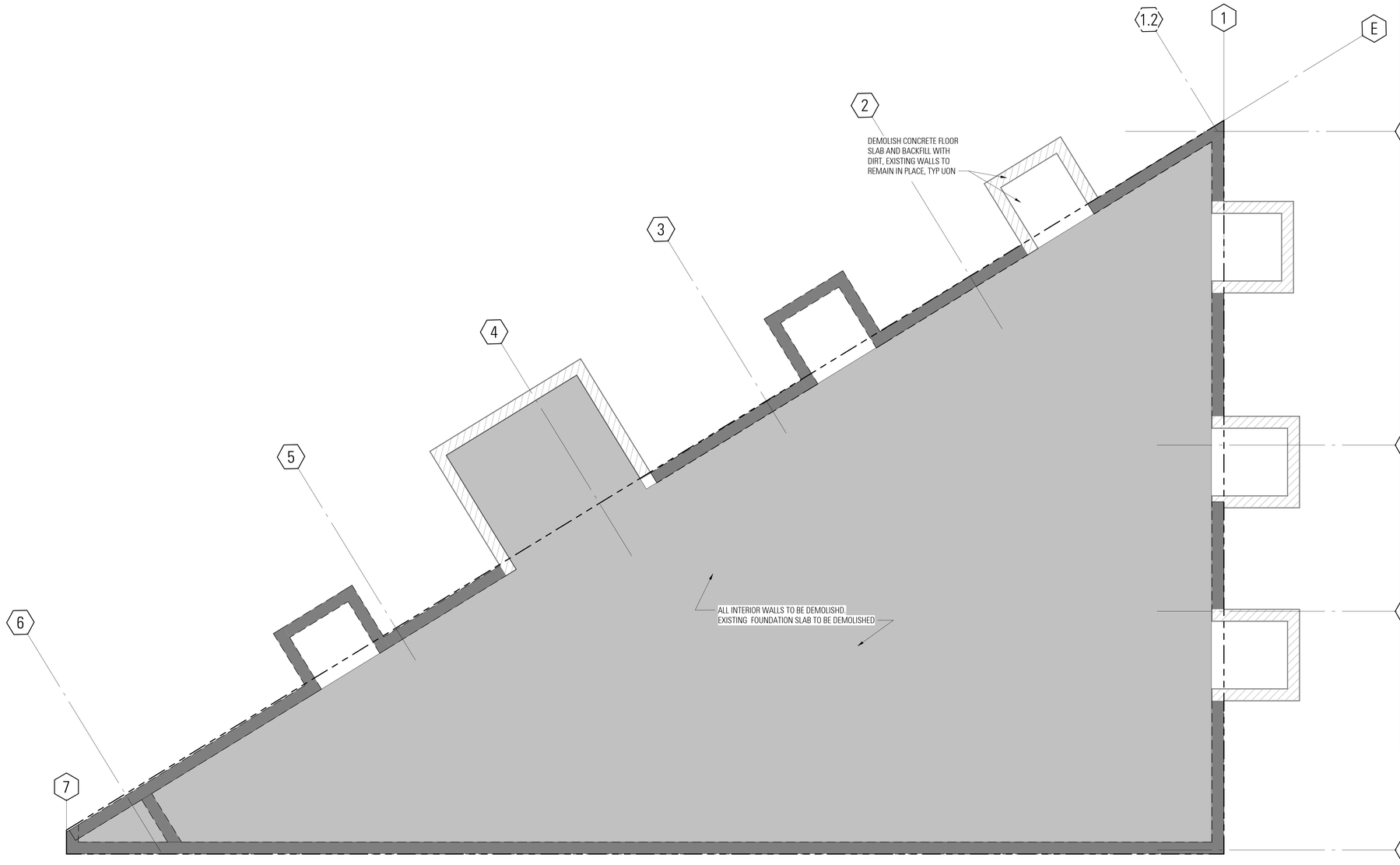

1 A1.30 **DEMOLITION PLAN - LEVEL B**
1/4" = 1'-0"

SHEET NOTES

LEGEND

- EXISTING WALL TO REMAIN, PROTECT IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

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DEMOLITION PLAN-LEVEL B

SCALE: As indicated

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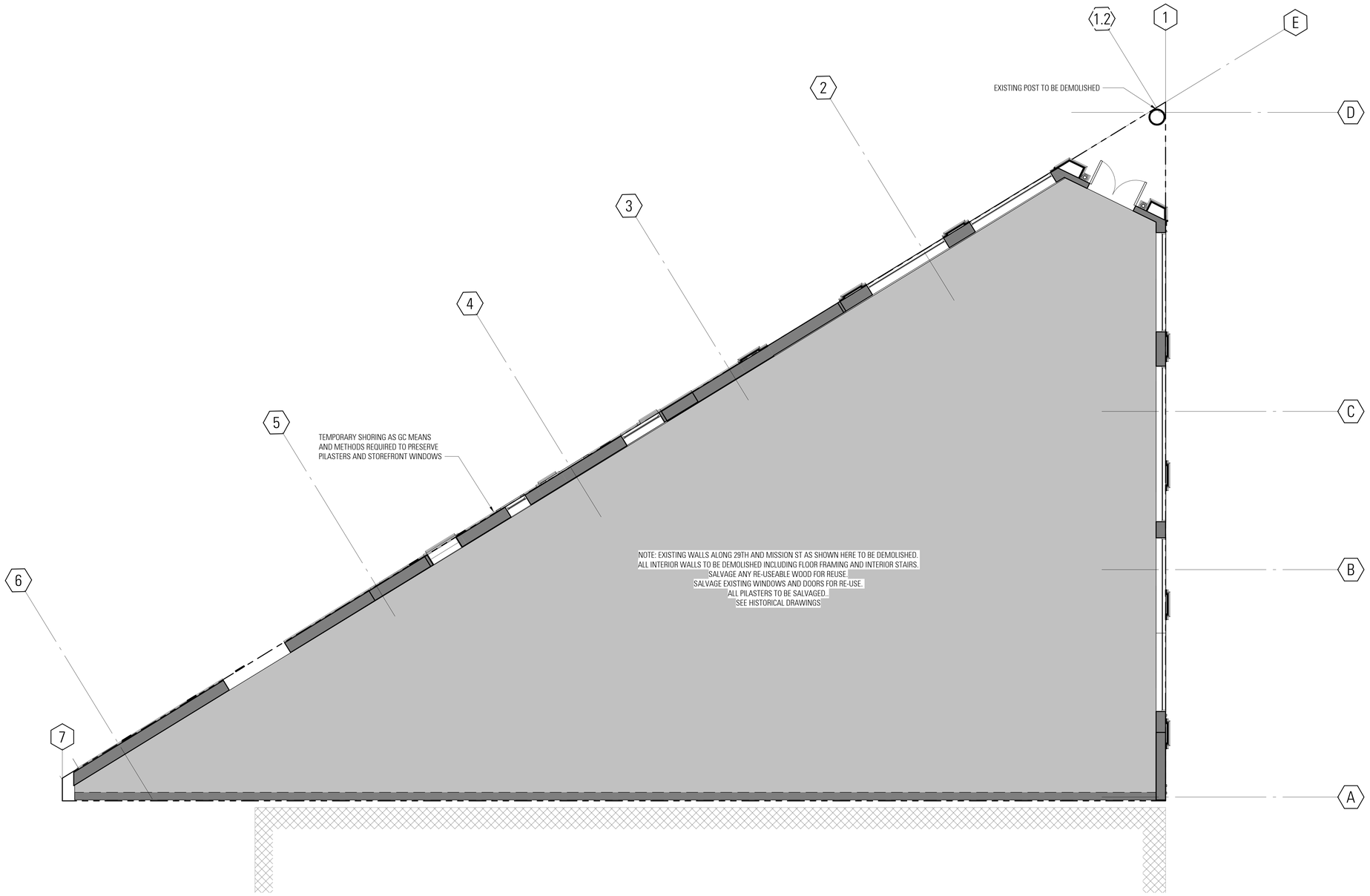

1 A1.31 **DEMOLITION PLAN - LEVEL 1**
1/4" = 1'-0"

SHEET NOTES

LEGEND

- EXISTING WALL TO REMAIN, PROTECT IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

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DEMOLITION PLAN - LEVEL 1

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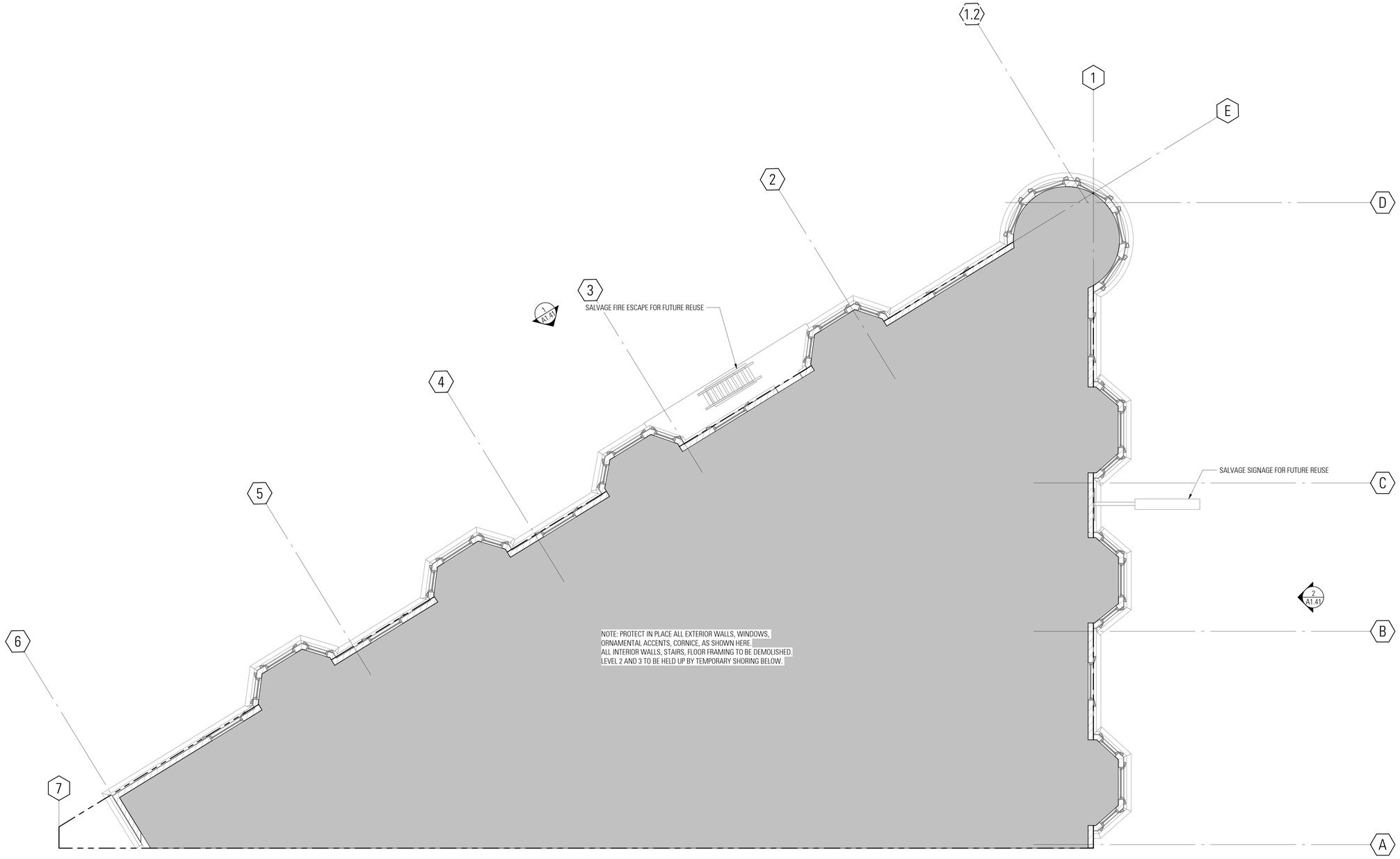

1 A1.32 **DEMOLITION PLAN- LEVEL 2-3**
1/4" = 1'-0"

SHEET NOTES

LEGEND

- EXISTING WALL TO REMAIN, PROTECT IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

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DEMOLITION PLAN - LEVEL 2-3

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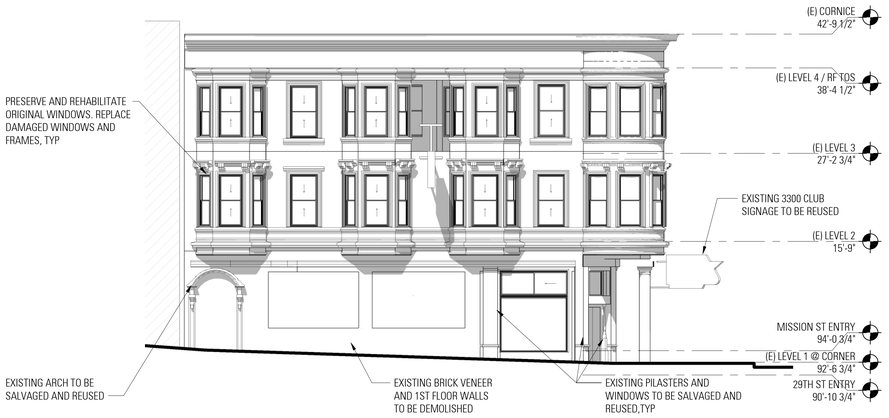
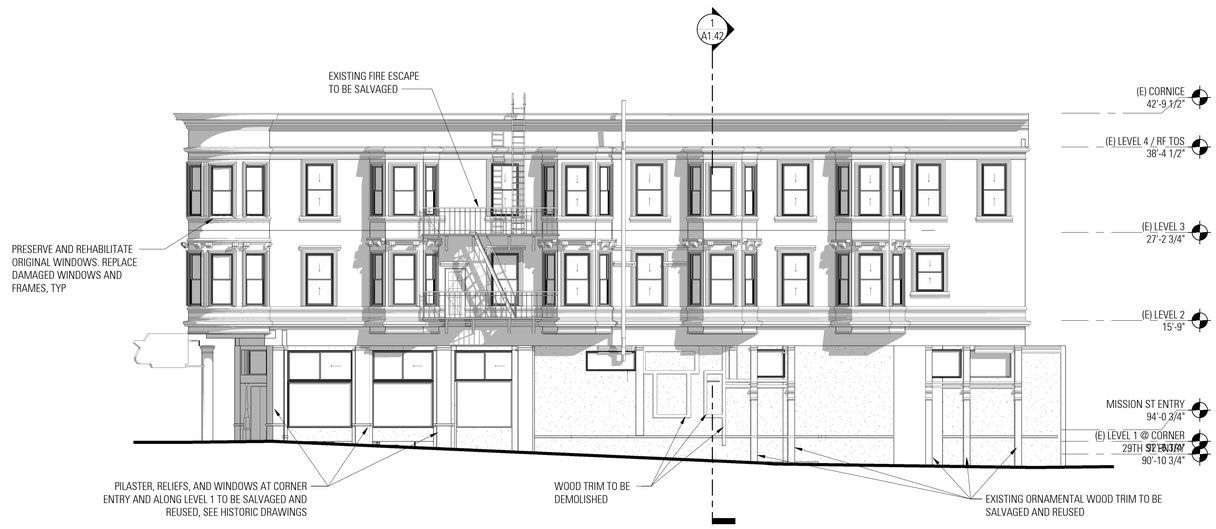


2 A1.41 **EXTERIOR ELEVATION - MISSION ST EXISTING**
1/8" = 1'-0"



1 A1.41 **EXTERIOR ELEVATION - 29TH ST EXISTING**
1/8" = 1'-0"

SHEET NOTES

1. ALL LEVEL 1 EXTERIOR WALLS TO BE DEMOLISHED
2. ALL LEVEL 2 AND 3 EXTERIOR WALLS TO BE PROTECTED IN PLACE WITH SHORING.

LEGEND

KEYNOTES

FINISH SCHEDULE

EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE

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EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"

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SHEET NOTES

1. ALL LEVEL 1 EXTERIOR WALLS TO BE DEMOLISHED
2. ALL LEVEL 2 AND 3 EXTERIOR WALLS TO BE PROTECTED IN PLACE WITH SHORING.

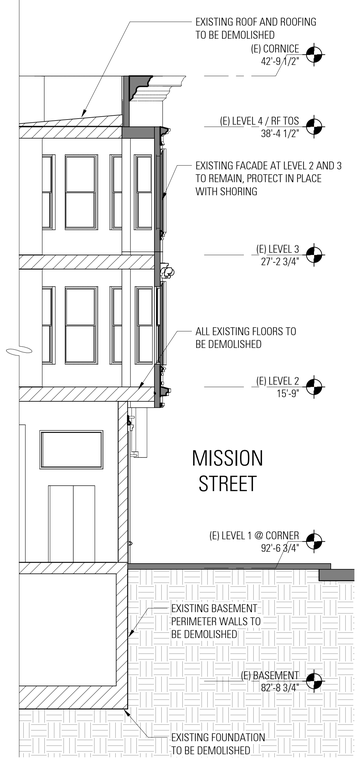
LEGEND

FLOORS AND WALLS TO BE DEMOLISHED

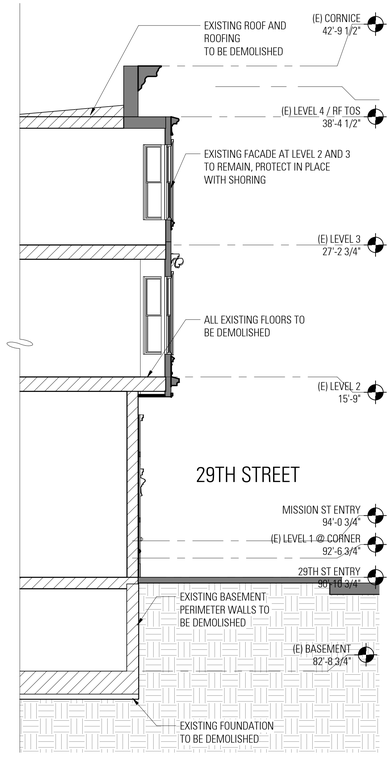
EXISTING FACADE TO REMAIN, PROTECT IN PLACE WITH SHORING

KEYNOTES

FINISH SCHEDULE



2 A1.42 **SECTION @ MISSION ST EXISTING**
3/16" = 1'-0"



1 A1.42 **SECTION 29TH ST- EXISTING**
3/16" = 1'-0"

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EXISTING SECTIONS

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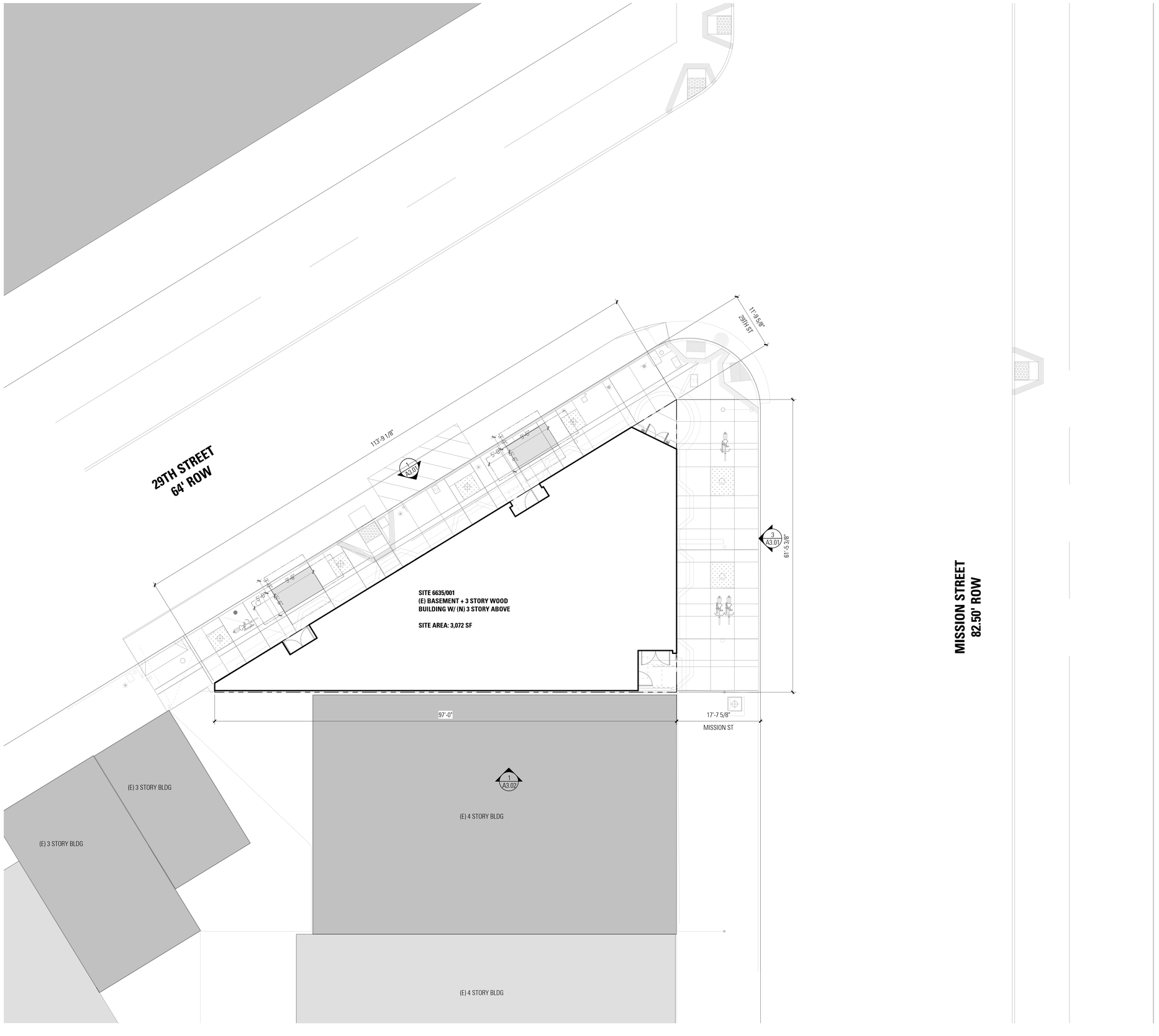

SHEET NOTES

LEGEND

KEYNOTES

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LICENSED ARCHITECT
Christian Niel Hagemann
C-18896
01-31-2025
REGISTERED
DATE
STATE OF CALIFORNIA

SITE PLAN

SCALE: As indicated

A1.01

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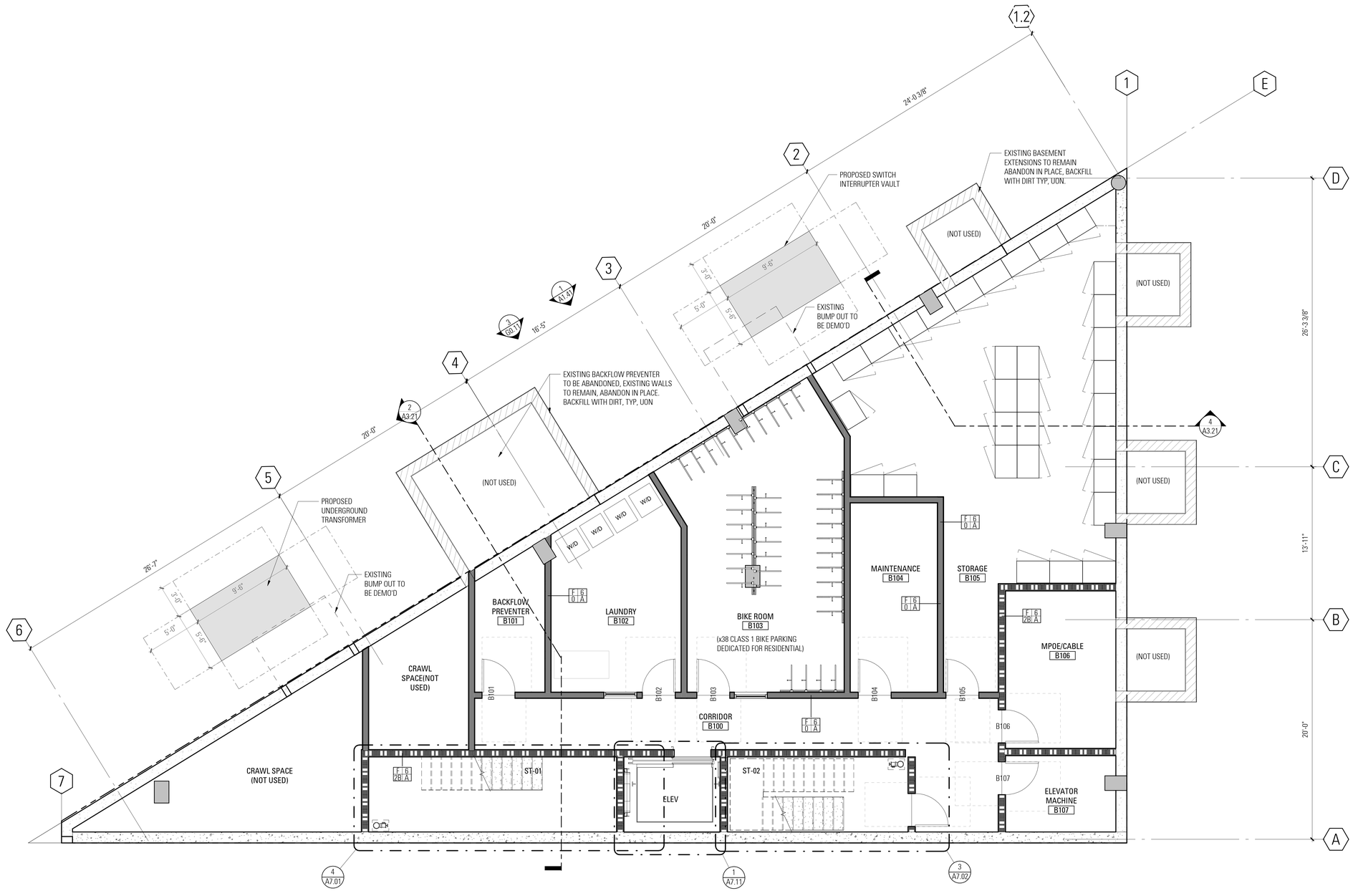

1 A2.00 **(E) BASEMENT_SDP**
1/4" = 1'-0"

SHEET NOTES

1. SEE ENLARGED UNIT PLANS X/A4.01 FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE K 4 / 1P A UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J 4 / 1P A UON.
4. LOCATE FIRE EXTINGUSHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

KEY	DESCRIPTION

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LICENSED ARCHITECT
Christian Niel Hagerman
C-18898
01-31-2025
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STATE OF CALIFORNIA

FLOOR PLAN - LEVEL B

SCALE: As indicated

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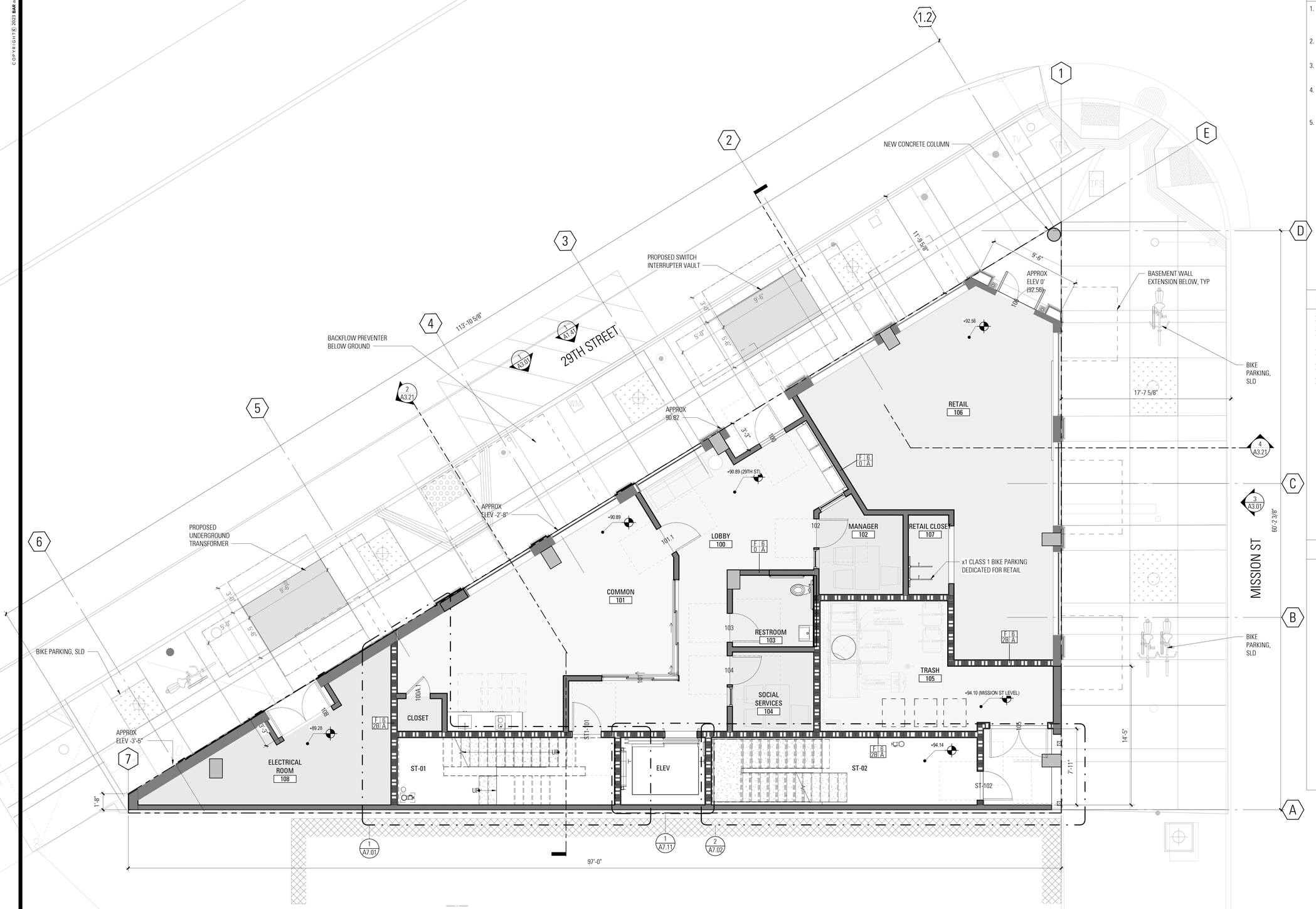

SHEET NOTES

1. SEE ENLARGED UNIT PLANS (X / A4.01) FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE (K 4 1P1A) UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE (J 4 1P1A) UON.
4. LOCATE FIRE EXTINGUSHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

(1) LEVEL 1 LOBBY_
1/4" = 1'-0"

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LICENSED ARCHITECT — Gabriel Hayes — C-18888 — 03-31-2025 — RENEWAL — STATE OF CALIFORNIA

FLOOR PLAN - LEVEL 01

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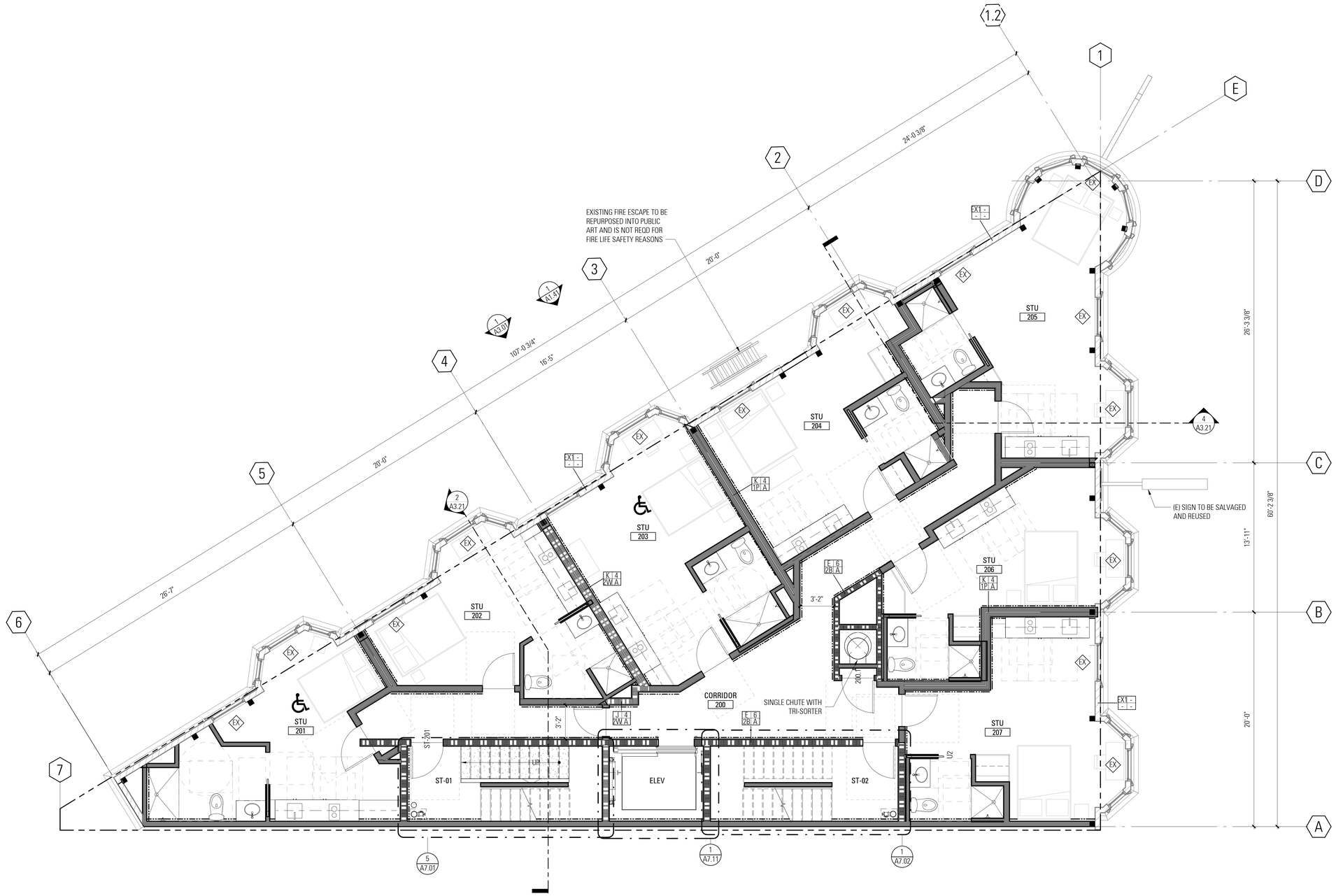

SHEET NOTES

1. SEE ENLARGED UNIT PLANS (X / A4.01) FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE K 4 1P1 A UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE L 4 1P1 A UON.
4. LOCATE FIRE EXTINGUSHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

KEY	DESCRIPTION

1 A2.02 **FLOOR PLAN - LEVEL 02 (3 SIM)_**
1/4" = 1'-0"

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REGISTERED ARCHITECT — RICHARD YEAH HANG WONG — C-18396 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

FLOOR PLAN - LEVEL 2-3

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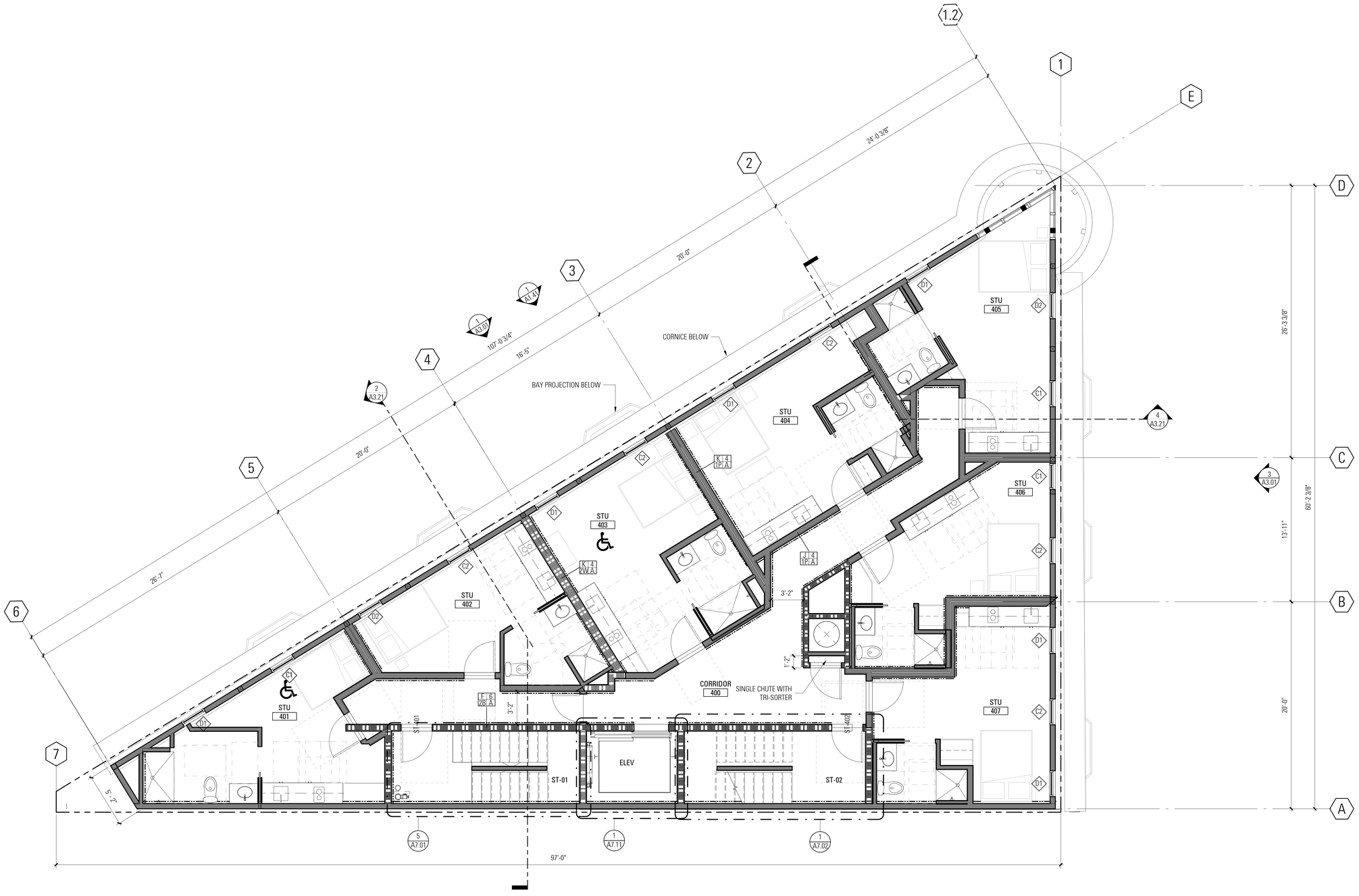

SHEET NOTES

1. SEE ENLARGED UNIT PLANS X/A4.01 FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE K|4|1P|A UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J|4|1P|A UON.
4. LOCATE FIRE EXTINGUSHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

1/A2.04 **LEVEL 4**
1/4" = 1'-0"

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FLOOR PLAN- LEVEL 4

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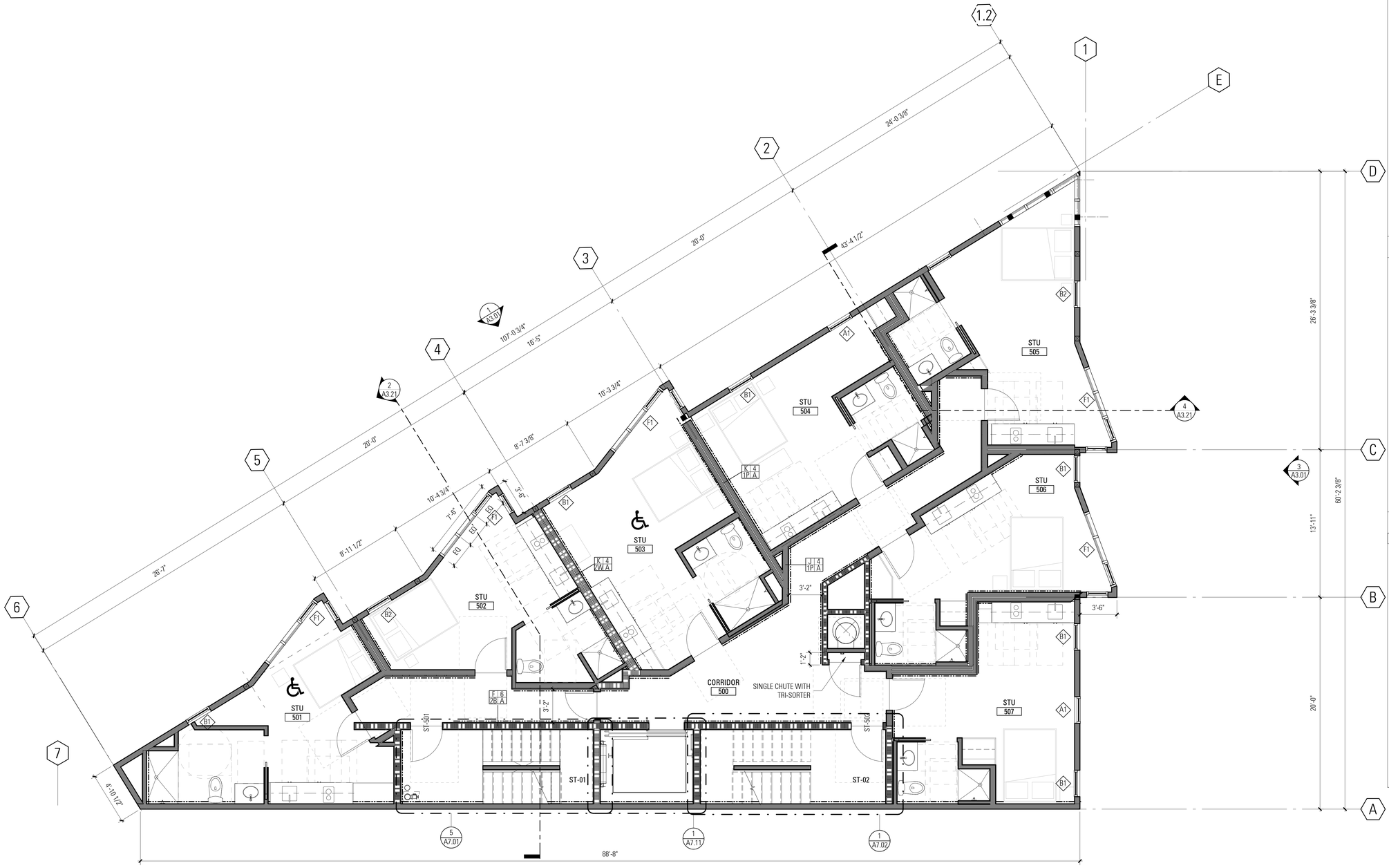

SHEET NOTES

1. SEE ENLARGED UNIT PLANS (X / A4.01) FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE K 4 1P A UON.
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LEGEND

- NEW WALL
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- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

KEY	DESCRIPTION

1 A2.05 **LEVEL 5_**
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FLOOR PLAN - LEVEL 05-6

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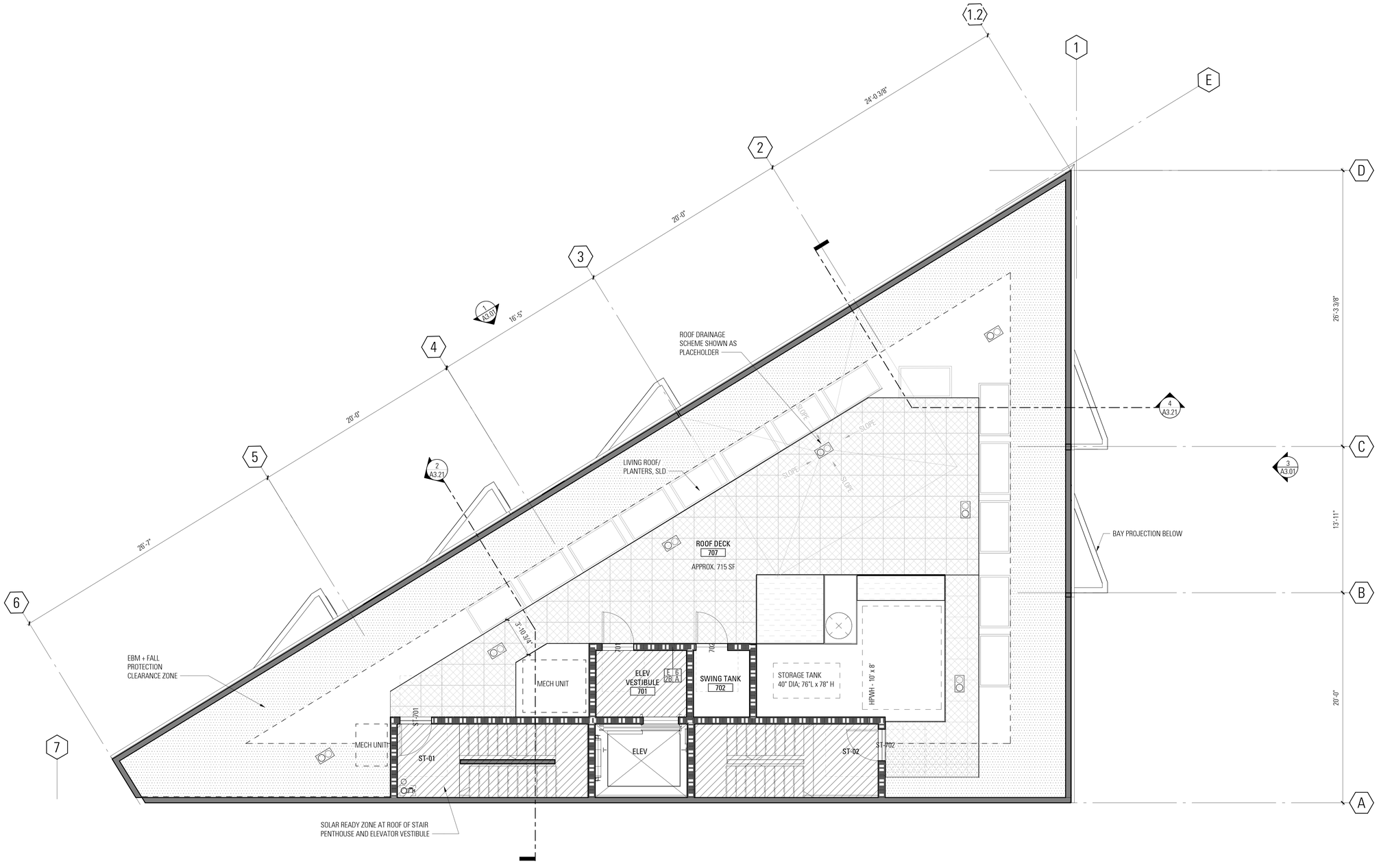

SHEET NOTES

1. SEE ENLARGED UNIT PLANS (X / A4.01) FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT PARTY WALLS ARE TYPE [K 4 1P1A] UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE [J 4 1P1A] UON.
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- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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ROOF PLAN

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A2.11

1 A2.11 **ROOF PLAN**
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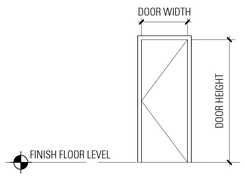
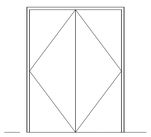
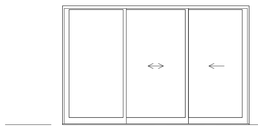


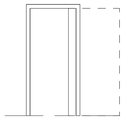
TYPE 1- SINGLE FLUSH DOOR



TYPE 2- DOUBLE FLUSH DOOR



TYPE 3- SLIDING DOOR



TYPE U2- UNIT BATHROOM SLIDER

LEVEL	ROOM NAME	NO.	TYPE	DOOR NOMINAL OPENING SIZE WIDTH	HEIGHT	THK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	JAMB	THRESHOLD	DOOR RATING	SIGNAGE	STC RATING	HDW	REMARKS
(E) BASEMENT																		
(E) BASEMENT	CORRIDOR	287	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) BASEMENT	BACKFLOW PREVENTER	B101	32	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD								
(E) BASEMENT	LAUNDRY	B102	32	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD								
(E) BASEMENT	BIKE ROOM	B103	32	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD								
(E) BASEMENT	MAINTENANCE	B104	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) BASEMENT	STORAGE	B105	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) BASEMENT	MPOE/CABLE	B106	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) BASEMENT	ELEVATOR MACHINE	B107	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY																		
29TH ST ENTRY	LOBBY	100	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY	CLOSET	100A.1	1	2'-6"	7'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY	LOBBY	101	19	7'-11 1/2"	8'-0"	5 3/4"												
29TH ST ENTRY	LOBBY	101.1	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY	MANAGER	102	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY	RESTROOM	103	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY	SOCIAL SERVICES	104	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
29TH ST ENTRY	TRASH	105	2	6'-0"	8'-0"	1 3/4"								90 MIN				
29TH ST ENTRY	ELECTRICAL ROOM	108	9	6'-0"	9'-0"	1 3/4"								90 MIN				
29TH ST ENTRY	COMMON	227	27	10'-0"	8'-0"	5 3/4"												
29TH ST ENTRY	ST-01	ST1-101	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
(E) LEVEL 1 @ CORNER																		
(E) LEVEL 1 @ CORNER	RETAIL	106	2	4'-6"	7'-2"	2"												
MISSION ST ENTRY																		
MISSION ST ENTRY		ST-102	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
(E) LEVEL 2																		
(E) LEVEL 2	CORRIDOR	200.1	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) LEVEL 2	STU	204	1	2'-6"	6'-8"	1 3/8"												
(E) LEVEL 2		283	13	2'-8"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
(E) LEVEL 2	ST-02	284	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
(E) LEVEL 2	ST-01	ST-201	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
(E) LEVEL 3																		
(E) LEVEL 3		178	1	2'-6"	6'-8"	1 3/8"												
(E) LEVEL 3	ST-01	ST-301	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) LEVEL 3	ST-02	ST-302	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
LEVEL 4																		
LEVEL 4		285	13	2'-8"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 4		ST-401	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 4	ST-02	ST-402	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 5																		
LEVEL 5		286	13	2'-8"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 5		ST-501	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 5	ST-02	ST-502	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 6																		
LEVEL 6	ST-01	ST-601	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
LEVEL 6	ST-02	ST-602	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
T.O SHEATHING																		
T.O SHEATHING	ELEV VESTIBULE	701	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
T.O SHEATHING	SWING TANK	702	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				
T.O SHEATHING	ST-01	ST-701	32	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD								
T.O SHEATHING	ST-02	ST-702	1	3'-0"	8'-0"	1 3/4"	SC WD	STD	HM	PTD				90 MIN				

DOOR SCHEDULE - TYPE BASED (UNIT DOORS)

LOCATION	DOOR TYPE	WIDTH	HEIGHT	THK	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	DOOR (KEY) - DETAIL PACKAGE	DETAILS HEAD	JAMB	THRESHOLD	FIRE RATING	SIGNAGE	STC RATING	HDW	REMARKS
UNIT ENTRY	U1	3'-0"	7'-0"	1 3/4"	SC WD	STD	ALUM	PTD	(none)								
UNIT BATHROOM SLIDER	U2	3'-0"	7'-0"	1 3/8"					(none)								

SHEET NOTES

1. FOR DOOR NUMBER, OPERATION AND HAND, REFER TO FLOOR PLANS.
2. PROVIDE TEMPERED SAFETY GLAZING AT GLAZED DOORS AND THEIR SIDELITES AS INDICATED.
3. PROVIDE DOOR THRESHOLDS THAT DO NOT EXCEED 1/2" HEIGHT. FIR CHANGES IN VERTICAL HEIGHT FROM 1/4" TO 1/2", BEVEL AT A SLOPE OF 2 HORIZONTAL TO 1 VERTICAL.
4. PROVIDE CLOSER OPENING FORCE NOT TO EXCEED 8.5 LBS AT EXTERIOR RESIDENTIAL DOORS AND 5 LBS AT INTERIOR DOORS FOR RESIDENTIAL HOUSING ACCESSIBILITY (CHAPTER 11A).
5. PROVIDE CLOSER OPENING FORCE NOT TO EXCEED 5 LBS AT INTERIOR AND EXTERIOR ACCESSIBLE DOORS AT PUBLIC USE FACILITIES (CHAPTER 11B).
6. PROVIDE EXIT DOOR HARDWARE THAT CAN BE OPENED FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT.
7. MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE NOT PERMITTED AT EXIT DOORS.
8. AT PASSAGE DOORS WITH LATCHES OR LOCKING MECHANISMS, PROVIDE SINGLE-EFFORT LEVER-TYPE HARDWARE, PANIC BARS, OR OTHER HARDWARE TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. CENTER DOOR HARDWARE AT 36" AFF, UON.
9. WHERE DOORS ARE INTEGRAL TO WINDOW SYSTEM, SEE ACOUSTICAL REPORT FOR ACOUSTICAL REQUIREMENTS
10. PROVIDE EXTERIOR GLAZING MEETING MIN REQUIREMENTS OF TITLE 24 ENERGY REPORT, SEE X / GXX
11. FOR TYPICAL SIGNAGE MOUNTING HEIGHTS AND MISCELLANEOUS REQUIREMENTS AT DOORS, SEE X / XX and X / XX
12. VERIFY AND COORDINATE PARTITION TYPE AND DOOR FRAME THROAT DIMENSIONS.
13. SEE PROJECT MANUAL FOR DOOR HARDWARE GROUPS.

SCHEDULE REMARKS

- (T) TEMPERED GLAZING
- (F) FIRE RATED GLAZING
- (S) SMOKE DOOR
- (1) DOORS ON ELECTRIFIED HOLD OPEN
- (2) PROVIDE ELECTRIFIED LATCH AND KEYED OVERRIDE; COORDINATE W/ ACCESS CONTROL SYSTEM
- (3) UNDERCUT BATHROOM DOORS ____"
- (4) SEE WINDOW SCHEDULE FOR SIZE
- (5) PROVIDE SIGN INDICATING "NOT AN EXIT" AS INDICATED IN DETAIL

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DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

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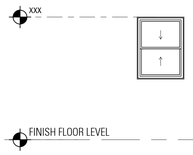
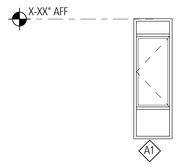


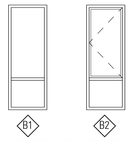
EXISTING DOUBLE HUNG WINDOW

EX TYPE EX SERIES

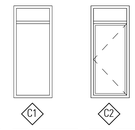


NEW CASEMENT WINDOW

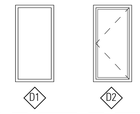
A TYPE A SERIES



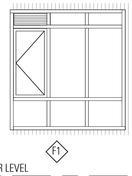
B TYPE SERIES



C TYPE SERIES



D TYPE SERIES



F TYPE SERIES

Family and Type	Width	Height	Head Height	Sill Height
08-Rectangle_1x2_BAR: 2'6x6'0"	2'-6"	6'-0"	6'-6 1/2"	6 1/2"
08-Rectangle_1x2_BAR: 2'6x6'0" - Non Operable	2'-6"	6'-0"	6'-6 1/2"	6 1/2"
08-Rectangle_1x2_BAR: 2'6x6'10"	2'-6"	6'-10"	7'-10"	1'-0"
08-Rectangle_1x2_BAR: 2'6x6'10" - Non-Operable	2'-6"	6'-10"	7'-10"	1'-0"
08-Rectangle_1x2_BAR: 2'6x10'0"	2'-6"	10'-0"	11'-9 3/8"	1'-9 3/8"
08-Rectangle_1x3_BAR: 2'0w x 7'10h	2'-0"	7'-10"	<varies>	<varies>
08-Rectangle_1x3_BAR: 2'6w x 7'10h	2'-6"	7'-10"	8'-10"	1'-0"
08-Rectangle_1x3_BAR: 2'6w x 7'10h Operable	2'-6"	7'-10"	8'-10"	1'-0"

1. WINDOW SIZES SHOWN ARE NOMINAL FRAME SIZE IN WIDTH X HEIGHT. CONFIRM ACTUAL FRAME SIZE AND ROUGH OPENING WITH WINDOW MANUFACTURER.
2. UNLESS OTHERWISE NOTED, EXTERIOR GLAZING TYPE IS (G-1)
3. PROVIDE WINDOWS MEETING STC AND OITC REQUIREMENTS AS OUTLINED IN PROJECT ACOUSTICAL REPORT.
4. PROVIDE EXTERIOR GLAZING MEETING MINIMUM REQUIREMENTS OF TITLE 24 ENERGY REPORT, SEE (X / XX)
5. PROVIDE THERMALLY BROKEN WINDOWS AT METAL WINDOWS (IF OCCUR).
6. RESIDENTIAL WINDOWS ARE NFRC RATED.
7. IN RESIDENTIAL PROJECTS, PROVIDE OPENING CONTROL DEVICE TO PREVENT PASSAGE OF 4" DIAMETER SPHERE WHERE WINDOW SILLS ARE BELOW 36" AFF. *(CBC 1013.8)*
8. PROVIDE EMERGENCY ESCAPE AND RESCUE WINDOWS AT BEDROOMS; 5.7 SF OF NET CLEAR OPENING, 24" HIGH X 20" WIDE MIN AS INDICATED ON PLANS AND ELEVATIONS. IF OPENING CONTROL DEVICES ARE REQUIRED, MAINTAIN MIN REQUIRED NET CLEAR OPENING AFTER RELEASE OF OPENING CONTROL DEVICE. SUCH DEVICE MUST BE REMOVABLE WITHOUT USE OF A KEY, TOOL, OR FORCE GREATER THAN REQUIRED FOR NORMAL OPERATION OF THE WINDOW. *(CBC 1029.4)*
9. FOR TYPICAL WINDOW FLASHING SEQUENCE, SEE (X / XX)
10. WINDOWS ARE SHOWN FROM EXTERIOR WITHOUT SCREEN; SEE SPECIFICATIONS FOR WINDOW SCREEN REQUIREMENTS (IF OCCUR).
11. PROVIDE TEMPERED GLAZING AS REQD BY CODE. (T) DESIGNATES TEMPERED.
    a. GLAZING IN FIXED OR OPERABLE DOORS.
    b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
    c. AT WINDOWS, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING:
        i. EXPOSED AREA OF THE INDIVIDUAL PANE IS GREATER THAN 9 SF.
        ii. BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
        iii. THE TOP EDGE OF GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
    d. GLAZING ADJACENT TO STAIRS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALK SURFACE
12. WHERE FIRE-RATED GLASS IS INDICIATED, PROVIDE RATED GLASS AND FRAME.
13. GLAZING TYPES AT RATED OPENINGS MAY PROVIDE HIGHER FIRE RATING THAN MINIMUM OPENING PROTECTION IN ORDER TO MEET STC REQUIREMENTS.

SEE SPECS FOR ADDITIONAL INFORMATION

(G-1) U-0.41, SHGC-0.25 FOR TOTAL WINDOW PERFORMANCE AT ALUM. CLAD WOOD WINDOWS

(G-2) SOLARBAN 70 XL WITH WALKER GLASS "TEXTURES OPAQUE" ACID-ETCHED INTERIOR LITE

(G-3) 20-MINUTE FIRE RATED

(G-4) 45-MINUTE FIRE RATED

(G-5) 1" IGU, CLEAR FLOAT GLASS

(G-6) 1" IGU OF 1/4" TEMPERED GLASS ON EITHER SIDE OF 1/2" SPACER

(T) TEMPERED GLAZING

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LICENSED ARCHITECT — Hagop Haroutunian — C-18598 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

WINDOW SCHEDULE

SCALE: As indicated

A2.22

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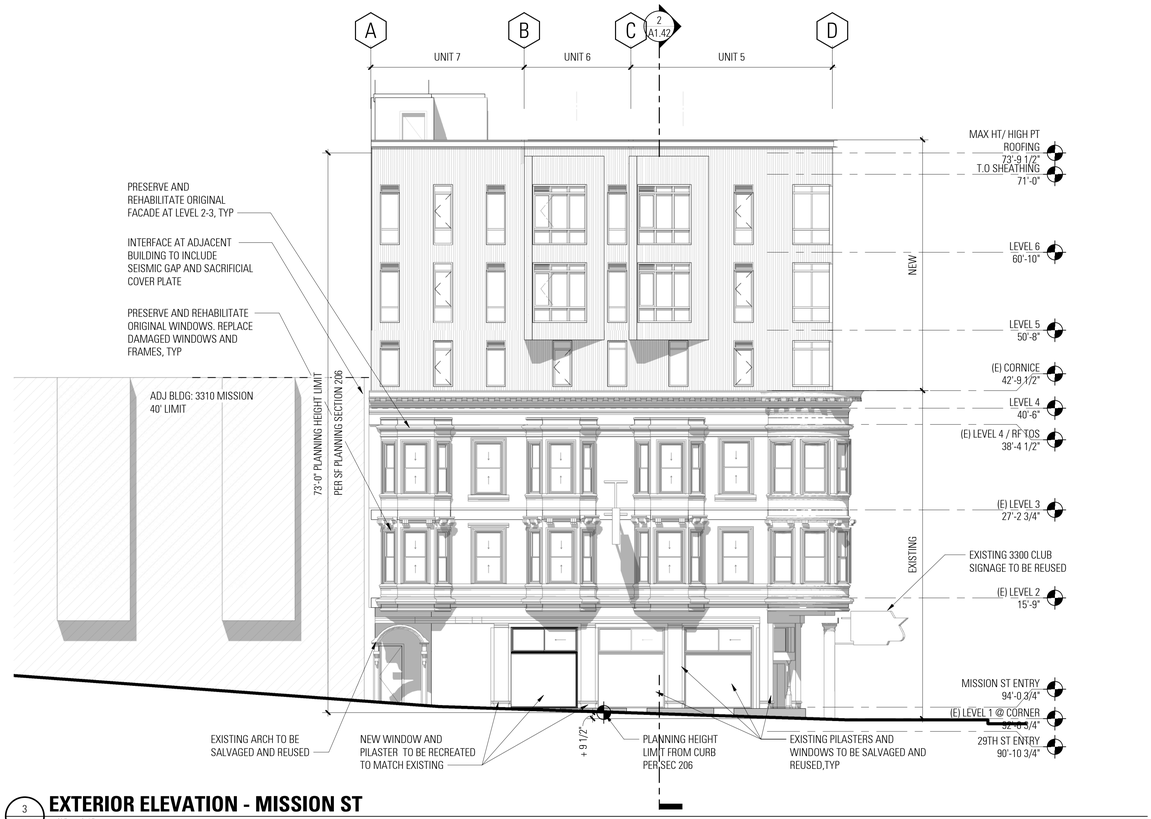

3 A3.01 **EXTERIOR ELEVATION - MISSION ST**
1/8" = 1'-0"

1 A3.01 **EXTERIOR ELEVATION - 29TH ST**
1/8" = 1'-0"

SHEET NOTES

1. HALFTONE INDICATES EXISTING

LEGEND

- NEW WALL / FLOOR SLAB
- EXISTING WALL / SLAB TO REMAIN

KEYNOTES

KEY	DESCRIPTION

FINISH SCHEDULE

- ENHANCED WOOD SIDING
- CEMENT PLASTER WITH ANTI-GRAFITTI COATING
- EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE
- COLORED CERAMIC TILE WITH ANTI GRAITTI COATING
- BLACK BASALT TILE VENEER
- ADJACENT BUILDING

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LICENSED ARCHITECT — Stuart Hagmann — C-18988 — 03-31-2025 — RENEWAL — STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A3.01

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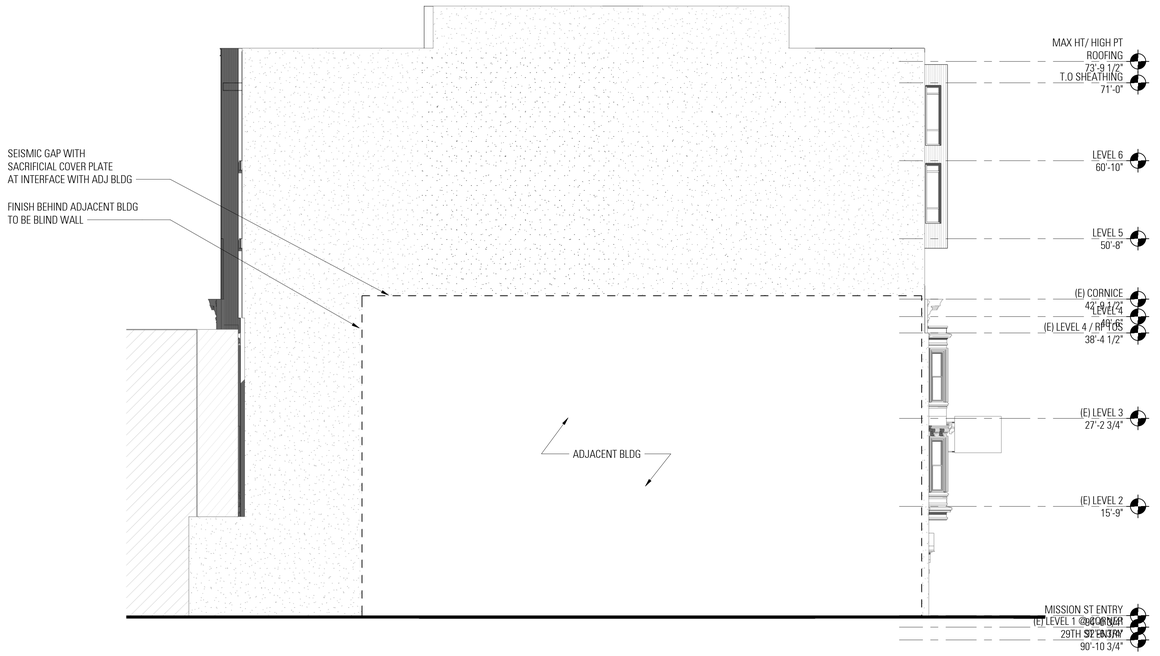

1
A3.02

EXTERIOR ELEVATION - BLIND

1/8" = 1'-0"

SHEET NOTES

1. HALFTONE INDICATES EXISTING

LEGEND

NEW WALL / FLOOR SLAB

EXISTING WALL / SLAB TO REMAIN

KEYNOTES

KEY	DESCRIPTION

FINISH SCHEDULE

ENHANCED WOOD SIDING

CEMENT PLASTER WITH ANTI-GRAFITTI COATING

EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE

COLORED CERAMIC TILE WITH ANTI GRAITTI COATING

BLACK BASALT TILE VENEER

ADJACENT BUILDING

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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A3.02

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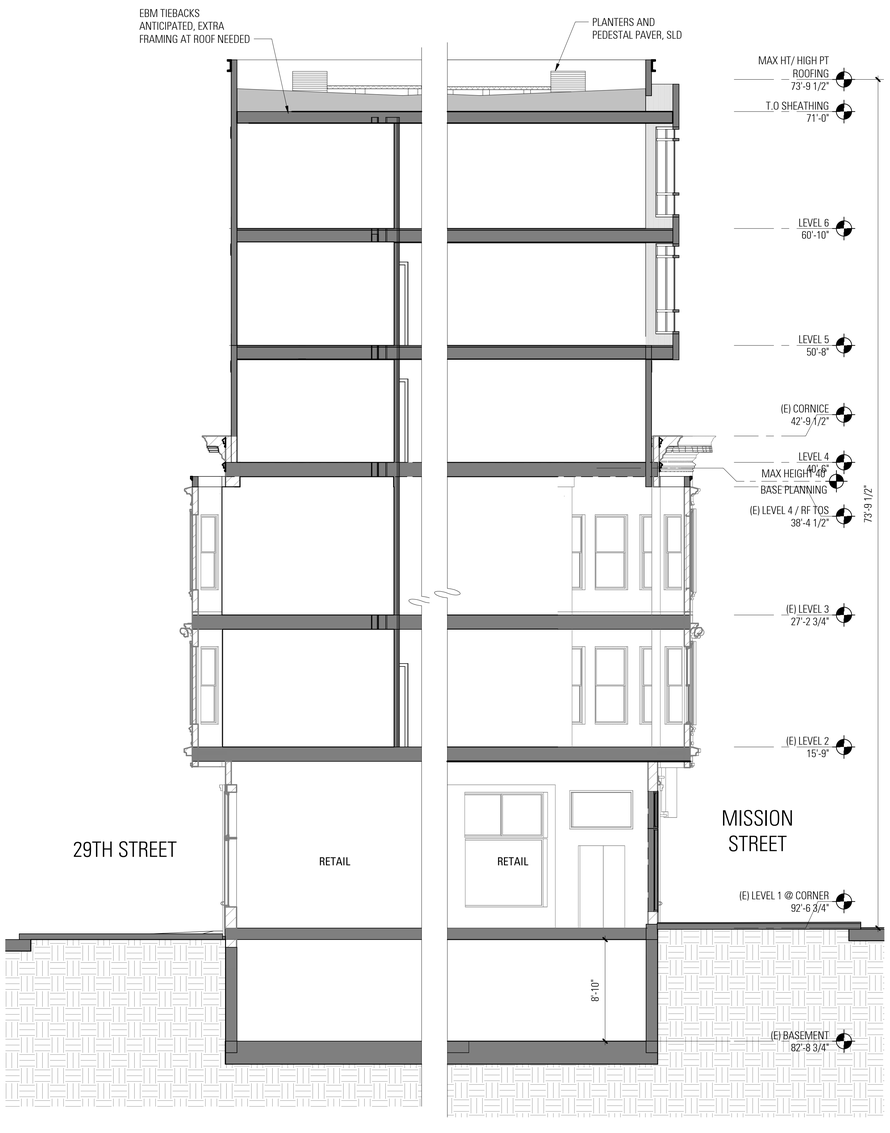
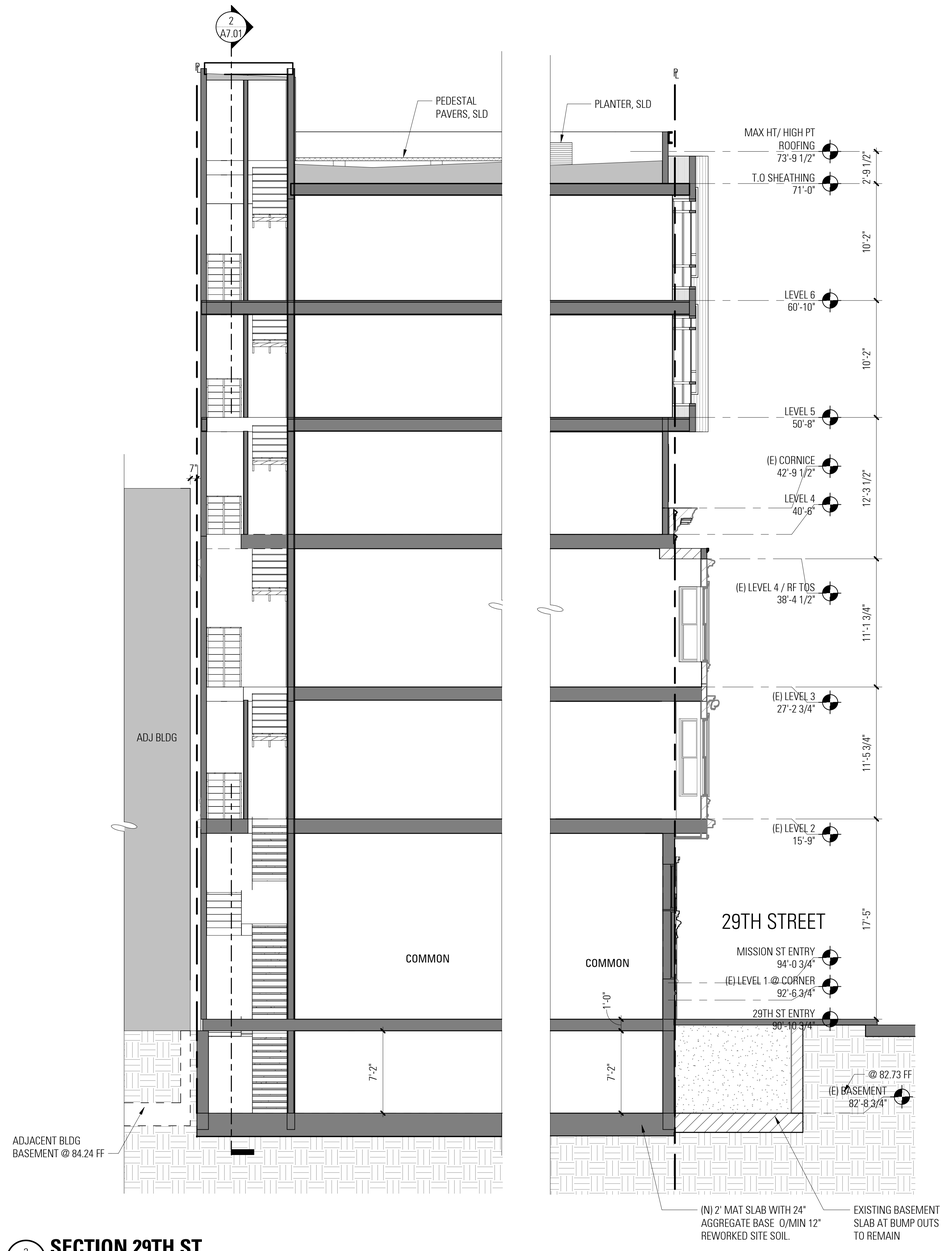


4 A3.21 **SECTION @ MISSION ST**
3/16" = 1'-0"



2 A3.21 **SECTION 29TH ST**
3/16" = 1'-0"

SHEET NOTES

1. HALFTONE INDICATES EXISTING

LEGEND

- NEW WALL / FLOOR SLAB
- EXISTING WALL / SLAB TO REMAIN

KEYNOTES

KEY	DESCRIPTION

FINISH SCHEDULE

- ENHANCED WOOD SIDING
- CEMENT PLASTER WITH ANTI-GRAFITTI COATING
- EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE
- COLORED CERAMIC TILE WITH ANTI GRAITTI COATING
- BLACK BASALT TILE VENEER
- ADJACENT BUILDING

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Christian Niel Hagerman
C-18896
01-31-2025
REGISTERED
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BUILDING SECTIONS

SCALE: As indicated

A3.21

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LICENSED ARCHITECT
Christian Niel Hagenlund
C-18896
01-31-2025
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

RENDERED VIEW AT CORNER

SCALE:

A3.40

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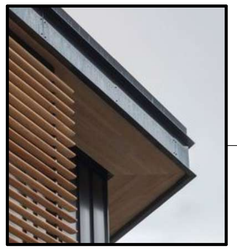
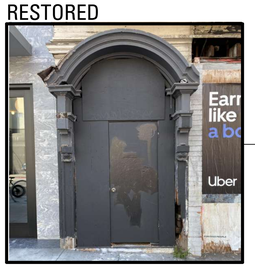
C-CHANNEL EXPRESSION AT PARAPET CAP



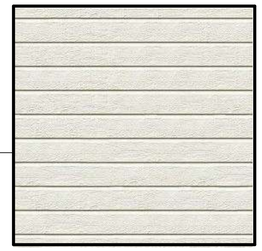
VERTICAL ENHANCED WOOD SIDING (COLOR: DARK ASH TO AGED SILVER)

ALUMINIMUM NAIL FIN WINDOWS

EXISTING ARCH TO BE RESTORED



EXISTING HORIZONTAL PLANK WOOD (COLOR: CREAM)



BLACK BASALT TILE VENEER (COLOR: DARK GREY)

EXISTING STOREFRONTS TO BE RESTORED

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RENDERED VIEW @ MISSION ST + MATERIALS LIST

SCALE:

A3.41

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C-CHANNEL EXPRESSION AT PARAPET CAP

EXISTING HORIZONTAL PLANK WOOD (COLOR: CREAM)

VERTICAL ENHANCED WOOD SIDING (COLOR: DARK ASH TO AGED SILVER)

ALUMINIMUM NAIL FIN WINDOWS

EXISTING PILASTER RELIEF

EXISTING STOREFRONTS TO BE RESTORED

BLACK BASALT TILE VENEER (COLOR: DARK GREY)

CLAY OR CERAMIC TILE (COLOR: SEA FOAM GREEN)

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RENDERED VIEW @ 29TH ST + MATERIALS LIST

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A3.42

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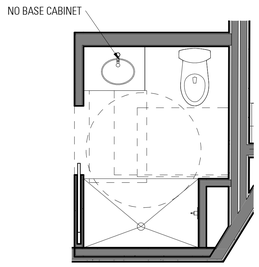
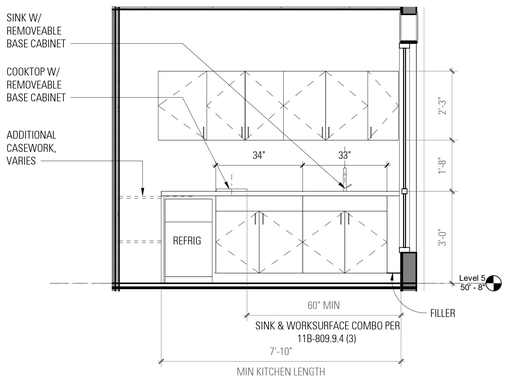
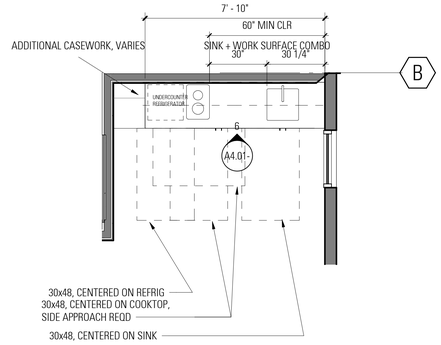


*NOTE: SEE G0.21 FOR ACCESSIBILITY CLEARANCE

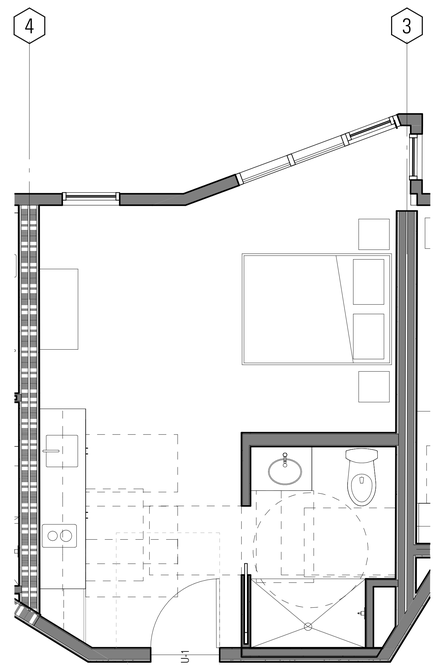
4 A4.01- **ENLARGED BATH PLAN LVL 2-3**
3/8" = 1'-0"



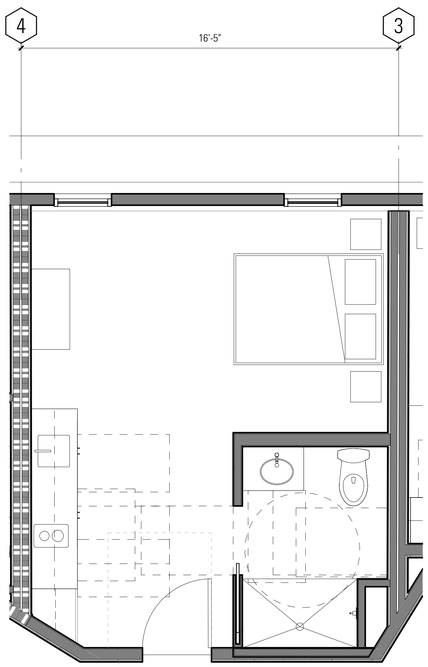
6 A4.01- **KITCHEN INT ELEVATION**
1/2" = 1'-0"



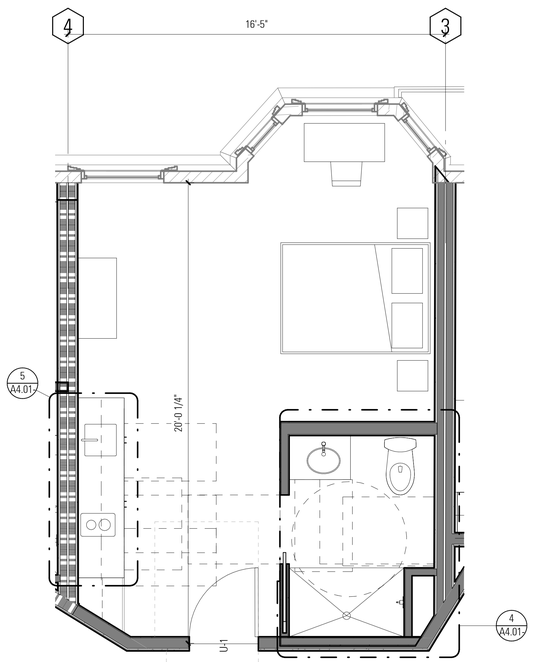
5 A4.01- **ENLARGED KITCHEN**
3/8" = 1'-0"



2 A4.01- **ENLARGED UNIT PLAN 5-6**
3/8" = 1'-0"



3 A4.01- **ENLARGED UNIT PLAN LVL 4**
3/8" = 1'-0"



1 A4.01- **ENLARGED UNIT PLAN LVL 2-3**
3/8" = 1'-0"

SHEET NOTES

1. SEE X / A9.01 FOR INTERIOR PARITION SCHEDULE.
2. SEE X / A5 SERIES FOR UNIT KITCHEN AND
3. BATHROOM.
4. SEE X / G0.21 FOR RESIDNETIAL ACCESSIBILITY COMPLIANCE.
5. RESIDENTIAL INTERIOR PARTITIONS ARE TYPE UON.
6. PROVIDE ACOUSTIC BATT INSULATION AT PLUMBING WALLS UON.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

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ENLARGED UNIT PLANS

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A4.01-

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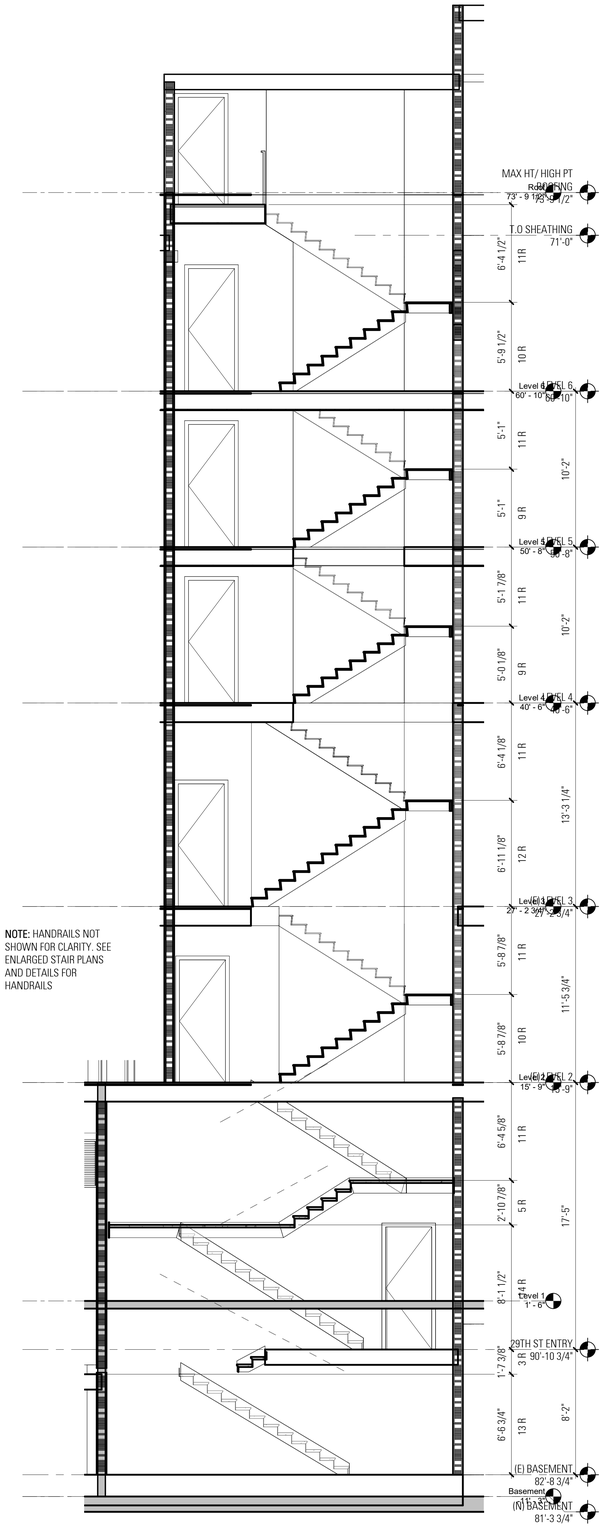
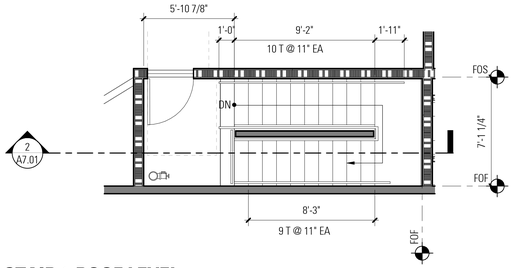
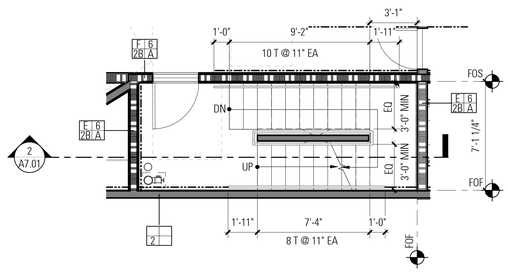


NOTE: HANDRAILS NOT SHOWN FOR CLARITY. SEE ENLARGED STAIR PLANS AND DETAILS FOR HANDRAILS

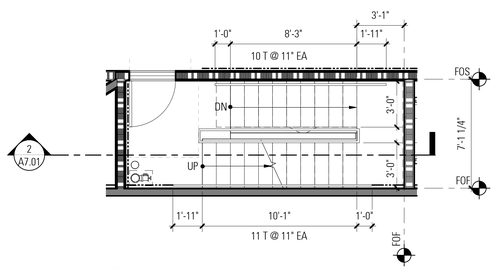
2 / A7.01 STAIR 01- LONGITUDINAL SECTION
1/4" = 1'-0"



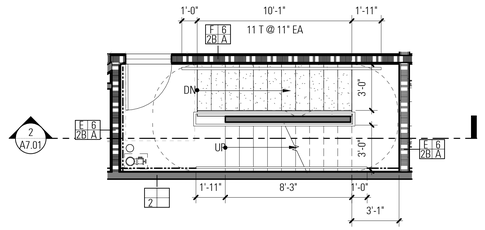
7 / A7.01 STAIR 1 ROOF LEVEL
1/4" = 1'-0"



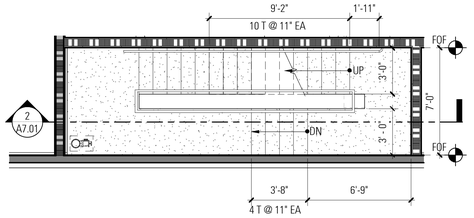
6 / A7.01 STAIR 1 LEVEL 4 (LEV 5-6 SIM)
1/4" = 1'-0"



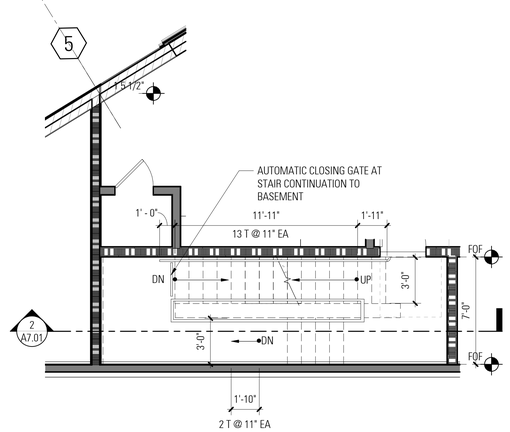
3 / A7.01 STAIR 1 LEVEL 3
1/4" = 1'-0"



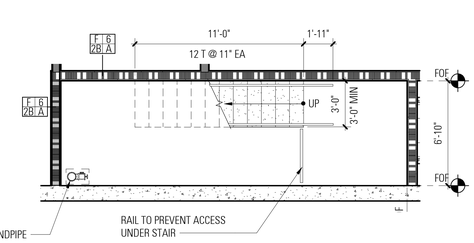
5 / A7.01 STAIR 1- LEVEL 2
1/4" = 1'-0"



8 / A7.01 STAIR 01- LEVEL 1 INTERMEDIATE LANDING
1/4" = 1'-0"



1 / A7.01 STAIR 01- LEVEL 1
1/4" = 1'-0"



4 / A7.01 STAIR 01- BASEMENT
1/4" = 1'-0"

GENERAL NOTES

1. STAIRWAYS WITH AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH NOT LESS THAN 36"
2. STAIRWAY 2 IDENTICAL AND OPPOSITE STAIRWAY 1 AT LEVELS 2-6.

LEGEND

KEYNOTES

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Heng Wai Tang
C-18898
03-31-2025
RENEWAL
STATE OF CALIFORNIA

STAIR 1 PLANS AND SECTIONS

SCALE: 1/4" = 1'-0"

A7.01

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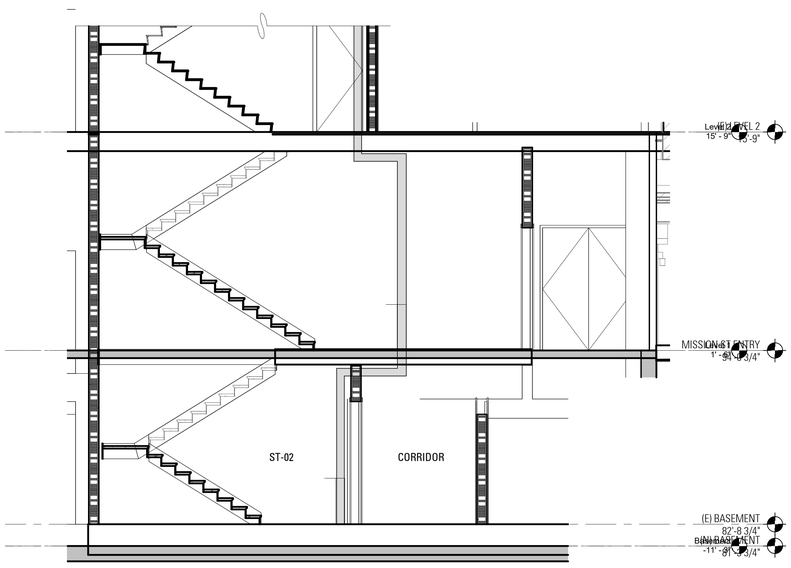
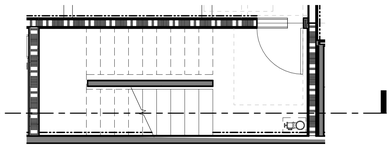
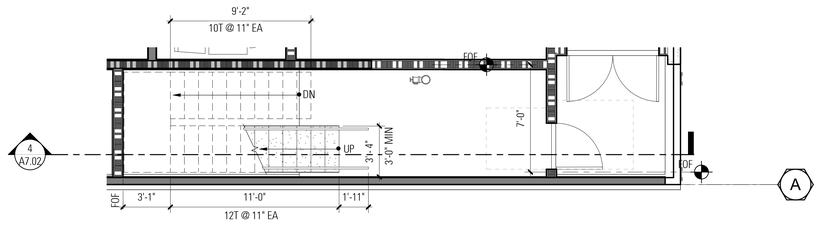
SEE STAIR 1 SECTION FOR CONTINUATION OF STAIR, OPPOSITE CONDITION



4 A7.02 **STAIR 2- LONGITUDINAL SECTION**
1/4" = 1'-0"



4 A7.02 **STAIR 2 PLAN- LEVEL 2-6**
1/4" = 1'-0"



2 A7.02 **STAIR 2 PLAN - LEVEL 1**
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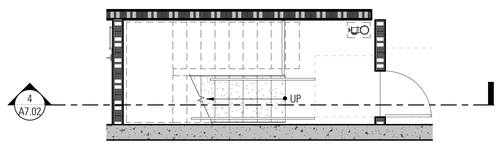

3 A7.02 **STAIR 2 PLAN - BASEMENT**
1/4" = 1'-0"

GENERAL NOTES

1. STAIRWAYS WITH AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH NOT LESS THAN 36"
2. STAIRWAY 2 IDENTICAL AND OPPOSITE STAIRWAY 1 AT LEVELS 2-6.

LEGEND

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STAIR 02 & ELEVATOR PLANS AND SECTIONS

SCALE: 1/4" = 1'-0"

A7.02

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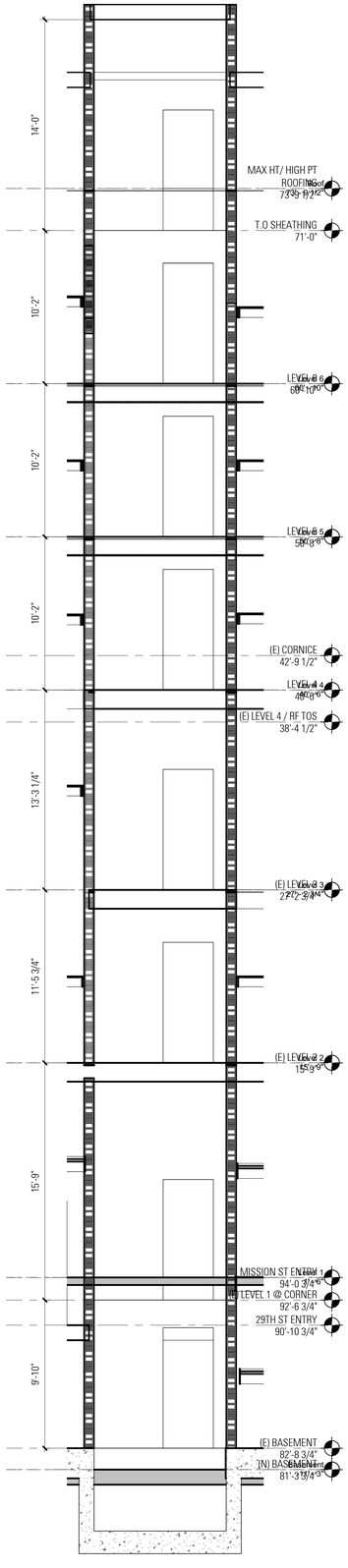
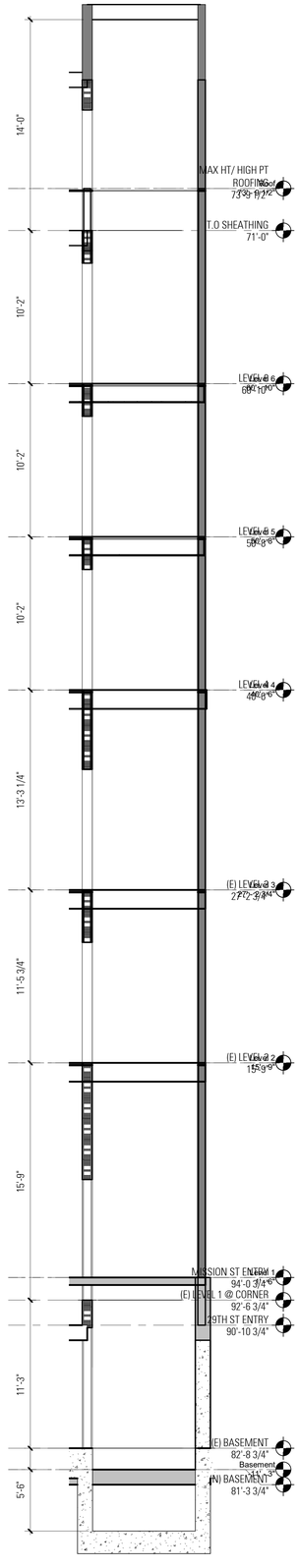
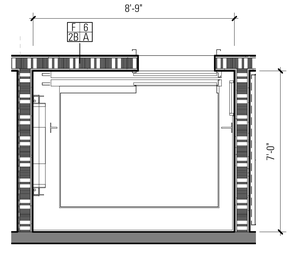


3 A7.11 **ELEVATOR 01- LONGITUDINAL SECTION**
1/4" = 1'-0"



2 A7.11 **ELEVATOR 01- CROSS SECTION**
1/4" = 1'-0"



1 A7.11 **ELEVATOR 01- ENLARGED PLAN**
3/8" = 1'-0"

GENERAL NOTES

LEGEND

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C-16598
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ELEVATOR PLANS AND SECTIONS

SCALE: As indicated

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IN PROGRESS

UNIVERSAL FIRE RATED ACCESS DOOR

~~Model KRP-150FR~~ USE MODEL 304 SSTL

For Walls and Ceilings

DATE

AccessDoorsAndPanels
Phone: 1-800-609-2917
Fax: 1-888-626-2907
Address: PO Box 66739 #76520,
Saint Louis, MO 63166-6739
Website: www.AccessDoorsAndPanels.com

PROJECT DATA
Project Name:
Architect:
Contractor:
Agent/Customer Name:
Tagging Instructions:
Special Instructions:
Click here to Online Product Page and Pricing

PROJECT SCHEDULE

Qty.	H	W	No. of Latches	Finish	Remarks

GENERAL SCOPE:
The KRP-150FR is insulated and rated by Underwriters Laboratories for 1.5 hour "B" label in walls, and may be used in a 2 hour fire rated wall assembly. Additionaly, Warnock Hersey rated the KRP-150FR for 3 hours in ceilings.

CONSTRUCTION:
1. Frame shall be 16 gage steel.
2. Door shall be 20 gage steel, welded pan type.
3. Flange shall be 16 gage steel, 1" wide.
4. Hinge shall be exposed, continuous piano hinge.
5. Door shall be filled with 2" thick fire rated insulation.
6. Door shall have automatic closure, be self-latching, and contain interior latch release.
7. Latches shall be spring loaded sliding bolt type, keyed paddle latch, all keyed alike. Door can be prepared for a rim cylinder lock.
8. Finish shall be prime coat of rust inhibitive electrostatic powder, baked enamel. Stainless steel doors shall have #4 satin finish.

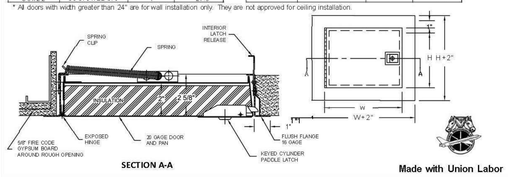
FIRE-RATED ACCESS DOOR INSTALL IN SHEET ROCK, MASONRY, TILE OR PLASTER.
Note: For installation in 3 hour ceiling system, on sizes 16" x 16" and larger, extra spring supplied with door must be attached from back of door pan to framing of floor above in such a manner as to insure that a door is self-closing.

STANDARD SIZES

DOOR SIZE H x W (IN.)	WALL/CEILING OPENING (IN.)	NUMBER OF LATCHES	SHIP WT. (LBS.)
8 x 8	8 3/8 x 8 3/8	1	6.3
12 x 12	12 3/8 x 12 3/8	1	9.7
14 x 14	14 3/8 x 14 3/8	1	12.7
16 x 16	16 3/8 x 16 3/8	1	14.1
18 x 18	18 3/8 x 18 3/8	1	18.9
24 x 12	24 3/8 x 12 3/8	1	15.6
22 x 22	22 3/8 x 22 3/8	1	24.0
24 x 24	24 3/8 x 24 3/8	1	26.7
30 x 22	30 3/8 x 22 3/8	1	27.8

DOOR SIZE H x W (IN.)	WALL/CEILING OPENING (IN.)	NUMBER OF STUD LATCHES	SHIP WT. (LBS.)
30 x 24	30 3/8 x 24 3/8	1	32.2
*30 x 30	30 3/8 x 30 3/8	1	37.7
*32 x 32	32 3/8 x 32 3/8	1	41.3
36 x 22	36 3/8 x 22 3/8	2	34.4
36 x 24	36 3/8 x 24 3/8	2	40.2
*36 x 36	36 3/8 x 36 3/8	2	52.0
*48 x 24	48 3/8 x 24 3/8	2	48.9
*48 x 36	48 3/8 x 36 3/8	2	62.0
*48 x 48	48 3/8 x 48 3/8	2	89.0

* All doors with width greater than 24" are for wall installation only. They are not approved for ceiling installation.



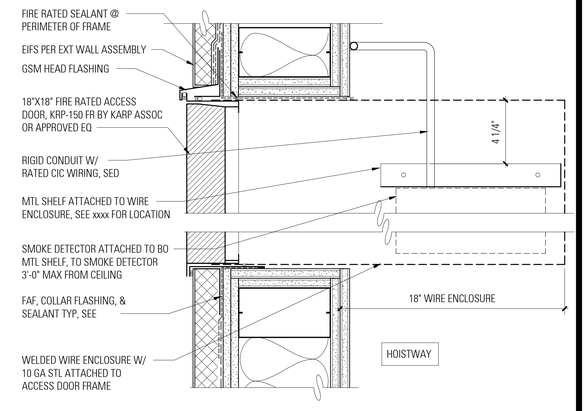
SECTION A-A

Made with Union Labor

9 A7.23 FIRE RATED ACCESS DR PRODUCT SHEET @ ELEVATOR

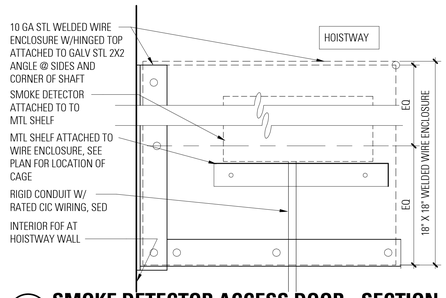
12" = 1'-0"

FIRE RATED ACCESS DR PRODUCT SHEET @ ELEVATOR



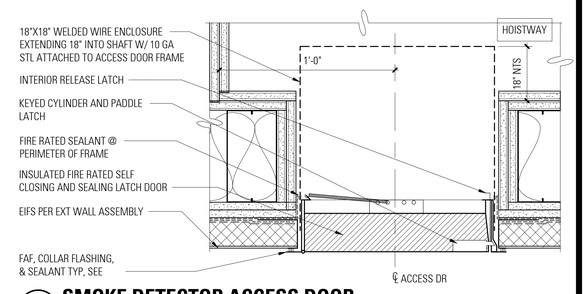
2 A7.23 SMOKE DETECTOR ACCESS DOOR - SECTION

3" = 1'-0"



6 A7.23 SMOKE DETECTOR ACCESS DOOR - SECTION

3" = 1'-0"



1 A7.23 SMOKE DETECTOR ACCESS DOOR

3" = 1'-0"

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ELEVATOR DETAILS - SAN FRANCISCO SPECIFIC

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EXTERIOR FINISHES OVER STEEL STUDS

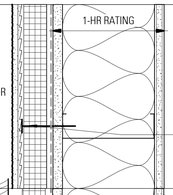
C3 CEMENT PLASTER

3 COAT CEMENT PLASTER (7/8" MIN THICK)
PAPER BACKED METAL LATH
1" RIGID INSULATION
DRAINABLE WRB
5/8" GYPSUM SHEATHING
STEEL STUDS
THERMAL INSULATION AS SCHEDULED
5/8 GYPSUM BOARD

1-HR NON-LOAD BEARING PER UL DESIGN NO U419

1-HR LOAD BEARING PER UL DESIGN NO U423

EXTERIOR



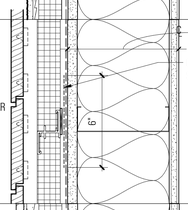
W3 VERTICAL T&G WOOD SIDING

1X6 THERMALLY MODIFIED WOOD SIDING
FURRING STRIP CLIP SYSTEM PER MFR
1-1/2" RIGID INSULATION W/ VERT Z-GIRTS
EPDM/NEOPRENE SHIM, AS REQ.
WEATHER RESISTIVE BARRIER
(1) LAYER 5/8" TYPE 'X' GYP SHEATHING
STEEL STUDS W/ THERMAL INSULATION AS SCHEDULED
(1) LAYER 5/8" TYPE 'X' GYP BD

1 HR NON-LOAD BEARING PER UL DESIGN NO. U419

1 HR LOAD BEARING PER UL DESIGN NO. U423

EXTERIOR

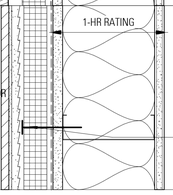


T1 VENEER

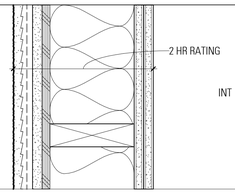
1/2" STONE/TILE VENEER
3/16" BOND COAT
3/4" BROWN COAT
PAPER BACKED METAL LATH
1" RIGID INSULATION
DRAINABLE WRB
5/8" GYPSUM SHEATHING
STEEL STUDS
THERMAL INSULATION AS SCHEDULED
5/8" GYPSUM BOARD

1-HR LOAD BEARING PER GA FILE NO WP 8105

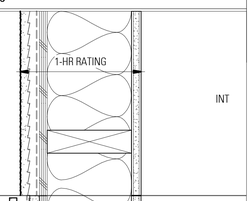
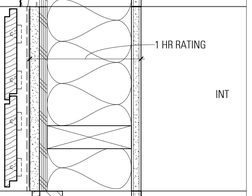
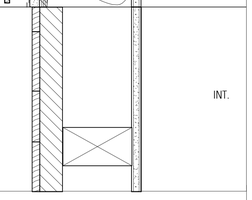
EXTERIOR



EXTERIOR FINISHES OVER WOOD STUDS (2 HR)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
P2	CEMENT PLASTER WALL 3 COAT CEMENT PLASTER (7/8" MIN THICK) METAL LATH DRAINABLE WRB 5/8" GYPSUM SHEATHING FRT PLYWOOD SHEATHING WHERE OCCURS WOOD STUDS (FIRE-RETARDENT TREATED 2X6 MIN) THERMAL INSULATION 2 LAYERS 5/8" GYPSUM BOARD	2 HR LOAD BEARING PER CBC TABLE 721.1(2) #15-1.6 *FRT REQUIRED FOR TYPE IIIA PROJECTS. REVISE IF THIS DOES NOT APPLY TO YOUR PROJECT*	EXT 

EXTERIOR FINISHES OVER WOOD STUDS

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
C1	CEMENT PLASTER 3 COAT CEMENT PLASTER (7/8" MIN THICK) PAPER BACKED METAL LATH DRAINABLE WRB PLYWOOD SHTG WHERE OCCURS, SSD WOOD STUDS (2X4 MIN) THERMAL INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1-HR LOAD BEARING PER CBC TABLE 721.1(2) #15-1.3	EXTERIOR 
W1	VERTICAL ENHANCED WOOD SIDING 1X4 ENHANCED WOOD T&G SIDING FURRING CHANNELS PER MFR WRB 5/8" GYPSUM SHEATHING PLYWOOD SHEATHING WHERE OCCURS WOOD STUDS (2X4 MIN) THERMAL INSULATION 5/8" GYPSUM BOARD	1 HR LOAD BEARING PER GA FILE NO WP 8105	EXT 
EX1	EXISTING WALL CONDITION EXISTING WOOD SIDING EXISTING DIAGONAL PLANK SHEATHING WOOD STUDS (3X4) (1) LAYER 5/8" TYPE 'X' GYP BD		EXTERIOR 

WALL AND PARTITION SCHEDULE NOTES

1 CONSTRUCT RATED ASSEMBLIES AS SPECIFIED IN THE FOLLOWING REFERENCES:
CBC: 2013 CALIFORNIA BUILDING CODE
GA: GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 20TH EDITION
UL: UNDERWRITERS LABORATORY INC, 2014 EDITION
ONC: CALIFORNIA OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES

2 PROVIDE TYPE 'X' GYPSUM BOARD, GYPSUM SHEATHING OR GYPSUM LINER AT FIRE RATED PARTITIONS.

3 FOR BEARING STUDS INFORMATION, SEE STRUCTURAL DRAWINGS.

4 FOR STRUCTURAL SHEATHING REQUIREMENTS INCLUDING SHEATHING LOCATIONS, TYPE, THICKNESS AND FASTENING, SEE STRUCTURAL DRAWINGS.

5 ASSEMBLY RATING MAY BE HIGHER THAN THAN REQUIRED BY CODE FOR ACOUSTIC REASONS OR CONSTRUCTION MATERIAL PROPERTIES.

6 GA MANUAL GENERAL NOTE 11 STATES: " WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY."

7 GA MANUAL GENERAL NOTE 16 STATES: "GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD- STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON LOAD-BEARING SYSTEM. INDICATED STUD SPACING ARE MAXIMUMS."

8 ALIGN WALL SURFACES IN A ROOM UON. WHERE A WALL CONSISTS OF MULTIPLE PARTITION TYPES, PROVIDE ADDITIONAL LAYER(S) OF GYPSUM BOARD AS REQUIRED TO ALIGN WALL FINISH.

9 PROVIDE 1/4" GAP BETWEEN EDGE OF GYPSUM BOARD AND TOP OF SLAB AT BASE OF WALL OR PERPENDICULAR GYPSUM BOARD AT CORNERS AND CEILING. SEAL TIGHT WITH CONTINUOUS ACOUSTICAL SEALANT AT ROOM PERIMETER: TOP, BOTTOM AND CORNERS. PROVIDE LISTED ACOUSTICAL SEALANT AT FIRE RATED CONDITIONS.

10 WHERE GYPSUM BOARD IS SCHEDULED TO GO FULL HEIGHT ABOVE CEILING, TAPE AND FLOAT JOINTS AND FASTENER HEADS ABOVE CEILING.

11 PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN PAINTED AREAS OF WET ROOMS SUCH AS TOILET AND SHOWER ROOMS, JANITOR CLOSETS, AND BEHIND DRINKING FOUNTAINS.

12 SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINISH MATERIALS IN ADDITION TO MATERIALS SPECIFIED IN THE WALL AND PARTITION SCHEDULES.

13 PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT FACED GYPSUM BACKING BOARDS AT INTERIOR WALLS OR SURFACES RECEIVING TILE WALL FINISH.

14 PROVIDE THERMAL INSULATION AT EXTERIOR WALLS. PROVIDE UL LISTED THERMAL INSULATION AT FIRE-RATED PARTITIONS. SEE INSULATION SCHEDULE BELOW.

15 AT EXTERIOR WALLS, WEATHER-LAP SHEATHING PAPER OR OTHER WATER-RESISTIVE BARRIER (AS SPECIFIED) TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR FINISH.

16 PROVIDE FIRE RETARDENT TREATED PLYWOOD BACKBOARD FOR ELECTRICAL PANELS.

17 AT NON-BEARING STEEL STUD WALLS (IF OCCUR), SUBMIT GAGE AND SPACING BY DESIGN-BUILD FRAMING SUBCONTRACTOR FOR REVIEW BY ARCHITECT AND ACOUSTICAL ENGINEER FOR CONFORMANCE TO ACOUSTICAL RECOMMENDATIONS.

18 AT STEEL STUD WALLS (IF OCCUR) PROVIDE CONTINUOUS STEEL RUNNER AT TOP AND BOTTOM. MATCH STEEL STUD GAGE. PROVIDE SLOTTED TOP TRACKS.

19 IN COMBUSTIBLE CONSTRUCTION, PROVIDE VERTICAL AND HORIZONTAL FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY CODE.

20 PIPES, WIRES, CONDUITS, DUCTS, AND OTHER SERVICE FACILITIES SHALL NOT BE EMBEDDED IN REQUIRED FIRE PROTECTIVE COVERINGS OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED.

21 LUGS/BRACKETS/BOLTS/TABS ATTACHED TO STRUCTURAL MEMBERS REQUIRING FIRE-PROTECTION SHALL BE PROTECTED WITH AT LEAST ONE-INCH OF SURFACE COVER OF FIRE PROTECTION. (CBC 704.6)

WALL SCHEDULE LEGEND

WALL SYMBOL

FIRE-RATING
1-4 = RATED WALL
P = FIRE PARTITION
B = FIRE BARRIER
W = FIRE WALL

INSULATION
A = ACOUSTICAL BATT INSULATION
M = MINERAL WOOL SAFING
R = RIGID INSULATION
T = THERMAL BATT INSULATION
0 = NO INSULATION

STEEL FRAMING
0 = 7/8" HAT CHANNEL
1 = 1 5/8" STEEL
2 = 2 1/2" STEEL
3 = 3 5/8" STEEL
4 = 4" STEEL
6 = 6" STEEL
8 = 8" STEEL

WOOD FRAMING
2 = FOR __x2 WOOD
3 = FOR __x3 WOOD
4 = FOR __x4 WOOD
6 = FOR __x6 WOOD
8 = FOR __x8 WOOD

CONCRETE MASONRY SIZE
4 = 3 5/8" CMU
6 = 5 5/8" CMU
8 = 7 5/8" CMU
10 = 9 5/8" CMU

EXTERIOR INSULATION SCHEDULE

ASSEMBLY	THERMAL		
	THK	MATL	R-VALUE
EXT WALL - 6" NOMINAL WOOD STUD	5.5"	BATT	R21
EXT WALL - 8" NOMINAL WOOD STUD	8.25"	BATT	R25
EXT WALL - 6" NOMINAL STEEL STUD	5.5" / VARIES	BATT / RIGID	R21 / R4
EXT WALL - 8" NOMINAL STEEL STUD	8.25" / VARIES	BATT / RIGID	R25 / R4
ROOF/CEILING - LOW SLOPE ROOF	9.5" / >= 2"	BATT / RIGID	R30 / R8

*INSULATION VALUES SHOWN ARE MINIMUM REQUIREMENTS. MORE IS ALLOWABLE.

1. WALL CAVITIES WITH THERMAL INSULATION SHOULD HAVE INSULATION CONTACTING ALL SIX INTERIOR CAVITY SURFACES

2. ROOF INSULATION VALUE OF R8 REPRESENTS 2" OF R4/INCH INSULATION. INSULATION WITH GREATER U-VALUES MAY BE USED

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REGISTERED PROFESSIONAL ENGINEER
C-18888
03-31-2025
RENEWAL
STATE OF CALIFORNIA

EXTERIOR WALL SCHEDULE

SCALE: 3" = 1'-0"

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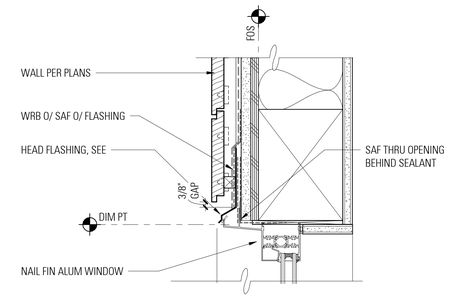
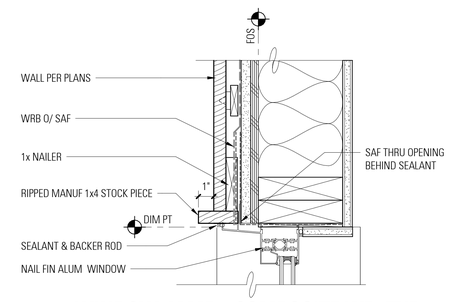
UPDATE TO SHOW ALUM FIN



4 A8.52 **WINDOW HEAD - COMPOSITE WD, TYP**
3" = 1'-0"



3 A8.52 **WINDOW JAMB - COMPOSITE WD, TYP**
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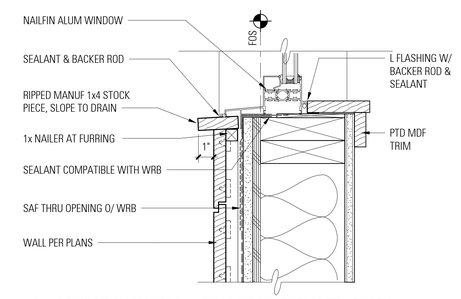

2 A8.52 **WINDOW SILL - COMPOSITE WD, TYP**
3" = 1'-0"

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LICENSED ARCHITECT
Elizabeth Yeh Hamilton
C-18366
03-31-2025
STATE OF CALIFORNIA

WINDOW DETAILS- ALUMINUM NAIL FIN

SCALE: 3" = 1'-0"

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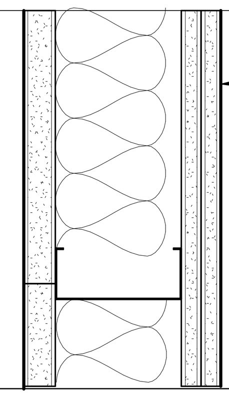
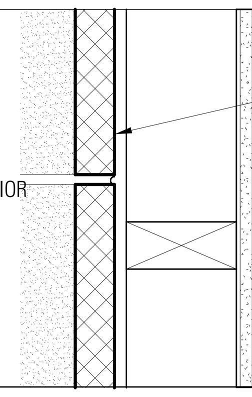
INTERIOR PARTITION SCHEDULE

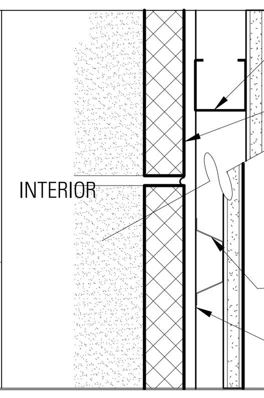
STEEL FRAMING (SHAFT LINER)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
S	SHAFT WALL 1" GYPSUM LINER CH STEEL STUDS INSULATION AS SCHEDULED 1 LAYER 5/8" GYPSUM BOARD AT 1 HR RATED PARTITION OR 2 LAYERS OF 5/8" GYP BD AT 2 HR RATED PARTITION	1 HR PER GA 6801 2 HR PER GA 7051 STC	

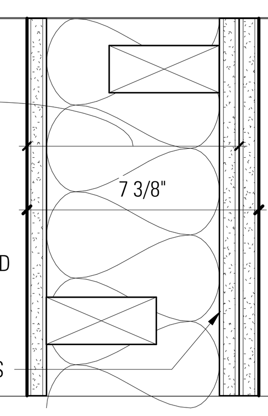
WOOD FRAMING (FURRED)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
Y	FURRED WALL 3/8" AIR GAP WHERE ADJAC TO CMU/CONC WOOD FURRING, SIZE AS SCHEDULED 5/8" GYPSUM BOARD	STC	

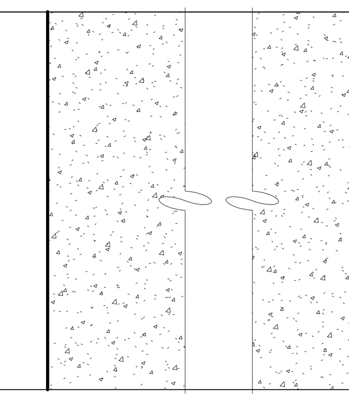
STEEL FRAMING (FURRED)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
Z	FURRED WALL 3/8" AIR GAP WHERE ADJAC TO CMU/CONC FURRING, SIZE AS SCHEDULED 5/8" GYPSUM BOARD	STC	

WOOD FRAMING (STAGGERED STUD)

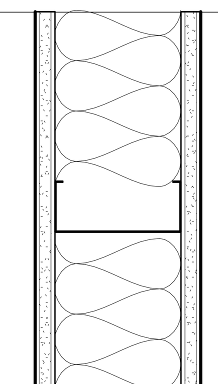
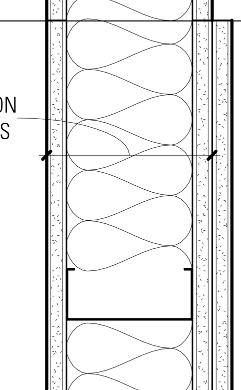
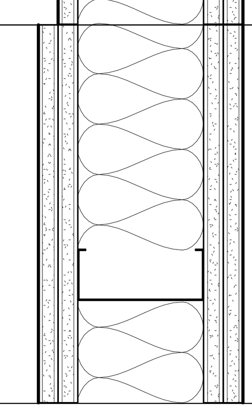
TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
J	INTERIOR PARTITION 5/8" GYPSUM BOARD 2X4 WD STUDS AT 16" OC, STAGGERED 8" OC ON 2X6 WD PLATES INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	*updated 02/22/16* 1 HR PER GA WP NO 3380 LOAD-BEARING STC	

CONCRETE

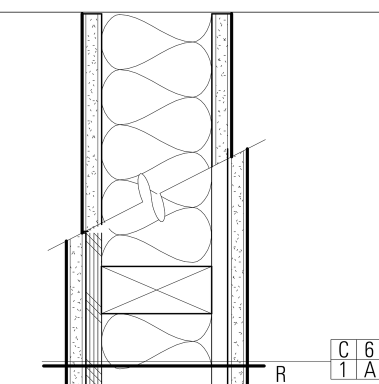
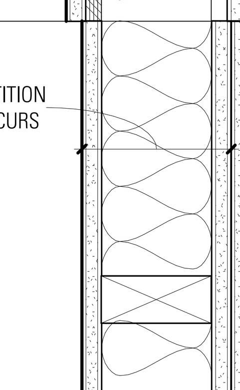
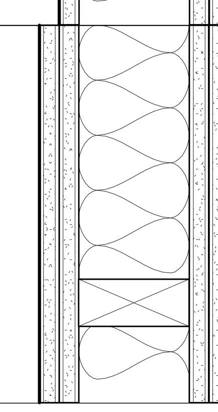
TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
A	CONCRETE WALL, SSD FOR THICKNESS	2 HR AT 5" THK 4 HR AT 7" THK PER CBC TABLE 721.1(2) ITEM NO 4-1.1 STC	

CONCRETE MASONRY UNIT (CMU)

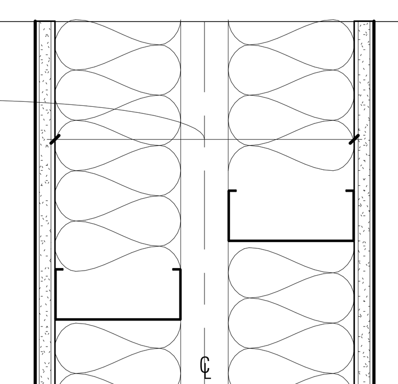
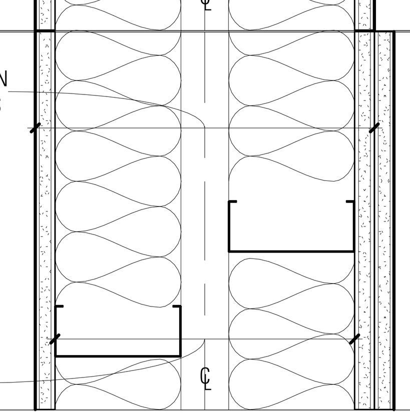
STEEL FRAMING (SINGLE STUD)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
F	INTERIOR PARTITION 5/8" GYPSUM BOARD STEEL STUDS AT 24" OC INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER UL NO U419 OR GA FILE NO WP 1340 1 HR LOAD BEARING PER UL NO U423 W/ USE OF 3 5/8" STUD MIN STC	
G	INTERIOR PARTITION 5/8" GYPSUM BOARD STEEL STUDS AT 24" OC INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER GA FILE NO WP 1052 1 HR LOAD BEARING PER UL NO U423 W/ USE OF 3 5/8" STUD MIN STC	
H	INTERIOR PARTITION 2 LAYERS 5/8" GYPSUM BOARD STEEL STUDS AT 24" OC INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	2 HR NON-LOAD BEARING PER GA FILE NO WP 1546 2 HR LOAD BEARING PER UL NO U423 W/ USE OF 3 5/8" STUD MIN STC	

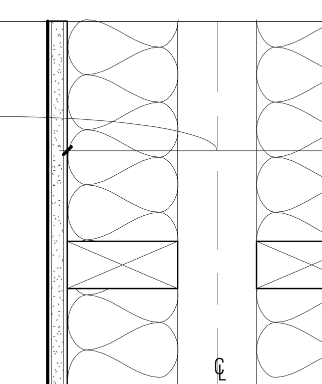
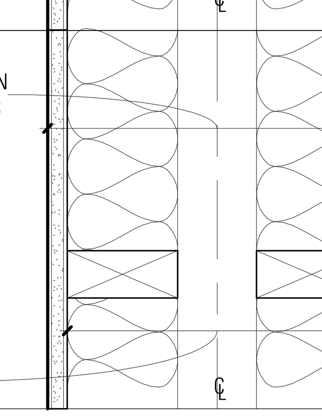
WOOD FRAMING (SINGLE STUD)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
C	INTERIOR PARTITION 5/8" GYPSUM BOARD PLYWOOD WHERE OCCURS, SSD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 3510 LOAD-BEARING, FOR RATING MIN 2X4 STUD STC	
D	INTERIOR PARTITION 5/8" GYPSUM BOARD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 3510 LOAD BEARING STC	
E	INTERIOR PARTITION 2 LAYERS 5/8" GYPSUM BOARD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	2 HR PER GA FILE NO WP 4135 LOAD BEARING STC	

STEEL FRAMING (CAVITY WALL)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
P	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF STEEL STUDS AT 24" OC MAX, STAGGER STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER UL NO U493 UP TO 1 HR LOAD BEARING PER UL NO V446 W/ USE OF 3 5/8" STUDS MIN STC	
Q	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF STEEL STUDS AT 24" OC MAX, STAGGER STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 2 LAYERS 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER UL NO U493 UP TO 1 HR LOAD BEARING PER UL NO V446 W/ USE OF 3 5/8" STUDS MIN STC	

WOOD FRAMING (CAVITY WALL)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
K	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF WD STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 5512 LOAD-BEARING STC	
L	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF WD STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 2 LAYERS 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 5512 LOAD-BEARING STC	

WALL AND PARTITION SCHEDULE NOTES

1 CONSTRUCT RATED ASSEMBLIES AS SPECIFIED IN THE FOLLOWING REFERENCES:
CBC: 2013 CALIFORNIA BUILDING CODE
GA: GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 20TH EDITION
UL: UNDERWRITERS LABORATORY INC, 2014 EDITION
ONC: CALIFORNIA OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES

2 PROVIDE TYPE 'X' GYPSUM BOARD, GYPSUM SHEATHING OR GYPSUM LINER AT FIRE RATED PARTITIONS.

3 FOR BEARING STUDS INFORMATION, SEE STRUCTURAL DRAWINGS.

4 FOR STRUCTURAL SHEATHING REQUIREMENTS INCLUDING SHEATHING LOCATIONS, TYPE, THICKNESS AND FASTENING, SEE STRUCTURAL DRAWINGS.

5 ASSEMBLY RATING MAY BE HIGHER THAN THAN REQUIRED BY CODE FOR ACOUSTIC REASONS OR CONSTRUCTION MATERIAL PROPERTIES.

6 GA MANUAL GENERAL NOTE 11 STATES: " WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY."

7 GA MANUAL GENERAL NOTE 16 STATES: "GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD- STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON LOAD-BEARING SYSTEM. INDICATED STUD SPACING ARE MAXIMUMS."

8 ALIGN WALL SURFACES IN A ROOM UON. WHERE A WALL CONSISTS OF MULTIPLE PARTITION TYPES, PROVIDE ADDITIONAL LAYER(S) OF GYPSUM BOARD AS REQUIRED TO ALIGN WALL FINISH.

9 PROVIDE 1/4" GAP BETWEEN EDGE OF GYPSUM BOARD AND TOP OF SLAB AT BASE OF WALL OR PERPENDICULAR GYPSUM BOARD AT CORNERS AND CEILING. SEAL TIGHT WITH CONTINUOUS ACOUSTICAL SEALANT AT ROOM PERIMETER: TOP, BOTTOM AND CORNERS. PROVIDE LISTED ACOUSTICAL SEALANT AT FIRE RATED CONDITIONS.

10 WHERE GYPSUM BOARD IS SCHEDULED TO GO FULL HEIGHT ABOVE CEILING, TAPE AND FLOAT JOINTS AND FASTENER HEADS ABOVE CEILING.

11 PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN PAINTED AREAS OF WET ROOMS SUCH AS TOILET AND SHOWER ROOMS, JANITOR CLOSETS, AND BEHIND DRINKING FOUNTAINS.

12 SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINISH MATERIALS IN ADDITION TO MATERIALS SPECIFIED IN THE WALL AND PARTITION SCHEDULES.

13 PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT FACED GYPSUM BACKING BOARDS AT INTERIOR WALLS OR SURFACES RECEIVING TILE WALL FINISH.

14 PROVIDE THERMAL INSULATION AT EXTERIOR WALLS. PROVIDE UL LISTED THERMAL INSULATION AT FIRE-RATED PARTITIONS. SEE INSULATION SCHEDULE BELOW.

15 AT EXTERIOR WALLS, WEATHER-LAP SHEATHING PAPER OR OTHER WATER-RESISTIVE BARRIER (AS SPECIFIED) TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR FINISH.

16 PROVIDE FIRE RETARDENT TREATED PLYWOOD BACKBOARD FOR ELECTRICAL PANELS.

17 AT NON-BEARING STEEL STUD WALLS (IF OCCUR), SUBMIT GAGE AND SPACING BY DESIGN-BUILD FRAMING SUBCONTRACTOR FOR REVIEW BY ARCHITECT AND ACOUSTICAL ENGINEER FOR CONFORMANCE TO ACOUSTICAL RECOMMENDATIONS.

18 AT STEEL STUD WALLS (IF OCCUR) PROVIDE CONTINUOUS STEEL RUNNER AT TOP AND BOTTOM. MATCH STEEL STUD GAGE. PROVIDE SLOTTED TOP TRACKS.

19 IN COMBUSTIBLE CONSTRUCTION, PROVIDE VERTICAL AND HORIZONTAL FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY CODE.

20 PIPES, WIRES, CONDUITS, DUCTS, AND OTHER SERVICE FACILITIES SHALL NOT BE EMBEDDED IN REQUIRED FIRE PROTECTIVE COVERINGS OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED.

21 LUGS/BRACKETS/BOLTS/TABS ATTACHED TO STRUCTURAL MEMBERS REQUIRING FIRE-PROTECTION SHALL BE PROTECTED WITH AT LEAST ONE-INCH OF SURFACE COVER OF FIRE PROTECTION. (CBC 704.6)

PARTITION SCHEDULE LEGEND

PARTITION SYMBOL

PARTITION TYPE — E 6 — FRAMING SIZE
FIRE-RATING/ PARTITION HEIGHT — 2B A — INSULATION

FIRE-RATING		
1-4	=	RATED WALL
P	=	FIRE PARTITION
B	=	FIRE BARRIER
W	=	FIRE WALL

INSULATION		
A	=	ACOUSTICAL BATT INSULATION
M	=	MINERAL WOOL SAFING
R	=	RIGID INSULATION
T	=	THERMAL BATT INSULATION
0	=	NO INSULATION

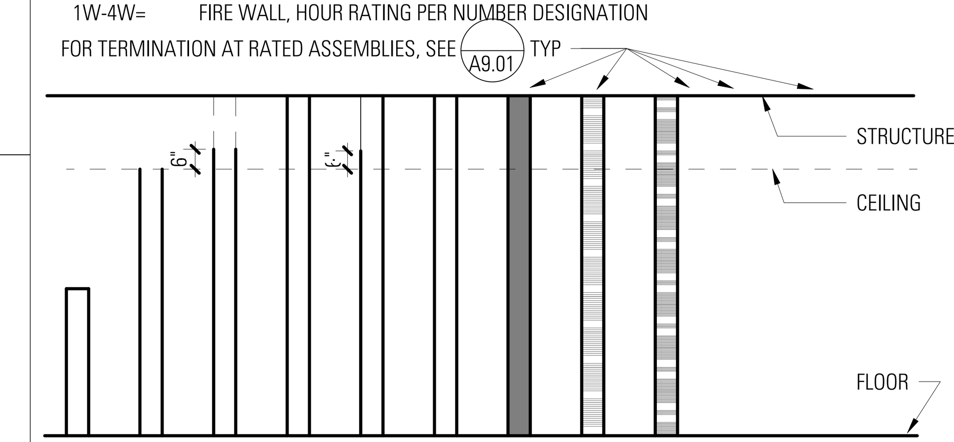
STEEL FRAMING		
0	=	7/8" HAT CHANNEL
1	=	1 5/8" STEEL
2	=	2 1/2" STEEL
3	=	3 5/8" STEEL
4	=	4" STEEL
6	=	6" STEEL
8	=	8" STEEL

WOOD FRAMING		
2	=	FOR __x2 WOOD
3	=	FOR __x3 WOOD
4	=	FOR __x4 WOOD
6	=	FOR __x6 WOOD
8	=	FOR __x8 WOOD

CONCRETE MASONRY SIZE		
4	=	3 5/8" CMU
6	=	5 5/8" CMU
8	=	7 5/8" CMU
10	=	9 5/8" CMU

FIRE RATING / PARTITION HEIGHT (SEE DIAGRAM BELOW)		
-	=	NON-RATED PARTITION HEIGHT (SEE PLAN FOR TOP OF PARTITION)
0	=	NON-RATED TO UNDERSIDE OF CEILING
+	=	NON-RATED - EXTEND STUDS AND GYPSUM BOARD 6" ABOVE CEILING AND BRACE AS REQUIRED TO STRUCTURE
S	=	NON-RATED TO UNDERSIDE OF STRUCTURE ABOVE
>	=	NON-RATED - EXTEND STUDS TO UNDERSIDE OF STRUCTURE ABOVE. EXTEND GYPSUM BOARD 6" ABOVE CEILING ON ONE SIDE AND EXTEND TO STRUCTURE ON OTHER SIDE.
1- 4	=	RATED WALL, HOUR RATING PER NUMBER DESIGNATION
1P-4P	=	FIRE PARTITION, HOUR RATING PER NUMBER DESIGNATION
1B-4B	=	FIRE BARRIER, HOUR RATING PER NUMBER DESIGNATION
1W-4W	=	FIRE WALL, HOUR RATING PER NUMBER DESIGNATION

FOR TERMINATION AT RATED ASSEMBLIES, SEE A9.01 TYP



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LICENSED ARCHITECT Christian Niel Haegglund C-18896 01-31-2025 RENEWAL DATE STATE OF CALIFORNIA

INTERIOR PARTITION SCHEDULE

SCALE: 3" = 1'-0" As indicated

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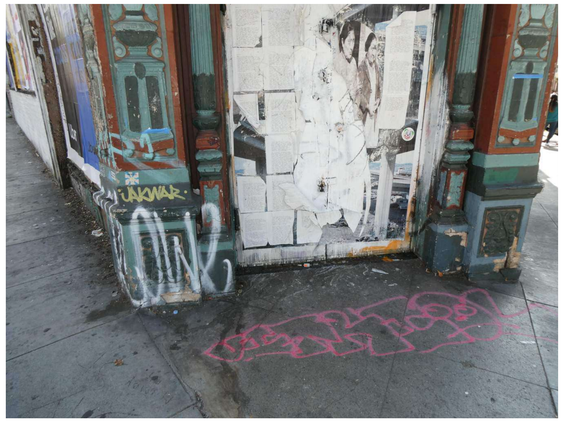
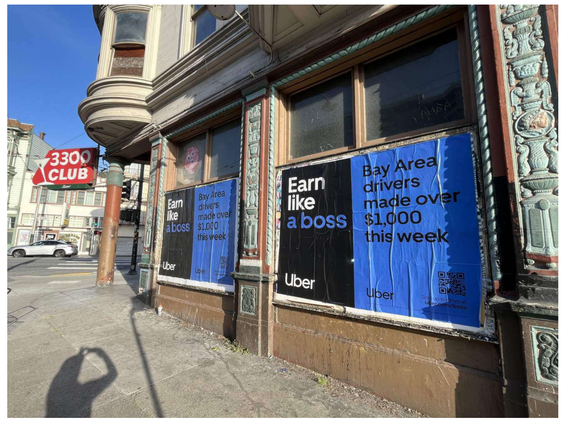
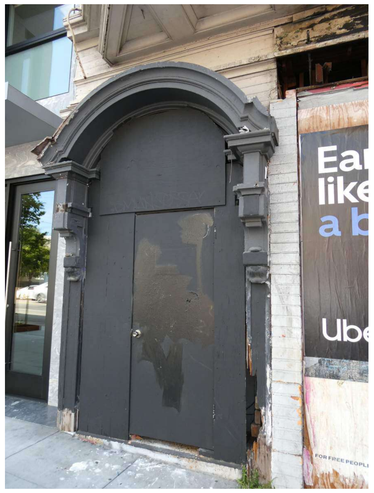


9 CORNER ENTRY

6 TRANSOM AT CORNER ENTRY

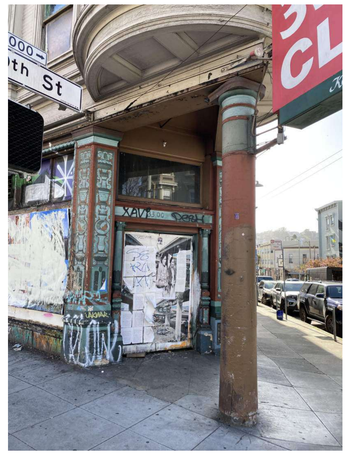


3 MISSION STREET FACADE



8 HISTORIC ENTRY AT MISSION ST

5 MISSION ST FACADE CLOSE UP VIEW



2 HISTORIC COLUMN AT CORNER

7 29TH ST VIEW

4 OVERALL VIEW

1 MISSION ST VIEW

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KEY PLAN

PHOTOS

SCALE: As indicated

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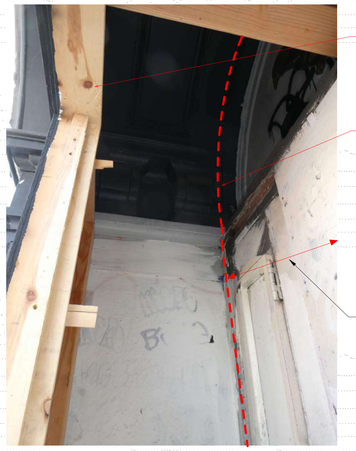

REMOVE PLYWOOD AND NON-HISTORIC TEMPORARY WOOD FRAMING

LINE DELINEATING EXTENT OF DEMO

INTERIOR WALLS OF VESTIBULE TO REMAIN

INTERIOR WALLS OF VESTIBULE TO REMAIN

2 VIEW OF VESTIBULE AT HISTORIC ENTRY
N.T.S

1 EXTERIOR DEMOLITION ELEVATION - MISSION ST
3/16" = 1'-0"

MATERIAL TO BE REMOVED. SEE SPECIFICATION 024119, SELECTIVE DEMOLITION

GENERAL NOTES

1 EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.

2 CONTRACTOR TO ENSURE PROPER WORKING ORDER AND WEATHERTIGHTNESS. CONTRACTOR SHALL PERFORM SURVEY OF ALL ¢ WINDOW OPENINGS. VERIFY THE QUANTITY AND CONDITION OF FRAME, SASH, GLAZING, HEAD FLASHING, THRESHOLD AND HARDWARE.

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5 REMOVE ALL FASTENERS AND EXTRANEOUS UNNECESSARY NON-HISTORIC ACCESSORIES. FILL ALL HOLES IN WINDOW ASSEMBLY AS NEEDED PRIOR TO APPLICATION OF FINISH, TYP.

6 MATCH PROFILES AND DIMENSIONS OF (E) MOULDINGS.

7 REPLACE LOOSE, MISSING, UNSOUND, AND DETERIORATED PUTTY AS INDICATED AND AS NEEDED. INSTALL GLASS WITH STAINLESS STEEL GLAZING POINTS FASTENERS

8 PROVIDE (N) GLASS TO MATCH (E) WHERE MISSING, CRACKED, OR DAMAGED, TYP..

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11 CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, QUANTITIES, AND CONDITIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT WHEN DIFFERENCES BETWEEN THOSE DEPICTED IN THESE CONTRACT DOCUMENTS ARE FOUND

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15 WHERE FERROUS ELEMENTS OR ANCHORS ARE EXPOSED BY THE WORK, REMOVE CORROSION, PREPARE, PRIME, AND PAINT,

16 REMOVE ALL UNSOUND COATINGS FROM EXTERIOR AND ALL COATINGS AT LOCATIONS TO BE REPAIRED.

17 REMOVE ALL LOOSE, FLAKING, PEELING, DELAMINATED, OR OTHERWISE UNSOUND COATINGS. REPAIR SUBSTRATE AS NEEDED PREPARE, PREPARE, PRIME AND PAINT ALL CURRENTLY PAINTED SURFACES.

18 REMOVE ALL EXISTING CAULKING AND SEALANT. INSTALL (N) AT DISSIMILAR MATERIALS AS NEEDED. PAINT ALL URETHANE AND HYBRID SEALANT.

19 REPAIR DAMAGED INTERIOR TRIM TO MATCH ORIGINAL REPLACE TO MATCH ORIGINAL WHERE MISSING OR DETERIORATED BEYOND REPAIR, TYP PREP, PRIME, AND PAINT.

20 CONDITIONS ASSESSMENT WAS CONDUCTED IN JANUARY, 2024.

SHEET NOTES

1) REMOVE PLYWOOD INFILL FOR PRESERVATION ARCHITECT'S REVIEW.
2) VESTIBULE TO REMAIN. SEE SECTION XX. FOR EXTENT OF DEMOLITION.
3) CONTRACTOR SHALL PROTECT EXISTING MATERIALS TO REMAIN FROM DAMAGE.

KEY NOTES

PAGE&TURNBULL

3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

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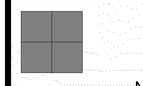
CHECKED BY	Checker
PROJECT NO.	2023001

DATE	ISSUE
2023.10.20	100% SD



KEY PLAN

EXTERIOR ELEVATION DEMOLITION - MISSION ST

SCALE: As indicated

EBD3.01

1/22/2024 4:48:18 PM Autodesk Docs://23128 3300 Mission Consult BA/R23/3300 Mission-EB.rvt

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1 EXTERIOR DEMOLITION ELEVATION - 29TH ST

3/16" = 1'-0"

GENERAL NOTES

1 EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.

2 CONTRACTOR TO ENSURE PROPER WORKING ORDER AND WEATHERTIGHTNESS. CONTRACTOR SHALL PERFORM SURVEY OF ALL € WINDOW OPENINGS. VERIFY THE QUANTITY AND CONDITION OF FRAME, SASH, GLAZING, HEAD FLASHING, THRESHOLD AND HARDWARE.

3 WINDOW DIMENSIONS ARE NOMINAL FIELD VERIFY ALL (E) OPENINGS AND NEW OPENINGS WHEN ALIGNING WITH (E).

4 CONTRACTOR SHALL SURVEY (E) HARDWARE AND VERIFY WORKING ORDER OF LIFTS/LATCHES/WEIGHTS HINGES PULLEYS ETC. REHABILITATE (E) HARDWARE SALVAGE, CATALOGUE FOR REHABILITATION, AND REINSTALL HARDWARE IN ORIGINAL LOCATIONS, ASSUME 10% (N) LIFTS AND LATCHES (E) WINDOWS.

5 REMOVE ALL FASTENERS AND EXTRANEOUS UNNECESSARY NON-HISTORIC ACCESSORIES. FILL ALL HOLES IN WINDOW ASSEMBLY AS NEEDED PRIOR TO APPLICATION OF FINISH, TYP.

6 MATCH PROFILES AND DIMENSIONS OF (E) MOULDINGS.

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13 PATCH SUBSTRATE AS NEEDED TO MATCH ADJACENT WHERE ELEMENTS/FEATURES ARE BEING REMOVED.

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SHEET NOTES

1) REMOVE PLYWOOD INFILL FOR PRESERVATION ARCHITECT'S REVIEW.
2) VESTIBULE TO REMAIN. SEE SECTION XX. FOR EXTENT OF DEMOLITION.
3) CONTRACTOR SHALL PROTECT EXISTING MATERIALS TO REMAIN FROM DAMAGE.

KEY NOTES

D1 SALVAGE (E) WOODWORK AND TRIM IN THESE AREAS FOR POTENTIAL REUSE

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PROJECT NO	2023001

DATE	ISSUE
2023.10.20	100% SD

CORLIN KIERNAT C25638 REN:11/30/23 STATE OF CALIFORNIA

KEY PLAN

N

EXTERIOR ELEVATION DEMOLITION - 29TH ST

SCALE: 3/16" = 1'-0"

EBD3.02

1/22/2024 4:48:21 PM Autodesk Docs://23128 3300 Mission Consult BA/3300 Mission-EB.rvt

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1 EXTERIOR ELEVATION - MISSION ST (EAST)
3/16" = 1'-0"

GENERAL NOTES

1 EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.

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SHEET NOTES

1) REHABILITATE EXISTING WOOD WINDOWS. REPAIR, PRIME AND PAINT. PROVIDE WEATHERSTRIPPING. SEE WINDOW SCHEDULE FOR REPAIR NOTES, EB9.01.

   ALTERNATE: PROVIDE NEW WOOD WINDOWS TO MATCH (E). REHABILITATE CURVED GLASS WINDOWS AT CORNER BAY.

2) REPAIR, PREP AND PAINT WOOD SURFACES

KEY NOTES

1 REMOVE DAMAGED WOOD TRIM AND REPLACE WITH (N) TO MATCH (E)
2 NEW WOOD BASE AT HISTORIC TRIM
3 REPLACE MISSING WOOD TRIM TO MATCH EXISTING
4 REPAIR, PREP, AND PAINT SHEET METAL CAP
5 STRIP PAINT, REPAIR, PREP AND PAINT ORNAMENTAL CEMENT PLASTER. SEE ARCHITECT'S FINISH SCHEDULE FOR COLORS
6 PROVIDE NEW ORNAMENTAL PILASTERS TO MATCH EXISTING WHERE MISSING
8 (N) TRIM OVER BAY WINDOW, TYP. DESIGN AND DETAILS TO BE DETERMINED

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PROJECT NO	2023001

DATE	ISSUE
2023.10.20	100% SD

CURTIS KIENY
C25638
REN:11/30/23
STATE OF CALIFORNIA

KEY PLAN

N

EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

EB3.01

1/22/2024 4:48:12 Autodesk Docs://23128 3300 Mission Consult BAR/3300 Mission-EB.rvt BA

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EXTERIOR ELEVATION - 29TH ST (NORTH)

1 3/16" = 1'-0"

GENERAL NOTES

1 EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.

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   ALTERNATE: PROVIDE NEW WOOD WINDOWS TO MATCH (E). REHABILITATE CURVED GLASS WINDOWS AT CORNER BAY.

2) REPAIR, PREP AND PAINT WOOD SURFACES

KEY NOTES

5 STRIP PAINT, REPAIR, PREP AND PAINT ORNAMENTAL CEMENT PLASTER. SEE ARCHITECT'S FINISH SCHEDULE FOR COLORS

6 PROVIDE NEW ORNAMENTAL PILASTERS TO MATCH EXISTING WHERE MISSING

7 REPAIR, PREP, AND PAINT EXISTING METAL FIRE ESCAPE.

8 (N) TRIM OVER BAY WINDOW, TYP. DESIGN AND DETAILS TO BE DETERMINED

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SAN FRANCISCO, CA 94110

DRAWN BY Author
CHECKED BY Checker
PROJECT NO 2023001

DATE ISSUE
2023.10.20 100% SD

KEY PLAN

N

EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

EB3.02

SHT - CD 42 x 30_BAR_3300Mission_consultants
1/22/2024 4:48:14 Autodesk Docs://23128 3300 Mission Consult BAR/3300 Mission-EB.rvt
PM

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WINDOW NO.	TYPE	OPERATION	WIDTH (V.I.F.)	HEIGHT (V.I.F.)	MATERIAL	FINISH	REPAIR CLASS	REPUTTY %	GLAZING (# OF PANES)	HARDWARE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	NOTES
FIRST FLOOR														
EX101	EX-D	FIXED/HOPPER STOREFRONT	110"	128"	WOOD	PAINTED	CLASS 2							CLASS 2 AT (E); NEW COMPONENTS AT SOUTH JAMB & PILASTER RECONSTRUCTION
EX102	EX-C	FIXED/HOPPER STOREFRONT	87"		WOOD	PAINTED	CLASS 1							
EX103	EX-C	FIXED/HOPPER STOREFRONT	83 1/2"		WOOD	PAINTED	CLASS 1							
SECOND FLOOR														
EX201	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100						
EX202	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100						
EX203	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	50	TYPE 1 (2)					
EX204	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)					
EX205	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)					
EX206	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 3 (2)					
EX207	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)					
EX208	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100						
EX209	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)					
EX210	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)					
EX211	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (1) TYPE 3 (1)					
EX212	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)					
EX213	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)					
EX214	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)					
EX215	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (1) TYPE 3 (1)					
EX216	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)					
EX217	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	50-75	TYPE 1 (1) TYPE 3 (1)					
EX218	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 3 (2)					
EX219	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX220	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)					
EX221	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)					
EX222	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)					
EX223	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)					
EX224	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50-75	TYPE 1 (2)					
EX225	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)					
EX226	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)					
EX227	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX228	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (2)					
EX229	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (1) TYPE 3 (1)					
EX230	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)					
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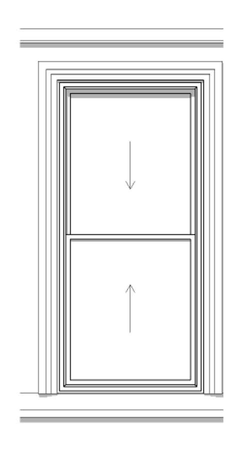
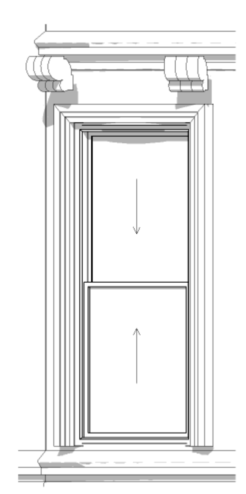
EX232	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	75-100	TYPE 1 (2)					
EX233	EX-A	DOUBLE HUNG			WOOD	PAINTED	CLASS 1	100	TYPE 3 (2)					
THIRD FLOOR														
EX301	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (2)					
EX302	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)					
EX303	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)					
EX304	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	50	TYPE 1 (2)					
EX305	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	75	TYPE 1 (2)					
EX306	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)					
EX307	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)					
EX308	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)					
EX309	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)					
EX310	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (1) TYPE 3 (1)					
EX311	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)					
EX312	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)					
EX313	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 3 (2)					
EX314	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 3 (2)					
EX315	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)					
EX316	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (2)					
EX317	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX318	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)					
EX319	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (1) TYPE 3 (1)					
EX320	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)					
EX321	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX322	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 3 (2)					
EX323	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (2)					
EX324	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX325	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX326	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX327	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)					
EX328	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)					
EX329	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (1) TYPE 3 (1)					
EX330	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)					
EX331	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)					
EX332	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)					
EX333	EX-A	DOUBLE HUNG			WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					
EX334	EX-A	DOUBLE HUNG			WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)					

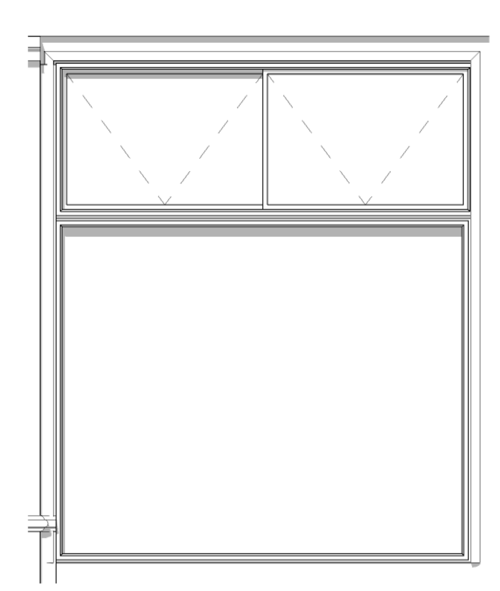
EX-A



EX-B



EX-C



GENERAL NOTES

1 EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.
2 CONTRACTOR TO ENSURE PROPER WORKING ORDER AND WEATHERTIGHTNESS. CONTRACTOR SHALL PERFORM SURVEY OF ALL € WINDOW OPENINGS. VERIFY THE QUANTITY AND CONDITION OF FRAME, SASH, GLAZING, HEAD FLASHING, THRESHOLD AND HARDWARE.
3 WINDOW DIMENSIONS ARE NOMINAL FIELD VERIFY ALL (E) OPENINGS AND NEW OPENINGS WHEN ALIGNING WITH (E).
4 CONTRACTOR SHALL SURVEY (E) HARDWARE AND VERIFY WORKING ORDER OF LIFTS/LATCHES/WEIGHTS HINGES PULLEYS ETC. REHABILITATE (E) HARDWARE SALVAGE, CATALOGUE FOR REHABILITATION, AND REINSTALL HARDWARE IN ORIGINAL LOCATIONS, ASSUME 10% (N) LIFTS AND LATCHES (E) WINDOWS.
5 REMOVE ALL FASTENERS AND EXTRANEOUS UNNECESSARY NON-HISTORIC ACCESSORIES. FILL ALL HOLES IN WINDOW ASSEMBLY AS NEEDED PRIOR TO APPLICATION OF FINISH, TYP.
6 MATCH PROFILES AND DIMENSIONS OF (E) MOULDINGS.
7 REPLACE LOOSE, MISSING, UNSOUND, AND DETERIORATED PUTTY AS INDICATED AND AS NEEDED. INSTALL GLASS WITH STAINLESS STEEL GLAZING POINTS FASTENERS
8 PROVIDE (N) GLASS TO MATCH (E) WHERE MISSING, CRACKED, OR DAMAGED, TYP..
9 CONTRACTOR SHALL PROTECT ALL (E) MATERIALS AND FINISHES SHOWN TO REMAIN, SAFE FROM DAMAGE DURING CONSTRUCTION PROVIDE PROTECTION AS INDICATED AND NEEDED.
10 CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO HISTORIC MATERIALS DURING CONSTRUCTION ADDITIONALLY, CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT COSTS.
11 CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, QUANTITIES, AND CONDITIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT WHEN DIFFERENCES BETWEEN THOSE DEPICTED IN THESE CONTRACT DOCUMENTS ARE FOUND
12 PATCH AND REPAIR ALL EXTERIOR AND INTERIOR FINISHES SCHEDULED TO REMAIN INCLUDING WOOD, PAINT, DECORATIVE PAINT, AND PLASTER ASSOCIATED WITH REMOVAL, REPAIR, OR INSTALLATION OF WINDOWS AND DOORS.
13 PATCH SUBSTRATE AS NEEDED TO MATCH ADJACENT WHERE ELEMENTS/FEATURES ARE BEING REMOVED.
14 REMOVE ALL MISCELLANEOUS AND NON-FUNCTIONING NON HISTORIC FERROUS ANCHORS, PIPILS, ETC AT EXTERIOR/WINDOWS/DOORS. PATCH SUBSTRATE TO MATCH ADJACENT.
15 WHERE FERROUS ELEMENTS OR ANCHORS ARE EXPOSED BY THE WORK, REMOVE CORROSION, PREPARE, PRIME, AND PAINT,
16 REMOVE ALL UNSOUND COATINGS FROM EXTERIOR AND ALL COATINGS AT LOCATIONS TO BE REPAIRED.
17 REMOVE ALL LOOSE, FLAKING, PEELING, DELAMINATED, OR OTHERWISE UNSOUND COATINGS. REPAIR SUBSTRATE AS NEEDED PREPARE, PREPARE, PRIME AND PAINT ALL CURRENTLY PAINTED SURFACES.
18 REMOVE ALL EXISTING CAULKING AND SEALANT. INSTALL (N) AT DISSIMILAR MATERIALS AS NEEDED. PAINT ALL URETHANE AND HYBRID SEALANT.
19 REPAIR DAMAGED INTERIOR TRIM TO MATCH ORIGINAL REPLACE TO MATCH ORIGINAL WHERE MISSING OR DETERIORATED BEYOND REPAIR, TYP PREP, PRIME, AND PAINT.
20 CONDITIONS ASSESSMENT WAS CONDUCTED IN JANUARY, 2024.

REPAIR NOTES- WINDOWS AND DOOR FRAMES

CLASS 1A - REFINISH

1 REMOVE WINDOW SASH/DOOR FROM FRAME
2 REMOVE AND SALVAGE ALL HARDWARE, CATALOGUE AND STORE FOR REINSTALLATION
3 REMOVE ALL CAULKS AND SEALANTS
4 REMOVE ALL LOOSE AND UNSOUND LAYERS OF EXISTING PAINTS AND COATINGS FROM FRAME AND SASH.
5 GLUE AND CLAMP SASH JOINTS AS NEEDED
6 SAND WOOD SURFACES, REMOVE ALL WEATHERED, GRAY OR RED-BROWN SPOTS OR OTHERWISE UNSOUND WOOD.
7 APPLY WOOD PRESERVATIVE TO ALL BARE WOOD 8) PREPARE, PRIME AND PAINT SURFACES
8 PREPARE, PRIME AND PAINT SURFACES
9 INSTALL NEW WEATHERSTRIPPING. SEE 7 & 9/A9.01.
10 INSTALL NEW OR REHABILITATED HARDWARE
11 REPLACE MISSING OR BROKEN STOPS AS NEEDED TO MATCH ORIGINAL REPLACE ALL WINDOW ROPES
12 PROVIDE UV FILM

CLASS 1B-REGLAZING OR PARTIAL REGLAZING
COMPLETE ALL ITEMS LISTED ABOVE FOR FRAME AND SASH/DOOR REPAIR CLASS 1A, AND COMPLETE THE FOLLOWING ADDITIONAL ITEMS

1 REMOVE PUTTY AND GLAZING AS NEEDED, SALVAGE, CATALOGUE, AND STORE GLAZING IF REUSING

2 REINSTALL GLAZING, CLIPS, AND PUTTY

CLASS 2 - FILLING AND PATCHING
COMPLETE ALL ITEMS LISTED ABOVE FOR FRAME AND SASH /DOOR REPAIR CLASS ES 1A & 1B, AND COMPLETE THE FOLLOWING ADDITIONAL ITEMS:

1 REMOVE DETERIORATED WOOD COMPLETELY. WIDEN ALL CHECKS TO EXPOSE SOUND CLEAN WOOD FOR REPAIR.
2 APPLY EPOXY REPAIR OR WOOD DUTCHMAN TO AREAS GREATER THAN 1/4 IN DEEP OR WIDE

CLASS 3 - REPAIR AND SELECTIVE REPLACEMENT
COMPLETE ALL ITEMS LISTED ABOVE FOR FRAME AND SASH/DOOR REPAIR CLASSES 1A, 1B, & 2, AND COMPLETE THE FOLLOWING ADDITIONAL ITEMS:

1 WHERE WOOD MATERIAL EXHIBITS DETERIORATION AT MORE THAN 20% BUT LESS THAN 50% OF THE SURFACE AREA, COMPLETE DUTCHMAN TYPE REPAIR.
2 FOR WINDOW COMPONENTS WITH MORE THAN 50% DETERIORATION, REPLACE COMPONENT IN-KIND USING CARPENTRY METHODS EXHIBITED IN THE ORIGINAL WOOD WORK.

CLASS 4 - NEW WINDOW FRAME AND SASHES
CONSTRUCT NEW FRAME AND SASHES TO MATCH EXISTING, MATCH ALL DIMENSIONS, MATERIALS, PROFILES, AND FINISHES. COMPLETE ABOVE WHERE RETAINING OR REUSING SALVAGED MATERIALS.

GLAZING

TYPE 1 - EXISTING
TYPE 2 - NEW TO MATCH EXISTING (CLEAR FLOAT GLASS)
TYPE 3 - CLEAR TEMPERED GLASS

PROVIDE SAFETY GLAZING FILM AT ALL EXISTING AND NEW FLOAT GLASS. FILM TO MEET REQUIREMENTS OF CBC SECTION 2406.3 AND ANSI Z97.1 WHERE APPLIES.

*NOTE - WHERE REPLACING GLASS, PROVIDE (N) TO MATCH (E) THICKNESS U.O.N.

P&T
PAGE&TURNBULL

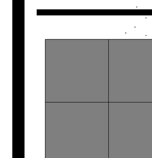
3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	2023001

DATE	ISSUE
2023.10.20	100% SD

LICENSED ARCHITECT CAROLYN KIERNAT C28638 REN:11/30/23 STATE OF CALIFORNIA



N

KEY PLAN

WINDOW SCHEDULE

SCALE: 3/8" = 1'-0"

EB9.01

Autodesk Docs://23128 3300 Mission Consult BAR/3300 Mission-EB.rvt
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Exhibit B

Site Permit Plans

(Attached)

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SITE PERMIT

202310259516

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

SFPUC – Please be advised
Your plans and fixture count indicate a larger water meter is required. Please apply for a water meter upgrade at SFPUC New Service Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco, CA 94102, Tel: (415) 551-2900

SFPUC – Capacity Charges
See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

Carey McElroy - DBI BLDG
DEPARTMENT OF BUILDING INSPECTION
April 24, 2024

JGARCIA
PUBLIC UTILITIES COMMISSION
April 24, 2024

Jason.Woo
FIRE
April 25, 2024

Capacity Charges
Water: $5,553.00
Wastewater: $14,585.00
JG 4/24/24

Theo Devine PW-BSM
PUBLIC WORKS
May 01, 2024

BSM sign off on Job Card required prior to DBI final.

PERMIT NUMBER
202310259516 S Rev3
REVIEWED

For Compliance with City and County Ordinances and State Codes. The stamping of this plan and these specification SHALL NOT be held to permit or to be an approval of the violation of any City and County ordinance or State Law

Approval is subject to the inspection by the Fire Department

J.Woo 4/25/24

These plans must be kept on the premises and accessible to the inspection at all times.

2023-1025-9516 S - R3

MAYOR ED 13-01

3300 MISSION

LICENSED ARCHITECT
Christian Niel Haenglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

Allegra Mautner - PWBUF
PUBLIC WORKS
May 07, 2024

Site release only, updates required in addenda.

3300 MISSION STREET
SAN FRANCISCO, CA 94110

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

100 % SCHEMATIC DESIGN - OCTOBER 13, 2023

SITE PERMIT / ENTITLEMENT SUBMITTAL - OCTOBER 20, 2023

50% DESIGN DEVELOPMENT - JANUARY 29, 2024

100% DESIGN DEVELOPMENT - FEBRUARY 29, 2024

SITE PERMIT REV 01 - MARCH 19, 2024

SITE PERMIT REV 02 - APRIL 01, 2024

SITE PERMIT REV 03 - APRIL 24, 2024

Charles Enchill - PLN
PLANNING
April 24, 2024

SHT - BL 42 x 30_BAR
4/24/2024 10:10:09 AM C:\Users\CKim\Documents\3300 Mission-A_clsm\KJBSG.rvt

G0.000 - COVER SHEET

COPYRIGHT © 2023 **BAR** architects

NO	NAME	100% SCHEMATIC DESIGN	SITE PERMIT / ENTITLEMENT SUBMITTAL	PRICING SET	ISSUE 06	100% DESIGN DEVELOPMENT	SITE PERMIT RESUB 1	SITE PERMIT REV 02	SITE PERMIT REV3
A5.01	ENLARGED BATH ELEVATIONS				●	●			
A5.02	ENLARGED BATH ELEVATIONS				●	●			
A5.03	ENLARGED KITCHEN ELEVATIONS				●	●	●	●	●
A5.04	ENLARGED KITCHEN & BATH- COMMON SPACES				●	●			
A5.11	ENLARGED INTERIOR ELEVATIONS - CORRIDORS				●	●	●	●	●
A5.12a	ENLARGED INTERIOR ELEVATIONS - LOBBY AND COMMUNITY ROOM				●	●			
A5.12b	ENLARGED INTERIOR ELEVATIONS - LOBBY AND COMMUNITY ROOM				●	●			
A5.13	ENLARGED INTERIOR ELEVATIONS - BASEMENT STORAGE, LAUNDRY				●	●			
A6.00	REFLECTED CEILING PLAN- BASEMENT				●	●			
A6.01	REFLECTED CEILING PLAN- LEVEL 1				●	●			
A6.02	REFLECTED CEILING PLANS- LEVEL 2-3				●	●			
A6.04	REFLECTED CEILING PLANS- LEVEL 4				●	●			
A6.05	REFLECTED CEILING PLANS- LEVEL 5-6				●	●			
A7.01	STAIR 1 PLANS AND SECTIONS		●	●	●	●	●	●	●
A7.02	STAIR 2 PLANS AND SECTIONS		●	●	●	●	●	●	●
A7.11	ELEVATOR PLANS AND SECTIONS		●	●	●	●	●	●	●
A7.23	ELEVATOR DETAILS - SAN FRANCISCO SPECIFIC		●	●	●	●	●	●	●
A8.01	EXTERIOR WALL SCHEDULE	●	●	●	●	●	●	●	●
A8.11	SLAB ON GRADE WATERPROOFING DETAILS		●	●	●	●			
A8.21	EXTERIOR WALL DETAILS - CEMENT PLASTER	●			●	●			
A8.22	EXTERIOR WALL DETAILS - CEMENT PLASTER				●	●			
A8.23	EXTERIOR WALL DETAILS - ENHANCED WOOD SIDING, TILE, BASALT, EXISTING				●	●			
A8.41	LOW SLOPE ROOF DETAILS - TPO/PVC				●	●			
A8.42	ROOF DECK DETAILS				●	●			
A8.51	WINDOW FLASHING - NAIL FIN WINDOWS WITHOUT RIGID SILL PAN				●	●			
A8.52	WINDOW DETAILS- ALUMINUM NAIL FIN		●	●	●	●	●	●	●
A8.54	STOREFRONT DETAILS		●	●	●	●			
A8.61	DOOR THRESHOLD DETAILS				●	●			
A8.62	EXTERIOR DOOR DETAILS				●	●			
A9.01	INTERIOR PARTITION SCHEDULE	●	●	●	●	●	●	●	●
A9.02	FIRE RATED HORIZONTAL ASSEMBLIES			●	●	●			
A9.23	METAL FRAMING DETAILS				●	●			
A9.31	CEILING DETAILS				●	●			
A9.41	INTERIOR DOOR DETAILS		●	●	●	●			
A9.51	BATHROOM DETAILS				●	●			
A9.71	CASEWORK DETAILS - KITCHEN				●	●			
09 - HISTORICAL									
EB0.01	PHOTOS	●	●	●	●	●	●	●	●
EBD3.01	EXTERIOR ELEVATION DEMOLTION- MISSION ST	●	●	●	●	●	●	●	●
EBD3.02	EXTERIOR ELEVATION DEMOLTION- 29TH ST	●	●	●	●	●	●	●	●
EB3.01	EXTERIOR ELEVATION	●	●	●	●	●	●	●	●
EB3.02	EXTERIOR ELEVATION	●	●	●	●	●	●	●	●
EB8.01	PILASTER PHOTOS				●	●	●	●	●
EB8.21	WINDOW DETAILS				●	●	●	●	●
EB8.22	STOREFRONT DETAILS					●	●	●	●
EB9.01	WINDOW SCHEDULE	●	●	●	●	●	●	●	●

TOTAL: 133

Carey McElroy - DBI BLDG
DEPARTMENT OF BUILDING INSPECTION
April 24, 2024

Charles Enchill - PLN
PLANNING
April 24, 2024

NO	NAME	100% SCHEMATIC DESIGN	SITE PERMIT / ENTITLEMENT SUBMITTAL	PRICING SET	ISSUE 06	100% DESIGN DEVELOPMENT	SITE PERMIT RESUB 1	SITE PERMIT REV 02	SITE PERMIT REV3
00 - GENERAL									
G0.00	SHEET INDEX	●	●	●	●	●	●	●	●
G0.000	COVER SHEET	●	●	●	●	●	●	●	●
G0.01	GENERAL INFORMATION	●	●	●	●	●	●	●	●
G0.01a	PLANNING APPROVAL FORMS	●	●	●	●	●	●	●	●
G0.01b	PLANNING APPROVAL FORMS CONT	●	●	●	●	●	●	●	●
G0.01c	PRE-APP MEETING MINUTES	●	●	●	●	●	●	●	●
G0.01d	BART PRELIMINARY CONCEPTUAL APPROVAL LETTER	●	●	●	●	●	●	●	●
G0.03	PROJECT DATA MATRIX	●	●	●	●	●	●	●	●
G0.11	PLANNING CODE ANALYSIS	●	●	●	●	●	●	●	●
G0.11b	PLANNING CODE ANALYSIS- UNITS	●	●	●	●	●	●	●	●
G0.11c	PLANNING CODE ANALYSIS- UNITS	●	●	●	●	●	●	●	●
G0.12	CODE ANALYSIS	●	●	●	●	●	●	●	●
G0.13a	AREA DIAGRAMS	●	●	●	●	●	●	●	●
G0.13b	EGRESS DIAGRAMS	●	●	●	●	●	●	●	●
G0.14a	GENERAL CALGREEN MANDATORY MEASURES (RESIDENTIAL)				●	●	●	●	●
G0.14b	GENERAL CALGREEN MANDATORY MEASURES (RESIDENTIAL) CONT				●	●	●	●	●
G0.21	ACCESSIBILITY COMPLIANCE - RESIDENTIAL UNITS (PUBLICLY FUNDED)		●	●	●	●	●	●	●
G0.22	ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS		●	●	●	●	●	●	●
G0.23	ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS		●	●	●	●	●	●	●
G0.24	CODE REQUIRED SIGNAGE		●	●	●	●	●	●	●
G0.25	CODE REQUIRED SIGNAGE		●	●	●	●	●	●	●
G0.31	SF PERMIT CHECKLIST		●	●	●	●	●	●	●
G0.32	SF GREEN BUILDING REQUIREMENTS		●	●	●	●	●	●	●
G0.33	GPR CHECKLIST		●	●	●	●	●	●	●
G0.34	GPR CHECKLIST CONT.		●	●	●	●	●	●	●
00 - SURVEY									
SURVEY	SURVEY		●	●			●	●	●
00.1 - JOINT TRENCH									
JT1.01	DRY UTILITY STANDARDS	●	●	●	●	●	●	●	●
JT1.02	DRY UTILITY INTENT	●	●	●	●	●	●	●	●
01 - CIVIL									
C0.01	GENERAL NOTES	●	●	●	●	●	●	●	●
C0.02	LEGEND & ABBREVIATIONS	●	●	●	●	●	●	●	●
C3.01	SITE DEMOLITION PLAN				●	●	●	●	●
C4.01	SITE IMPROVEMENT PLAN	●	●	●	●	●	●	●	●
C4.02	SITE IMPROVEMENT SECTIONS						●	●	●
C6.01	FINE GRADING & DRAINAGE PLAN	●	●	●	●	●	●	●	●
C7.01	SITE UTILITY PLAN	●	●	●	●	●	●	●	●
C9.01	DETAILS				●	●	●	●	●
C10.01	EROSION CONTROL PLAN					●	●	●	●
C10.02	EROSION CONTROL DETAILS					●	●	●	●
02 - LANDSCAPE									
L1.00	STREETSCAPE MATERIALS AND LAYOUT PLAN				●	●			
L1.01	STREETSCAPE PLANTING & MATERIALS PLAN	●	●	●	●	●	●	●	●
L2.00	ROOF MATERIALS & LAYOUT PLAN				●	●			
L2.01	ROOFTOP PLANTING & MATERIALS PLAN	●	●	●	●	●	●	●	●
L3.00	STREETSCAPE IRRIGATION PLAN					●			
L3.01	ROOFTOP IRRIGATION PLAN					●			
L3.02	IRRIGATION DETAILS					●			
L3.03	PLANTING DETAILS					●			
L6.01	CONSTRUCTION DETAILS				●	●			
L6.02	LANDSCAPE DETAILS				●	●			
04 - ARCHITECTURAL									
A1.01	SITE PLAN	●	●	●	●	●	●	●	●
A1.20	DEMOLITION SITE PLAN	●	●	●	●	●	●	●	●
A1.30	DEMOLITION PLAN- LEVEL B	●	●	●	●	●	●	●	●
A1.31	DEMOLITION PLAN - LEVEL 1	●	●	●	●	●	●	●	●
A1.32	DEMOLITION PLAN - LEVEL 2-3	●	●		●	●	●	●	●
A1.41	EXISTING ELEVATIONS		●	●	●	●	●	●	●
A1.42	EXISTING SECTIONS		●		●	●	●	●	●
A2.00	FLOOR PLAN - LEVEL B	●	●	●	●	●	●	●	●
A2.00S	SLAB PLAN - LEVEL B	●	●	●	●	●			
A2.01	FLOOR PLAN - LEVEL 01	●	●	●	●	●	●	●	●
A2.01S	SLAB PLAN - LEVEL 01					●			
A2.02	FLOOR PLAN - LEVEL 2-3	●	●	●	●	●	●	●	●
A2.02S	SLAB PLAN - LEVEL 2-3					●			
A2.04	FLOOR PLAN- LEVEL 4	●	●	●	●	●	●	●	●
A2.05	FLOOR PLAN - LEVEL 05-6	●	●	●	●	●	●	●	●
A2.11	ROOF PLAN	●	●	●	●	●	●	●	●
A2.21	DOOR SCHEDULE		●	●	●	●	●	●	●
A2.22	WINDOW SCHEDULE		●	●	●	●	●	●	●
A2.23	STOREFRONT SCHEDULE		●	●	●	●			
A2.31	FINISH SCHEDULE				●	●			
A3.01	EXTERIOR ELEVATIONS	●	●	●	●	●	●	●	●
A3.02	EXTERIOR ELEVATIONS		●	●	●	●	●	●	●
A3.21	BUILDING SECTIONS				●	●	●	●	●
A3.22	BUILDING SECTIONS	●	●	●	●	●	●	●	●
A3.31	WALL SECTIONS				●	●			
A3.32	WALL SECTIONS				●	●			
A3.33	WALL SECTIONS				●	●			
A3.34	WALL SECTIONS				●	●			
A3.35	WALL SECTIONS				●	●			
A3.36	WALL SECTIONS- BLIND WALL CONDITION				●	●			
A3.40	RENDERED VIEW AT CORNER		●		●	●	●	●	●
A3.41	RENDERED VIEW @ MISSION ST + MATERIALS LIST		●		●	●	●	●	●
A3.42	RENDERED VIEW @ 29TH ST + MATERIALS LIST		●		●	●	●	●	●
A4.01	ENLARGED UNIT PLANS- '01 STACK	●		●	●	●	●	●	●
A4.02	ENLARGED UNIT PLANS- '02 STACK	●		●	●	●	●	●	●
A4.03	ENLARGED UNIT PLANS- '03 STACK	●		●	●	●	●	●	●
A4.04	ENLARGED UNIT PLANS- '04 STACK	●		●	●	●	●	●	●
A4.05	ENLARGED UNIT PLANS- '05 STACK	●		●	●	●	●	●	●
A4.06	ENLARGED UNIT PLANS- '06 STACK	●		●	●	●	●	●	●
A4.07	ENLARGED UNIT PLANS- '07 STACK	●		●	●	●	●	●	●

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3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY Author
CHECKED BY Checker
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2
04.19.2024		50% CONSTRUCTION DOCUMENTS
04.24.2024	3	SITE PERMIT REV3

LICENSED ARCHITECT
Christian Niel Haegglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

SHEET INDEX

SCALE:

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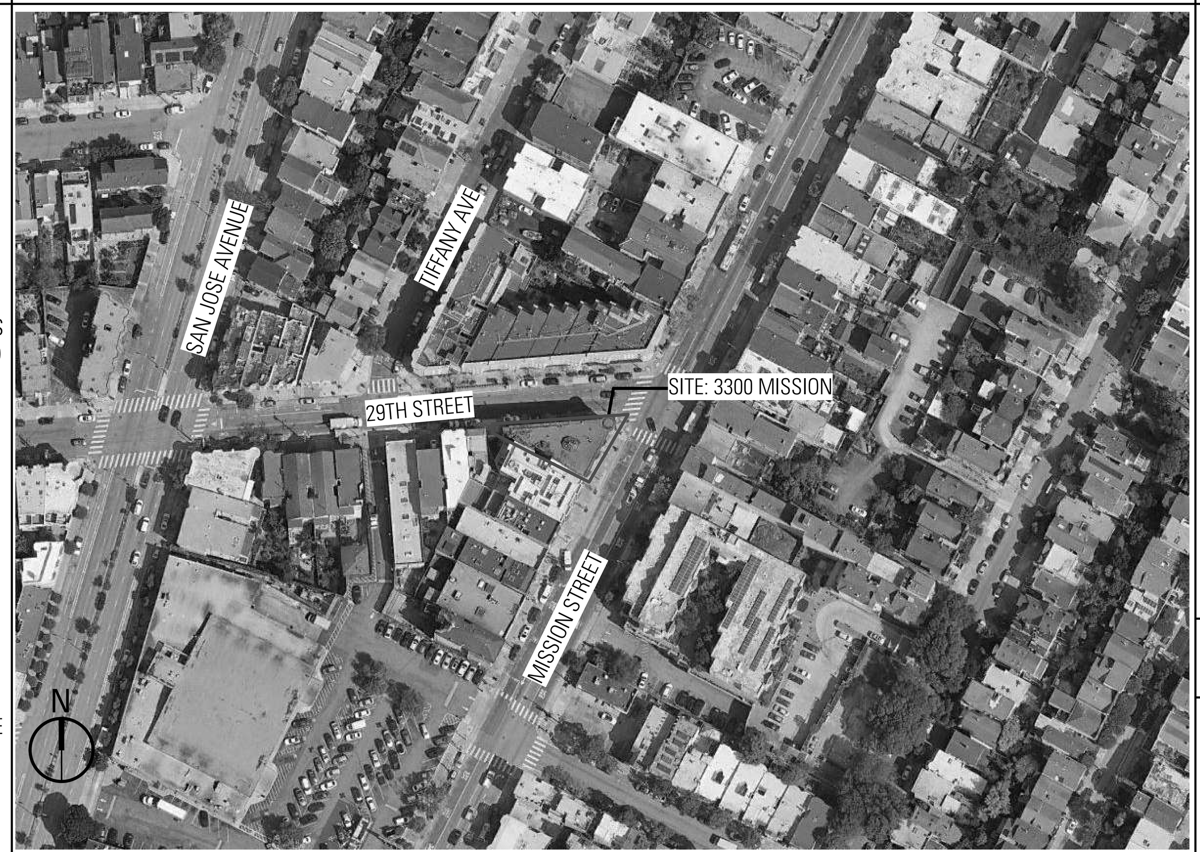
ARCHITECTURAL ABBREVIATIONS

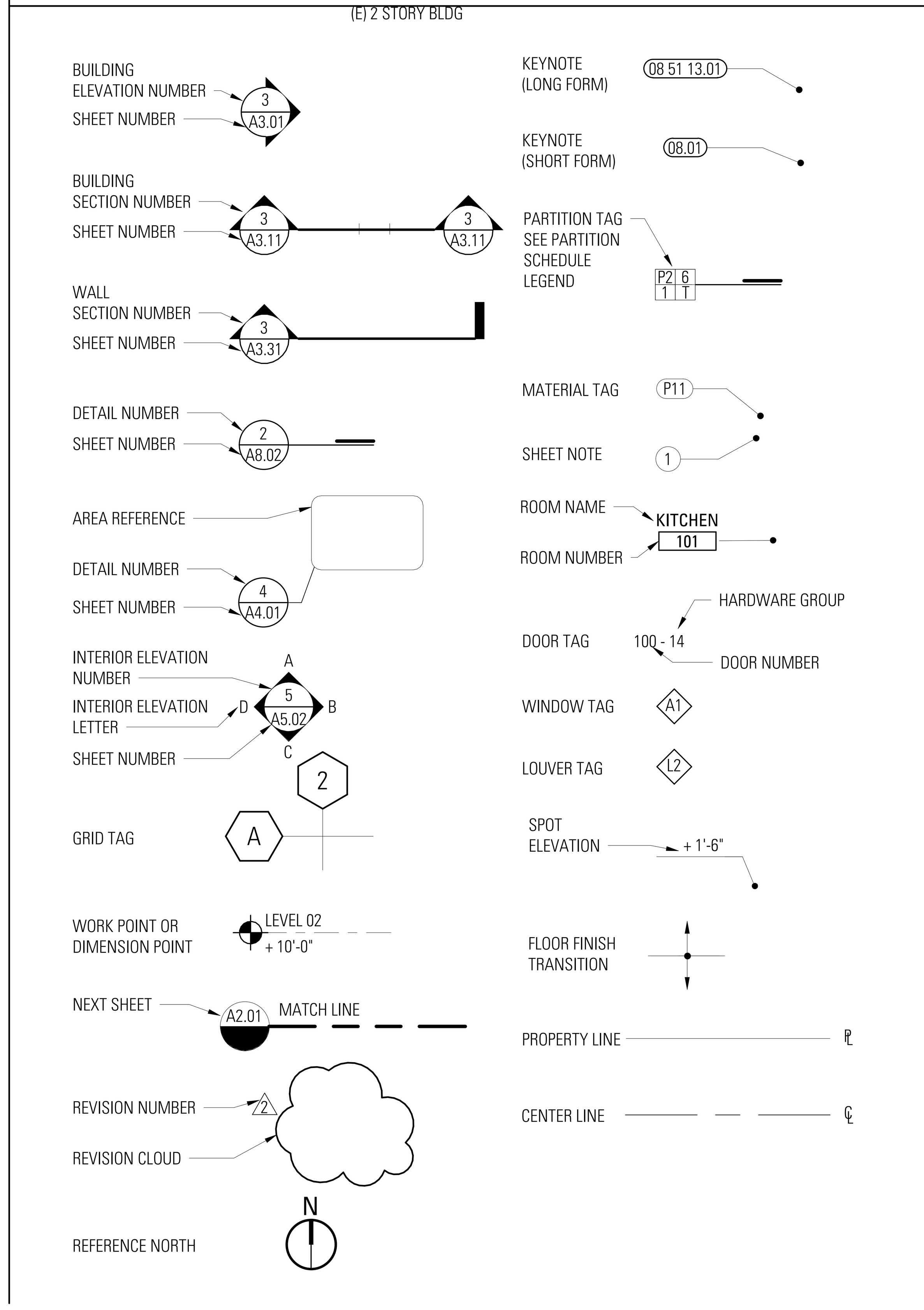
#	NUMBER / POUND
&	AND
A/C	AIR CONDITIONER / CONDITIONING
ACC	ACCESS / ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
ADJAC	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
ASPH	ASPHALT / ASPHALTIC
AWRB	AIR & WATER RESISTIVE BARRIER
BD	BOARD
BFP	BACKFLOW PREVENTER
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BR	BEDROOM
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOF
CABT	CABINET
CEM	CEMENT / CEMENTITIOUS
CER	CERAMIC
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLOS	CLOSET
CLR	CLEAR / CLEARANCE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSINK
D	DRYER
DBL	DOUBLE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DU	DWELLING UNIT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE/ENCLOSURE
EPB	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
F	FREEZER
FA	FIRE ALARM
FAF	FLUID-APPLIED FLASHING
FD	FLOOR DRAIN / FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH / FINISHED
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FRAME
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDENT TREATED
FSD	FIRE SMOKE DAMPER
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRED / FURRING
GA	GAUGE
GALV	GALVANIZED
GD	GARBAGE DISPOSAL
GEN	GENERAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GM	GAS METER
GM	GAS METER
GR	GRADE
GSF	GROSS SQUARE FEET
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDBD	HARDBOARD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRA	HOT FLUID APPLIED RUBBERIZED ASPHALT WATERPROOFING
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING VENTILATING & AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE / INCLUDING
INFO	INFORMATION
INSUL	INSULATION / INSULATING
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LIN	LINEN CLOSET / LINEAR
LT	LIGHT
M	MICROWAVE
MAINT	MAINTAIN/MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMBR	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
(N)	NEW
N	NORTH
NC	NOISE CONTROL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OLF	OCCUPANT LOAD FACTOR
OPNG	OPENING
OPP	OPPOSITE
P	PANTRY
PERIM	PERIMETER
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PREF	PREFINISHED
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
R	RISER / REFRIGERATOR
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT / RUBBER BASE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION / REVISED / REVERSED
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SA	SUPPLY AIR
SAF	SELF-ADHERED FLASHING
SBL	SETBACK LINE
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	STORM DRAIN
SEAL	SEALANT
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SEP	SEPARATE / SEPARATION
SF	SQUARE FEET
SG	SEMI-GLOSS
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SLIDING
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREWS
SOG	SLAB ON GRADE
SP	STANDPIPE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION / SPECIFIED
SPF	SPRAY POLYURETHANE FOAM
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SSTL	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURAL / STRUCTURE
	SUSP SUSPENDED
SV	SHEET VINYL
SW	SHEAR WALL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD / TRASH
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TEL	TELECOMMUNICATIONS / TELEPHONE
TEMP	TEMPERED
THK	THICK / THICKNESS
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TPO	THERMOPLASTIC POLYOLEFIN
TRANS	TRANSPARENT
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VAR	VARIES
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER/VENETIAN PLASTER
W	WEST / WASHER
W/	WITH
W/D	WASHER / DRYER
W/O	WITHOUT
WC	WALL COVERING / WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WR	WATER-RESISTANT
WRB	WATER-RESISTIVE BARRIER
WT	WEIGHT
WUI	WILDLAND URBAN INTERFACE

VICINITY MAP



SITE MAP

ARCHITECTURAL SYMBOLS



APPLICABLE CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   - PART 2, "2022 CALIFORNIA BUILDING CODE" (CBC)
   - PART 3, "2022 CALIFORNIA ELECTRICAL CODE" (CEC)
   - PART 4, "2022CALIFORNIA MECHANICAL CODE" (CMC)
   - PART 5, "2022 CALIFORNIA PLUMBING CODE" (CPC)
   - PART 6, "2022 CALIFORNIA ENERGY CODE"
   - PART 9, "2022 CALIFORNIA FIRE CODE" (CFC)
   - PART 11, "2022 CALIFORNIA GREEN BUILDING STANDARDS CODE"

   ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.
2. CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6 "ELEVATOR SAFETY ORDERS", PUBLISHED BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY.
3. NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2019), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION
4. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE SEPTEMBER 15, 2010.
5. LEED VERSION 4 (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN, US GREEN BUILDING COUNCIL) [IF APPLICABLE]
6. CODE ANALYSIS DRAWINGS AND REPORT.

PROJECT DATA & CODE SUMMARY

1) PERMITTED PRIOR TO FIRE

PROJECT ADDRESS:	3300-3308 MISSION STREET SAN FRANCISCO, CA
ASSESSOR'S PARCEL NO.:	BLOCK NO 6635, LOT 001
ZONING:	UNKNOWN
LAND USAGE:	MIXED USE- COMMERICIAL AND RESIDENTIAL
LOT AREA:	3,072 SF
CONSTRUCTION TYPE:	TYPE VB 2
SPRINKLERED:	NO
NUMBER OF BUILDINGS:	ONE
NUMBER OF FLOORS:	THREE-STORIES WITH A BASEMENT

2) EXISTING

PROJECT ADDRESS:	3300-3308 MISSION STREET SAN FRANCISCO, CA
ASSESSOR'S PARCEL NO.:	BLOCK NO 6635, LOT 001
ZONING:	UNKNOWN
LAND USAGE:	UNOCCUPIED DUE TO FIRE IN 2016
LOT AREA:	3,072 SF
CONSTRUCTION TYPE:	TYPE VB 2
SPRINKLERED:	NO
NUMBER OF BUILDINGS:	ONE
NUMBER OF FLOORS:	THREE-STORIES WITH A BASEMENT

3) PROPOSED

PROJECT ADDRESS:	3300 MISSION STREET SAN FRANCISCO, CA
ASSESSOR'S PARCEL NO.:	BLOCK NO 6635, LOT 001
ZONING:	COMMERICAL DISTRICT MISSION BERNA L NEIGHBORHOOD
LAND USAGE:	VACANT BLDG, NOT HABITABLE
LOT AREA:	3,072 SF
CONSTRUCTION TYPE:	TYPE IIIA OVER IA
SPRINKLERED:	FULLY SPRINKLERED, PER NFPA 13 2
OCCUPANCY GROUP(S):	R-2, S-2, B WITH R-2 ACCESSORY OCCUPANCY
STORIES / HEIGHT ALLOWED:	SEE ZONING ANALYSIS
STORIES / HEIGHT PROPOSED:	SEE ZONING ANALYSIS
BUILDING AREA ALLOWED	SEE ZONING ANALYSIS
BUILDING AREA PROPOSED:	SEE CODE ANALYSIS
PARKING PROPOSED:	N/A

Charles Enchill - PLN
PLANNING
April 24, 2024

PROJECT DESCRIPTION: 3300 MISSION STREET IN SAN FRANCISCO CURRENTLY SITS VACANT AFTER A JUNE 2016 FIRE THAT LEFT THE STRUCTURE UNINHABITABLE. PREVIOUSLY THE THREE-STORY BUILDING ALLOWED FOR COMMERCIAL SPACE ON THE FIRST FLOOR AND 24 SINGLE ROOM OCCUPANCY (SRO) UNITS ON THE SECOND AND THIRD FLOORS. THE LOT IS APPROXIMATELY 3,072 SQUARE FEET.

THIS REDEVELOPMENT WILL TRANSFORM THE PROPERTY INTO A SIX-STORY, MIXED-USE PUBLIC HOUSING FACILITY WITH APPROXIMATELY 21,701 SQUARE FEET; INCLUDING 35 100% AFFORDABLE RENTAL STUDIO UNITS, A RESIDENTIAL COMMUNITY SPACE AND 776 SQUARE FEET OF COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR. THE EXISTING FAÇADE ON THE SECOND AND THIRD FLOORS AND THE EXISTING DECORATIVE ELEMENTS ON THE FIRST FLOOR ALONG MISSION STREET AND 29TH STREET WILL BE PRESERVED; THE REMAINDER OF THE EXISTING BUILDING IS UNSALVAGEABLE AND WILL BE DEMOLISHED.

EACH STUDIO UNIT WILL BE A MINIMUM OF 200 SQUARE FEET AND A MAXIMUM SIZE OF 350 SQUARE FEET AND FEATURE ITS OWN PRIVATE BATHROOM AND KITCHEN. UNITS WILL CONSIST OF MOBILITY FEATURE UNITS, COMMUNICATION FEATURE UNITS, AND ADAPTBLE MULTI-FAMILY DWELLING UNITS IN ACCORDANCE WITH CBC CHAPTER 11B SECTION 11B-233. THE AMI RANGE WILL BE 30% TO 80%. THIS TEAM IS MAXIMIZING THE UNIT YIELD BY ADDING THREE STORIES THAT RESPECT THE EXISTING BUILDING AND FITS WITH THE SCALE OF BUILDINGS IN SURROUNDING AREAS.

THE PROJECT IS SEEKING AB2011 AND STATE DENSITY BONUS.

THIS IS AN AFFORDABLE HOUSING PROJECT- MAYOR ED 13-01.

STATE DENSITY BONUS SUMMARY

STATE DENSITY BONUS LAW ANALYSIS

THIS IS A 100% AFFORDABLE HOUSING DEVELOPMENT PROJECT, AND IS LOCATED WITH ONE-HALF MILE OF A MAJOR TRANSIT STOP. AS SUCH, RATHER THAN UTILIZING A PERCENTAGE-BASED DENSITY BONUS, THE PROJECT WILL UTILIZE THE HEIGHT INCREASE OF THREE ADDITIONAL STORIES OR 33 FEET PURSUANT TO GOVERNMENT CODE SECTION 65915(D)(2)(D). ADDITIONALLY, ALTHOUGH THE PROJECT WILL BE ENTITLED TO FOUR INCENTIVES/CONCESSIONS, THE PROJECT WILL NOT UTILIZE ANY INCENTIVE/CONCESSIONS. FINALLY, THE PROJECT WILL REQUEST 4 WAIVERS ON THE GROUND THAT APPLYING THE IDENTIFIED DEVELOPMENT STANDARDS TO THE PROJECT WOULD PHYSICALLY PROHIBIT CONSTRUCTION OF THE PROJECT AT THE PERMITTED DENSITY AND WITH THE REQUESTED INCENTIVES/CONCESSIONS.

REQUESTED INCENTIVES/CONCESSIONS

	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED
1	*UNUSED AT THIS TIME.*		
2	*UNUSED AT THIS TIME.*		
3	*UNUSED AT THIS TIME.*		
4	*UNUSED AT THIS TIME.*		

REQUESTED WAIVERS

	DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED
1	PLANNING CODE § 252: HEIGHT LIMIT	MAXIMUM HEIGHT LIMIT IS 40'	73' PER HEIGHT INCREASE OF 3 ADDITIONAL STORIES PURSUANT TO GOVERNMENT CODE SECTION 65915(D)(2)(D).
2	PLANNING CODE § 134: REAR YARD SIZE	REQUIRED AT THE LOWEST STORY CONTAINING A DWELLING UNIT, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING: 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.	NOT PROVIDED
3	PLANNING CODE § 135: USABLE OPEN SPACE	REQUIRED IS 80 SQUARE FEET PER UNIT IF PRIVATE, OR 100 SQUARE FEET PER UNIT IF COMMON. (35 UNITS x 100 SF = 3,500 SF)	540 SQUARE FEET OF OPEN SPACE AT ROOF DECK
4	PLANNING CODE § 207.7: DWELLING UNIT MIX	NO LESS THAN 25% OF DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS, AND NO LESS THAN 10% OF DWELLING UNITS SHALL CONTAIN AT LEAST THREE BEDROOMS	35 STUDIO UNITS

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EMAIL: CMorales@UrbanDesignCE.com

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THESE DOCUMENTS DESCRIBE DESIGN INTENT, AND DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK.
2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY AND TOGETHER DESCRIBE THE PROJECT REQUIREMENTS. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE BIDDING AND PROCEEDING WITH THE WORK. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN THE SPECIFICATIONS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT PRIOR TO THE BIDDING DATE, THE MOST STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENT. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED.
4. DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
6. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW OR CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
7. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED.
8. CHECK DIMENSIONS NOTED VIF PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
10. VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
11. INSTALL FIRE EXTINGUISHERS PER CODE. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
12. PROVIDE GYPSUM BOARD OR PLASTER BEHIND AND AROUND ALL OPENINGS INCLUDING WALL CABINETS, RECESSED FIRE HOSE VALVE AND FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ELECTRICAL BOXES WHERE REQUIRED BY CODE TO MAINTAIN FIRE RATED CONSTRUCTION.
13. CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
14. INSTALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND OTHER SUPPORT FOR APPLIANCES, FIXTURES, EQUIPMENT, SHELVING AND CASEWORK.

DEFERRED AHJ SUBMITTALS

1. INTERIOR STEEL STAIRS
2. AUTOMATIC FIRE SPRINKLER SYSTEM
3. FIRE ALARM SYSTEM
4. LOW VOLTAGE WIRING AND DISTRIBUTION SYSTEMS
5. SECURITY SYSTEM
6. WINDOW WASHING / BUILDING MAINTENANCE SYSTEM
7. EXTERIOR BUILDING IDENTIFICATION SIGNAGE
8. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
9. EMERGENCY EVACUATION SIGNS

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10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT Christian Niel Haegglund C-18896 01-31-2025 RENEWAL DATE STATE OF CALIFORNIA

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GENERAL INFORMATION

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NOTICE OF FINAL APPROVAL OF AN AB 2011 PROJECT

Date:	2/12/2024
Planning Record No.	2023-006512PRJ
Project Address:	3300 MISSION STREET
Zoning:	NCD – Mission Bernal Neighborhood Commercial District Mission Alcoholic Beverage Special Use District Mission Street Formula Retail Restaurant Subdistrict Fringe Financial Services Restricted Use District 40-X Height and Bulk District
Block/Lot:	6635 / 001
Project Sponsor:	Andre White 515 Cortland Avenue San Francisco, CA 94110
Staff Contact:	Charles Enchill – (628) 652-7551 Charles.Enchill@sfgov.org

Project Description

The project would redevelop an existing three-story building that contained ground floor commercial space and twenty-four (24) Single Room Occupancy (SRO) and hotel units, which has been vacant due to a fire since approximately 2016. The proposed project would construct a six-story building approximately 21,600 square feet, containing thirty-five (35) studio units 100% affordable to Low- and Very Low-Income Households, a residential community space, and approximately 776 square feet of ground floor commercial space. The new structure will retain the existing façades along Mission and 29th Streets.

Project Approval

This project is approved pursuant to Government Code section 65912.110, commonly known as AB 2011. AB 2011 requires the ministerial approval of eligible 100% affordable and mixed-income housing developments located on sites where office, retail or parking are principally permitted. For additional details on AB 2011, please see Government Code section 65912.110, or Director's Bulletin 5.

The Department has determined that the project is eligible for AB 2011 and has concluded its design review of the project, including that it complies with the objective standards of the Planning Code. The Department therefore approves the project in accordance with the provisions of Government Code section 65915 (AB 2011), as recorded in Planning Record No. 2023-006512PRJ. The project shall comply with the standard conditions of approval for an AB 2011 project, attached as **Exhibit A**. The property owner shall record Exhibit A in a Notice of

Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval as Exhibit B.

Project Timeline

On October 25, 2023, Andre White submitted an AB2011 Application for the project at 3300 MISSION STREET.
On November 20,2023, department staff determined that the AB 2011 Application was complete,
On November 20,2023, department staff determined that the proposed project was eligible for AB 2011.
On January 19, 2024, department staff issued Plan Check Letter No. 1 to the Project Sponsor.
On January 24, 2024, the Project Sponsor responded to Plan Check Letter No. 1.

Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the "State Law"). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100 percent of the total units for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income households and exclusive of a manager's unit(s), is entitled to four concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

PRJ Accepted Date	11/20/2023
Project Tenure	Rental
Location	Mission Bernal NCD
Project Size	Large – 25+ total units
On-Site Rate	N/A – Exempt for 100% affordable
Fee Rate	N/A – Exempt for 100% affordable
Total On-Site Affordable Units	35
AMI Levels	30-80% AMI
Affordable Unit Mix	35 Studio
Total Residential Floor Area	20,963 sf
Base Residential Floor Area or Base Units	N/A – 100% affordable project may seek form-based density.
% Density Bonus	N/A – Three (3) additional stories in height (or 33 feet) pursuant to CA Gov Code §65915(b)(1)(G)) and 65915(d)(2)(D).

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Waivers

The Planning Department shall waive any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by the State Density Bonus Law. The Department is not required to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The Department is not required to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260).

A. The waiver is not required to permit the construction of the project meeting the density permitted or with the Concessions and Incentives permitted under Planning Code Section 206.6.

Rear Yard. The requested waiver from rear yard setback allows the project to add an additional twenty five (25) dwelling units at the North side and interior of the property, where the triangular shape of the lot would result in a discontiguous rear yard inconsistent with the neighborhood pattern of mid-block open space.

Open Space. The requested waiver from usable open space further allows the project to add dwelling units at the project site. The project provides 540 square feet of common usable open space, approximately fifteen percent of the square footage required, at the roof deck. Due to the limited parcel area of 3072 square feet, providing additional common usable open space at the ground floor would conservatively preclude construction of 1-2 units per floor (or total of 5-10 units).

Dwelling Unit Mix. The requested waiver from dwelling unit mix allows the project to provide thirty-five (35) units that are 100% affordable, defined as 30-80% Area Median Income (AMI). Compliance with the dwelling unit mix requirements would preclude the same amount of units to be constructed (35 studios) in order to meet required amount of two- and three-bedroom units.

Height. The requested waiver from height allows the project to add at least fourteen (14) cumulative dwelling units at the fifth and sixth floors. Construction consistent with Planning Code Section 260 would result in these additional density bonus units lost.

B. The waiver would have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is

no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

The requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260) would not result in a specific, adverse impact to public health and safety, or on any real property that is listed in the California Register of Historical Resources.

C. The waiver would be contrary to state or federal law.

The requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260) would not be contrary to state or federal law.

General Plan Findings

HOUSING ELEMENT

POLICY 8
EXPAND PERMANENTLY SUPPORTIVE HOUSING AND SERVICES FOR INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS AS A PRIMARY PART OF A COMPREHENSIVE STRATEGY TO ELIMINATE HOMELESSNESS.

POLICY 15
EXPAND PERMANENTLY AFFORDABLE HOUSING INVESTMENTS IN PRIORITY EQUITY GEOGRAPHIES TO BETTER SERVE AMERICAN INDIAN, BLACK, AND OTHER PEOPLE OF COLOR WITHIN INCOME RANGES UNDERSERVED, INCLUDING EXTREMELY-, VERY LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Objective 4.A
Substantially expand the amount of permanently affordable housing for extremely low- to moderate-income households.

POLICY 26
STREAMLINE AND SIMPLIFY PERMIT PROCESSES TO PROVIDE MORE EQUITABLE ACCESS TO THE APPLICATION PROCESS, IMPROVE CERTAINTY OF OUTCOMES, AND ENSURE MEETING STATE- AND LOCAL-REQUIRED TIMELINES, ESPECIALLY FOR 100% AFFORDABLE HOUSING AND SHELTER PROJECTS.

POLICY 32
PROMOTE AND FACILITATE AGING IN PLACE FOR SENIORS AND MULTI-GENERATIONAL LIVING THAT SUPPORTS EXTENDED FAMILIES AND COMMUNAL HOUSEHOLDS.

Objective 4.C
Diversify housing types for all cultures, family structures, and abilities.

The project will construct a mixed-use building consisting of 35 studio dwelling units and ground floor retail and the project sponsor will deed-restrict all 35 rooms at the site at affordability levels 30-80% Area Median Income (AMI).

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any neighborhood-serving retail uses since 2016 fire damage. The Project provides 35 new dwelling units, at affordability levels 30-80% AMI, which will enhance the proposed ground-floor retail use and nearby retail uses by providing new residents, who may patron and/or own these businesses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing. The Project provides 35 new dwelling units, at affordability levels 30-80% AMI, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add proposed ground-floor retail use, which adds to the public realm and by faciliataing a commercial space along the neighborhood commercial corridor. The Project is expressive in it's design and would also protect and preserve the cultural and economic diversity of the neighborhood.

C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently include any existing affordable housing. The Project will provide 100% affordable units, defined as 30-80% AMI.. Therefore, the Project will increase the stock of affordable housing units in the City.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (14, 14R, and 49-Mission) and is within walking distance of the Muni Line J light rail at 30th and Dolores Streets. In addition, the Project is within one block of 30th Street and Mission Street bus route (lines 24 and 36). Future residents would be afforded proximity to a bus lines and light rail line.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development. The commercial portion of the Project is limited to approximately 800 square feet at the ground floor, thus assisting in diversifying the neighborhood.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or listed California Register Historic Buildings. The historic building identified through Department survey will be substantially rehabilitated from its fire damaged state while accommodating a three-story vertical addition.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project's height at six stories is not subject to environmental review nor the review of shadows on our parks and open spaces under Planning Code Section 295 as the 100% affordable unit project qualifies for formed based density bonus up to three additional floors or 33 feet, pursuant to CA Gov Code §65915(b)(1)(G)) and 65915(d)(2)(D). In combination with State Density Bonus Law, the project is consistent with this finding.

Attachments:
Exhibit A – Conditions of Approval
Exhibit B – Approved Plans

Charles Enchill - PLN
PLANNING
April 24, 2024

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01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT Christian Niel Haegglund C-18896 01-31-2025 RENEWAL DATE STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. -San Francisco- 07/05/2024

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Exhibit A – Conditions of Approval for 100% Affordable AB 2011 Projects

Authorization

This authorization is to allow redevelopment of an existing 3-story building into a six-story mixed-use building with 35 studio units 100% affordable to Low- and Very Low-Income households, located at 3300 Mission Street, Block 6635, Lot 001, within the Mission Bernal Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated January 24, 2024. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by Planning Departmentstaff under Planning Case No. 2023-006512PRJ.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes and modifications will be evaluated consistent with Government Code Section 65913.4(h).

Performance

1. **Expiration.** Pursuant to California Government Code Sections 65912.114(j) and 65913.4(g), the authorization and right vested by virtue of this action does not expire, as the Project includes public investment in affordability, and more than 50 percent of units are restricted by a land use restriction or covenant as affordable to households earning below 80 percent of the area median income for no less than fifty-five years if rented and forty-five years if owned.

Provisions

2. **Prevailing Wages.** If the Project is not in its entirety a public work, as defined in Government Code Section 65912.130(b), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, and

the standards set forth in Government Code Section 65913.4(8) shall be met during the construction of the project.

3. **Workforce Participating in an Apprenticeship.** The Project includes more than 50 units. Therefore, the development of the Project shall meet all of the labor standards set forth in Government Code Section 65913.4(a)(8)(E).

4. **Skilled and Trained Workforce.** The Project exceeds 85 feet in height above grade. Therefore, the Project shall with the standards set forth in Government Code Section 65913.4(a)(8)(F). A Project is exempt from this requirement if 100% of the units, excluding manager's units, are affordable to lower income households as defined in Section 50079.5 of the Health and Safety Code.

5. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

6. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

   For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org.

7. **Affordable Housing.** The Project was approved in accordance with the provisions of California Government Code Section 659110-114. One hundred percent of the units within the project, excluding managers' units, shall be dedicated to lower income households at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units shall be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

8. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65913.16, since one hundred percent of the units in the project are restricted to lower income households for no less than fifty-five years if rented and forty-five years if owned. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 ("State Density Bonus Law"). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted waivers for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit mix (Planning Code Section 207.7), and height (Planning Code Section 260). Prior to the issuance of the first construction document for the Project, the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).

9. **Inclusionary Affordable Housing Program.** As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program under Section 415.3(f) because it is a 100% affordable housing project in which rents are controlled or regulated by a government unit, agency or authority, excepting those unsubsidized and/or unassisted units which are insured by the United States Department of Housing and Urban Development.

   In the event of foreclosure or for any other reason the Project no longer qualifies as a 100% affordable housing project meeting the requirements under Section 415.3(f), the Project shall comply with the inclusionary housing requirements set forth in Section 415 of the Code, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Section 415 of the Planning Code, the owner shall execute a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD. This condition of approval shall constitute the written determination and notice of the inclusionary housing requirement pursuant to the procedures set forth in Code Section 415.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO
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PREVIEW GROUP P

PRE-APPLICATION MEETING NOTES

RE: Housing Rehabilitation and Addition
3300 Mission Street
San Francisco, CA

Meeting Date: 10/25/2023, by Microsoft Teams Web Meeting

Attendees:

Mark Walls	[MW]	Department of Building Inspection (DBI)
Kamal Andrawes	[KA]	San Francisco Fire Department (SFFD)
Mohsin Shaikh	(MS)	DBI Mechanical
Jason Cheng	(JC)	DBI - Electrical
Chris Haegglund	[CH]	BAR architects and interiors
Pramod Sanoor	[PS]	BAR architects and interiors
Caroline Kim	[CK]	BAR architects and interiors
Ben Au	[BA]	Holmes
Bruce Douglas	[BD]	EdesignC
Susan Moe	[SM]	Access Compliance Consulting
Andre White	[AW]	Mitchelville Real Estate Group
Steven Winkel	[SW]	The Preview Group, Inc.

Notes By: Steven R Winkel, The Preview Group, Inc.

Project Background Information

The proposed project is a new six-story building with ground-floor commercial space, common spaces for tenants, service spaces at the ground and basement levels and 35 housing units at the upper levels. Housing units will be 100% affordable and will use public funding. The previous building on the site was an existing three-story wood framed building. Its interior was severely damaged by a fire in 2016 and has been vacant and unused since the fire. It was a multi-unit single room occupancy hotel (SRO) prior to the fire with a ground floor restaurant space. The project proposes to keep the intact portions of the upper two stories of existing building façades facing Mission & 29th Street and add six stories of new construction inside the façades. The portions of the existing building façades retained will be nonbearing exterior "curtain walls".

Introductory Discussion

The building is considered to be new construction and not an alteration for building code analysis. The project will use public funding so it will be under Chapter 11B of the California Building Code (CBC) for accessibility. There will be a small occupied roof. The transformer will be in a vault under the sidewalk. The Site Permit drawings have been submitted.

PRE-APPLICATION BUILDING CODE AND FIRE CODE QUESTIONS:

1. The building is proposed to be 5 stories of Type IIIA construction over a single-story Type IA "podium" complying with SFBC 510.2 with a height of 73'-9 ½". The roof deck is an occupied roof not considered as an occupied floor per SFBC Section 503.1.4, even though it has programmable space and is accessible by the tenants, as it does not have a roof above the deck. Per the SFBC the highest occupiable floor is 66'-4" from the lowest point of fire department access on 29th street. The allowable area for the Type IA portion of the building is unlimited per the SFBC. The base allowable area for an R-2 occupancy in the Type IIIA portion of the building per SFBC Table 506.3 is 24,000 sf when a height increase is taken. Even without calculating increases for multiple stories and street frontage the proposed area of the building is less than the allowable

area when a height increase is taken. The allowable height in feet for an R-2 occupancy building of Type IIIA construction, measured from grade per SFBC 510.2.7, is 85' per SFBC Table 504.3 when a height increase is taken. The allowable height in stories per SFBC Tabe 504.3, measured from atop the Type IA podium per SFBC Section 510.2 is 5 stories when a height increase is taken. (See Ex-1A.)

Question 1: Do you concur that the proposed height of the Type IIIA portion of the building in feet and stories is compliant with SFBC Tables 504.3 and 504.4 since a height increase may be taken because there is no need for any allowable area increase?

Discussion and Conclusions:

The city agency representatives concurred with the calculations for height in feet and in stories and area noted above however, verification of final design for building height in feet, story count and building area to occur during formal plan review for this application.

Item 1 Confirm (Initials):

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

2. The basement is to be used for service areas and a tenant laundry area serving the R-2 occupancy. The total gross area of the basement is 2,433 sf. With an occupant load factor of 200 sf per person per SFBC Table 1004.5 the total occupant load is therefore 13 people. The maximum common path of egress travel from the corner of the laundry room to the stair enclosure is 69'. Per SFBC Table 1006.2.1 an R-2 occupancy space with fewer than 20 occupants and with a common path of egress travel distance under 125' may have a single means of egress. Also, since the basement spaces may be used for storage for some of the ground floor uses that are not R-2 occupancies per Table 1006.3.4.(2) basement "S" occupancies with fewer than 29 occupants and a common path of egress travel of less than 75' may have a single exit. Per Exception 1 to SFBC Section 1011.2 stairways serving an occupant load of fewer than 50 may be 36 inches wide. (See Ex.-2.)

Question 2: Do you concur that the basement may have a single exit stair and that the stair may be 36 inches wide?

Discussion and Conclusions:

MW was concerned about how the storage area will be used. Will the retail space have storage in the basement? The city agency code representatives asked the design team to examine compliance with SFBC Section 1006.3.4 for stories with a single exit. The project proponent verified that the uses in the basement support only the R-2 occupancies above. If the space is classified as an R-2, then Table 1006.3.4(1) applies. There are no R-2 units in the basement and the travel distance is under 125' so the basement requires a single exit. At no time will the total occupant load for the basement exceed 20-persons.

Item 2 Confirm (Initials): Subject to plan reviewer to determine th OL for each occupancy and apply table 1006.3.4

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

3. Each studio unit will have sanitary facilities as well as basic food preparation areas with a two-burner stove, a sink and an undercounter refrigerator. The units are proposed to be classified as "dwelling units" per the SFBC. (See Ex.-3.)

Question 3: Do you concur that the unit uses are properly classified as R-2 dwelling units?

Discussion and Conclusions:

The city agency representatives concurred that given the elements in the proposed units described above R-2 is the proper occupancy classification.

Item 3 Confirm (Initials):

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

4. The upper stories of the building will contain only R-2 dwelling units. Two enclosed exit stairs will be provided at each story. The residential occupant loading per SFBC Table 10004.5 is 200 sf/occupant "gross". The floor area of the second story, the largest of the upper floors, is 3,050 sf measured to the inside face of the exterior wall per the code definition of "area". The total occupant load for the second story is 16 (3,050/200 rounded up). The occupant load for each stair is therefore 8. As a check on predicted occupant load, we note that this story has seven single room occupancy units. Even if each unit was to have two occupants there would only be 14 total occupants. Per Exception 1 to SFBC Section 1011.2 stairways serving a total occupant load of fewer than 50 may be 36 inches wide. (See Ex-4.)

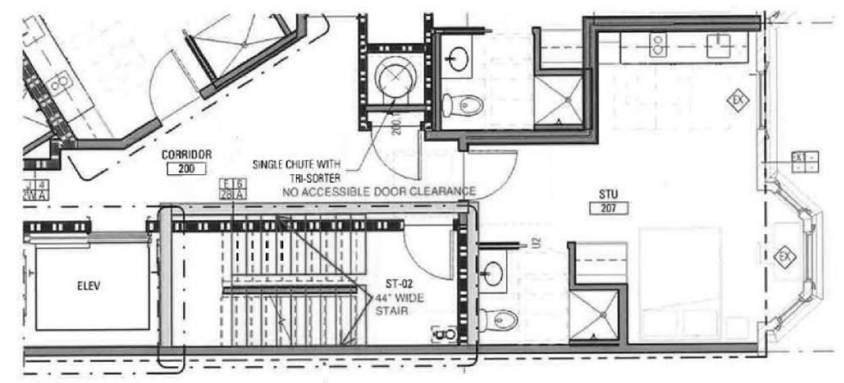
Question 4: Do you concur that the residential use upper stories may have 36-inch-wide exit stairs?

Discussion and Conclusions:

MW agreed that the basic SFBC allows stairs to be 36" wide under the given circumstances. He also noted that in the past first responders have expressed concerns about performing rescue operations on stairs less than the typical 44" wide stair. This is not a written SFBC code amendment, but a policy position. It was pointed out that that there is a horizontal exit at each residential level from levels 2-6 which allows occupants in the fully sprinklered building to have access to a protected compartment if there is a fire in one part of a building level. The horizontal exit also serves to remove the requirement for the elevator as an accessible means of egress per SFBC 1009.2.1 Ex. 1. MW noted that with the horizontal exit a single 44" stair would be acceptable. MW asked the design team to study whether a 44" stair could be accommodated. Based on the impact on the units it has been determined that given the size of the building and the program elements that a 44" wide stair cannot be provided.

The IBC Code Commentary for the 2021 IBC upon which the 2022 CBC is based interprets Ex. 1 to Section 1011.2 to allow 36" stairs when the total floor occupant load served is less than 50, not the stair occupant load. That criterion is met for this project since using the 200 sf per person occupant load factor the total floor occupant load is 16 persons, or 8 persons per stair.

Per the drawing excerpt below the increased stair size has a severe impact on the layout of the adjacent units which will cascade through adjacent units:



The design team analysis confirmed that two 36" stairs are code compliant given a fully sprinklered building with a horizontal exit in addition to two exit stairs in rated enclosures. This is further supported in the accessible means of egress provisions in SFBC Section 1009 where the base code requirement of 48" stairs to facilitate a "firefighter carry" of disabled persons down a stair is waived in fully sprinklered building per SFBC Section 1009.3.2 by Exception 1 with no additional cross reference to Section 1011.2 which specifies stair width. The 36" width is compliant with both 1009.3 and 1011.2 as written in the SFBC.

> **1011.2 Width and capacity.** The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches (1118 mm). See Section 1009.3 for accessible means of egress stairways.
> **Exceptions:**
> 1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches (914 mm).

Item 4 Confirm (Initials): for new Construction, stairs must comply with CFC 1023, Horizontal Exit is Not shown.

PRE-APPLICATION MEETING NOTES

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

5. The project proposes to reuse the exterior façades of the existing three-story building on the site as a curtain wall for the Type IA ground floor and the lowest two stories of the Type IIIA portion of the new building. The materials of the existing façade are unprotected wood framing and wood exterior finish. This is properly classified as Type VB construction. The new building will be fully sprinklered and the reused materials will be nonbearing walls, functioning as a curtain wall. The SFBC defines Type III construction as follows (emphasis added): (See Ex. 1A, 1B and 1C)

> **602.3 Type III.** Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less.

While SFBC Section 602.3 calls for exterior walls in Type IIIA construction to be noncombustible Tables 601 and 705.5 allows exterior nonbearing walls in any construction type to be nonrated. The proposed combustible exterior wall coverings also meet the criteria cited below from SFBC Chapter 14. The applicable provisions of Chapter 14 are the following sections (**emphasis added**):

> **1405.1.1 Types I, II, III and IV construction.** On buildings of Types I, II, III and IV construction, exterior wall coverings shall be permitted to be constructed of combustible materials, complying with the following limitations:
>
> 2. Combustible exterior wall coverings shall be limited to 40 feet (12 192 mm) in height above grade plane.
>
> **1405.1.1.1 Ignition resistance.** Where permitted by Section 1405.1.1, combustible exterior wall coverings shall be tested in accordance with NFPA 268.
> **Exceptions:**
> 1. Wood or wood-based products.

The proposed condition uses the existing wood façade up to a height of 40' above the average grade around the building. The two streets facing the reused façade are very wide. 29th street is 64' wide and Mission is 82' wide. The fire separation distance will therefore be far in excess of the distances at which the façades are allowed to be unrated and have unlimited openings per SFBC Tables 705.5 and 705.8. The typical application of the requirements for the use of fire-retardant treated wood in Type IIIA construction is for bearing walls. The walls in question here are nonbearing. The interior floor framing will be supported by a FRT wood post and beam system, inboard of the non-load-bearing walls. The totally new construction part of the project, Levels 4 to 6, will have a combination of 2-hour load bearing walls and FRT wood post and beam system.

Question 5: Do you concur that the reuse of the existing wood façade at the Type IA ground floor and at

the second and third stories in Type IIIA construction is compliant with the letter and the intent of code allowances for the use of combustible construction materials in Types IA and IIIA construction?

Discussion and Conclusions:

Section: 602.3/CBC requires exterior walls in Type-3 Construction to be of non-combustible materials. The use of fire retardant-treated wood framing and sheathing shall be permitted within exterior wall assemblies of a 2-hour rating or less. The existing facades to be reused shall be considered as an exterior wall covering and applied to the exterior side of newly constructed 2-Hour fire rated wall assemblies consistent with the proposed Type-3A construction at these levels. Additional fire sprinkler coverage at the window openings at the 2nd, 3rd and 4th floors to be incorporated into the sprinkler design to protect against the added fuel load posed by the non-rated façade.

Item 5 Confirm (Initials): To be determine by structural Engineer.

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

6. The food preparation areas in the units will have a single counter surface with 60" of clear width beside the undercounter refrigerator with access to the two-burner stove and to the sink. The project will be publicly funded so accessible and adaptable features are to be in compliance with CBC Sections 11B-809.6-11B-809.12 for adaptable units and CBC Sections 11B-809.2 through11B-809.4 for units with mobility features and 11B-809.5 for units with communication features. (See Ex-3.)

Question 6: Do you concur that the units should be compliant with the applicable accessibility code sections noted above for adaptable units and accessible units? Do you also concur that the proposed cooking area cabinetry layouts are code compliant for use in adaptable or accessible units as noted?

Discussion and Conclusions:

MW noted that the proposed layout of the kitchen area appears to be compliant with accessibility codes, but final confirmation is subject to plan review during the permit process. MY suggested that Susan Moe confirm compliance with Carey McElroy at DBI. Susan Moe noted that she confers often with him and will contact him regarding this item. Susan Moe has discussed the layout of the kitchen area with Carey McElroy. The cooktop is not permitted to overlap the worksurface with the removable base cabinets and required knee and toe clearance. BAR architects have revised the interior elevation and floor plan. The revision meets the code requirements and addresses the comments received from Carey McElroy. **See EX-3** Per 11B-809.9.1 the 30"x48" clear floor space for forward approach to the sink, shall be centered on the sink

Item 6 Confirm (Initials):

DBI CAREY MCELROY: C.M. 1/25/24 | SFFD: N/A | DBI- Mechanical: N/A
DBI- Electrical: N/A

7. The project proposes to use a "tri-sorter" style single waste/recycling chute which allows sorting of trash, recyclables and compostables using a single chute with three receptacles in the trash room, one for each type of refuse. The user selects which type of refuse is to be disposed of using a touch pad at the upper-level chute doors and diverters in the trash room are adjusted to direct the waste to the appropriate receptacle. The chute will be compliant with SFBC Section 713.13 and located inside a 2-hour shaft complying with SFBC Section 713.4. There will be a shallow access room between the corridor and the chute door. The walls of the access room will be 1-hour rated and the door from the corridor will be ¾-hour rated per the requirements of SFBC Section 713.13.3. The chute doors will be 90-minute rated and self-closing. The trash room will be located on the ground floor and will be 2-hour rated with a 90-minute door per SFBC Section 713.13.4. (See floor plans A201, A202)

Question 7: Do you concur that the refuse/recycling chute and the trash room configurations are code compliant?

Discussion and Conclusions:

There was some concern by MW and KA about the size of the vestibule outside of the door into the tri sorter shaft. The design team has verified the door rating at the corridor door and that the vestibule area is deep enough such that if the chute door is jammed open the corridor door can still close to maintain the fire rating at the shaft/corridor connection. Per plan reviewer

Item 7 Confirm (Initials):

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

8. The existing building façades extend to the property boundary on the two street frontages. There are entrances at the Electrical Room and the Fire Riser room without swinging doors at the sidewalk. The two rooms will be accessed very infrequently for required maintenance and the doors will be under the control of knowledgeable repair personnel who can control how users of the sidewalk will interact with the doors. (See Ex-5.)

Question 8: May the noted doors swing over the sidewalk at the two infrequently accessed rooms noted above?

Discussion and Conclusions:

MW said that there is a firm city policy that doors like the ones in question may not swing over the public right of way. The doors should swing in, or based on their low occupant load it was agreed that the doors in question could be sliding doors to comply with SFBC Section 1010.1.2 Exception 1 and Exception 9. KA asked if there was to be a fire pump. BD noted that the hydraulic calcs supported the omission of a fire pump. KA noted that this will be subject to permit review and the calculations should be provided in the permit set. Ground floor plans have been adjusted to recess the electrical room doors. The Fire Riser room has been removed and a dedicated riser pipe and standpipe will be in the stairwell per acceptance from Kamal Andrawes via email 11/8/23. **See email exchange attached- EX-1, 4A, 4B.**

Item 8 Confirm (Initials):
- Fire pump shall be provided or sprinkler system demand Calc's
- standpipe shall be located in each stairwell per CFC 905.4
- only Riser can be located outside stairwell per CFC 905.4.1

DBI: MGW | SFFD: Kamal [signature] | DBI- Mechanical: N/A
DBI- Electrical: N/A

PRE-APPLICATION ENERGY CODE QUESTIONS

9. Section 140.10 of the 2022 California Building Energy Efficiency Standards (CBEES) requires photovoltaic systems to be installed when the solar available roof area (SARA) is large enough for adequate power generation. The roof on this project is an occupied roof per SFBC Section 503.1.4 with a narrow perimeter SARA area as shown on the attached roof plan. Per CBEES Section 140.10(a) 2.B SARA is not to include such an occupied roof. We also note that the building occupancies are not any of those listed in CBEES Table140.10-A even if there was adequate roof space. (**See Roof Plan A204**.)

CBEES Code Citations in support of this proposal (emphasis added):

> **SECTION 140.10 – PRESCRIPTIVE REQUIREMENTS FOR PHOTOVOLTAIC AND BATTERY STORAGE SYSTEMS**
> (a) **Photovoltaic requirements**
> 2. SARA does NOT include:
> B. Occupied roofs as specified by CBC Section 503.1.4.

Question 9: Do you concur that the project does not need to meet rooftop PV requirements because of the Exception for occupied roofs and based upon the proposed occupancies? (Per Jason Cheng 12/18/23; Confirmed that DBI will evaluate the project's solar requirements based on the 2022 CEC SARA calculations and the exemptions granted for occupied roofs. The purpose of pre-app is to provide code guidance and not to certify project calculations and design prior to actual plan check.)

Discussion and Conclusions:

The city agency representatives noted that the correct CEC reference for this project is Section 170 for multifamily buildings not 140 which is for nonresidential and hotel/motel buildings. Section 170 is applicable only to new construction which are 4 stories or more. If the permit is for an Existing building or Renovation of a building, then it is possible to get a straightforward exemption. CEC Section 170.2((g) says (emphasis added):

> **(g) Photovoltaic requirements—more than three habitable stories.** All newly constructed building types specified in Table 170.2-U, or mixed occupancy buildings where one or more of these building types constitute at least 80 percent of the floor area of the building, shall have a newly installed photovoltaic (PV) system meeting the minimum qualification requirements of Reference Joint Appendix JA11. The PV size in kWdc shall be not less than the smaller of the PV system size determined by Equation 170.2-D, or the total of all available solar access roof areas (SARA) multiplied by 14 W/ft².
> 1. SARA include the area of the building's roof space capable of structurally supporting a PV system, and the area of all roof space on covered parking areas, carports and all other newly constructed structures on the site that are compatible with supporting a PV system per Title 24, Part 2, Section 1511.2.
>
> 2. SARA does not include:
>
> A. Any area that has less than 70 percent annual solar access. Annual solar access is determined by dividing the total annual solar insolation (accounting for shading obstructions) by the total annual solar insolation if the same areas were unshaded by those obstructions. For all roofs, all obstructions including those that are external to the building, and obstructions that are part of the building design and elevation features, may be considered for the annual solar access calculations.
>
> B. Occupied roofs as specified by CBC Section 503.1.4.

Calculations and plans are subject to plan check for verification
See the attached calculations of SARA using the new code citation. Project qualifies for full exemption of PV and Batteries per SARA calcs. SARA area is small enough (less than 3% of the building's total conditioned square feet resulting in a full PV and Battery exemption. **See EX-6.**

A roof top fire alarm with emergency voice alarm will be required for the entire building.

It was noted that the project cannot put A3 occupancy above level 4 in Type IIIA building. Design team needs to reduce area of roof deck for less than 50 occupants. The roof deck has b. reduced to 714 SF @ 15SF/occ = 48 occ. **See EX-1 for roof plan.**

Item 9 Confirm (Initials):

DBI: N/A | SFFD: N/A | DBI- Mechanical: N/A
DBI- Electrical: [signature]

10. The project proposes to re-use portions of the existing building façade as nonbearing "curtain walls" over the first three stories of the newly constructed six story building. While not a historic landmark and not subject to the California Historical Building Code the existing single glazed windows are a character defining feature of the existing façades. Changing the glazing will require replacement of the existing windows and frames and will alter the character of the façades. The project proposes to do energy modeling using the "Standard Building" model for glazing which would not grant any credit or impose any penalty on the building for window performance for the existing single glazed windows. (See Ex-1A & 1B.)

Question 10: Do you concur that because the project is a mixture of new and old building envelopes that the existing building portion of the total building envelope may be modeled as a "Standard Building"?

Discussion and Conclusions:

- **Option 1** – Repair and renovate the existing single pane windows on level 2 and 3 to their original condition. The project will meet whole building T24 energy requirements (performance based method) but the existing individual windows will not meet the mandatory minimum u-factor requirement. Any penalties will be offset with the use of high efficiency space and water heating systems.
MS Response 12/21/23: Acceptable, if project obtain a letter from DBI-Technical Service Division that allow use of the California Historic Building Code (CHBC) for this project. Per CHBC 8-901.5 project may use energy code exception from mandatory minimum U-factor requirement for all existing windows.
BAR has submitted a letter to DBI Technical Service (Matthew Armour) on 12/27 requesting for the above conditions.
- **Option 2** – Replace all existing windows on level 2 and 3 with insulated glass windows, except the existing windows in corner round bay which currently has curved single pane glass. There are two units on level 2 and 3 facing Mission/29th street corner with curved single pane glass which will be repaired and renovated to its original condition. Replacing this curved single pane glass with curved insulated glass is cost prohibitive and replacing with flat insulated glass will affect the integrity and the round bay. The project will meet whole building T24 energy requirements (performance based method) but the existing individual windows in the round corner bay will not meet the mandatory minimum u-factor requirement. Any penalties will be offset with the use of high efficiency space and water heating systems.
MS Response 12/21/23: Acceptable, this option will require a local equivalency Administrative Bulletin-005 to be filed with plans and request exception from mandatory minimum U-factor requirement for curved single pane glass windows only. The AB-005 will be reviewed and signed during the plan review. Since the fenestration area for curved windows on two levels is very limited compared to the total fenestration area for the proposed building, the overall energy code impact is not considered as significant.
- **Option 3** – Replace all existing windows with insulated glass windows. This is the least preferred option, especially the replacement of the curved windows in the corner round bay, as it will have a significant impact on the integrity of the original architecture of the building.
MS Response 12/21/23: Acceptable, this option is proposed to comply with the energy code.

Item 10 Confirm (Initials):

DBI: N/A | SFFD: N/A | DBI- Mechanical: [signature]
DBI- Electrical: N/A

PRE-APPLICATION MECHANICAL CODE QUESTIONS

11. Proposed installation: we will have two adjacent apartment ASHRAE 62.2 compliant ERV intake/outlets located less than 10' from each other. This is acceptable by extension, since a single termination with adjacent ducts has compliantly limited recapture, another termination several feet away will experience less recapture. The project proposes to use "Ephoca AIO" unitary ceiling-mounted units with energy recovery ventilators (ERV) in the dwelling units. A combined exhaust/intake termination is used to separate intake air from exhaust air originating in the living space. Per the ASHRAE 62.2 testing certification for the unit no minimum separation distance between the two openings is required when serving the living space. The range hood and bathroom exhaust will terminate separately 10' away from the ERV terminations. See the attached ASHRAE 62.2 document from the equipment manufacturer. (**See Ex-7 & 8**).

SFMC Code Citations in support of this proposal:

> ***302.3 Alternative Engineered Design*** *- An alternative engineered design shall comply with the intent of the provisions of this code and shall provide an equivalent level of quality, strength, effectiveness, fire resistance, durability, and safety. Material, equipment, or components shall be designed and installed in accordance with the manufacturer's installation instructions.*
>
> ***302.3.2 Technical Data*** *- The registered design professional shall submit sufficient technical data to substantiate the proposed alternative engineered design and to prove that the performance meets the intent of this code.*
>
> ***502.2.1 Environmental Air Ducts*** *- Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air inlet, 10 feet (3048 mm) above a public walkway, and 3 feet (914 mm) from openings into the building. The discharge of environmental exhaust ducts shall not be directed onto a public walkway.*

Question 11: Do you concur that the proposed configuration and relationship of the ERV intake/outlet is compliant with the letter and the intent of the SFMC?

Discussion and Conclusions:

The relationship of the Ephoca intake/outtake in adjacent dwelling units must comply with the 10-foot separation criteria.

By using a separate ERV that has an air intake above the operable window (along with the heat pump condenser ducts) and the ERV outlet over the fixed window (along with the kitchen hood exhaust), the Ephoca units can be less than 10'. **See EX-5**.

Unit mechanical layouts have been updated per DBI's suggestion, see updated EX-5

Item 11 Confirm (Initials):

DBI: N/A | SFFD: N/A | DBI- Mechanical: [signature] SUBJECT TO PLAN REVIEW
DBI- Electrical: N/A

12. Proposed installation: The Ephoca ERV intake/outlet will be located immediately above an operable window. This is acceptable because the exchanged air is room air only. It does not include bathroom or kitchen exhaust which have separate systems. Bath and kitchen exhaust will be separated 10' from air intakes and 3' from operable windows. (See Ex-8.)

SFMC Code Citations in support of this proposal:

> ***302.3 Alternative Engineered Design*** *- An alternative engineered design shall comply with the intent of the provisions of this code and shall provide an equivalent level of quality, strength, effectiveness, fire resistance, durability, and safety. Material, equipment, or components shall be designed and installed in accordance with the manufacturer's installation instructions.*
>
> ***302.3.2 Technical Data*** *- The registered design professional shall submit sufficient technical data to substantiate the proposed alternative engineered design and to prove that the performance meets the intent of this code.*
>
> ***502.2.1 Environmental Air Ducts*** *- Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air inlet, 10 feet (3048 mm) above a public walkway, and 3 feet (914 mm) from openings into the building. The discharge of environmental exhaust ducts shall not be directed onto a public walkway.*

Question 12: Do you concur that the proposed configuration and relationship of the ERV intake/outlet and its relationship to the room window is compliant with the letter and the intent of the SFMC?

Discussion and Conclusions:

Since the proposed unitary assembly is tested and listed for the proposed use it is acceptable when considering locations of elements within a single dwelling unit.

AB-005 for the Ephoca is not needed anymore since we are no longer using the integrated ERV as responded to in question 11.

Item 12 Confirm (Initials):

DBI: N/A | SFFD: N/A | DBI- Mechanical: [signature]
DBI- Electrical: N/A

13. Due to zero lot line conditions on the site, we are constrained to use sidewall louvers. Wall louvers for environmental exhaust terminations are proposed to be located with the bottom of the louvers more than 10' above the sidewalk to comply with the SFMC requirement to have the terminations "not directing onto a public walkway". We believe that the proposed configuration is code compliant, and it has been previously approved by DBI on other similar projects. Note also that the Type1 kitchen hood exhaust will extend to the roof.

> ***302.3 Alternative Engineered Design*** *- An alternative engineered design shall comply with the intent of the provisions of this code and shall provide an equivalent level of quality, strength, effectiveness, fire resistance, durability, and safety. Material, equipment, or components shall be designed and installed in accordance with the manufacturer's installation instructions*
>
> ***502.2.1 Environmental Air Ducts*** *- Environmental air duct exhaust shall terminate not less than 3 feet (914 mm) from a property line, 10 feet (3048 mm) from a forced air inlet, 10 feet (3048 mm) above a public walkway, and 3 feet (914 mm) from openings into the building. The discharge of environmental exhaust ducts shall not be directed onto a public walkway.*

Question 13: Do you concur that the proposed configuration of wall louvers is compliant with the letter and the intent of the SFMC?

Discussion and Conclusions:

The proposed location of wall louvers is code compliant.

Item 13 Confirm (Initials):

DBI: N/A | SFFD: N/A | DBI- Mechanical: [signature]
DBI- Electrical: N/A

Overall Concurrence:

DBI: M. Walls [signature]	Date 1-23-24
SFFD: Kamal [signature]	Date 2/5/2024
DBI- Mechanical: [signature] MOHSIN SHAIKH	Date 1/24/24
DBI- Electrical: [signature]	Date 1/24/24

Attachments:
EX-1-Q8 3300 MISSION_FLOOR PLANS
EX-2A-Q5 BUILDING STRUCTURE DIAGRAM
EX-2B-Q5 EXTERIOR WALL SECTION - HOLMES
EX-3-Q6 UNIT KITCHEN LAYOUT
EX-4A-Q8 REMOVAL OF FIRE RISER ROOM
EX-4B-Q8 FIRE PUMP AVOIDABLE JJFPE CALC
EX-5-Q11 EPHOCA + INTAKE-EXHAUST
EX-6-Q9-3300 MISSION SARA ANALYSIS
EX-7-Q10-MEMO_CHBC - 3300 MISSION STREET

Proviso – Pre Application meetings are intended to provide guidance and/or code interpretation. However, meeting minutes do not capture every possible scenario or outcome as may be identified during the plan review process. Therefore, and for all intent and purpose, "Subject to Plan Review" shall apply to this document. MGW 1-23-24

Respectfully:

[signature]

Steven R Winkel, FAIA, PE, CASp
The Preview Group, Inc.

Cc: Pramad Sanoor, BAR Architects & Interiors

END OF PREAPPLICATION MEETING NOTES

BAR architects
architecture & interiors

San Francisco | Los Angeles
bararch.com

3300 MISSION
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SAN FRANCISCO, CA 94110

DRAWN BY
CHECKED BY
PROJECT NO 2023001

DATE		ISSUE
0000.00.00		Sheet Issue/Revision 1
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1

LICENSED ARCHITECT
Christian Niel Haegglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

PRE-APP MEETING MINUTES

SCALE:

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From: Marcus Williams <MWilli5@bart.gov>
Sent: Wednesday, March 27, 2024 4:43 PM
To: Pramod Sanoor <psanoor@bararch.com>
Cc: Kathy Small <ksmall@bart.gov>
Subject: 3300 Mission Street

Pramod-
As follow-up to our meeting this afternoon, I wanted to provide email notification that BART believes the project at 3300 Mission Street can be designed in compliance without our structural criteria which requires that no adverse impact is introduced to the underground infrastructure. BART has reviewed your conceptual design, and that review supports this conclusion. BART will review the structural plans and calculations when they are available and will issue a letter of no exception once those plans confirm the assumptions made from the review of your conceptual design.

Marcus Williams, PE, PMP
Project Manager

Infrastructure Delivery

2150 Webster Street, 734-C
Oakland, CA 94612
T: 510-987-5298
C: 510-504-3435
mwilli5@bart.gov

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CHECKED BY
PROJECT NO 2023001

DATE	ISSUE
0000.00.00	Sheet Issue/Revision 1
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	1 SITE PERMIT RESUB 1
04.01.2024	2 SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Hagemann
C-18898
03-31-2025
PROFESSIONAL
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

BART PRELIMINARY
CONCEPTUAL
APPROVAL LETTER

SCALE:

2

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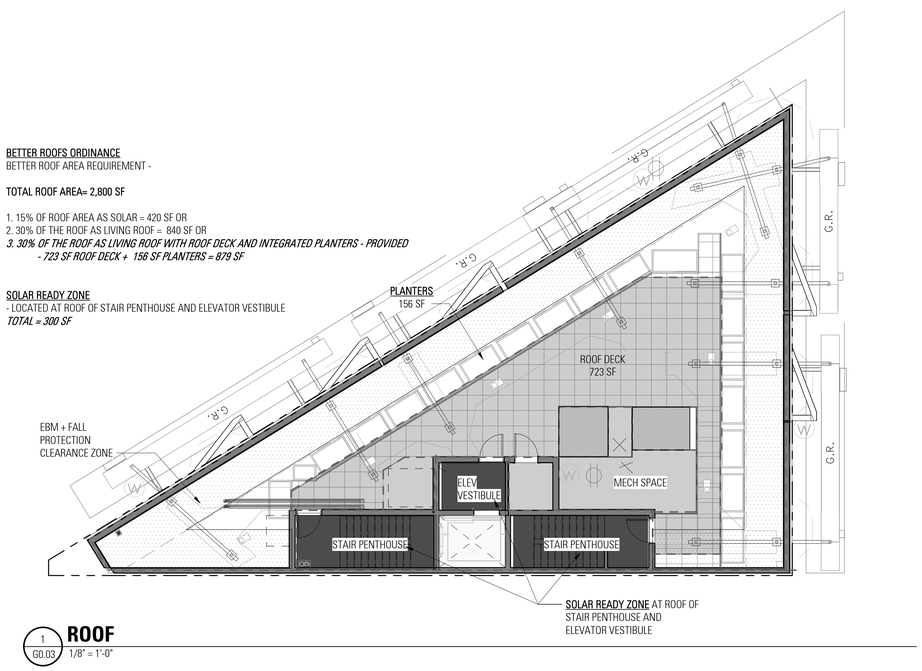

1 G0.03 **ROOF**
1/8" = 1'-0"

BICYCLE PARKING TABULATION

*Per SF Planning Code Section 155.2

BICYCLE PARKING CALCULATIONS*			
CLASS I BIKE PARKING*			
		Count	Bike Total
Residential	1 space per dwelling unit	35	35
Retail	1 per 7,500 SF	1	1
			36
			36

BICYCLE PARKING CALCULATIONS*			
CLASS II BIKE PARKING*			
		Count	Bike Total
Residential	1 per 20 units	2	2
Retail	1 per 750 SF (min 2 spaces)	2	2
			4
			4

Charles Enchill - PLN
PLANNING
April 24, 2024

MOBILITY AND COMMUNICATION UNITS

UNIT TYPE	MOBILITY UNITS			COMMUNICATION UNITS		
35 UNITS	REQD %	REQD #	PROVIDED	REQD %	REQD #	PROVIDED
STUDIO	15%	5.25	6	10%	3.5	4

1. SEE A2 SERIES PLANS FOR LOCATION OF MOBILITY AND COMMUNICATION UNITS
2. SEE CODE SUMMARY FOR ADDITIONAL REQUIREMENTS

UNIT MIX

LEVEL	ADAPTABLE STUDIO	MOBILITY STUDIO	UNIT TOTAL
6	5	2	**7**
5	5	2	**7**
4	5	2	**7**
3	5	2	**7**
2	5	2	**7**
1	0		**0**
TOTAL	**25**	**10**	**35**
%	71%	29%	100%
RESIDENTIAL GSF**			11,374
AVERAGE UNIT SIZE (GSF)*			303

* Unit GSF includes exterior, corridor and half of the party walls

** As calculated in the Preliminary Building Area Tabulation

PRELIMINARY BUILDING AREA TABULATIONS

updated 11/8/23

Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Core GSF***	Residential Total GSF	Retail Total GSF	Bldg Core GSF^	Non-Res. Total GSF	Grand Total GSF
R		0	444	444		224	224	**668**
6	2,208	0	791	2,999		0	0	**2,999**
5	2,208	0	791	2,999		0	0	**2,999**
4	2,130	0	791	2,921		0	0	**2,921**
3	2,414	0	791	3,205		0	0	**3,205**
2	2,414	0	791	3,205		0	0	**3,205**
1	0	1,290	565	1,855	776	278	1,054	**2,909**
B		731	1,562	2,293		359	359	**2,652**
Total	11,374	2,021	6,526	**19,921**	776	861	**1,637**	**21,558**

NOTES:

* Residential Net Rentable GSF calculation includes exterior, corridor and party walls, and half party walls where adjacent to...

** Residential Amenity GSF includes community room, entry lobby, offices, laundry

*** Residential Core GSF include corridors, stairs, elevators, res. level utility spaces

^ Building Core GSF includes large mechanical/utility spaces, etc

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PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
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LICENSED ARCHITECT Timothur Yeat Hay Hagan C-18868 03-31-2025 RENEWAL STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. San Francisco 07/05/2024

PROJECT DATA MATRIX

SCALE: 1/8" = 1'-0"

G0.03

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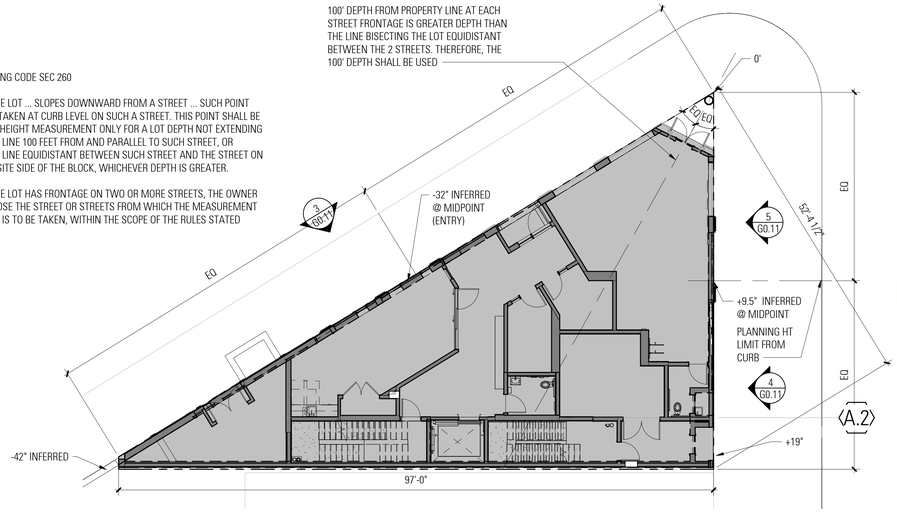
SF PLANNING CODE SEC 260

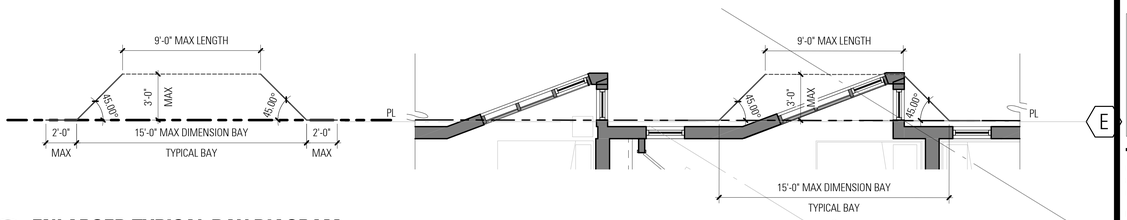
WHERE THE LOT ... SLOPES DOWNWARD FROM A STREET ... SUCH POINT SHALL BE TAKEN AT CURB LEVEL ON SUCH A STREET. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER.

WHERE THE LOT HAS FRONTAGE ON TWO OR MORE STREETS, THE OWNER MAY CHOOSE THE STREET OR STREETS FROM WHICH THE MEASUREMENT OF HEIGHT IS TO BE TAKEN, WITHIN THE SCOPE OF THE RULES STATED ABOVE.



6 G0.11 **HEIGHT DIAGRAM**
1" = 10'-0"

SF PLANNING CODE SECTION 136
REQUIRED: MAXIMUM AGGREGATE LENGTH = 2/3 LENGTH OF BUILDINGDABLE WIDTH OF LOT
(MISSION ST: 2/3*61= 40) (29TH ST: 2/3*113=75)
PROVIDED: SEE DIAGRAMS BELOW



1 G0.11 **ENLARGED TYPICAL BAY DIAGRAM**
1/4" = 1'-0"

ZONING ANALYSIS

ELEMENT	PLANNING CODE SECTION	REQUIREMENT	REQD	PROVIDED	INCENTIVE/ WAIVER, NOTES
HEIGHT AND BULK LIMITS	SEC 102, 105, 106, 250-252, 260, 261.1, 270, 271. SEE ALSO HEIGHT AND BULK DISTRICT MAPS	40'	40'	73'	YES
REAR YARD	SEC 130, 134, 134(A)(E), 136	REQUIRED AT THE LOWEST STORY CONTAINING A DWELLING UNIT, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING: 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.	YES	NO	YES
FRONT SETBACK AND SIDE YARD	SEC 131, 132, 133	NOT REQUIRED.	NOT REQD	N/A	
STREETSCAPE AND PEDESTRIAN IMPROVEMENTS	SEC 138.1	REQUIRED	+	YES, SLD	
STREET FRONTAGE REQUIREMENTS	SEC 145.1	REQUIRED; CONTROLS APPLY TO ... ACTIVE USES, GROUND FLOOR CEILING HEIGHT, STREET-FACING GROUND-LEVEL SPACES, TRANSPARENCY AND FENESTRATION, AND GATES, RAILINGS, AND GRILLWORK. APPLY TO FIRST 25' OF DEPTH OF BUILDING; MAX OF 40' OR 25% OF FRONTAGE FOR LOBBY ACCEPTABLE WITHIN THIS ZONING DISTRICT, NO MIN CLG AT COMMERCIAL AREAS; MIN FOR GROUND LEV RES IS 10'	YES	YES	
GROUND FLOOR COMMERCIAL	SEC 145.4	REQUIRED ON SOME STREETS, SEE SEC 145.4 FOR SPECIFIC DISTRICTS.	NOT REQD	N/A	
USABLE OPEN SPACE	SEC 740; REF 135, 136	80 SQUARE FEET PER UNIT IF PRIVATE, OR 100 SQUARE FEET PER UNIT IF COMMON	YES	NO	YES
OFF-STREET PARKING REQUIREMENTS	§SEC 145.1	NO CAR PARKING REQUIRED.	NO	N/A	
RESIDENTIAL USES	SEC 102	PERMITTED	P	YES	
DWELLING UNIT DENSITY	102, 207	1 UNIT PER 600 SF LOT AREA, OR THE DENSITY OF THE NEAREST R DISTRICT, WHICHEVER IS GREATER	N/A	N/A	
DWELLING UNIT MIX	SEC 207.7 TABLE 740	NO LESS THAN 25% OF DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS, AND NO LESS THAN 10% OF DWELLING UNITS SHALL CONTAIN AT LEAST THREE BEDROOMS APPLIES TO MISSION BERNAL NCD	YES	NO	YES
NON-RESIDENTIAL STANDARDS AND USES					
FLOOR AREA RATIO	SEC 102, 123, 124	3.6 TO 1	N/A	N/A	
USE SIZE	SEC 102, 121.2	P UP TO 5,999 SQUARE FEET; C 6,000 SQUARE FEET AND ABOVE	N/A	N/A	
OFF-STREET PARKING REQUIREMENTS	SEC 145.1	NO CAR PARKING REQUIRED. MAXIMUM PERMITTED PER SEC 151. BIKE PARKING REQUIRED PER SECTION 155.2. CAR SHARE SPACES REQUIRED WHEN A PROJECT HAS 25 OR MORE PARKING SPACES PER SEC 166.	NO	BIKE PARKING PROVIDED, SEE G0.03	
OFF-STREET FREIGHT LOADING	SEC 150, 152, 153 - 155, 161, 204.5	NONE REQUIRED IF GROSS FLOOR AREA IS LESS THAN 10,000 SQUARE FEET. EXCEPTIONS PERMITTED PER §SEC 155 AND 161.	NO	NO	
BAR	SEC 102, 202.2(A)	P(3)	P) 1	TENTATIVE	
RESTAURANT	SEC 102, 202.2(A)	P(2)	P(2)	TENTATIVE	
RESTAURANT, LIMITED	SEC 102, 202.2(A)	P(2)	P(2)	TENTATIVE	
MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT	SEC 781.5	BOUNDARIES: GENERALLY APPLICABLE ONLY FOR PORTIONS FO THE MISSION BERNAL NEIGHBORHOOD COMMERICAL DISTRICT BETWEEN 14TH AND RANDALL STREETS, AS DESIGNATED ON SECTIONAL MAP 7SU OF THE ZONING MAP. CONTROLS: A LIMITED-RESTAURANT USE OR A RESTAURANT USE THAT ARE ALSO FORMULA RETAIL USES, AS DEFINED IN PLANNING CODE SECTION 303.1, SHALL NOT BE PERMITTED IN THIS SUBDISTRICT	NP	NO	

5 G0.11 **MISSION ST HEIGHT DIAGRAM**
1" = 10'-0"

4 G0.11 **MISSION ST ELEVATION- BAY COMPLIANCE DIAGRAM**
3/32" = 1'-0"

3 G0.11 **29TH ST ELEVATION- BAY COMPLIANCE DIAGRAM**
3/32" = 1'-0"

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PLANNING
April 24, 2024

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LICENSED ARCHITECT Richard Yoel Hacohen C-18886 03-31-2025 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp - San Francisco- 07/05/2024

PLANNING CODE ANALYSIS

SCALE: As indicated

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6 G0.11b **LEVEL 5- NET AREA (LVL 6 SIM)**
1/8" = 1'-0"

*NOTE: TYPICAL GROSS FLOOR AREAS

AREAS TAKEN TO CL OF PARTY WALL, EXT OF CORRIDOR WALLS, AND EXT FACE OF EXT WALLS

***TOTAL UNIT GSF= 2,208 SF**

1 G0.11b **LEVEL 5- GROSS UNIT AREA (LVL 6 SIM)**
1/8" = 1'-0"

3 G0.11b **LEVEL 4- NET AREA**
1/8" = 1'-0"

***TOTAL UNIT GSF= 2,130 SF**

5 G0.11b **LEVEL 4- GROSS UNIT AREA**
1/8" = 1'-0"

2 G0.11b **LEVEL 2- NET AREA (LVL 3 SIM)**
1/8" = 1'-0"

UNIT MIX (GSF)

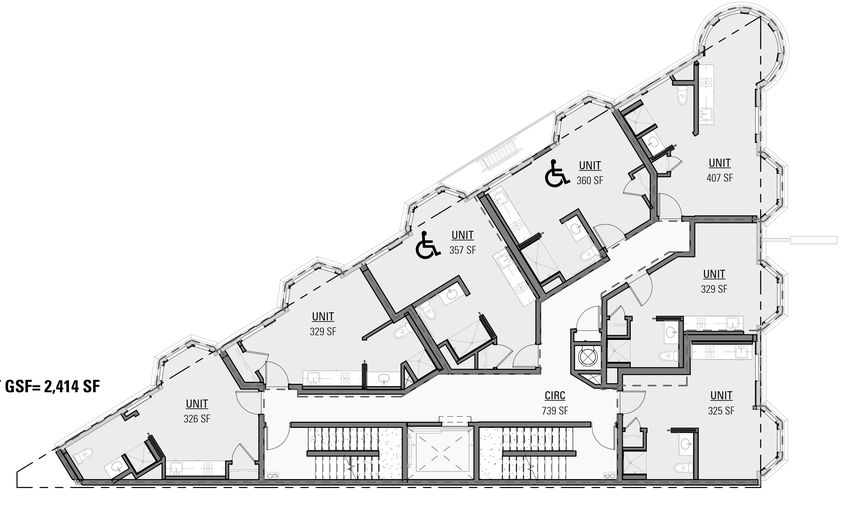
LEVEL	TOTAL UNIT SF (7 UNITS/FLR)
6	2,208
5	2,208
4	2,130
3	2,414
2	2,414
1	0
TOTAL	11,374

35 UNITS

RESIDENTIAL GSF**	11,374
AVERAGE UNIT SIZE (GSF)*	325

* Unit GSF includes exterior, corridor and half of the party walls

** As calculated in the Preliminary Building Area Tabulation



***TOTAL UNIT GSF= 2,414 SF**

4 G0.11b **LEVEL 2- GROSS UNIT AREA (LVL 3 SIM)**
1/8" = 1'-0"

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Hagop Tchaparian
C-16596
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

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San Francisco
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PLANNING CODE ANALYSIS- UNITS

SCALE: 1/8" = 1'-0"

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3 G0.11c **LEVEL 5 - UNIT LIVING AREA (LVL 6 SIM)**
1/8" = 1'-0"

1 G0.11c **LEVEL 4 - UNIT LIVING AREA**
1/8" = 1'-0"

2 G0.11c **LEVEL 2 - UNIT LIVING AREA (LVL 3 SIM)**
1/8" = 1'-0"

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Jeffrey Heller
C-18886
03-31-2025
STATE OF CALIFORNIA

PLANNING CODE ANALYSIS- UNITS

SCALE: 1/8" = 1'-0"

1

G0.11c

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BUILDING OCCUPANCY GROUPS

Section 310.4

B	BUSINESS	*304*
R-2	RESIDENTIAL	*303.4*
S-2	STORAGE	*311*

SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY

* GROUP R-2 OCCUPANCIES — *Section 420*
WALLS SEPARATING DWELLING UNITS SHALL BE 1-HR FIRE PARTITIONS COMPLYING WITH SEC 708 — *420.2*
FLOOR/CEILINGS SEPARATING DWELLING UNITS SHALL BE 1-HR HORIZ. ASSEMBLIES COMPLYING WITH SECTION 711 — *420.3*

BUILDING STORY AND HEIGHT — *Section 504*

CONST TYPE	OCCUPANCY	FACTOR (At=SM) HEIGHT (FT) TABLE 504.3 ***	STORY TABLE 504.4
TYPE IA	R-2, B	UNLIMITED	UNLIMITED
TYPE IIIA*	R-2, B	85 FT MAX	5 STORIES MAX

*WITHOUT AREA INCREASE
*** SM = SPRINKLER SYSTEM IN ACCORDANCE TO SECTION 903.3.1.1 (NFPA 13 SPRINKLER SYSTEM)

ACTUAL BUILDING HEIGHT: — *Section 504*

BUILDING HEIGHT MEASURED FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE: SEE SHEET 5/G0.11
THIS BUILDING IS NOT CONSIDERED A HIGH-RISE.

MIXED USE AND OCCUPANCY: — *Section 508*

BUILDING TO CONSIST OF NONSEPARATED OCCUPANCIES

ACCESSORY OCCUPANCIES — *Sec 508.2*

R-2, S ACCESORY OCCUPANCIES OCCUR
DO NOT EXCEED 10% OF FLOOR AREA OF STORY; THEREFORE, AREA CALCS ARE BASED ON PRIMARY OCCUPANCY

HORIZONTAL BUILDING SEPARATION ALLOWANCE — *Sec 510.2*

A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBER OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. WHERE VERTICAL OFFSETS ARE PROVIDED AS PART OF A HORIZONTAL ASSEMBLY, THE VERTICAL OFFSET AND THE STRUCTURE SUPPORTING THE VERTICAL OFFSET SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.

2. THE BUILDING BELOW, INCLUDING THE HORIZONTAL ASSEMBLY, IS OF TYPE IA CONSTRUCTION.

3. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLY SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716. EXCEPTION: WHERE THE ENCLOSURE WALLS BELOW THE HORIZONTAL ASSEMBLY HAVE NOT LESS THAN A 3-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716, THE ENCLOSURE WALLS EXTENDING ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE A 1-HOUR FIRE-RESISTANCE RATING, PROVIDED:

1. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION;

2. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND

3. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.

4. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS 300, OR GROUP B, M, R OR S OCCUPANCIES.

5. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, AND SHALL BE PERMITTED TO BE ANY OCCUPANCY ALLOWED BY THIS CODE EXCEPT GROUP H.

6. THE MAXIMUM BUILDING HEIGHT IN FEET (MM) SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 504.3 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE.

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING MAJOR ELEMENTS: — *Table 601*

FIRE-RESISTANCE RATING REQS (HRS)		CONST TYPE	
BUILDING ELEMENT		IA	IIIA
STRUCTURAL FRAME		3-HR	1-HR
BEARING WALLS			
	EXTERIOR	3-HR	2-HR
	INTERIOR	3-HR	1-HR
NONBEARING WALLS			
	EXTERIOR X < 20'	1-HR	1-HR
	X >= 20'	0	0
	INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS		3-HR	1-HR
ROOF CONSTRUCTION		1 1/2-HR	1-HR
BALCONY CONSTRUCTION		N/A	N/A

Table 705.5'G' 705.8 — *Sec 510.2* — *Section 705.2, 1406.3*

FIRE EXPOSURE

EXTERIOR WALL RATING BASED ON FIRE SEPARATION DISTANCE: — *Table 705.5*

CONSTRUCTION		FIRE SEPARATION DISTANCE (FEET)			
TYPE		X TO <5	5 <= X< 10	10<= X < 30	X>= 30
IA	GROUP B, R, S-2	1	1	1	1
IIIA	GROUP B, R, S-2	1	1	1	0

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: — *Table 705.8*

CLASSIFICATION	FIRE SEPARATION DISTANCE (FEET)					
OF OPENING	0 TO <3	3 TO < 5	5 TO < 10	10 TO < 15	15 TO < 20	>20
UNPROTECTED* OR PROTECTED	NOT PERMITTED	0.15	0.25	0.45	0.75	NO LIMIT

*SINCE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, MAXIMUM ALLOWABLE AREA OF UNPROTECTED OPENINGS SHALL BE THE SAME AS THE TABULATED LIMITATIONS FOR PROTECTED OPENINGS

FIRE-RESISTANT JOINT SYSTEMS — *Section 715*

JOINTS BETWEEN RATED WALLS & FLOORS ARE NOT REQ'D TO HAVE A FIRE-RESISTANT JOINT SYSTEM AT WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS

FIRE-RESISTANCE-RATED CONSTRUCTION ELEMENTS:

BUILDING ELEMENT	FIRE-RESISTANCE RATING REQS (HRS)	COMMENTS	
EXTERIOR WALLS	PER TABLES 601 & 705.5 (SEE ABOVE)		*Section 704*
FIRE WALLS	3-HR WALL, NC* 3 HR-DOOR		*Section 706* *Table 716.1(2)*
FIRE BARRIERS	2-HR BARRIER 1 1/2-HR DOOR	SHAFT & EXIT ENCLOSURES, INCIDENTAL USE SEPARATIONS, HORIZ EXITS	*Section 707* *Table 707.3.10*
SHAFT ENCLOSURES	2-HR CONNECTING 4 STORIES OR MORE 1 1/2-HR DOOR		*Section 713* *Table 716.1(2)*
EXIT ENCLOSURES	2-HR CONNECTING 4 STORIES OR MORE 1 1/2-HR DOOR		*Section 1020.1* *Table 716.1(2)*
FIRE PARTITIONS	1-HR PARTITION 20-MIN DOOR	WALLS BTWN DWELLING UNITS, ELEVATOR LOBBIES, DWELLING UNITS & OTHER OCCUPANCIES	*Section 708, 420.2*
CORRIDORS	1-HR IN R OCCUPANCY 20-MIN DOOR		*Table 1018.1* *Table 716.1(2)*
ELEVATOR LOBBIES	1-HR PARTITION 20-MIN DOOR		*Section 707.14.1*

NC = NONCOMBUSTIBLE CONSTRUCTION
N/A = NOT APPLICABLE

REFUSE CHUTES: — *Section 713.13*

CHUTE SHALL BE ENCLOSED IN SHAFT WITH 2-HR FIRE-RATED AS NOTED ABOVE — *Section 707.13.1*
TRASH RM AT EACH FLOOR LEVEL MUST BE ENCLOSED BY 1-HR FIRE BARRIER W/ 45-MIN DOOR
TRASH CHUTE TERMINATION RM MUST BE ENCLOSED BY 2-HR FIRE BARRIER W/ 90-MIN DOOR

AUTOMATIC SPRINKLER SYSTEM

AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT THE BUILDING (NFPA 13 SYSTEM) — *Sec 903.2 & 903.3.1.1*
FIRE COMMAND CENTER IS NOT REQUIRED OR PROVIDED. A FIRE CONTROL CLOSET IS PROVIDED. — *Sec 911*

MEANS OF EGRESS

ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH SECTION 1009. — *Sec 1009*
ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS
WHERE MORE THAN ONE MEANS OF EGRESS IS REQUIRED FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY ACCESSIBLE MEANS OF EGRESS IN AT LEAST THE SAME NUMBER AS REQUIRED BY SECTION 1006.2 OR 1006.3
EACH REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS TO A PUBLIC WAY.

SEE ALSO EGRESS DIAGRAMS

EMERGENCY ESCAPE AND RESCUE OPENINGS — *1030*

ARE NOT REQUIRED IN TYPE IA OR IIIA CONSTRUCTION WHERE THE DWELLING UNIT IS PROVIDED WITH TWO EXITS OR ACCESS TO TWO EXITS — *Sec 1031.2 Ex 1*

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LICENSED ARCHITECT — Howard Vlad Hamburger — C-18956 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

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CODE ANALYSIS

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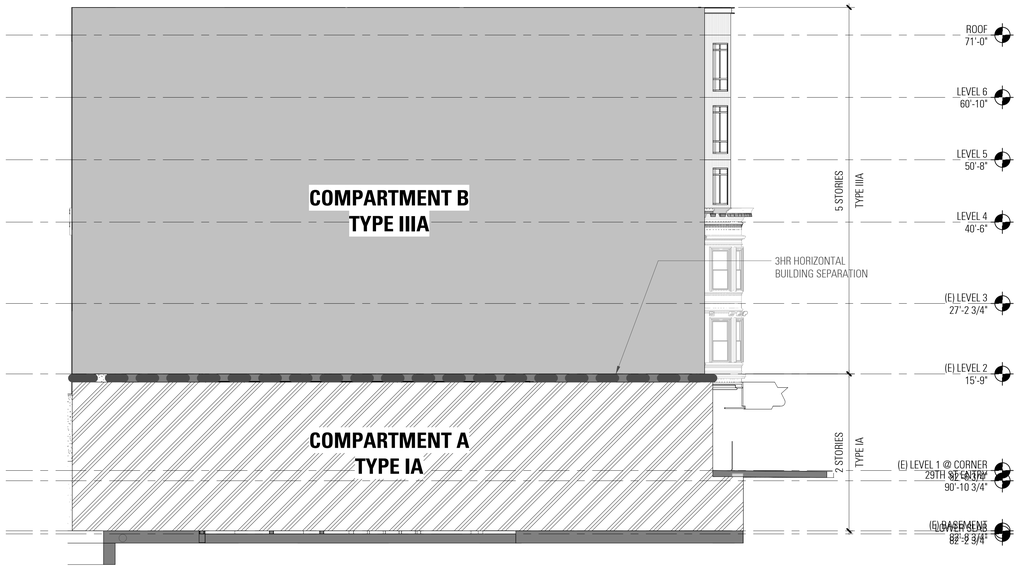
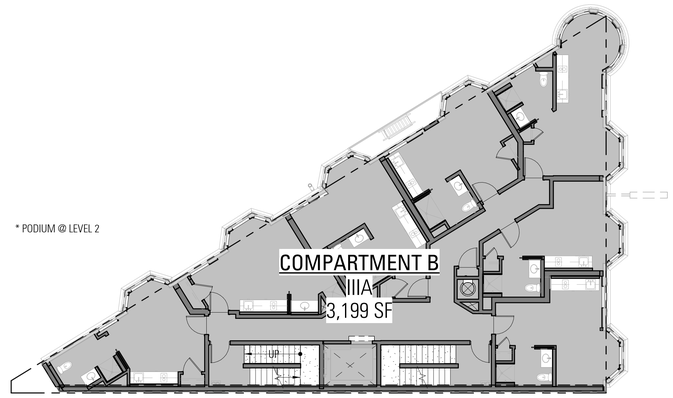
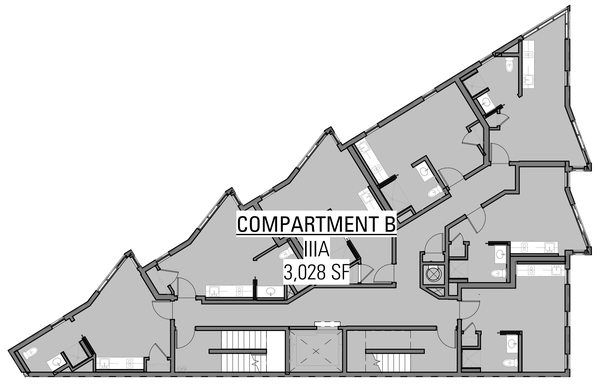


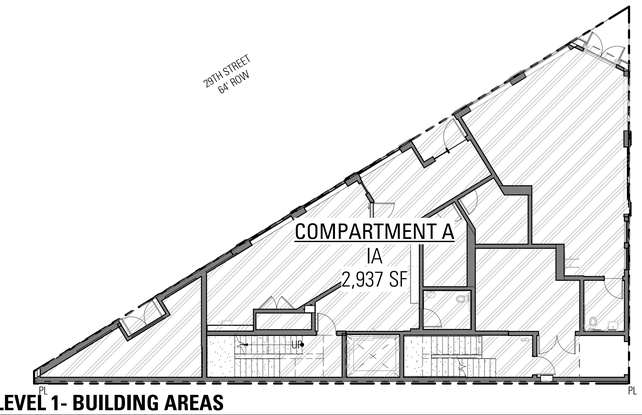
6 G0.13a **BUILDING AREA - SECTION**
1" = 10'-0"



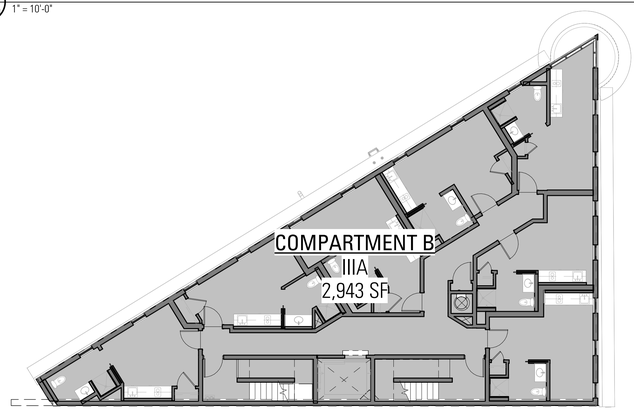
3 G0.13a **LEVEL 2-3 BUILDING AREAS**
1" = 10'-0"



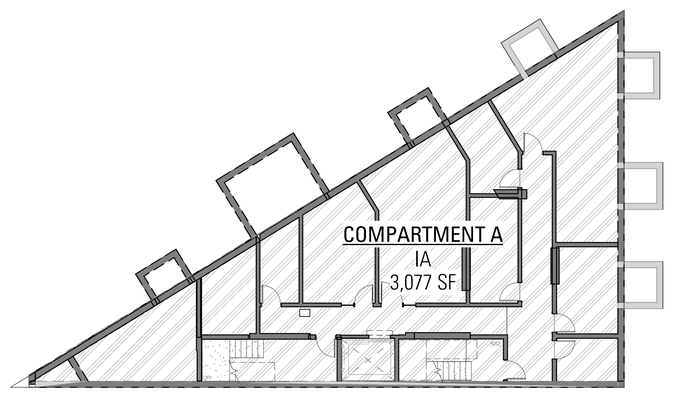
5 G0.13a **LEVEL 5-6 BUILDING AREAS**
1" = 10'-0"



2 G0.13a **LEVEL 1- BUILDING AREAS**
1" = 10'-0"



4 G0.13a **LEVEL 4 BUILDING AREAS**
1" = 10'-0"



1 G0.13a **BASEMENT - BUILDING AREAS**
1" = 10'-0"

AREA SCHEDULE - BUILDING			
BLDG COMPARTMENT	AREA	LEVEL	CONSTRUCTION TYPE
COMPARTMENT A	3,077 SF	BASEMENT	IA
COMPARTMENT A	2,937 SF	LEVEL 1	IA
	6,015 SF		
COMPARTMENT B	3,199 SF	LEVEL 2	IIIA
COMPARTMENT B	3,200 SF	LEVEL 3	IIIA
COMPARTMENT B	2,943 SF	LEVEL 4	IIIA
COMPARTMENT B	3,028 SF	LEVEL 5	IIIA
COMPARTMENT B	3,028 SF	LEVEL 6	IIIA
	15,399 SF		
Grand total: 7	21,414 SF		

*BUILDING AREAS TAKEN TO EXTERIOR FACE OF EXTERIOR WALLS

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SAN FRANCISCO, CA 94110

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CHECKED BY Checker
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Hagop Hovel Hamparian
C-18896
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

AREA DIAGRAMS

SCALE: 1" = 10'-0"

G0.13a

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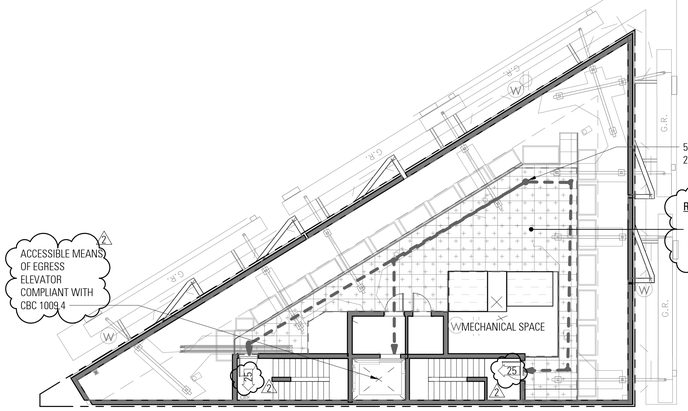
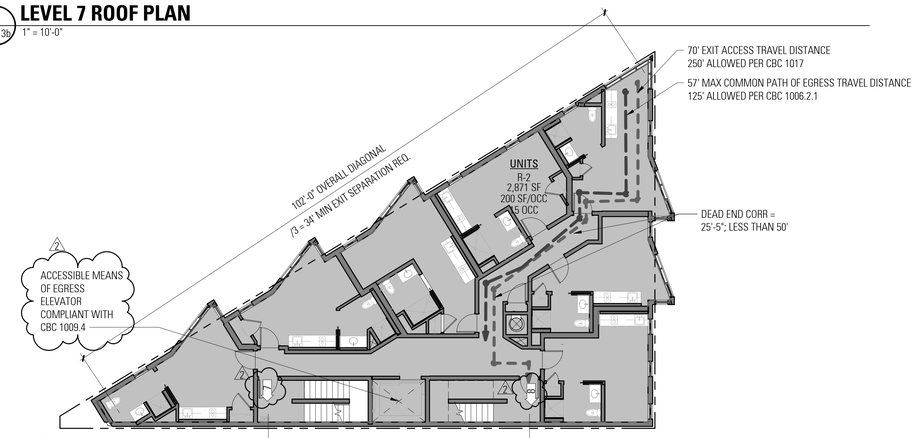
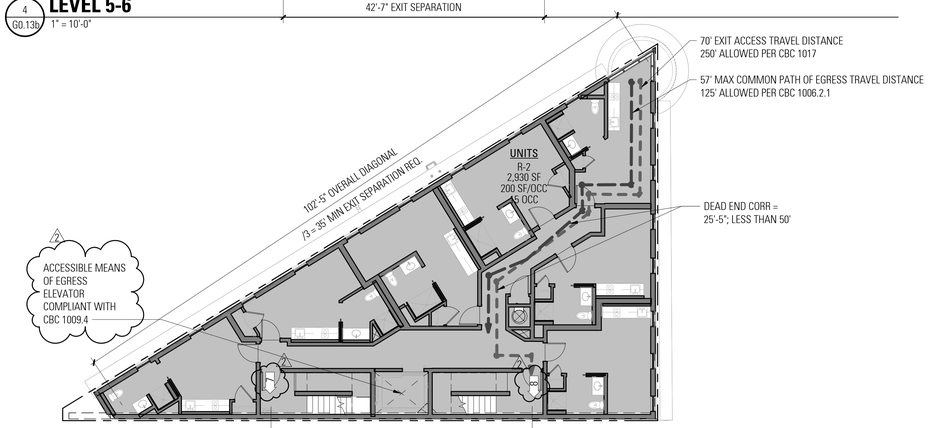


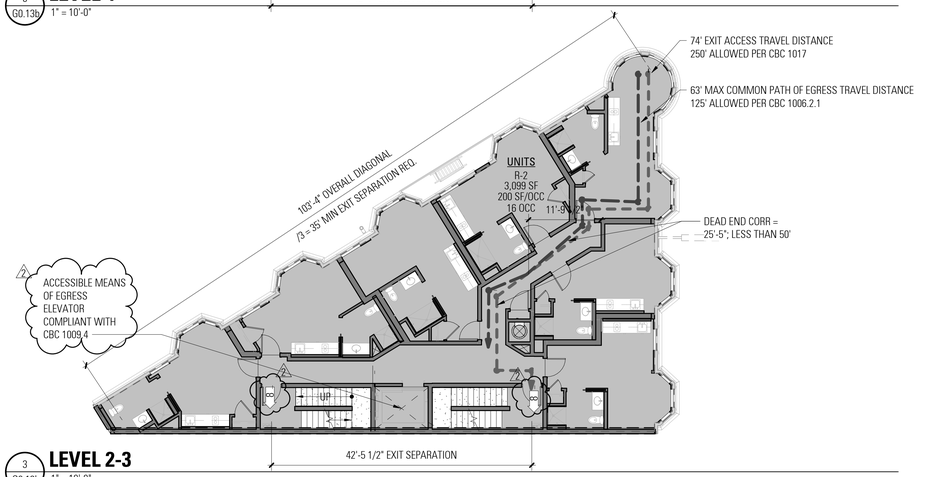
5 G0.13b **LEVEL 7 ROOF PLAN**
1" = 10'-0"



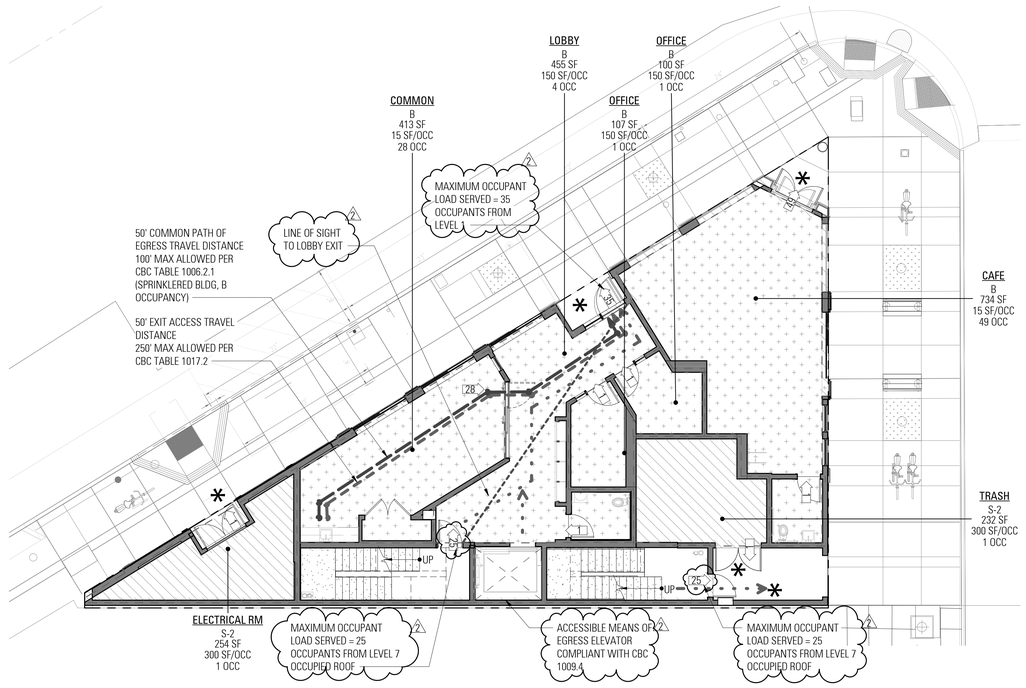
4 G0.13b **LEVEL 5-6**
1" = 10'-0"



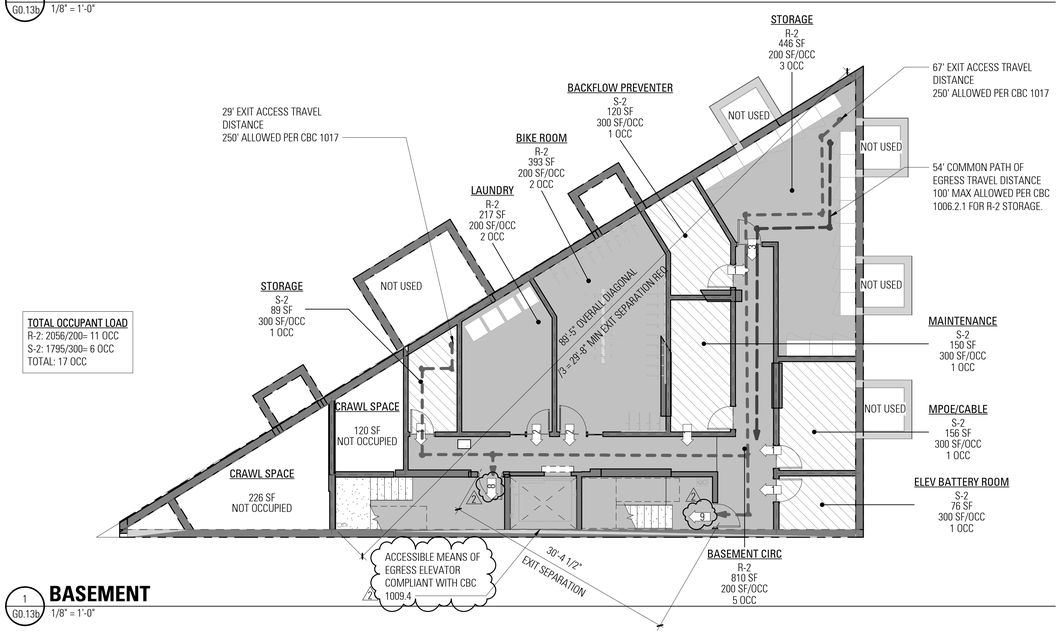
6 G0.13b **LEVEL 4**
1" = 10'-0"



3 G0.13b **LEVEL 2-3**
1" = 10'-0"



2 G0.13b **LEVEL 1**
1/8" = 1'-0"



1 G0.13b **BASEMENT**
1/8" = 1'-0"

EGRESS PLAN LEGEND

- EXIT ACCESS TRAVEL DISTANCE, CBC 1017
- 2 HR FIRE WALL
- B
- OCCUPANT LOAD AT EGRESS COMPONENT
- HORIZONTAL EXIT
- S-2
- ACCESSIBLE PATH OF TRAVEL
- COMMON PATH OF TRAVEL
- FUNCTION OF SPACE / OCCUPANCY / AREA / OCCUPANT LOAD FACTOR / # OF OCCUPANTS — AREA TAG
- EGRESS DISCHARGE

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DRAWN BY Author
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DATE		ISSUE
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02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT — Hagop Tashjian — C-18896 — 03-31-2025 — STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp
-San Francisco-
07/05/2024

EGRESS DIAGRAMS

SCALE: As indicated

G0.13b

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AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code.*

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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SAN FRANCISCO, CA 94110

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	1 SITE PERMIT RESUB 1
04.01.2024	2 SITE PERMIT REV 2

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

GENERAL CALGREEN MANDATORY MEASURES (RESIDENTIAL)

SCALE:

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AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

☐ ☐ **4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

☐ ☐ **4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

☐ ☐ **4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

☐ ☐ **4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

☐ ☐ **4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

☐ ☐ **4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

☐ ☐ **4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y	N/A	RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

☐ ☐ **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☐ ☐ **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☐ ☐ **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

☐ ☐ **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

☐ ☐ **4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

☐ ☐ **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

☐ ☐ **4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

☐ ☐ **4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

☐ ☐ **4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

☐ ☐ **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

☐ ☐ **4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y	N/A	RESPON. PARTY

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

☐ ☐ **702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

☐ ☐ **702.2 SPECIAL INSPECTION [HCD].** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

☐ ☐ **703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Haeglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

GENERAL CALGREEN MANDATORY MEASURES (RESIDENTIAL) CONT

SCALE:

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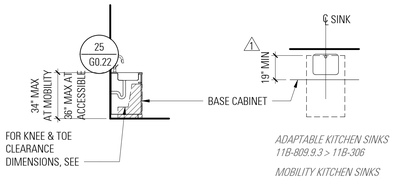
MOBILITY & ADAPTABLE UNITS



AT ADAPTABLE KITCHEN SINKS PER CBC 11B-809.9.3 EXCEPTION, REMOVABLE BASE CABINETS SHALL BE PERMITTED UNDER SINKS AND WORK SURFACES PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

- BASE CABINETS CAN BE REMOVED WITHOUT THE USE OF SPECIALIZED TOOLS OR KNOWLEDGE;
- THE FINISH FLOOR EXTENDS UNDER THE BASE CABINET; AND
- THE WALLS BEHIND AND SURROUNDING THE BASE CABINETS ARE FINISHED.

AT MOBILITY KITCHEN SINKS PER CBC 11B-606.2 EXCEPTION 3, CABINETY IS ALLOWED UNDER KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE;
- THE FINISH FLOOR EXTENDS UNDER THE CABINETRY; AND
- THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

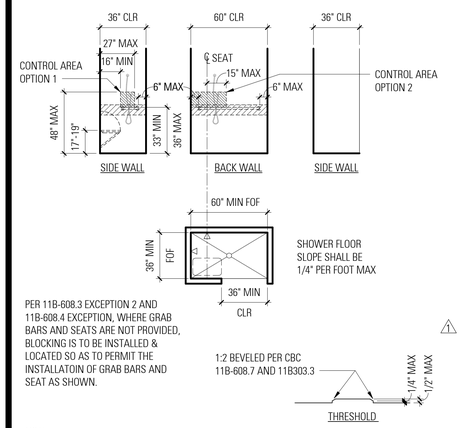
1

25 / G0.21 ADAPTABLE/MOBILITY UNIT KITCHEN SINK (CBC 11B)

1/4" = 1'-0"

REF: CBC 2022 11B-809.10.8 & 11B-809.3

MOBILITY UNITS



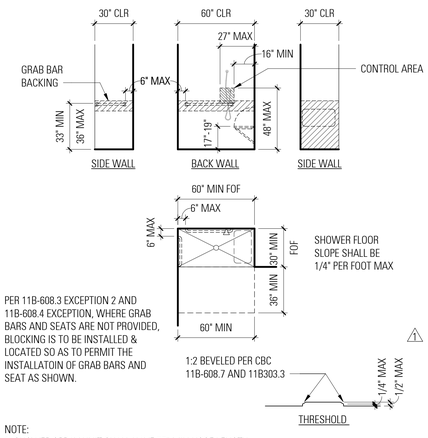
PER 11B-608.3 EXCEPTION 2 AND 11B-608.4 EXCEPTION, WHERE GRAB BARS AND SEATS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATOIN OF GRAB BARS AND SEAT AS SHOWN.

NOTE:
1. SHOWER SPRAY UNIT SHALL HAVE 59" MIN HOSE LENGTH.

22 / G0.21 **ACCESSIBLE ROLL-IN SHOWER (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-608



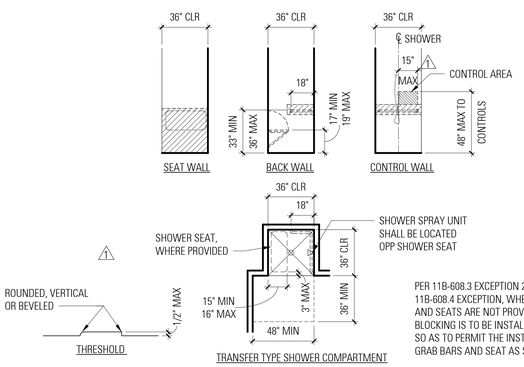
PER 11B-608.3 EXCEPTION 2 AND 11B-608.4 EXCEPTION, WHERE GRAB BARS AND SEATS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATOIN OF GRAB BARS AND SEAT AS SHOWN.

NOTE:
1. SHOWER SPRAY UNIT SHALL HAVE 59" MIN HOSE LENGTH.

17 / G0.21 **ACCESSIBLE ROLL-IN SHOWER (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-608



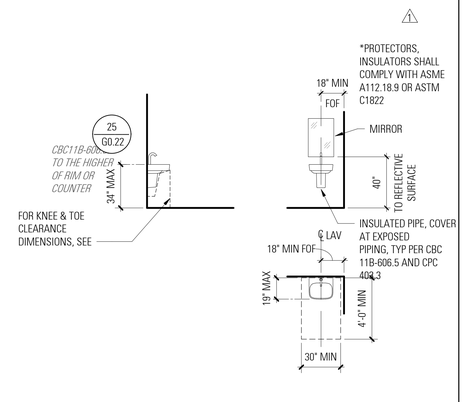
PER 11B-608.3 EXCEPTION 2 AND 11B-608.4 EXCEPTION, WHERE GRAB BARS AND SEATS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATOIN OF GRAB BARS AND SEAT AS SHOWN.

NOTE:
1. PROVIDE FLOOR SLOPES OF 1:48 (1/4" PER FOOT) MAX IN ANY DIRECTION.
2. THE ENTIRETY OF OPERABLE PARTS OF CONTROLS AND SHOWER SPRAY UNITS SHALL BE LOCATED ABOVE THE GRAB BAR BUT NO HIGHER THAN 48" ABOVE SHOWER FLOOR.
3. SHOWER SPRAY UNIT SHALL HAVE 59" MIN HOSE LENGTH.
4. THRESHOLD SHALL BE 1/2" HIGH MAX AND SHALL BE BEVELED, ROUNDED OR VERTICAL.

16 / G0.21 **TRANSFER TYPE SHOWER COMPARTMENTS (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-608.2.1



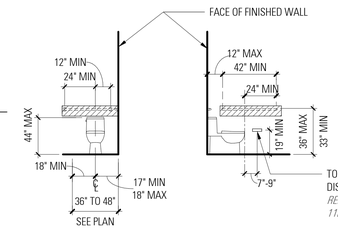
PER CBC 11B-606.2 EXCEPTION 3, CABINETY IS ALLOWED UNDER LAVATORIES AND KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

- THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE FIXTURE
- THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
- THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED

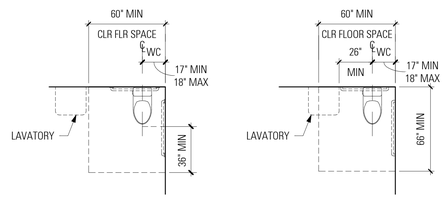
13 / G0.21 **ACCESSIBLE LAVATORY (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-606



REF: 2022 CBC 11B-604.7.1



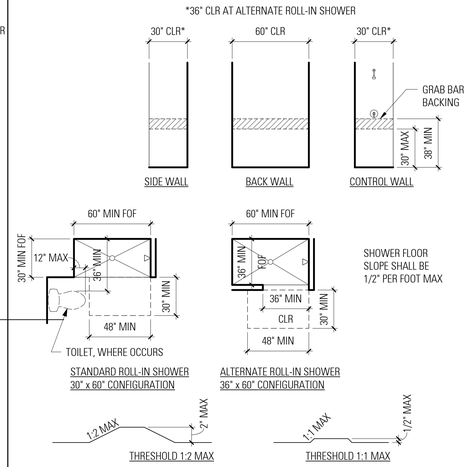
PER 11B-604.5 EXCEPTION 2, WHERE GRAB BARS ARE NOT PROVIDED, BLOCKING IS TO BE INSTALLED & LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS SHOWN

11 / G0.21 **ACCESSIBLE WATER CLOSET (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-604

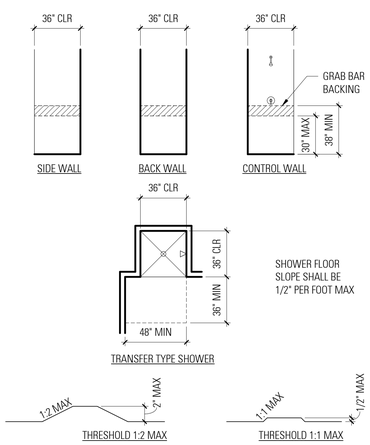
ADAPTABLE UNITS



7 / G0.21 **ADAPTABLE ROLL-IN SHOWER STALL (CBC 11B)**

1/4" = 1'-0"

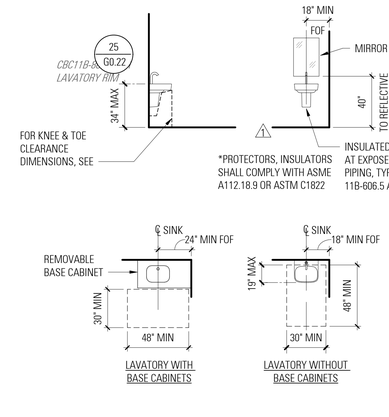
REF: CBC 2022 11B-809.10.6



6 / G0.21 **TRANSFER TYPE SHOWER (CBC 11B)**

1/4" = 1'-0"

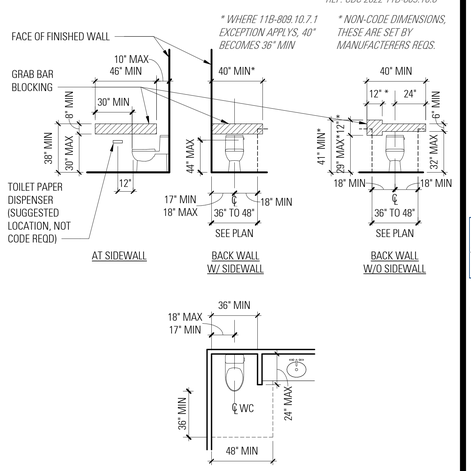
REF: CBC 2022 11B-809.10.6



2 / G0.21 **ADAPTABLE LAVATORY (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-809.10.8



1 / G0.21 **ADAPTABLE WATER CLOSET (CBC 11B)**

1/4" = 1'-0"

REF: CBC 2022 11B-809.10.7

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LICENSED ARCHITECT — Richard Lee Hayes — C-18886 — 03-31-2025 — STATE OF CALIFORNIA

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ACCESSIBILITY COMPLIANCE - RESIDENTIAL UNITS (PUBLICLY FUNDED)

SCALE: 1/4" = 1'-0"

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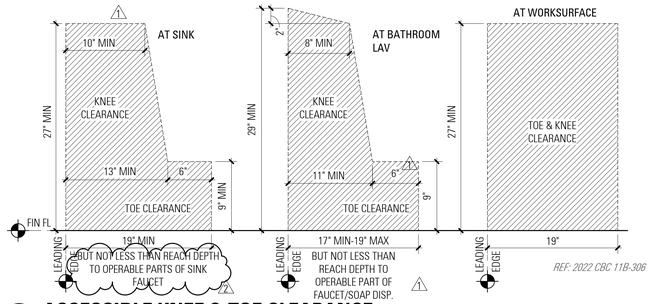
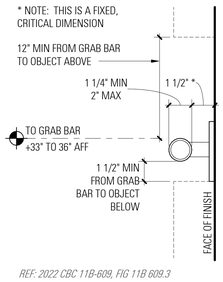


25 / G0.22 **ACCESSIBLE KNEE & TOE CLEARANCE**
1 1/2" = 1'-0"



PROVIDE GRAB BARS AND MOUNTING DEVICES THAT MEET THE FOLLOWING STRUCTURAL CRITERIA:

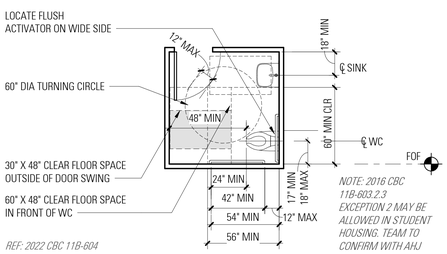
1. GRAB BAR BENDING STRESS: 250-LB POINT LOAD
2. GRAB BAR SHEAR STRESS: 250-LB POINT LOAD
3. MOUNTING SHEAR STRESS: LOAD INDUCED BY 250-LB POINT LOAD ON GRAB BAR
4. MOUNTING TENSILE FORCE: DIRECT TENSION INDUCED BY 250-LB LOAD ON GRAB BAR PLUS THE MAX MOMENT FROM APPLICATION OF 250-LB POINT LOAD

ENSURE THAT GRAB BAR AND ADJACENT WALL AND OTHER SURFACES ARE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. ENSURE EDGES HAVE A MINIMUM RADIUS OF 1/8".

PROVIDE GRAB BARS THAT DO NOT ROTATE WITHIN THEIR FITTINGS.

REF: 2022 CBC 11B-609, FIG 11B 609.3

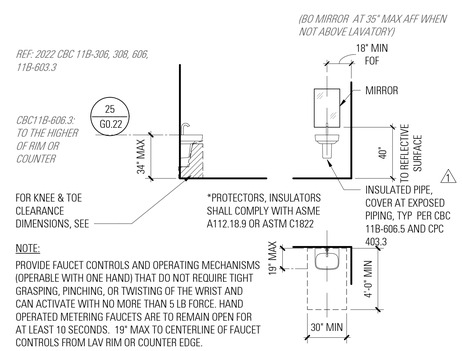
13 / G0.22 **GRAB BAR CLEARANCE (CBC 11B)**
3" = 1'-0"



REF: 2022 CBC 11B-604

NOTE: 2016 CBC 11B-603.2.3 EXCEPTION 2 MAY BE ALLOWED IN STUDENT HOUSING. TEAM TO CONFIRM WITH AHJ

ACCESSIBLE WATER CLOSET - SINGLE ACCOMMODATION TOILET ROOM (CBC 11B)
22 / G0.22 — 1/4" = 1'-0"

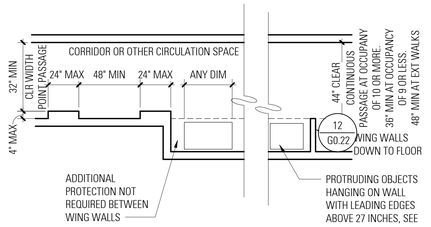


NOTE:
PROVIDE FAUCET CONTROLS AND OPERATING MECHANISMS (OPERABLE WITH ONE HAND) THAT DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST AND CAN ACTIVATE WITH NO MORE THAN 5 LB FORCE. HAND OPERATED METERING FAUCETS ARE TO REMAIN OPEN FOR AT LEAST 10 SECONDS. 19" MAX TO CENTERLINE OF FAUCET CONTROLS FROM LAV RIM OR COUNTER EDGE.

ACCESSIBLE LAVATORY (CBC 11B)
17 / G0.22 — 1/4" = 1'-0"

1. PROVIDE 80" HEADROOM FROM THE WALKWAY SURFACE TO ANY OVERHANGING OBSTRUCTION AT WALKS, CORRIDORS, AISLES AND PASSAGEWAYS. WHERE VERTICAL CLEARANCE IS LESS THAN 80", PROVIDE A BARRIER WITH THE LEADING EDGE LOCATED 27" MAXIMUM ABOVE THE FLOOR.
2. LIMIT PROJECTING OBJECTS WITH LEADING EDGES BETWEEN 27" AND 80" ABOVE THE WALKWAY SURFACE TO A MAXIMUM OF 4" AT WALKS, CORRIDORS, AISLES AND PASSAGEWAYS.
4. OBJECTS WITH LEADING EDGES MOUNTED AT OR BELOW 27" ABOVE THE WALKWAY SURFACE MAY PROTRUDE ANY AMOUNT INTO THE WALK SO LONG AS MINIMUM PASSAGE WIDTHS ARE MAINTAINED.
5. PROVIDE A MINIMUM 6" TALL WARNING CURB WHERE THERE ARE ABRUPT CHANGES IN LEVEL EXCEEDING 4" IN VERTICAL DISTANCE, EXCEPT BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.
6. PROVIDE ROUNDED OR EASED EDGES OF A MINIMUM RADIUS OF 1/8" AT FREE-STANDING SIGNS MOUNTED ON POSTS WHERE THE BOTTOM EDGE OF THE SIGN IS LESS THAN 80" ABOVE THE WALKWAY SURFACE, AND WHERE THE SIGN PROTRUDES FROM ITS MOUNTING POST. *CBC 11B-307.3.1*

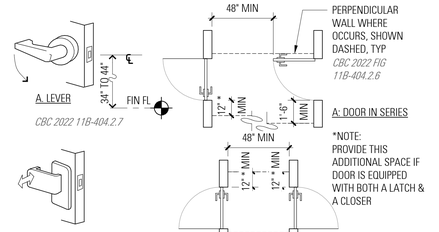
12 / G0.22 **HAZARDS AT WALKWAYS (CBC 11B)**
NOT TO SCALE



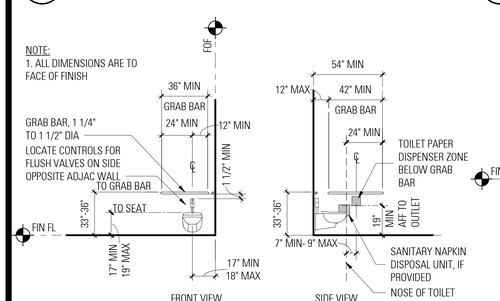
EXAMPLE OF PROTECTION AROUND WALL-MOUNTED OBJECTS AND MEASUREMENTS OF CLEAR WIDTHS

REF: 2022 CBC 11B-403.5

7 / G0.22 **CLEARANCE AT ACC ROUTE (CBC 11B)**
1/4" = 1'-0"

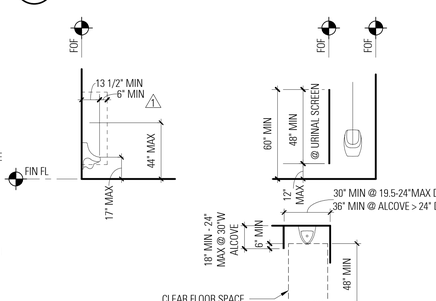


2 / G0.22 **VESTIBULES & DOOR HARDWARE (CBC 11B)**
1/4" = 1'-0"



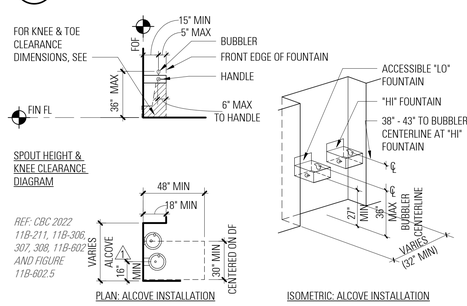
REF: 2022 CBC 11B-604,11B-609

16 / G0.22 **ACCESSIBLE WATER CLOSET (CBC 11B)**
1/4" = 1'-0"



REF: 2022 CBC 11B-605, 1209.3

21 / G0.22 **ACCESSIBLE URINAL (CBC 11B)**
1/4" = 1'-0"



11 / G0.22 **ACCESSIBLE DRINKING FOUNTAIN (CBC 11B)**
1/4" = 1'-0"

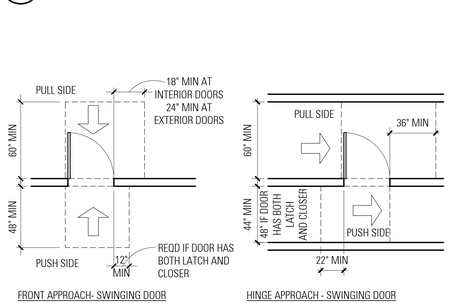


FIG CBC 202211B 404.2.4.1

NOTES:
1. PROVIDE 36" WIDE DOORS WITH 32" MIN CLEAR OPENING AS MEASURED WITH THE DOOR OPENED AT 90 DEGREES.
2. PROVIDE A LEVEL AND CLEAR AREA AT MANEUVERING CLEARANCES AT DOORS.

6 / G0.22 **CLEAR SPACE AT DOOR (CBC 11B)**
1/4" = 1'-0"

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LICENSED ARCHITECT — Heather Hood — C-18888 — 03-31-2025 — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

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ACCESSIBILITY COMPLIANCE - PUBLIC BLDGS AND ACCOMMODATIONS, COMMERCIAL BLDGS

SCALE: As indicated

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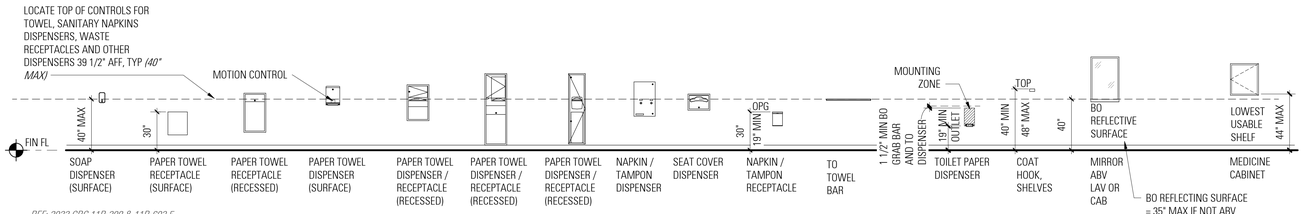
NOTES TO TEAM:

1. CHECK LOCAL JURISDICTIONS TO SEE IF SPECIAL CRITERIA APPLIES

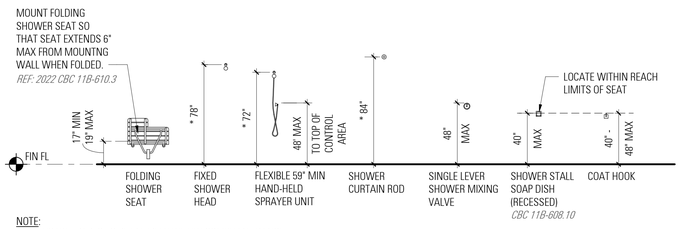
2. REVIEW DIMENSIONS - REFINE TO DELINEATE ACTUAL DESIRED MOUNTING HEIGHT FOR SPECIFIC INSTANCES



REF: 2022 CBC 11B-308 & 11B-603.5

13 G0.23 **MOUNTING HEIGHTS FOR RESTROOM ACCESSORIES (CBC 11B)**

1/4" = 1'-0"



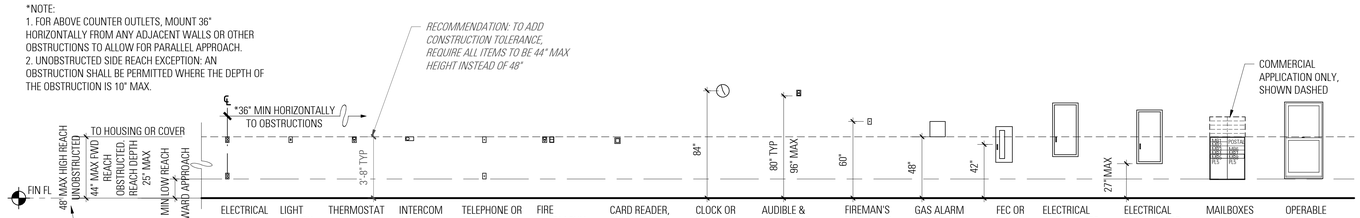
NOTE:
1. ALL USABLE PARTS TO BE ENTIRELY WITHIN COMPLIANT RANGE
2.* DIMENSIONS NOTED ARE TYPICAL MOUNTING HEIGHTS, NOT CODE REQUIREMENTS

22 G0.23 **ACCESSIBLE SHOWER ACCESSORIES (CBC 11B)**

1/4" = 1'-0"

*NOTE:
1. FOR ABOVE COUNTER OUTLETS, MOUNT 36" HORIZONTALLY FROM ANY ADJACENT WALLS OR OTHER OBSTRUCTIONS TO ALLOW FOR PARALLEL APPROACH.
2. UNOBSTRUCTED SIDE REACH EXCEPTION: AN OBSTRUCTION SHALL BE PERMITTED WHERE THE DEPTH OF THE OBSTRUCTION IS 10" MAX.

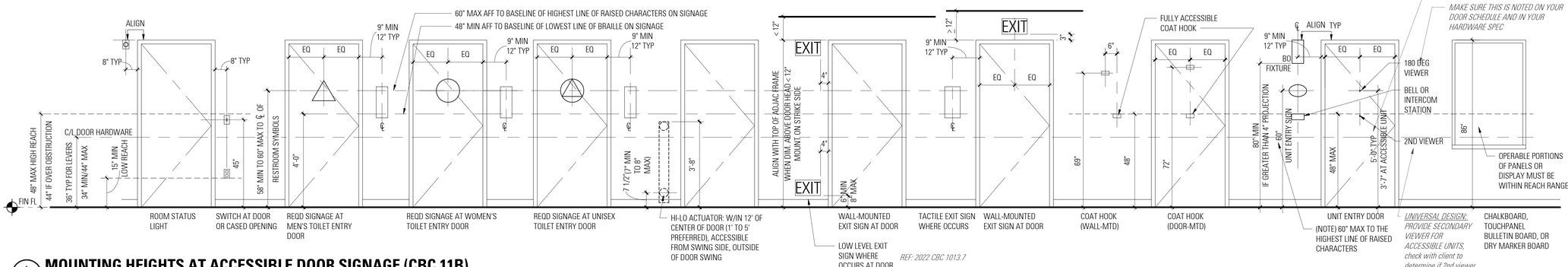
RECOMMENDATION: TO ADD CONSTRUCTION TOLERANCE, REQUIRE ALL ITEMS TO BE 44" MAX HEIGHT INSTEAD OF 48"



REF: 2022 CBC 11B-308

12 G0.23 **ACCESSIBLE OUTLETS & CONTROLS (CBC 11B)**

1/4" = 1'-0"



1 G0.23 **MOUNTING HEIGHTS AT ACCESSIBLE DOOR SIGNAGE (CBC 11B)**

1/2" = 1'-0"

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04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT — Hillary Yeung Hung — C-18986 — 03-31-2025 — STATE OF CALIFORNIA

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SCALE: As indicated

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POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT. AT DOUBLE DOORS W/ 2 ACTIVE LEAFS, POST SIGN TO RIGHT OF RIGHT HAND DOOR

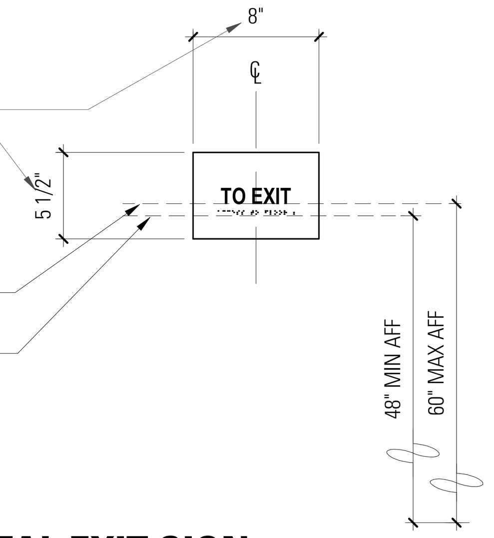
THESE DIMS ARE NOT CODE REQD

17 / G0.24

BASELINE OF HIGHEST RAISED CHARACTERS

BASELINE OF LOWEST BRAILLE CELLS

FOR ADDITIONAL NOTES, SEE



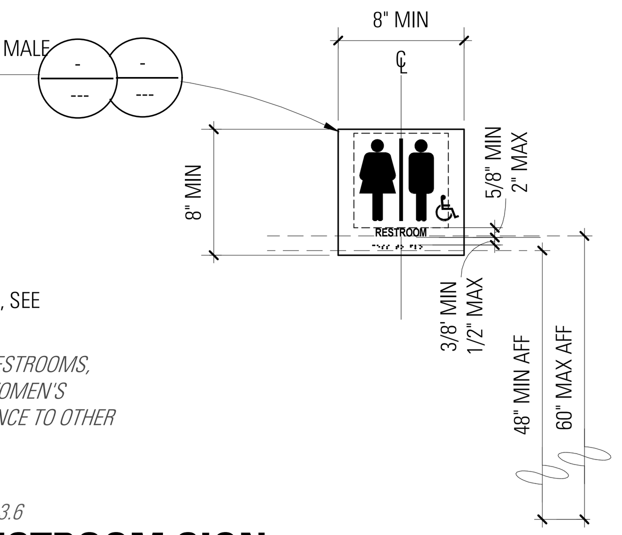
REF: 2022 CBC 1013.4

20 / G0.24 TACTILE HORIZONTAL EXIT SIGN
1 1/2" = 1'-0"

RAISED (1/32" MIN) FEMALE AND MALE PICTOGRAMS

FOR ADDITIONAL SIMILAR NOTES, SEE

IF PROJECT ONLY HAS UNISEX RESTROOMS, COPY NOTES FROM MEN'S OR WOMEN'S RESTROOM AND DELETE REFERENCE TO OTHER DETAILS



REF: 2022 CBC 11B-703, 703.4, 703.6

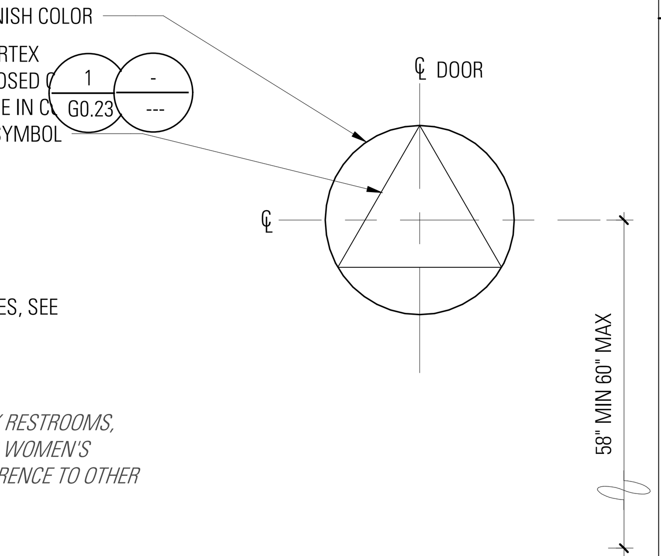
15 / G0.24 UNISEX RESTROOM SIGN
1 1/2" = 1'-0"

SIGN: 1/4" THICK, 12" DIA CIRCLE, IN COLOR THAT CONTRASTS TO DOOR FINISH COLOR

EQUILATERAL TRIANGLE W/ VERTEX POINTING UPWARD SUPERIMPOSED ON CIRCLE WITHIN CIRCLE, PROVIDE IN COLOR THAT CONTRASTS W/ CIRCLE SYMBOL (1 / G0.23)

FOR ADDITIONAL SIMILAR NOTES, SEE

IF PROJECT ONLY HAS UNISEX RESTROOMS, COPY NOTES FROM MEN'S OR WOMEN'S RESTROOM AND DELETE REFERENCE TO OTHER DETAIL



REF: 2022 CBC 11B-703.7.2.6.3

10 / G0.24 UNISEX RESTROOM SYMBOL
1 1/2" = 1'-0"

CODE REQUIRED SIGNAGE NOTES

1. PROVIDE SIGNAGE THAT MEETS REQUIREMENTS OF 2022 CBC 11B-703.
2. RAISED CHARACTERS:
   PROVIDE UPPERCASE, SAN SERIF CHARACTERS RAISED 1/32" MIN ABOVE BACKGROUND. USE FONTS WHERE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX THE HEIGHT OF UPPERCASE LETTER "T". STROKE THICKNESS OF "I" IS 15% MAX THE CHARACTER'S HEIGHT. PROVIDE CHARACTER SPACING THAT COMPLIES WITH 11B-703.2.7.
3. PROVIDE RAISED CHARACTERS WHEN ACCOMPANIED BY BRAILLE.
4. VISUAL CHARACTERS:
   PROVIDE NON-GLARE FINISH ON NON-GLARE CONTRASTING BACKGROUND. CHARACTERS MAY BE UPPER CASE OR LOWER CASE, IN CONVENTIONAL FORM (NO ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE). USE FONTS WHERE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF HEIGHT OF UPPERCASE LETTER "I". STROKE THICKNESS OF "I" SHALL BE 10% MIN AND 20% MAX OF CHARACTER HEIGHT. PROVIDE CHARACTER SPACING THAT COMPLIES WITH 11B-703.5.8.
5. BRAILLE: PROVIDE CONTRACTED (GRADE 2) BRAILLE 3/8" TO 1/2" BELOW TEXT (PER CBC 11B-703.3, 11B-703.4)
6. WHERE PICTOGRAMS ARE PROVIDED, PROVIDE IN 6" MIN HIGH FIELD WITH NON-GLARE FINISH, THAT CONTRASTS WITH FIELD. EDGES OF RESTROOM SYMBOLS TO BE ROUNDED, CHAMFERED OR EASED.
7. VERIFY FINAL POSITION OF SIGNAGE WITH ARCHITECT. *UPDATED 01.21.20*

CREATE SYMBOL LEGEND AND LOCATE CODE RELATED SIGNAGE ON PLANS OR INTERIOR ELEVATIONS AT STAIRS, RESTROOMS, ENTRY DOOR, ETC.

IDENTIFY EACH AREA OF REFUGE; POST SIGN ON WALLS AT EACH AREA

SIGN: 1/4" THICK W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE ON BLUE (COLOR 15090, FS 595B)

RAISED & VISUAL CHARACTERS PER SHEET NOTE 2 - 4

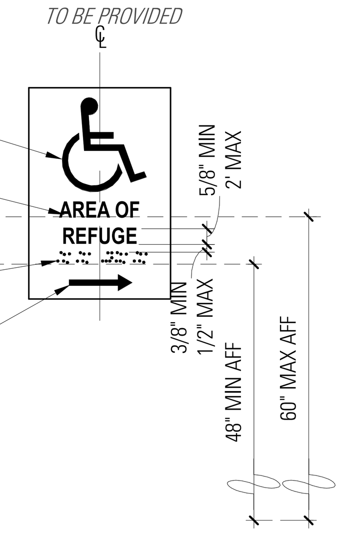
BASELINE OF HIGHEST RAISED CHARACTERS

BASELINE OF LOWEST BRAILLE CELLS

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

DIRECTIONAL ARROW AS APPLICABLE TO INDICATE LOCATION OF ACCESSIBLE EXITS WITH AN AREA OF EVACUATION ASSISTANCE

SIGN TO BE ILLUMINATED OR SEPARATE ILLUMINATED SIGN TO BE PROVIDED



REF: CBC 2022 1009.3 1009.4,1009.6 HAS ONLY VERY LIMITED AREAS OF REFUGE REQUIREMENT

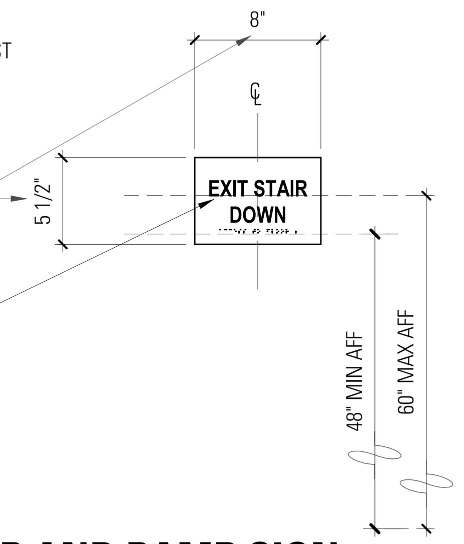
24 / G0.24 AREA OF REFUGE SIGN
1 1/2" = 1'-0"

POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR LEADING TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP. AT DOUBLE DOORS W 2 ACTIVE LEAFS, POST SIGN ON RIGHT SIDE OF RIGHT HAND DOOR.

THESE DIMS ARE NOT CODE REQD

AS APPLICABLE, PROVIDE TEXT (17 / G0.24)
"EXIT STAIR DOWN"
"EXIT STAIR UP"
"EXIT RAMP DOWN"
"EXIT RAMP UP"

FOR ADDITIONAL NOTES, SEE



REF: 2022 CBC 1013.4

19 / G0.24 TACTILE EXIT STAIR AND RAMP SIGN
1 1/2" = 1'-0"

MIN 1/2" BOLD LETTERING. 3/16" MIN TYP FOR REMAINDER OF TEXT, UON

BUILDING NAME, ADDRESS, FLOOR NUMBER AND STAIR NUMBERS/LETTERS

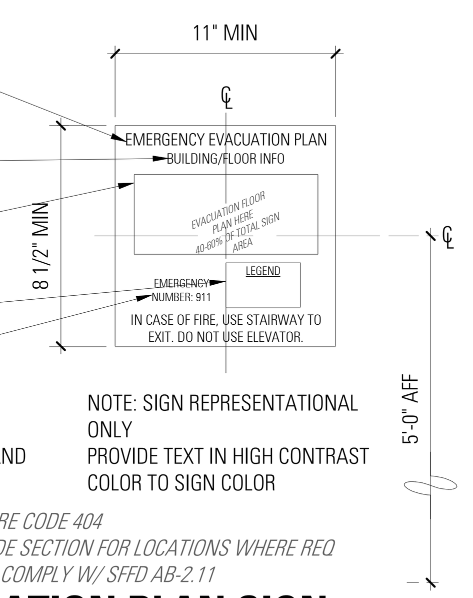
GRAPHIC FLOOR PLAN SHOWING ALL EXITS, FIRE EXTINGUISHERS AND FIRE ALARMS

LEGEND WITH GRAPHIC SYMBOLS

EMERGENCY PHONE NUMBER CONTACT

LOCATE SIGNAGE AT ENTRANCES TO ALL REQUIRED STAIRWELL EXITS, EVERY ELEVATOR LOBBY/LANDING AND IMMEDIATELY INSIDE ALL PUBLIC ENTRANCES. [AND HOTEL ROOM ENTRY DOORS]

NOTE: SIGN REPRESENTATIONAL ONLY
PROVIDE TEXT IN HIGH CONTRAST COLOR TO SIGN COLOR



REF: CCR, TITLE 19, SECTION 3.09

REF: 2022 FIRE CODE 404
REVIEW CODE SECTION FOR LOCATIONS WHERE REQ IN SF, ALSO COMPLY W/ SFFD AB-2.11

23 / G0.24 EMERGENCY EVACUATION PLAN SIGN
1 1/2" = 1'-0"

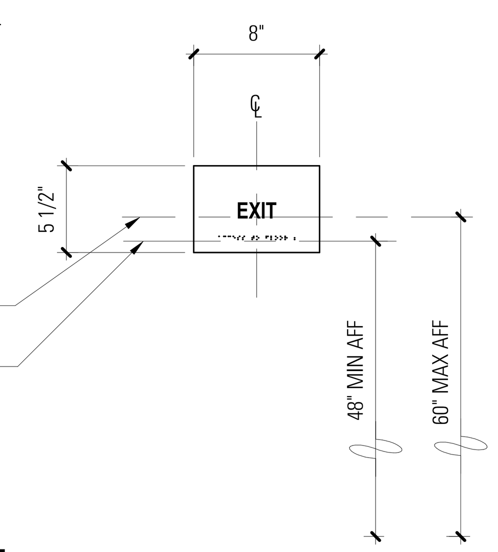
POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH GRADE-LEVEL EXIT DOOR LEADING DIRECTLY TO THE BUILDING EXTERIOR. AT DOUBLE-LEAF EXIT DOORS, PLACE SIGN ON RIGHT SIDE OF DOOR WHEN FACING THE EXTERIOR.

17 / G0.24

BASELINE OF HIGHEST RAISED CHARACTERS

BASELINE OF LOWEST BRAILLE CELLS

FOR ADDITIONAL NOTES, SEE



REF: 2022 CBC 11B-703.4, 1013.1

18 / G0.24 TACTILE EXIT SIGN
1 1/2" = 1'-0"

RAISED & VISUAL CHARACTERS PER SHEET NOTE 2-4

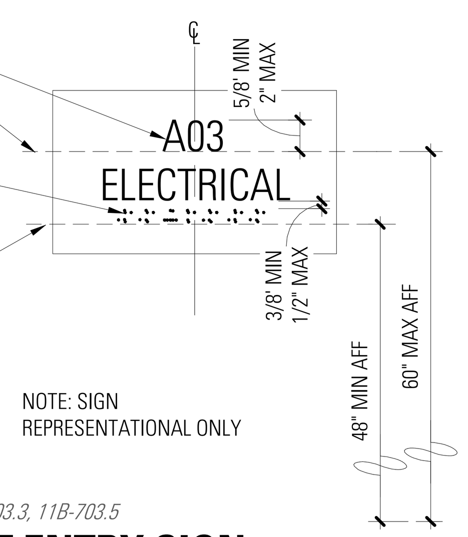
HIGHEST BASELINE OF RAISED CHARACTERS (1 / G0.23)

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

LOWEST BASELINE OF BRAILLE CELLS

SEE FOR TYPICAL MOUNTING HEIGHT WHEN ADJACENT TO DOORS.

NOTE: SIGN REPRESENTATIONAL ONLY



REF: 2022 CBC 11B-216.2, 11B-703.1, 11B-703.2, 11B-703.3, 11B-703.5

22 / G0.24 ROOM ID SIGN/ UNIT ENTRY SIGN
1 1/2" = 1'-0"

PROVIDE SIGN AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA LEADING TO A CORR OR HALLWAY THAT IS REQD TO COMPLY WITH SEC 1013.1. MOUNT SIGN ADJAC TO STRIKE-SIDE DOOR JAMB.

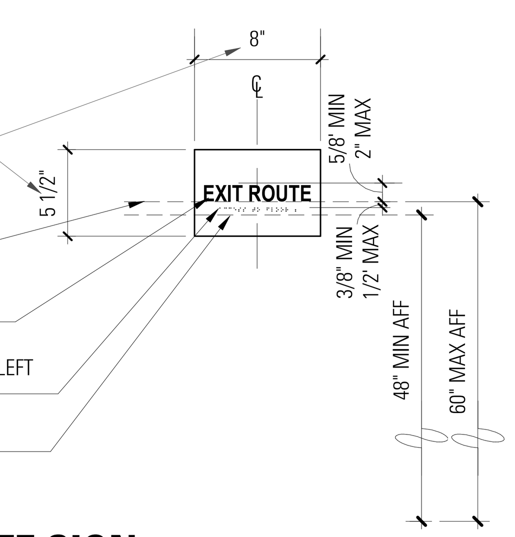
TACTILE EXIT SIGNS DO NOT HAVE SIZE REQUIREMENTS

BASELINE OF HIGHEST RAISED CHARACTERS

RAISED & VISUAL CHARACTERS, PER SHEET NOTE 2 - 4

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

BASELINE OF LOWEST BRAILLE CELLS



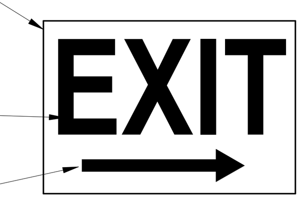
REF: 2022 CBC 11B-216.4, 11B-703.4, 1013.1

17 / G0.24 TACTILE EXIT ROUTE SIGN
1 1/2" = 1'-0"

PROVIDE EXTERNALLY OR INTERNALLY ILLUMINATED SIGNS CAPABLE OF MAINTAINING CONTINUOUS ILLUMINATION FOR A DURATION OF 90 MINUTES MIN

AT EXTERNALLY ILLUMINATED SIGNS, PROVIDE PLAIN TEXT 6" HIGH MIN WITH STROKES OF 3/4" WIDE MIN AND CONTRASTING BACKGROUND COLOR. MINIMUM SPACING BETWEEN LETTERS 3/8" MIN

DIRECTIONAL ARROW INDICATING NEAREST EMERGENCY EXIT



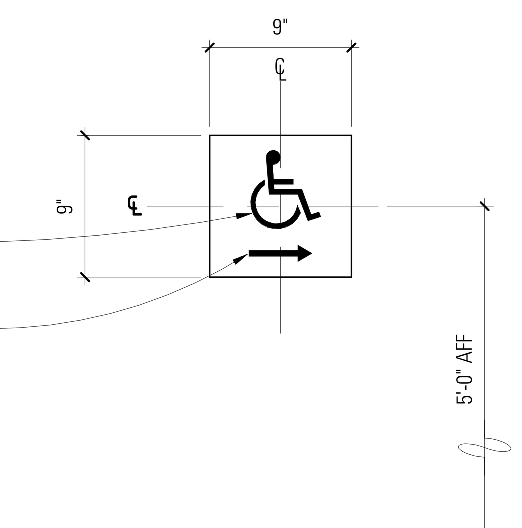
REF: 2022 CBC 1013.6.1

12 / G0.24 DIRECTIONAL EXIT SIGN
1 1/2" = 1'-0"

PLACE AT EVERY PRIMARY PUBLIC ENTRANCE AND EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.

WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND (COLOR 15090, FS 595C)

WHITE DIRECTIONAL ARROW, OPPOSITE HAND AS APPLICABLE



REF: CBC 2022 11B-216.6, 11B 703.7.2.1

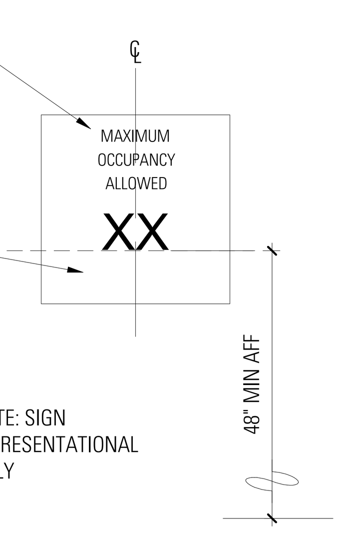
7 / G0.24 ACCESSIBLE ROUTE SIGN
1 1/2" = 1'-0"

VISUAL CHARACTERS PER NOTE 4

TEXT TO INDICATE MAXIMUM OCCUPANT LOAD ALLOWED IN THE ROOM

THERE IS NO REFERENCE THAT REQUIRES SIGN TO BE TACTILE W/ BRAILLE, BUT REQD TO BE "APPROVED LEGIBLE PERMANENT" DESIGN, check with AHJ for special requirements

NOTE: SIGN REPRESENTATIONAL ONLY



REF: 2022 CBC SECTION 1004.3, 11B-703.5

21 / G0.24 OCCUPANT LOAD
1 1/2" = 1'-0"

PROVIDE SIGN INSIDE STAIR ENCLOSURE ADJAC TO STRIKE-SIDE JAMB AT EACH DOOR PROVIDING ACCESS INTO, AND EACH EXIT DISCHARGE DOOR PROVIDING EGRESS FROM, THE STAIRWAY ENCLOSURE.

TACTILE EXIT SIGNS DO NOT HAVE SIZE REQUIREMENTS

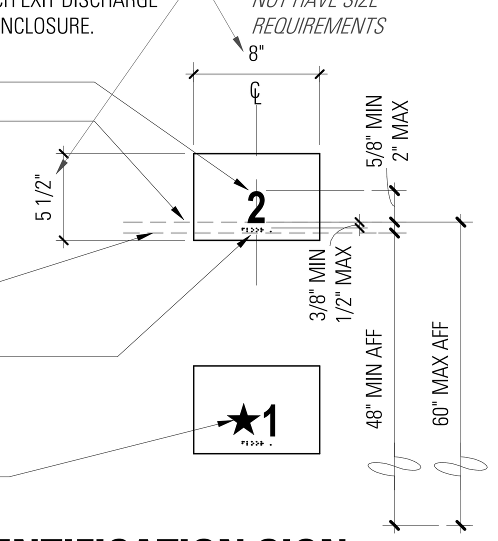
FLOOR LEVEL NUMBER

HIGHEST BASELINE OF RAISED CHARACTERS

LOWEST BASELINE OF BRAILLE CELLS AT 48" AFF MIN

CONTRACTED (GRADE 2 BRAILLE), ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

PROVIDE RAISED FIVE- POINTED STAR TO LEFT OF THE FLOOR LEVEL AT EXIT DISCHARGE LEVEL DOORS. OUTSIDE DIA OF STAR TO MATCH HEIGHT OF FLOOR LEVEL CHARACTER



REF: 2022 CBC 11B-504.8, 11B-703, 1023.9

16 / G0.24 TACTILE FLOOR IDENTIFICATION SIGN
1 1/2" = 1'-0"

STAIRWAY IDENTIFICATION, 1 1/2" HIGH MIN BLOCK LETTERING WITH 1/4" STROKE

UPPER TERMINUS "ROOF ACCESS" OR "NO ROOF ACCESS", AS APPLICABLE, 1" HIGH MIN WITH 1/4" STROKE

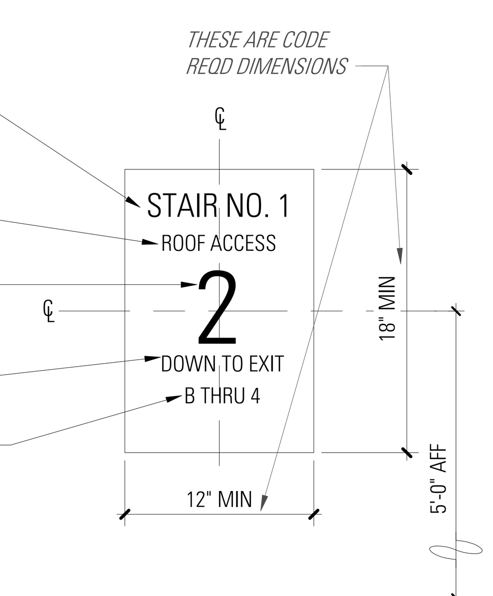
FLOOR LEVEL NUMBER, 5" HIGH MIN BLOCK LETTERING WITH 3/4" STROKE

EXIT DISCHARGE DIRECTION; "UP TO EXIT", "DOWN TO EXIT" WHERE APPLICABLE, 1" HIGH MIN WITH 1/4" STROKE

LOWER AND UPPER TERMINUS, 1" HIGH MIN WITH 1/4" STROKE

POSITION SIGN TO BE VISIBLE WHEN DOORS ARE EITHER OPEN OR CLOSED

THESE ARE CODE REQD DIMENSIONS



REF: 2022 CBC 1023.9

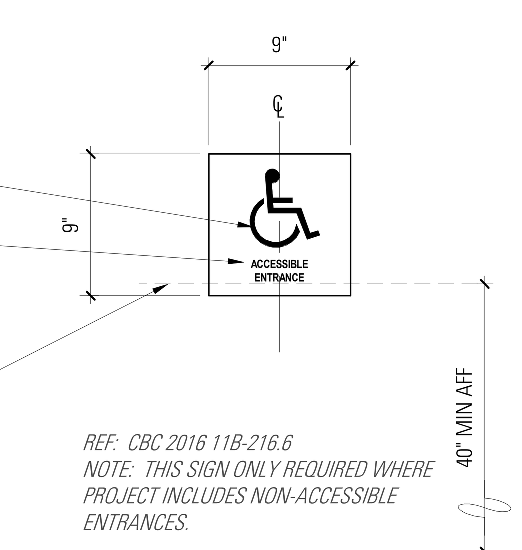
11 / G0.24 STAIR IDENTIFICATION SIGN
1 1/2" = 1'-0"

IDENTIFY EACH ACCESSIBLE ENTRANCE; POST SIGN ON WALLS AT OR NEAR EACH SUCH ENTRANCE

WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND (COLOR 15090, FS 595C)

5/8" MIN HIGH VISUAL CHARACTERS PER SHEET NOTE 4

LOWEST BASELINE OF VISUAL CHARACTERS



REF: CBC 2016 11B-216.6
NOTE: THIS SIGN ONLY REQUIRED WHERE PROJECT INCLUDES NON-ACCESSIBLE ENTRANCES.

REF: CBC 2022 11B-216.6, 11B 703.7.2.1

6 / G0.24 ACCESSIBLE ENTRANCE SIGN
1 1/2" = 1'-0"

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DRAWN BY
CHECKED BY
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Haeglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

CODE REQUIRED SIGNAGE

SCALE: 1 1/2" = 1'-0"

G0.24

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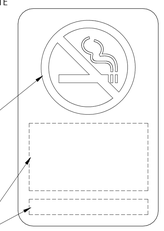
NOTE 1: POST A CLEAR AND PROMINENT SIGN AT EACH ENTRANCE TO THE PREMISE NO HIGHER THAN 8 FEET AND NO LOWER THAN 5 FEET; AND WITHIN 10 FEET OF THE DOOR OR MOST APPROPRIATE PLACE FOR VISIBILITY FROM OUTSIDE;
2: SIGNAGE SHALL COMPLY WITH SECTION 111B-703.5 REQUIREMENTS FOR VISUAL CHARACTERS.

THE INTERNATIONAL "NO SMOKING" SYMBOL, CONSISTING OF A PICTORIAL REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A CIRCLE, WITH A DIAMETER OF AT LEAST THREE INCHES, WITH A BAR ACROSS IT.

THE BUILDING ENTRANCE SIGN MUST INCLUDE ALL OF THE FOLLOWING IN LETTERS NO LESS THAN ONE HALF INCH IN HEIGHT:
"SMOKING ONLY 1) AT THE CURB, OR 2) IF NO CURB, AT LEAST 15 FT. FROM EXITS, ENTRANCES, OPERABLE WINDOWS, AND VENTS"
AND A STATEMENT AT THE BOTTOM OF THE SIGN IN FONT NO LESS THAN 1/8 INCH IN HEIGHT THAT READS:
"SF HEALTH CODE ARTICLE 19F"



SIGN MEETS SPECIFIC SF REQ

4 G0.25 NO SMOKING SIGNAGE
3" = 1'-0"

DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM.

SIGNAGE SHALL COMPLY WITH CBC 2022 SECTION 111B-703.5 REQUIREMENTS FOR VISUAL CHARACTERS.

ADDITIONAL INSTRUCTION PER CBC 2022 SECTION 1009.11

EXAMPLE OF SIGN SHOWN BELOW:

PUSH FOR HELP

IN THE EVENT OF AN EMERGENCY, PUSH LARGE HELP BUTTON FOR EVACUATION ASSISTANCE

PERSONS ABLE TO USE THE EXIT STAIRWAY DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS

WAIT HERE FOR ASSISTANCE! CALLS MAY TAKE SEVERAL MINUTES

YOU ARE LOCATED _____

3 G0.25 TWO WAY COMMUNICATION SIGNAGE
3" = 1'-0"

WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:

1) BE LOCATED WITHIN 15' OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30' MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

2) INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MINIMUM 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.

FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENING

LETTER SIZING

2 G0.25 FIRE RESISTIVE WALL WARNING SIGN
3" = 1'-0"

EACH ASSEMBLY AREA REQUIRED BY CBC 2022 SECTION 11B-219 TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING .

ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH CBC 2022 SECTION 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH SECTION 11B-703.7.2.4

THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE.

ASSISTIVE LISTENING SYSTEM AVAILABLE

1 G0.25 ASSISTIVE LISTENING SIGNAGE
3" = 1'-0"

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DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Hagop Nishan Hamparian
C-16894
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

CODE REQUIRED SIGNAGE

SCALE: 3" = 1'-0"

G0.25

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TECH SPEC: ☐ Preservation ☐ ART 10/11

TECH SPEC: ☐ FLEX ☐ Wireless

CP QUADRANT: ☐ NE ☐ NW ☐ SE ☐ SW

San Francisco Planning

PERMIT APPLICATION INTAKE CHECKLIST

WAIVER: This permit application has been accepted for purposes of initial filing. The Department may request additional information after further analysis of the application prior to completing its review. Other planning approvals, environmental documentation, or historic resource information may be required for the project to be approved. At this time, the following additional application or actions have been identified as necessary. Consult our "Plan Submittal Guidelines" for further information.

ADDRESS:	BLOCK:	LOT(S):
3300 MISSION ST. SAN FRANCISCO	6635	001

Columns to the right describe potential construction project types.

Rows describe project-specific required application materials.

Yellow Shading in those columns describing your project indicates that the materials described by that row are required.

Numbers within a cell refer to the matrix notes listed on the other side of the page.

		Demolition (Form 8.)	New Construction (Forms 3.2.)	ADDITIONS: Horizontal Addition	ADDITIONS: Vertical Addition	ALTERATIONS (Forms 3 & 8.): Repair Work	Garage	Bay Window(s) (Permitted Obstructions, PC 136)	Deck	Dormer(s), Stair Penthouse, Mech. Equip.	New Roof (Change in roofline.)	Façade Work (Alter windows / siding.)	INTERIOR WORK: Commercial Tenant Improvements	Lower Floor Rooms (Habitable Space)	Change of Use or Occupancy	Signs (Form 4.6.) / Awnings, Canopies
GENERAL	Pre-Application		1	1	1			1		1	1				1	
	See Note 1 for 6 REQUIRED Components	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Project Application															
	Site Survey (Signed by Surveyor or Civil Engineer)															
	Formula Retail Affidavit		4													4
PLOT PLANS Showing Entire Lot and Proposed	Location of Proposed Work Within the Lot															
	Adjacent Building Profiles / Rooflines (Showing Full Width of Abutting Lots)			19	19		9		19							
	Landscaping (Showing Street Tree Planter & Utility Line Location)			7	7	7	7								7	
PLANS Showing Existing and Proposed	Floor Plan(s) of Floor(s) of Work		17	17	17										17	
	Floor Plan(s) of Other Floor(s)													13		
	Roof Plan												14		15	
	Garage (Automobile and Bicycle Parking Spaces)													6	6	
ELEVATIONS Showing Existing and Proposed	Front			10	10		13	18	10	11	14		8		8	
	Rear			10	10		13	18	10	11	14	8	8			
	Side			10	10	9	13	18	10	11	14	8	8			
	Sections (existing and proposed)															
PHOTOGRAPHS Provide location key. May be placed on Plot Plan.	Buildings on the Same Side of the Street							8								
	Buildings on the Facing Side of the Street															
	Front Facade of the Subject Building						13	8	8				8			18
	Rear Facade of the Subject Building						13		19				8			
	Rear View of the Adjacent Buildings								19							

☐ ACCEPTED ☐ NOT ACCEPTED DATE: _____ PLANNER (PRINT NAME)_____

_____

_____

_____

Project may require (advise applicant): ☐Conditional Use ☐Variance ☐Environmental Evaluation ☐Historic Evaluation

Neighborhood Notification (Sec. 311) contact (print name and provide telephone and/or email): _____

_____

Attach this form to the Building Permit Application

Rev. 05.31.2019

NOTES:

1. In areas subject to Neighborhood Notification (Planning Code Section 311): required for new construction, vertical additions of 7 feet or more, horizontal additions of 10 feet tor more, decks over 10 feet above grade or within the required rear yard, or Formula Retail uses subject to a Conditional Use Authorization.

Notes for a complete pre-application:

- ☐ A copy of the letter (use standard template) mailed to neighbors and neighborhood organizations. A copy of the postmarked envelope is encouraged, but not required;
- ☐ A list of those persons and neighborhood organizations invited to the meeting;
- ☐ A copy of the sign-in sheet (use standard template);
- ☐ A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use standard template);
- ☐ The affidavit, signed and dated (use standard template);
- ☐ One reduced copy of the plans presented to the neighbors at pre-application meeting.

2. All projects that require intake for Planning Department review must submit a Project Application in order to be accepted. The Project Application replaces the supplemental project data sheet and the Environmental Evaluation Application.
3. Not required if applicant has previously filed for a Conditional Use.
4. Required if the proposed construction involves a new commercial tenant. Required for new business signs if no Affidavit was filed with a building permit.
5. Required if repair work includes paving driveways and/ or walkways or planter boxes in the required front setback.
6. Required when the proposed work is in the garage level and it could reduce the number of parking spaces.
7. Required per Planning Code Section 142 and the Green Landscaping Ordinance.

   Street trees are DPW jurisdiction, but Planning will ensure plot plans reflect basic information needed for DPW staff to review.
8. Required when work is visible from the street.
9. Required only when there is an expansion of the building envelope or the proposed work involves a new structure.

   Profiles of adjacent buildings that show the full width and roof line of each adjacent building must be included.

   Indicate exterior cladding and window materials.
10. Indicate location of adjacent building's light well(s) and/ or windows in relation to proposed addition, as needed. Photos may be required.
11. Profiles of adjacent buildings may be required at the discretion of the reviewer. Applications may be accepted without these profiles.
12. Required when the link between the existing use and the proposed work is weak and unclear.
13. Required if affected by the proposed garage.
14. If it affects the roofline.
15. If mechanical equipment is located on the roof.
16. Depends on the location of the improvements.
17. Provide a table on cover sheet with existing and proposed gross square feet by floor, and by unit as applicable. A second table may be necessary to document demolition calculations.
18. Label adjacent property addresses.

    Illustrate required rear yard, provide dimensions, and if averaging, indicate qualifying rear walls.

    Indicate the number of floors of each part of site plan.

COMMENTS OR ADDITIONAL NOTES:

San Francisco Planning

FOR MORE INFORMATION:
Contact the San Francisco Planning Department

Central Reception
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
TEL: **628.652.7600**
WEB: **www.sfplanning.org**

Planning counter at the Permit Center
49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
EMAIL: **pic@sfgov.org**
TEL: **628.652.7300**

BAR architects
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San Francisco | Los Angeles
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3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY Author
CHECKED BY Checker
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT — Hasan C-18899 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
San Francisco
07/05/2024

SF PERMIT CHECKLIST

SCALE:

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Form version: May 9, 2023 (For permit applications January 2023 - December 2025)

GS1: San Francisco Green Building Site Permit Submittal Form

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**

To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT ➡

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.
LEED/GPR	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥40,000 sq.ft. must calculate a water budget. New development projects ≥100,000 sq.ft. must install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation. See www.SFPUC.org for details.
WATER	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.
WATER	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.
ENERGY	ENERGY DESIGN	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	Comply with Title 24 Part 6 (2022) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details.
ENERGY	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2 CA Energy Code 140.10(a-b), 150.1(s), 170.2(f-g)	Photovoltaics and battery energy storage systems are prescriptively required for common nonresidential occupacies per CA Energy Code 140.10(a-b) and multifamily per 170.2(f-g). PV is prescriptively required for single family per 150.1(c)14, along with wiring for future installation of energy storage systems per 150.0(s). If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.
ENERGY	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.
PARKING	WIRING FOR EV CHARGERS	SFGBC and CALGreen 4.106.4 (all sections) SFGBC and CalGreen 5.103.3 and 5.106.5 (all sections) SFGBC Table 5.106.5.3.1	**New 1 - 2 Unit Dwellings:** For projects constructing off-street parking, Install at least one full circuit with a minimum 40A 208/240V capacity dedicated to EV charging with termination in close proximity to proposed EV charging location. **New 3 - 19 Unit Multifamily and Hotels with less than 20 guest rooms:** Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready), and install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 10% of parking spaces. (Total: 35%) **New 20+ Unit Multifamily and Hotels:** Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready); install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 5% of parking spaces; and install Level 2 EVSE at 5% of parking spaces. (Total: 35%) **Multifamily Alterations:** Install raceway for future Level 2 EVSE (min 40A 208/240VAC) terminating at 10% of parking spaces in areas where parking is added, or electrical systems (including lighting) are altered in existing parking facilities. **Non-residential new construction and major alterations:** Install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) and install Level 2 EVSE. See SFGBC Table 5.106.5.3.1 for minimum quantities. **All of the above:** Install service capacity and panelboards with sufficient space. Electrical load calculations must demonstrate the electric system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all required circuits at the full specified amperage. If the number of receptacles or EVSE installed is greater than the minimum required, Automated Load Management Systems may be used if the ALMS has capacity to deliver 3.3kW simultaneously to each EVCS, and the total capacity dedicated to EV charging is no less than the minimum required to serve the minimum number of EV Capable, EV Ready, and EVSE spaces combined. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.
RESOURCE RECOVERY	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% or 75% recovery rate as noted at right. For more information, see DBI Information Sheet GB-02 or contact: debrisrecovery@sfgov.org / 415-355-3799.
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.
GOOD NEIGHBOR	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.
GOOD NEIGHBOR	SHADE TREES	CalGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation, including surface parking covered by PV.
POLLUTION PREVEN-TION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.
POLLUTION PREVEN-TION	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.
RESIDENTIAL	ELECTRIC READY	SF Building Code 106A.1.17/ Admin Bulletin 112 Energy Code 150.0(t)-(v)	In isolated situations where natural gas may be permitted per Admin Bulletin 112, San Francisco Electric Ready Design Guidelines require wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric.
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.
RESIDENTIAL	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.
RESIDENTIAL	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.
RESIDENTIAL	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.
RESIDENTIAL	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.
RESIDENTIAL	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).

TITLE	NEW CONSTRUCTION: ☐ LOW-RISE RESIDENTIAL R 1-3 Floors	NEW CONSTRUCTION: ☒ HIGH-RISE RESIDENTIAL R 4+ Floors	NEW CONSTRUCTION: ☐ LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	NEW CONSTRUCTION: ☐ OTHER NON-RESIDENTIAL F,H,L,S,U *or* A,B,E,I,M less than 25,000 sq.ft.	ALTERATIONS + ADDITIONS: ☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: ☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	ALTERATIONS + ADDITIONS: ☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: ☐ FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: ☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
Required LEED or GPR Certification Level	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED SILVER (50+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
Adjustment for Retention/Demolition of Historic Features/Buildings	____	____	____	n/r	____	n/r	____	____	n/r
LOW-EMITTING MATERIALS	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
INDOOR WATER USE REDUCTION	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
NON-POTABLE WATER REUSE	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
WATER-EFFICIENT IRRIGATION	•	•	•	•	•	•	•	•	•
WATER METERING	•	•	•	•	n/r	n/r	•	•	•
ALL-ELECTRIC CONSTRUCTION	•	•	•	•	GPR: J5	n/r	n/r	n/r	n/r
ENERGY DESIGN	•	•	•	•	•	•	•	•	•
BETTER ROOFS	•	•	Applies to most types of A, B, I, E, M occupancies. See Energy Code 140.10(a).		n/r	n/r	n/r	n/r	n/r
COMMISSIONING (Cx)	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
BICYCLE PARKING	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
WIRING FOR EV CHARGERS	•	•	•	•	Applies to any multifamily alteration where: Off-street parking is added OR Electrical systems are altered in existing parking facilities	•	•	n/r	•
RECYCLING BY OCCUPANTS	•	•	•	•	•	•	•	•	•
CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion
HVAC INSTALLER QUALS	•	•	n/r	n/r	•	•	n/r	n/r	n/r
HVAC DESIGN	•	•	n/r	n/r	•	•	n/r	n/r	n/r
REFRIGERANT MANAGEMENT	n/r	n/r	•	•	n/r	n/r	•	•	•
LIGHT POLLUTION REDUCTION	n/r	n/r	•	•	n/r	n/r	•	•	•
BIRD-SAFE BUILDINGS	•	•	•	•	•	•	•	•	•
TOBACCO SMOKE CONTROL	•	•	•	•	•	•	•	•	•
SHADE TREES	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
STORMWATER CONTROL PLAN	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
CONSTRUCTION SITE RUNOFF CONTROLS	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
ACOUSTICAL CONTROL	•	•	•	•	n/r	n/r	•	•	•
AIR FILTRATION (CONSTRUCTION)	•	•	•	•	•	•	•	•	•
AIR FILTRATION (OPERATIONS)	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
CONSTRUCTION IAQ MANAGEMENT PLAN	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
ELECTRIC READY	•	•	•	•	n/r	n/r	n/r	n/r	n/r
GRADING & PAVING	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
RODENT PROOFING	•	•	n/r	n/r	•	•	n/r	n/r	n/r
FIREPLACES & WOODSTOVES	•	•	n/r	n/r	•	•	n/r	n/r	n/r
CAPILLARY BREAK	•	•	n/r	n/r	•	•	n/r	n/r	n/r
MOISTURE CONTENT	•	•	n/r	n/r	•	•	n/r	n/r	n/r
BATHROOM EXHAUST	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

3300 MISSION
PROJECT NAME

6635
BLOCK/LOT

001
ADDRESS

3300 MISSION ST.
PRIMARY OCCUPANCY

R-2
GROSS BUILDING AREA

21,700 SF

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

BAR architects
architecture & interiors

San Francisco | Los Angeles
bararch.com

3300 MISSION
3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY Author
CHECKED BY Checker
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Haeglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

SF GREEN BUILDING REQUIREMENTS

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GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites depending on State. For California: CALGreen Mandatory H6.1, J5.1, J6, O1. Outside California: ICC 700 Mandatory Measures, H6.1, J5.1, O1.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v9.0. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 9.1

Planning Scoresheet

Points Targeted: 109.6
Certification Level Targeted: Gold
Compliance Pathway Targeted: Option 1: All Electric Compliance
T24 Compliance Targeted: 6.3 %

3300 Mission	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
CALGreen								
Yes	CALGreen (REQUIRED)	4		1	1	1	1	
A. SITE								
No	A1. Construction Footprint	0				1		
	A2. Job Site Construction Waste Diversion							
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
No	A3. Recycled Content Base Material	0				1		
No	A4. Heat Island Effect Reduction (Non-Roof)	0		1	1			50% of impervious area SR .3 or SRI> 29% OR / and shading elements, tress to shade area There are no pavers on the ground level.
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out	1			1			GC to confirm
	A6. Stormwater Control: Prescriptive Path							
No	A6.1 Permeable Paving Material	0					1	
No	A6.2 Filtration and/or Bio-Retention Features	0					1	
No	A6.3 Non-Leaching Roofing Materials	0					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path	0					3	
B. FOUNDATION								
TBD	B1. Low Carbon Concrete					3		
No	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	0			2			
No	B3. Foundation Drainage System	0				2		

3300 Mission	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
No	B4. Sealed Crawlspace	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
5.12%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							Capped at 3 points for C1-7, C9-C11 is landscape area is under 15% of total site area
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
No	C2. Three Inches of Organic Mulch in Planting Beds	0					1	
	C3. Resource Efficient Landscapes							
No	C3.1 No Invasive Species According to Region	0				1		
No	C3.2 Plants Chosen and Located to Grow to Natural Size	0				1		
No	C3.3 Drought Tolerant, Native, or Other Appropriate Species	0					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
No Turf	C4.2 Turf on a Small Percentage of Landscaped Area	1					2	
No	C5. Trees to Moderate Building Temperature	0		1	1			
	C6. High-Efficiency Irrigation System							
No	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	
	C8. Rainwater Harvesting System							
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0					1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
No	C11. Efficient Landscape Water Budget	0					1	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
TBD	C13. Reduced Light Pollution		1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
No	C16. Maintenance Contract with Certified Professional	0					1	
No	C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							

3300 Mission	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2		
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1		
No	D1.3 Advanced Framing Measures	0				2		
	D2. Construction Material Efficiencies							
No	D2.1 Prefabricated Wall or Roof Framing	0				2		
No	D2.2 Prefabricated Modular Units	0				6		
No	D3. Engineered Beams and Headers	0				1		
No	D4. Insulated Headers	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6		
No	D5.2 Panel Products	0				3		
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1		
No	D6.2 At Least 90% of Exterior Walls	0		1		1		
No	D6.3 At Least 90% of Roofs	0		1		1		
No	D7. Energy Heels on Roof Trusses	0		1				
No	D8. Overhangs and Gutters	0		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached or No Garage	2			2			no garage
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		Only applies to wood structure
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		Metal framing at 1st floor level qualifies
No	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0			1	1		

3300 Mission	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
E. EXTERIOR								
No	E1. Environmentally Preferable Decking	0				1		
No	E2. Flashing Installation Third-Party Verified	0				2		
No	E3. Rain Screen Wall System	0				2		
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1		
TBD	E5. Durable and Fire Resistant Roofing Materials or Assembly					1		10 yr manf wrnty + 3 yr sub + Class A
No	E6. Vegetated Roof	0	2	2				
TBD	E7. Cool Roof			1				excluded from calc Roof level wood pavers being considered are FSC ipe,
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5				0.5		JM or OC nonfaced batt meets criteria
Yes	F1.2 Ceilings	0.5				0.5		
	F2. Low-Emitting Insulation							
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
No	F3.3 Interior and Exterior Insulation	0			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads ≤ 1.75 gpm	2					2	P0.00 - max 1.5 gpm
No	G2.1 WaterSense Bathroom Facuets ≤ 1.0 gpm	0					1	P0.00 - max 1.2 gpm
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1					2	P0.00 - 1.28 gpf, MAP>=1000
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0					1	
No	G3. Pre-Plumbing for Graywater System	0					2	
No	G4. Operational Graywater System	0					4	
No	G5. Thermostatic Shower Shut-Off Valve	0					1	
No	G6. Submeter Water for Tenants	0					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. All Electric or Sealed Combustion Units							

3300 Mission	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	H1.1 Sealed Combustion Furnace or Heat Pump	1			1			M0.00 - ERV
Yes	H1.2 Sealed Combustion or Heat Pump Water Heater	2			2			P0.00 - HPWH on roof
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1			
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1				
No	H3.2 Pressure Balance the Ductwork System	0		1				minisplits, PTACs or other nonducted mechanical systems qualify
	H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R	M0.00 Ventilation Rates
No	H6.2 Advanced Ventilation Standards	0			2			
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1			ERV System qualifies
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	H8. High Efficiency HVAC Filter (MERV 16+)	0			1			
No	H9. Advanced Refrigerants	0			1			
I. RENEWABLE ENERGY								
0.0%	I1. Onsite Renewable Generation (PV, Micro Hydro and Wind)	0		25				
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home	0		2				
No	I2.2 Near Zero Energy Home with Flexibility Strategies	0		2				
	I3. Energy Storage and Thermal Load Shifting							
No	I3.1 Battery Energy Storage System (BESS)	0		2				
No	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water	0		1				
No	I3.3 Pre-Cooling Equipment for AC	0		1				
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4				
J. BUILDING PERFORMANCE AND TESTING								
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1			
No	J2. Supply and Return Air Flow Testing	0		1	1			
No	J3. Compartmentalization of Units	0		1	1			MEP confirmed balanced system M2.02 Return and Supply 50cfm / M5.01
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1			
	J5. Building Energy Performance							
Option 1: All Electric Compliance	J5.1 All Electric Home Outperforms Title 24	37.6153		25+				

3300 Mission	Measures	Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				Andrew Williams
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1				
No	J8. ENERGY STAR® for Homes	0		1				
No	J9. EPA Indoor airPlus Certification				2			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units	0			1			
Yes	K1.2 Entryways to Buildings	1			1			6 ft recessed mat
	K2. Low-VOC Interior Wall and Ceiling Paints							
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2			
No	K3. Low-VOC Caulks and Adhesives	0			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2		
No	K4.2 Interior Trim	0				2		
No	K4.3 Shelving	0				2		
No	K4.4 Doors	0				2		
No	K4.5 Countertops	0				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2			
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1			
	K9. Durable Cabinets							
No	K9.1 Durable Cabinet Construction	0				1		
No	K9.2 Durable Cabinet Hardware	0				1		
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0				1		

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3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO	2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Haegglund
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

GPR CHECKLIST

SCALE:

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3300 Mission		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
I. FLOORING								
TBD	**I.1. Environmentally Preferable Flooring**					3		
TBD	**I.3. Durable Flooring**				1	1		
No	**I.4. Thermal Mass Flooring**	0		1				
M. APPLIANCES AND LIGHTING								
No	**M1. ENERGY STAR® Dishwasher**	0					1	
	M2. Efficient Clothes Washing and Drying							
ENERGY STAR Com	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2		1			2	
Yes	M2.2 ENERGY STAR® Dryer	1		2				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-in Recycling Center	0				1		
No	M4.2 Built-In Composting Center	0				1		
Yes	M4.3 Triple Trash Chutes in Multifamily Building	1				1		A2.01 - triple chutes
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2				
No	**M6. Electric Vehicle Charging Stations and Infrastructure**	0		2	2			no garage
Yes	**M7. Central Laundry**	1					1	A2.00 - Central Laundry B102
TBD	**M8. Ckearless Elevator**			1				gearless or traction = ok , geared or hydraulic = NO
No	**M9. Gas Infrastructure Removed for Major Alterations**	0			4			
No	**M10. All-Electric Commercial Kitchen**	0			4			
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency	10				10		35 studios / avg size 303sf
303	Enter the area of the home, in square feet							
1	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Transit							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1					0.6mi to BART, Muni next door
No	N2.2 Within 1/2 mile of a Major Transit Stop	0	2					

3300 Mission		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2					
6	Enter the number of Tier 1 services							
8	Enter the number of Tier 2 services							
No	N3.2 Connection to Pedestrian Pathways	0	1					
Yes	N3.3 Traffic Calming Strategies	2	2					crosswalks, bike lane, 10foot single lane
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1					
≥50%	N3.5 Bicycle Storage for Residents	2	2					A2.00 - 38 spaces provided
TBD	N3.6 Bicycle Storage for Non-Residents		1					A2.01 - 3 spaces / 5% of max visitors at same time
1 space per unit	N3.7 Reduced Parking Capacity	2	2					no garage / no on-site parking earns full credit
	N4. Outdoor Gathering Places							
No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1					
No	N4.2 Public Outdoor Gathering Places with Direct Access to Community Services	0	1					
	N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1	1					We already have two holes as we are doing additional accessible measures per Kelsey Inclusive Design.
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1					A2.02
No	N5.3 Porches Oriented to Street and Public Space	0	1					
	N6. Passive Solar Design							
No	N6.1 Heating Load	0		2				
No	N6.2 Cooling Load	0		2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			6 of 35 = 17% > 75% of units to meet requirement
No	N7.2 Full-Function Independent Rental Unit	0	1					
	N8. Resiliency							
No	N8.1 Climate Impact Assessment	0	1		1	1		
No	N8.2 Strategies to Address Assessment Findings	0	1		1	1		
	N9. Social Equity							
No	N9.1 Diverse Workforce	0	1			1		
No	N9.2 Community Location	0	1		1			
	N10. Affordability							
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2					
No	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1					affordable housing
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1					
	N11. Mixed-Use Developments							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1					

3300 Mission		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
Yes	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1					G0.03 / A2.01 - =total 668 sf = 3%
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
No	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	0		0.5		1	0.5	
No	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	0		0.5	0.5	0.5	0.5	
No	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	0		0.5	0.5	0.5	0.5	
	O5. Home System Monitors							
No	O5.1 Home Energy System Monitors	0		2				
No	O5.2. Home Water System Monitors	0					2	
No	O5.3. Home Indoor Air Quality System Monitors	0			2			
No	O5.4. Home Outdoor Air Quality System Monitors	0	1		1			
	O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2					
Yes	O6.2 Green Building Signage	1		0.5			0.5	Yes, we can have it in the lobby.
No	**O7. Green Appraisal Addendum or Energy Efficiency Score**	0	1					
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1		
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0	1					
Yes	**O11. Smokefree Housing**	2			2			
Yes	**O12. Integrated Pest Management Plan**	1			1			
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1	
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
No	P2.3 Separate Mechanical and Plumbing Systems	0			1			
	P3. Commissioning							
No	P3.1 Design Phase	0		1	1			
No	P3.2 Construction Phase	0		2	1			
No	P3.3 Post-Construction Phase	0		2	1			
No	**P4. Building Enclosure Testing**	0		1	1	1		
INNOVATIONS								

3300 Mission		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	
No	**Enter Innovation 1 description here. Enter up to four points at right.**	0						
No	**Enter Innovation 2 description here. Enter up to four points at right.**	0						
No	**Enter Innovation 3 description here. Enter up to four points at right.**	0						
No	**Enter Innovation 4 description here. Enter up to four points at right.**	0						

Summary	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	426	50	132	83	100	61
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Targeted	**109.6**	**17.0**	**48.1**	**16.0**	**19.0**	**9.5**

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CHECKED BY Checker
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
REGISTERED PROFESSIONAL
C-18888
03-31-2025
RENEWAL
STATE OF CALIFORNIA

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San Francisco
07/05/2024

GPR CHECKLIST CONT.

SCALE:

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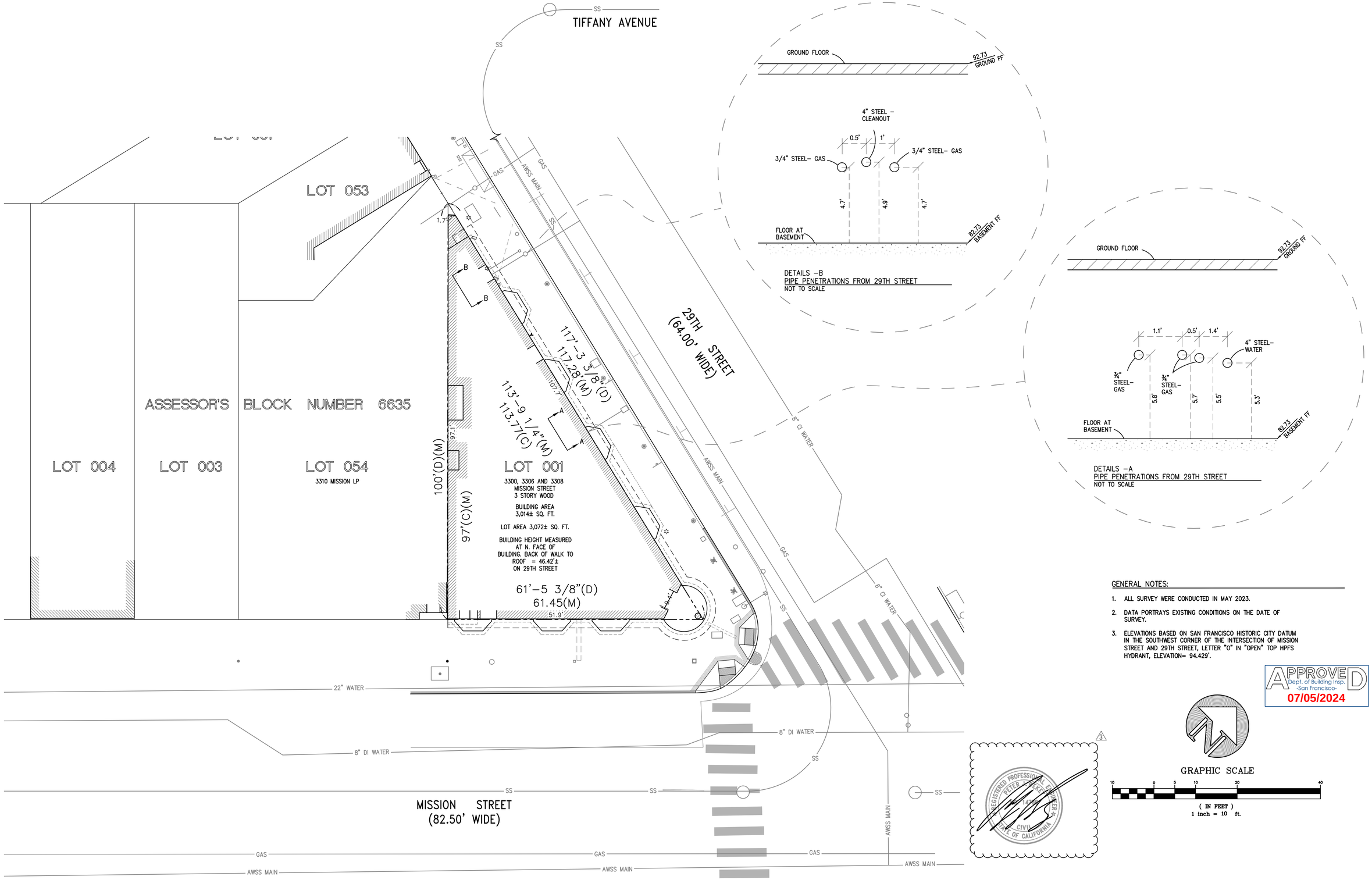

GENERAL NOTES:

1. ALL SURVEY WERE CONDUCTED IN MAY 2023.
2. DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
3. ELEVATIONS BASED ON SAN FRANCISCO HISTORIC CITY DATUM IN THE SOUTHWEST CORNER OF THE INTERSECTION OF MISSION STREET AND 29TH STREET, LETTER "O" IN "OPEN" TOP HPFS HYDRANT, ELEVATION= 94.429'.

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-San Francisco-
07/05/2024

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
PETER I. BEKE
CIVIL
STATE OF CALIFORNIA

KCA ENGINEERS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
318 BRANNAN ST. • SAN FRANCISCO, CA.94107 • (415) 546-7111 • FAX: (415) 546-9472

APPROVED:

APPROVED:

PROJECT NO. 6409 6955

DES. TM	DRW. RL
CKD.	REVD. PJB
DATE MAY 2023	
JOB NO. 6974	

REVISIONS

NO.	DATE	DESCRIPTION
	05.11.23	PRELIMINARY

UTILITY INFORMATION SURVEY
3300-3308 MISSION STREET
ASSESSOR'S BLOCK NUMBER 6635 ~ LOT 001
SAN FRANCISCO CALIFORNIA

SCALE:
HORIZ. 1" = 10'
VERT.

1 OF 1

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TYPICAL
DISTRIBUTION TRENCH

Joint Trench – Franchise Area or P.U.E.

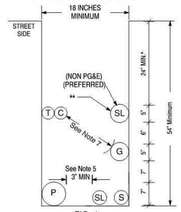


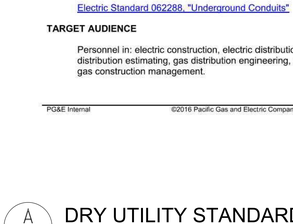
FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.

* Increase cover to 30" in the street area (see Note 3).

** Separation must be 12" unless a reduction (6") is mutually agreed upon by affected utilities.

STANDARD TRENCH LOCATIONS



TYPICAL
SERVICE TRENCH

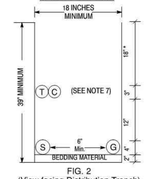


FIG. 2
(View facing Distribution Trench)

SEE UTILITY BULLETIN TD-5453B-002 FOR UPDATED MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS

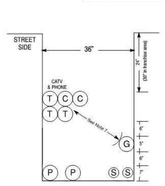


FIG. 3
36" Wide Joint Trench

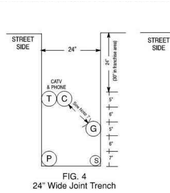


FIG. 4
24" Wide Joint Trench

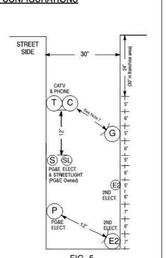


FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.

B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.

C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").

D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

General Notes

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.

   If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
   - Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
   - Clearly describe the conditions necessitating the waiver,
   - Include a proposed design,
   - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

   Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
    - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
    - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
    - At no time shall the over saturation of native soils be used to achieve these requirements.

    The sieves and screens shall be:
    - 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
    - #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

Notes continued on the next page

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
    - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

      Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
    - At no time shall the over saturation of native soils be used to achieve these requirements.
    - Refer to Engineering Document 062288, Item 13 on Page 2.
13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.
    - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
    - PG&E approved import material is per CGT Engineering Guideline 4123.
    - If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
    - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
    - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
    - The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.
14. The applicant is responsible for the removal of excess spoil and associated costs.
15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

Revision Notes

1. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.
2. This document was revised on 09–27–2006.

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit

The minimum separation requirement must be 3 in. between:

- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in. requirement above is already included in Electric Standard 062288 but **not** in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

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Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

WHAT YOU NEED TO KNOW

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches)

		G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	-	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	-	1	12	12	12
C	(CATV)	12	1	1	-	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES, NON-PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench."

Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide."

**For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

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A JT1.01 DRY UTILITY STANDARDS
SCALE: N.T.S.

GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF SAN FRANCISCO FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL, SHOP DRAWINGS AND LOCAL INSPECTION.
26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.
27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
31. SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".
32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS, JULY 1986 EDITION AND DEPARTMENT OF PUBLIC WORKS ORDER NOS. 135,595 OR 135,596.
33. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (U.S.A.) AT 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING U.S.A. DOES NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES.

URBANDESIGN CONSULTINGENGINEERS
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3300 MISSION
3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY CM
CHECKED BY JL, NL, DH
PROJECT NO 2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 EXP. 06/30/24 CIVIL STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. San Francisco 07/05/2024

DRY UTILITY STANDARDS

SCALE:

JT1.01

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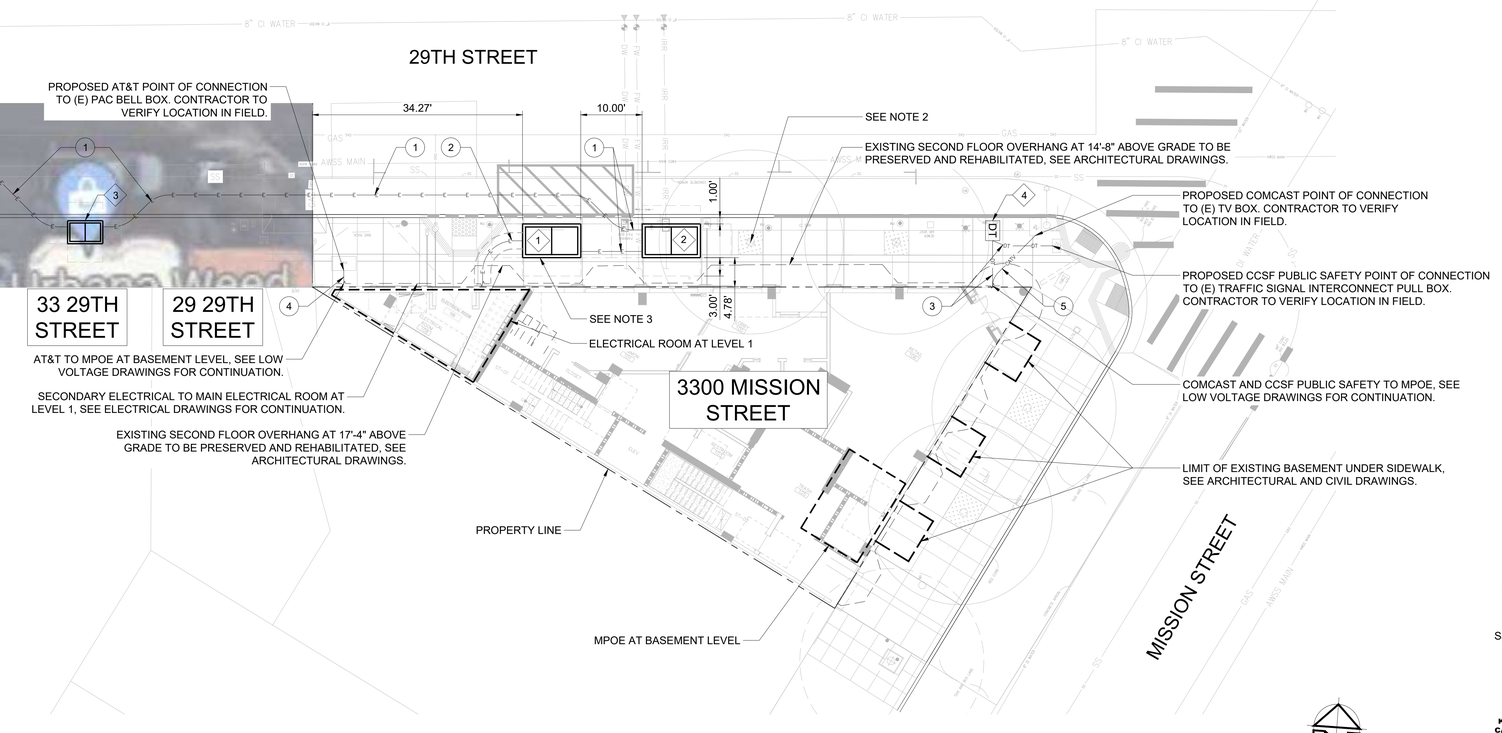
NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.
3. CONTRACTOR TO INSTALL WATERPROOFING PER PG&E GREENBOOK SECTION 072149.



LEGEND:

- PROPERTY LINE
- PROPOSED ELECTRICAL TRENCH
- PROPOSED AT&T TRENCH
- PROPOSED COMCAST TRENCH
- PROPOSED CCSF PUBLIC SAFETY TRENCH
- PROPOSED SECONDARY TRENCH WIDTH

EQUIPMENT TAG:

1. PG&E SUBSURFACE TRANSFORMER (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 7'-6" (PG&E ORDERING CODE: 040325)
2. PG&E SUBSURFACE SWITCH INTERRUPTER SWITCH (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 6'-0" (PG&E ORDERING CODE: 043411)
3. PG&E SPLICE BOX (PRIMARY UNDERGROUND ENCLOSURE), #5, TYPE 2, 3'-0" X 5'-0" X 4'-6" (PG&E ORDERING CODE: 040334)
4. CCSF PUBLIC SAFETY VAULT, LW DURALITE 2436, TIER 22, HEAVY DUTY, 24" X 36" X 36" (ETCHING ON LID: "DTPS")

CONDUIT NOTE TAG:

1. PG&E PRIMARY ELECTRICAL (2) 6"
2. PG&E SECONDARY ELECTRICAL (7) 5"
3. CCSF PUBLIC SAFETY (2) 4"
4. AT&T (1) 4"
5. COMCAST (2) 2"

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3300 MISSION
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SAN FRANCISCO, CA 94110

DRAWN BY	CM
CHECKED BY	JL, NL, DH
PROJECT NO	2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT / ENTITLEMENT
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER JASON J. LING C60493 EXP. 06/30/24 CIVIL STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

DRY UTILITY INTENT

SCALE:

JT1.02

A JT1.02 DRY UTILITY INTENT
SCALE: 1" = 10'

1"=10' 10' 0 10' 20'

ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

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GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN FRANCISCO, AND CAL-OSHA. ALL CODES, STANDARDS, AND SPECIFICATIONS SHALL BE AS AMENDED TO DATE. ANY VIOLATION WILL RESULT IN STOPPING OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS PREPARED FOR THE PROJECT. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE 48 HOURS PRIOR WRITTEN NOTICE TO AND SUBJECT TO THE APPROVAL OF THE DESIGN ENGINEER.
3. ANY DEVIATIONS OR CHANGES IN THESE PLANS, WITHOUT WRITTEN APPROVAL OF THE DESIGN ENGINEER, SHALL ABSOLVE THE DESIGN ENGINEER OF ANY AND ALL RESPONSIBILITY OF SAID DEVIATION OR CHANGE.
4. ALL MONUMENTS OF RECORD MUST BE PROTECTED PER STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, SECTIONS 8725 AND 8771. NOTIFY CONTRACTING OFFICIAL REPRESENTATIVE TO REPORT ANY MONUMENTS IN DANGER OF DESTRUCTION OR REMOVAL.
5. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES". ANY MANHOLE, CULVERT DROP INLET OR TRENCH WHICH COULD CONTAIN AIR WHICH IS NOT READILY VENTILATED, MAYBE CONSIDERED A "CONFINED SPACE".
6. ALL TRENCHES SHALL BE SHORED IN ACCORDANCE WITH CAL-OSHA "CONSTRUCTION SAFETY ORDERS" CURRENT EDITION. CONTRACTOR MUST HAVE VALID TRENCH SHORING PERMIT ISSUED BY CAL-OSHA.
7. ANY EXISTING TRENCH BACKFILL WHICH IS DETERMINED NOT TO BE PROPERLY COMPACTED SHALL BE COMPLETELY REMOVED FROM THE TRENCH, THEN PLACED AND RE-COMPACTED BY MECHANICAL MEANS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ENGINEER.
8. CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE TO BE HELD AT THE SITE PRIOR TO THE START OF ANY WORK WITH THE FOLLOWING PEOPLE PRESENT: OWNER; CONTRACTOR; ARCHITECT; PROJECT'S CIVIL ENGINEER; PROJECT'S SOIL ENGINEER; CITY AND COUNTY ENGINEER OR DESIGNATED REPRESENTATIVE.
9. SHOULD CONTRACTOR UNCOVER HUMAN REMAINS ON SITE DURING CONSTRUCTION, CONTRACTOR SHALL CONTACT OWNER REPRESENTATIVE AND IN ACCORDANCE WITH PUBLIC RESOURCE CODE SECTION 5097.98, NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS SHALL BE DISTURBED UNTIL MITIGATION MEASURES HAVE BEEN IMPLEMENTED.

EXISTING CONDITION

1. EXISTING UTILITIES ARE BASED ON UTILITY INFORMATION PROVIDED BY KCA ENGINEERS, INC. TITLED "UTILITY INFORMATION SURVEY" DATED MAY 2023.
2. TOPOGRAPHIC & BOUNDARY SURVEY PROVIDED BY KCA ENGINEERS, INC. TITLED "TOPOGRAPHIC SURVEY PLAN" DATED MAY 2023.
3. THE EXISTING SIDEWALK & ROADWAY ALONG MISSION STREET IS DRAINING TOWARDS THE INTERSECTION OF MISSION & 29TH. EXISTING LONGITUDINAL SLOPES ARE APPROXIMATELY 2%. EXISTING CROSS SLOPES ARE ADA COMPLIANT RANGING FROM 0-1.2%. THE SIDEWALK WILL BE REMOVED AND REPLACED KEEPING EXISTING ELEVATIONS.

   THE EXISTING SIDEWALK AND ROADWAY ALONG 29TH STREET IS DRAINING AWAY FROM THE INTERSECTION OF 29TH & MISSION STREET. EXISTING LONGITUDINAL SLOPES ARE APPROXIMATELY 3%. EXISTING CROSS SLOPES ARE NOT ADA COMPLIANT RANGING FROM 2-4%. THIS SIDEWALK WILL BE REMOVED AND REPLAVED AND WILL BE GRADED TO MEET ACCESSIBILITY REQUIREMENTS WITH MAXIMUM CROSS SLOPES OF 1.7%. NEW CONCRETE GUTTER WILL BE ISNTALLED WITH A MINIMUM SLOPE OF 0.5%. LEVEL LANDINGS WILL BE PROVIDED AT NEW ENTRANCES FOR ACCESSIBILITY WITH MAXIMUM SLOPES OF 1.7%.

   EXISTING CURB RAMPS AT THE INTERSECTION OF 29TH AND MISSION STREET ARE ADA COMPLIANT THEREFORE ARE TO REMAIN.

EARTHWORK GRADING OPERATION

1. SEE GEOTECHNICAL NOTES ON C001.
2. ALL EARTHWORK FOR THIS SITE SHALL BE PERFORMED IN ACCORDANCE WITH THE SAN FRANCISCO HEALTH CODE, ARTICLE 21 & THE LATEST GEOTECHNICAL REPORT REQUIREMENTS.
3. CONTRACTOR SHALL COORDINATE AND MAKE ADJUSTMENTS IN FIELD WITH THE PROJECT'S ENVIRONMENTAL CONSULTANT, AEW ENGINEERING & OWNER.
4. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL GRADING PRIOR TO BEGINNING ANY EARTHWORK OPERATION.
5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECTED BACKFILL MATERIAL, AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
6. ALL WORK ADJACENT TO EXISTING PAVEMENT SECTIONS SHALL BUTT UP TO FULL EXISTING SECTION. WHERE FULL EXISTING SECTION IS NOT ENCOUNTERED, CONTINUE REMOVAL OF ADDITIONAL PAVEMENT UNTIL FULL SECTION IS FOUND.
7. CONTRACTOR SHALL PROVIDE FOR DEWATERING OPERATION DURING CONSTRUCTION PER GEOTECHNICAL REPORT RECOMMENDATIONS AND GOVERNING AGENCIES REQUIREMENTS FOR DISPOSAL OF GROUND WATER.

CONTRACTOR'S REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL AND/OR ERECT THE CONSTRUCTION AS REQUIRED TO PROPERLY COMPLETE THE WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC, NECESSARY TO COMPLETE THE INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS.
2. CONTRACTOR SHALL PROTECT EXISTING FACILITIES AS INDICATED ON PLANS FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC., REQUIRED FOR THE PROTECTION OF PERSONNEL, PUBLIC PROPERTY AND MATERIAL SHALL BE PROVIDED FOR AND MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR, AND SHALL CONFORM TO GOVERNING CODES, ORDINANCES AND REGULATIONS.
3. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN TEAM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE DESIGN TEAM.
4. CONTRACTOR SHALL POST ON THE SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE AND FIRE DEPARTMENTS.
5. CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS TO MAINTAIN PEDESTRIAN & VEHICULAR ACCESS AROUND SITE THROUGHOUT THE PERIOD OF CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES AT THE JOB SITE. EXCESS BUILDING MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMP SITE. THE JOB SITE SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORKDAY.
7. CONTRACTOR SHALL PROPERLY COORDINATE HIS/HER WORK WITH THE WORK OF OTHER CONTRACTS THAT MAY BE UNDERWAY CONCURRENTLY WITH THIS PROJECT.
8. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREET, SURROUNDING LANDSCAPE, AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING ETC. AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPE, LOW SPOTS OR HAZARDOUS CONDITIONS.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE COVER FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION OF THIS PROJECT.
10. IF ANY DAMAGE TO EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER REPRESENTATIVE AND SHALL REPAIR THE DAMAGE AS DIRECTED BY THE ENGINEER AND OWNER AT NO ADDITIONAL COMPENSATION.
11. ALL CONSTRUCTION STAKING SHALL BE DONE BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL REQUEST THE LICENSED LAND SURVEYOR TO CHECK THE GRADES AND CERTIFY THAT THE PADS ARE GRADED TO WITHIN ± 0.10 FOOT OF FINISH PAD GRADE.

UTILITY

1. UTILITY SYSTEMS LAYOUT & ELEVATIONS ARE BASED ON UTILITY INFORMATION RECEIVED FROM KCA ENGINEERS. CONTRACTOR SHALL VERIFY AS-BUILT CONDITION OF ALL UTILITIES BY MEANS OF POTHOLING PRIOR TO CONSTRUCTION, AND NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES IN LOCATIONS OR DEPTHS OF EXISTING UTILITIES FROM THAT SHOWN, OR ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
2. UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK WILL BE PERFORMED IN A MANNER TO MINIMIZE UTILITY SERVICE INTERRUPTIONS TO FACILITY OPERATIONS IN THE VICINITY OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL UTILITY INTERRUPTIONS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH OWNER'S REPRESENTATIVE.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM DRAIN, WATER, AND DRY UTILITIES.
4. ALL EXISTING UTILITIES NOT IN CONFLICT WITH THE NEW CONSTRUCTION SHALL REMAIN IN PLACE AND BE PROTECTED OR BE ABANDONED IN PLACE, AS SHOWN ON PLAN.
5. ALL (E) ABANDONED OR VERIFIED INACTIVE UTILITY THAT IS IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED AND DISPOSED OFF-SITE.

TRAFFIC CONTROL

1. CONTRACTOR SHALL PROVIDE ENGINEERED TRAFFIC CONTROL PLANS (TCP) PER THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARD PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS. THE TCP PLANS MUST BE PREPARED BY A LICENSED TRAFFIC ENGINEER AND SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY & COUNTY OF SAN FRANCISCO PRIOR TO IMPLEMENTING ANY LANE CLOSURES.
2. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY REQUIREMENTS WITH ADJACENT PROPERTY OWNERS OR OTHER CONTRACTS UNDERWAY.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING WORK ON THE ROADWAY TO INSTALL AND MAINTAIN THE TRAFFIC CONTROL DEVICES TO SAFELY REROUTE TRAFFIC AND PEDESTRIANS AROUND THE WORK SITE AREAS.
4. FLASHING ARROW BOARDS ARE REQUIRED FOR LANE CLOSURES. ALL SIGNS, TRAFFIC CONES, BARRICADES, ETC., MUST BE RETROREFLECTIVE AND IN GOOD WORKING ORDER.
5. ALL TRAFFIC CONTROL DEVICES, SIGNS, PAVEMENT MARKINGS, AND RAISED MARKERS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MUTCD AND CALTRANS STANDARD PLANS, STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN THEIR PROPER POSITION AT ALL TIMES AND SHALL BE REPAIRED, REPLACED OR CLEANED AS NECESSARY TO PRESERVE THEIR APPEARANCE AND CONTINUITY. ALL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE REMOVED AT THE END OF THE WORK DAY AND THE PERMANENT TRAFFIC CONTROL DEVICES SHALL BE RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL REPLACE/REPAIR ALL DAMAGED STRIPING WITH TEMPORARY STRIPING OR RAISED PAVEMENT MARKERS AT THE END OF EACH WORK DAY.

SWPPP / EROSION CONTROL

1. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND SWPPP REQUIREMENTS AS SHOWN ON THESE PLANS, AND AS DIRECTED BY THE REPRESENTATIVE OR REQUIREMENTS OF THE SAN FRANCISCO CONSTRUCTION SITE RUN-OFF CONTROL PROGRAM.
2. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL DUST AT AND NEAR THE SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE.
3. CONSTRUCTION OPERATIONS – WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGE TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS, WHICH COULD CONTAMINATE STORM RUNOFF, SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
4. FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED, PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEPT.
5. TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES, SEE C1001.

GEOTECHNICAL NOTES

1. ALL EARTHWORK SHALL BE BASED ON THE GEOTECHNICAL STUDY REPORT TITLED "GEOTECHNICAL REPORT MIXED-USED DEVELOPMENT" DATED 08/24/2023 BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NO. 23-400010.3 AND ANY SUBSEQUENT REVISIONS OR LETTERS.
2. ALL CUT, FILL, AND TRENCH BACKFILL MUST BE TESTED BY A LICENSED SOILS ENGINEER WHO WILL PROVIDE CERTIFICATION THAT THE WORK CONFORMS TO THE REQUIREMENTS OF THE PROJECT SOILS REPORT, COUNTY AND STATE CODE.

GEOTECHNICAL ENGINEER'S CERTIFICATE:

THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.

____

ANDREW ATRY — DATE REVIEWED
GE # C84728 — XX/XX/XXXX

SURVEY NOTES

1. SEE EXISTING CONDITION NOTES ON THIS SHEET.
2. CONTRACTOR SHALL SATISFY HIM/HERSELF AS TO THE CORRECTNESS OF THE EXISTING TOPOGRAPHY AND OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY AND OBTAIN WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, REVISIONS, AND ADDITIONAL WORK THAT IS REQUIRED AS A RESULT OF SUCH FIELD INVESTIGATION PRIOR TO BEGINNING ANY WORK.

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DRAWN BY	GM
CHECKED BY	DZ
PROJECT NO	2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT/ENTITLEMENT
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS ZURI
No. C076816
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

GENERAL NOTES

SCALE: AS SHOWN

C0.01

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ABBREVIATIONS

#	POUND, NUMBER
&	AND
AB	AGGREGATE BASE
ABAND	ABANDONED
ABBRV	ABBREVIATIONS
ABV	ABOVE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISSABILITIES ACT
AD	AREA DRAIN
ADD	ADDITIONAL
ADJ	ADJACENT
AGG	AGGREGATE
AH	AHEAD
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ARV	AIR RELEASE VALVE
AGG	AGGREGATE
AS	AGGREGATE BASE
ASSOC	ASSOCIATION
ASSY	ASSEMBLY
ATT	AT&T (COMMUNICATIONS)
AUTO	AUTOMATIC
AUX	AUXILLIARY
AV	AIR VENT
AVG	AVERAGE
AVE	AVENUE
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BEGINNING OF CURB
BCC	BEGIN COMPOUND CURB
BCR	BEGIN CURB RETURN
BEG	BEGIN
BITUM	BITUMINOUS
BFP	BACK FLOW PREVENTER
BK	BACK
BLDG	BUILDING
BLK	BLOCK
BLVD	BOULEVARD
BM	BENCHMARK
BO	BLOW-OFF
BOC	BACK OF CURB
BOE	BUREAU OF ENGINEERING
BOP	BOTTOM OF PIPE
BOT	BOTTOM
BOV	BLOW-OFF VALVE
BOW	BOTTOM OF WALL
BRC	BEGIN REVERSE CURVE
BRG	BEARING
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
BV	BUTTERFLY VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CATV	CABLE TELEVISION
CB	CATCH BASIN
CCS	CALIFORNIA COORDINATE SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CDF	CONTROLLED DENSITY FILL
CEM	CEMENT
C&G	CURB AND GUTTER
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CHNL	CHANNEL
CI	CAST IRON
CIP	CAST IRON PIPE
CIRC	CIRCULAR
CJ	CONSTRUCTION JOINT, COLD JOINT
℄ or C/L	CENTER LINE
CL	CLASS
CLF	CHAIN LINK FENCE
CLR	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONST	CONSTRUCT or -TION
CONT	CONTINUOUS, CONTINUATION
COORD	COORDINATE
COR	CORNER
CND	CONDUIT
CP	CONTROL POINT
CPLG	COUPLING
CR	CURB RETURN
CRK	CREEK
CTY	CITY
CNTY	COUNTY
CTR	CENTER
CSP	CORRUGATED STEEL PIPE
CUP	CENTRAL UTILITY PLANT
CU	CUBIC
CULV	CULVERT
CV	CHECK VALVE
CVR	COVER
CY	CUBIC YARD
DB	DUCT BANK
DBI	DEPARTMENT OF BUILDING INSPECTION
DBL	DOUBLE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DEFL	DEFLECTION
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL, DETOUR
DI	DROP INLET
DIA, ø	DIAMETER
DIAG	DIAGONAL
DIAPH	DIAPHRAM
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DL	DAYLIGHT (CUT/FILL)
DN	DOWN
DOM	DOMESTIC
DPW	DEPARTMENT OF PUBLIC WORKS
DSP	DRY STANDPIPE
DTIS	DEPARTMENT OF TELECOMMUNICATION & INFORMATION SYSTEM
DW	DOMESTIC WATER
DWGS	DRAWINGS
DWY	DRIVEWAY
E	EASTING
ELEC	ELECTRIC
EA	EACH
EB	EASTBOUND
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EC	END OF CURVE
ECC	END COMPOUND CURVE
EFF	EFFLUIENT
EG	EXISTING GROUND
EL	ELEVATIONS
ELB	ELBOW
EMB	EMBANKMENT
ENCL	ENCLOSURE
ENGR	ENGINEER
EOB	END OF BRIDGE
EOC	EDGE OF CONCRETE
EDO	EDGE OF DECK
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EQ	EQUAL
ERC	END REVERSE CURVE
ES	EDGE OF SHOULDER
ESMT	EASEMENT
ETW	EDGE OF TRAVELED WAY
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICAL CURVE
EXIST, (E)	EXISTING
EXC	EXCAVATE, EXCAVATION
EXP	EXPANSION, EXPOSED
EXPRWY	EXPRESSWAY
EXT	EXTERIOR
FA	FIRE ALARM
FAB	FABRICATED
FOC	FACE OF CURB
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FIG	FIGURE
FL	FLOW LINE
FLG	FLANGE
FLEX	FLEXIBLE
FLR	FLOOR
FM	FORCE MAIN
FO	FIBER OPTIC
FOW	FACE OF WALL
FS	FINISHED SURFACE
FT	FEET
FTG	FOOTING
FUT	FUTURE
FW	FIRE WATER
FWY	FREEWAY
FWD	FORWARD
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
GA	GAGE OR GAUGE
GAL	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GL	GLASS
GM	GAS METER
GP	GALVANIZED IRON PIPE
GR	TOP OF GRATE
GRD	GROUND
GPM	GALLONS PER MINUTE
GSP	GALVANIZED STEEL PIPE
GUT	GUTTER
GV	GAS VALVE
HB	HOSE BIBB
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HPG	HIGH PRESSURE GAS
HR	HOUR
HV	HOSE VALVE
HVE	HIGH VOLTAGE ELECTRICAL
HVY	HEAVY
HWY	HIGHWAY
ID	INSIDE DIAMETER
INT	INTERSECTION
INST	INSTALL
INSUL	INSULATE
INV	INVERT
IPS	IRON PIPE SIZE
IRR	IRRIGATION
IV	IRRIGATION VALVE
JT	JOINT TRENCH
JB	JUNCTION BOX
JCT	JUNCTION
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAL FEET
LG	LIP OF GUTTER
LH	LAMPHOLE
LT	LEFT
KIP	THOUSAND POUNDS
KW	KILOWATT
L	LENGTH
LAB	LABORATORY
LAT	LATITUDE
LB	POUNDS
LC	LENGTH OF CURVE
LN	LANE
LOC	LOCATION
LP	LOW POINT
LS	LUMP SUM
L/S	LANDSCAPE
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
MB	METAL BEAM
MBB	METAL BEAM BARRIER
MCI	MCI FIBER OPTIC CABLE
MECH	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MFR	MANUFACTURER
MH	MANHOLE
MKR	MARKER
MIN	MINIMUM
MISC	MISCELLANEOUS
MOD	MODIFY
MON	MONUMENT
MPH	MILES PER HOUR
MP	METAL PLATE
MTL	MATERIAL
MULT	MULTIPLE
N	NORTHING
(N)	NEW
N/A	NOT APPLICABLE
NAD83	NORTH AMERICAN DATUM 1983
NAVD88	NORTH AMERICAN VERTICAL DATUM 1988
NB	NORTHBOUND
NE	NORTHEAST
NGS	NATIONAL GEODETIC SURVEY
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NO	NUMBER
NPS	NOMINAL PIPE SIZE
NPT	NATIONAL PIPE THREAD
N & S	NAIL AND SHINER
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OHE	OVERHEAD ELECTRICAL LINE
OD	OUTSIDE DIAMETER
OG	ORIGINAL GROUND
OSHA	OCCUPATIONAL SAFTEY & HEALTH ADMINISTRATION
P	POLE
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCVC	POINT OF COMPOUND VERTICAL CURVE
PED	PEDESTRIAN
PERF	PERFORATED
PERM	PERMEABLE
PG&E	PACIFIC GAS ELECTRIC
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PH	PHASE
P or P/L	PROPERTY LINE
PLYWD	PLYWOOD
POC	POINT ON CURVE
POT	POINT OF TANGENT
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRCST	PRECAST
PREFAB	PREFABRICATION
PRESS	PRESSURE
PRF	PAVEMENT REIENFORCING FABRIC
PROP	PROPERTY
PRVC	POINT OF REVERSE VERTICAL CURVE
PS	PUMP STATION
PT	POINT
PSE	PUBLIC SERVICES EASEMENT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PUC	PUBLIC UTILITY COMMISION
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	PRIVATE
R	RISER
RAD	RADIUS
R&S	REMOVE AND SALVAGE
R&D	REMOVE AND DISPOSE
RCV	REMOTE CONTROL VALVE
RCW	RECLAIMED WATER
RD	ROAD
RDWY	ROADWAY
REF	REFERENCE
REINF	REINFORCED
RET	RETURN
REV	REVISION
REQ'D	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RP	REFERENCE POINT
RPZA	REDUCED PRESSURE ZONE ASSEMBLY
RR	RAILROAD
RT	RIGHT
RTE	ROUTE
R/W	RIGHT OF WAY
RW	RETAINING WALL
RWL	RAIN WATER LEADER
S	SLOPE
SALV	SALVAGE
SS	SANITARY
SB	SOUTHBOUND
SCB	SIGNAL CONTROL BOX
SCH	SCHEDULE
SD	STORM DRAIN
SE	SOUTHEAST
SF	SQUARE FEET OR SAN FRANCISCO
SHLDR	SHOULDER
SEC	SECTION
SHT	SHEET
SIG	SIGNAL
SIM	SIMILAR
SL	STREET LIGHT
SPEC	SPECIFICATION
SS	SANITARY SEWER
SST	STAINLESS STEEL
ST	STREET
STA	STATION
STBY	STANDBY
STD	STANDARD
STL	STEEL
STP	STEEL PIPE
STR	STRAIGHT
STRUCT	STRUCTURAL
SUPT	SUPERINTENDENT
SURF	SURFACE
SW	SIDEWALK
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
SURV	SURVEY
SYMM	SYMMETRICAL
TB	THRUST BLOCK
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBW	TOP BACK OF WALL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TC	TOP OF CURB
TD	TRENCH DRAIN
TECH	TECHNICAL
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
THRU	THROUGH
TG	TOP OF GRADE
TGV	TAPPING GATE VALVE
TMH	TELEPHONE MANHOLE
TP	TOP OF PAVEMENT
TS&GV	TAPPING SLEEVE & GATE VALVE
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TOP	TOP OF PIPE
TOPO	TOPOGRAPHIC
TOS	TOP OF SLAB
TOT	TOTAL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TPB	TREATED PERMEABLE BASE
TRAFF	TRAFFIC
TRANS	TRANSITION
TS	TRAFFIC SIGNAL
TS&TG	TAPPING SLEEVE & GAVE VALVE
TSPB	TRAFFIC SIGNAL PULL BOX
TYP	TYPICAL
TV	CABLE TELEVISION
UG	UNDERGROUND
UC	UNDERCROSSING
UNO	UNLESS NOTED OTHERWISE
UPUE	UNDERGROUND PUBLIC UTILITY EASEMENT
USA	UNDERGROUND SERVICE ALERT
UTIL	UTILITY
V	VALVE
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPI	VERTICAL POINT OF INTERSECTION
W	WATER
W/	WITH
W/O	WITHOUT
WB	WESTBOUND
WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER
WPB	WATER PULL BOX
WSP	WELDED STEEL PIPE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
XING	CROSSING
YD	YARDS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
——— – – ———	——— – – ———	PROPERTY BOUNDARY, RIGHT OF WAY
	41+00	STATIONING LINE
	— — — — —	EASEMENT LINE
	——— – – ———	CENTER LINE

* FOR ALL OTHER LEGENDS SEE C3.01, C4.01, C6.01, C7.01

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3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY	GM
CHECKED BY	DZ
PROJECT NO	2023001

DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
10.20.2023	SITE PERMIT/ENTITLEMENT
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS ZUZOLO
No. C076818
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

LEGEND & ABBREVIATIONS

SCALE: AS SHOWN

C0.02

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LEGEND AND ABBREVIATIONS

A. EXISTING ITEMS TO BE REMOVED & DISPOSED OFF SITE INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

ITEM	SYMBOL	DESCRIPTION
A1		PCC PAVING
A2		CURB & GUTTER
A3	PM	PARKING PAY BOX
A4	SN	PARKING POLE / PARKING SIGN
A5		ASPHALT CONCRETE & CONCRETE BASE
A6		UTILITY & ASSOCIATED PIPING
A7		BIKE RACK

B. EXISTING ITEMS TO REMAIN & BE PROTECTED INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

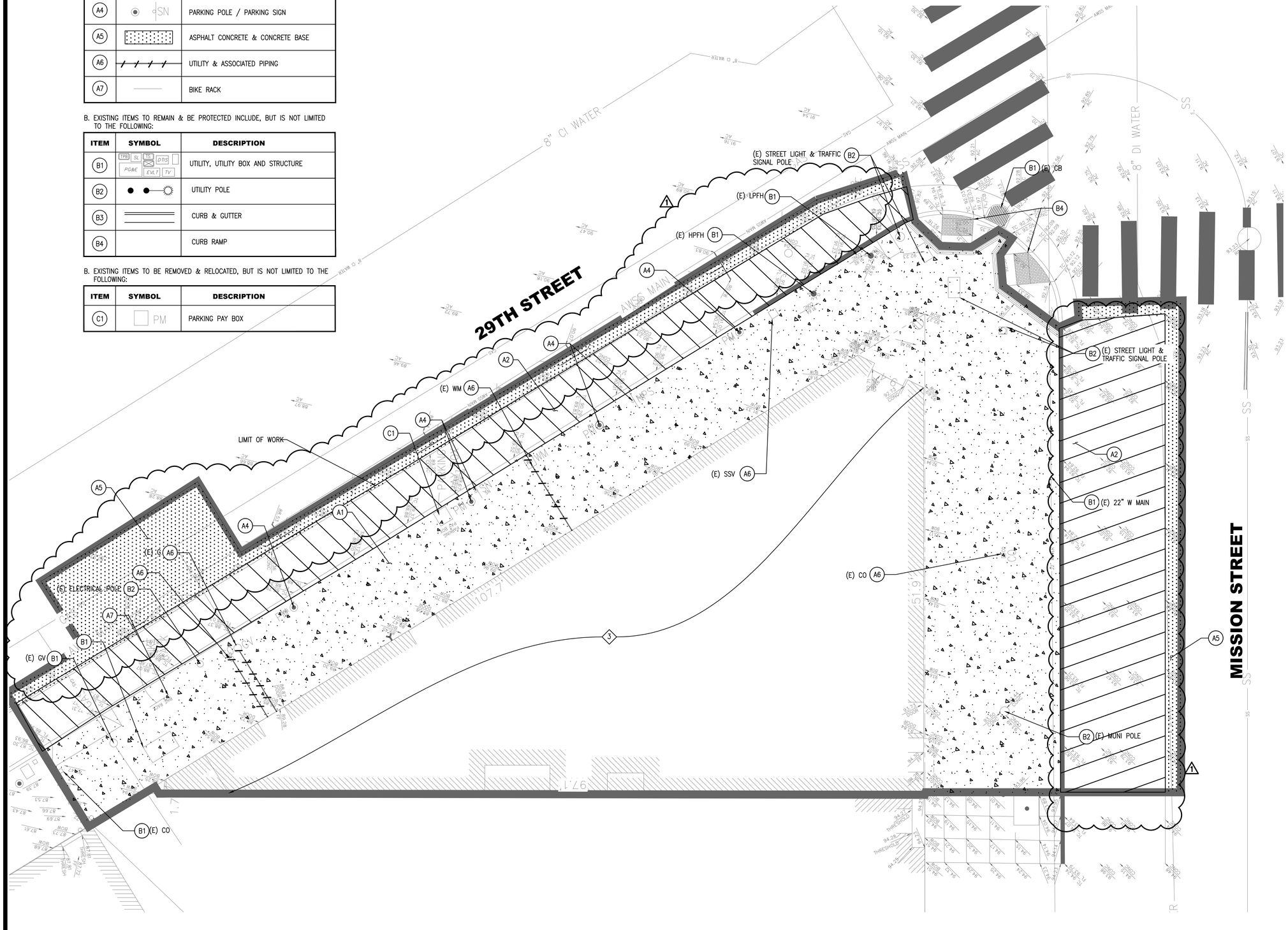
ITEM	SYMBOL	DESCRIPTION
B1	TPB SL TS D/TS PG&E EVLT TV	UTILITY, UTILITY BOX AND STRUCTURE
B2		UTILITY POLE
B3		CURB & GUTTER
B4		CURB RAMP

B. EXISTING ITEMS TO BE REMOVED & RELOCATED, BUT IS NOT LIMITED TO THE FOLLOWING:

ITEM	SYMBOL	DESCRIPTION
C1	PM	PARKING PAY BOX

SHEET NOTES

1. ALL SITE FEATURES ARE TO REMAIN, UNO.
2. ALL UTILITY STRUCTURES (SUCH AS VAULTS, MANHOLES, PULLBOXES, ETC.) ARE TO REMAIN AND SHALL BE ADJUSTED TO THE NEW FINISH GRADE, UNO.
3. FOR BUILDING DEMOLITION, SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS.



5 2.5 0 5 10

SCALE: 1" = 5'

TELAMON ENGINEERING CONSULTANTS, INC.
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SAN FRANCISCO, CA 94107
TEL: 415-837-1336 FAX: 415-837-1354

3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY GM
CHECKED BY DZ
PROJECT NO 2023001

DATE	ISSUE
10.20.2023	SITE PERMIT / ENTITLEMENT
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER DOUGLAS ZUCKERMAN No. C076818 Exp. 12/31/24 CIVIL STATE OF CALIFORNIA

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SITE DEMOLITION PLAN

SCALE: AS SHOWN

C3.01

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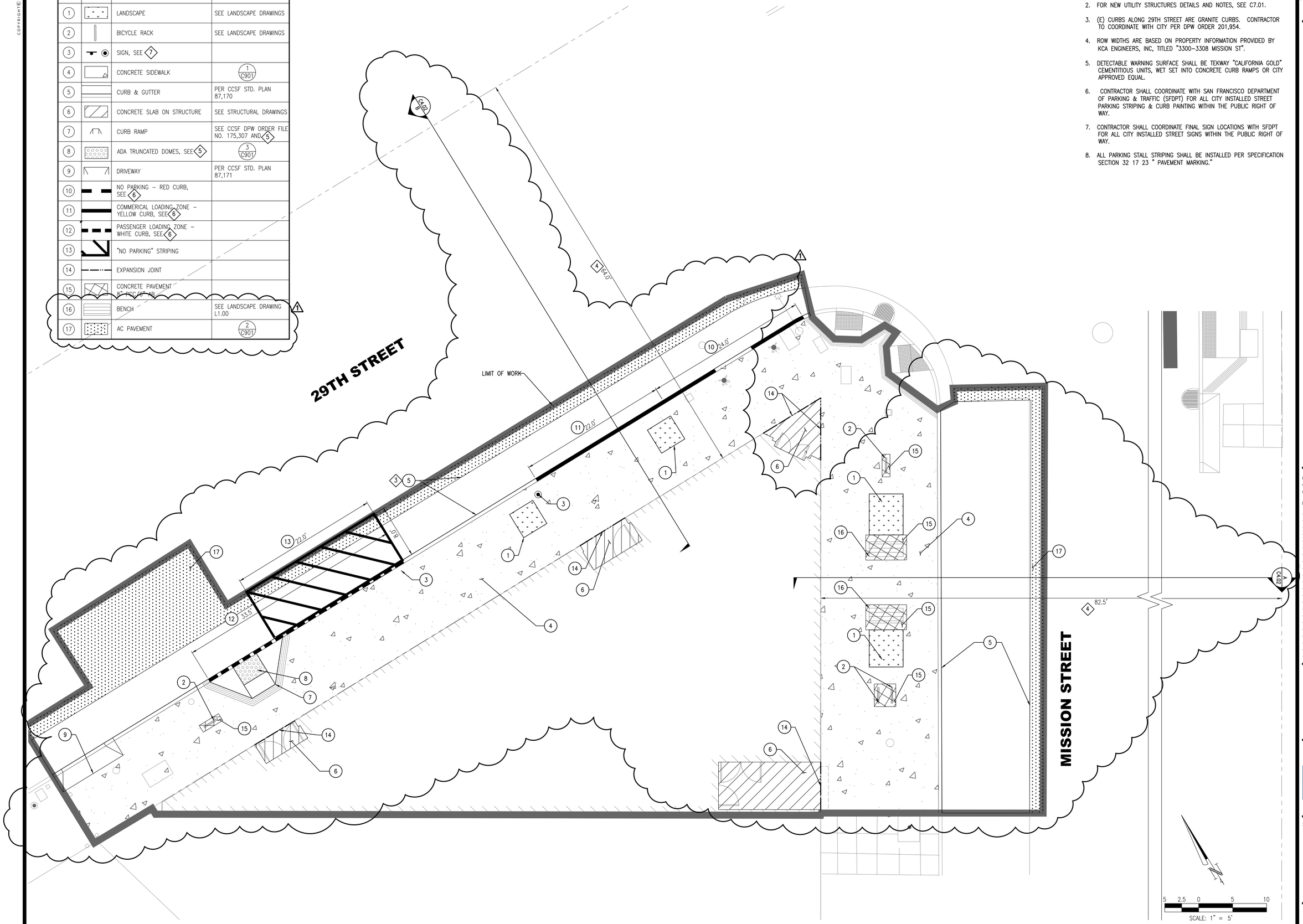
LEGEND AND ABBREVIATIONS

ITEM#	LEGEND	DESCRIPTION	DETAIL
1		LANDSCAPE	SEE LANDSCAPE DRAWINGS
2		BICYCLE RACK	SEE LANDSCAPE DRAWINGS
3		SIGN, SEE 7	
4		CONCRETE SIDEWALK	1 C901
5		CURB & GUTTER	PER CCSF STD. PLAN 87,170
6		CONCRETE SLAB ON STRUCTURE	SEE STRUCTURAL DRAWINGS
7		CURB RAMP	SEE CCSF DPW ORDER FILE NO. 175,307 AND 5
8		ADA TRUNCATED DOMES, SEE 5	3 C901
9		DRIVEWAY	PER CCSF STD. PLAN 87,171
10		NO PARKING – RED CURB, SEE 6	
11		COMMERICAL LOADING ZONE – YELLOW CURB, SEE 6	
12		PASSENGER LOADING ZONE – WHITE CURB, SEE 6	
13		"NO PARKING" STRIPING	
14		EXPANSION JOINT	
15		CONCRETE PAVEMENT 8" PCC/6" AB	
16		BENCH	SEE LANDSCAPE DRAWING L1.00
17		AC PAVEMENT	2 C901



SHEET NOTES

1. FOR ALL LANDSCAPE DETAILS & CONCRETE SCORE PATTERNS, SEE LANDSCAPE DRAWINGS.
2. FOR NEW UTILITY STRUCTURES DETAILS AND NOTES, SEE C7.01.
3. (E) CURBS ALONG 29TH STREET ARE GRANITE CURBS. CONTRACTOR TO COORDINATE WITH CITY PER DPW ORDER 201,954.
4. ROW WIDTHS ARE BASED ON PROPERTY INFORMATION PROVIDED BY KCA ENGINEERS, INC, TITLED "3300–3308 MISSION ST".
5. DETECTABLE WARNING SURFACE SHALL BE TEKWAY "CALIFORNIA GOLD" CEMENTITIOUS UNITS, WET SET INTO CONCRETE CURB RAMPS OR CITY APPROVED EQUAL.
6. CONTRACTOR SHALL COORDINATE WITH SAN FRANCISCO DEPARTMENT OF PARKING & TRAFFIC (SFDPT) FOR ALL CITY INSTALLED STREET PARKING STRIPING & CURB PAINTING WITHIN THE PUBLIC RIGHT OF WAY.
7. CONTRACTOR SHALL COORDINATE FINAL SIGN LOCATIONS WITH SFDPT FOR ALL CITY INSTALLED STREET SIGNS WITHIN THE PUBLIC RIGHT OF WAY.
8. ALL PARKING STALL STRIPING SHALL BE INSTALLED PER SPECIFICATION SECTION 32 17 23 " PAVEMENT MARKING."

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3300 MISSION

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SAN FRANCISCO, CA 94110

DRAWN BY	GM
CHECKED BY	DZ
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DATE	ISSUE
10.13.2023	100% SCHEMATIC DESIGN
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03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER DOUGLAS ZUBIRIA No. C076818 Exp. 12/31/24 CIVIL STATE OF CALIFORNIA

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SITE IMPROVEMENT PLAN

SCALE: AS SHOWN

C4.01

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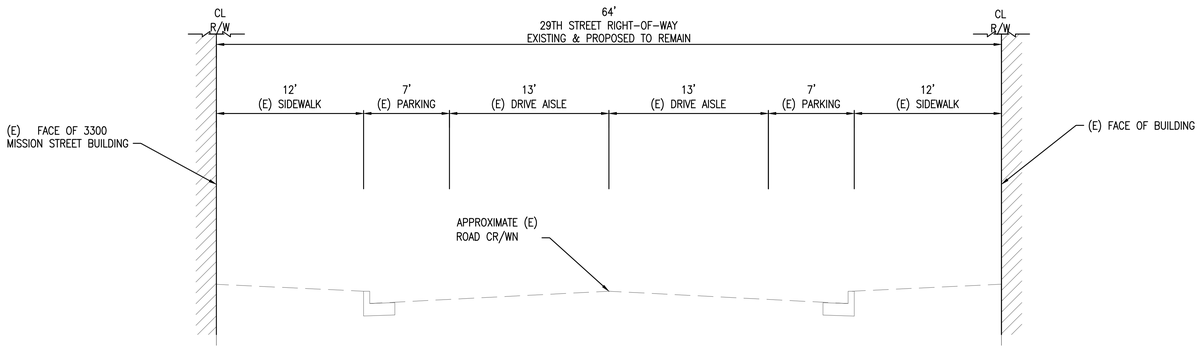
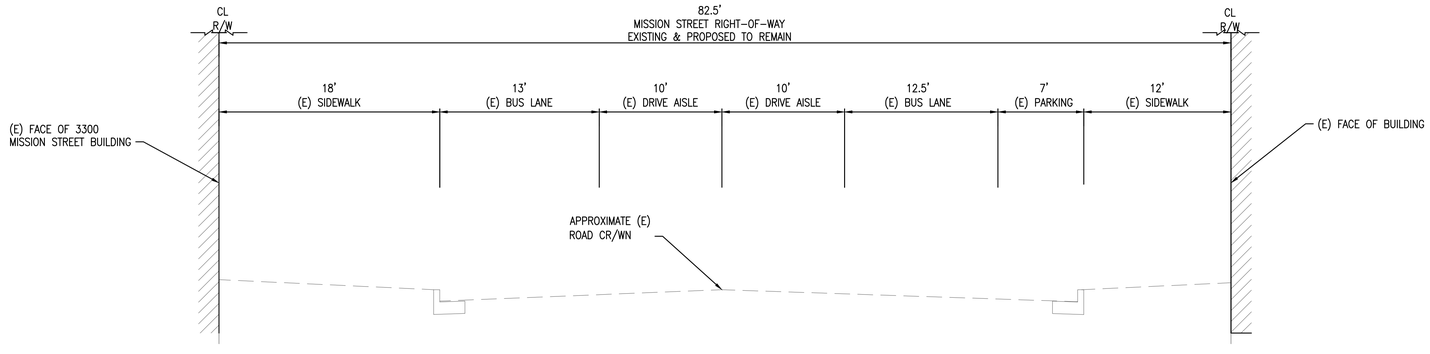
SHEET NOTES

1. FOR ALL NOTES, LEGEND & ABBREVIATIONS, SEE SHEET C4.01.



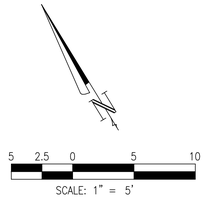
B - SECTION - 29TH STREET

SCALE: 1" = 5'-0"



A - SECTION - MISSION STREET

SCALE: 1" = 5'-0"



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3300 MISSION

3300 MISSION STREET
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DRAWN BY GM
CHECKED BY DZ
PROJECT NO 2023001

DATE	ISSUE
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS ZUCKERMAN
No. C076818
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
San Francisco
07/05/2024

SITE IMPROVEMENT SECTIONS

SCALE: AS SHOWN

1 C4.02

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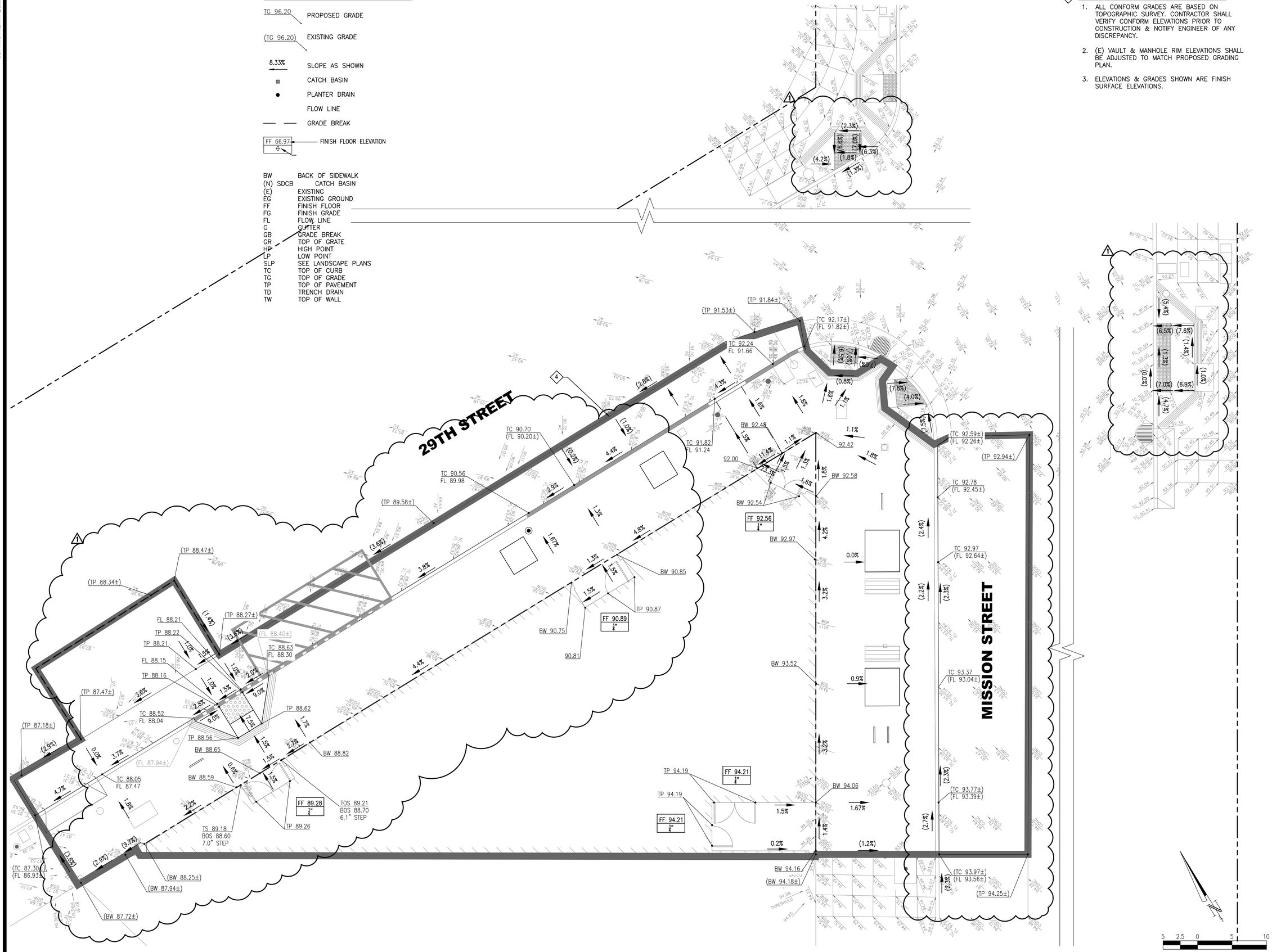
LEGEND AND ABBREVIATIONS

TG 96.20	PROPOSED GRADE
(TG 96.20)	EXISTING GRADE
8.33%	SLOPE AS SHOWN
	CATCH BASIN
	PLANTER DRAIN
	FLOW LINE
	GRADE BREAK
FF 66.97	FINISH FLOOR ELEVATION

BW	BACK OF SIDEWALK
(N) SDCB	CATCH BASIN
(E)	EXISTING
EG	EXISTING GROUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
G	GUTTER
GB	GRADE BREAK
GR	TOP OF GRATE
HP	HIGH POINT
LP	LOW POINT
SLP	SEE LANDSCAPE PLANS
TC	TOP OF CURB
TG	TOP OF GRADE
TP	TOP OF PAVEMENT
TD	TRENCH DRAIN
TW	TOP OF WALL

SHEET NOTES

1. ALL CONFORM GRADES ARE BASED ON TOPOGRAPHIC SURVEY. CONTRACTOR SHALL VERIFY CONFORM ELEVATIONS PRIOR TO CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCY.
2. (E) VAULT & MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH PROPOSED GRADING PLAN.
3. ELEVATIONS & GRADES SHOWN ARE FINISH SURFACE ELEVATIONS.



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REGISTERED PROFESSIONAL ENGINEER
DOUGLAS ZUBIRIA
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CIVIL
STATE OF CALIFORNIA

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FINE GRADING & DRAINAGE PLAN

SCALE: AS SHOWN

C6.01

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SHEET NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT U.S.A. (TEL 800-642-2444) AND AFFECTED UTILITY COMPANY FOR VERIFICATION AT LEAST 48 HOURS PRIOR TO WORK. POTHOLING SHALL BE PERFORMED FOR VERIFICATION OF (E) UTILITIES IN THE PUBLIC RIGHT-OF-WAY BY CONTRACTOR OR UTILITY COMPANY PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHICH ARE TO REMAIN IN USE WHETHER OR NOT SHOWN HERON. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND OWNERS OF PRIVATE UTILITIES WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE FLOW LINE ELEVATION OF THE EXISTING SEWER AND STORM DRAIN AT THE POINT OF CONNECTION AND NOTIFY THE ENGINEER IMMEDIATELY IF PROPOSED WORK CANNOT BE COMPLETED AS DESIGNED.
4. THE CONTRACTOR SHALL COORDINATE THE SEWER, WATER, STORM DRAIN AND DRY UTILITIES CONSTRUCTION IN A MANNER TO PREVENT ANY CONFLICTS WHERE UTILITY LINES CROSS EACH OTHER. THE SEWER, STORM DRAIN, AND WATER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PLANS FOR ALL OTHER UTILITIES OF THIS DEVELOPMENT AND SHALL FAMILIARIZE THEMSELVES THEREIN. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS WITH THIS PLAN PRIOR TO THE START OF CONSTRUCTION. ALL DESIGN REVISIONS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER.
5. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
6. ALL WATER MAINS, SEWER MAINS AND LATERALS AND STORM DRAINS SHALL BE STAKED BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR APPROVED BY THE OWNER, AND SHALL CONFORM TO CITY'S SPECIFICATIONS.
7. ALL EXISTING STRUCTURES, INCLUDING BUT NOT LIMITED TO, STREET TREES, UTILITY VAULTS, UTILITY STRUCTURES, PARKING METERS, UTILITY POLES, SIGNS, & METERS SHALL BE COORDINATED WITH APPLICABLE CITY/UTILITY AGENCIES FOR DEMOLITION OR RELOCATION REQUIREMENTS.
8. WATER:
   a. ALL WATER WORKS SHALL BE IN ACCORDANCE WITH THE LATEST SAN FRANCISCO WATER DEPARTMENT STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT.
   b. ALL WATER LINES, INCLUDING FIRE SERVICE, SHALL BE DUCTILE IRON PIPES ANSI/AWWA STANDARD C104, PRESSURE CLASS 350, THICKNESS CLASS 50. FITTINGS SHALL BE MECHANICAL JOINTS. GASKET SHALL BE FIELD LOK GASKET. FLANGE ADAPTER SHALL BE "EZ-FLANGE" AND "UNIFLANGE."
   c. INSTALL THRUST BLOCKS AS NECESSARY.
   d. DOMESTIC WATER LINES FROM MAIN LINE TIE-IN TO WATER METER, INCLUDING WATER SUPPLY LINE, GATE VALVE, WATER METER BOX AND WATER METER SHALL BE FURNISHED AND CONSTRUCTED BY SAN FRANCISCO WATER DEPARTMENT. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND PAVEMENT RESTORATION FOR SFWD INSTALLED WORK. CONTRACTOR TO CONSTRUCT WATER LINE FROM WATER METER TO 5' OUTSIDE THE BUILDING.
   e. BUILDING FIRE WATER SERVICE FROM MAIN TO 1' BEYOND BACK OF CURB, INCLUDING FIRE WATER SUPPLY LINE AND GATE VALVE SHALL BE FURNISHED AND CONSTRUCTED BY SAN FRANCISCO WATER DEPARTMENT. CONTRACTOR SHALL PROVIDE ALL EXCAVATION, SHORING, BACKFILL AND PAVEMENT RESTORATION FOR SFWD INSTALLED WORK. SFWD WILL INSTALL AN AWWA C110 FLANGE TAPED FITTING FOR CONTRACTOR CONNECTION PER STANDARD DRAWING CDD-LP-203G. CONTRACTOR TO CONSTRUCT FIRE WATER LINE FROM POINT OF CONNECTION TO 5' OUTSIDE BUILDING AFTER SFPUC HAS INSTALLED THEIR PORTION OF LATERAL.
   f. ALL REQUIREMENTS FOR FIRE WATER SERVICE SHALL BE IN ACCORDANCE WITH 2019 NFPA 13 AND 2016 NFPA 24, DESIGNED AND COORDINATED WITH SF FIRE DEPARTMENT. FDC LOCATION IS TO BE COORDINATED WITH BUILDING FIRE SPRINKLER CONTRACTOR, SEE FIRE PROTECTION DRAWINGS.
   g. PRELIMINARY SIZES OF WATER SERVICES, TO BE CONFIRMED:

DOMESTIC:	2.5"
FIRE SPRINKLER:	6"
IRRIGATION	1"

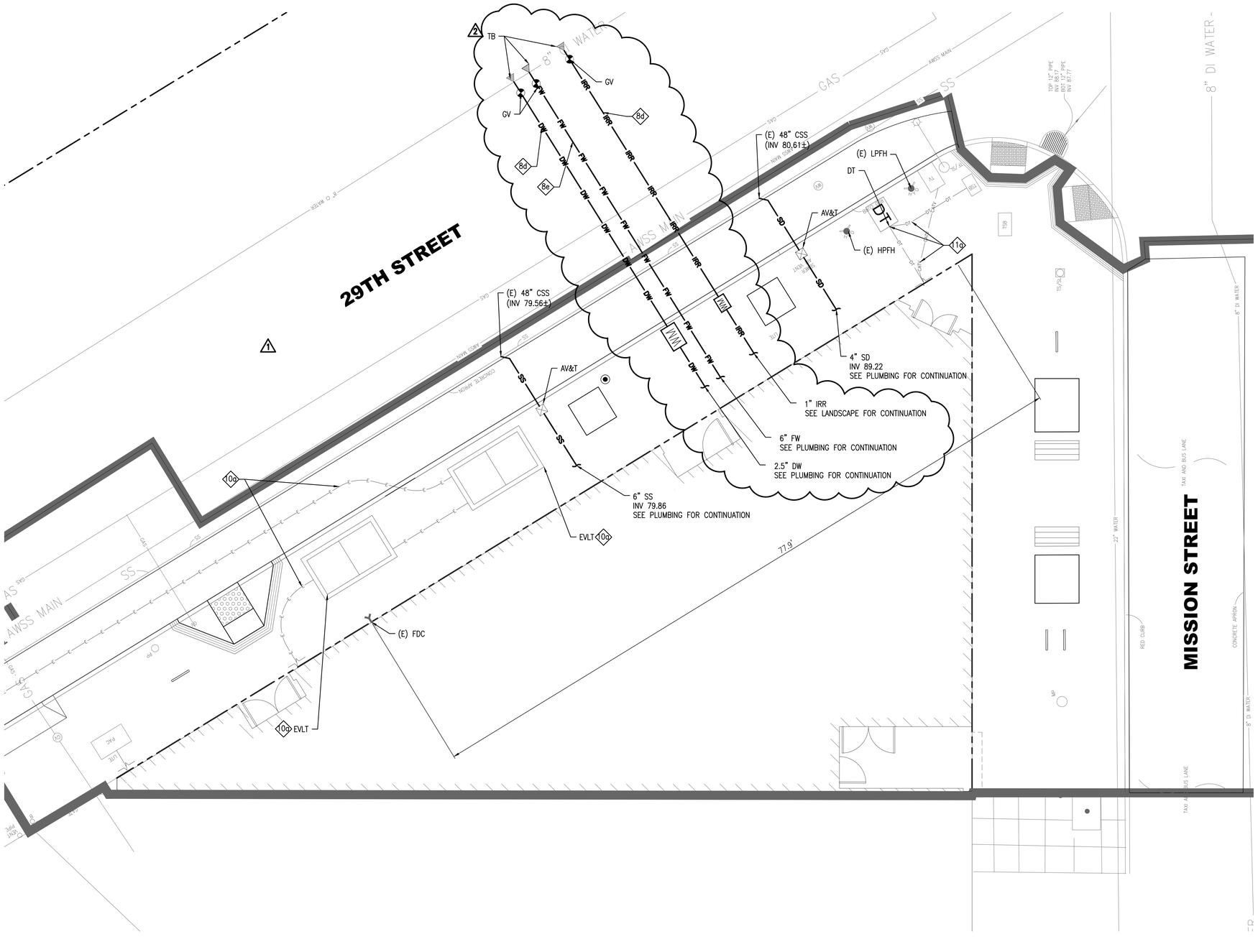
   h. MIN. COVER FOR PIPE INSTALLATION SHALL CONFORM TO NFPA 24 SECTION 10.4:

DW & IRR:	3 FT
FW	5 FT

   i. INSTALL WATER REDUCERS AS NECESSARY TO MEET SIZES SHOWN ON PLUMBING DRAWINGS.
9. STORM DRAINAGE & SANITARY SEWERAGE:
   a. ALL SD AND SS LINES SHALL BE VCP ASTM C-700 EXTRA STRENGTH PIPE UNLESS NOTED OTHERWISE (UNO), AND SLOPE AS SHOWN ON PLAN, UNO. SIZES INDICATED ARE PRELIMINARY AND ARE TO BE CONFIRMED.
   b. INSTALL AIR VENT & TRAP FOR ALL SD AND SS LATERALS AT LOCATION 2' FROM FACE OF CURB.
   c. WHERE INDICATED ALL SD & SS LATERALS SHALL CHANGE SIZE DOWNSTREAM OF AIR VENT & TRAP.
   d. ALL CLEANOUTS & AIR VENTS SHALL HAVE RIM ELEVATION TO GRADE.
   e. CONTRACTOR TO VERIFY IN FIELD INVERT OF (E) COMBINED SEWER MAIN. MANHOLE SHALL BE CONSTRUCTED PER CCSF STD. DETAIL 87,181.
10. ELECTRICAL:
   a. SEE E2.00 SERIES FOR INFORMATION RELATED TO ELECTRICAL REQUIREMENTS.
   b. PG&E TO BRING ELECTRICAL SERVICE TO 1' INSIDE OF NEW ELECTRICAL TRANSFORMER. CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CONDUIT FROM TRANSFORMER TO POINT OF CONNECTION TO MAIN SWITCHBOARD AS SHOWN ON ELECTRICAL DRAWINGS.
   c. CONTRACTOR TO COORDINATE WITH PG&E FOR EXACT TIE-IN LOCATIONS AND REQUIREMENTS. ALL WORK IS SUBJECT TO APPROVAL BY ON-SITE PG&E INSPECTORS.
11. TELEPHONE & DATA COMMUNICATIONS:
   a. SEE LV2.00 FOR INFORMATION RELATED TO TELEPHONE & COMMUNICATION SYSTEM REQUIREMENTS.
   b. CONTRACTOR TO COORDINATE WITH TEL/DATA COMPANIES FOR EXACT TIE-IN LOCATIONS & REQUIREMENTS. ALL WORK IS SUBJECT TO APPROVAL BY ON-SITE TEL/DATA INSPECTORS.
   c. CONTRACTOR TO COORDINATE ANY RELOCATION WORK WITH TEL/DATA COMPANY.

LEGEND AND ABBREVIATIONS

ABBR.	SYMBOL	DESCRIPTION	DETAIL
SS	SS	SANITARY SEWER PIPE	SEE SPECIFICATION 33 30 00
SD	SD	STORM DRAIN PIPE	SEE SPECIFICATION 33 30 00
DW	DW	DOMESTIC WATER PIPE	SEE SPECIFICATION 33 11 00
FW	FW	FIRE WATER PIPE	SEE SPECIFICATION 33 11 00
IRR	IRR	IRRIGATION WATER PIPE	SEE SPECIFICATION 33 11 00
E	E	ELECTRICAL	SEE ELECTRICAL DRAWINGS
DT	DT	TEL/DATA	SEE LOW VOLTAGE DRAWINGS
DT	DT	TEL/DATA	SEE LOW VOLTAGE DRAWINGS
CATV	CATV	COMMUNITY ANTENNA TELEVISION	SEE LOW VOLTAGE DRAWINGS
EVLT		TRANSFORMER VAULT	SEE ELECTRICAL DRAWINGS
AV&T		AIR VENT & TRAP	SEE CCSF STD DWG FILE NO. 87,196
WM	WM	WATER METER	
GV		THRUST BLOCK	
TB		GATE VALVE	
(E) LPFH		EXISTING LOW PRESSURE FIRE HYDRANT	
(E) HPFH		EXISTING HIGH PRESSURE FIRE HYDRANT	
(E) FDC		EXISTING FIRE DEPARTMENT CONNECTION	



5 2.5 0 5 10
SCALE: 1" = 5'

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04.01.2024	SITE PERMIT REV 2

REGISTERED PROFESSIONAL ENGINEER — DOUGLAS ZHANG — No. C076816 — Exp. 12/31/24 — CIVIL — STATE OF CALIFORNIA

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Dept. of Building Insp.
-San Francisco-
07/05/2024

SITE UTILITY PLAN

SCALE: AS SHOWN

C7.01

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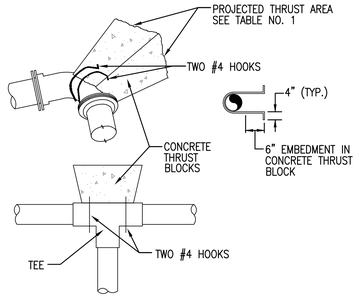


TABLE NO.1

PIPE SIZE	BEARING AREA IN SQUARE FEET OF THRUST BLOCKS *			
IN.	90 DEGREE ELL	45 DEGREE ELL	22 1/2" DEGREE ELL	*DEAD END*
4	1.04	0.56	0.29	0.73
6	2.14	1.16	0.59	1.51
8	3.68	2.00	1.02	2.61
10	5.54	3.00	1.53	3.92

* FOR PIPE LINE PRESSURES OF MAX 100 PSI AND ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF WITH A SAFETY FACTOR OF 1.5

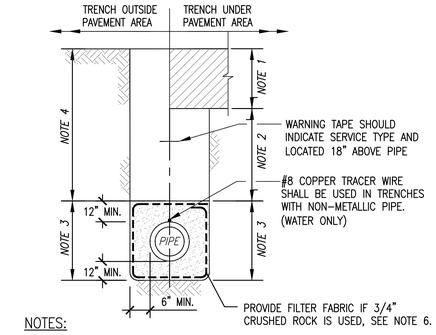
** FOR ALL OTHER CONDITIONS, NOTIFY ENGINEER

NOTES:

1. THE SIDES (ONLY) OF ALL THRUST BLOCKS SHALL BE ACCURATELY FORMED WITH WOOD AND FIRMLY BRACED. THRUST AREA AND BOTTOM OF BLOCK SHALL BE POURED AGAINST UNDISTURBED EARTH. JOINTS, BOLTS AND PIPE SHALL BE KEPT FREE OF CONCRETE.
2. A LAYER OF 10 MIL PLASTIC SHALL BE WRAPPED AROUND THE PIPES AND FITTINGS IN THRUST BLOCK AREA.
3. ALL HOOKS TO BE SNUG AGAINST WALL OF PIPE.
4. CONCRETE THRUST BLOCKS SHALL BE 3000 PSI AT 28 DAYS.
5. ALL FITTINGS TO BE SEPARATED FROM JOINTS BY A 3'-6" LENGTH OF PIPE.

9 - THRUST BLOCK

NTS



NOTES:

1. STRUCTURAL SECTION, (AC OR PCC OVER CLASS II AB) OR FOR EXISTING PAVEMENT, REPLACE IN KIND.
2. STRUCTURE BACKFILL MATERIAL (95% RELATIVE COMPACTION). MATERIAL AS SPECIFIED IN GEOTECH REPORT:
3. SAND BACKFILL (90% RELATIVE COMPACTION). MATERIAL FREE FROM ORGANIC MATTER AND CLAY AND SIEVE GRADATION BY WEIGHT AS FOLLOWS:

SIEVE SIZE	% PASSING SIEVE
No 4	>90
No 200	<12

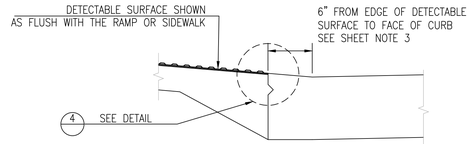
4. BACKFILL MATERIAL (95%) RELATIVE COMPACTION). MATERIAL FROM EXCAVATION, FREE FROM STONES OR LUMPS EXCEEDING 3 INCHES GREATEST DIMENSION, VEGETABLES MATTER, OR OTHER UNSATISFACTORY MATERIAL. FOR DEPTH OF PIPE, SEE SITE UTILITY NOTES ON C701.
5. ADDITIONAL EXCAVATION IS REQUIRED AT BELL END TO MAINTAIN 12" DEPTH OF SAND BELOW PIPE BELL.
6. FOR AREAS WHERE 3/4" CRUSHED ROCK IS USED IT SHALL BE ENTIRELY COVERED BY FILTER FABRIC (MIRAFI 140 NC OR EQUIVALENT).

6 - WET UTILITY TRENCH (SD, SS, WATER)

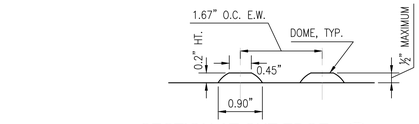
NTS

SHEET NOTES

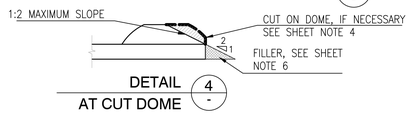
1. SEE PUBLIC WORKS ORDER NO. 185,854 FOR ALL GENERAL NOTES AND DETAILS THAT APPLY TO THIS DRAWING.
2. THE DETECTABLE SURFACE DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF THE RAMP. WHEN MULTIPLE TILES REGARDLESS OF SIZE ARE USED, THEN THE DETECTABLE SURFACE DOMES SHALL BE ALIGNED BETWEEN THE TILES AND THROUGHOUT THE ENTIRE DETECTABLE SURFACE INSTALLATION.
3. DETECTABLE SURFACES ON CURB RAMPS OR CONCRETE SIDEWALKS SHALL HAVE A MINIMUM LENGTH OF 36" AS SHOWN ON PLAN, UNLESS THE SLOPE OF THE RAMP IS LESS THAN OR EQUAL TO 6.67% (1:15) THAN THE DETECTABLE SURFACE SHALL BE INSTALLED ON THE ENTIRE RAMP.
4. WHEN A DETECTABLE SURFACE DOME IS CUT, THE REMAINING DOME SHALL BE BEVELED TO A MAXIMUM SLOPE OF 1:2. COLOR MATCH CUT OR GROUND SURFACES WITH COATING IN ACCORDANCE WITH DETECTABLE WARNING MANUFACTURER.
5. THE DETECTABLE SURFACE SHALL BE "TEKWAY CALIFORNIA GOLD" OR FEDERALLY APPROVED CONTRASTING COLOR CEMENTITIOUS UNITS INSTALLED PER DPW ORDER NO. 185,854 AND WET-SET INTO CONCRETE. DETECTABLE SURFACE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE COLOR OF THE DETECTABLE SURFACE SHALL CONFORM TO FEDERAL STANDARD 595B TABLE IV, COLOR #33538.
6. WHEN THE DETECTABLE SURFACE EDGE IS CUT AND THE RESULTING EDGE IS NOT FLUSH WITH THE SURFACE OF THE CURB RAMP, THE EDGE SHALL BE BEVELED OR CONFORMED WITH A FILLER AT 1:2 MAXIMUM SLOPE.



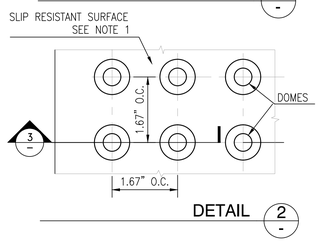
SECTION 1 -



SECTION AT CUT EDGE 3 -



DETAIL AT CUT DOME 4 -



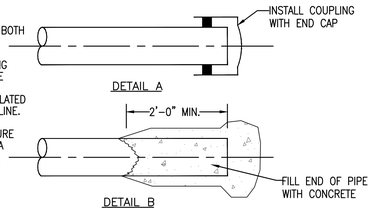
DETAIL 2 -

3 - TRUNCATED DOMES

SCALE: N.T.S.

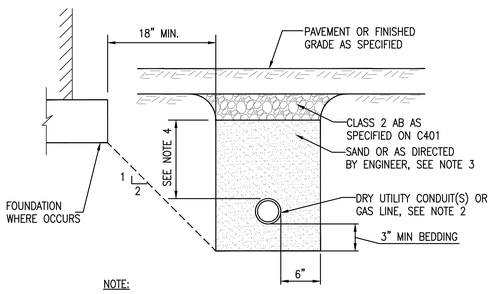
NOTES:

1. FOR PIPE ABANDONMENT, BOTH DETAIL A AND B ARE NOT DESIGNED TO WITHSTAND WATER PRESSURE. EXISTING WATER LINES AND SERVICE CONNECTIONS TO BE ABANDONED MUST BE ISOLATED FROM ANY ACTIVE WATER LINE.
2. CAPPING DESIGNED TO WITHSTAND WATER PRESSURE SHALL USE ONLY DETAIL A AND MUST INCLUDE A CORRECTLY SIZED THRUST BLOCK BEHIND THE CAP.



8 - PIPE CAPPING/ABANDONMENT

SCALE: N.T.S.

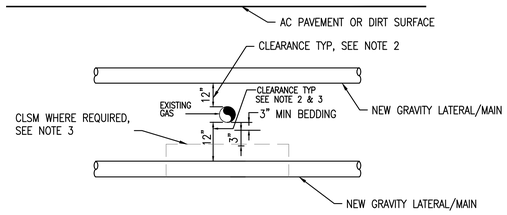


NOTE:

1. ALL PG&E GAS LINES AND ELECTRICAL CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST PG&E "GREENBOOK".
2. REFER TO PG&E GREENBOOK UTILITY BULLETIN TD5453-002 SEPARATION, COVER AND CLEARANCE FOR ALL UNDERGROUND JOINT SERVICE TRENCHES.
3. BACKFILL SHALL BE APPROVED PG&E SAND IN ACCORDANCE WITH PG&E GREENBOOK GAS GUIDANCE DOCUMENT ANALYSIS DOCUMENT EMS-4123, REV 1 OR IN ACCORDANCE WITH TD5453-002 NOTES 11-13.
4. PROVIDE 24" MINIMUM COVER IN PEDESTRIAN & LANDSCAPE AREAS. UNDER STREETS & WITHIN TRAFFIC-RATED AREAS PROVIDE 36" MINIMUM COVER.

7 - DRY UTILITY TRENCH

SCALE: N.T.S.

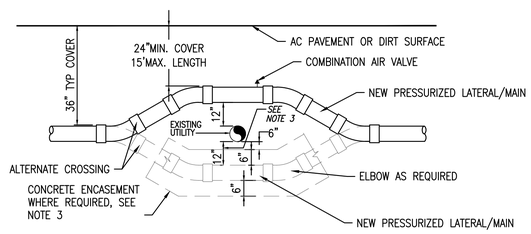


NOTES:

1. CONTRACTOR SHALL POTHOLE FOR UTILITIES IN ADVANCE TO IDENTIFY ALL (E) UTILITY CROSSINGS AT PROPOSED UTILITIES.
2. 12" CLEARANCE TO BE FILLED WITH COMPACTED APPROVED BEDDING MATERIAL.
3. IF 12" CLEARANCE BELOW (E) UTILITY LINE CANNOT BE ACHIEVED CONTRACTOR SHALL PROVIDE MINIMUM 6" CLEARANCE AND REPLACE BACKFILL WITH 3" CONTROLLED LOW-DENSITY STRENGTH MATERIAL ABOVE PROPOSED PIPE AND 3" COMPACTED APPROVED BEDDING MATERIAL UNDERNEATH (E) UTILITY LINE.

5 - GRAVITY UTILITY CROSSING (OVER/UNDER)

NTS

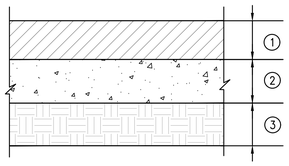


NOTES:

1. CONTRACTOR SHALL POTHOLE FOR (E) UTILITIES IN ADVANCE AND HAS THE OPTION OF GRADUALLY SLOPING WATER LINE AS OPPOSED TO USING BEND FITTINGS.
2. 12" CLEARANCE TO BE FILLED WITH COMPACTED SAND BEDDING MATERIAL.
3. WHEN CROSSING UNDER SEWER MAINS, WATER LINE MUST BE ENCASED IN CONCRETE FOR A LENGTH OF 20 FEET – 10' ON EACH SIDE.

4 - PRESSURIZED UTILITY CROSSING (OVER/UNDER)

NTS



LEGEND

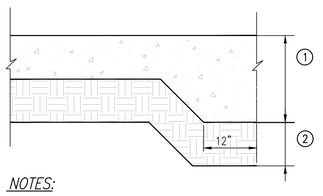
1. 2" ASPHALT CONCRETE PAVEMENT
2. 8" PCC BASE
3. TOP 6" SUBGRADE TO BE COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION

NOTES:

1. SEE CCSF STANDARD DRAWING FILE #87,174 AND SPECIFICATION SECTION 321313 AND 321216

2 - AC PAVEMENT

SCALE: N.T.S.



NOTES:

1. 3 1/2" PORTLAND CONCRETE CEMENT
2. TOP 6" SUBGRADE TO BE COMPACTED TO A MIN. OF 95% RELATIVE COMPACTION

1 - CONCRETE SIDEWALK (IN PUBLIC ROW)

SCALE: N.T.S.

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DRAWN BY	GM
CHECKED BY	DZ
PROJECT NO	2023001

DATE	ISSUE
01.29.2024	50% DESIGN DEVELOPMENT
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS ZEISER
No. C076818
Exp. 12/31/24
CIVIL
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
San Francisco
07/05/2024

DETAILS

SCALE: AS SHOWN

C9.01

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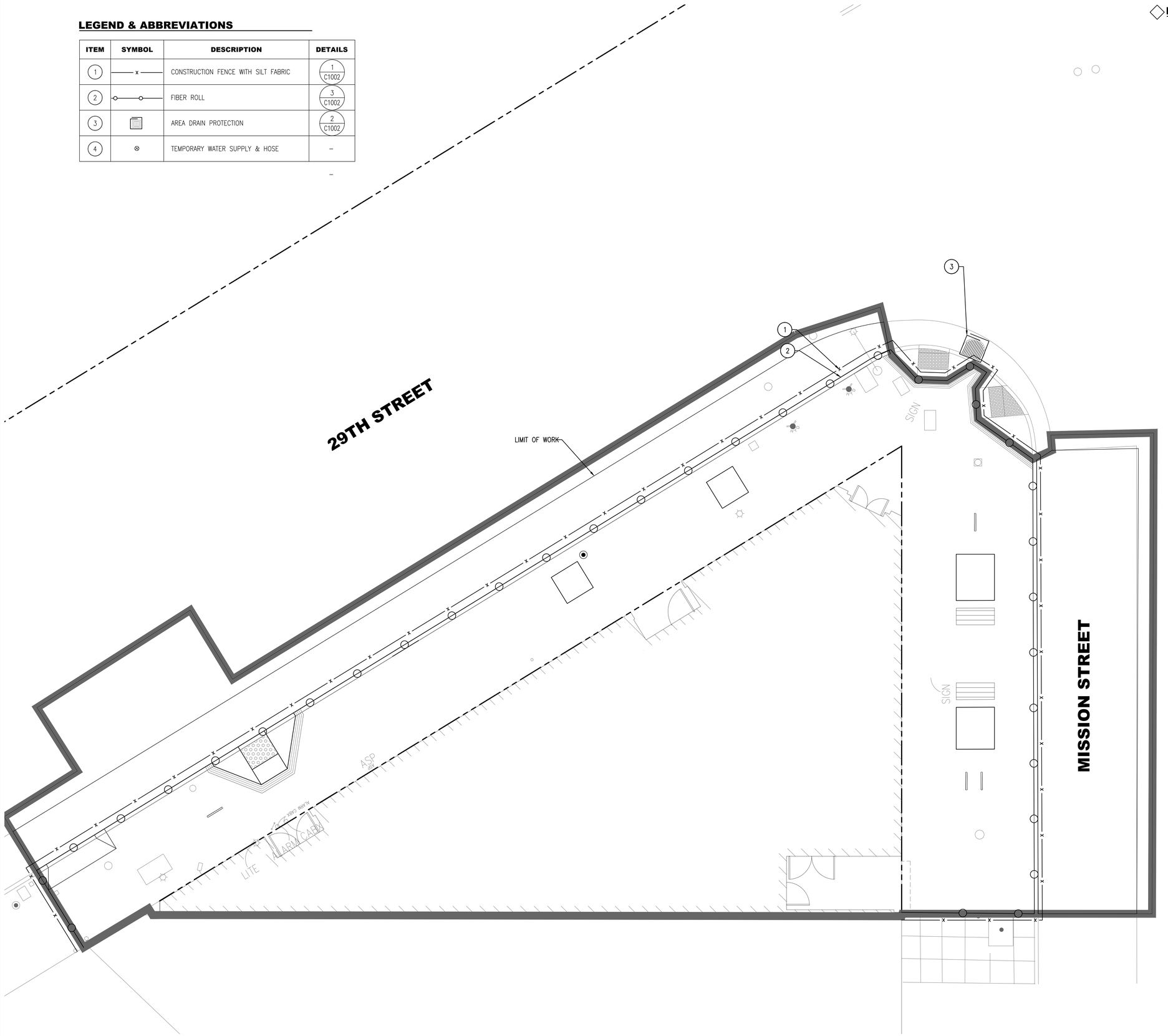
LEGEND & ABBREVIATIONS

ITEM	SYMBOL	DESCRIPTION	DETAILS
1	x	CONSTRUCTION FENCE WITH SILT FABRIC	1 / C1002
2		FIBER ROLL	3 / C1002
3		AREA DRAIN PROTECTION	2 / C1002
4	⊗	TEMPORARY WATER SUPPLY & HOSE	–



EROSION CONTROL SHEET NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE AND MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH STATE AND LOCAL SOIL EROSION CONTROL LAWS AND MEASURES. CONTRACTOR SHALL SUBMIT AN EROSION SEDIMENT CONTROL PLAN & A CONSTRUCTION SITE RUN-OFF CONTROL APPLICATION TO THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION.
2. THIS PLAN IS INTENDED TO BE USED FOR EROSION AND SEDIMENT CONTROL DURING SITE CONSTRUCTION, INCLUDING DEMOLITION, EARTHWORK OPERATION AND SITE IMPROVEMENTS. ALL SLOPES SHALL BE PROTECTED IMMEDIATELY FOLLOWING EARTHWORK GRADING.
3. ADJUSTMENTS SHALL BE MADE TO THIS PLAN AS NECESSARY TO WORK WITH THE CONSTRUCTION PHASING OF THE PROJECT. CONTRACTOR SHALL COORDINATE WORK WITH NECESSARY CONSTRUCTION STAGING AND CONSTRUCTION ACTIVITES.
4. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE BY THE CONTRACTOR TO THIS PLAN. NOTIFY AND SUBMIT PLAN OF ANY FIELD CHANGES TO THE CITY FOR APPROVAL.
5. CONTRACTOR SHALL MONITOR AND REPORT ON EROSION AND SEDIMENT CONTROL MEASURES. CONTRACTOR TO IMPLEMENT FINDINGS ON REPORT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING AND AFTER STORM EVENTS.
7. CONTRACTOR SHALL CARRY OUT CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED.
   - EXERCISE REASONABLE CARE WHEN HAULING ANY CONSTRUCTION DEBRIS OVER ANY PUBLIC ROADWAY. SHOULD ANY BLOW, SPILL OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REMEDY THE SITUATION BY USING PROPER CLEANING PROCEDURES.
   - CONTRACTOR SHALL KEEP ALL PAVED AREAS CLEAR OF EARTH, MATERIAL AND DEBRIS.
   - MAINTAIN AN INSPECTION SCHEDULE FOR THE IMPLEMENTED SEDIMENT AND EROSION BMP MEASURES AT LEAST ONCE A WEEK AND/OR 24 HOURS BEFORE AND AFTER A FORECASTED RAIN EVENT.
8. CONTRACTOR SHALL PREPARE AND MAINTAIN THE FACES OF CUT AND FILL SLOPES TO CONTROL EROSION.
9. CONTRACTOR SHALL MAINTAIN SANITARY FACILITIES ON SITE.
10. ALL EROSION CONTROL WORKS SHALL BE IN ACCORDANCE TO THIS PLAN AND THE SFPUC CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) HANDBOOK FOR CONSTRUCTION AND RECOMMENDATIONS.
11. BASIC EROSION CONTROL MEASURE SHALL INCLUDE, BUT NOT LIMITED TO:
    - WATERING FOR DUST CONTROL
    - INSTALLATION OF PERIMETER SILT FENCE AND STORM WATTLE
    - SEDIMENT PROTECTION AT STORM DRAIN INLETS
    - GRAVEL CONSTRUCTION DRIVEWAY
    - EROSION CONTROL BLANKET
12. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS, AND IN ACCORDANCE WITH SFPUC BMP HANDBOOK SECTION 3.
13. INSTALL CONSTRUCTION FENCE WITH SILT FENCE AROUND CONSTRUCTION AREA AT LOCATIONS SHOWN HEREON AND IN ACCORDANCE WITH SFPUC BMP HANDBOOK SECTION 4.14.
14. CONTRACTOR SHALL INSTALL AND MAINTAIN INLET PROTECTION AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
    - STAGGERED TYPE SAND BAGS SHALL BE PLACED AROUND NEW AND EXISTING DRAIN INLETS. SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH MINIMUM AT LOCATIONS SHOWN HEREON AND IN ACCORDANCE WITH SFPUC BMP HANDBOOK SECTION 4.12.
    - CONTRACTOR SHALL REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATION REACHES ONE-THIRD OF THE BARRIER HEIGHT.
    - CONTRACTOR SHALL RESHAPE OR REPLACE SAND BAGS AS NEEDED.
    - INSTALL PRE-FABRICATED DRAIN PROTECTION INSERTS OVER DRAIN INLETS OR IN ACCORDANCE WITH SFPUC BMP HANDBOOK SECTION 4.12.
15. CONTRACTOR SHALL INSTALL STABILIZED CONSTRUCTION ENTRANCES PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT EACH VEHICLE ACCESS POINT IN ACCORDANCE WITH SFPUC BMP HANDBOOK SECTION 3.
16. CONTRACTOR SHALL FOLLOW THE "NS" FACT SHEET BMPs FOR ALL APPLICABLE, ON-SITE NON-STORMWATER MANAGEMENT CONSTRUCTION ACTIVITIES.
17. CONTRACTOR SHALL FOLLOW THE "WM" FACT SHEET BMPs FOR ALL APPLICABLE ON-SITE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL CONSTRUCTION ACTIVITIES.
18. ALL DAMAGE TO BMPs CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORK DAY.
19. CONTRACTOR'S OPTION TO ADJUST GRATE ELEVATION FOR EXISTING CATCH BASIN FOR STORM DRAINAGE USE DURING ROUGH GRADING.
20. IF CONTRACTOR STOCKPILE ON SITE, PROTECT STOCKPILE IN ACCORDANCE WITH SFPUC BMP HANDBOOK SECTION 5.
21. CONTRACTOR TO ADJUST LIMIT AS CONSTRUCTION PROGRESSES.

5 2.5 0 5 10
SCALE: 1" = 5'

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CHECKED BY DZ
PROJECT NO 2023001

DATE	ISSUE
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT RESUB 1

REGISTERED PROFESSIONAL ENGINEER
DANIEL ZAVALA
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APPROVED
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-San Francisco-
07/05/2024

EROSION CONTROL PLAN

SCALE: AS SHOWN

C10.01

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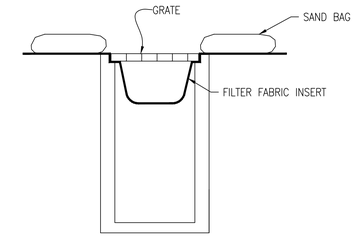
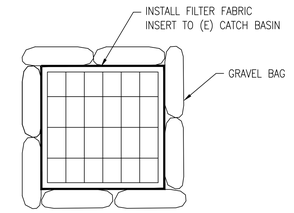
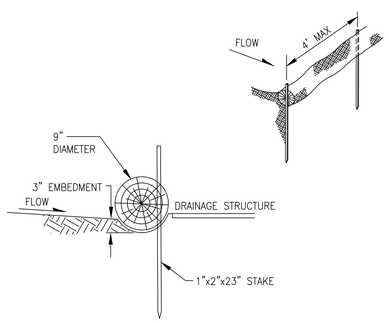


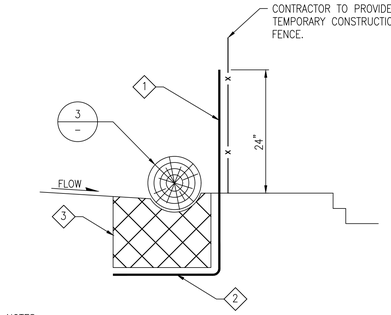


PLAN

2 AREA DRAIN PROTECTION
SCALE: N.T.S

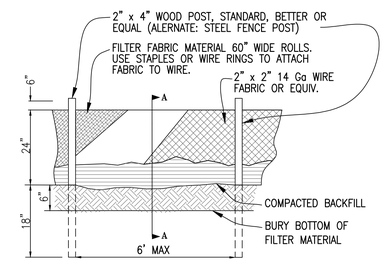


3 FIBER ROLL
SCALE: N.T.S



NOTES:
1. FILTER FABRIC MATERIAL. USE WIRE RINGS TO ATTACH FABRIC TO FENCE.
2. BURY BOTTOM OF FILTER FABRIC MATERIAL UNDER 6"X6" TRENCH.
3. PROVIDE 6"X6" TRENCH

SECTION A – A



1 SILT FABRIC
SCALE: N.T.S.

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03.19.2024	SITE PERMIT RESUB 1

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San Francisco
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EROSION CONTROL DETAILS

SCALE: AS SHOWN

C10.02

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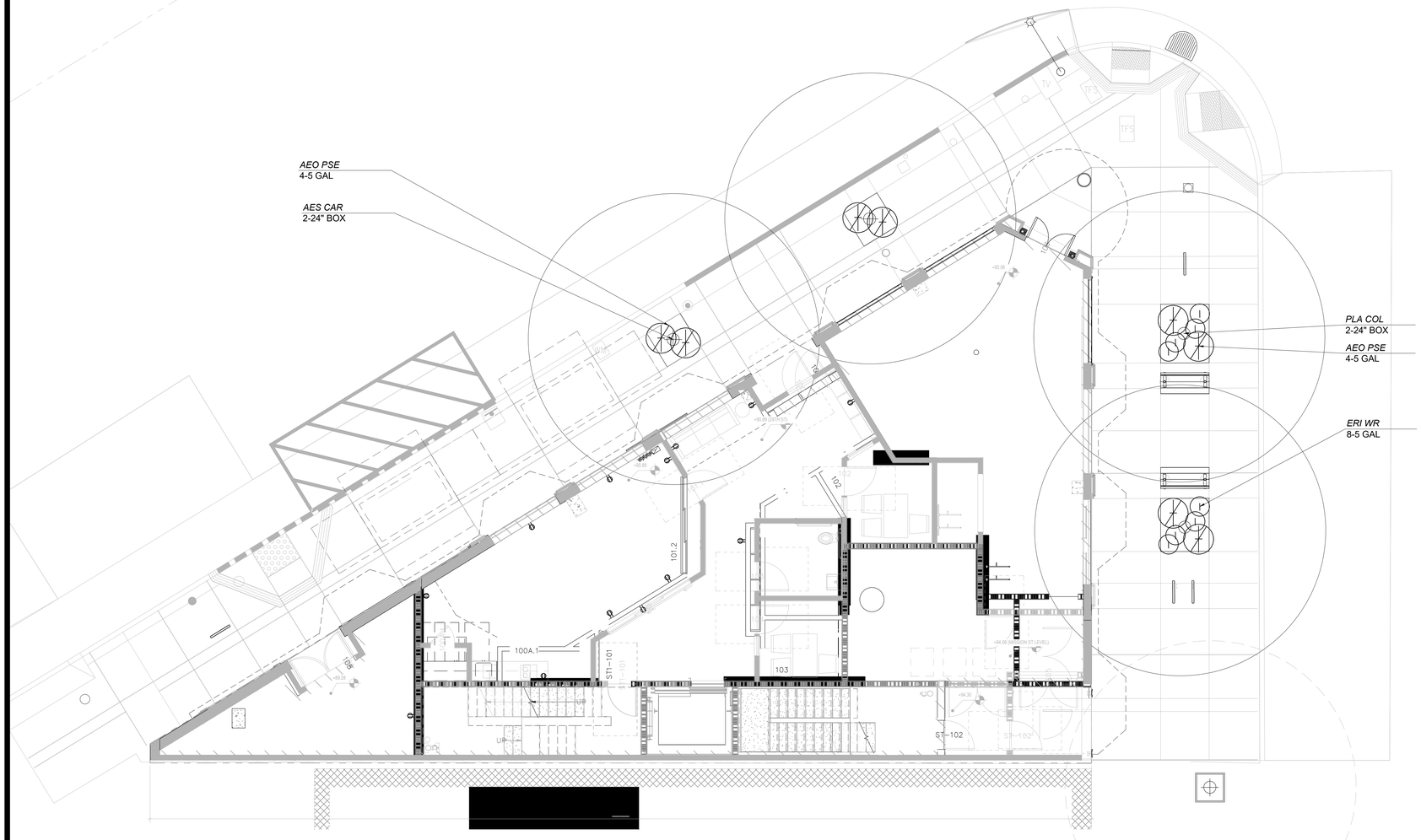
PLANT SCHEDULE

TREE SPECIES

KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
⊙	PLA COL	24" BOX	*PLATANUS X ACERIFOLIA 'COLUMBIA'*	COLUMBIA LONDON PLANE TREE	MODERATE	STREETS
⊙	AES CAR	24" BOX	*AESCULUS X 'CARNEA'*	RED HORSECHESTNUT	MODERATE	STREETS

SHRUB AND GROUNDCOVER SPECIES

KEY		SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
⊘	AEO PSE	5 GAL.	*AEONIUM 'PSEUDOTABULIFORME'*	GREEN PLATTER AEONIUM	LOW	LEVEL 1 TREE WELL
⊖	ERI WR	5 GAL.	*ERIGERON GLAUCUS 'WAYNE RODERICK'*	WAYNE RODERICK DAISY	LOW	LEVEL 1 TREE WELL



STREETSCAPE PLANTING & MATERIALS PLAN

SCALE: $\frac{3}{16}$"=1'-0"

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DRAWN BY AWA
CHECKED BY AW/DB
PROJECT NO 2023001

DATE	ISSUE
2023.10.13	100% SCHEMATIC DESIGN/SITE DEV PERMIT
10.20.2023	SITE PERMIT / ENTITLEMENT
01.22.2024	SITE PERMIT / ENTITLEMENT
03.19.2024	SITE PERMIT / RESUB 1

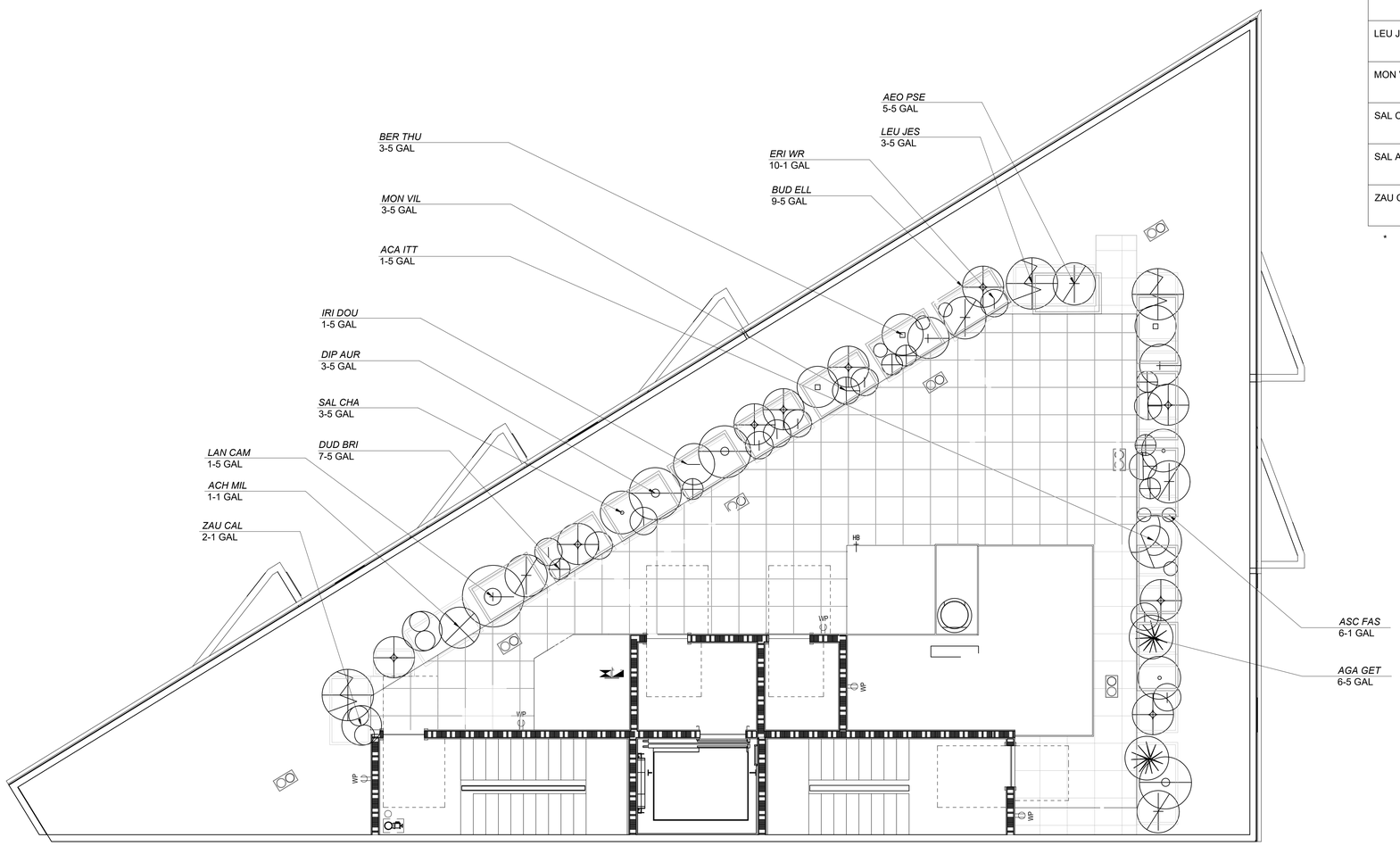
ADRIENNE WILLIAMS
No. 5181
REN. 1/30/25
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
San Francisco
07/05/2024

STREETSCAPE PLANTING & MATERIALS PLAN

SCALE: $\frac{3}{16}$"=1'–0"

L1.01



ROOFTOP PLANTING PLAN

SCALE: 1/4"=1'-0"

PLANT SCHEDULE

SHRUB AND GROUNDCOVER SPECIES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	LOCATION
ACA ITT	5 GAL.	*ACACIA COGNATA 'COUSIN ITT'*	LITTLE WATER WATTLE	LOW	LEVEL 2 PLANTER
ACH MIL	1 GAL.	*ACHILLEA 'SALMON BEAUTY'*	SALMON YARROW*	LOW	LEVEL 2 PLANTER
AEO PSE	5 GAL.	*AEONIUM 'PSEUDOTABULIFORME'*	GREEN PLATTER AEONIUM	LOW	LEVEL 2 PLANTER
AES GET	1 GAL.	*AESCLEPIAS FASCICULARIS*	NARROW LEAFED MILKWEED*	LOW	LEVEL 2 PLANTER
AGA GET	5 GAL.	*AGAPANTHUS PRAECOX 'GETTY WHITE'*	GETTY WHITE AGAPANTHUS	LOW	LEVEL 2 PLANTER
BER PIN	5 GAL.	*BERBERIS THUNBERGIA*	CALIFORNIA BEARBERRY	LOW	LEVEL 2 PLANTER
BUD ELL	5 GAL.	*BUDDLEIA DAVIDII* 'ELLEN'S BLUE'	ELLEN'S BLUE BUTTERFLY BUSH*	MEDIUM	LEVEL 2 PLANTER
DIP AUR	5 GAL.	*DIPLACUS AURANTIACUS*	STICKY MONKEY FLOWER*	LOW	LEVEL 2 PLANTER
DUD BRI	5 GAL.	*DUDLEYA BRITTONII 'GIANT CHALK'*	GIANT CHALK DUDLEYA*	LOW	LEVEL 2 PLANTER
ERI WR	1 GAL.	*ERIGERON GLAUCUS 'WAYNE RODERICK'*	WAYNE RODERICK DAISY*	LOW	LEVEL 2 PLANTER
IRI DOU	5 GAL.	*IRIS DOUGLASIANA*	PACIFIC COAST IRIS	LOW	LEVEL 2 PLANTER
LAN CAM	5 GAL.	*LANTANA CAMARA 'BANDANA PINK'*	PINK LANTANA*	LOW	LEVEL 2 PLANTER
LEU JES	5 GAL.	*LEUCADENDRON 'JESTER'*	JESTER CONEBUSH	LOW	LEVEL 2 PLANTER
MON VIL	5 GAL.	*MONARDELLA VILLOSA 'RUSSIAN RIVER'*	RUSSIAN RIVER COYOTE MINT*	LOW	LEVEL 2 PLANTER
SAL CHA	5 GAL.	*SALVIA CHAMAEDRYOIDES*	GERMANDER SAGE*	LOW	LEVEL 2 PLANTER
SAL ARG	5 GAL.	*SALVIA ARGENTEA*	SILVER SAGE*	LOW	LEVEL 2 PLANTER
ZAU CAL	1 GAL.	*ZAUCHENERIA CALIFORNICA*	CALIFORNIA FUCHSIA*	LOW	LEVEL 2 PLANTER

* PLANT ATTRACTS BUTTERFLIES, BEES AND HUMMINGBIRDS

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DRAWN BY AW/DB
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PROJECT NO 2023001

DATE	ISSUE
2023.10.13	100% SCHEMATIC DESIGN/SITE DEV PERMIT
10.20.2023	SITE PERMIT / ENTITLEMENT
01.22.2024	SITE PERMIT / ENTITLEMENT
01.29.2024	50 DD
02.29.2024	100% DESIGN DEVELOPMENT
03.19.2024	SITE PERMIT / RESUB 1

REN. 1/31/25

[redacted]

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07/05/2024

KEY PLAN

ROOFTOP PLANTING PLAN

SCALE: 1/4" = 1'-0"

L2.01

6/22/2023
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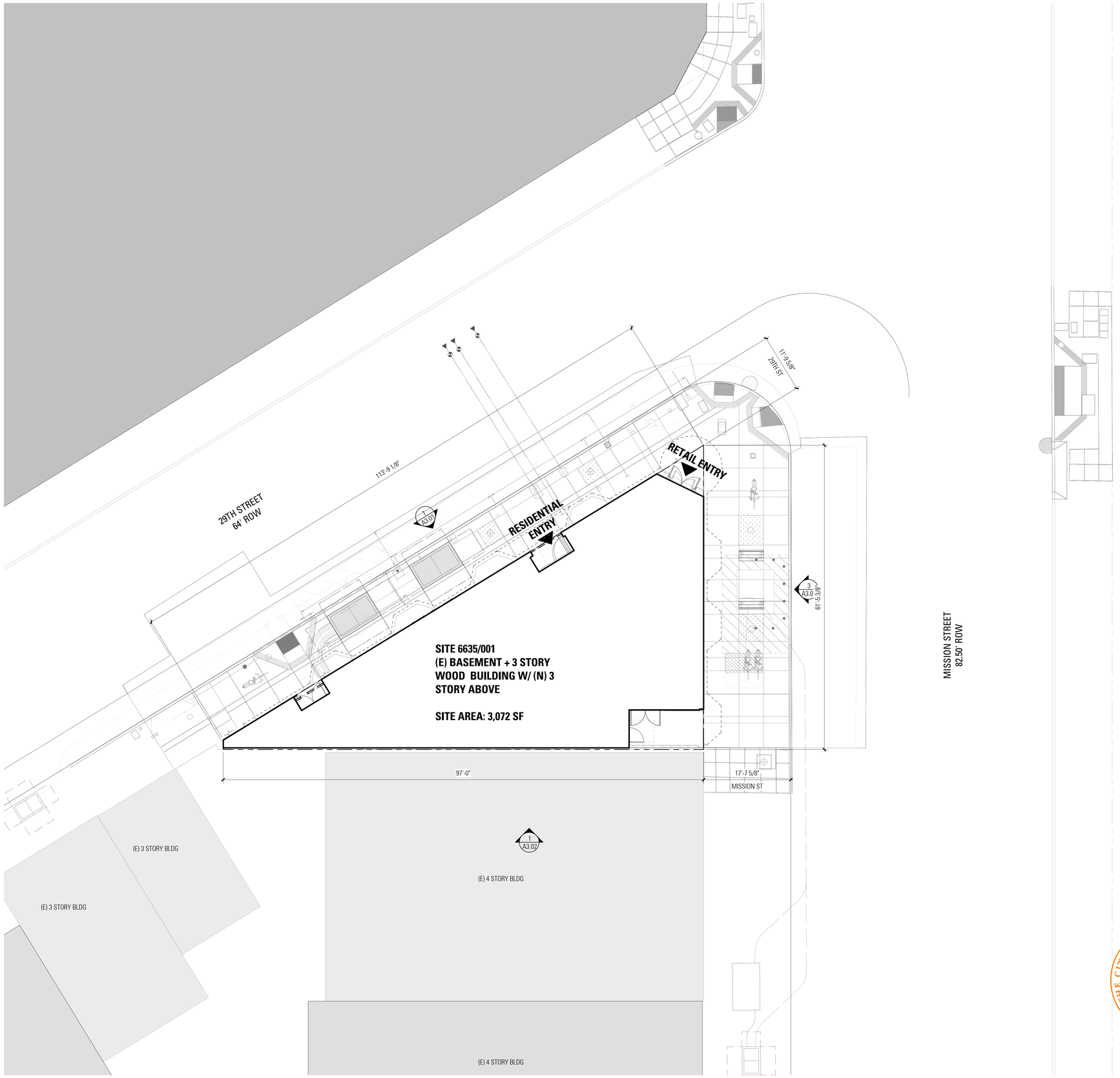

1 A1.01 **SITE PLAN_**
1/8" = 1'-0"

SHEET NOTES

LEGEND

KEYNOTES

KEY	DESCRIPTION

Charles Enchill - PLN

PLANNING

April 24, 2024

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02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
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LICENSED ARCHITECT
Christian Niel Hagenbeck
C-18896
01-31-2025
STATE OF CALIFORNIA

APPROVED
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-San Francisco-
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SITE PLAN

SCALE: As indicated

A1.01

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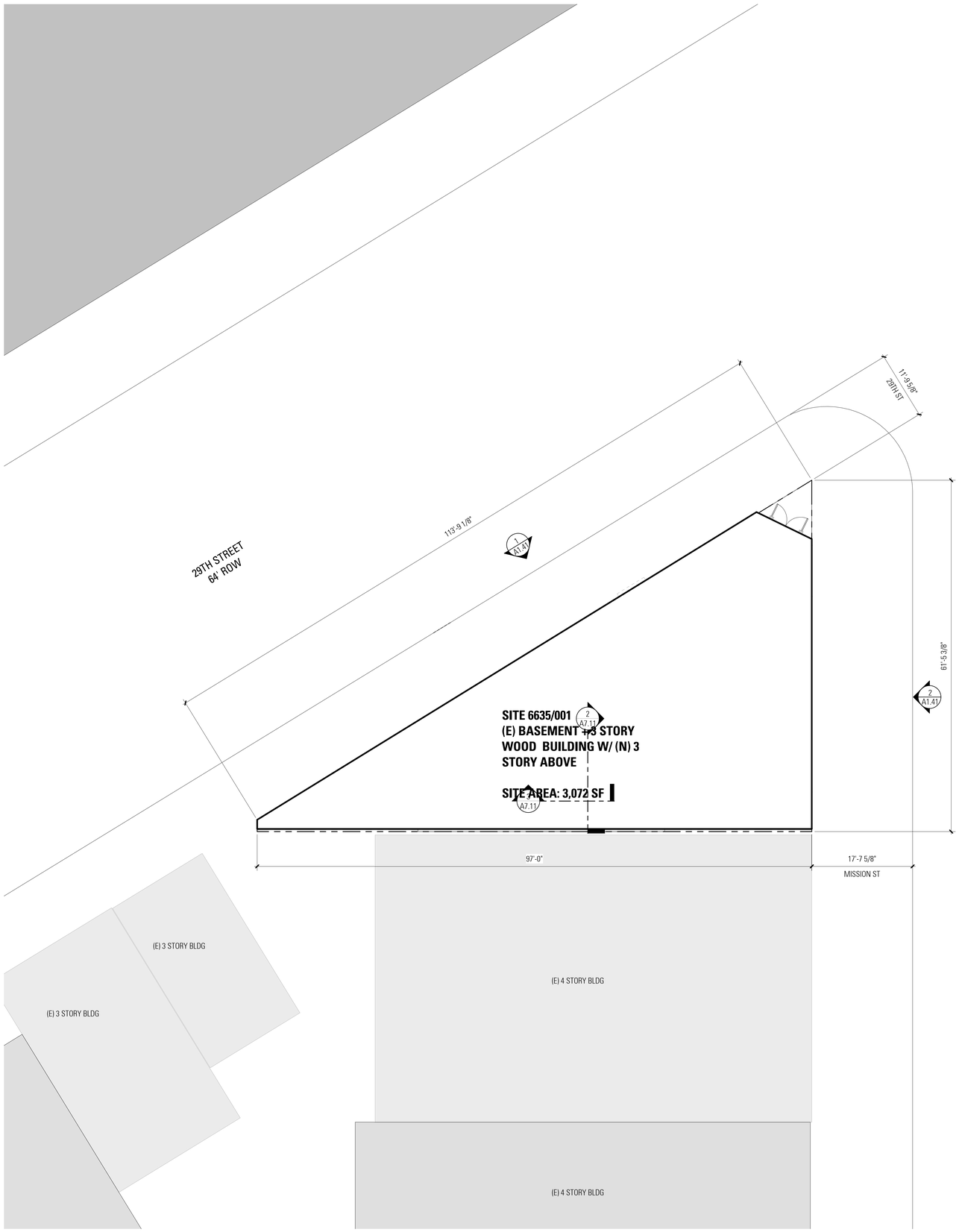

1 A1.20 **SITE PLAN_ demo**
1/8" = 1'-0"

SHEET NOTES

DEMOLITION GENERAL NOTES:

1. SCREENED LINES INDICATE EXISTING TO REMAIN.

2. HEAVY DASHED LINES INDICATE ITEMS TO BE DEMOLISHED.

3. REMOVE ALL EXISTING INTERIOR PARTITION WALLS WITH THE EXCEPTION OF THOSE SHOWN AS EXISTING TO REMAIN.

4. DEMOLISH CONSTRUCTION ONLY TO THE EXTENT NECESSARY FOR THE PROPER INSTALLATION OF NEW CONSTRUCTION. CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB AND LEVEL LINES.

5. IN AREAS WITH WALL REMOVAL, REMOVE ALL SURFACE MOUNTED ELECTRICAL EQUIPMENT INCLUDING CONDUIT, OUTLETS, SWITCHES, WIRING PANELS, ETC.

6. REMOVE ALL (E) MECHANICAL EQUIPMENT INCLUDING AIR REGISTERS, DUCTS, THERMOSTATS, HANGERS, ETC. REPARI ALL DAMAGE TO BUILDING ELEMENTS TO REMAIN, INCLUDING FILLING HOLES, RESULTING FROM MECHANICA EQUIPMENT REMOVAL.

7. REMOVE AND CAP (E) PLUMBING INCLUDING PIPES, FIXTURES, FITTINGS, ETC. UON VERIFY EXTENT IN FIELD. AT ABANDONED PIPING, SAWCUT FLUSH WITH LEVEL OF ADJACENT MATERIAL, GRIND SMOOTH AND CAP SOLIDLY.

8. REMOVE COMMUNICATION EQUIPMENT INCLUDING TELEPHONE WIRES, CABLES ETC. VERIFY EXTENT IN THE FILED.

9. REMOVE ALL LOOSE MATERIAL AND FURNISHINGS THROUGHOUT PROJECT SITE.

10. CLEANING, REPAIR AND PREPARATION FOR INSTALLATION OF NEW ITEMS TO EXISTING SURFACES IS REQUIRED BUT NOT SHOWN, SEE SPECIFICATIONS AND DETAILS FOR MORE INFORMAITON.

11. SALVAGE ANY WOOD, BEAMS, COLUMNS, CLADDING, ETC THAT IS IN GOOD CONDTION.

12. REMOVAL OF STRUCTURAL ELEMENTS: SURVEY EXISTING CONDITIONS AND COORDINATE MEASURE FOR TEMPORARY BRACING AND SHORING WITH STRUCTURAL OR SHORING ENGINEER.

LEGEND

- EXISTING WALL TO REMAIN, PROTECT IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

KEYNOTES

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DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"

A1.20

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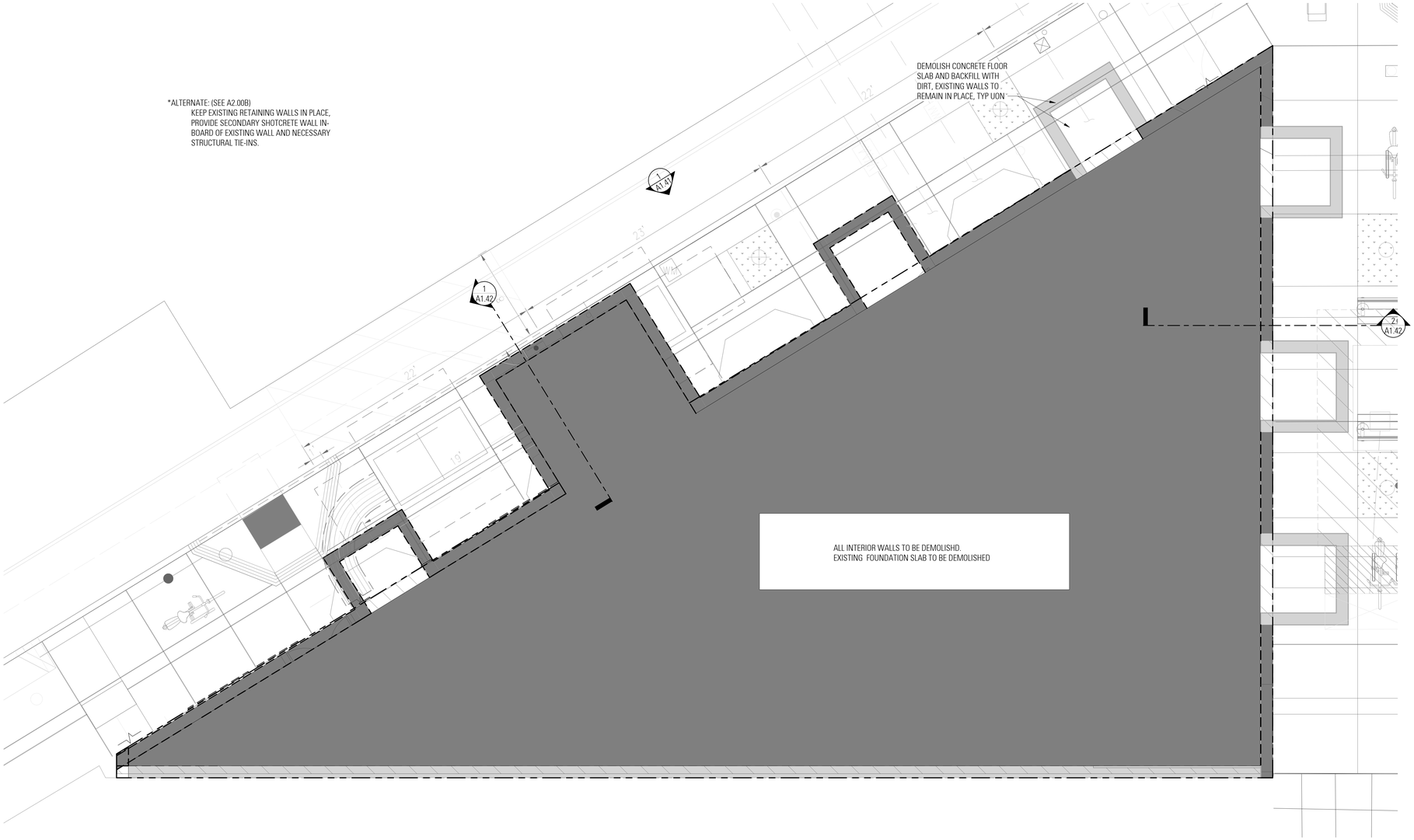

DEMOLITION PLAN - LEVEL B

A1.30 1/4" = 1'-0"

SHEET NOTES

DEMOLITION GENERAL NOTES:

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LEGEND

- EXISTING WALL TO REMAIN, PROTECT IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

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DEMOLITION PLAN-LEVEL B

SCALE: As indicated

A1.30

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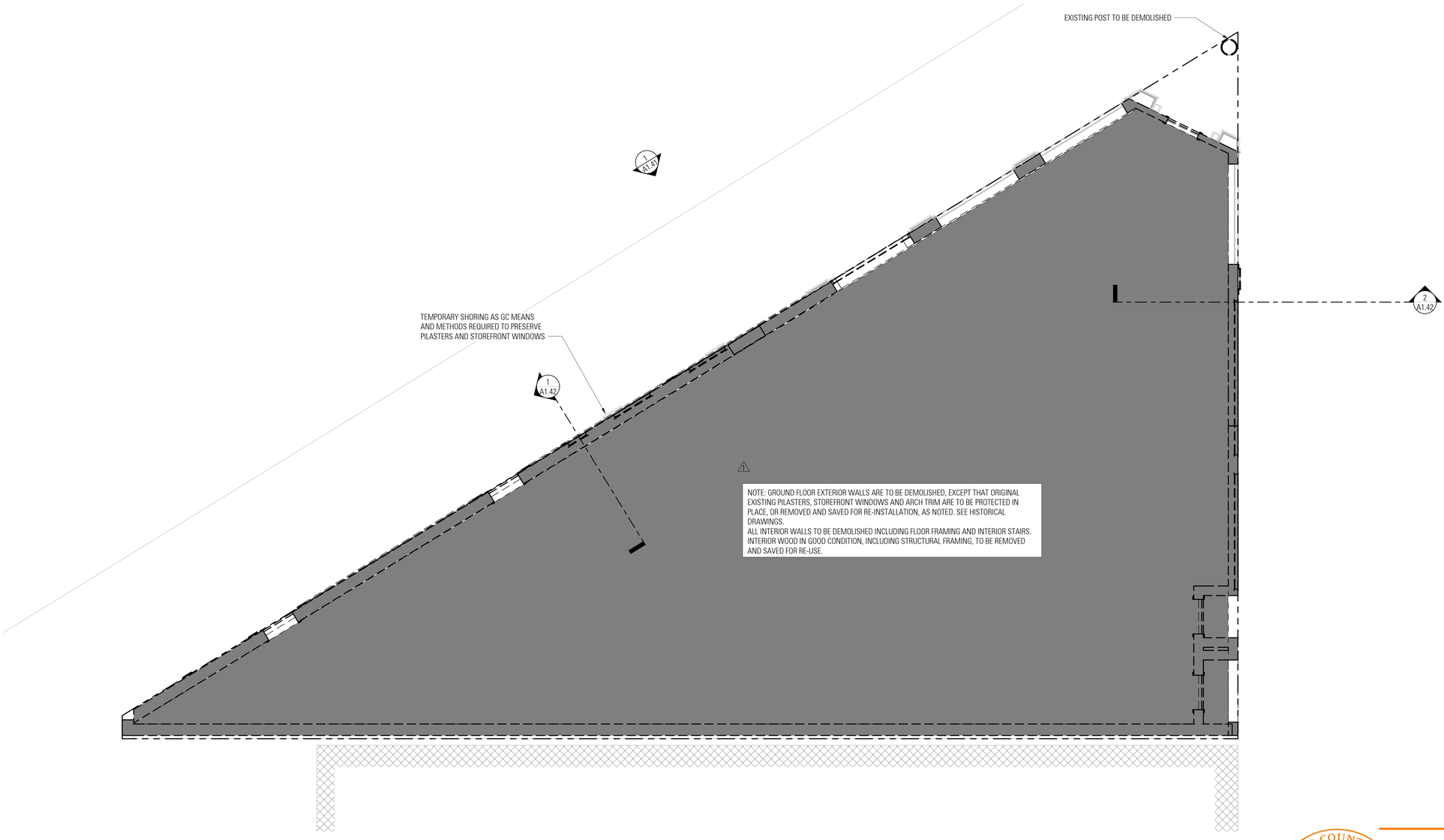

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- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

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07/05/2024

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April 24, 2024

DEMOLITION PLAN - LEVEL 1

SCALE: As indicated

A1.31

1 A1.31 **DEMOLITION PLAN - LEVEL 1**
1/4" = 1'-0"

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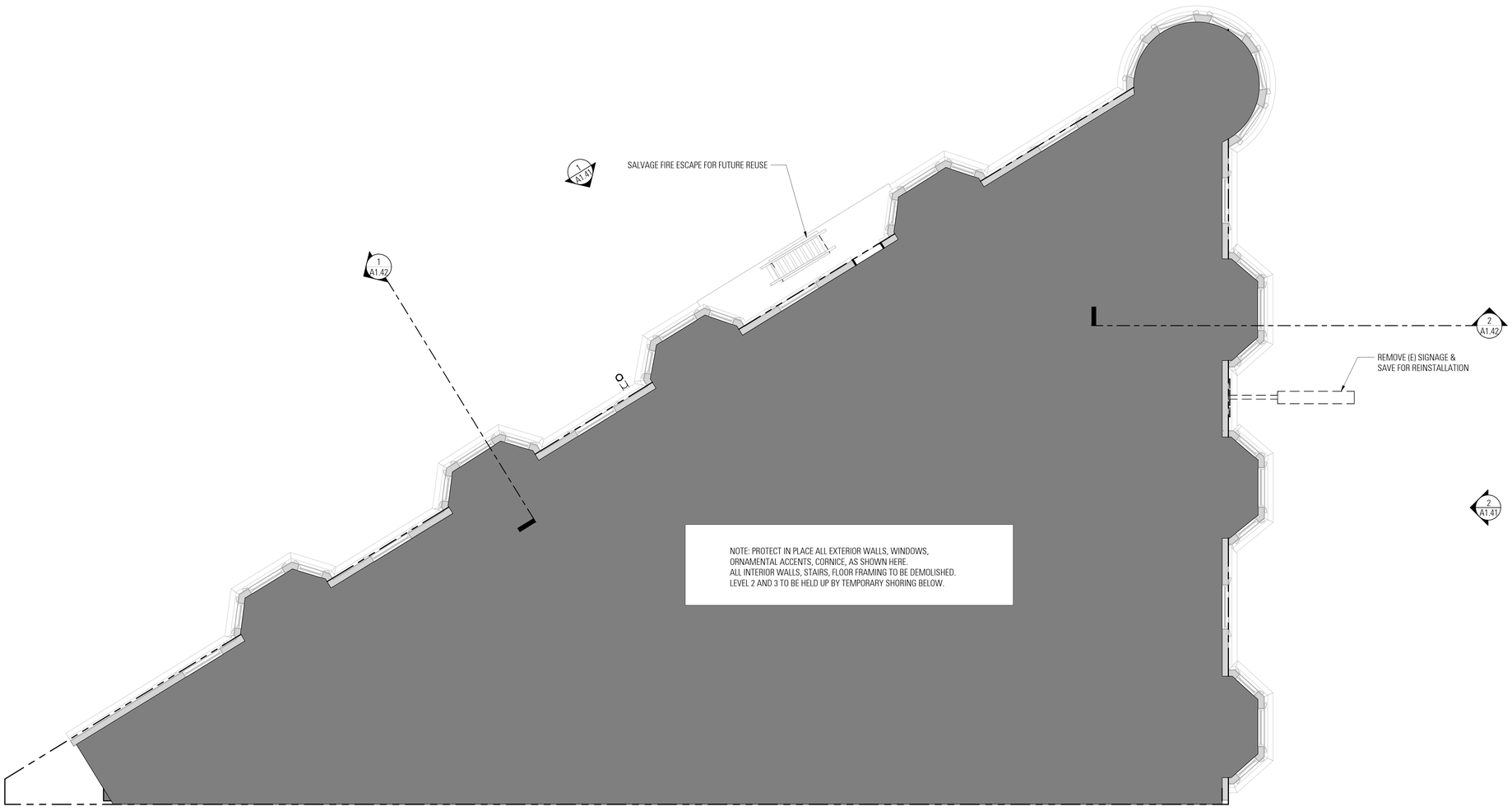

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LEGEND

- EXISTING WALL TO REMAIN, PROTECT IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING SLAB / FLOOR TO BE DEMOLISHED
- EXISTING SLAB TO BE REMAIN, PROTECT IN PLACE

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LICENSED ARCHITECT
Jeffrey Heller
C-18888
03-31-2025
RENEWAL
STATE OF CALIFORNIA

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DEMOLITION PLAN - LEVEL 2-3

SCALE: As indicated

A1.32

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1 A1.32 DEMOLITION PLAN- LEVEL 2-3

1/4" = 1'-0"

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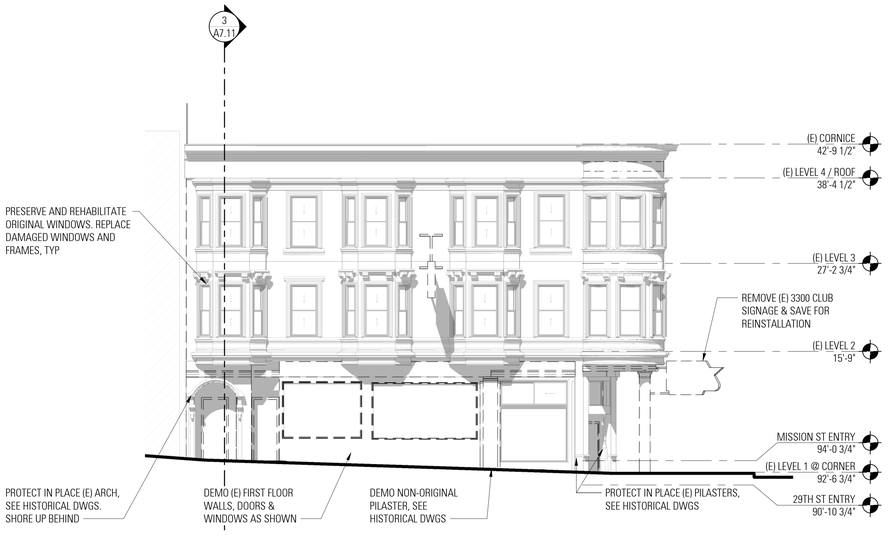
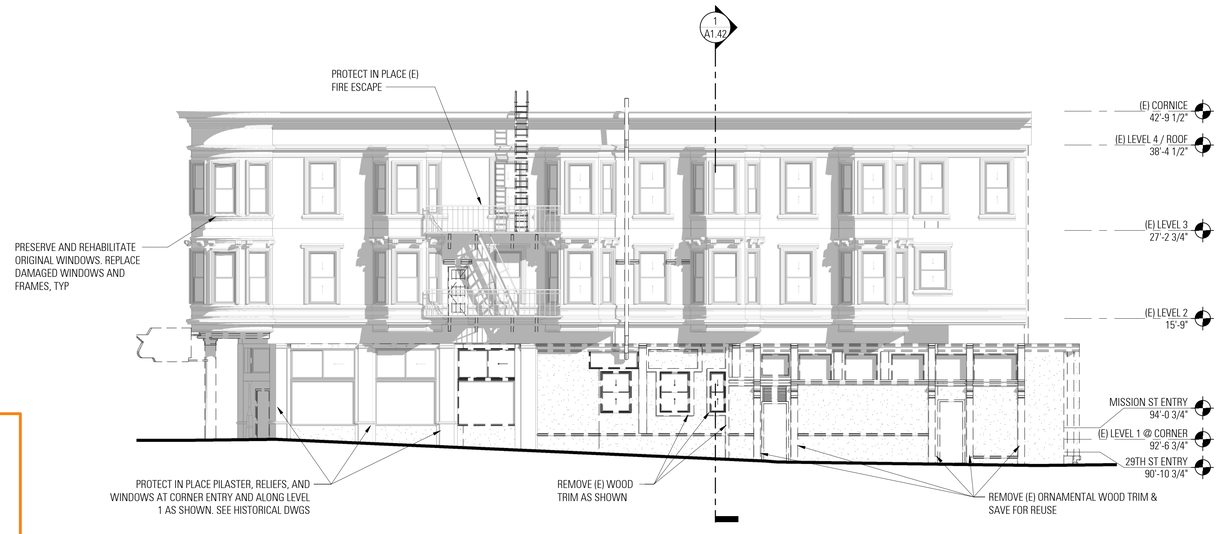


2 A1.41 **EXTERIOR ELEVATION - MISSION ST EXISTING**
1/8" = 1'-0"



1 A1.41 **EXTERIOR ELEVATION - 29TH ST EXISTING**
1/8" = 1'-0"

Charles Enchill - PLN
PLANNING
April 24, 2024

SHEET NOTES

DEMOLITION GENERAL NOTES:

1. REMOVE ALL EXISTING INTERIOR PARTITION WALLS WITH THE EXCEPTION OF THOSE SHOWN AS EXISTING TO REMAIN.

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11. ALL LEVEL 1 EXTERIOR WALLS TO BE DEMOLISHED

12. ALL LEVEL 2 AND 3 EXTERIOR WALLS TO BE PROTECTED IN PLACE WITH SHORING.

LEGEND

KEYNOTES

FINISH SCHEDULE

	EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE
	ADJACENT BUILDING

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LICENSED ARCHITECT
Haeyoung Yeom Yeomans
C-18896
01-31-2025
STATE OF CALIFORNIA

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EXISTING ELEVATIONS

SCALE: 1/8" = 1'-0"

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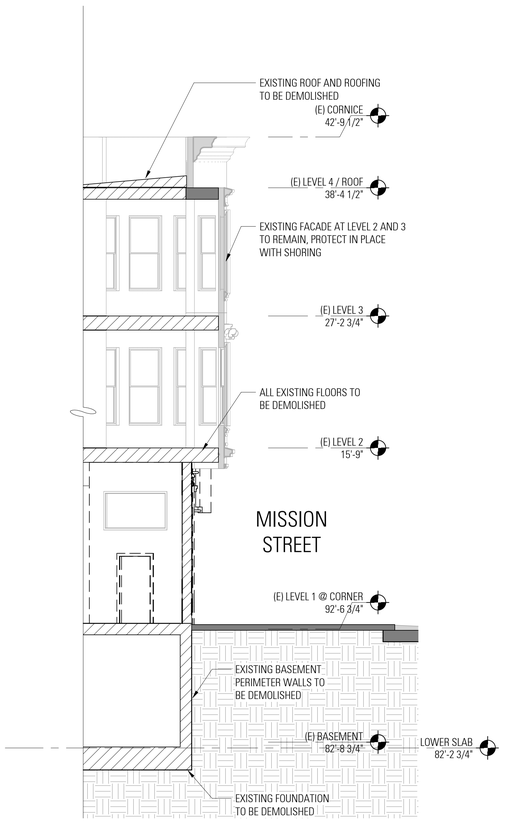
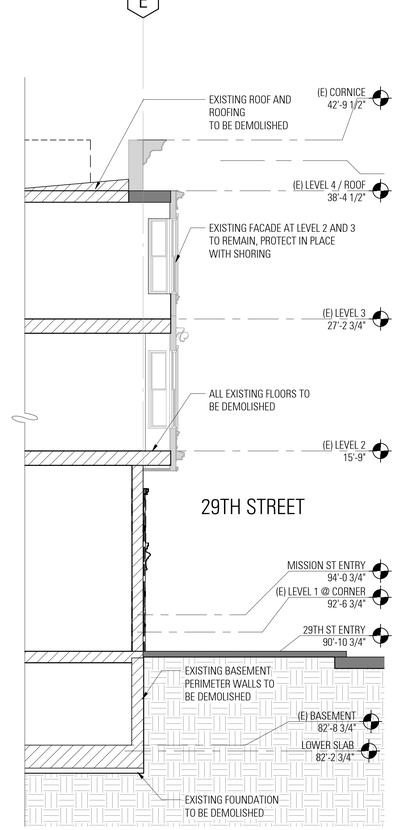


2 A1.42 **SECTION @ MISSION ST EXISTING**
3/16" = 1'-0"



1 A1.42 **SECTION 29TH ST- EXISTING**
3/16" = 1'-0"

SHEET NOTES

1. ALL LEVEL 1 EXTERIOR WALLS TO BE DEMOLISHED
2. ALL LEVEL 2 AND 3 EXTERIOR WALLS TO BE PROTECTED IN PLACE WITH SHORING.

LEGEND

FLOORS AND WALLS TO BE DEMOLISHED

EXISTING FACADE TO REMAIN, PROTECT IN PLACE WITH SHORING

KEYNOTES

FINISH SCHEDULE

KEY PLAN

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LICENSED ARCHITECT
Christian Niel Hackmann
C-18896
03-31-2025
STATE OF CALIFORNIA

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EXISTING SECTIONS

SCALE: As indicated

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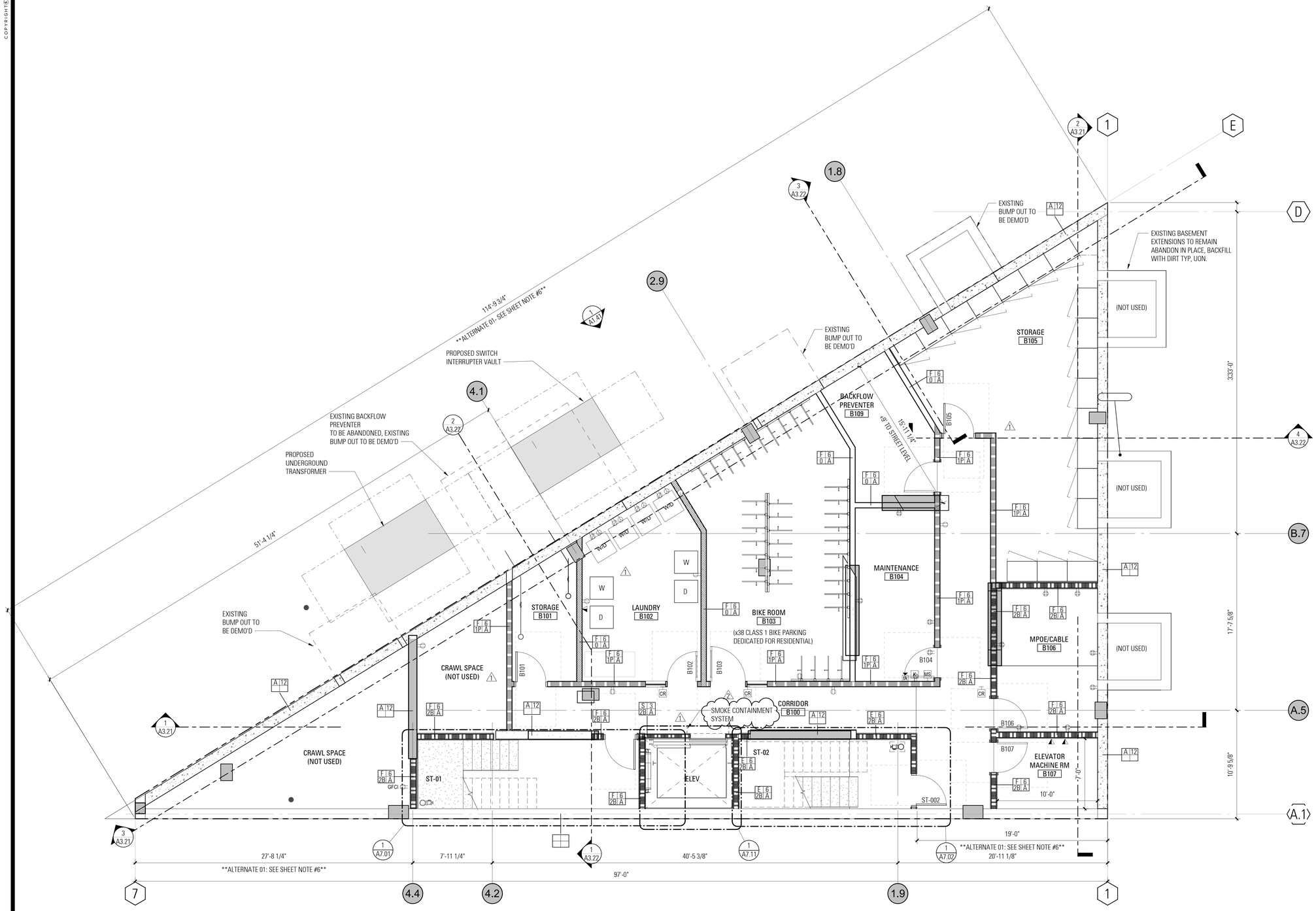

(E) BASEMENT_SDP

1/A2.00 1/4" = 1'-0"

SHEET NOTES

1. SEE ENLARGED UNIT PLANS X/A4.01 FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT SEPARATION WALLS ARE TYPE K|4|1P|A UON. (1)
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J|4|1P|A UON.
4. LOCATE FIRE EXTINGUISHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.
6. *ALTERNATE 01:
   KEEP EXISTING RETAINING WALLS IN PLACE, PROVIDE SECONDARY SHOTCRETE WALL IN-BOARD OF EXISTING WALL AND NECESSARY STRUCTURAL TIE-INS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE WALL
- (N) SMOKE PARTITION
- FEC FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

KEYNOTES

KEY	DESCRIPTION

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LICENSED ARCHITECT — Timothy Hagan — C-18896 — 03-31-2025 — STATE OF CALIFORNIA

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FLOOR PLAN - LEVEL B

SCALE: 1/4" = 1'-0"

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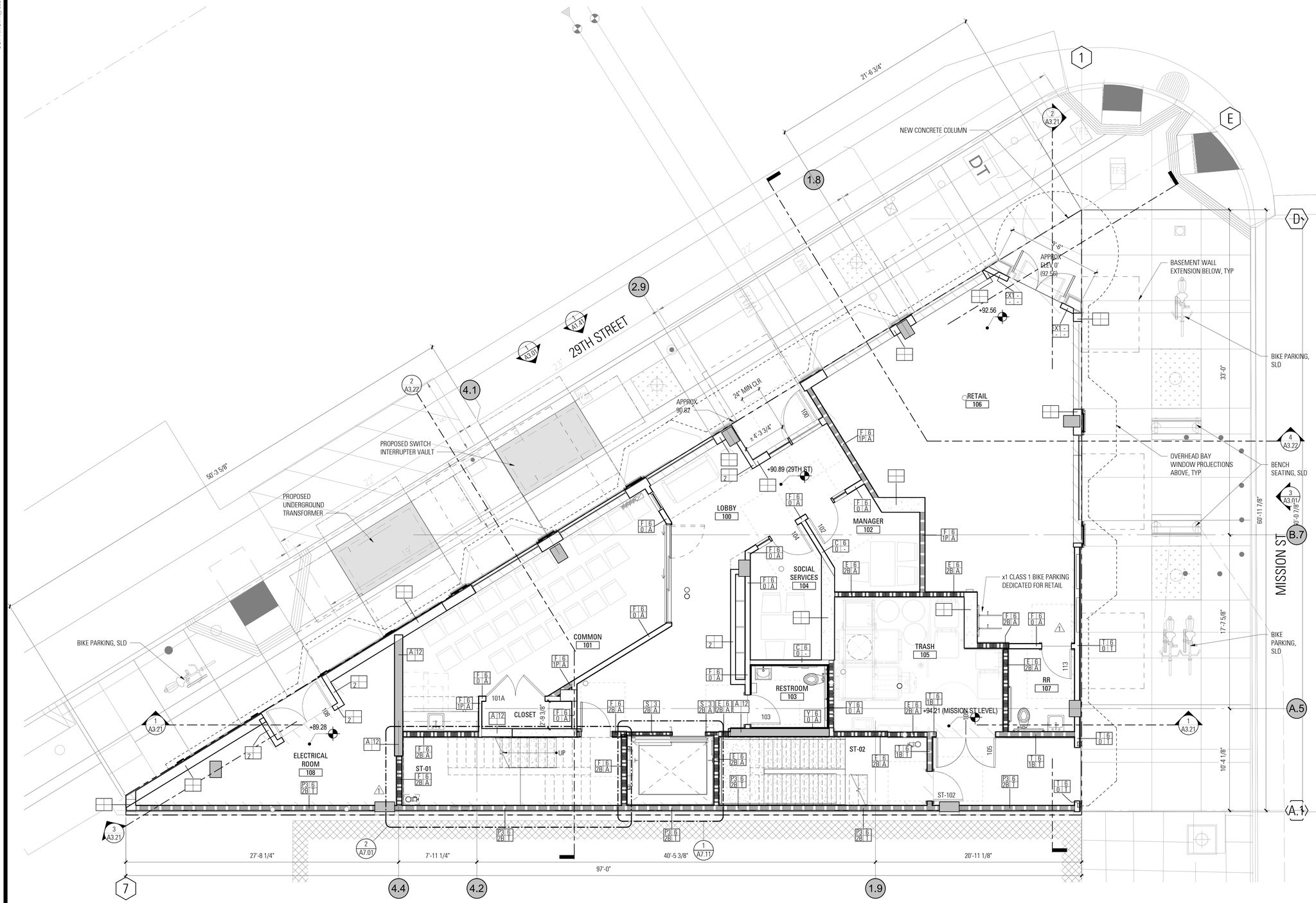

1 A2.01 **LEVEL 1 LOBBY_**
1/4" = 1'-0"

*PER SECTION 508.3, NON-SEPARATED OCCUPANCY PROVISIONS ARE BEING UTILIZED AT LEVEL 1.

SHEET NOTES

1. SEE ENLARGED UNIT PLANS X A4.01 FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT SEPARATION WALLS ARE TYPE K 4 1P A UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J 4 1P A UON.
4. LOCATE FIRE EXTINGUSHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
5. RECESS MOUNT FIRE EXTINGUISHER CABINETS UON. SURFACE MOUNT AT CONCRETE OR CMU WALLS.
6. *ALTERNATE 01: KEEP EXISTING RETAINING WALLS IN PLACE, PROVIDE SECONDARY SHOTCRETE WALL IN-BOARD OF EXISTING WALL AND NECESSARY STRUCTURAL TIE-INS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE WALL
- (N) SMOKE PARTITION
- FEC FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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C-18898
01-31-2025
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FLOOR PLAN - LEVEL 01

SCALE: 1/4" = 1'-0"

A2.01

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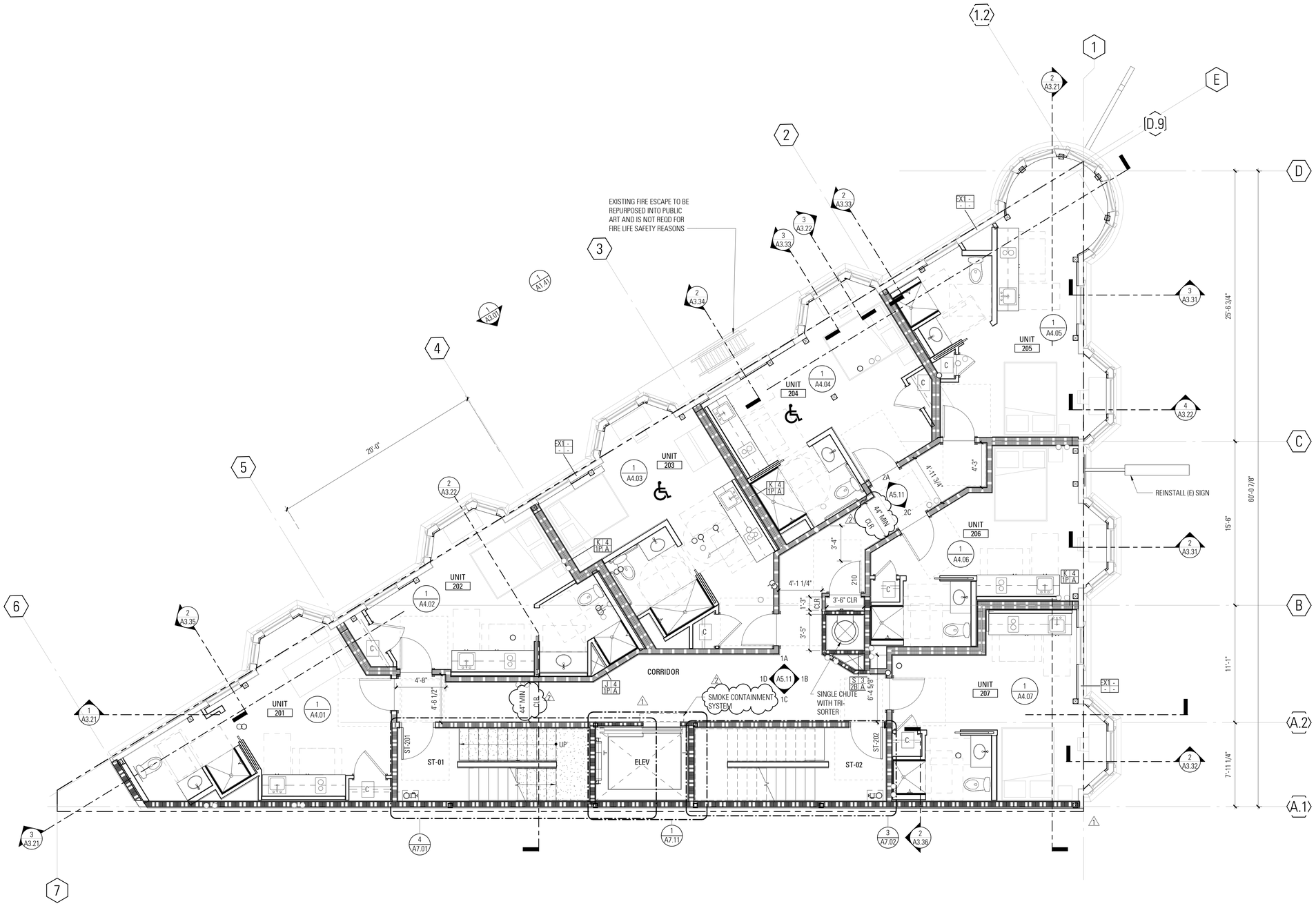

SHEET NOTES

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2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT SEPARATION WALLS ARE TYPE K 4 1P A UON. 1
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LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE WALL
- (N) SMOKE PARTITION
- FEC FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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FLOOR PLAN - LEVEL 2-3

SCALE: 1/4" = 1'-0"

1 A2.02 **FLOOR PLAN - LEVEL 02 (3 SIM)_**
1/4" = 1'-0"

A2.02

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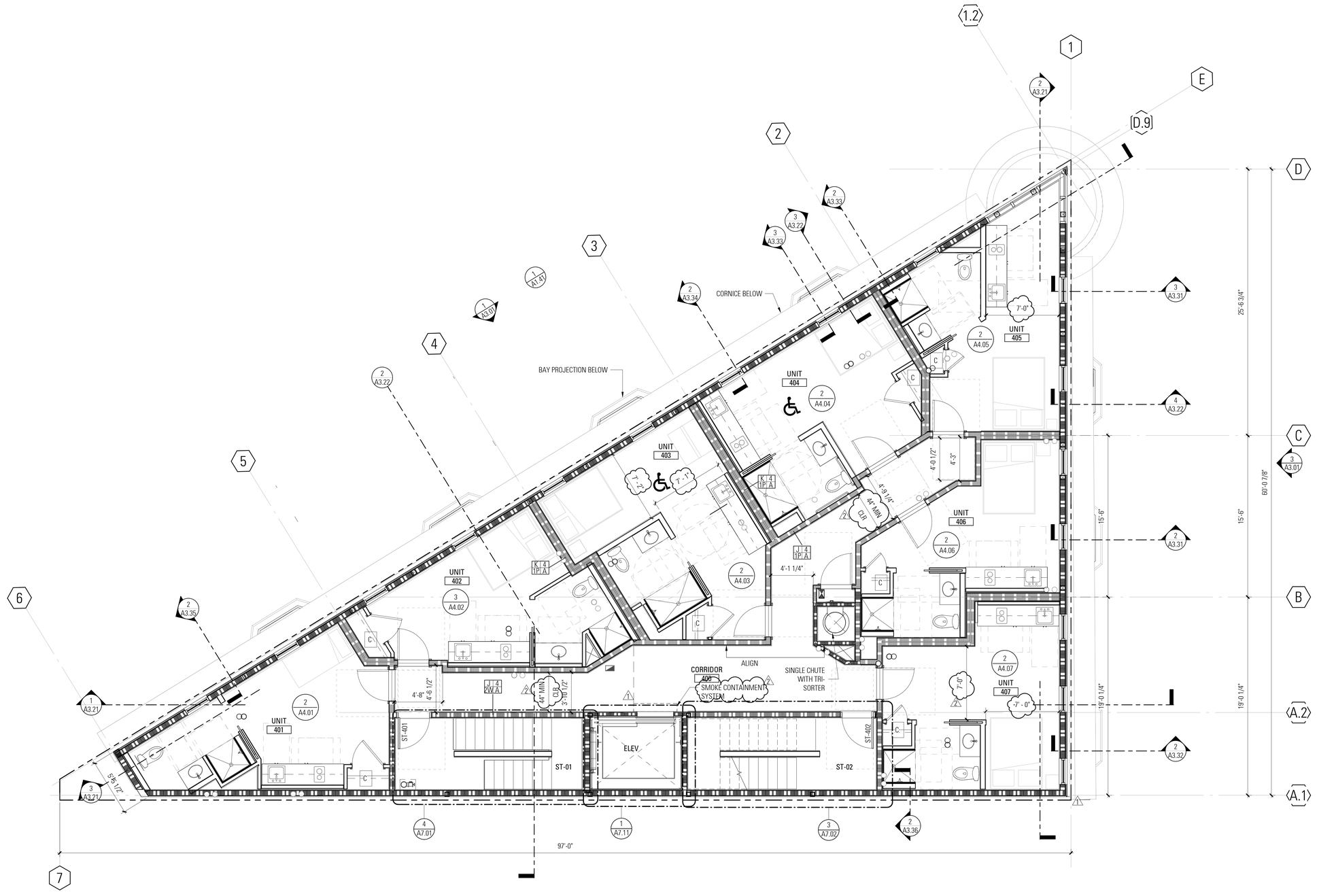

1 A2.04 **LEVEL 04**
1/4" = 1'-0"

SHEET NOTES

1. SEE ENLARGED UNIT PLANS X A4.01 FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT SEPARATION WALLS ARE TYPE K 4 1P A UON. 1
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J 4 1P A UON.
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6. *ALTERNATE 01:
KEEP EXISTING RETAINING WALLS IN PLACE, PROVIDE SECONDARY SHOTCRETE WALL IN-BOARD OF EXISTING WALL AND NECESSARY STRUCTURAL TIE-INS.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE WALL
- (N) SMOKE PARTITION
- FEC FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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FLOOR PLAN- LEVEL 4

SCALE: 1/4" = 1'-0"

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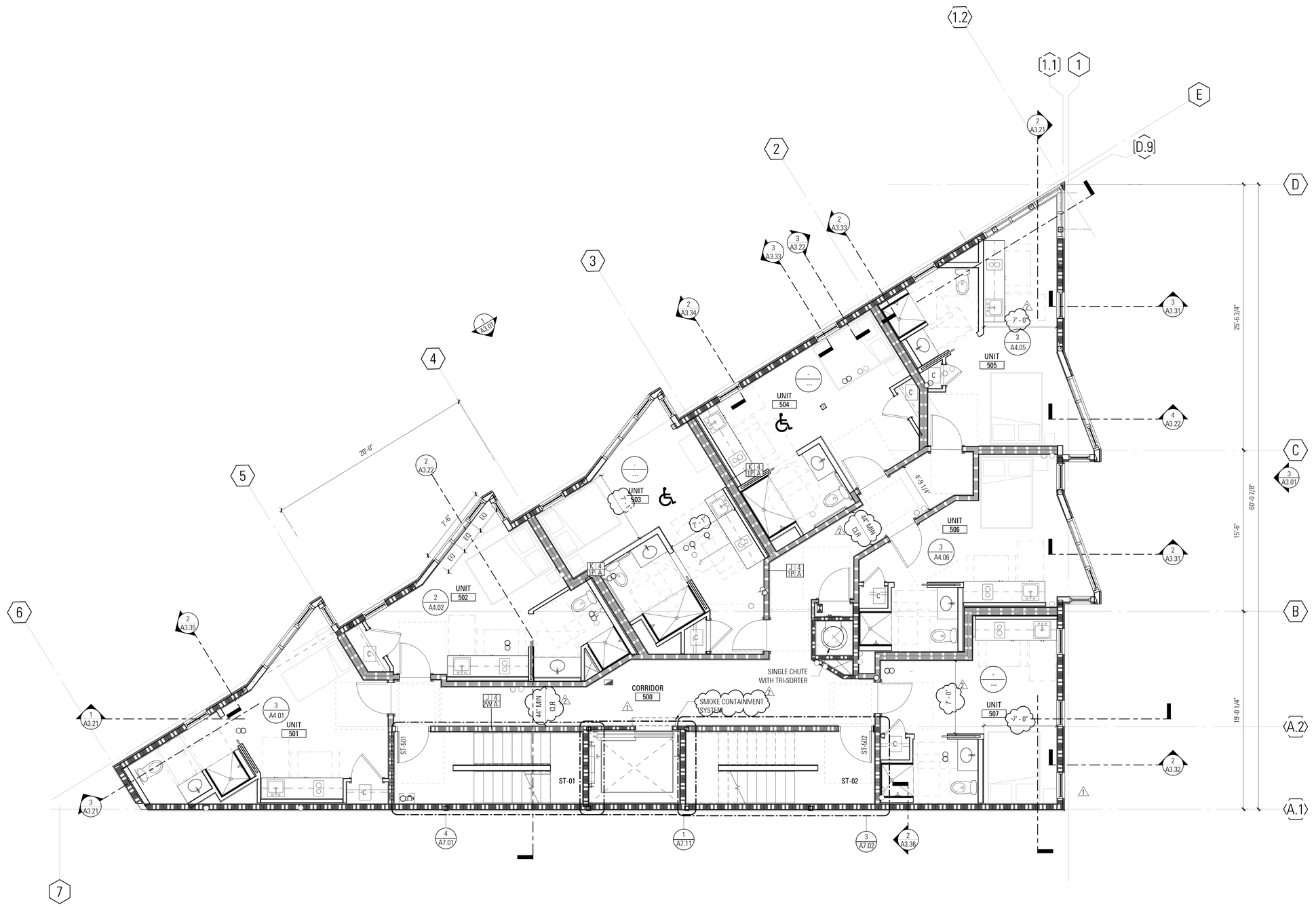

SHEET NOTES

1. SEE ENLARGED UNIT PLANS X/A4.01 FOR UNIT DIMENSIONS, FINISHES, AND ADDL INFO.
2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT SEPARATION WALLS ARE TYPE K 4 1P1 A UON.
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J 1 4 1P1 A UON.
4. LOCATE FIRE EXTINGUISHER CABINETS AT MAX TRAVEL DISTANCE OF 75'; NOT REQUIRED WITHIN RESIDENTIAL UNITS.
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- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE WALL
- (N) SMOKE PARTITION
- FIRE EXTINGUISHER CABINET (FEC)
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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FLOOR PLAN - LEVEL 05-6

SCALE: 1/4" = 1'-0"

A2.05

1 A2.05 **LEVEL 05 (6 SIM)**
1/4" = 1'-0"

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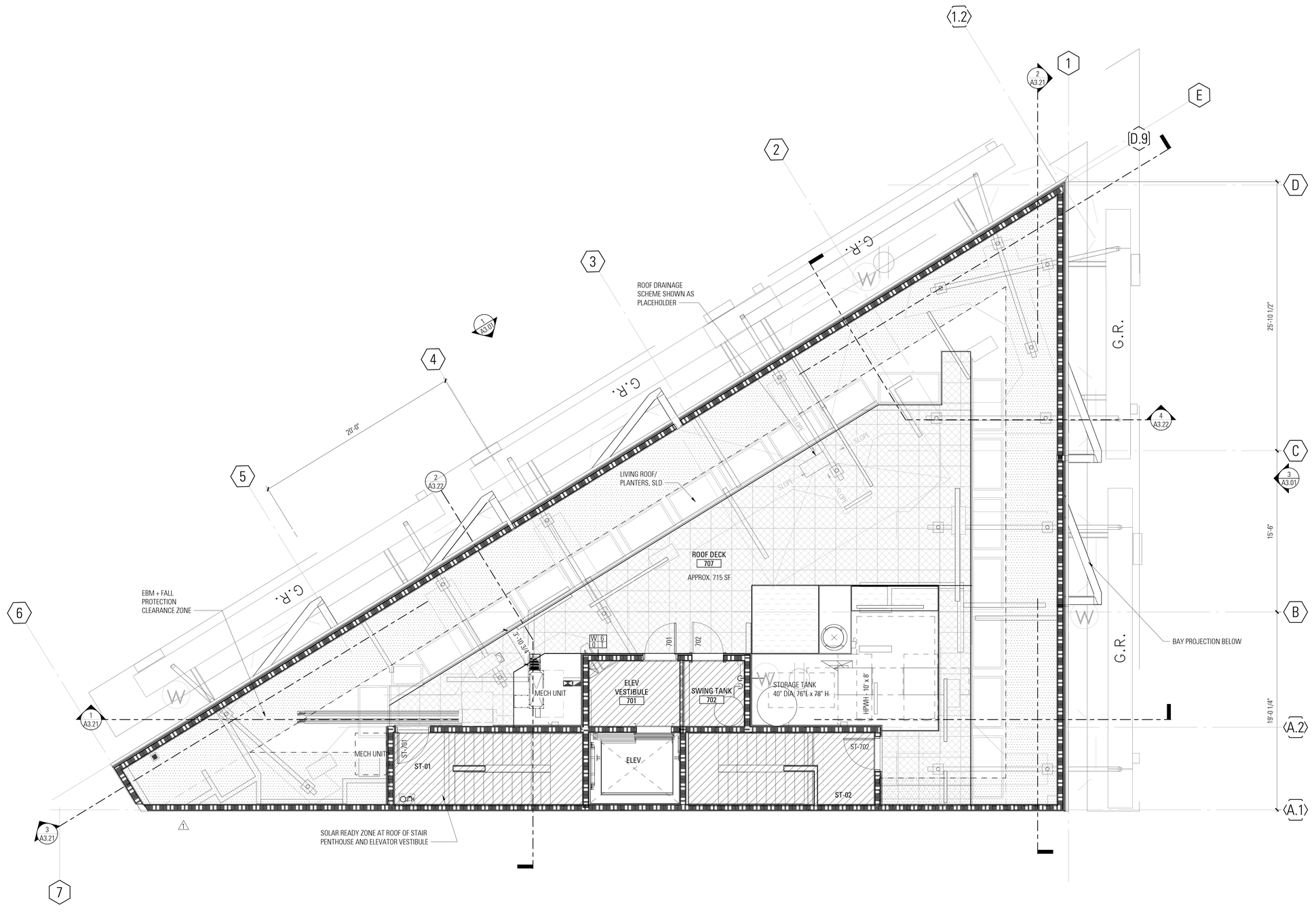

SHEET NOTES

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2. RESIDENTIAL UNIT TO RESIDENTIAL UNIT SEPARATION WALLS ARE TYPE K 4 1P1A UON. (1)
3. RESIDENTIAL UNIT TO CORRIDOR PARTITIONS ARE TYPE J 4 1P1A UON.
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- EXISTING WALL TO REMAIN, ABANDON AND INFILL VOID SPACE
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE WALL
- (N) SMOKE PARTITION
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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ROOF PLAN

1/A2.11 1/4" = 1'-0"

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02.29.2024		100% DESIGN DEVELOPMENT
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ROOF PLAN

SCALE: 1/4" = 1'-0"

A2.11

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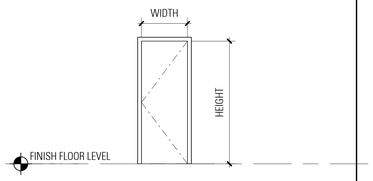
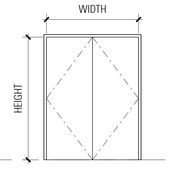
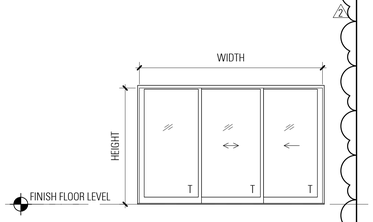


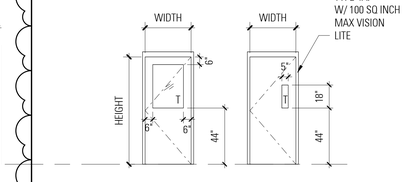
TYPE 1 - SINGLE FLUSH DOOR



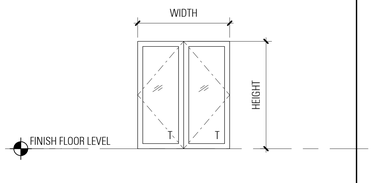
TYPE 2 - DOUBLE FLUSH DOOR



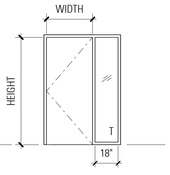
TYPE 3 - SLIDING DOOR



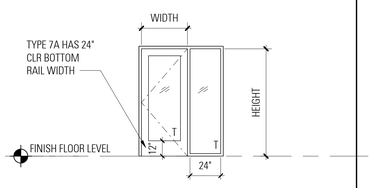
TYPE 4 - SINGLE GLAZED DOOR



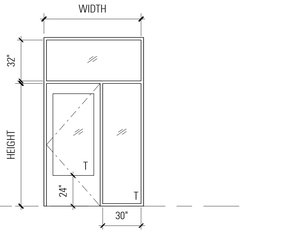
TYPE 5 - DOUBLE GLAZED DOOR



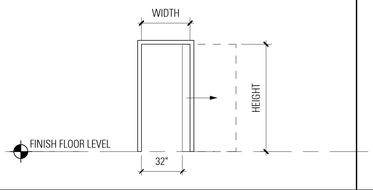
TYPE 6 - SINGLE FLUSH DOOR W/ SIDELITE



TYPE 7 - SINGLE GLAZED DOOR W/ SIDELITE



TYPE 8 - SINGLE GLAZED DOOR W/ SIDELITE & TRANSOM



TYPE U2 - UNIT BATHROOM POCKET

LEVEL	ROOM NAME	DOOR NO.	TYPE	NOMINAL OPENING SIZE WIDTH	HEIGHT	THK	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	DETAILS HEAD	JAMB	THRESHOLD	DOOR RATING	SIGNAGE	STC RATING	HDW	REMARKS
LOWER SLAB																		
LOWER SLAB	STORAGE	B101	4	3'-0"	7'-0"	1 3/4"	SCWD	PTD	HM	PTD				20 MIN				
LOWER SLAB	LAUNDRY	B102	7	3'-0"	7'-0"	1 3/4"	SCWD	PTD	HM	PTD				20 MIN				8
LOWER SLAB	BIKE ROOM	B103	7A	3'-6"	7'-0"	1 3/4"	SCWD	PTD	HM	PTD				20 MIN				8
LOWER SLAB	ST-01	ST-001	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
(E) BASEMENT																		
(E) BASEMENT	MAINTENANCE	B104	1	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) BASEMENT	STORAGE	B105	4	3'-0"	7'-0"	1 3/4"	SCWD	PTD	HM	PTD				20 MIN				
(E) BASEMENT	MPOE/CABLE	B106	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
(E) BASEMENT	ELEVATOR MACHINE RM	B107	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
(E) BASEMENT	BACKFLOW PREVENTER	B109	1	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD				20 MIN				
(E) BASEMENT	ST-02	ST-002	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
29TH ST ENTRY																		
29TH ST ENTRY	LOBBY	100	8	3'-6"	8'-0"	1 3/4"	AL	FF	AL	FF								
29TH ST ENTRY	COMMON	101	3	10'-0"	8'-0"	5 3/4"	AL	FF	AL	FF								
29TH ST ENTRY	CLOSET	101A	2	6'-0"	6'-8"	1 3/4"	HCWD	PTD	HM	PTD								
29TH ST ENTRY	MANAGER	102	6	3'-0"	7'-0"	1 3/4"	SCWD	STD	HM	PTD								
29TH ST ENTRY	RESTROOM	103	1	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD								
29TH ST ENTRY	SOCIAL SERVICES	104	6	3'-0"	7'-0"	1 3/4"	SCWD	STD	HM	PTD								
29TH ST ENTRY	ELECTRICAL ROOM	108	2	6'-0"	8'-0"	1 3/4"	HM	PTD	HM	PTD								
29TH ST ENTRY	ST-01	ST-101	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				1
(E) LEVEL 1 @ CORNER																		
(E) LEVEL 1 @ CORNER	RETAIL	106	5	6'-0"	7'-0"	2"	AL	FF	AL	FF								
(E) LEVEL 1 @ CORNER	RR	113	1	3'-0"	7'-0"	1 3/4"	SC WD	STD	HM	PTD								
MISSION ST ENTRY																		
MISSION ST ENTRY	TRASH	105	2	6'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				
MISSION ST ENTRY	ST-02	ST-102	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				
(E) LEVEL 2																		
(E) LEVEL 2	TRASH CHUTE	210	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				7
(E) LEVEL 2	ST-01	ST-201	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
(E) LEVEL 2	ST-02	ST-202	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
(E) LEVEL 3																		
(E) LEVEL 3	TRASH CHUTE	310	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				7
(E) LEVEL 3	ST-01	ST-301	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
(E) LEVEL 3	ST-02	ST-302	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
LEVEL 4																		
LEVEL 4	TRASH CHUTE	410	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				7
LEVEL 4	ST-01	ST-401	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
LEVEL 4	ST-02	ST-402	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
LEVEL 5																		
LEVEL 5	TRASH CHUTE	510	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				7
LEVEL 5	ST-01	ST-501	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
LEVEL 5	ST-02	ST-502	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
LEVEL 6																		
LEVEL 6	TRASH CHUTE	610	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				45 MIN				7
LEVEL 6	ST-01	ST-601	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
LEVEL 6	ST-02	ST-602	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
ROOF																		
ROOF	ELEV VESTIBULE	701	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				S
ROOF	SWING TANK	702	1	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
ROOF	ST-01	ST-701	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				
ROOF	ST-02	ST-702	4A	3'-0"	7'-0"	1 3/4"	HM	PTD	HM	PTD				90 MIN				

DOOR SCHEDULE - TYPE BASED (UNIT DOORS)

LOCATION	MARK	DOOR TYPE	WIDTH	HEIGHT	THK	MATERIAL	FINISH	FRAME MATERIAL	FRAME FINISH	DOOR (KEY) - DETAIL PACKAGE	DETAILS HEAD	JAMB	THRESHOLD	FIRE RATING	SIGNAGE	STC RATING	HDW	REMARKS
UNIT ENTRY	U1	1	3'-0"	7'-0"	1 3/4"	SCWD	STD	WD	PTD	(none)				20 MIN				
CLOSET	U4	1	3'-0"	6'-8"	1 3/4"	HCWD	PTD	WD	PTD	(none)								
CLOSET	U5	1	2'-6"	6'-8"	1 3/4"	HCWD	PTD	WD	PTD	(none)								
CLOSET	U6	1	2'-0"	6'-8"	1 3/4"	HCWD	PTD	WD	PTD	(none)								
CLOSET	U7	1	2'-0"	5'-8"	1 3/4"	HCWD	PTD	WD	PTD	(none)								
UNIT BATHROOM POCKET	U2	U2	3'-2"	7'-8"	1 3/8"	SC WD	STD	WD	STD	(none)								6

SHEET NOTES

1. FOR DOOR NUMBER, OPERATION AND HAND, REFER TO FLOOR PLANS.
2. PROVIDE TEMPERED SAFETY GLAZING AT GLAZED DOORS AND THEIR SIDELITES AS INDICATED.
3. PROVIDE DOOR THRESHOLDS THAT DO NOT EXCEED 1/2" HEIGHT. FIR CHANGES IN VERTICAL HEIGHT FROM 1/4" TO 1/2", BEVEL AT A SLOPE OF 2 HORIZONTAL TO 1 VERTICAL.
4. PROVIDE CLOSER OPENING FORCE NOT TO EXCEED 5 LBS AT INTERIOR AND EXTERIOR ACCESSIBLE DOORS, INCLUDING RESIDENTIAL UNIT ENTRY DOORS (CHAPTER 11B).
5. PROVIDE EXIT DOOR HARDWARE THAT CAN BE OPENED FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT.
6. MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE NOT PERMITTED AT EXIT DOORS.
7. AT PASSAGE DOORS WITH LATCHES OR LOCKING MECHANISMS, PROVIDE SINGLE-EFFORT LEVER-TYPE HARDWARE, PANIC BARS, OR OTHER HARDWARE TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. CENTER DOOR HARDWARE AT 36" AFF, UON.
8. WHERE DOORS ARE INTEGRAL TO WINDOW SYSTEM, SEE ACOUSTICAL REPORT FOR ACOUSTICAL REQUIREMENTS
9. PROVIDE EXTERIOR GLAZING MEETING MIN REQUIREMENTS OF TITLE 24 ENERGY REPORT, SEE X / GXX
10. FOR TYPICAL SIGNAGE MOUNTING HEIGHTS AND MISCELLANEOUS REQUIREMENTS AT DOORS, SEE X / XX , X / XX
11. VERIFY AND COORDINATE PARTITION TYPE AND DOOR FRAME THROAT DIMENSIONS.
12. SEE PROJECT MANUAL FOR DOOR HARDWARE GROUPS.
13. GLAZING IN FIRE RATED DOORS IS TO BE SAME FIRE RATING AS DOOR U.O.N.

SCHEDULE REMARKS

- (T) TEMPERED GLAZING
- (F) FIRE RATED GLAZING
- (S) SMOKE DOOR
- (1) DOORS ON ELECTRIFIED HOLD OPEN
- (2) PROVIDE ELECTRIFIED LATCH AND KEYED OVERRIDE; COORDINATE W/ ACCESS CONTROL SYSTEM
- (3) UNDERCUT BATHROOM DOORS ____"
- (4) SEE WINDOW SCHEDULE FOR SIZE
- (5) PROVIDE SIGN INDICATING "NOT AN EXIT" AS INDICATED IN DETAIL
- (6) POCKET DOOR TO BE ADA COMPLIANT WRT HARDWARE & CLEAR OPENING WIDTH
- (7) PROVIDE DELAYED ACTION CLOSER
- (8) SIDELITE TO BE 45 MINUTE FIRE RATED

Charles Enchill - PLN

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April 24, 2024

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03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Heather Hall
C-18886
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

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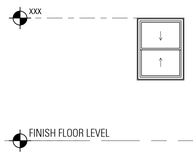
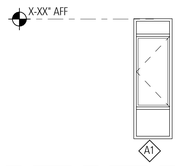


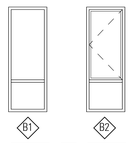
EXISTING DOUBLE HUNG WINDOW

EX TYPE EX SERIES



NEW CASEMENT WINDOW

A TYPE A SERIES



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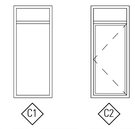

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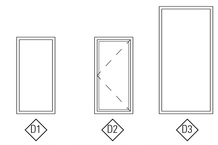

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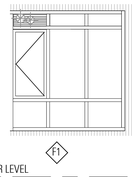

F TYPE SERIES

Family and Type	Width	Height	Head Height	Sill Height
08-Rectangle_1x1_BAR: 2'6w x 4'10"	2'-2 1/4"	4'-6"	7'-7 1/4"	3'-1 1/4"
08-Rectangle_1x1_BAR: 2'6w x 5'0h	2'-6"	5'-0"	5'-6 1/2"	6 1/2"
08-Rectangle_1x1_BAR: 2'6w x 5'0h - Non Operable	2'-6"	5'-0"	5'-6 1/2"	6 1/2"
08-Rectangle_1x1_BAR: 3'6w x 7'0h - Non Operable	3'-6"	7'-0"	10'-2 3/8"	3'-2 3/8"
08-Rectangle_1x1_BAR: Sidelite	2'-0"	6'-0"	8'-0"	2'-0"
08-Rectangle_1x2_BAR: 2'6x6'0"	2'-6"	6'-0"	6'-6 1/2"	6 1/2"
08-Rectangle_1x2_BAR: 2'6x6'0" - Non Operable	2'-6"	6'-0"	6'-6 1/2"	6 1/2"
08-Rectangle_1x2_BAR: 2'6x6'10"	2'-6"	6'-10"	7'-10"	1'-0"
08-Rectangle_1x2_BAR: 2'6x6'10" - Non-Operable	2'-6"	6'-10"	7'-10"	1'-0"
08-Rectangle_1x3_BAR: 2'0w x 7'10h	2'-0"	7'-10"	<varies>	<varies>
08-Rectangle_1x3_BAR: 2'6w x 7'10h Operable	2'-6"	7'-10"	8'-10"	1'-0"

1. WINDOW SIZES SHOWN ARE NOMINAL FRAME SIZE IN WIDTH X HEIGHT. CONFIRM ACTUAL FRAME SIZE AND ROUGH OPENING WITH WINDOW MANUFACTURER.
2. UNLESS OTHERWISE NOTED, EXTERIOR GLAZING TYPE IS (G-1)
3. PROVIDE WINDOWS MEETING STC AND OITC REQUIREMENTS AS OUTLINED IN PROJECT ACOUSTICAL REPORT.
4. PROVIDE EXTERIOR GLAZING MEETING MINIMUM REQUIREMENTS OF TITLE 24 ENERGY REPORT, SEE (X / XX)
5. PROVIDE THERMALLY BROKEN WINDOWS AT METAL WINDOWS (IF OCCUR).
6. RESIDENTIAL WINDOWS ARE NFRC RATED.
7. IN RESIDENTIAL PROJECTS, PROVIDE OPENING CONTROL DEVICE TO PREVENT PASSAGE OF 4" DIAMETER SPHERE WHERE WINDOW SILLS ARE BELOW 36" AFF. *(CBC 1013.8)*
8. PROVIDE EMERGENCY ESCAPE AND RESCUE WINDOWS AT BEDROOMS; 5.7 SF OF NET CLEAR OPENING, 24" HIGH X 20" WIDE MIN AS INDICATED ON PLANS AND ELEVATIONS. IF OPENING CONTROL DEVICES ARE REQUIRED, MAINTAIN MIN REQUIRED NET CLEAR OPENING AFTER RELEASE OF OPENING CONTROL DEVICE. SUCH DEVICE MUST BE REMOVABLE WITHOUT USE OF A KEY, TOOL, OR FORCE GREATER THAN REQUIRED FOR NORMAL OPERATION OF THE WINDOW. *(CBC 1029.4)*
9. FOR TYPICAL WINDOW FLASHING SEQUENCE, SEE (X / XX)
10. WINDOWS ARE SHOWN FROM EXTERIOR WITHOUT SCREEN; SEE SPECIFICATIONS FOR WINDOW SCREEN REQUIREMENTS (IF OCCUR).
11. PROVIDE TEMPERED GLAZING AS REQD BY CODE. (T) DESIGNATES TEMPERED.
    a. GLAZING IN FIXED OR OPERABLE DOORS.
    b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
    c. AT WINDOWS, GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING:
        i. EXPOSED AREA OF THE INDIVIDUAL PANE IS GREATER THAN 9 SF.
        ii. BOTTOM EDGE OF GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
        iii. THE TOP EDGE OF GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR
        iv. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
    d. GLAZING ADJACENT TO STAIRS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALK SURFACE
12. WHERE FIRE-RATED GLASS IS INDICIATED, PROVIDE RATED GLASS AND FRAME.
13. GLAZING TYPES AT RATED OPENINGS MAY PROVIDE HIGHER FIRE RATING THAN MINIMUM OPENING PROTECTION IN ORDER TO MEET STC REQUIREMENTS.

SEE SPECS FOR ADDITIONAL INFORMATION

- (G-1) U-0.41, SHGC-0.25 FOR TOTAL WINDOW PERFORMANCE AT ALUM. CLAD WOOD WINDOWS
- (G-2) SOLARBAN 70 XL WITH WALKER GLASS "TEXTURES OPAQUE" ACID-ETCHED INTERIOR LITE
- (G-3) 20-MINUTE FIRE RATED
- (G-4) 45-MINUTE FIRE RATED
- (G-5) 1" IGU, CLEAR FLOAT GLASS
- (G-6) 1" IGU OF 1/4" TEMPERED GLASS ON EITHER SIDE OF 1/2" SPACER
- (T) TEMPERED GLAZING

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04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT — Registered Professional Engineer — C-18888 — 31-01-2025 — RENEWAL — STATE OF CALIFORNIA

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San Francisco
07/05/2024

WINDOW SCHEDULE

SCALE: As indicated

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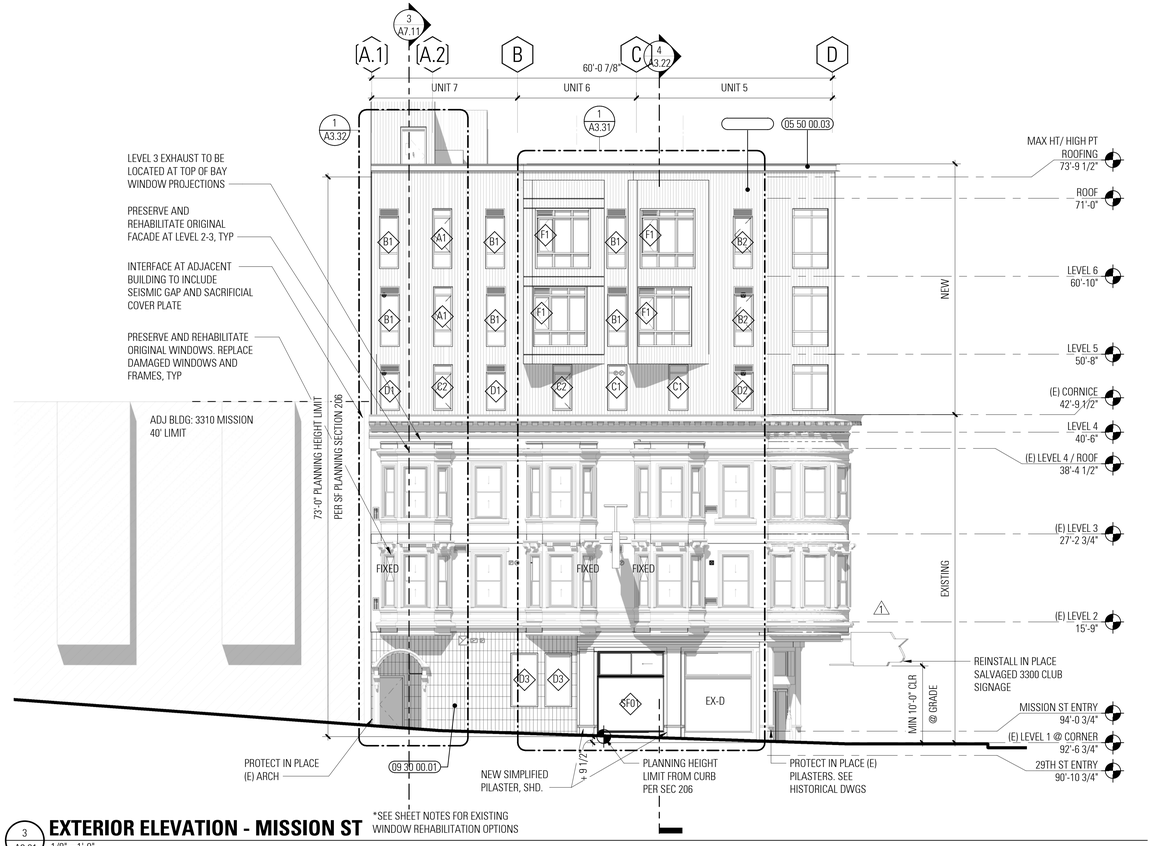

3 A3.01 **EXTERIOR ELEVATION - MISSION ST** 1/8" = 1'-0"

1 A3.01 **EXTERIOR ELEVATION - 29TH ST** 1/8" = 1'-0"

SHEET NOTES

1. HALFTONE INDICATES EXISTING.

2. FOR INFORMATION ON EXISTING WINDOWS, SEE 'EB' DRAWINGS FOR WINDOW SCHEDULE.

3. EXISTING WINDOW REHABILITATION:
   - **A) LEVEL 2-3:** ALL EXISTING WINDOWS TO REMAIN, SELECTIVELY REHABILITATE WINDOWS (PANE, SASH, AND FRAME) AS NEEDED. SEE HISTORICAL DRAWINGS FOR WINDOW CONDITIONS. PROVIDE SECONDARY STORM WINDOW SYSTEM BEHIND TO MEET ACOUSTIC CODE REQUIREMENTS.
   - **B) LEVEL 1 STOREFRONT:** EXISTING STOREFRONTS TO REMAIN, SELECTIVELY REHABILITATE WINDOWS FRAMES. PANES TO BE REMOVED AND REPLACED WITH IGU. SEE HISTORICAL DRAWINGS FOR ADDTIONAL INFORMATION.

LEGEND

- ENHANCED WOOD SIDING
- CEMENT PLASTER WITH ANTI-GRAFITTI COATING
- EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE, PREP FOR RE-PAINTING, SHD.
- COLORED CERAMIC TILE WITH ANTI GRAITTI COATING
- BLACK BASALT TILE VENEER
- ADJACENT BUILDING

KEYNOTES

KEY	DESCRIPTION
05 50 00.03	C-CHANNEL SHAPE
09 24 00.01	PORTLAND CEMENT PLASTER
09 30 00.01	GLAZED WALL TILE

FINISH SCHEDULE

KEY PLAN

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LICENSED ARCHITECT — Robert Neal Hagey — C-18899 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

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PLANNING

April 24, 2024

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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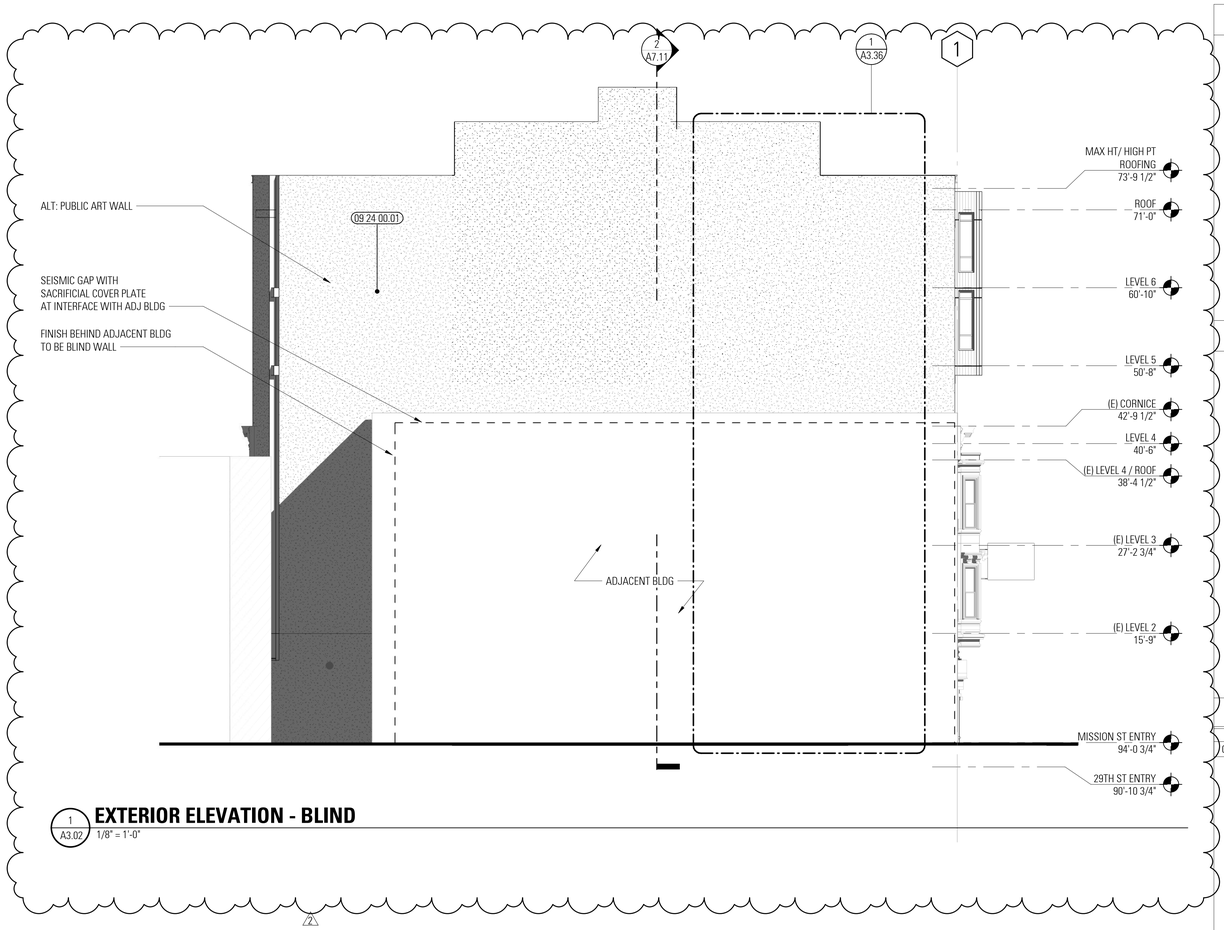

1 A3.02 **EXTERIOR ELEVATION - BLIND**
1/8" = 1'-0"

SHEET NOTES

1. HALFTONE INDICATES EXISTING.
2. FOR INFORMATION ON EXISTING WINDOWS, SEE 'EB' DRAWINGS FOR WINDOW SCHEDULE.
3. EXISTING WINDOW REHABILITATION:
   A) LEVEL 2-3:
   ALL EXISTING WINDOWS TO REMAIN, SELECTIVELY REHABILITATE WINDOWS (PANE, SASH, AND FRAME) AS NEEDED. SEE HISTORICAL DRAWINGS FOR WINDOW CONDITIONS. PROVIDE SECONDARY STORM WINDOW SYSTEM BEHIND TO MEET ACOUSTIC CODE REQUIREMENTS.
   B) LEVEL 1 STOREFRONT:
   EXISTING STOREFRONTS TO REMAIN, SELECTIVELY REHABILITATE WINDOWS FRAMES. PANES TO BE REMOVED AND REPLACED WITH IGU. SEE HISTORICAL DRAWINGS FOR ADDTIONAL INFORMATION.

LEGEND

- ENHANCED WOOD SIDING
- CEMENT PLASTER WITH ANTI-GRAFITTI COATING
- EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE, PREP FOR RE-PAINTING, SHD.
- COLORED CERAMIC TILE WITH ANTI GRAITTI COATING
- BLACK BASALT TILE VENEER
- ADJACENT BUILDING

KEYNOTES

KEY	DESCRIPTION
09 24 00.01	PORTLAND CEMENT PLASTER

FINISH SCHEDULE

KEY PLAN

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04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Hampton
C-18896
03-31-2025
REGISTRATION DATE
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

Charles Enchill - PLN
PLANNING
April 24, 2024

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

A3.02

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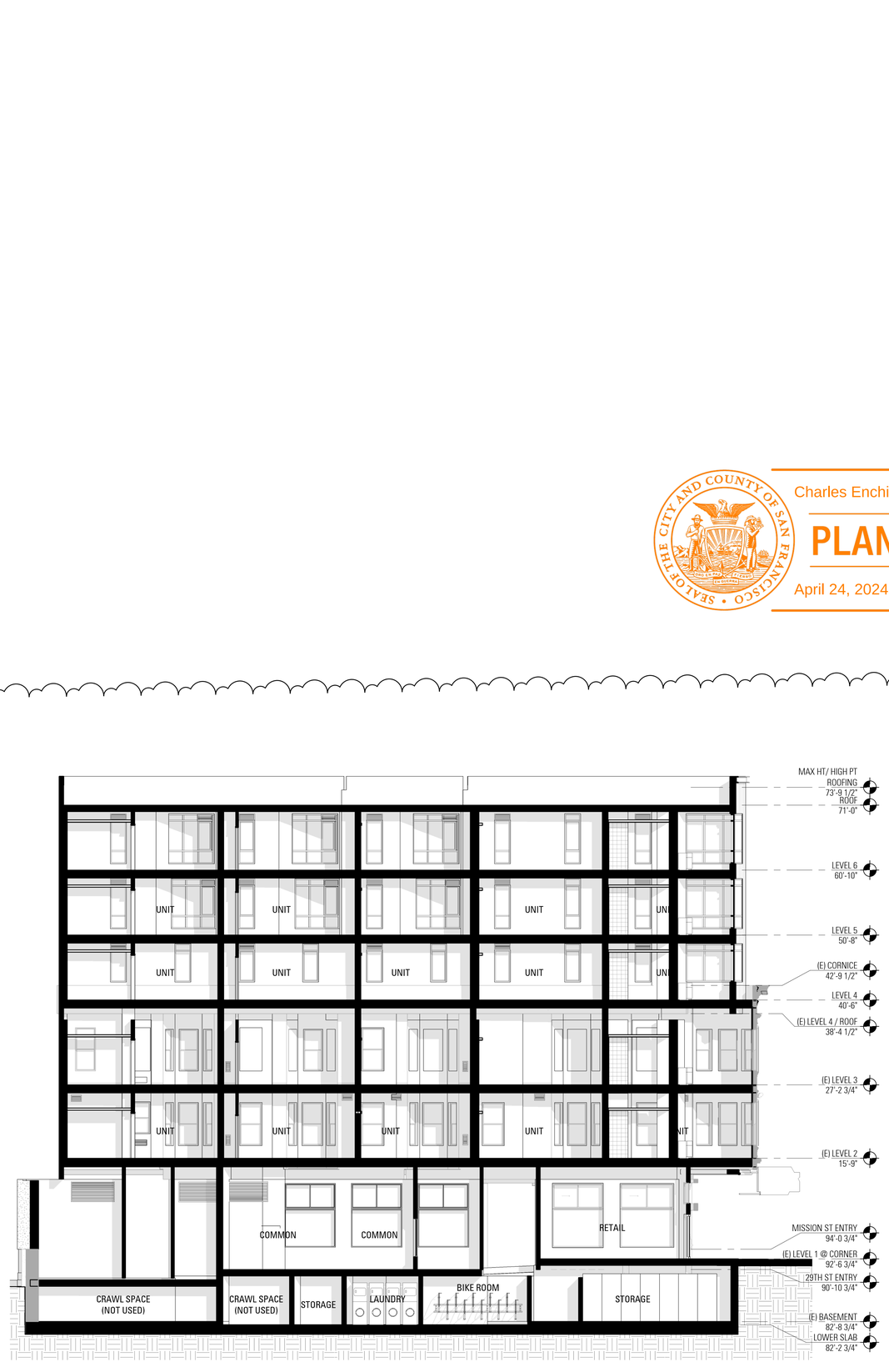
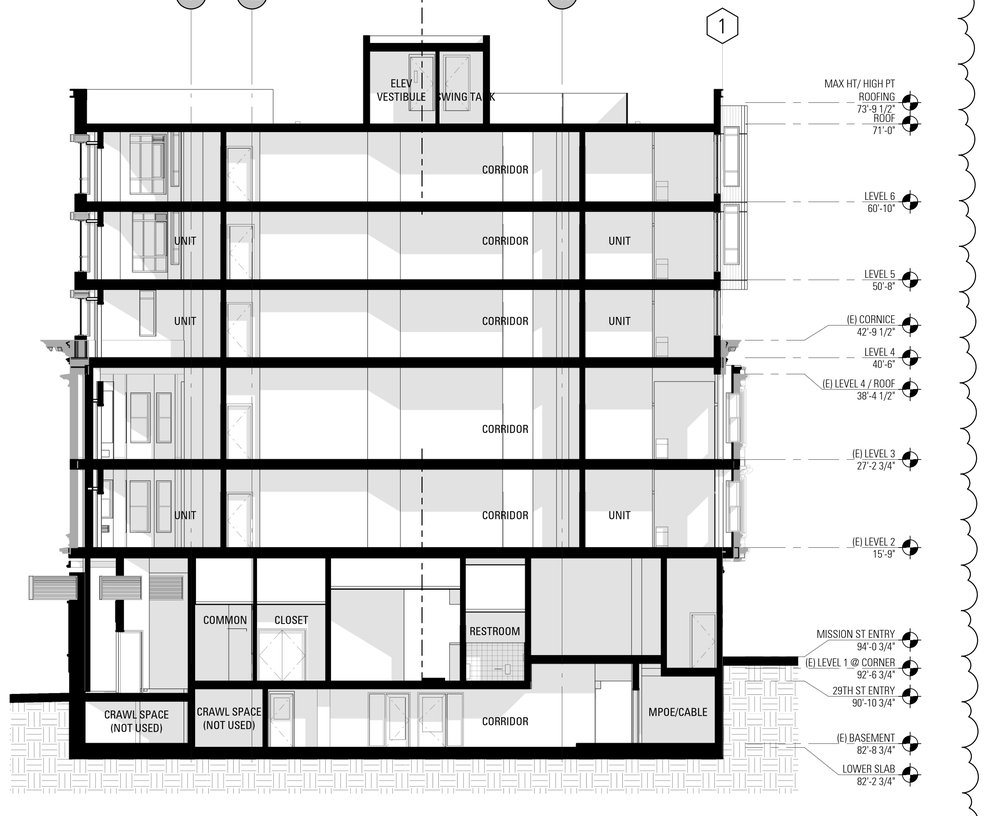
2 A3.21 **CROSS SECTION - EAST**
1/8" = 1'-0"



3 A3.21 **LONGITUDINAL SECTION B**
1/8" = 1'-0"



1 A3.21 **LONGITUDINAL SECTION A**
1/8" = 1'-0"

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LICENSED ARCHITECT
Heather Nicol Hasegawa
C-18898
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

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BUILDING SECTIONS

SCALE: 1/8" = 1'-0"

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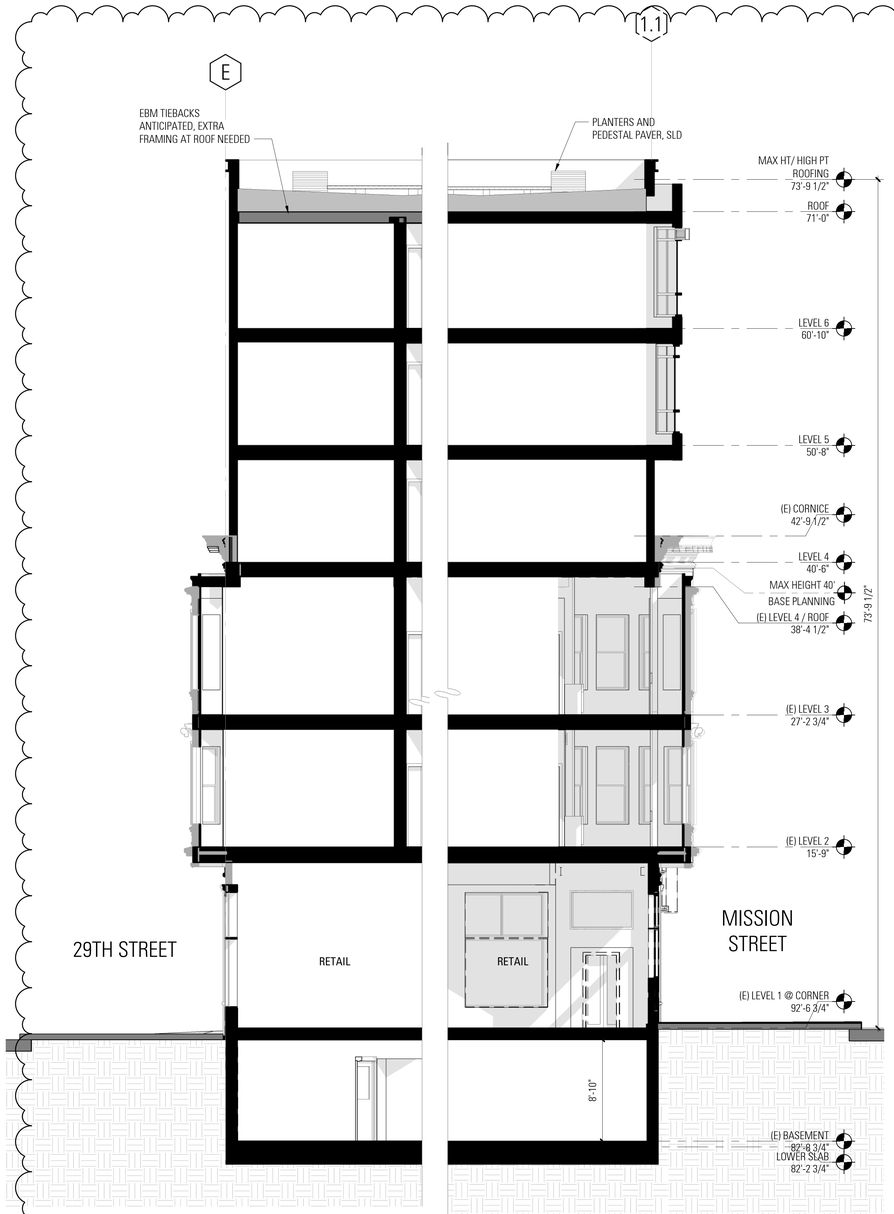
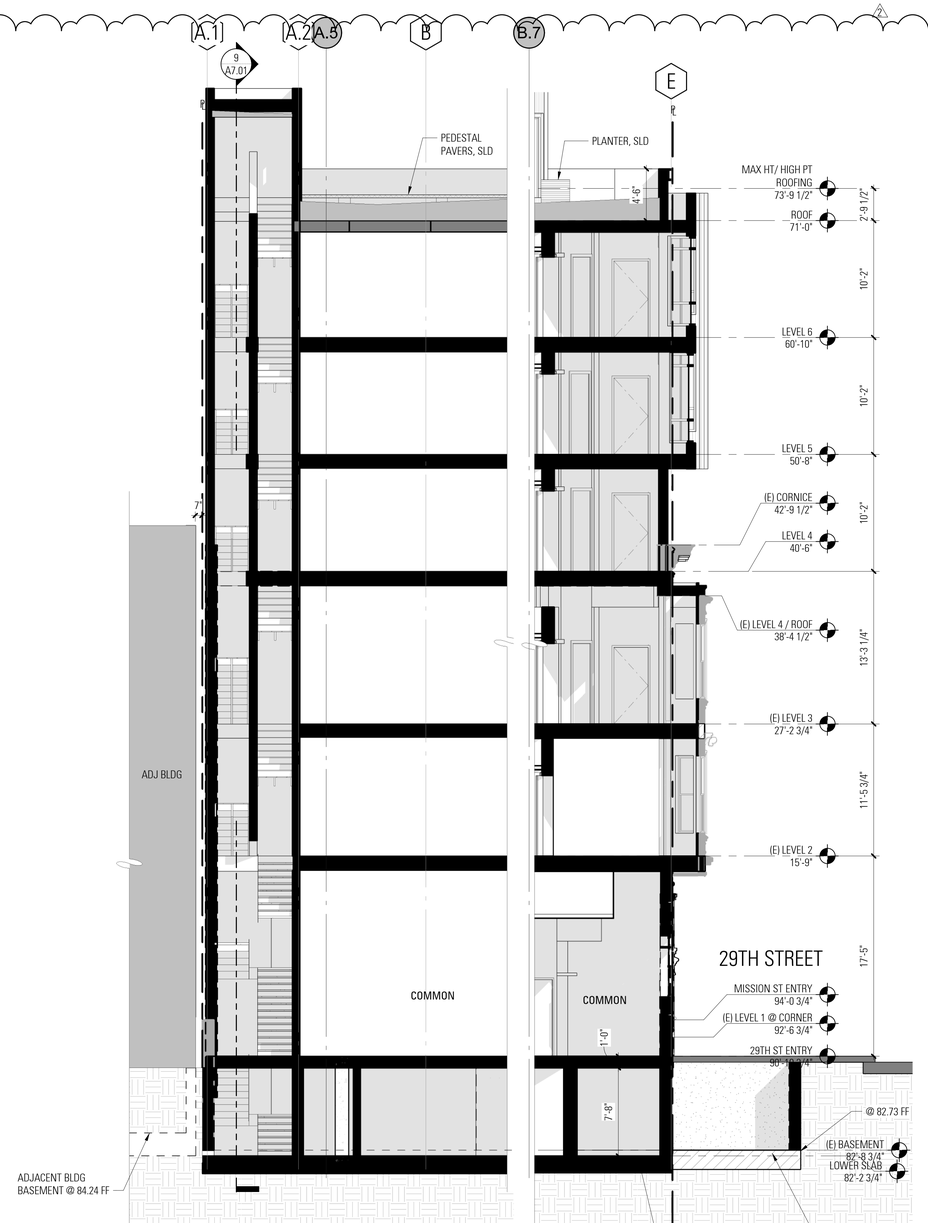


4 A3.22 **SECTION @ MISSION ST**

3/16" = 1'-0"



2 A3.22 **SECTION 29TH ST**

3/16" = 1'-0"

SHEET NOTES

1. HALFTONE INDICATES EXISTING.

2. FOR INFORMATION ON EXISTING WINDOWS, SEE 'EB' DRAWINGS FOR WINDOW SCHEDULE.

3. EXISTING WINDOW REHABILITATION:
   - A) **LEVEL 2-3:** ALL EXISTING WINDOWS TO REMAIN, SELECTIVELY REHABILITATE WINDOWS (PANE, SASH, AND FRAME) AS NEEDED. SEE HISTORICAL DRAWINGS FOR WINDOW CONDITIONS. PROVIDE SECONDARY STORM WINDOW SYSTEM BEHIND TO MEET ACOUSTIC CODE REQUIREMENTS.
   - B) **LEVEL 1 STOREFRONT:** EXISTING STOREFRONTS TO REMAIN, SELECTIVELY REHABILITATE WINDOWS FRAMES. PANES TO BE REMOVED AND REPLACED WITH IGU. SEE HISTORICAL DRAWINGS FOR ADDTIONAL INFORMATION.

LEGEND

KEY	DESCRIPTION
	ENHANCED WOOD SIDING
	CEMENT PLASTER WITH ANTI-GRAFITTI COATING
	EXISTING HORIZONTAL WOOD SIDING TO REMAIN IN PLACE, PREP FOR RE-PAINTING, SHD.
	COLORED CERAMIC TILE WITH ANTI GRAITTI COATING
	BLACK BASALT TILE VENEER
	ADJACENT BUILDING

KEYNOTES

FINISH SCHEDULE

KEY PLAN

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PLANNING

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03.19.2024	1	SITE PERMIT RESUB 1
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LICENSED ARCHITECT — Stephen Hagan — C-18898 — 31-01-2025 — STATE OF CALIFORNIA

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San Francisco
07/05/2024

BUILDING SECTIONS

SCALE: As indicated

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10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Hagedorn
C-18896
01-31-2025
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07/05/2024

RENDERED VIEW AT CORNER

SCALE:

A3.40

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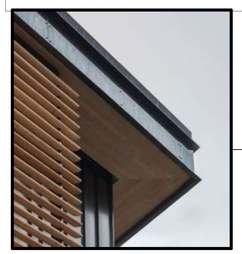
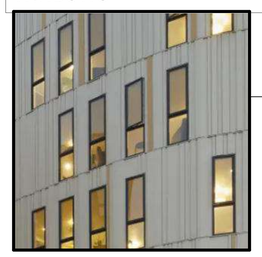
C-CHANNEL EXPRESSION AT PARAPET CAP

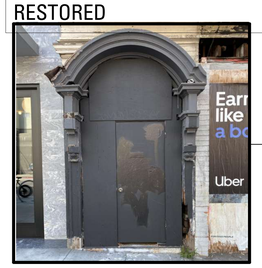


VERTICAL ENHANCED WOOD SIDING (COLOR: DARK ASH TO AGED SILVER)

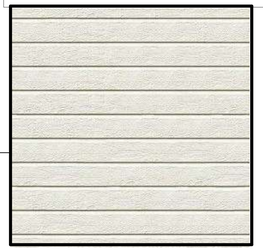
ALUMINIMUM NAIL FIN WINDOWS



EXISTING ARCH TO BE RESTORED



EXISTING HORIZONTAL PLANK WOOD (COLOR: CREAM)



BLACK BASALT TILE VENEER (COLOR: DARK GREY)

EXISTING STOREFRONTS TO BE RESTORED

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PLANNING

April 24, 2024

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LICENSED ARCHITECT
Christian Niel Hagerstrand
C-18896
01-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

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RENDERED VIEW @ MISSION ST + MATERIALS LIST

SCALE:

A3.41

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C-CHANNEL EXPRESSION AT PARAPET CAP

EXISTING HORIZONTAL PLANK WOOD (COLOR: CREAM)

VERTICAL ENHANCED WOOD SIDING (COLOR: DARK ASH TO AGED SILVER)

ALUMINIMUM NAIL FIN WINDOWS

EXISTING PILASTER RELIEF

EXISTING STOREFRONTS TO BE RESTORED

BLACK BASALT TILE VENEER (COLOR: DARK GREY)

CLAY OR CERAMIC TILE (COLOR: SEA FOAM GREEN)

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03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT Stephen Neil Hagman C-18996 03-31-2025 RENEWAL DATE STATE OF CALIFORNIA

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RENDERED VIEW @ 29TH ST + MATERIALS LIST

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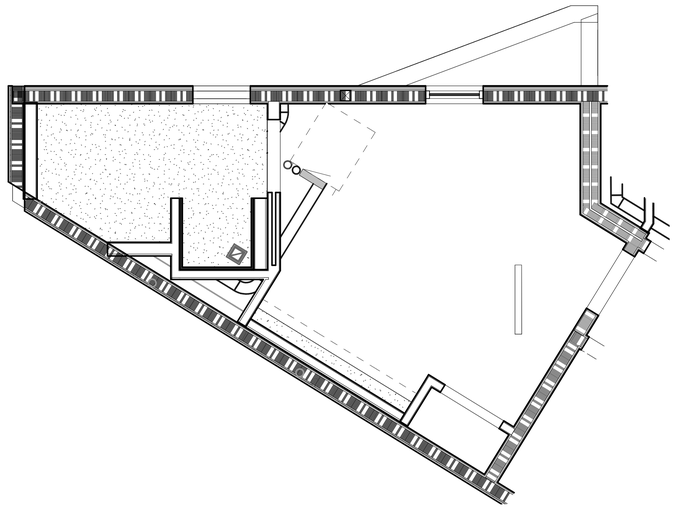
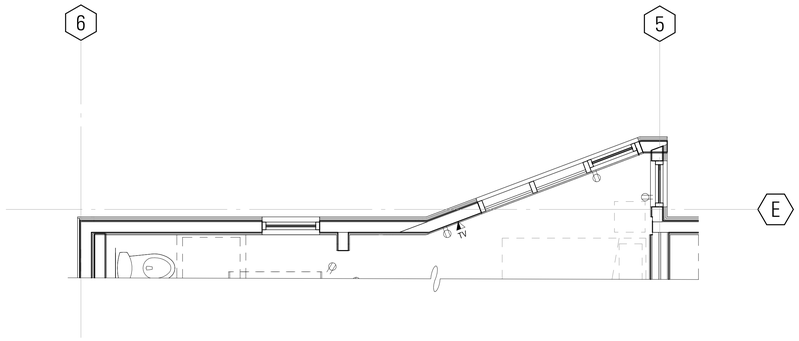
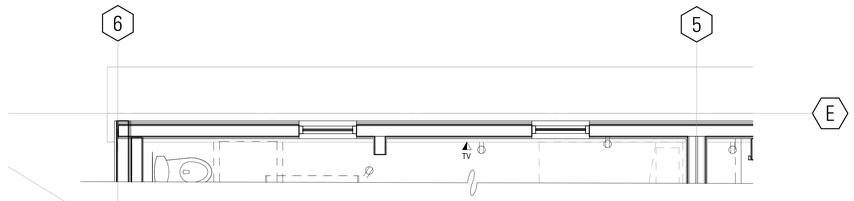
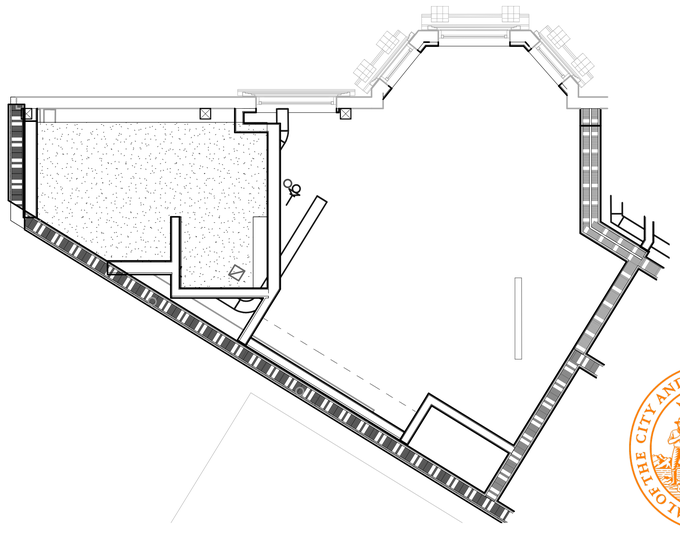


5 A4.01 **ENLARGED RCP - UNIT 401 - 501-601 SIM.**
3/8" = 1'-0"



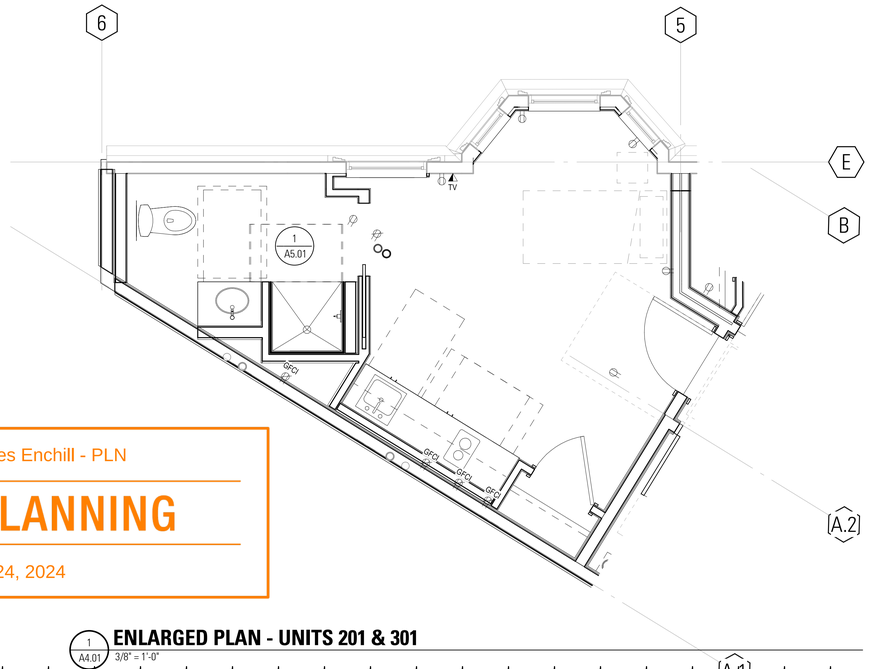
3 A4.01 **PARTIAL ENLARGED PLAN - UNITS 501 & 601**
3/8" = 1'-0"





4 A4.01 **ENLARGED RCP - UNITS 201 & 301**
3/8" = 1'-0"

2 A4.01 **PARTIAL ENLARGED PLAN - UNIT 401**
3/8" = 1'-0"



1 A4.01 **ENLARGED PLAN - UNITS 201 & 301**
3/8" = 1'-0"

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PLANNING

April 24, 2024

SHEET NOTES

1. SEE X/A9.01 FOR INTERIOR PARITION SCHEDULE.
2. SEE X/A5 SERIES FOR UNIT KITCHEN AND
3. BATHROOM.
4. SEE X/G0.21 FOR RESIDNETIAL ACCESSIBILITY COMPLIANCE.
5. RESIDENTIAL INTERIOR PARTITIONS ARE TYPE UON.
6. PROVIDE ACOUSTIC BATT INSULATION AT PLUMBING WALLS UON.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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LICENSED ARCHITECT — Jeffrey Heller — C-18896 — 03-31-2025 — STATE OF CALIFORNIA

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ENLARGED UNIT PLANS- '01 STACK

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A4.01

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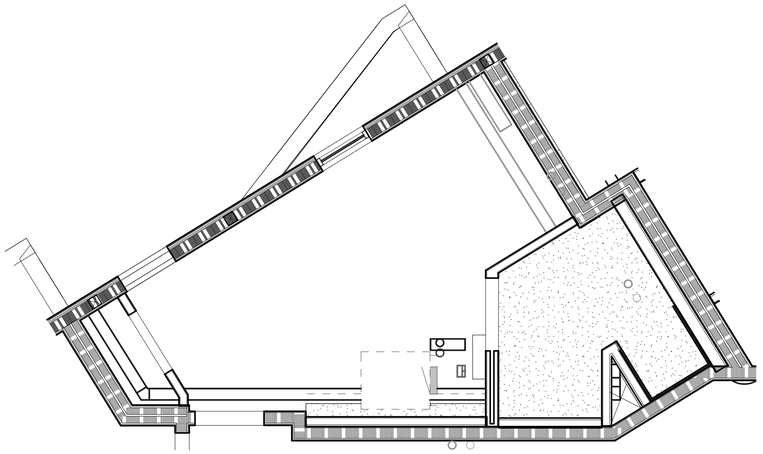

5 A4.02 **ENLARGED RCP - UNIT 402 - 502-602 SIM.**
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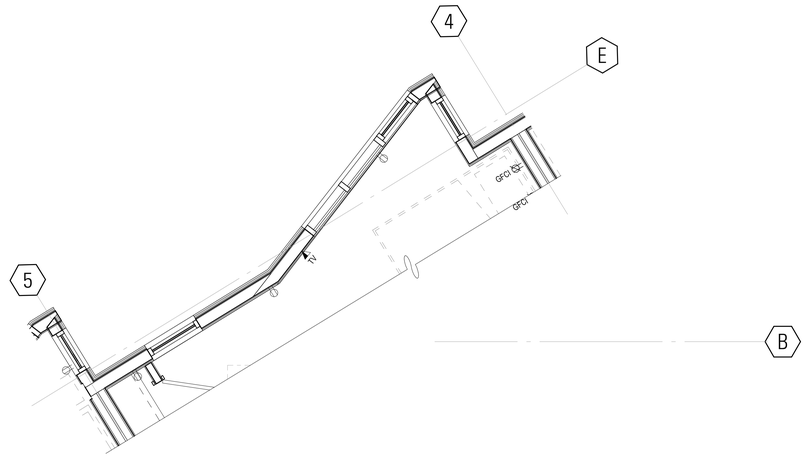
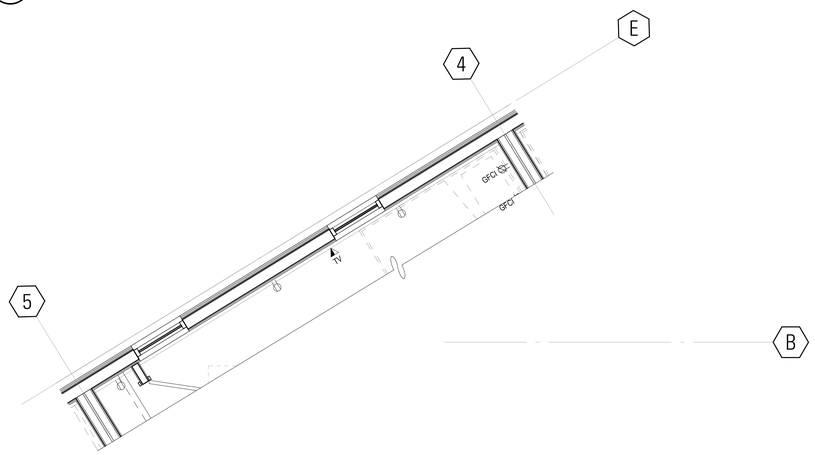


2 A4.02 **PARTIAL ENLARGED PLAN - UNITS 502 & 602**
3/8" = 1'-0"



3 A4.02 **PARTIAL ENLARGED PLAN - UNIT 402**
3/8" = 1'-0"

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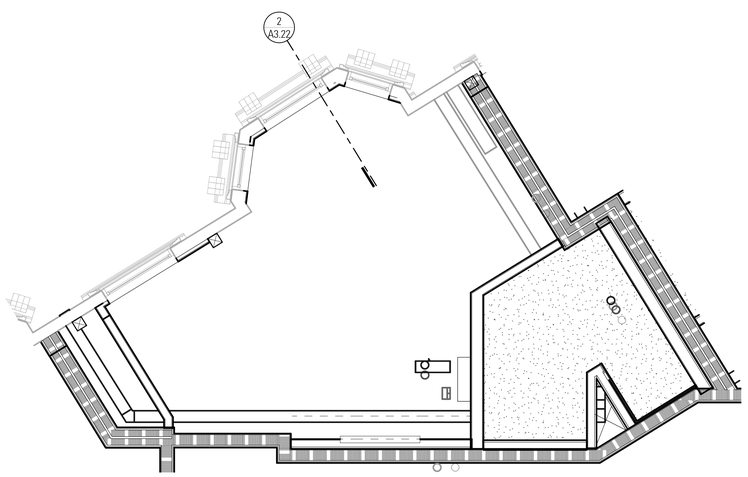

4 A4.02 **ENLARGED RCP - UNITS 202 & 302**
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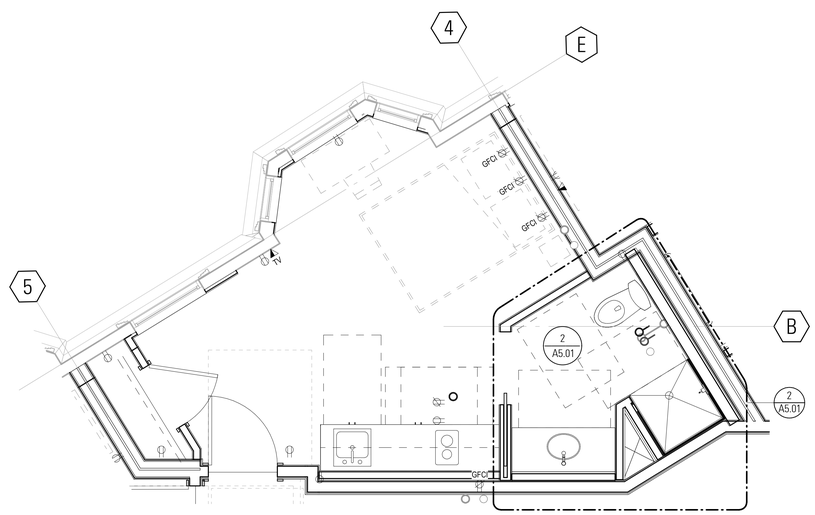

1 A4.02 **ENLARGED PLAN - UNITS 202 & 302**
3/8" = 1'-0"

SHEET NOTES

1. SEE X/A9.01 FOR INTERIOR PARITION SCHEDULE.
2. SEE X/A5 SERIES FOR UNIT KITCHEN AND
3. BATHROOM.
4. SEE X/G0.21 FOR RESIDNETIAL ACCESSIBILITY COMPLIANCE.
5. RESIDENTIAL INTERIOR PARTITIONS ARE TYPE UON.
6. PROVIDE ACOUSTIC BATT INSULATION AT PLUMBING WALLS UON.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC — FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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ENLARGED UNIT PLANS- '02 STACK

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A4.02

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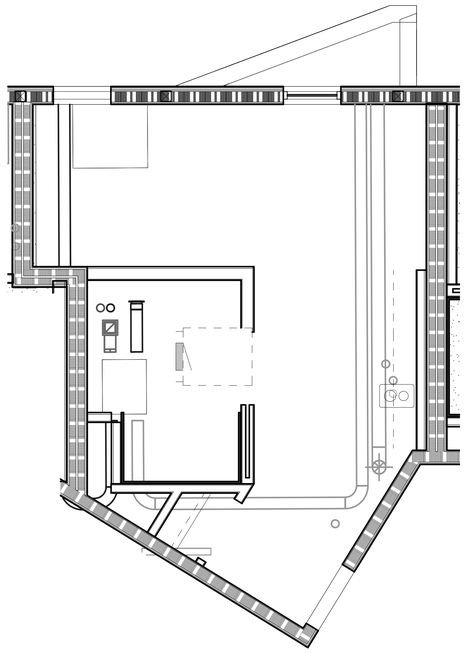

5 A4.03 **ENLARGED RCP - UNIT 403 - 503-603 SIM.**
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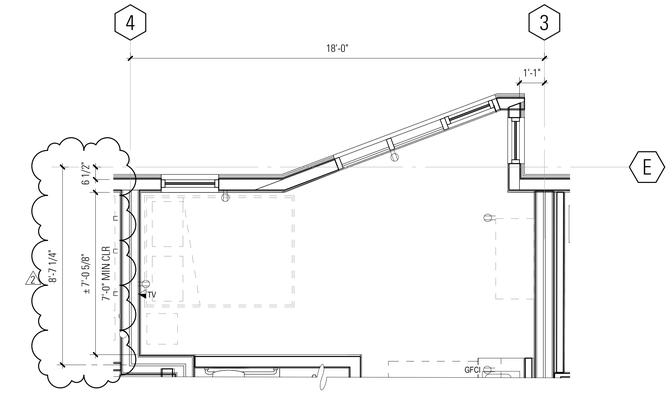

3 A4.03 **PARTIAL ENLARGED PLAN - MOBILITY FEATURE UNITS 506 & 606**
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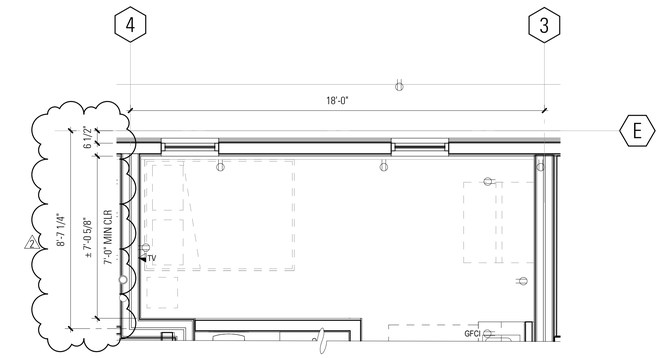

2 A4.03 **PARTIAL ENLARGED PLAN - MOBILITY FEATURE UNIT 403**
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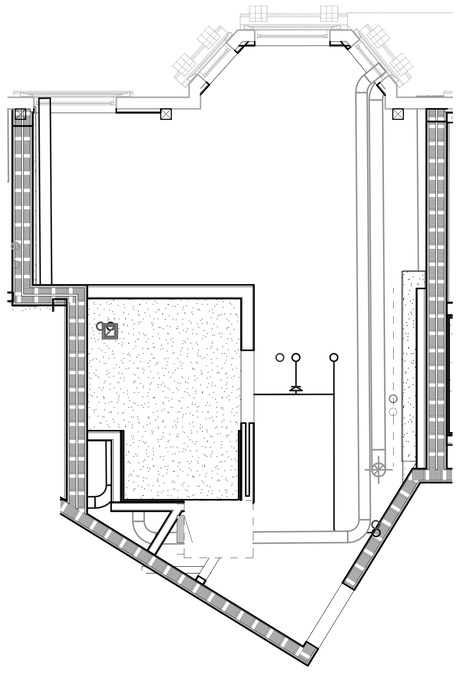

4 A4.03 **ENLARGED RCP - UNITS 203 & 303 - 403-603 SIM.**
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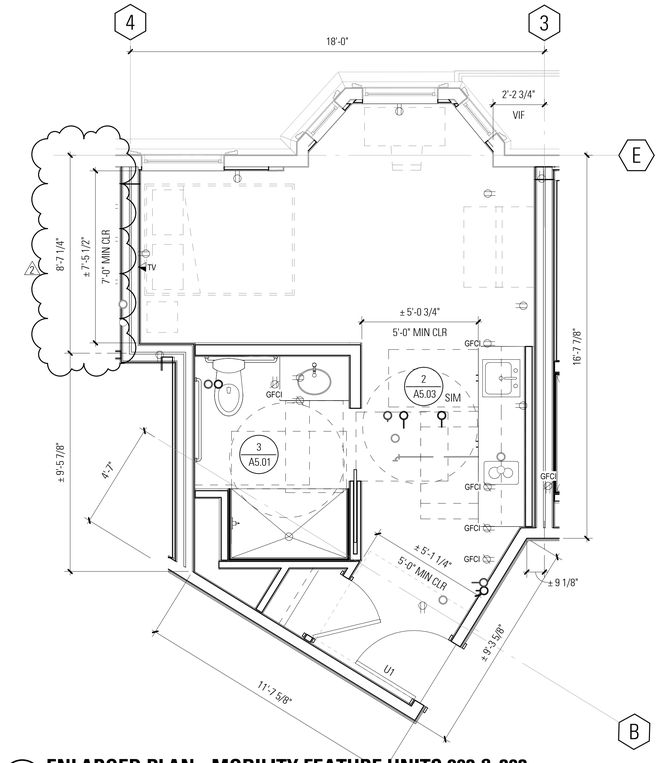

1 A4.03 **ENLARGED PLAN - MOBILITY FEATURE UNITS 203 & 303**
3/8" = 1'-0"

Charles Enchill - PLN

PLANNING

April 24, 2024

SHEET NOTES

1. SEE X A9.01 FOR INTERIOR PARITION SCHEDULE.
2. SEE X A5 SERIES FOR UNIT KITCHEN AND
3. BATHROOM.
4. SEE X G0.21 FOR RESIDNETIAL ACCESSBILITY COMPLIANCE.
5. RESIDENTIAL INTERIOR PARTITIONS ARE TYPE UON.
6. PROVIDE ACOUSTIC BATT INSULATION AT PLUMBING WALLS UON.

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- (N) CONCRETE WALL
- (N) 1 HR RATED FIRE BARRIER
- (N) 2 HR RATED FIRE BARRIER
- FEC FIRE EXTINGUISHER CABINET
- DIRECTION OF SLOPE
- CONCRETE COLUMN, SSD
- MOBILITY UNIT

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LICENSED ARCHITECT
Christian Niel Hackenbrock
C-18896
01-31-2025
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ENLARGED UNIT PLANS-'03 STACK

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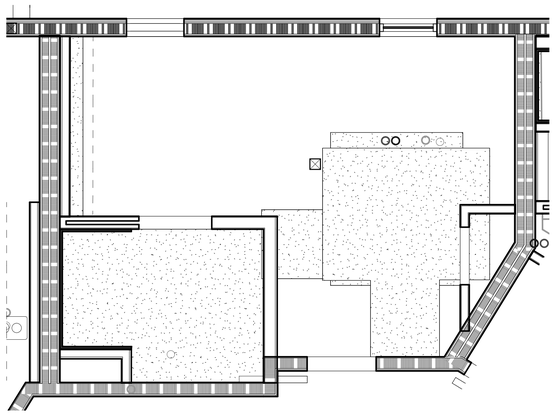

3 A4.04 **ENLARGED RCP - UNITS 404-604**
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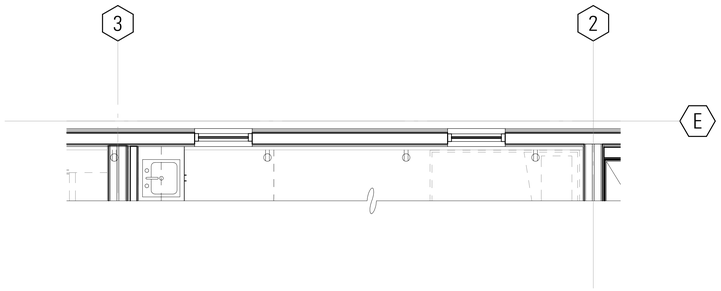

Charles Enchill - PLN

PLANNING

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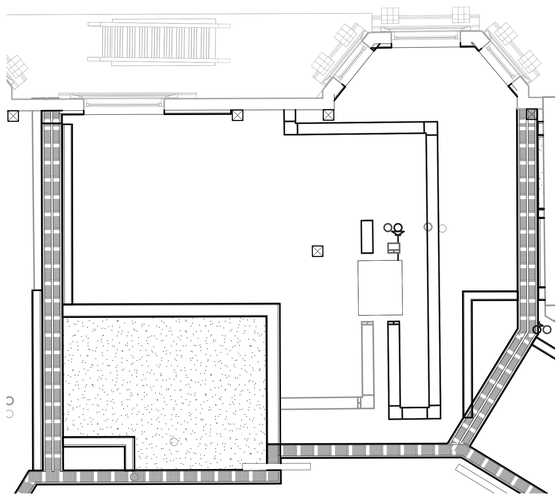
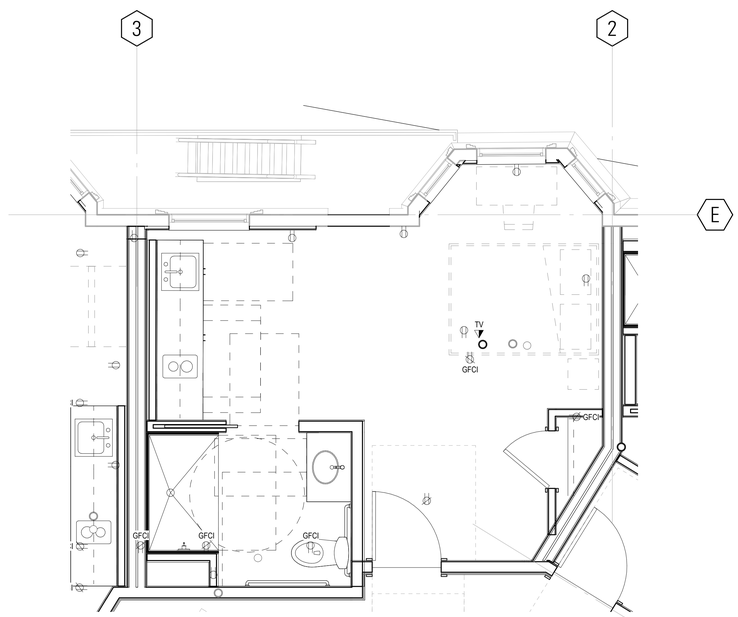
2 A4.04 **PARTIAL ENLARGED PLAN - MOBILITY FEATURE UNITS 404-604**
3/8" = 1'-0"



4 A4.04 **ENLARGED RCP - UNITS 204 & 304**
3/8" = 1'-0"



1 A4.04 **ENLARGED PLAN - MOBILITY FEATURE UNITS 204 & 304**
3/8" = 1'-0"

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Christian Niel Hamilton
C-18896
03-31-2025
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ENLARGED UNIT PLANS-'04 STACK

SCALE: 3/8" = 1'-0"

2
A4.04

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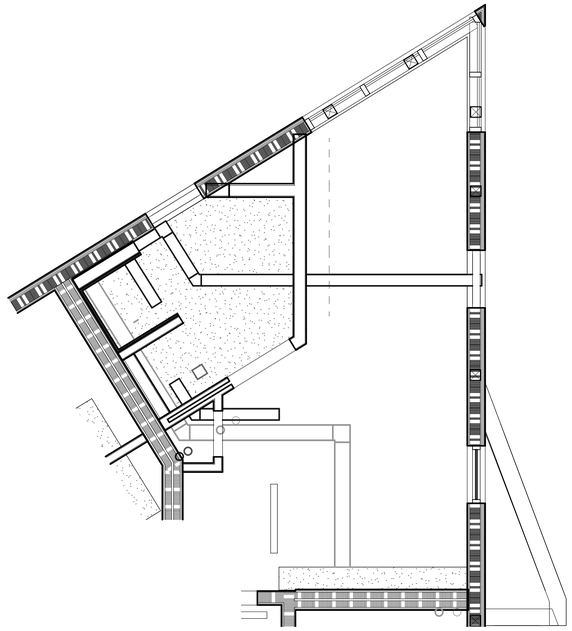

4 A4.05 **ENLARGED RCP - UNIT 405 - 505-605 SIM**
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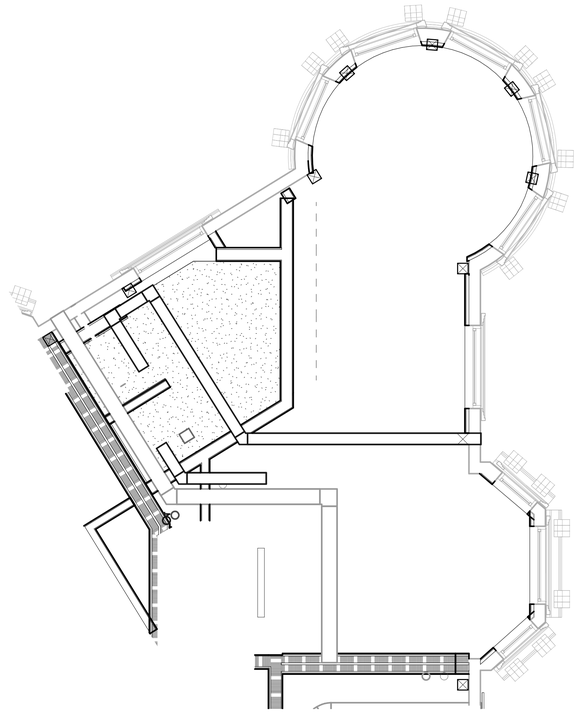
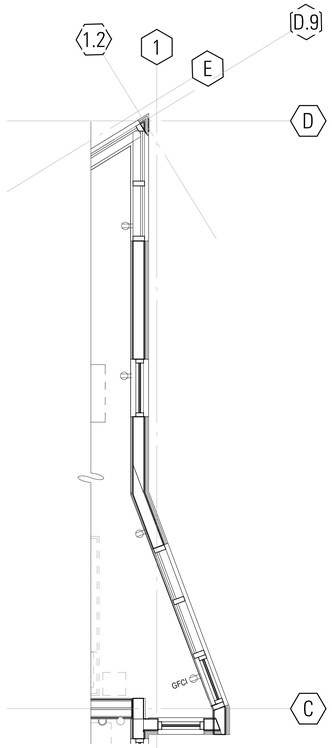
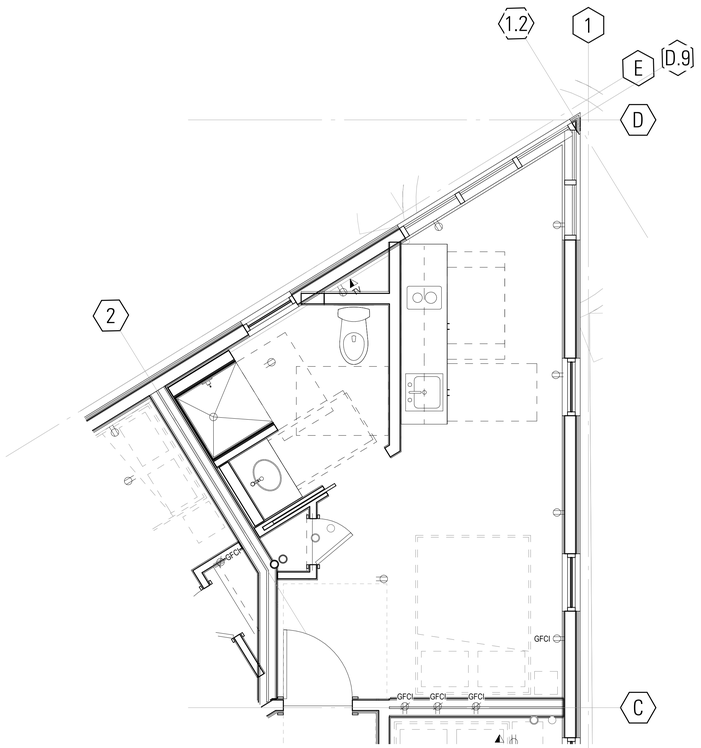


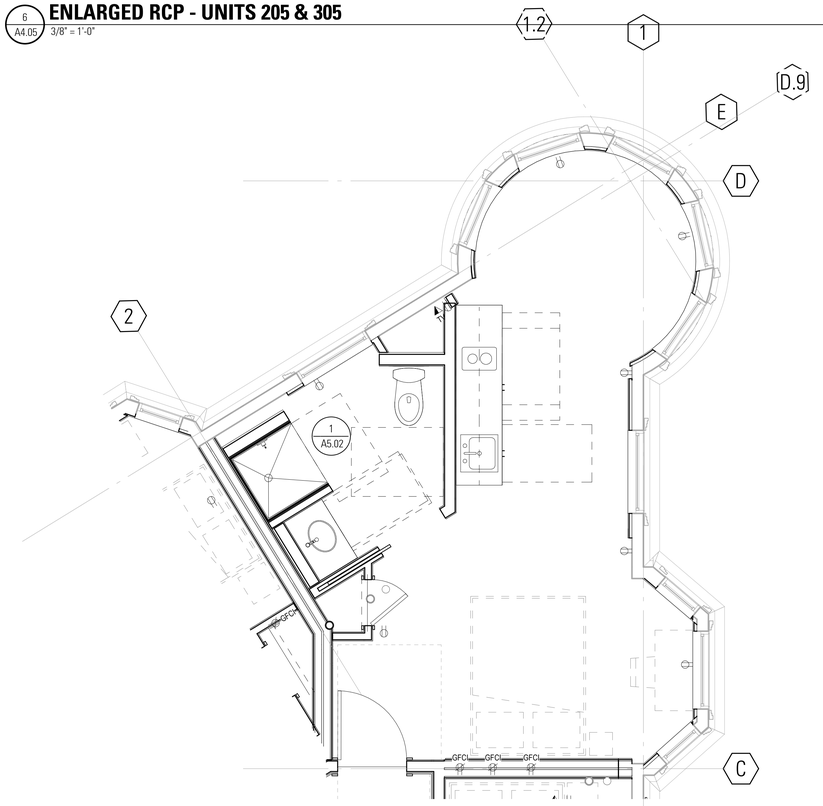
6 A4.05 **ENLARGED RCP - UNITS 205 & 305**
3/8" = 1'-0"



3 A4.05 **PARTIAL ENLARGED PLAN - UNITS 505 & 605**
3/8" = 1'-0"



2 A4.05 **ENLARGED PLAN - UNIT 405**
3/8" = 1'-0"



1 A4.05 **ENLARGED PLAN - UNITS 205 & 305**
3/8" = 1'-0"

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LICENSED ARCHITECT
Thomas Niel Hansen
C-18994
03-31-2025
RENEWAL DATE
STATE OF CALIFORNIA

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ENLARGED UNIT PLANS- '05 STACK

SCALE: 3/8" = 1'-0"

A4.05

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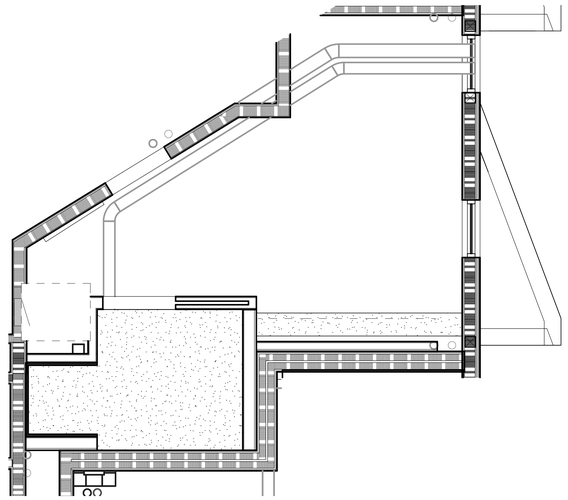
PLANNING

April 24, 2024



4 A4.06 ENLARGED RCP - UNIT 406 - 506-606 SIM.

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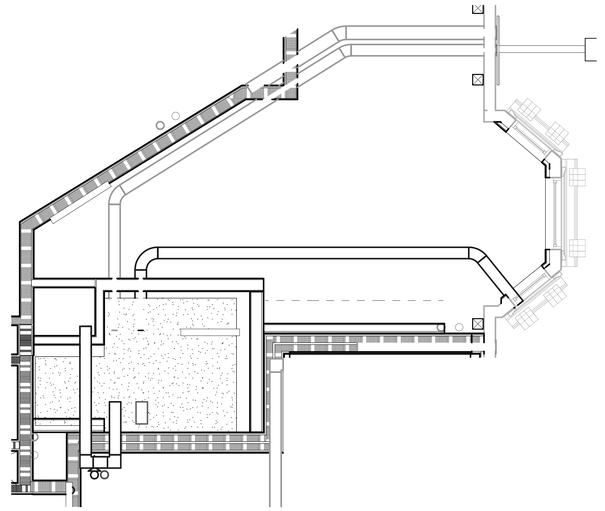
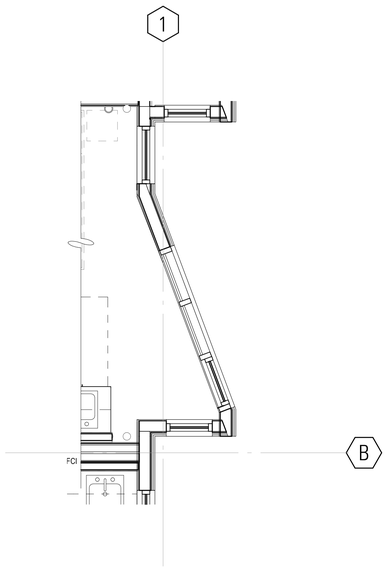


6 A4.06 ENLARGED RCP - UNITS 206 & 306 - 406-606 SIM.

3/8" = 1'-0"



3 A4.06 PARTIAL ENLARGED PLAN - UNITS 506 & 606

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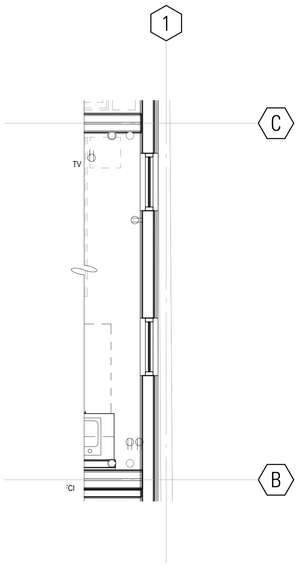

2 A4.06 PARTIAL ENLARGED PLAN - UNIT 406

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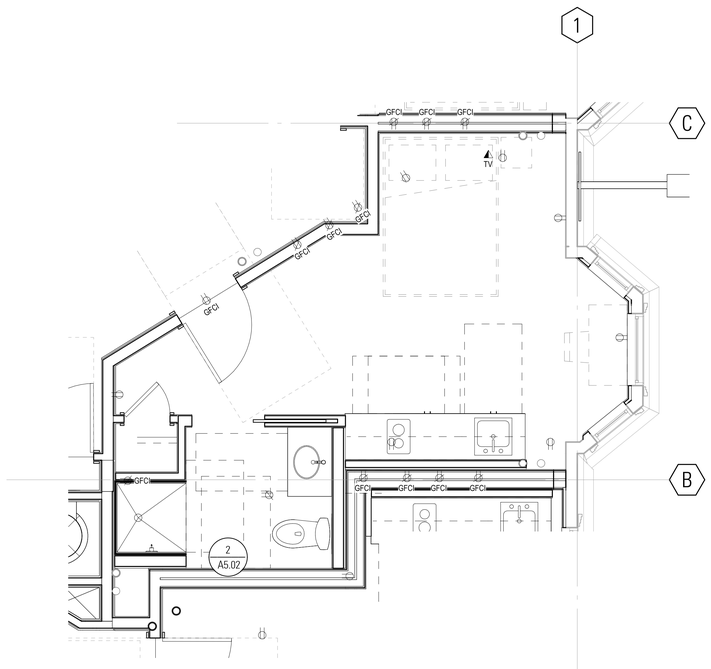

1 A4.06 ENLARGED PLAN - UNITS 206 & 306

3/8" = 1'-0"

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LICENSED ARCHITECT
Timothy Hart Hagen
C-18888
03-31-2025
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STATE OF CALIFORNIA

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ENLARGED UNIT PLANS- '06 STACK

SCALE: 3/8" = 1'-0"

A4.06

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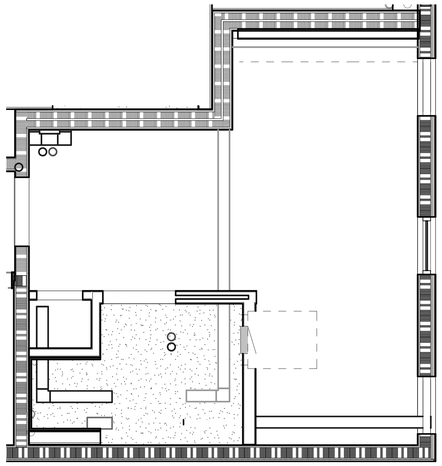

3 A4.07 **ENLARGED RCP - UNITS 407-607**
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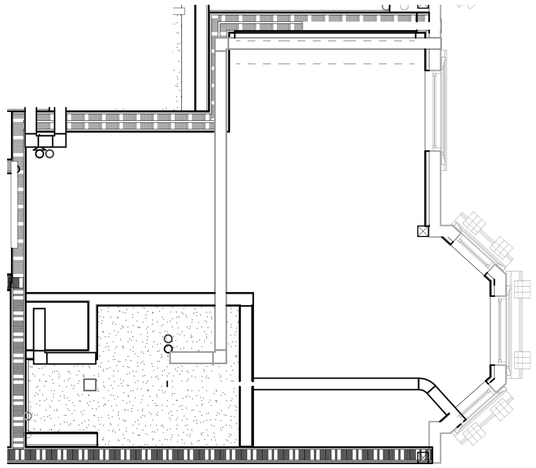

4 A4.07 **ENLARGED RCP - UNITS 207 & 307**
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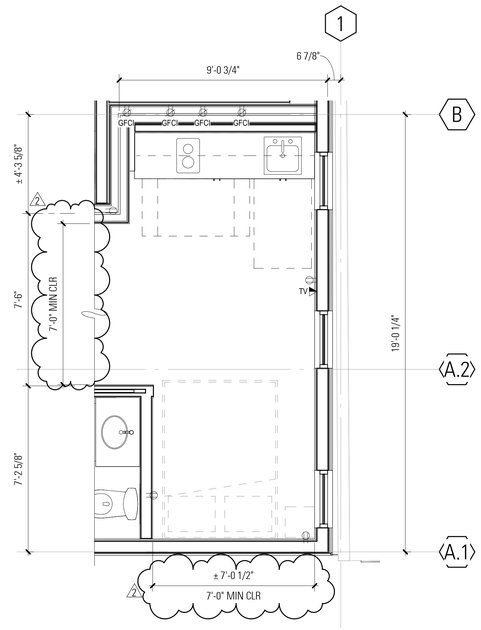
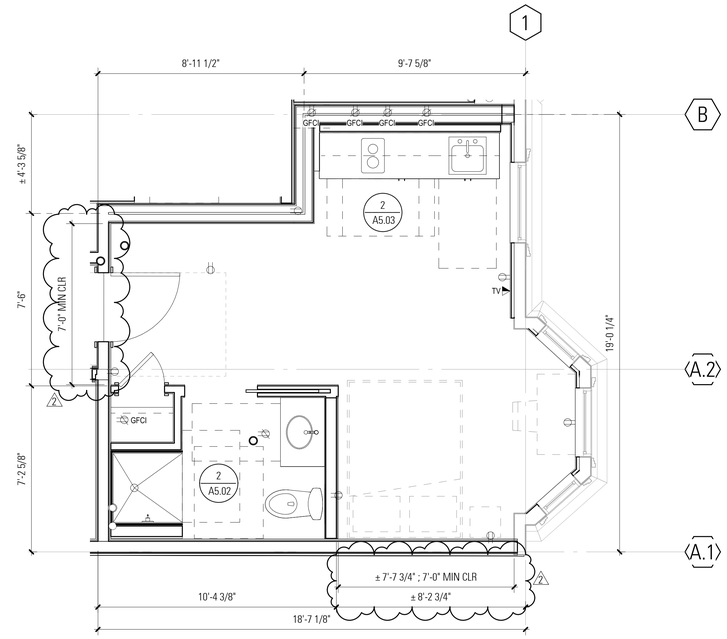


2 A4.07 **PARTIAL ENLARGED PLAN - UNITS 407-607**
3/8" = 1'-0"



1 A4.07 **ENLARGED PLAN - UNITS 207 & 307**
3/8" = 1'-0"

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04.01.2024	2 SITE PERMIT REV 2

LICENSED ARCHITECT
Christian Niel Hackmann
C-18896
03-31-2025
REGISTRATION DATE
STATE OF CALIFORNIA

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ENLARGED UNIT PLANS-'07 STACK

SCALE: 3/8" = 1'-0"

2 **A4.07**

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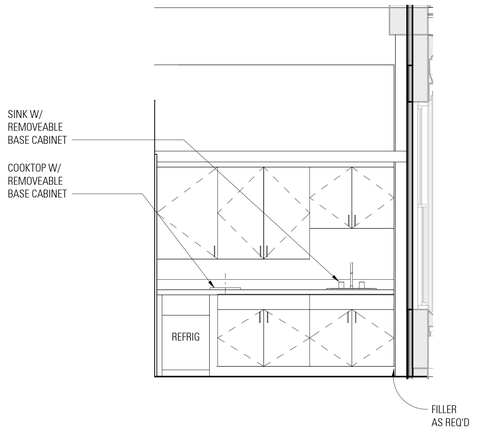
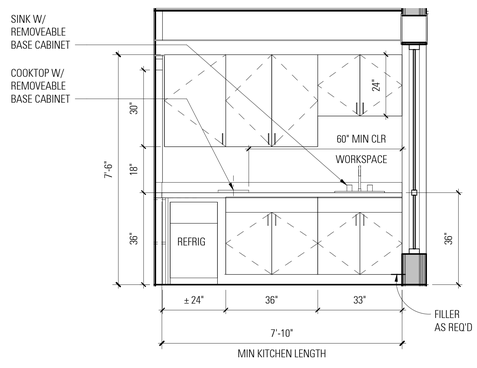
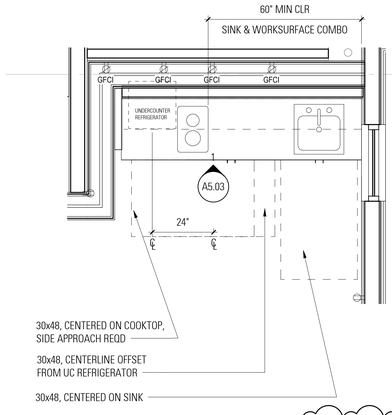


3 A5.03 **KITCHEN INT ELEVATION - ACCESSIBLE**
1/2" = 1'-0"



1 A5.03 **KITCHEN INT ELEVATION - TYPICAL ADAPTABLE**
1/2" = 1'-0"



2 A5.03 **ENLARGED KITCHEN - TYPICAL ADAPTABLE (ACC SIM)**
1/2" = 1'-0"

B

SHEET NOTES

LEGEND

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Cornelius Niel Hagerman
C-18896
03-31-2025
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ENLARGED KITCHEN ELEVATIONS

SCALE: As indicated

2 **A5.03**

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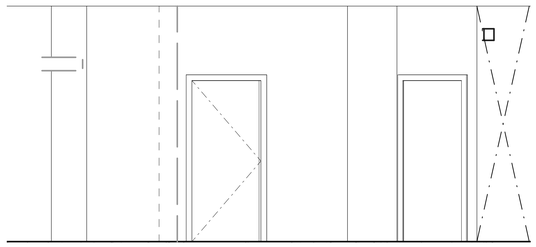

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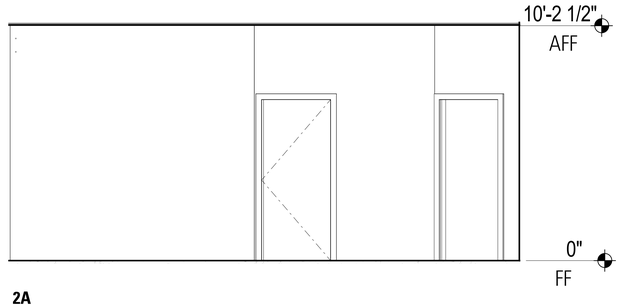
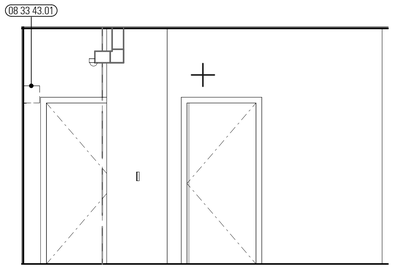


2A

2 A5.11 TYPICAL RESIDENTIAL CORRIDOR ELEVATION 2

3/8" = 1'-0"



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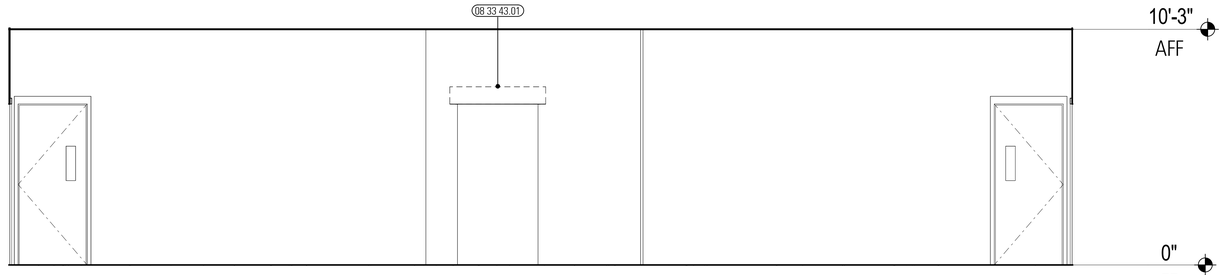

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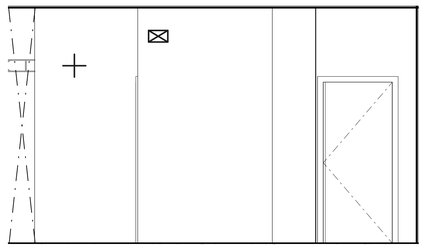

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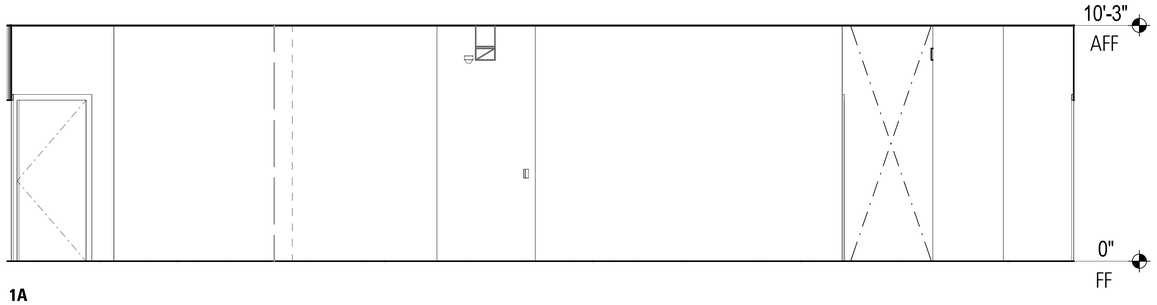

1A

1 A5.11 TYPICAL RESIDENTIAL CORRIDOR ELEVATION 1

3/8" = 1'-0"

SHEET NOTES

LEGEND

KEYNOTES

KEY	DESCRIPTION
08 33 43.01	OVERHEAD COILING SMOKE CURTAIN FOR ELEVATOR DOOR

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LICENSED ARCHITECT
Jeffrey Neal Heckman
C-18386
03-31-2025
RENEWAL DATE
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ENLARGED INTERIOR ELEVATIONS - CORRIDORS

SCALE: As indicated

A5.11

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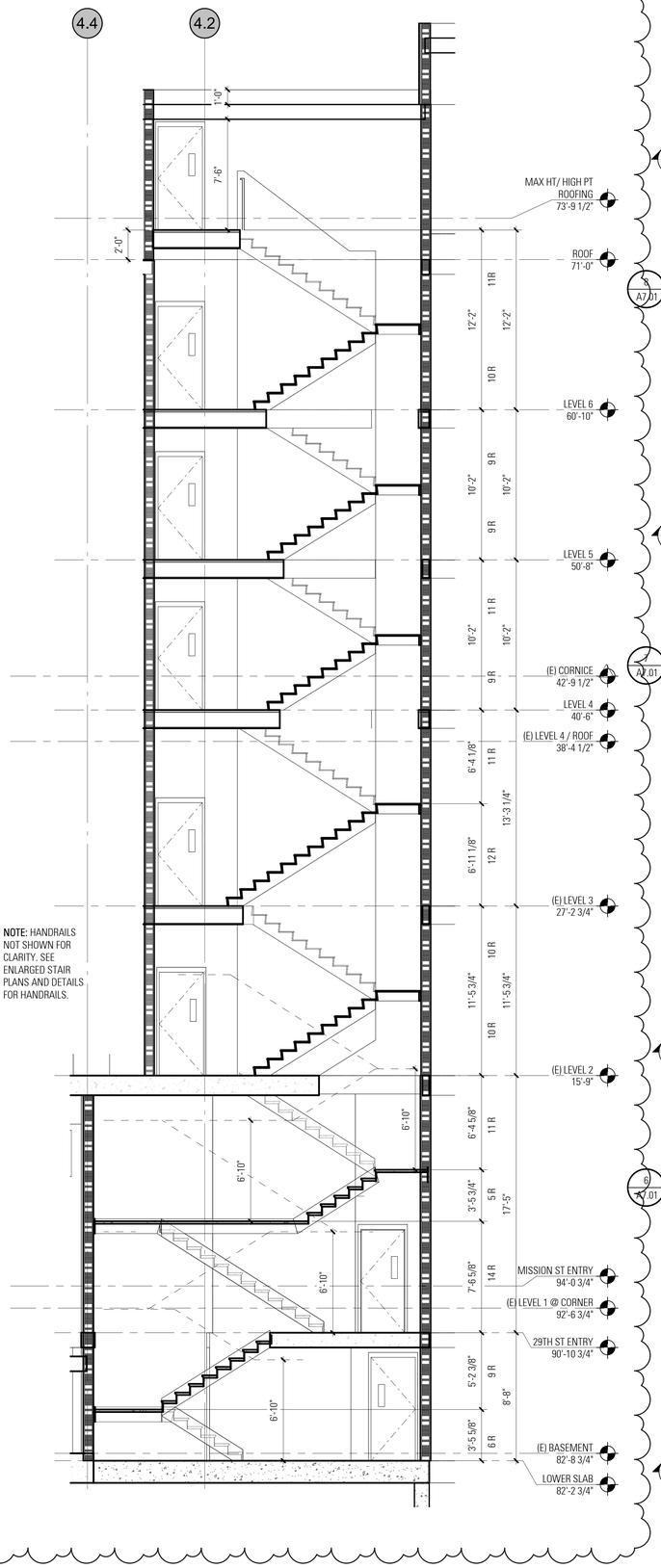
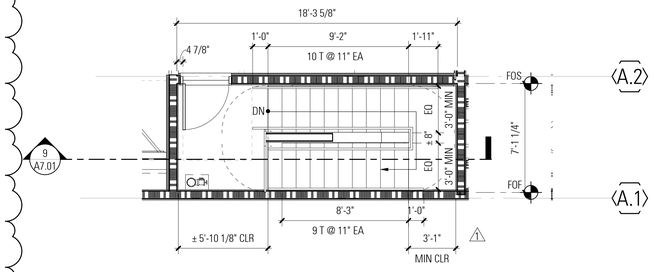
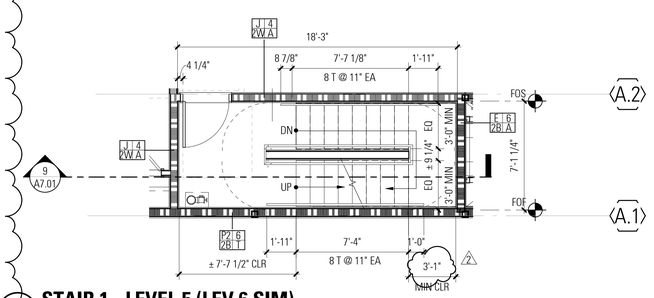


NOTE: HANDRAILS NOT SHOWN FOR CLARITY. SEE ENLARGED STAIR PLANS AND DETAILS FOR HANDRAILS.

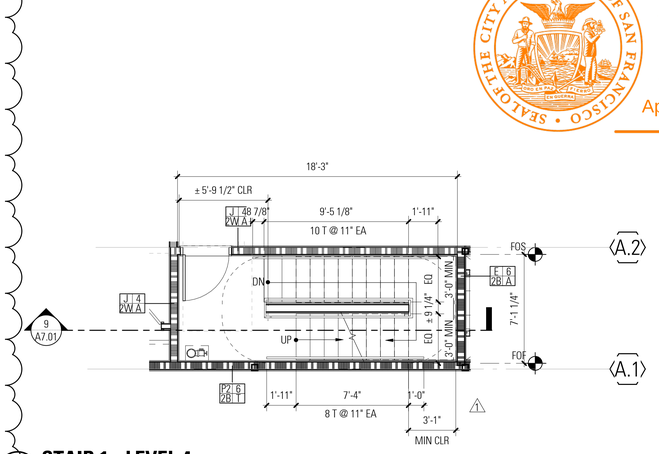
9 A7.01 **STAIR 1- LONGITUDINAL SECTION**
1/4" = 1'-0"



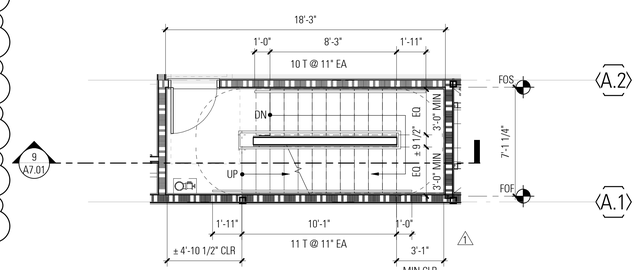
9 A7.01 **STAIR 1 - ROOF**
1/4" = 1'-0"



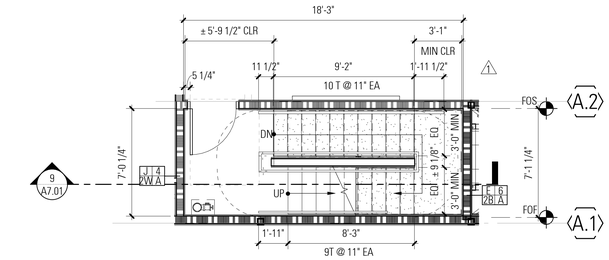
7 A7.01 **STAIR 1 - LEVEL 5 (LEV 6 SIM)**
1/4" = 1'-0"



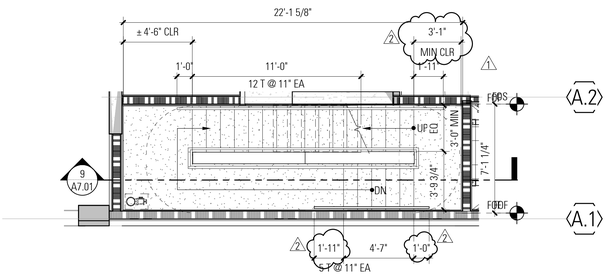
6 A7.01 **STAIR 1 - LEVEL 4**
1/4" = 1'-0"



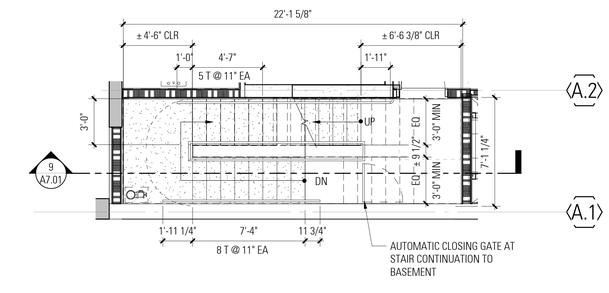
5 A7.01 **STAIR 1 - LEVEL 3**
1/4" = 1'-0"



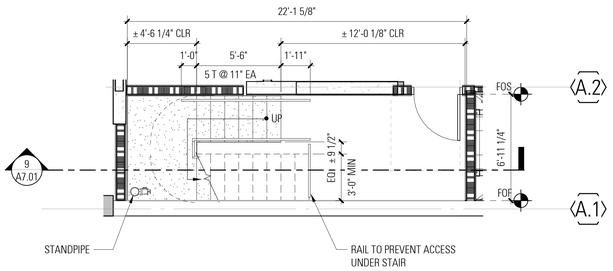
4 A7.01 **STAIR 1 - LEVEL 2**
1/4" = 1'-0"



3 A7.01 **STAIR 1 - LEVEL 1 INTERMEDIATE LANDING**
1/4" = 1'-0"



2 A7.01 **STAIR 1 - LEVEL 1**
1/4" = 1'-0"



1 A7.01 **STAIR 1- BASEMENT**
1/4" = 1'-0"

GENERAL NOTES

1. STAIRWAYS WITH AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH NOT LESS THAN 36"
2. STAIRWAY 2 IDENTICAL AND OPPOSITE STAIRWAY AT LEVELS 2-6.
3. WIDTH OF EGRESS STAIR FLIGHTS SHALL BE 3'-0" MIN & 3'-1" MAX BETWEEN ADJACENT WALLS AND/OR GUARDRAILS.

LEGEND

KEYNOTES

KEY	DESCRIPTION

Charles Enchill - PLN

PLANNING

April 24, 2024

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LICENSED ARCHITECT — Hasan — C-18866 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

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07/05/2024

STAIR 1 PLANS AND SECTIONS

SCALE: 1/4" = 1'-0"

A7.01

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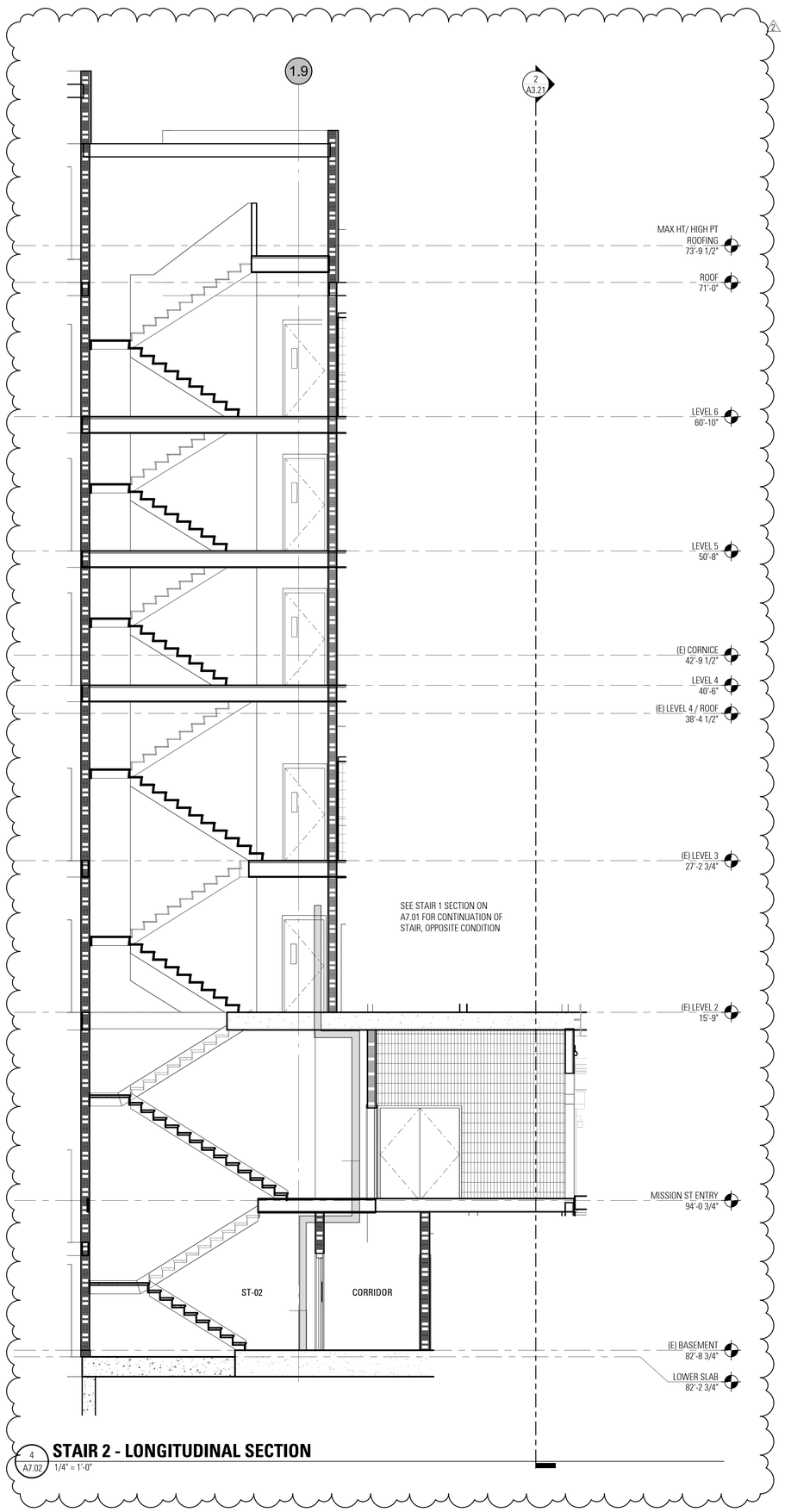
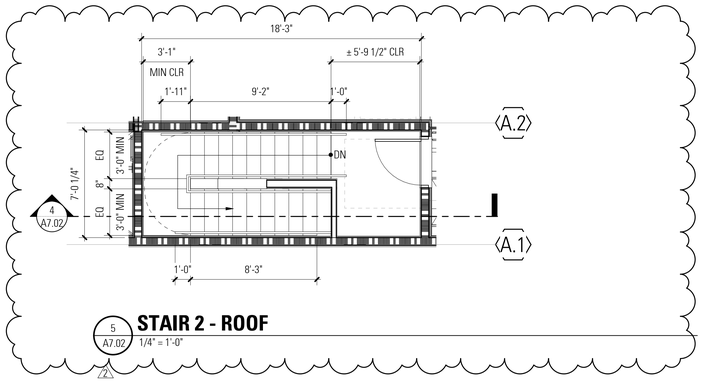
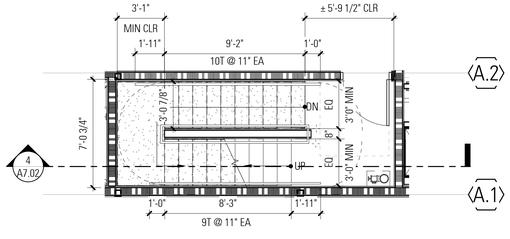


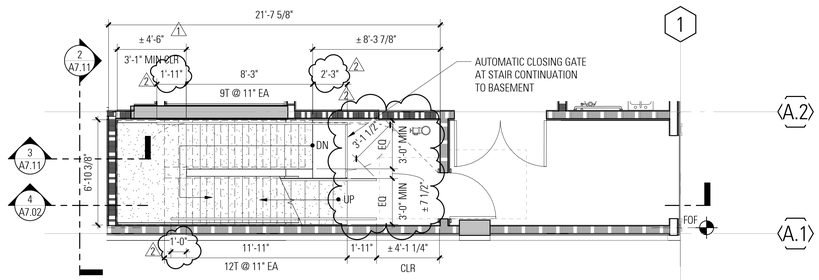
4 A7.02 **STAIR 2 - LONGITUDINAL SECTION**
1/4" = 1'-0"



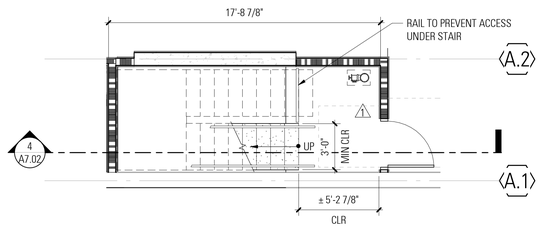
5 A7.02 **STAIR 2 - ROOF**
1/4" = 1'-0"



3 A7.02 **STAIR 2 - LEVEL 2-6**
1/4" = 1'-0"
SEE STAIR 01 PLANS ON A7.01 FOR MORE INFORMATION



2 A7.02 **STAIR 2 - LEVEL 1**
1/4" = 1'-0"



1 A7.02 **STAIR 2 - BASEMENT**
1/4" = 1'-0"

GENERAL NOTES

1. STAIRWAYS WITH AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH NOT LESS THAN 36"
2. STAIRWAY 2 IDENTICAL AND OPPOSITE STAIRWAY 1 AT LEVELS 2-6
3. WIDTH OF EGRESS STAIR FLIGHTS SHALL BE 3'-0" MIN & 3'-1" MAX BETWEEN ADJACENT WALLS AND/OR GUARDRAILS.

LEGEND

KEYNOTES

KEY	DESCRIPTION

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LICENSED ARCHITECT — Hagop Nishan Hamparian — C-18994 — 03-31-2025 — RENEWAL DATE — STATE OF CALIFORNIA

APPROVED — Dept. of Building Insp. -San Francisco- — 07/05/2024

Charles Enchill - PLN
PLANNING
April 24, 2024

STAIR 2 PLANS AND SECTIONS

SCALE: 1/4" = 1'-0"

A7.02

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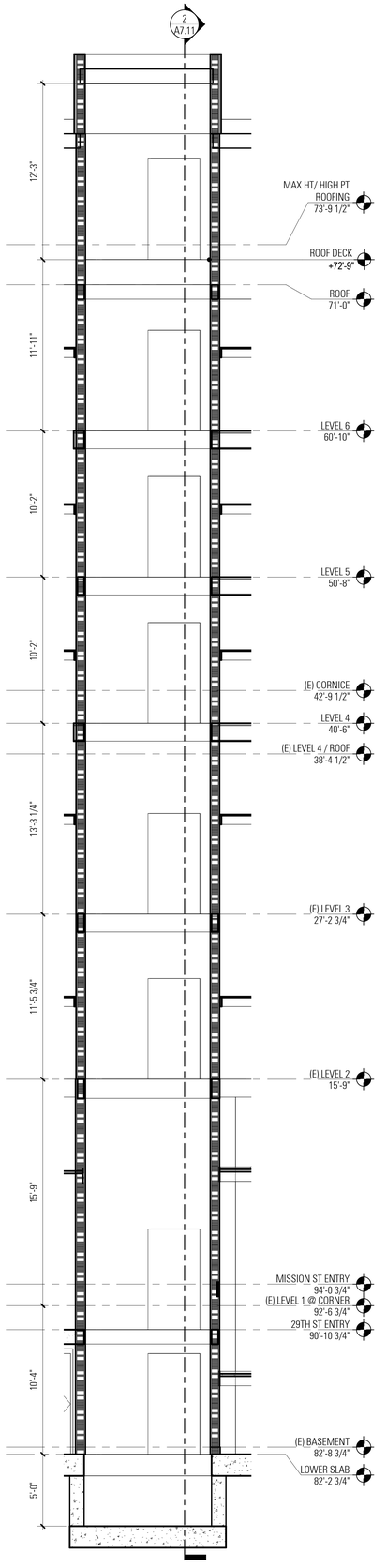
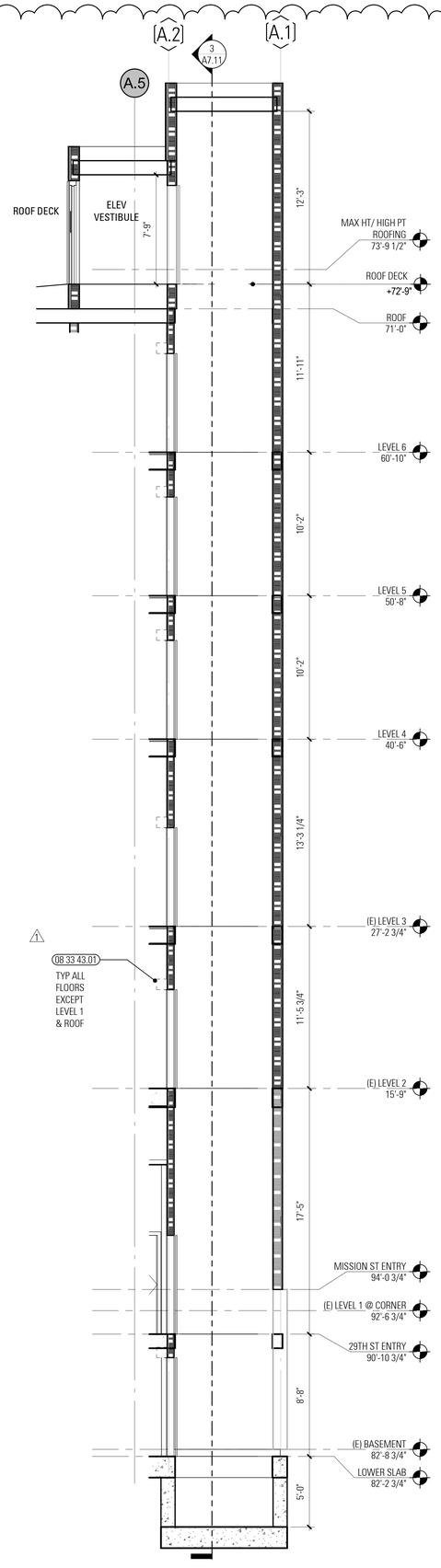
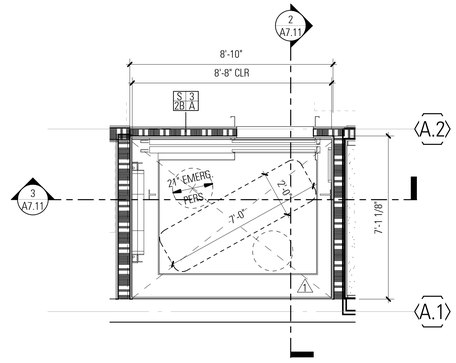


3 A7.11 **ELEVATOR 01- LONGITUDINAL SECTION**
1/4" = 1'-0"



2 A7.11 **ELEVATOR 01- CROSS SECTION**
1/4" = 1'-0"



1 A7.11 **ELEVATOR 01- ENLARGED PLAN**
3/8" = 1'-0"

GENERAL NOTES

LEGEND

KEYNOTES

KEY	DESCRIPTION
08 33 43.01	OVERHEAD COILING SMOKE CURTAIN FOR ELEVATOR DOOR

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PLANNING
April 24, 2024

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02.29.2024		100% DESIGN DEVELOPMENT
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LICENSED ARCHITECT Heidi Hess C-18888 03-31-2025 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. -San Francisco- 07/05/2024

ELEVATOR PLANS AND SECTIONS

SCALE: As indicated

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UNIVERSAL FIRE RATED ACCESS DOOR

~~Model KRP-150FR~~ USE MODEL 304 SSTL

For Walls and Ceilings

DATE

AccessDoorsAndPanels
Phone: 1-800-609-2917
Fax: 1-888-626-2907
Address: PO Box 66739 #76520,
Saint Louis, MO 63166-6738
Website: www.AccessDoorsAndPanels.com

GENERAL SCOPE:
The KRP-150FR is insulated and rated by Underwriters Laboratories for 1.5 hour "B" label in walls, and may be used in a 2 hour fire rated wall assembly. Additionaly, Warnock Hersey rated the KRP-150FR for 3 hours in ceilings.

CONSTRUCTION:
1. Frame shall be 16 gage steel.
2. Door shall be 20 gage steel, welded pan type.
3. Flange shall be 16 gage steel, 1" wide.
4. Hinge shall be exposed, continuous piano hinge.
5. Door shall be filled with 2" thick fire rated insulation.
6. Door shall have automatic closure, be self-latching, and contain interior latch release.
7. Latches shall be spring loaded sliding bolt type, keyed paddle latch, all keyed alike. Door can be prepared for a rim cylinder lock.
8. Finish shall be prime coat of rust inhibitive electrostatic powder, baked enamel. Stainless steel doors shall have #4 satin finish.

FIRE-RATED ACCESS DOOR INSTALL IN SHEET ROCK, MASONRY, TILE OR PLASTER.
Note: For installation in 3 hour ceiling system, on sizes 16" x 16" and larger, extra spring supplied with door must be attached from back of door pan to framing of floor above in such a manner as to insure that a door itself-closing.

STANDARD SIZES

PROJECT DATA	
Project Name:	
Architect:	
Contractor:	
Agent/Customer Name:	
Tagging Instructions:	
Special Instructions:	
Click here to Online Product Page and Pricing	

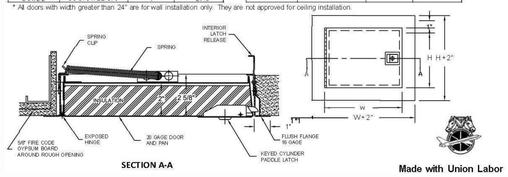
PROJECT SCHEDULE

Qty.	H	W	No. of Latches	Finish	Remarks

DOOR SIZE H x W (IN.)	WALL/CEILING OPENING (IN.)	NUMBER OF LATCHES	SHIP WT. (LBS.)
8 x 8	8 3/8 x 8 3/8	1	6.3
12 x 12	12 3/8 x 12 3/8	1	9.7
14 x 14	14 3/8 x 14 3/8	1	12.7
16 x 16	16 3/8 x 16 3/8	1	14.1
18 x 18	18 3/8 x 18 3/8	1	18.9
24 x 12	24 3/8 x 12 3/8	1	15.6
22 x 22	22 3/8 x 22 3/8	1	24.0
24 x 24	24 3/8 x 24 3/8	1	26.7
30 x 22	30 3/8 x 22 3/8	1	27.8

DOOR SIZE H x W (IN.)	WALL/CEILING OPENING (IN.)	NUMBER OF STUD LATCHES	SHIP WT. (LBS.)
30 x 24	30 3/8 x 24 3/8	1	32.2
*30 x 30	30 3/8 x 30 3/8	1	37.7
*32 x 32	32 3/8 x 32 3/8	1	41.3
36 x 22	36 3/8 x 22 3/8	2	34.4
36 x 24	36 3/8 x 24 3/8	2	40.2
*36 x 36	36 3/8 x 36 3/8	2	52.0
*48 x 24	48 3/8 x 24 3/8	2	48.9
*48 x 36	48 3/8 x 36 3/8	2	62.0
*48 x 48	48 3/8 x 48 3/8	2	89.0

* All doors with width greater than 24" are for wall installation only. They are not approved for ceiling installation.



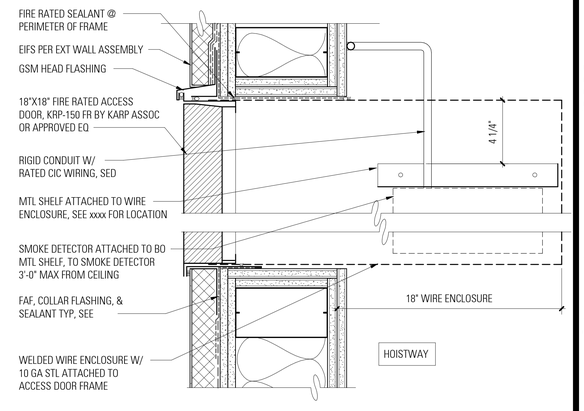
SECTION A-A

Made with Union Labor

9 A7.23 **FIRE RATED ACCESS DR PRODUCT SHEET @ ELEVATOR**

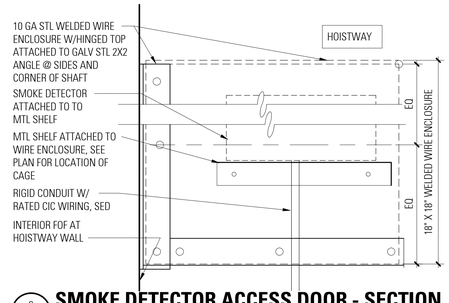
12" = 1'-0"

FIRE RATED ACCESS DR PRODUCT SHEET @ ELEVATOR



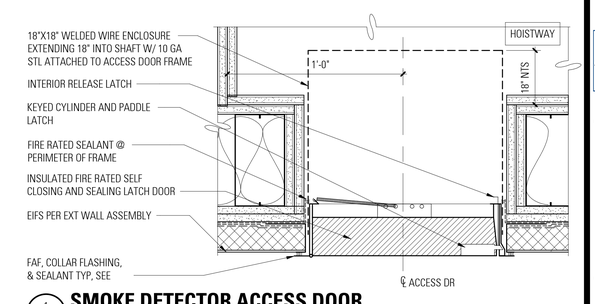
2 A7.23 **SMOKE DETECTOR ACCESS DOOR - SECTION**

3" = 1'-0"



6 A7.23 **SMOKE DETECTOR ACCESS DOOR - SECTION**

3" = 1'-0"



1 A7.23 **SMOKE DETECTOR ACCESS DOOR**

3" = 1'-0"

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LICENSED ARCHITECT — Timothy Hart Pflueger — C-18888 — 03-31-2025 — RENEWAL — STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
San Francisco
07/05/2024

ELEVATOR DETAILS - SAN FRANCISCO SPECIFIC

SCALE: As indicated

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EXTERIOR FINISHES OVER STEEL STUDS

C3	CEMENT PLASTER 3 COAT CEMENT PLASTER (7/8" MIN THICK) PAPER BACKED METAL LATH 1" RIGID INSULATION DRAINABLE WRB 5/8" GYPSUM SHEATHING STEEL STUDS THERMAL INSULATION AS SCHEDULED 5/8 GYPSUM BOARD	1-HR NON-LOAD BEARING PER UL DESIGN NO U419 1-HR LOAD BEARING PER UL DESIGN NO U423	EXTERIOR	1-HR RATING INT AIR & WATER SEALING SCREW FASTENER WITH PRONG WASHER
W3	VERTICAL T&G WOOD SIDING 1X6 THERMALLY MODIFIED WOOD SIDING FURRING STRIP CLIP SYSTEM PER MFR 1-1/2" RIGID INSULATION W/ VERT Z-GIRTS EPDM/NEOPRENE SHIM, AS REQ. WEATHER RESISTIVE BARRIER (1) LAYER 5/8" TYPE 'X' GYP SHEATHING STEEL STUDS W/ THERMAL INSULATION AS SCHEDULED (1) LAYER 5/8" TYPE 'X' GYP BD	1 HR NON-LOAD BEARING PER UL DESIGN NO. U419 1 HR LOAD BEARING PER UL DESIGN NO. U423	EXTERIOR	1 HR RATING 6" SASM AT SHIM, TYP INT.
T1	VENEER 1/2" STONE/TILE VENEER 3/16" BOND COAT 3/4" BROWN COAT PAPER BACKED METAL LATH 1" RIGID INSULATION DRAINABLE WRB 5/8" GYPSUM SHEATHING STEEL STUDS THERMAL INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1-HR LOAD BEARING PER GA FILE NO WP 8105	EXTERIOR	1-HR RATING INT. AIR & WATER SEALING SCREW FASTENER WITH PRONG WASHER

EXTERIOR FINISHES OVER WOOD STUDS (2 HR)

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
P2	CEMENT PLASTER WALL 3 COAT CEMENT PLASTER (7/8" MIN THICK) METAL LATH DRAINABLE WRB 5/8" GYPSUM SHEATHING FRT PLYWOOD SHEATHING WHERE OCCURS WOOD STUDS (FIRE-RETARDENT TREATED 2X6 MIN) THERMAL INSULATION 2 LAYERS 5/8" GYPSUM BOARD *FRT REQUIRED FOR TYPE IIIA PROJECTS. REVISE IF THIS DOES NOT APPLY TO YOUR PROJECT*	2 HR LOAD BEARING PER CBC TABLE 721.1(2) #15-1.6	EXT 2 HR RATING INT

EXTERIOR FINISHES OVER WOOD STUDS

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC
C1	CEMENT PLASTER 3 COAT CEMENT PLASTER (7/8" MIN THICK) PAPER BACKED METAL LATH DRAINABLE WRB PLYWOOD SHTG WHERE OCCURS, SSD WOOD STUDS (2X4 MIN) THERMAL INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1-HR LOAD BEARING PER CBC TABLE 721.1(2) #15-1.3	EXTERIOR 1-HR RATING INT
W1	VERTICAL ENHANCED WOOD SIDING 1X4 ENHANCED WOOD T&G SIDING FURRING CHANNELS PER MFR WRB 5/8" GYPSUM SHEATHING PLYWOOD SHEATHING WHERE OCCURS WOOD STUDS (2X4 MIN) THERMAL INSULATION 5/8" GYPSUM BOARD	1 HR LOAD BEARING PER GA FILE NO WP 8105	EXT 1 HR RATING INT
EX1	EXISTING WALL CONDITION EXISTING WOOD SIDING EXISTING DIAGONAL PLANK SHEATHING WOOD STUDS (3X4) (1) LAYER 5/8" TYPE 'X' GYP BD		EXTERIOR INT.

WALL AND PARTITION SCHEDULE NOTES

1 CONSTRUCT RATED ASSEMBLIES AS SPECIFIED IN THE FOLLOWING REFERENCES:
CBC: 2013 CALIFORNIA BUILDING CODE
GA: GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 20TH EDITION
UL: UNDERWRITERS LABORATORY INC, 2014 EDITION
ONC: CALIFORNIA OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES

2 PROVIDE TYPE 'X' GYPSUM BOARD, GYPSUM SHEATHING OR GYPSUM LINER AT FIRE RATED PARTITIONS.

3 FOR BEARING STUDS INFORMATION, SEE STRUCTURAL DRAWINGS.

4 FOR STRUCTURAL SHEATHING REQUIREMENTS INCLUDING SHEATHING LOCATIONS, TYPE, THICKNESS AND FASTENING, SEE STRUCTURAL DRAWINGS.

5 ASSEMBLY RATING MAY BE HIGHER THAN THAN REQUIRED BY CODE FOR ACOUSTIC REASONS OR CONSTRUCTION MATERIAL PROPERTIES.

6 GA MANUAL GENERAL NOTE 11 STATES: " WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY."

7 GA MANUAL GENERAL NOTE 16 STATES: "GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD- STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON LOAD-BEARING SYSTEM. INDICATED STUD SPACING ARE MAXIMUMS."

8 ALIGN WALL SURFACES IN A ROOM UON. WHERE A WALL CONSISTS OF MULTIPLE PARTITION TYPES, PROVIDE ADDITIONAL LAYER(S) OF GYPSUM BOARD AS REQUIRED TO ALIGN WALL FINISH.

9 PROVIDE 1/4" GAP BETWEEN EDGE OF GYPSUM BOARD AND TOP OF SLAB AT BASE OF WALL OR PERPENDICULAR GYPSUM BOARD AT CORNERS AND CEILING. SEAL TIGHT WITH CONTINUOUS ACOUSTICAL SEALANT AT ROOM PERIMETER: TOP, BOTTOM AND CORNERS. PROVIDE LISTED ACOUSTICAL SEALANT AT FIRE RATED CONDITIONS.

10 WHERE GYPSUM BOARD IS SCHEDULED TO GO FULL HEIGHT ABOVE CEILING, TAPE AND FLOAT JOINTS AND FASTENER HEADS ABOVE CEILING.

11 PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN PAINTED AREAS OF WET ROOMS SUCH AS TOILET AND SHOWER ROOMS, JANITOR CLOSETS, AND BEHIND DRINKING FOUNTAINS.

12 SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINISH MATERIALS IN ADDITION TO MATERIALS SPECIFIED IN THE WALL AND PARTITION SCHEDULES.

13 PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT FACED GYPSUM BACKING BOARDS AT INTERIOR WALLS OR SURFACES RECEIVING TILE WALL FINISH.

14 PROVIDE THERMAL INSULATION AT EXTERIOR WALLS. PROVIDE UL LISTED THERMAL INSULATION AT FIRE-RATED PARTITIONS. SEE INSULATION SCHEDULE BELOW.

15 AT EXTERIOR WALLS, WEATHER-LAP SHEATHING PAPER OR OTHER WATER-RESISTIVE BARRIER (AS SPECIFIED) TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR FINISH.

16 PROVIDE FIRE RETARDENT TREATED PLYWOOD BACKBOARD FOR ELECTRICAL PANELS.

17 AT NON-BEARING STEEL STUD WALLS (IF OCCUR), SUBMIT GAGE AND SPACING BY DESIGN-BUILD FRAMING SUBCONTRACTOR FOR REVIEW BY ARCHITECT AND ACOUSTICAL ENGINEER FOR CONFORMANCE TO ACOUSTICAL RECOMMENDATIONS.

18 AT STEEL STUD WALLS (IF OCCUR) PROVIDE CONTINUOUS STEEL RUNNER AT TOP AND BOTTOM. MATCH STEEL STUD GAGE. PROVIDE SLOTTED TOP TRACKS.

19 IN COMBUSTIBLE CONSTRUCTION, PROVIDE VERTICAL AND HORIZONTAL FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY CODE.

20 PIPES, WIRES, CONDUITS, DUCTS, AND OTHER SERVICE FACILITIES SHALL NOT BE EMBEDDED IN REQUIRED FIRE PROTECTIVE COVERINGS OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED.

21 LUGS/BRACKETS/BOLTS/TABS ATTACHED TO STRUCTURAL MEMBERS REQUIRING FIRE-PROTECTION SHALL BE PROTECTED WITH AT LEAST ONE-INCH OF SURFACE COVER OF FIRE PROTECTION. (CBC 704.6)

CITY AND COUNTY OF SAN FRANCISCO
Charles Enchill - PLN
PLANNING
April 24, 2024

WALL SCHEDULE LEGEND

WALL SYMBOL

WALL TYPE — FIRE-RATING/ WALL HEIGHT — P1 6 / 1 1 — FRAMING SIZE — INSULATION

FIRE-RATING
1-4 = RATED WALL
P = FIRE PARTITION
B = FIRE BARRIER
W = FIRE WALL

INSULATION
A = ACOUSTICAL BATT INSULATION
M = MINERAL WOOL SAFING
R = RIGID INSULATION
T = THERMAL BATT INSULATION
0 = NO INSULATION

STEEL FRAMING
0 = 7/8" HAT CHANNEL
1 = 1 5/8" STEEL
2 = 2 1/2" STEEL
3 = 3 5/8" STEEL
4 = 4" STEEL
6 = 6" STEEL
8 = 8" STEEL

WOOD FRAMING
2 = FOR __x2 WOOD
3 = FOR __x3 WOOD
4 = FOR __x4 WOOD
6 = FOR __x6 WOOD
8 = FOR __x8 WOOD

CONCRETE MASONRY SIZE
4 = 3 5/8" CMU
6 = 5 5/8" CMU
8 = 7 5/8" CMU
10 = 9 5/8" CMU

EXTERIOR INSULATION SCHEDULE

ASSEMBLY	THERMAL		
	THK	MATL	R-VALUE
EXT WALL - 6" NOMINAL WOOD STUD	5.5"	BATT	R21
EXT WALL - 8" NOMINAL WOOD STUD	8.25"	BATT	R25
EXT WALL - 6" NOMINAL STEEL STUD	5.5" / VARIES	BATT / RIGID	R21 / R4
EXT WALL - 8" NOMINAL STEEL STUD	8.25" / VARIES	BATT / RIGID	R25 / R4
ROOF/CEILING - LOW SLOPE ROOF	9.5" / >= 2"	BATT / RIGID	R30 / R8

*INSULATION VALUES SHOWN ARE MINIMUM REQUIREMENTS. MORE IS ALLOWABLE.

1. WALL CAVITIES WITH THERMAL INSULATION SHOULD HAVE INSULATION CONTACTING ALL SIX INTERIOR CAVITY SURFACES

2. ROOF INSULATION VALUE OF R8 REPRESENTS 2" OF R4/INCH INSULATION. INSULATION WITH GREATER U-VALUES MAY BE USED

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LICENSED ARCHITECT
TIMOTHOY YEAT HAGGERTY
C-18996
03-31-2025
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp
-San Francisco-
07/05/2024

EXTERIOR WALL SCHEDULE

SCALE: 3" = 1'-0"

A8.01

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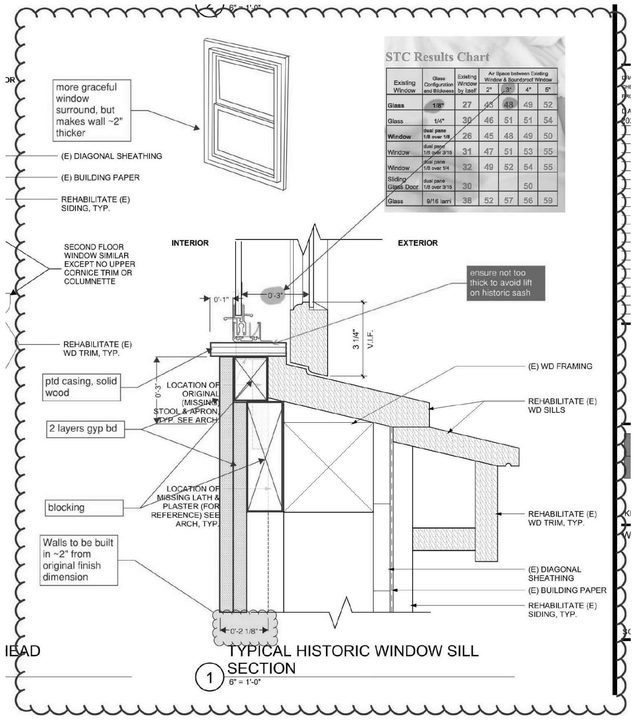
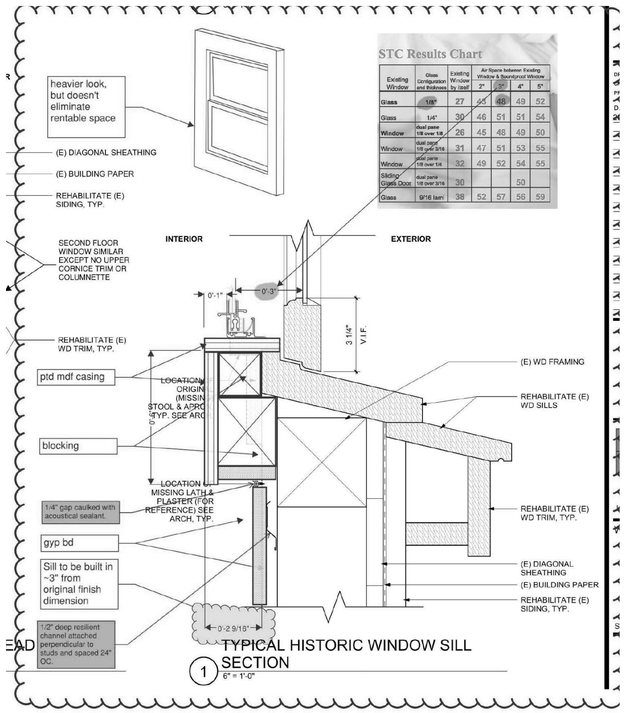
LEVEL 2-3: STORM WINDOW INSERT CONDITION
OPTION A: PREFERRED FURRED OUT WALL



LEVEL 2-3: STORM WINDOW INSERT CONDITION
OPTION B: HEAVY CASING



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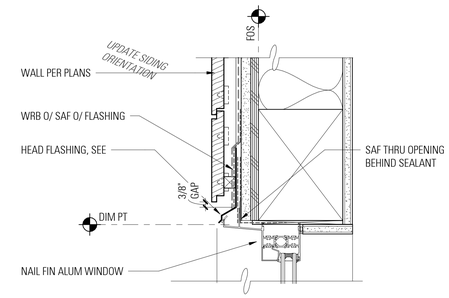
Charles Enchill - PLN

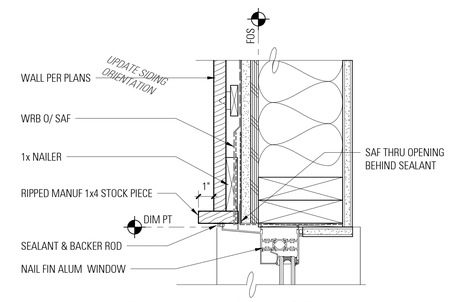
PLANNING

April 24, 2024

NEW WINDOWS LEVEL 4-6 TO BE ALUMINUM NAIL FIN

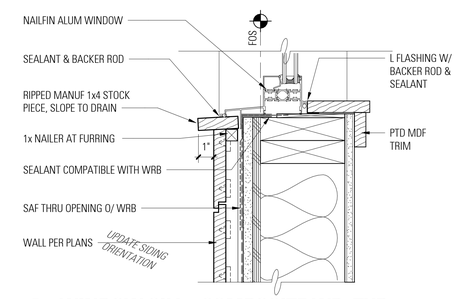


3 A8.52 **WINDOW HEAD - COMPOSITE WD, TYP**
3" = 1'-0"



2 A8.52 **WINDOW JAMB - COMPOSITE WD, TYP**
3" = 1'-0"

FOR ADDITIONAL EXISTING WINDOW CONDITIONS, SEE HISTORICAL DRAWINGS



1 A8.52 **WINDOW SILL - COMPOSITE WD, TYP**
3" = 1'-0"

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LICENSED ARCHITECT Christopher Kitchell C-18986 03-31-2025 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp -San Francisco- 07/05/2024

WINDOW DETAILS- ALUMINUM NAIL FIN

SCALE: 3" = 1'-0"

A8.52

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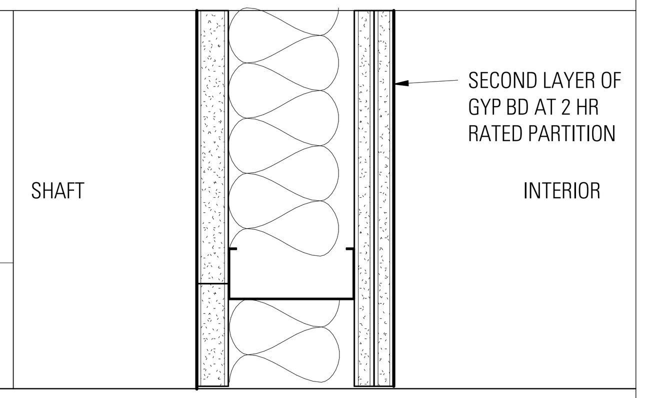
INTERIOR PARTITION SCHEDULE

TYPE	DESCRIPTION	FIRE RATING	DETAIL GRAPHIC

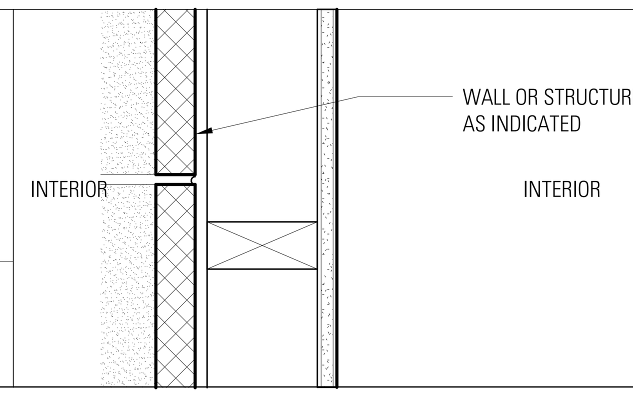
STEEL FRAMING (SHAFT LINER)

TYPE	DESCRIPTION	FIRE RATING
S	SHAFT WALL 1" GYPSUM LINER CH STEEL STUDS INSULATION AS SCHEDULED 1 LAYER 5/8" GYPSUM BOARD AT 1 HR RATED PARTITION OR 2 LAYERS OF 5/8" GYP BD AT 2 HR RATED PARTITION	1 HR PER GA 6801 2 HR PER GA 7051 STC



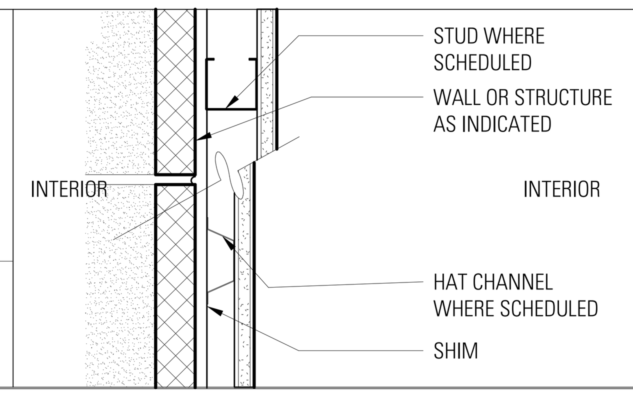
WOOD FRAMING (FURRED)

TYPE	DESCRIPTION	FIRE RATING
Y	FURRED WALL 3/8" AIR GAP WHERE ADJAC TO CMU/CONC WOOD FURRING, SIZE AS SCHEDULED 5/8" GYPSUM BOARD	STC



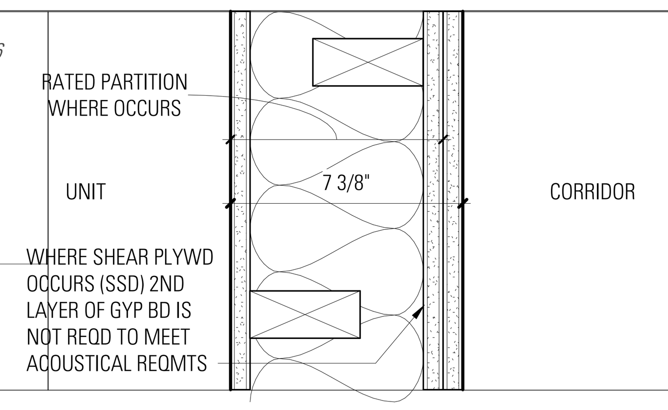
STEEL FRAMING (FURRED)

TYPE	DESCRIPTION	FIRE RATING
Z	FURRED WALL 3/8" AIR GAP WHERE ADJAC TO CMU/CONC FURRING, SIZE AS SCHEDULED 5/8" GYPSUM BOARD	STC



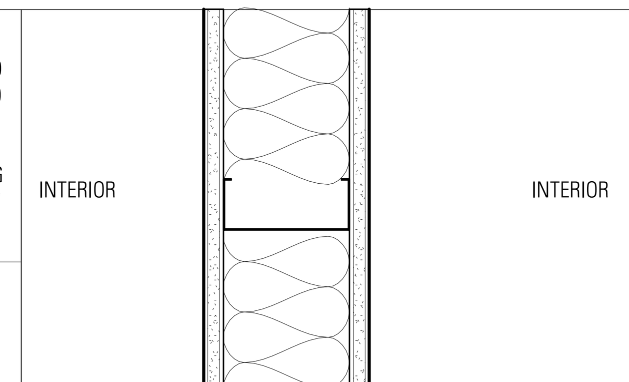
WOOD FRAMING (STAGGERED STUD)

TYPE	DESCRIPTION	FIRE RATING
J	INTERIOR PARTITION 5/8" GYPSUM BOARD 2X4 WD STUDS AT 16" OC, STAGGERED 8" OC ON 2X6 WD PLATES INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	*updated 02/22/16* 1 HR PER GA WP NO 3380 LOAD-BEARING STC

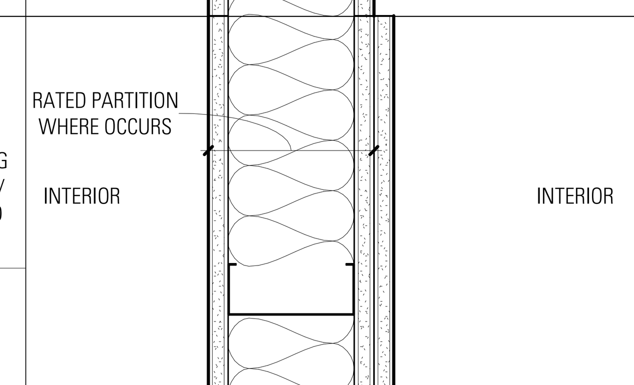


STEEL FRAMING (SINGLE STUD)

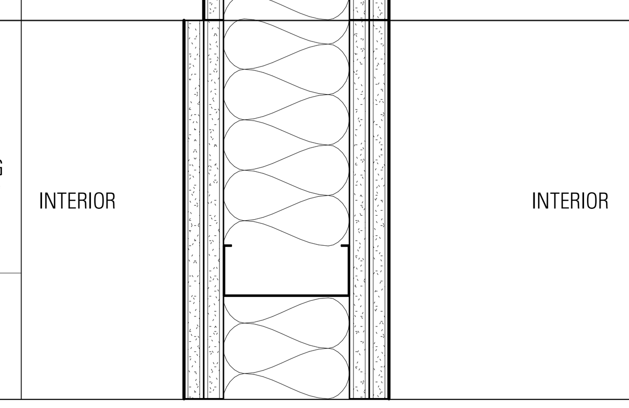
TYPE	DESCRIPTION	FIRE RATING
F	INTERIOR PARTITION 5/8" GYPSUM BOARD STEEL STUDS AT 24" OC INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER UL NO U419 OR GA FILE NO WP 1340 1 HR LOAD BEARING PER UL NO U423 W/ USE OF 3 5/8" STUD MIN STC



TYPE	DESCRIPTION	FIRE RATING
G	INTERIOR PARTITION 5/8" GYPSUM BOARD STEEL STUDS AT 24" OC INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER GA FILE NO WP 1052 1 HR LOAD BEARING PER UL NO U423 W/ USE OF 3 5/8" STUD MIN STC

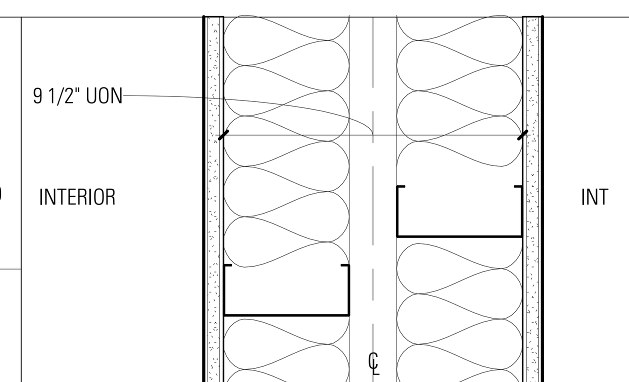


TYPE	DESCRIPTION	FIRE RATING
H	INTERIOR PARTITION 2 LAYERS 5/8" GYPSUM BOARD STEEL STUDS AT 24" OC INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	2 HR NON-LOAD BEARING PER GA FILE NO WP 1546 2 HR LOAD BEARING PER UL NO U423 W/ USE OF 3 5/8" STUD MIN STC

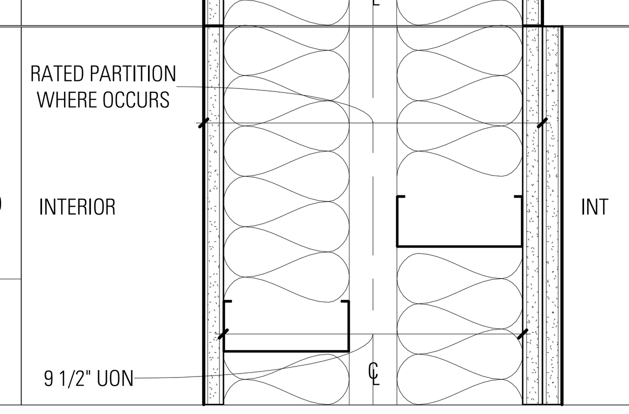


STEEL FRAMING (CAVITY WALL)

TYPE	DESCRIPTION	FIRE RATING
P	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF STEEL STUDS AT 24" OC MAX, STAGGER STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER UL NO U493 UP TO 1 HR LOAD BEARING PER UL NO V446 W/ USE OF 3 5/8" STUDS MIN STC

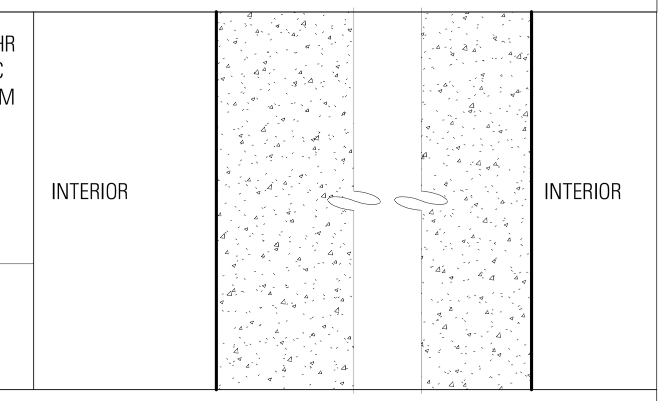


TYPE	DESCRIPTION	FIRE RATING
Q	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF STEEL STUDS AT 24" OC MAX, STAGGER STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 2 LAYERS 5/8" GYPSUM BOARD	1 HR NON-LOAD BEARING PER UL NO U493 UP TO 1 HR LOAD BEARING PER UL NO V446 W/ USE OF 3 5/8" STUDS MIN STC



CONCRETE

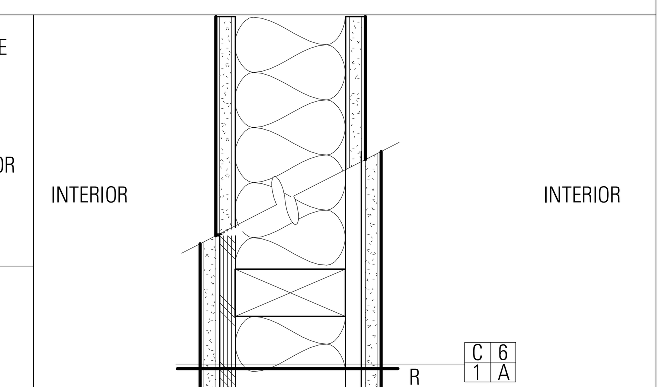
TYPE	DESCRIPTION	FIRE RATING
A	CONCRETE WALL, SSD FOR THICKNESS	2 HR AT 5" THK 4 HR AT 7" THK PER CBC TABLE 721.1(2) ITEM NO 4-1.1 STC



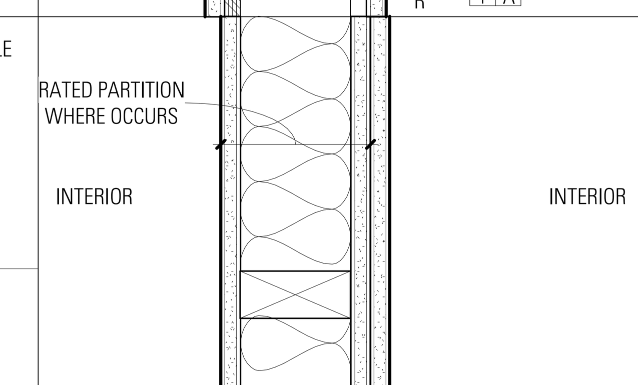
CONCRETE MASONRY UNIT (CMU)

WOOD FRAMING (SINGLE STUD)

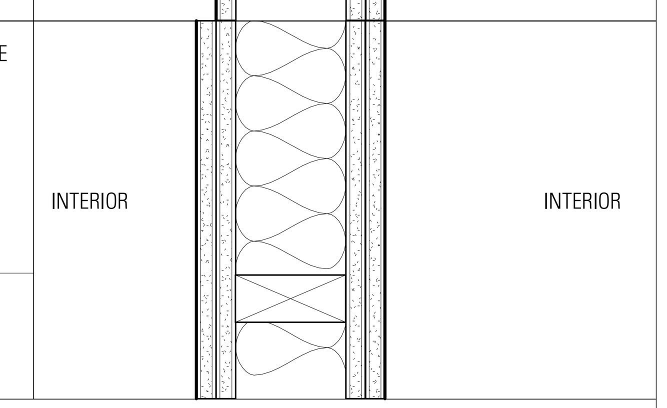
TYPE	DESCRIPTION	FIRE RATING
C	INTERIOR PARTITION 5/8" GYPSUM BOARD PLYWOOD WHERE OCCURS, SSD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 3510 LOAD-BEARING, FOR RATING MIN 2X4 STUD STC



TYPE	DESCRIPTION	FIRE RATING
D	INTERIOR PARTITION 5/8" GYPSUM BOARD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 3510 LOAD BEARING STC

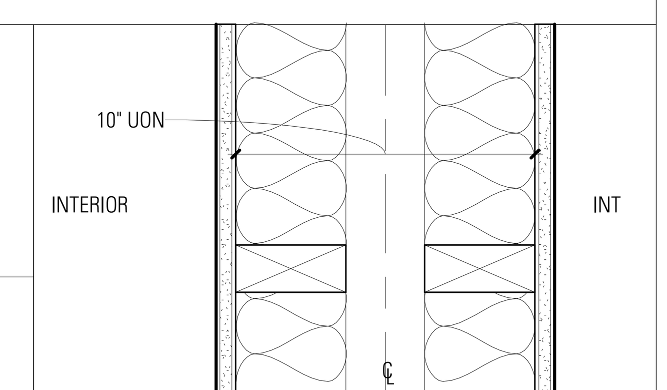


TYPE	DESCRIPTION	FIRE RATING
E	INTERIOR PARTITION 2 LAYERS 5/8" GYPSUM BOARD WD STUDS AT 24" OC MAX FOR RATING INSULATION AS SCHEDULED 2 LAYERS 5/8" GYPSUM BOARD	2 HR PER GA FILE NO WP 4135 LOAD BEARING STC

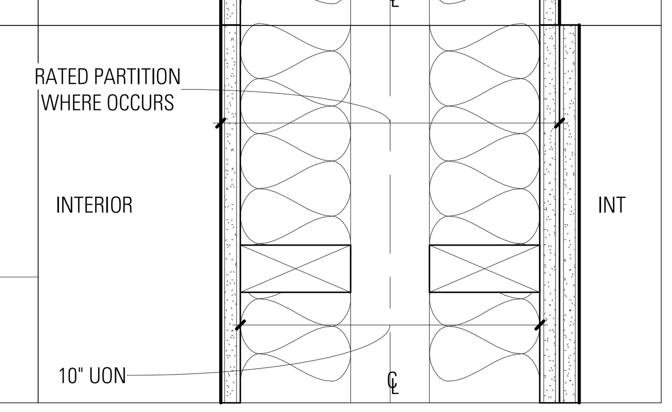


WOOD FRAMING (CAVITY WALL)

TYPE	DESCRIPTION	FIRE RATING
K	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF WD STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 5512 LOAD-BEARING STC



TYPE	DESCRIPTION	FIRE RATING
L	CAVITY WALL 5/8" GYPSUM BOARD DOUBLE ROW OF WD STUDS INSULATION AT BOTH SIDES 1" MIN AIR GAP BETWEEN STUDS 2 LAYERS 5/8" GYPSUM BOARD	1 HR PER GA FILE NO WP 5512 LOAD-BEARING STC



WALL AND PARTITION SCHEDULE NOTES

1. CONSTRUCT RATED ASSEMBLIES AS SPECIFIED IN THE FOLLOWING REFERENCES:
   CBC: 2013 CALIFORNIA BUILDING CODE
   GA: GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL, 20TH EDITION
   UL: UNDERWRITERS LABORATORY INC, 2014 EDITION
   ONC: CALIFORNIA OFFICE OF NOISE CONTROL, CATALOG OF STC AND IIC RATINGS FOR WALL AND FLOOR/CEILING ASSEMBLIES
2. PROVIDE TYPE 'X' GYPSUM BOARD, GYPSUM SHEATHING OR GYPSUM LINER AT FIRE RATED PARTITIONS.
3. FOR BEARING STUDS INFORMATION, SEE STRUCTURAL DRAWINGS.
4. FOR STRUCTURAL SHEATHING REQUIREMENTS INCLUDING SHEATHING LOCATIONS, TYPE, THICKNESS AND FASTENING, SEE STRUCTURAL DRAWINGS.
5. ASSEMBLY RATING MAY BE HIGHER THAN THAN REQUIRED BY CODE FOR ACOUSTIC REASONS OR CONSTRUCTION MATERIAL PROPERTIES.
6. GA MANUAL GENERAL NOTE 11 STATES: " WHEN NOT SPECIFIED AS A COMPONENT OF A FIRE TESTED WALL OR PARTITION SYSTEM, MINERAL FIBER, GLASS FIBER, OR CELLULOSE FIBER INSULATION OF A THICKNESS NOT EXCEEDING THAT OF THE STUD DEPTH SHALL BE PERMITTED TO BE ADDED WITHIN THE STUD CAVITY."
7. GA MANUAL GENERAL NOTE 16 STATES: "GREATER STUD SIZES (DEPTHS) SHALL BE PERMITTED TO BE USED IN METAL- OR WOOD- STUD SYSTEMS. METAL STUDS OF HEAVIER GAGE THAN THOSE TESTED SHALL BE PERMITTED. THE ASSIGNED RATING OF ANY LOAD-BEARING SYSTEM SHALL ALSO APPLY TO THE SAME SYSTEM WHEN USED AS A NON LOAD-BEARING SYSTEM. INDICATED STUD SPACING ARE MAXIMUMS."
8. ALIGN WALL SURFACES IN A ROOM UON. WHERE A WALL CONSISTS OF MULTIPLE PARTITION TYPES, PROVIDE ADDITIONAL LAYER(S) OF GYPSUM BOARD AS REQUIRED TO ALIGN WALL FINISH.
9. PROVIDE 1/4" GAP BETWEEN EDGE OF GYPSUM BOARD AND TOP OF SLAB AT BASE OF WALL OR PERPENDICULAR GYPSUM BOARD AT CORNERS AND CEILING. SEAL TIGHT WITH CONTINUOUS ACOUSTICAL SEALANT AT ROOM PERIMETER: TOP, BOTTOM AND CORNERS. PROVIDE LISTED ACOUSTICAL SEALANT AT FIRE RATED CONDITIONS.
10. WHERE GYPSUM BOARD IS SCHEDULED TO GO FULL HEIGHT ABOVE CEILING, TAPE AND FLOAT JOINTS AND FASTENER HEADS ABOVE CEILING.
11. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN PAINTED AREAS OF WET ROOMS SUCH AS TOILET AND SHOWER ROOMS, JANITOR CLOSETS, AND BEHIND DRINKING FOUNTAINS.
12. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR FINISH MATERIALS IN ADDITION TO MATERIALS SPECIFIED IN THE WALL AND PARTITION SCHEDULES.
13. PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT FACED GYPSUM BACKING BOARDS AT INTERIOR WALLS OR SURFACES RECEIVING TILE WALL FINISH.
14. PROVIDE THERMAL INSULATION AT EXTERIOR WALLS. PROVIDE UL LISTED THERMAL INSULATION AT FIRE-RATED PARTITIONS. SEE INSULATION SCHEDULE BELOW.
15. AT EXTERIOR WALLS, WEATHER-LAP SHEATHING PAPER OR OTHER WATER-RESISTIVE BARRIER (AS SPECIFIED) TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND EXTERIOR FINISH.
16. PROVIDE FIRE RETARDENT TREATED PLYWOOD BACKBOARD FOR ELECTRICAL PANELS.
17. AT NON-BEARING STEEL STUD WALLS (IF OCCUR), SUBMIT GAGE AND SPACING BY DESIGN-BUILD FRAMING SUBCONTRACTOR FOR REVIEW BY ARCHITECT AND ACOUSTICAL ENGINEER FOR CONFORMANCE TO ACOUSTICAL RECOMMENDATIONS.
18. AT STEEL STUD WALLS (IF OCCUR) PROVIDE CONTINUOUS STEEL RUNNER AT TOP AND BOTTOM. MATCH STEEL STUD GAGE. PROVIDE SLOTTED TOP TRACKS.
19. IN COMBUSTIBLE CONSTRUCTION, PROVIDE VERTICAL AND HORIZONTAL FIREBLOCKING IN CONCEALED SPACES AS REQUIRED BY CODE.
20. PIPES, WIRES, CONDUITS, DUCTS, AND OTHER SERVICE FACILITIES SHALL NOT BE EMBEDDED IN REQUIRED FIRE PROTECTIVE COVERINGS OF A STRUCTURAL MEMBER THAT IS REQUIRED TO BE INDIVIDUALLY ENCASED.
21. LUGS/BRACKETS/BOLTS/TABS ATTACHED TO STRUCTURAL MEMBERS REQUIRING FIRE-PROTECTION SHALL BE PROTECTED WITH AT LEAST ONE-INCH OF SURFACE COVER OF FIRE PROTECTION. (CBC 704.6)

PARTITION SCHEDULE LEGEND

PARTITION SYMBOL

PARTITION TYPE — E 6 — FRAMING SIZE
FIRE-RATING/ PARTITION HEIGHT — 2B A — INSULATION

FIRE-RATING		
1-4	=	RATED WALL
P	=	FIRE PARTITION
B	=	FIRE BARRIER
W	=	FIRE WALL

INSULATION		
A	=	ACOUSTICAL BATT INSULATION
M	=	MINERAL WOOL SAFING
R	=	RIGID INSULATION
T	=	THERMAL BATT INSULATION
0	=	NO INSULATION

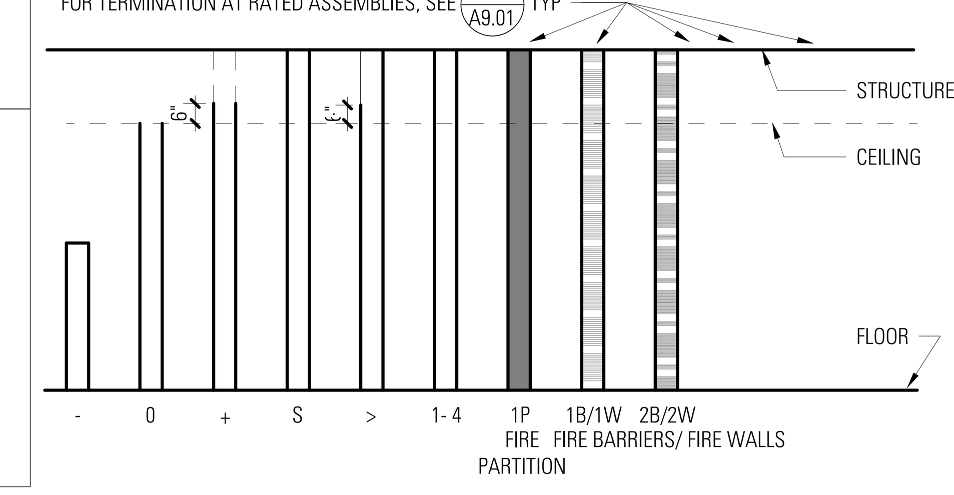
STEEL FRAMING		
0	=	7/8" HAT CHANNEL
1	=	1 5/8" STEEL
2	=	2 1/2" STEEL
3	=	3 5/8" STEEL
4	=	4" STEEL
6	=	6" STEEL
8	=	8" STEEL

WOOD FRAMING		
2	=	FOR __x2 WOOD
3	=	FOR __x3 WOOD
4	=	FOR __x4 WOOD
6	=	FOR __x6 WOOD
8	=	FOR __x8 WOOD

CONCRETE MASONRY SIZE		
4	=	3 5/8" CMU
6	=	5 5/8" CMU
8	=	7 5/8" CMU
10	=	9 5/8" CMU

FIRE RATING / PARTITION HEIGHT (SEE DIAGRAM BELOW)		
-	=	NON-RATED PARTITION HEIGHT (SEE PLAN FOR TOP OF PARTITION)
0	=	NON-RATED TO UNDERSIDE OF CEILING
+	=	NON-RATED - EXTEND STUDS AND GYPSUM BOARD 6" ABOVE CEILING AND BRACE AS REQUIRED TO STRUCTURE
S	=	NON-RATED TO UNDERSIDE OF STRUCTURE ABOVE
>	=	NON-RATED - EXTEND STUDS TO UNDERSIDE OF STRUCTURE ABOVE. EXTEND GYPSUM BOARD 6" ABOVE CEILING ON ONE SIDE AND EXTEND TO STRUCTURE ON OTHER SIDE.
1- 4	=	RATED WALL, HOUR RATING PER NUMBER DESIGNATION
1P-4P	=	FIRE PARTITION, HOUR RATING PER NUMBER DESIGNATION
1B-4B	=	FIRE BARRIER, HOUR RATING PER NUMBER DESIGNATION
1W-4W	=	FIRE WALL, HOUR RATING PER NUMBER DESIGNATION

FOR TERMINATION AT RATED ASSEMBLIES, SEE A9.01 TYP



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SAN FRANCISCO, CA 94110

DRAWN BY
CHECKED BY
PROJECT NO 2023001

DATE		ISSUE
10.13.2023		100% SCHEMATIC DESIGN
10.20.2023		SITE PERMIT / ENTITLEMENT
01.29.2024		50% DESIGN DEVELOPMENT
02.29.2024		100% DESIGN DEVELOPMENT
03.19.2024	1	SITE PERMIT RESUB 1
04.01.2024	2	SITE PERMIT REV 2

LICENSED ARCHITECT Christian Niel Haeglund C-18896 01-31-2025 RENEWAL DATE STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. -San Francisco- 07/05/2024

INTERIOR PARTITION SCHEDULE

SCALE: 3" = 1'-0" As indicated

A9.01

4/1/2024 2:11:47 PM C:\Users\CKim\Documents\3300 Mission-A_ckimKJB5G.rvt

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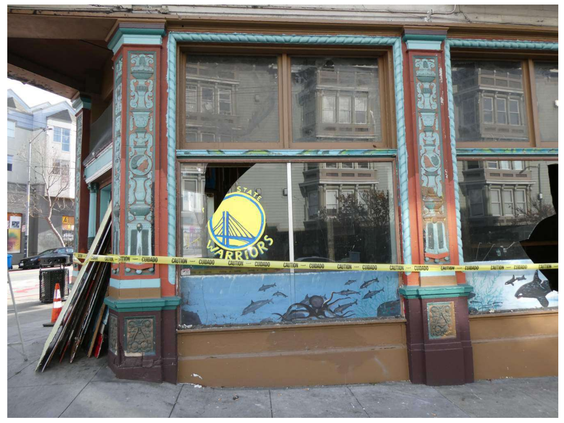
9 CORNER ENTRY

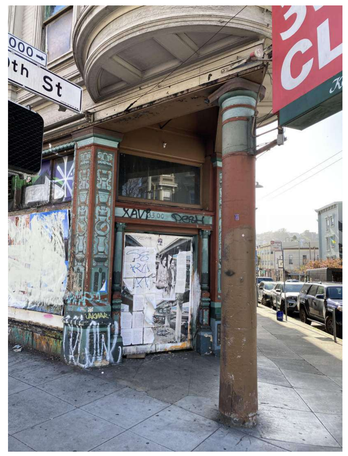
6 TRANSOM AT CORNER ENTRY

3 MISSION STREET FACADE

8 HISTORIC ENTRY AT MISSION ST



5 29TH ST FACADE HISTORIC FACADE VIEW



2 HISTORIC COLUMN AT CORNER

7 29TH ST VIEW

4 OVERALL VIEW

1 MISSION ST VIEW

P&T
PAGE&TURNBULL

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PROJECT NO	2023001

DATE	ISSUE
2023.10.20	100% SD
2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1

LICENSED ARCHITECT
CAROLYN KIEBNY
C28638
REN:11/30/23
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

KEY PLAN

REFERENCE PHOTOS

SCALE: As indicated

EB0.01

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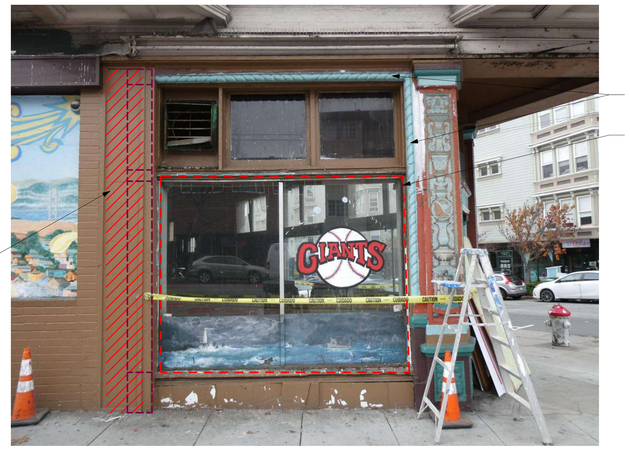

3 STOREFRONT SHOWING EXTENT OF DEMOLITION
N.T.S

2 VIEW OF VESTIBULE AT HISTORIC ENTRY
N.T.S

1 EXTERIOR DEMOLITION ELEVATION - MISSION ST
3/16" = 1'-0"

MATERIAL TO BE REMOVED. SEE SPECIFICATION 024119, SELECTIVE DEMOLITION. COORDINATE WITH ARCH DRAWINGS.

Charles Enchill - PLN

PLANNING

April 24, 2024

GENERAL NOTES

1. EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.
2. REMOVE MISCELLANEOUS ATTACHMENTS, ANCHORS, AND CONDUITS.P PATCH HOLES, AND REPAIR SUBSTRATE AS NEEDED, TYPICAL.

SHEET NOTES

1. REMOVE PLYWOOD INFILL FOR PRESERVATION ARCHITECT'S REVIEW.
2. VESTIBULE TO REMAIN. SEE 2/EBD3.01. FOR EXTENT OF DEMOLITION.
3. CONTRACTOR SHALL PROTECT EXISTING MATERIALS TO REMAIN FROM DAMAGE. SEE SPECIFICATION 013591.

KEY NOTES

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DATE	ISSUE
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2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1

LICENSED ARCHITECT
CAROLYN KIDRAY
C28638
REN:11/30/23
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

KEY PLAN

EXTERIOR ELEVATION DEMOLITION - MISSION ST

SCALE: As indicated

EBD3.01

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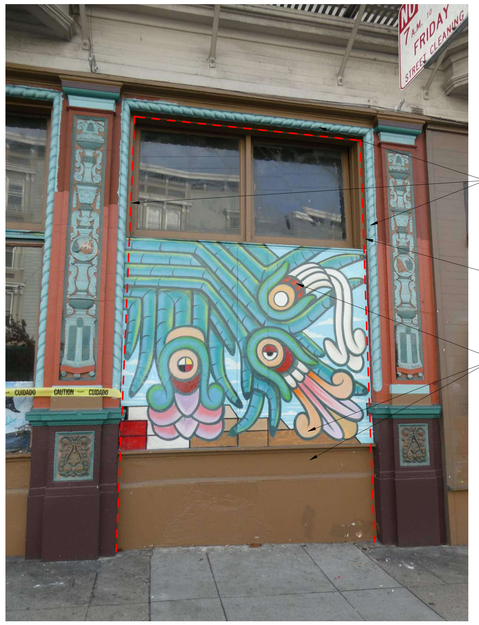
PLANNING

April 24, 2024



2 STOREFRONT TO BE REMOVED

N.T.S

1 EXTERIOR DEMOLITION ELEVATION - 29TH ST

3/16" = 1'-0"

GENERAL NOTES

1. EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.
2. REMOVE MISCELLANEOUS ATTACHMENTS, ANCHORS, AND CONDUITS.P PATCH HOLES, AND REPAIR SUBSTRATE AS NEEDED, TYPICAL.

SHEET NOTES

1. REMOVE PLYWOOD INFILL FOR PRESERVATION ARCHITECT'S REVIEW.
2. VESTIBULE TO REMAIN. SEE 2/EBD3.01. FOR EXTENT OF DEMOLITION.
3. CONTRACTOR SHALL PROTECT EXISTING MATERIALS TO REMAIN FROM DAMAGE. SEE SPECIFICATION 013591.

KEY NOTES

D1 SALVAGE (E) WOODWORK AND TRIM IN THESE AREAS FOR POTENTIAL REUSE

PAGE&TURNBULL

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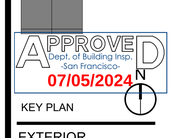
DATE	ISSUE
2023.10.20	100% SD
2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1



KEY PLAN

EXTERIOR ELEVATION DEMOLITION - 29TH ST

SCALE: As indicated

EBD3.02

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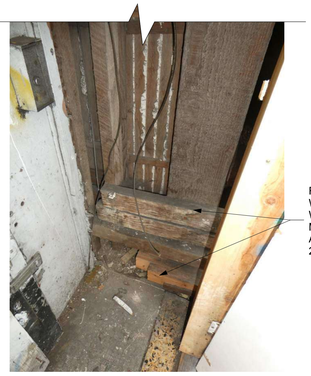
FRAMING ABOVE DOOR - FOR VESTIBULE CONSTRUCTION REFERENCE

3 N.T.S

1 EXTERIOR ELEVATION - MISSION ST (EAST)
3/16" = 1'-0"

REPLACE MISSING WOOD PANEL, SIMILAR TO PANEL SHOWN IN 2/EBD3.01



REPLACE MISSING WOOD PANEL AND WOOD BASE TRIM, TO MATCH TO PANEL AND TRIM SHOWN IN 2/EBD3.01

INTERIOR VIEW OF VESTIBULE AT ENTRY

2 N.T.S

Charles Enchill - PLN

PLANNING

April 24, 2024

GENERAL NOTES

1. EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.

2. REMOVE MISCELLANEOUS ATTACHMENTS, ANCHORS, AND CONDUITS.P PATCH HOLES, AND REPAIR SUBSTRATE AS NEEDED, TYPICAL.

SHEET NOTES

1. REHABILITATE EXISTING WOOD WINDOWS. REPAIR, PRIME AND PAINT. PROVIDE WEATHERSTRIPPING. SEE WINDOW SCHEDULE FOR REPAIR NOTES, EB9.01.

   ALTERNATE: PROVIDE NEW WOOD WINDOWS TO MATCH (E). REHABILITATE CURVED GLASS WINDOWS AT CORNER BAY.

2. REPAIR, PREP AND PAINT WOOD SURFACES

KEY NOTES

1	REMOVE DAMAGED WOOD TRIM AND REPLACE WITH (N) TO MATCH (E)
2	NEW WOOD BASE AT HISTORIC TRIM
3	REPLACE MISSING WOOD TRIM TO MATCH EXISTING
4	REPAIR, PREP, AND PAINT SHEET METAL CAP
5	STRIP PAINT, REPAIR, PREP AND PAINT ORNAMENTAL CEMENT PLASTER. SEE ARCHITECT'S FINISH SCHEDULE FOR COLORS
6	PROVIDE NEW ORNAMENTAL PILASTERS TO MATCH EXISTING WHERE MISSING
8	(N) TRIM OVER BAY WINDOW, TYP. DESIGN AND DETAILS TO BE DETERMINED.
9	REPLACE MISSING AND DETERIORATED WOOD TRIM (VARIOUS PROFILES) TO MATCH ORIGINAL. ALLOW 50 PIECES TOTAL.
10	CAREFULLY REMOVE MASTICS, COATINGS, ETC AND REHABILITATE ORIGINAL WOOD FINISH.

PAGE&TURNBULL

3300 MISSION

3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY	NS
CHECKED BY	ES, JW
PROJECT NO	2023001

DATE	ISSUE
2023.10.20	100% SD
2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1

LICENSED ARCHITECT CAROLYN KIDWELL C-26038 RENEWAL 08/31/25 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. San Francisco 07/05/2024

KEY PLAN

EXTERIOR ELEVATION

SCALE: As indicated

EB3.01

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PLANNING

April 24, 2024

1 EXTERIOR ELEVATION - 29TH ST (NORTH)
3/16" = 1'-0"

GENERAL NOTES

1. EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.
2. REMOVE MISCELLANEOUS ATTACHMENTS, ANCHORS, AND CONDUITS.P PATCH HOLES, AND REPAIR SUBSTRATE AS NEEDED, TYPICAL.

SHEET NOTES

1. REHABILITATE EXISTING WOOD WINDOWS. REPAIR, PRIME AND PAINT. PROVIDE WEATHERSTRIPPING. SEE WINDOW SCHEDULE FOR REPAIR NOTES, EB9.01.

   ALTERNATE: PROVIDE NEW WOOD WINDOWS TO MATCH (E). REHABILITATE CURVED GLASS WINDOWS AT CORNER BAY.
2. REPAIR, PREP AND PAINT WOOD SURFACES

KEY NOTES

5	STRIP PAINT, REPAIR, PREP AND PAINT ORNAMENTAL CEMENT PLASTER. SEE ARCHITECT'S FINISH SCHEDULE FOR COLORS
6A	PROVIDE (N) ORNAMENTAL PILASTER, S.A.D.
7	REPAIR, PREP, AND PAINT EXISTING METAL FIRE ESCAPE.
8	(N) TRIM OVER BAY WINDOW, TYP. DESIGN AND DETAILS TO BE DETERMINED.
9	REPLACE MISSING AND DETERIORATED WOOD TRIM (VARIOUS PROFILES) TO MATCH ORIGINAL. ALLOW 50 PIECES TOTAL.
11	REINSTALL SALVAGE TRIM. REPAIR, PREPARE, PRIME, AND PAINT. COORDINATE WITH ARCH DWGS,

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2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1

3

LICENSED ARCHITECT
CAROLYN KIDINOV
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REN:11/30/23
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
-San Francisco-
07/05/2024

KEY PLAN

EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

EB3.02

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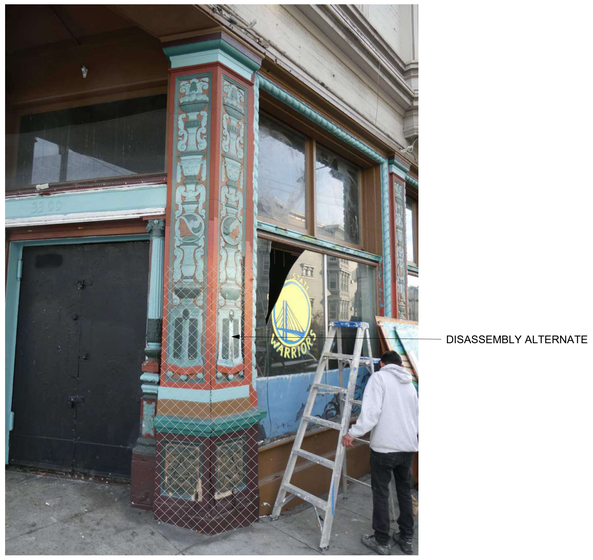
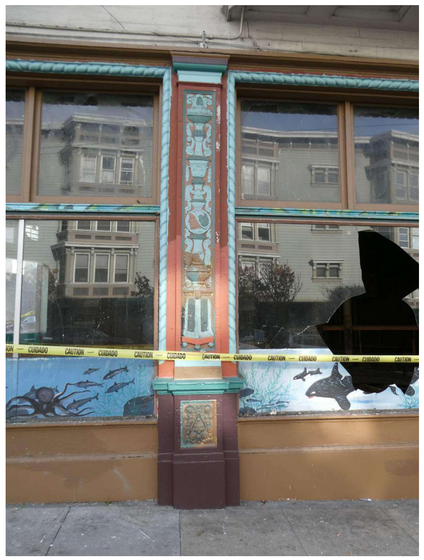
1 PILASTER 1 - DETAIL PHOTO

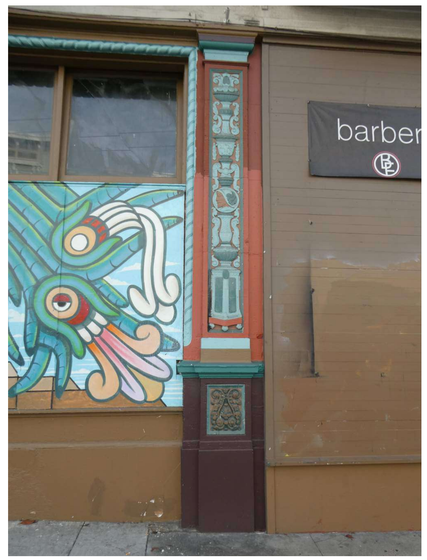


2 PILASTER 2 - DETAIL PHOTO



3 PILASTER 3 - DETAIL PHOTO

4 PILASTER 4 - DETAIL PHOTO



5 PILASTER 5 - DETAIL PHOTO

SHEET NOTES

1. REPOINT PANELS 100%
2. ALLOW 15 LINEAR FEET OF CRACK REPAIR.
3. ALLOW 11 SQ FEET OF PATCH REPAIRS.
4. DISASSEMBLY ALTERNATE- ALLOW DISASSEMBLY AND REINSTALLATION OF LOWER PANELS AT PILASTER 2.

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PLANNING

April 24, 2024

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2024.03.19	SITE PERMIT RESUB 1

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KEY PLAN

PILASTER PHOTOS

SCALE: 1/8" = 1'-0"

EB8.01

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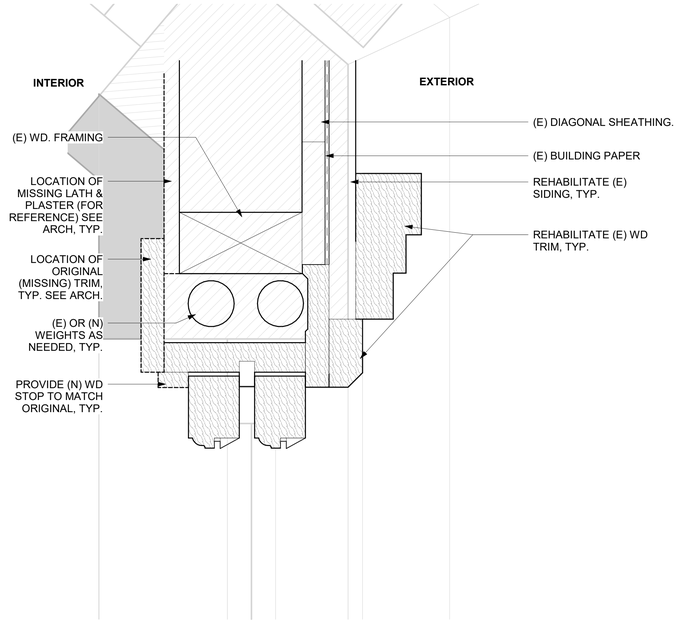
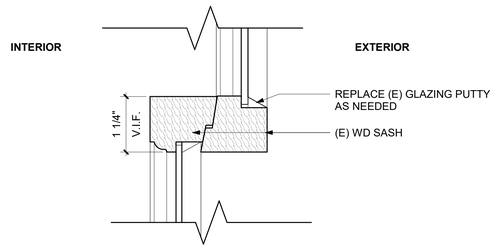
7 TYP. MEETING RAIL DETAIL - REFERENCE PHOTO

6 TYP. THIRD FLOOR CURVED WINDOW - REFERENCE PHOTO

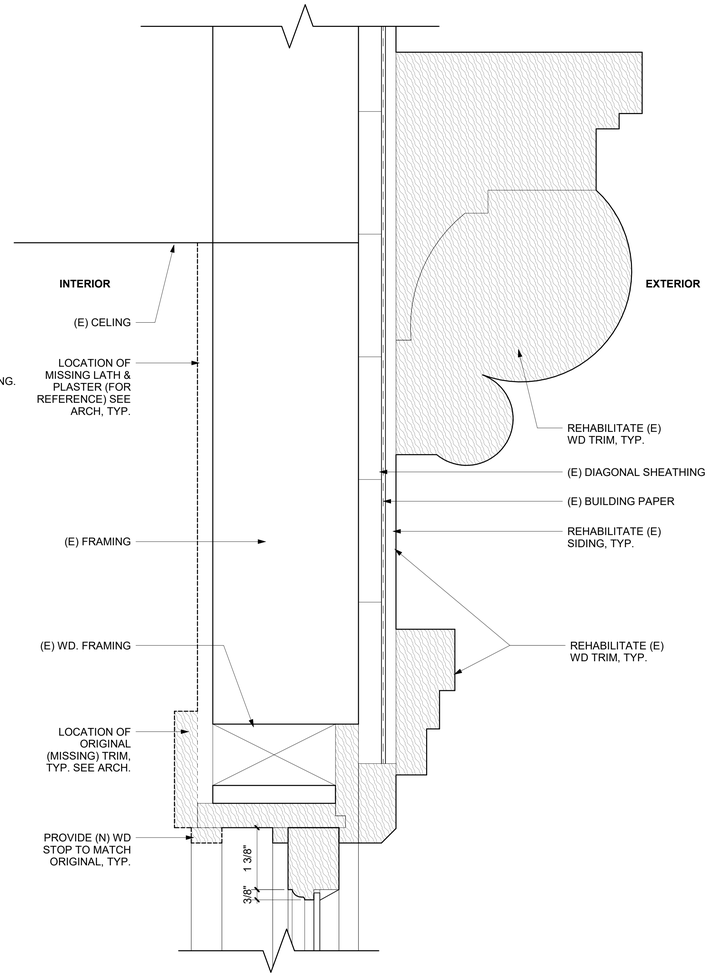
5 TYP. SECOND FLOOR BAY WINDOW - REFERENCE PHOTO

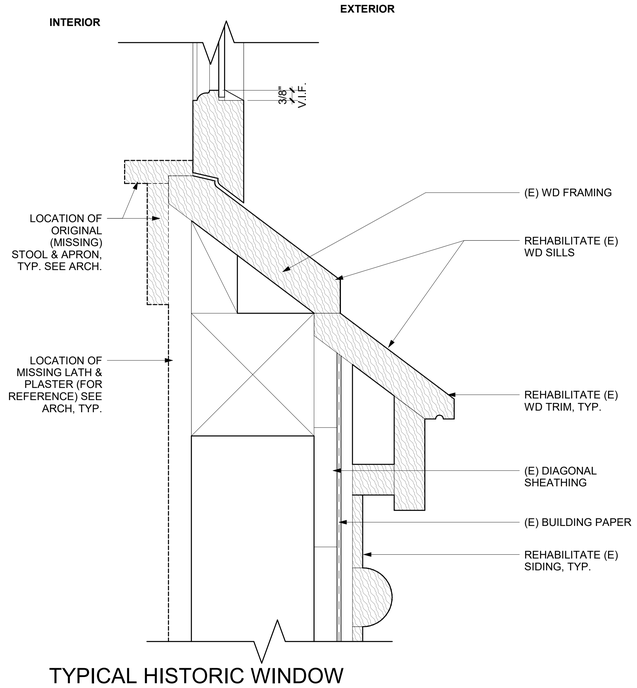


9 HISTORIC WINDOW JAMB - FROM MODEL
6" = 1'-0"



2 TYPICAL HISTORIC WINDOW MEETING RAIL SECTION
6" = 1'-0"





8 TYPICAL HISTORIC WINDOW SILL/HEAD SECTION
6" = 1'-0"

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CHECKED BY	JKW/ES
PROJECT NO	2023001

DATE	ISSUE
2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1

LICENSED ARCHITECT
CAROLYN KIDNEY
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REN:11/30/23
STATE OF CALIFORNIA

APPROVED
Dept. of Building Insp.
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07/05/2024

KEY PLAN

WINDOW DETAILS

SCALE: As indicated

EB8.21

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3 HISTORIC ENTRY AT MISSION ST REPAIR

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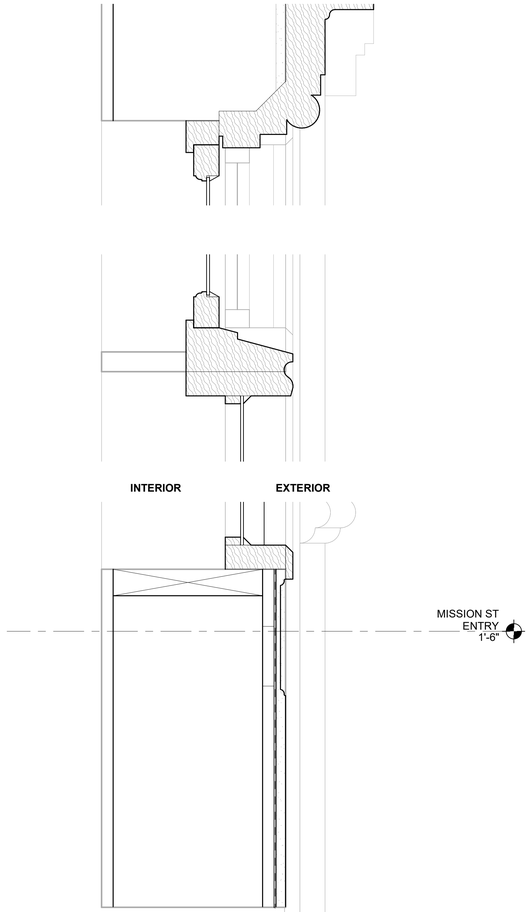
PLANNING

April 24, 2024

2 STOREFRONT WINDOWS PHOTOS



1 STOREFORNT HEAD/JAMB SECTION
3" = 1'-0"

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LICENSED ARCHITECT
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KEY PLAN

STOREFRONT DETAILS

SCALE: As indicated

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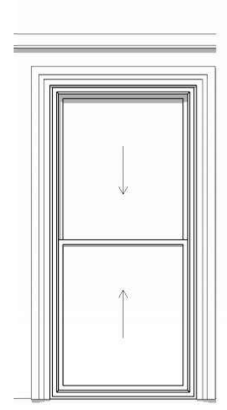
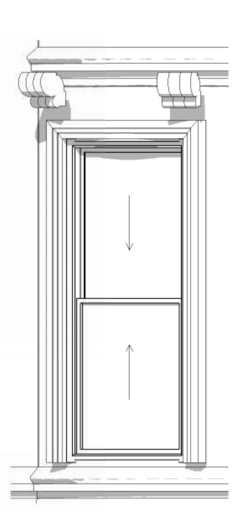
WINDOW NO.	TYPE	OPERATION	WIDTH (V.I.F.)	HEIGHT (V.I.F.)	MATERIAL	FINISH	REPAIR CLASS	REPUTTY %	GLAZING (# OF PANES)	HARDWARE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	NOTES
FIRST FLOOR														
EX101	EX-D	FIXED/HOPPER STOREFRONT	110"	128"	WOOD	PAINTED	CLASS 4				1/EB8.22		1/EB8.22	RESTORED ORIGINAL AT EX102
EX102	EX-D	FIXED/HOPPER STOREFRONT	110"	128"	WOOD	PAINTED	CLASS 2				1/EB8.22		1/EB8.22	CLASS 2 AT (E); NEW COMPONENTS AT SOUTH JAMB & PILASTER RECONSTRUCTION
EX103	EX-C	FIXED/HOPPER STOREFRONT	87"		WOOD	PAINTED	CLASS 1				1/EB8.22		1/EB8.22	
EX104	EX-C	FIXED/HOPPER STOREFRONT	83 1/2"		WOOD	PAINTED	CLASS 1				1/EB8.22		1/EB8.22	
SECOND FLOOR														
EX201	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100			8/EB8.21	9/EB8.21	8/EB8.21	
EX202	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100			8/EB8.21	9/EB8.21	8/EB8.21	
EX203	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX204	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX205	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX206	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX207	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX208	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100			8/EB8.21	9/EB8.21	8/EB8.21	
EX209	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX210	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX211	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	75-100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX212	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX213	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX214	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX215	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX216	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX217	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	50-75	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX218	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX219	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX220	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX221	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX222	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX223	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX224	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50-75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX225	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX226	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX227	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX228	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX229	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX230	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX231	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX232	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	75-100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX233	EX-A	DOUBLE HUNG			WOOD	PAINTED	CLASS 1	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
THIRD FLOOR											8/EB8.21	9/EB8.21	8/EB8.21	
EX301	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX302	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX303	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX304	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX305	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX306	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX307	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX308	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX309	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX310	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX311	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX312	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX313	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX314	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 2	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX315	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX316	EX-B	CURVED DOUBLE HUNG	38 1/4"	79"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX317	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX318	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX319	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX320	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX321	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX322	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 3 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX323	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX324	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX325	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX326	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX327	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX328	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX329	EX-A	DOUBLE HUNG	43"	79"	WOOD	PAINTED	CLASS 3	100	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX330	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX331	EX-A	DOUBLE HUNG	37 1/4"	79 1/4"	WOOD	PAINTED	CLASS 3	75	TYPE 1 (1) TYPE 3 (1)		8/EB8.21	9/EB8.21	8/EB8.21	
EX332	EX-A	DOUBLE HUNG	21 1/2"	78 1/4"	WOOD	PAINTED	CLASS 1	50	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX333	EX-A	DOUBLE HUNG			WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	
EX334	EX-A	DOUBLE HUNG			WOOD	PAINTED	CLASS 1	75	TYPE 1 (2)		8/EB8.21	9/EB8.21	8/EB8.21	

EX-A

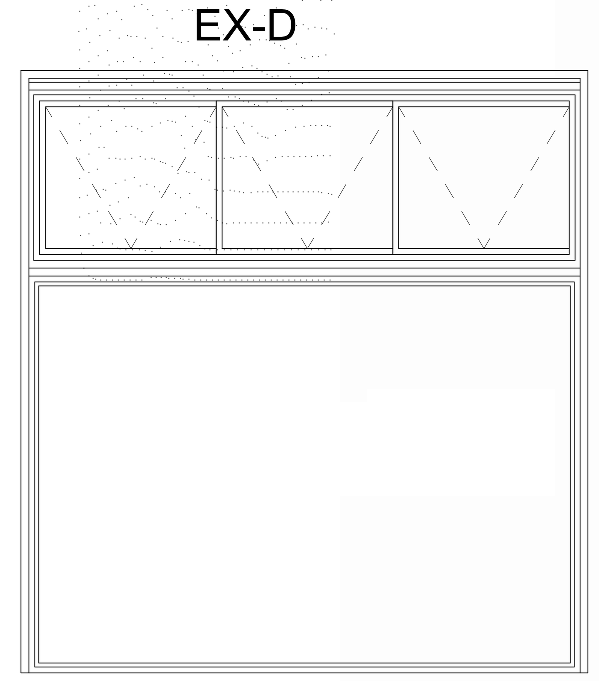


EX-B



EX-C

EX-D



GENERAL NOTES

1. EB AND EBD (DEMO) SERIES DRAWINGS COVER SCOPE RELATED TO THE REPAIR AND SELECTIVE DEMOLITION AT THE EXISTING MISSION STREET AND 29TH STREET FAÇADES THAT WILL BE RETAINED AND REHABILITATED. SEE ARCH. DRAWINGS FOR ALL OTHER WORK.
2. CONTRACTOR TO ENSURE PROPER WORKING ORDER AND WEATHERTIGHTNESS. CONTRACTOR SHALL PERFORM SURVEY OF ALL (E) WINDOW OPENINGS. VERIFY THE QUANTITY AND CONDITION OF FRAME, SASH, GLAZING, AND HARDWARE.
3. WINDOW DIMENSIONS ARE NOMINAL FIELD VERIFY ALL (E) OPENINGS AND NEW OPENINGS WHEN ALIGNING WITH (E).
4. CONTRACTOR SHALL SURVEY (E) HARDWARE AND VERIFY WORKING ORDER OF LIFTS/LATCHES/WEIGHTS HINGES PULLEYS ETC. REHABILITATE (E) HARDWARE, SALVAGE, CATALOGUE FOR REHABILITATION, AND REINSTALL HARDWARE IN ORIGINAL LOCATIONS.
5. REMOVE ALL FASTENERS AND EXTRANEOUS UNNECESSARY NON-HISTORIC ACCESSORIES. FILL ALL HOLES IN WINDOW ASSEMBLY AS NEEDED PRIOR TO APPLICATION OF FINISH, TYP.
6. MATCH PROFILES AND DIMENSIONS OF (E) MOULDINGS.
7. REPLACE LOOSE, MISSING, UNSOUND, AND DETERIORATED PUTTY AS INDICATED AND AS NEEDED. INSTALL GLASS WITH STAINLESS STEEL GLAZING POINTS FASTENERS
8. PROVIDE (N) GLASS TO MATCH (E) WHERE MISSING, CRACKED, OR DAMAGED, TYP..
9. CONTRACTOR SHALL PROTECT ALL (E) MATERIALS AND FINISHES SHOWN TO REMAIN, SAFE FROM DAMAGE DURING CONSTRUCTION PROVIDE PROTECTION AS INDICATED AND NEEDED.
10. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO HISTORIC MATERIALS DURING CONSTRUCTION ADDITIONALLY, CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT COSTS.
11. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, QUANTITIES, AND CONDITIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT WHEN DIFFERENCES BETWEEN THOSE DEPICTED IN THESE CONTRACT DOCUMENTS ARE FOUND
12. PATCH AND REPAIR ALL EXTERIOR AND INTERIOR FINISHES SCHEDULED TO REMAIN INCLUDING WOOD, PAINT, AND PLASTER ASSOCIATED WITH REMOVAL, REPAIR, OR INSTALLATION OF...
13. PATCH SUBSTRATE AS NEEDED TO MATCH ADJACENT WHERE ELEMENTS/FEATURES ARE BEING REMOVED.
14. REMOVE ALL MISCELLANEOUS AND NON-FUNCTIONING NON HISTORIC FERROUS ANCHORS, PIPES, ETC AT EXTERIOR/WINDOWS/DOORS. PATCH SUBSTRATE TO MATCH ADJACENT.
15. WHERE FERROUS ELEMENTS OR ANCHORS ARE EXPOSED BY THE WORK, REMOVE CORROSION, PREPARE, PRIME, AND PAINT,
16. REMOVE ALL UNSOUND COATINGS FROM EXTERIOR AND ALL COATINGS AT LOCATIONS TO BE REPAIRED.
17. REMOVE ALL LOOSE, FLAKING, PEELING, DELAMINATED, OR OTHERWISE UNSOUND COATINGS. REPAIR SUBSTRATE AS NEEDED PREPARE, PREPARE, PRIME AND PAINT ALL CURRENTLY PAINTED SURFACES.
18. REMOVE ALL EXISTING CAULKING AND SEALANT. INSTALL (N) AT DISSIMILAR MATERIALS AS NEEDED. PAINT ALL URETHANE AND HYBRID SEALANT.
19. SEE ARCH DRAWINGS FOR INTERIOR TRIM.
20. CONDITIONS ASSESSMENT WAS CONDUCTED IN JANUARY, 2024.

REPAIR NOTES- WINDOWS AND DOOR FRAMES

CLASS 1A - REFINISH
1. REMOVE WINDOW SASH/DOOR FROM FRAME
2. REMOVE AND SALVAGE ALL HARDWARE, CATALOGUE AND STORE FOR REINSTALLATION
3. REMOVE ALL CAULKS AND SEALANTS
4. REMOVE ALL LOOSE AND UNSOUND LAYERS OF EXISTING PAINTS AND COATINGS FROM FRAME AND SASH.
5. GLUE AND CLAMP SASH JOINTS AS NEEDED
6. SAND WOOD SURFACES, REMOVE ALL WEATHERED, GRAY OR RED-BROWN SPOTS OR OTHERWISE UNSOUND WOOD.
7. APPLY WOOD PRESERVATIVE TO ALL BARE WOOD 8) PREPARE, PRIME AND PAINT SURFACES
8. PREPARE, PRIME AND PAINT SURFACES
9. INSTALL NEW WEATHERSTRIPPING. SEE XX.
10. INSTALL NEW OR REHABILITATED HARDWARE
11. REPLACE MISSING OR BROKEN STOPS AS NEEDED TO MATCH ORIGINAL REPLACE ALL WINDOW ROPES
12. PROVIDE UV/ENERGY FILM FILM

CLASS 1B-REGLAZING OR PARTIAL REGLAZING
COMPLETE ALL ITEMS LISTED ABOVE FOR FRAME AND SASH/DOOR REPAIR CLASS 1A, AND COMPLETE THE FOLLOWING ADDITIONAL ITEMS

1. REMOVE PUTTY AND GLAZING AS NEEDED, SALVAGE, CATALOGUE, AND STORE GLAZING IF REUSING
2. REINSTALL GLAZING, CLIPS, AND PUTTY

CLASS 2 - FILLING AND PATCHING
COMPLETE ALL ITEMS LISTED ABOVE FOR FRAME AND SASH /DOOR REPAIR CLASS ES 1A & 1B, AND COMPLETE THE FOLLOWING ADDITIONAL ITEMS:

1. REMOVE DETERIORATED WOOD COMPLETELY. WIDEN ALL CHECKS TO EXPOSE SOUND CLEAN WOOD FOR REPAIR.
2. APPLY EPOXY REPAIR OR WOOD DUTCHMAN TO AREAS GREATER THAN 1/4 IN DEEP OR WIDE

CLASS 3 - REPAIR AND SELECTIVE REPLACEMENT
COMPLETE ALL ITEMS LISTED ABOVE FOR FRAME AND SASH/DOOR REPAIR CLASSES 1A, 1B, & 2, AND COMPLETE THE FOLLOWING ADDITIONAL ITEMS:

1. WHERE WOOD MATERIAL EXHIBITS DETERIORATION AT MORE THAN 20% BUT LESS THAN 50% OF THE SURFACE AREA, COMPLETE DUTCHMAN TYPE REPAIR.
2. FOR WINDOW COMPONENTS WITH MORE THAN 50% DETERIORATION, REPLACE COMPONENT IN-KIND USING CARPENTRY METHODS EXHIBITED IN THE ORIGINAL WOOD WORK.

CLASS 4 - NEW WINDOW FRAME AND SASHES
CONSTRUCT NEW FRAME AND SASHES TO MATCH EXISTING, MATCH ALL DIMENSIONS, MATERIALS, PROFILES, AND FINISHES. COMPLETE ABOVE WHERE RETAINING OR REUSING SALVAGED MATERIALS.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO
ORO EN PAZ FIERRO EN GUERRA
Charles Enchill - PLN
PLANNING
April 24, 2024

GLAZING

TYPE 1 - EXISTING
TYPE 2 - NEW TO MATCH EXISTING (CLEAR FLOAT GLASS)
TYPE 3 - CLEAR TEMPERED GLASS

PROVIDE SAFETY GLAZING FILM AT ALL EXISTING AND NEW FLOAT GLASS. FILM TO MEET REQUIREMENTS OF CBC SECTION 2406.3 AND ANSI Z97.1 WHERE APPLIES.

*NOTE - WHERE REPLACING GLASS, PROVIDE (N) TO MATCH (E) THICKNESS U.O.N.

HARDWARE

1.
2.
3.

P&T
PAGE&TURNBULL

3300 MISSION
3300 MISSION STREET
SAN FRANCISCO, CA 94110

DRAWN BY	NS
CHECKED BY	ES, JW
PROJECT NO	2023001

DATE	ISSUE
2023.10.20	100% SD
2024.01.29	50% DD
2024.03.19	SITE PERMIT RESUB 1

3

LICENSED ARCHITECT CAROLYN KIERNAT C28638 REN:11/30/25 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. -San Francisco- 07/05/2024

N

KEY PLAN

WINDOW SCHEDULE

SCALE: 3/8" = 1'-0"

EB9.01

Exhibit C

Outreach Materials and Press Releases

Facts About 3300 Mission Street

NEW AFFORDABLE HOUSING IN MISSION BERNAL

Bernal Heights Housing Corporation, Tabernacle Community Development Corporation and our extended team are pleased to share our plans for 3300 Mission Street, a proposed 100% percent affordable housing development in Mission Bernal. The site sits vacant after a 2016 fire displaced the residents and left the former Single Room Occupancy (SRO) hotel building uninhabitable.

The redevelopment of 3300 Mission Street aims to transform the 9,200 square-foot structure into a modern six-story building, including up to 35 studio units of affordable housing, a residential community space, and neighborhood-serving ground-floor commercial space. The redevelopment respects the site's history by proposing to preserve the existing three-story façade and connecting it to a new six-story structure, creating a significantly enhanced pedestrian realm.

PROJECT TEAM

The project team includes non-profits and city agencies with strong ties to the neighborhood, including:

- Bernal Heights Housing Corporation
- Tabernacle Community Development Corporation
- Mitchelville Real Estate Group
- Mayor's Office of Housing and Community Development
- San Francisco Housing Accelerator Fund

BERNAL HEIGHTS Neighborhood Center

HOUSING ACCELERATOR FUND

TCDC

Mitchelville REAL ESTATE GROUP

MAYOR'S OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

PROJECT HIGHLIGHTS

100% Affordable Housing:
Up to 35 studio units

AMI Range:
30%-80% / $30,350 to $92,250 per year

Unit Size:
Various sizes ranging from 225-450 square feet

Retail:
Neighborhood-serving commercial or retail space

Bicycle Parking:
35 (pedestrian-friendly/ transit-rich corridor)

Facts About 3300 Mission Street

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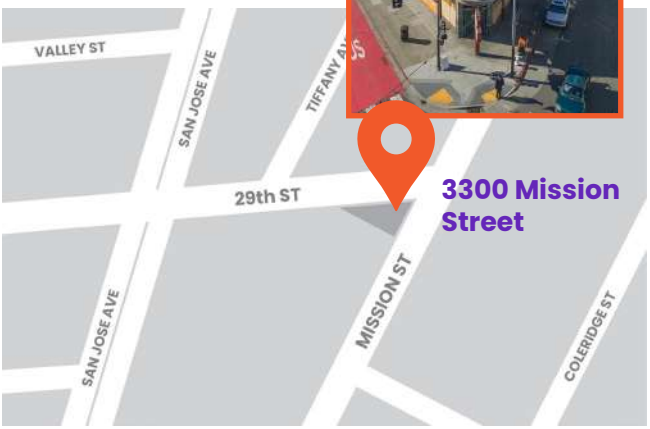

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BERNAL HEIGHTS Neighborhood Center

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Retail:
Neighborhood-serving commercial or retail space

Bicycle Parking:
35 (pedestrian-friendly/ transit-rich corridor)

OTHER INTERESTING FACTS

- The proposed development will provide affordable housing for single adults, or small households. The current proposal restricts rent levels for households earning between 30% and 80% of Area Median Income (AMI), which equates to $34,600 to $92,250 per year for a two-person household or $30,250 to $80,700 for a single adult in San Francisco in 2023.
- Consistent with our project team's mission, approximately 40% of the apartments will be prioritized for households who live in District 9 or within a ½ mile radius around the property or have been displaced from housing in San Francisco, expanding access and opportunities for families priced out of the neighborhood.
- Our project team is working with the Mayor's Office of Housing and Community Development to evaluate if the tenants displaced by the fire meet the criteria to apply for affordable units at 3300 Mission Street.
- Each studio unit will be a minimum of 225 square feet and feature its own private bathroom and kitchen prep area.

PROJECT TIMELINE

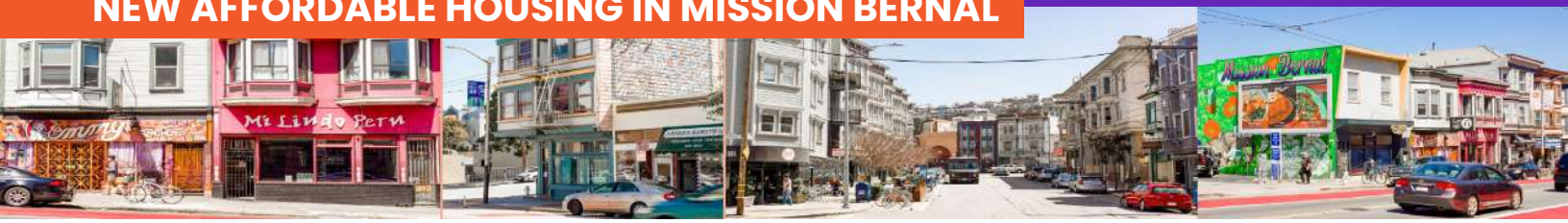
We are embarking on a predevelopment phase beginning in September 2023 that will provide ample opportunities for community engagement. Although we plan to begin construction in December 2024 and deliver 35 new units of affordable housing to Mission Bernal in fall 2025. We are in the early stages of the development process and timing is subject to change.

We want to hear from you!

Our project team looks forward to collaborating with the community of 3300 Mission Street to ensure the project is a welcome addition to the neighborhood. As pre-development begins, we encourage neighbors, previous tenants, and other community members to visit **www.bhnc.org** or contact the development team at **3300Mission@bhnc.org** to learn about upcoming community meetings and stay up-to-date as we work to bring new affordable housing to Mission Bernal.

FAQs About 3300 Mission Street

NEW AFFORDABLE HOUSING IN MISSION BERNAL



THE PROJECT

Who is the project team?

The project development team includes non-profits and city agencies with strong ties to the neighborhood, including Bernal Heights Housing Corporation, Tabernacle Community Development Corporation, Mitchelville Real Estate Group, Mayor's Office of Housing and Community Development and San Francisco Housing Accelerator Fund.

How does the new proposed design compare to what was in the building before?

The previous three-story building included 22 Single Residence Occupancy (SRO) units and six "tourist hotel rooms." These units did not include individual bathrooms or kitchens. While the final design and required amenity space have not been finalized, the new proposal will transform the existing 9,200 square-foot building into a modern six-story, mixed-use development, with up to 35 studio units of affordable housing with private bathrooms and kitchen prep areas, a residential community space, and neighborhood-serving commercial/retail on the ground floor. The redevelopment will preserve the existing three-story façade and will connect with the six-story structure; the interior of the building is unsalvageable.

The proposed building is six stories tall. How is this allowed under zoning?

The State Density Bonus Law was recently amended to incorporate a density bonus specifically for 100% affordable housing projects. The law automatically provides affordable projects with three additional stories of height above the height limit, as well as incentives and concessions to reduce project costs, and unlimited waivers from development standards. As compared to the previous building, 3300 Mission Street proposes three additional floors for residential development and ground floor commercial/ retail and property management space. This project is proposing six floors, to include one floor of commercial/retail and property management space.

Why won't there be any family units (2- or 3-bedroom) in the new development?

The triangular shape of the parcel means that to meet both San Francisco Housing Code requirements, as well as the criteria for Federal Low-Income Housing Tax Credits and State Density Bonus Law eligibility, the site is not suitable for larger family units. If larger units were constructed, there would have to be fewer units, and this would mean the project would not be eligible for critical state and federal funding programs.

How large are the studio units?

Each studio unit will be a minimum of 225 square feet and feature its own private bathroom and food prep area.

Will there be a bar or other industry commercial space on the ground floor to replace the 3300 Club that was there previously?

The team is determining the size of commercial space that will be available on the ground floor and whether some of the building's mechanical systems can be moved to a basement. These logistics will determine the viability of what can occupy the ground-floor commercial space.

Will on-site supportive services be provided to residents?

While this site will support those who are able to live independently without case management, the project sponsors and property management team will provide informational and referral services

to support resource connection and housing sustainability, as well as tenant engagement for all residents.

Will car or bicycle parking be provided for the residents?

The project proposes 35 bicycle spaces and 0 car parking spaces. 3300 Mission Street is in one of the city's most pedestrian- and transit-friendly corridors.

AFFORDABILITY

Who will live in this building?

The proposed development will provide affordable housing for single adults, or small households. The current proposal restricts rent levels for households earning between 30% and 80% of Area Median Income (AMI), which equates to $34,600 to $92,250 per year for a two-person household or $30,250 to $80,700 for a single adult in San Francisco in 2023.

Will residents of Bernal be given priority for the units?

Consistent with the policy of the Mayor's Office of Housing and Community Development and the project sponsor's mission, approximately 40% of the apartments will be prioritized for households who live in District 9 or within a ½ mile radius around the property or have been displaced from housing in San Francisco, expanding access and opportunities for families priced out of the neighborhood.

Will people who were displaced by the June 2016 fire have first preference for the new units?

Our team is working with the Mayor's Office of Housing and Community Development to evaluate if the tenants displaced by the fire meet the criteria to apply for affordable units at 3300 Mission Street.

TIMELINE

Is the project team using state laws to expedite processing?

We are considering using state laws such as AB-2011 or SB-35 that expedite the approval of 100% affordable housing projects as we redevelop 3300 Mission Street. In general, for projects with fewer than 150 units, expedited review requires the Planning Department to complete a thorough review within 60-90 days.

What is the project timeline?

We are embarking on a predevelopment phase beginning in September 2023 that will provide ample opportunities for community engagement. Although we plan to begin construction in December 2024 and deliver 35 new units of affordable housing to Mission Bernal in fall 2025. We are in the early stages of the development process and timing is subject to change.

How can I learn more about the project?

Our project team looks forward to collaborating with the community of 3300 Mission Street to ensure the project is a welcome addition to the neighborhood. As pre-development begins, we encourage neighbors, previous tenants, and other community members to contact the development team at 3300Mission@bhnc.org to learn about upcoming community meetings and be informed as we work to bring new affordable housing to Mission Bernal. You can also visit our website at www.bhnc.org.

BERNAL HEIGHTS Neighborhood Center

TCDC

Mitchelville REAL ESTATE GROUP

HOUSING ACCELERATOR FUND

MAYOR'S OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

Redeveloping 3300 Mission Street

NEW AFFORDABLE HOUSING IN THE MISSION

Learn More at **BHNC.org**

Hello Neighbor,

Bernal Heights Neighborhood Center (BHNC), Tabernacle Community Development Corporation, and our extended team are pleased to share our plans for 3300 Mission Street, a proposed 100% affordable housing development in the Mission. The redevelopment of 3300 Mission Street aims to transform the 9,200 square-foot structure into a modern six-story building, including up to 35 studio units of affordable housing, a residential community space, and neighborhood-serving ground-floor commercial or retail space.

As the project evolves, BHNC and our partners are collaborating with the community of 3300 Mission Street to ensure the project is a welcome addition to the neighborhood. As part of our outreach, we have updated our website to include information about the proposed development to ensure everyone can access accurate information, share their input, and register to receive project updates.

Additional Questions?

As pre-development begins, we encourage neighbors, previous tenants, and other community members to contact the development team at **3300Mission@bhnc.org** to learn about upcoming community meetings and stay up to date as we work to bring new affordable housing to the Mission.

Learn More at **BHNC.org**

Community Open House

REDEVELOPING 3300 MISSION STREET

Please join the Bernal Heights Neighborhood Center and our partners for an informal open house on **Saturday, December 9, between 11 AM and 2 PM** to learn more about a proposed 100% affordable housing development.

Location:

Michelle Thomas Fine Art Gallery + Studio
40 29th St., San Francisco

To RSVP or to request translation at the meeting, please email **3300Mission@bhnc.org** and kindly include your language preference. For more information about our plans, please visit **www.bhnc.org**.

Casa abierta comunitaria

REURBANIZACIÓN DE 3300 MISSION STREET

Únase al Bernal Heights Neighborhood Center y a nuestros socios para una vivienda abierta informal el **sábado 9 de diciembre, entre las 11 a.m. y las 2 p.m.** para obtener más información sobre una propuesta de desarrollo de viviendas 100% asequibles.

Ubicación:

Michelle Thomas Fine Art Gallery + Studio
40 29th St., San Francisco

Para confirmar su asistencia o solicitar traducción en la reunión, envíe un correo electrónico a **3300Mission@bhnc.org** e incluya amablemente su preferencia de idioma. Para obtener más información sobre nuestros planes, visite **www.bhnc.org**.

社區開放日

重建 3300 MISSION STREET

請參加伯納爾高地鄰里中心(BHNC) 和我們的合作夥伴參加**12 月9 日星期六上午11 點至下午2 點**之間舉行的非正式開放日活動，了解有關擬議的100% 經濟適用住房開發的更多資訊。

會議地點：

Michelle Thomas Fine Art Gallery +工作室
40 29 街, 舊金山

如需在會議上回覆或要求翻譯，請發送電子郵件至**3300Mission@bhnc.org**，並註明您的語言偏好。有關我們計劃的更多信息，請訪問**www.bhnc.org**。

FOR IMMEDIATE RELEASE

Contact: Gina Dacus, Executive Director, Bernal Height Neighborhood Center, gdacus@bhnc.org, 415-206-2140 Ext: x169

Bernal Heights Developer Works to Addressing San Francisco's Housing Crisis

SAN FRANCISCO, CA - Bernal Heights Neighborhood Center, a Black Woman-led BIPOC community based affordable housing developer, announces the acquisition of 3300 Mission St. in San Francisco's Bernal Heights neighborhood for the purpose of developing a new mixed-use 100% affordable housing development.

The redevelopment of 3300 Mission will transform the existing 9,200 square foot building into a modern six-story, mixed-use development, inclusive of up to 35 studio units of affordable housing, a residential community space, and neighborhood-serving commercial/retail space on the ground floor. Each unit at 3300 Mission will include a small private bathroom and a kitchen with well-designed storage to make the living space both practical and efficient, creating a place where residents feel truly settled and independent. Through innovative and sustainable architectural processes, the original facade of the building will be retained.

The groundbreaking joint venture for this project includes Bernal Heights Housing Corporation (BHHC), an affiliate of the Bernal Heights Neighborhood Center (BHNC); Mitchelville Real Estate Group (MREG); and Tabernacle Community Development Corporation (TCDC). A product of Mayor London Breed's "Dream Keeper Initiative" through the Mayor's Office of Housing and Community Development (MOHCD), the development team maintains a commitment to providing much-needed housing while fostering a sense of community that catalyzes and community building.

"It feels like a privilege and gift to be able to contribute/participate as a partner in serving communities," **said Andre J. White, Managing Member at Mitchelville Real Estate Group**. "The visibility and execution as a 100% BIPOC team will chip away at exclusion when it comes to equity surrounding real estate development and investment. For me, to know that equity can be achieved in the form of a service that meets a true human need is joyous and life giving."

"Tabernacle Community Development Corporation is grateful and excited to be on the 3300 Mission Street project team; and looks forward to acts of vibrant partnership and fruitful community in the sacred work of affordable housing all the City's people," **said Dr. James McCray, Executive Director of TCDC.**

"Self-determination and community engagement are at the core of this project. By actively engaging with the local community, this project seeks to create a sense of ownership and empower residents to shape the future of their own neighborhood," **said Gina Dacus, Executive Director, BHHC.** "The investment in community collaboration is an investment in the long-term success of the property and towards building trust in the neighborhood. This project exemplifies the potential for positive, lasting impact and is a shining example of what can be

achieved when passionate individuals from diverse backgrounds come together to tackle one of San Francisco's most pressing issues. We aim to inspire and ignite a sense of possibility in others, encouraging them to envision a future where fair housing is a reality for all".

This acquisition represents an intentional move towards redefining development in San Francisco to facilitate partnerships for Emerging and BIPOC affordable housing developers, while illustrating the transformative power of community-driven initiatives. Together, these organizations strive to prioritize equitable community development while addressing the prior displacement of Bernal Heights residents.

Funding for the acquisition and predevelopment of 3300 Mission St. was made possible in-part by the San Francisco Housing Accelerator Fund (HAF) and MOHCD through a 2023 Affordable Housing Notice of Funding Availability (NOFA). The San Francisco Housing Accelerator Fund (HAF) provided a bridge loan to pay for the acquisition of the site and cover expenses as the developers prepare to begin construction on the property. MOHCD will continue to partner with the development team in facilitating community outreach, financing, and regulatory approvals to deliver on this much-needed affordable housing.

For more information on the project at 3300 Mission Street, please contact: 3300Mission@bhnc.org.

###

Exhibit D

Outreach Poster on Building

3300 Mission Street Redevelopment

NEW AFFORDABLE HOUSING IN THE MISSION BERNAL CORRIDOR

In 2016, a five-alarm fire razed the Graywood Hotel on 29th and Mission Streets, a single-room occupancy hotel that displaced 58 tenants, many of them from underserved populations, and the ground floor tenant, the 3300 Club. Seven years after the fire left the building uninhabitable, the Bernal Heights Housing Corporation, an affiliate of Bernal Heights Neighborhood Center, in partnership, will redevelop the 9,200-square-foot structure into a modern six-story building, including up to 35 studio units of affordable housing, a residential community space, and neighborhood-serving ground floor commercial space.

Proposed Building Design / 29th Street Frontage

"For more than 40 years, Bernal Heights Housing Corporation (BHHC) has been a key contributor to affordable housing and community organizing in the Bernal Heights neighborhood and surrounding areas. Rebuilding 3300 Mission is our latest effort toward adding sustainable housing in San Francisco, and we are excited about the opportunity. We look forward to contributing to the revitalization of the Mission Bernal corridor and partnering with neighbors and nearby businesses as part of our engagement efforts."

Gina Dacus, Executive Director, Bernal Heights Neighborhood Center

Bernal Heights Neighborhood Center (BHNC) is a 501(c)(3) non-profit organization working to preserve and enhance the ethnic, cultural, and economic diversity of Bernal Heights, the Excelsior, and surrounding neighborhoods. We promote action to build a just and equitable community for all. BHNC focuses on the needs of people with low and moderate incomes.

BHNC is proud to host temporary artwork designed and directed by Suaro Luis Cervantes and assisted by Francisco Franco and Max Martilla, coordinated by the Bernal Business and Arts Alliance. The paintings depict Mexican Nahuatl-inspired imagery of the Flower Lady spreading flower blossoms over the city on the Mission Street panels and a variety of Xochitl flowers and Bay native Horse Tail hieroglyphics symbolizing prosperity and abundance on the 29th Street side of the building.

To learn more about our plans to redevelop 3300 Mission Street and see building renderings, please visit **www.bhnc.org** or **scan the QR code** to the right.

SCAN ME

Exhibit E

Notice of Eligibility – AB 2011

(Attached)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF PROJECT ELIGIBLE FOR AB2011 APPROVAL

Date:	December 20, 2023
BPA No.:	202310259516
Planning Record No.	2023-006512PRJ
Project Address:	**3300 Mission Street**
Zoning:	Mission Bernal NCD (Neighborhood Commercial District) Mission Alcoholic Beverage Restricted Use District Mission Street Formula Retail Restaurant Subdistrict Fringe Financial Services Restricted Use District 40-X Height and Bulk District
Block/Lot:	6635 / 001
Project Sponsor:	Andre White 3300 Mission Partners, L.P. 515 Cortland Avenue San Francisco, CA 94110
Staff Contact:	Charles Enchill – 628-652-7551 Charles.Enchill@sfgov.org

Project Description

The project would redevelop an existing three-story building that contained ground floor commercial space and twenty-four (24) Single Room Occupancy (SRO) and hotel units, which has been vacant due to a fire since approximately 2016. The proposed project would construct a six-story building approximately 21,700 square feet, containing thirty-five (35) studio units 100% affordable to Low- and Very Low-Income Households, a residential community space, and approximately 776 square feet of ground floor commercial space. The new structure will retain the existing façades along Mission and 29th Streets.

AB2011 Eligibility Checklist

The Planning Department has determined that the project, as proposed, is eligible for approval under Assembly Bill 2011 (California Government Code Section 65912.100-65912.140) in conjunction with the State Density Bonus Law (California Government Code Section 65915).

☒ **Zoned for Permitted Use:** The project is located in a zone where office, retail, or parking are a principally permitted use.

☒ **Industrial Uses:** The project is not located on a site, nor adjoined to any site where more than one third of the square footage on the site is dedicated to industrial use.

☒ **Location:** The development is not on a property that contains prime farmland or wetlands, or that is classified as a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, that is under a conservation easement, or on a property that is classified as a hazardous waste site as defined under CA Gov't Code §§ 65912.111(e) (65913.4(a)(6)(E)), unless the project sponsor has secured a letter from the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substance Control stating that the site is suitable for residential uses.

☒ **Affordability:** The development project meets the affordability criteria listed under Government Code Section 65912.112.

☒ **Multifamily Project:** The development shall be a multifamily housing development, proposing at least five dwelling units.

☒ **Phase I Environmental Assessment:** The project has completed a Phase I Environmental Assessment.

☒ No recognized environmental conditions have been found on the development site.

☒ **Distance from Freeways:** None of the housing on the proposed site is located within 500 feet of a freeway.

☒ **Consistent with Objective Standards:** The project must meet all objective standards of the Planning Code at the time of AB2011 application submittal.

Review Timeline

AB2011 includes timelines for streamlined ministerial review. Planning staff must determine if a project is eligible for streamlining within 60 days of application submittal. The AB2011 Application and accompanying site permit for the project at 3300 Mission Street was submitted on October 25, 2023. This Notice serves to confirm that the project is eligible for streamlining under AB 2011.

Pursuant to Government Code Section 65912.100-65912.140, the Planning Department must complete any necessary design review within 90 days of application submittal, not including time spent waiting for applicant response to Planning Department requirements. Provided the application is complete, the Planning Department must complete design review by January 23, 2024. The project sponsor will receive a Notice of Final AB2011 Approval upon completion of design review. Please note that the Planning Director may decide to schedule a design review hearing at the Planning Commission and/or Historic Preservation Commission.

Exhibit F

AB 2011 Environmental Site Criteria Memo

(Attached)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

Assembly Bill 2011
Environmental Site Criteria Memo

Date:	December 19, 2023
Planning Record No.	**2023-006512PRJ**
Project Address:	**3300 Mission St**
Block/Lot:	6635/001
Staff Contact:	Ryan Shum, 628-652-7542, ryan.shum@sfgov.org

EXISTING SITE CONDITIONS

The triangular-shaped project site is on the block bounded by 29th Street to the north, Mission Street to the east, 30th Street to the south, and San Jose Avenue to the west in the Bernal Heights neighborhood. The project site is currently occupied by a three-story mixed-use building with commercial retail uses on the ground floor and residential uses on the upper two floors. The project site is surrounded by other residential properties in a developed urban area.

SB 35 SITE CRITERIA CHECKLIST

This memorandum documents that the project site meets the site criteria under Assembly Bill No. 2011 (AB2011):

☒ **(B) Not on Prime Farmland or Farmland of Statewide Importance:** The project site meets this criterion as there are no such lands within San Francisco.

☒ **(C) No Wetlands:** The project site does not contain any wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

☒ **(D) Not in a Fire Hazard Severity Zone:** The site is not within a high or very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection as there are no such lands within San Francisco.

☒ **(E) Not on a Hazardous Waste Site:** The project site is not located on a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances

Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

☒ **(F) Not Within a Delineated Earthquake Fault Zone:** The project site is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist; therefore, the following exceptions to this criterion are not applicable: unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

☒ **(G) Not Within a Flood Plain:** The project site is not located within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency; therefore, the following exception to this criterion is not applicable: unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

☒ **(H) Not Within a Floodway:** The project site is not located within a floodway as determined by maps promulgated by the Federal Emergency Management Agency; therefore, the following exception to this criterion is not applicable: unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

☒ **(I) Not on Lands Identified for Conservation:** The project site is not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act in the Fish and Game Code, or habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resource protection plan.

☒ **(J) No Habitat for Protected Species:** The project site does not provide habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

☒ **(K) Not on Lands under Conservation Easement:** The project site is not located on lands under conservation easement.

Exhibit G

San Francisco Vehicular Street Map

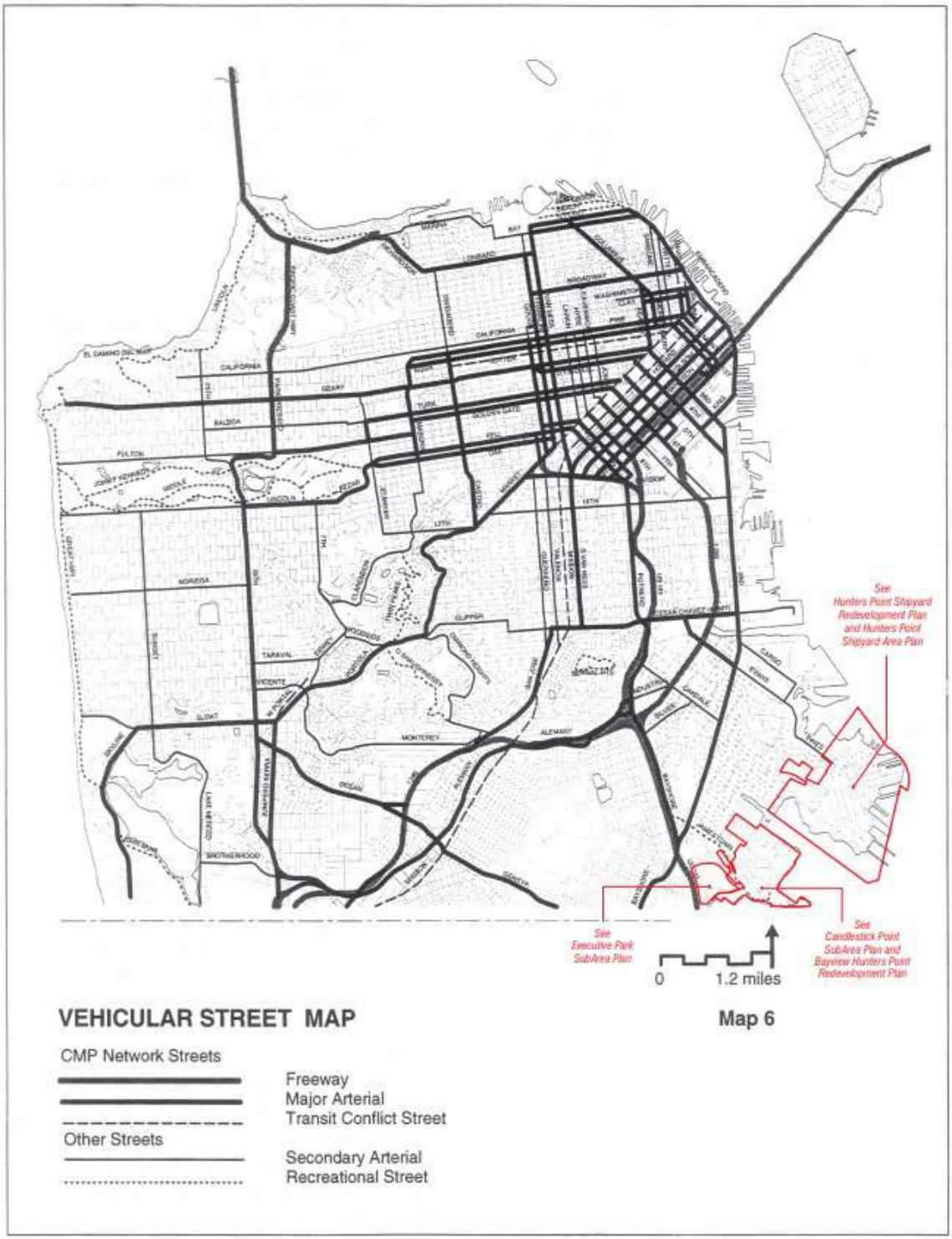
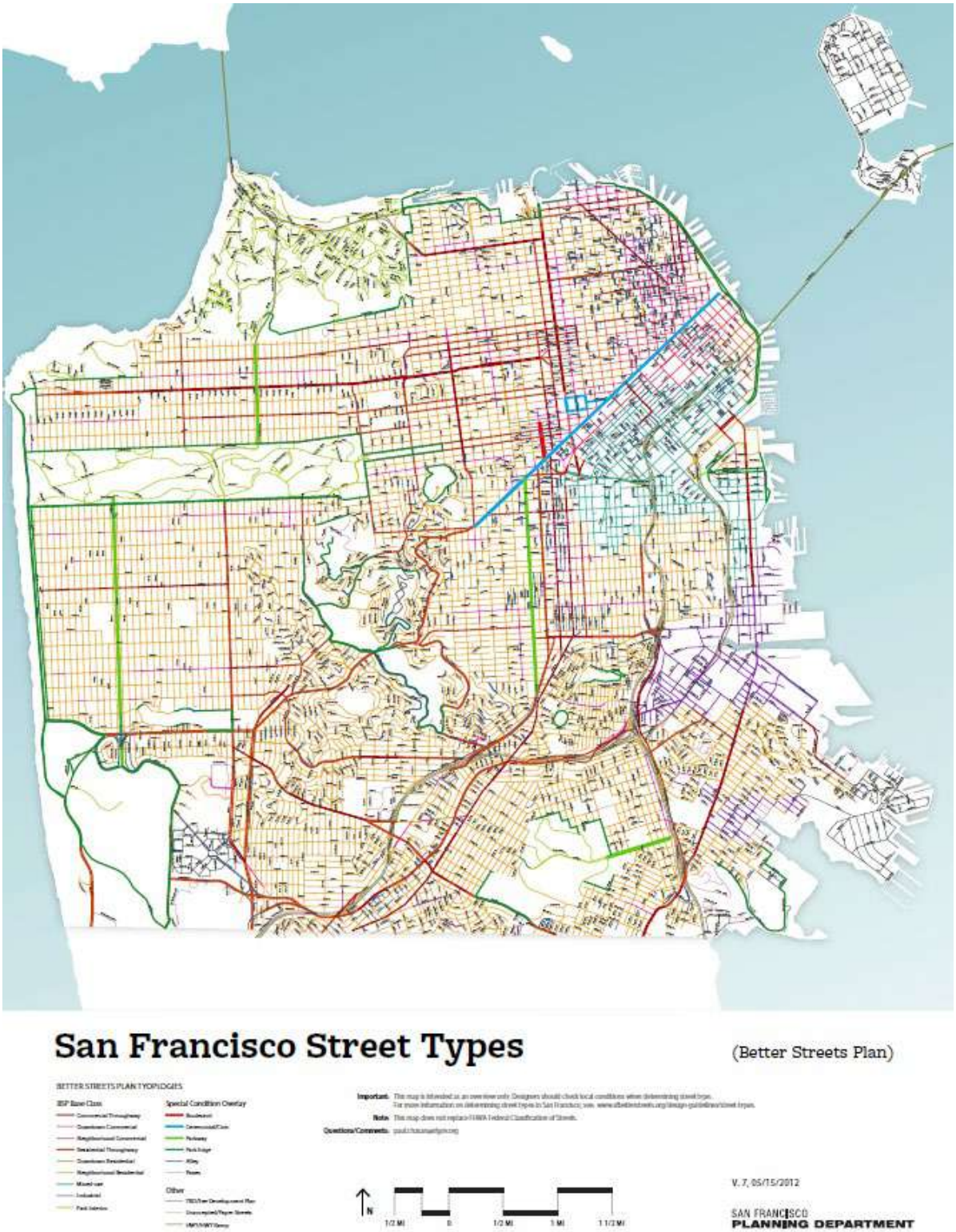


Exhibit H

San Francisco Street Types



PUBLIC COMMENT

From: Joedei Siles
To: BoardofAppeals (PAB)
Subject: Hearing info request for 3300 mission 8/28/2024
Date: Tuesday, August 20, 2024 11:01:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

I would like more information to join via zoom for the hearing at 5pm on August 28 regarding the development at 3300 mission.

I oppose this development as the additional stories will cause lack of light, block views, cause wind and too much congestion along the already congested 29th street corridor and will lower the property values of all condos at 199 Tiffany with these issues.

Many of us have our life savings in our homes and condos and shouldn't have to sacrifice the value by a building that will be taller than anything else in the neighborhood.

Our hoa has been trying for over a year to communicate with the developers, to no avail. We just received the postcards last week regarding the hearing.

The appeal number is 24-042; 3300 mission street. Appealing the issuance on July 5, 2024 of building permit no 2023/1025/9516.

Please send any other information to this email.

Kind Regards,
Jo Siles
199 Tiffany Avenue.
Sf, ca 94110

Sent from my iPhone - sometimes typos happen, no offense.

From: Valarie Arismendez
To: BoardofAppeals (PAB)
Subject: Opposition to Development at 3300 Mission Street - Appeal No. 24-042
Date: Wednesday, August 21, 2024 8:25:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern:

I am writing to request the Zoom link for the hearing at 5:00 PM on August 28 regarding the proposed development at 3300 Mission Street.

I strongly oppose this development. The addition of multiple stories will significantly reduce natural light, obstruct views, increase wind, and exacerbate congestion along the already crowded 29th Street corridor. These changes will undoubtedly lower the property values of all condos at 199 Tiffany Avenue, directly impacting our community.

Many of us have invested our life savings into our homes and should not be forced to sacrifice property value for a building that will tower over everything else in the neighborhood.

The appeal number is 24-042 for 3300 Mission Street, regarding the building permit issued on July 5, 2024 (No. 2023/1025/9516).

Please send any additional information to this email address.

Thank you for your attention to this matter.

kind regards - v

--

_____
Valarie L. Arismendez
she/her
m: 415.246.5444

From: Gaurav
To: Joedei Siles
Cc: BoardofAppeals (PAB)
Subject: Re: Hearing info request for 3300 mission 8/28/2024
Date: Wednesday, August 21, 2024 8:45:53 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am in full agreement with Joedei's email. I also oppose the development of additional stories as this will greatly have an impact not only to our building but others around us.

Gaurav

On Tue, Aug 20, 2024 at 11:01 PM Joedei Siles <joedeisiles@yahoo.com> wrote:

> To whom it may concern,
>
> I would like more information to join via zoom for the hearing at 5pm on August 28 regarding the development at 3300 mission.
>
> I oppose this development as the additional stories will cause lack of light, block views, cause wind and too much congestion along the already congested 29th street corridor and will lower the property values of all condos at 199 Tiffany with these issues.
>
> Many of us have our life savings in our homes and condos and shouldn't have to sacrifice the value by a building that will be taller than anything else in the neighborhood.
>
> Our hoa has been trying for over a year to communicate with the developers, to no avail. We just received the postcards last week regarding the hearing.
>
> The appeal number is 24-042; 3300 mission street. Appealing the issuance on July 5, 2024 of building permit no 2023/1025/9516.
>
> Please send any other information to this email.
>
> Kind Regards,
> Jo Siles
> 199 Tiffany Avenue.
> Sf, ca 94110
>
> Sent from my iPhone - sometimes typos happen, no offense.

From: clara lee
To: BoardofAppeals (PAB)
Subject: Opposition for 3300 Mission development
Date: Thursday, August 22, 2024 2:42:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

I oppose this development on 3300 Mission street as the additional stories will cause lack of light and block views from my building at 199 Tiffany Ave. The area, especially on Mission and 29th street is already congested with a lot of commercial stores around. This development and additional influx of population without the proper parking additions would create further issues for the traffic and pedestrians.

I did not receive proper communication about this development for the owners to review the proposed projects.

The appeal number is 24-042; 3300 mission street. Appealing the issuance on July 5, 2024 of building permit no 2023/1025/9516.

Regards,
Clara Lee
199 Tiffany Ave APT 408
San Francisco, CA 94110

From: Noam Kedem
To: BoardofAppeals (PAB)
Subject: I would like to object to the proposed plans for 3300 Mission
Date: Thursday, August 22, 2024 2:50:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Madam/Sir,

I'm a commercial unit owner on 199 Tiffany Ave. Across the street from the proposed monstrosity of a project, and it looks to me someone fell asleep on their CAD software and allowed the interns to have a field day. The proposed project looks like Frankenstein's monster, as if someone dropped 3 stories from 199 Tiffany on top of 3 stories from the original 3300 Mission. They don't look like they belong together. On top of that, the new proposed 6 story building is way taller than our building or any other building nearby, and casts a great shadow on our building to the detriment of our ownership value. Not to mention the fact that the already strained parking situation on 19th will only get much much worse.

This project looks like it's not been thought through other than by those who wish to maximize profits, but that's not what neighborhoods are about, and that's not what neighbors are about.

Please reconsider and take into account this injection.

Thank you in advance.

Noam Kedem
Unit C50 owner (aka 50 29th St.)
199 Tiffany Ave.
San Francisco
+16508675666

From: Krishneel Sahdeo
To: BoardofAppeals (PAB)
Subject: 3300 Mission Street (In favor)
Date: Thursday, August 22, 2024 3:04:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello there,

I'd like to state my position as FOR the new development/extension to 6 floors at 3300 Mission St.

I believe the arguments against have very little merit.

Parking needs to be addressed as our community is regularly congested with delivery drivers as well as regular city traffic coming through.

On the note of sun/shadows, I believe the sun path only will be blocked from 11am-2pm and don't think it's that bad.

Thanks,
Krishneel Sahdeo

From: Orkid Sassouni
To: BoardofAppeals (PAB)
Subject: Reference number 24-042 3300 Mission Street
Date: Thursday, August 22, 2024 3:32:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board members:

I like to refer this letter regarding reference number 24-042, 3300 Mission Street, Building Permit:#2024/1025/9516

On June 6, 2016, my husband and my son witnessed the horror of 9 buildings burning. Some already burned down. But someone on that 3300 Mission Street building must have thrown a cigarette butts down to the trash bins that was stored for Ace's Hardware Store.
We were so worry that the fire will engulf to our building which was just 150 feet away.
Horror! Flooding. Debris. Bad traffic flow. Sewer issues. Anything.

Now, I like to address issues regarding putting additional 3-6 stories floors above the building.
Oh please. People. This is not good in our location.

Let me give you reasons. We have had sewer flooding. Double parkings. Traffic. Frequent accidents that people don't pay attention to. Too many speedy.

Our neighborhood area is almost always busy all the time.

The building need to be tear down and then rebuild into newer building.

I dont understand why one must keep the outside structure for historical purpose? The buildings or the area have had fire twice. Did anyone know about this?

Our neighborhood is dwarf in size. The street area, especially on Mission and 29th are very soft. We can feel the ground shaking all the time with MUNI buses passing by.

Please, board members, I beg you. Do not add additional floors. It's does not make sense with historical structure with new off the design look. I oppose that plans.

If one want to keep the historical looks, then it has to be within that building.

Please, I am implore you to look at how messy and busy the Mission and 29th look like.

Building taller building on soft land is not good.

Thank you for your attention on this matter.

Orkid Sassouni
Mission & 29th

Home v/vp: 415-766-2251
Txt only: 415-601-8580

"The secret of staying young is to live honestly, eat slowly, and lie about your age." - Lucille Ball

From: Bonnie Gordon
To: BoardofAppeals (PAB)
Subject: 3300 Mission Street—BHNC Proposed Development
Date: Thursday, August 22, 2024 3:52:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board members,

I live at 199 Tiffany Ave. right across the street from the vacant 3300 Mission Street building. In fact my windows face 29th St. right across from the building.

Many, many residents in my building are concerned about the impact on our building the proposed development may have. First and foremost seems to be the proposal to add 3 more stories to 3300 Mission, which will considerably reduce the light on the 29th St. side of 199 Tiffany. Our south-facing living room windows are a major feature of our homes.

In addition, the artist's rendering of the 3 additional stories is a different type of architecture —and considerably less aesthetically pleasing —than the original 3300 Mission building.

The stories will also block views that residents on our 4th floor currently enjoy (and paid for when they purchased their units).

Then there are also concerns about the wind tunnel these additional stories will create.

And the additional units in the proposed 3 stories will make street parking all the more difficult around our building.

All of these issues will affect our quality of living and will also reduce the value of our condos. I, for one, am in my late 70's, and my condo is my major asset. I am likely to need the proceeds from my unit to move on to assisted or other form of senior living in the next few years.

I think it would be very worthwhile for there to be a public forum, perhaps in our building courtyard, for residents to share and have their concerns addressed with the BHNC and possibly at least one SF supervisor.

Thank you for your attention to these matters.

Respectfully,
Bonnie G. Gordon
199 Tiffany Ave., Unit 210
(415) 517-4081

Please notice I'm using a new email address. Mediatebg@gmail.com.
Bonnie Gordon

415-517-4081

From:	juliet valerio
To:	BoardofAppeals (PAB)
Subject:	Appeal No 24-042: 3300 Mission Street, Appealing the issuance of Building Permit No 2023/1025/9516 (Priority Processing: New 6-story, Type IIIA, with 35 studio units, 100% affordable housing)
Date:	Thursday, August 22, 2024 4:04:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

> **Honorable Board Members,**
>
> I write to formally oppose the issuance of Building Permit No. 2023/1025/9516, which authorizes the construction of a six-story affordable housing complex at the intersection of Mission and 29th Street, straddling the borders of Bernal Heights and Noe Valley. As a homeowner who has resided in this neighborhood for over 30 years, I am profoundly concerned about the negative impact this development would have on our community from both a municipal and residential standpoint.
>
> Over the past several decades, our neighborhood has flourished into a vibrant community characterized by a balanced mix of families, seniors, schools, restaurants, and essential retail services. However, the proposed project presents several substantial risks:
>
> 1. **Incompatibility with Existing Architecture:** The proposed six-story structure is out of scale with the surrounding buildings, which are predominantly two to three stories. This sharp contrast in height and massing threatens the architectural integrity of the neighborhood and could set a troubling precedent for future developments, leading to the erosion of the area's unique character.
>
> 2. **Exacerbation of Traffic Congestion and Parking Shortages:** The proposed development would exacerbate the already significant traffic congestion in the area, particularly along Mission Street, which serves as a major thoroughfare for both local and regional traffic. The introduction of a high-density residential building with insufficient parking will only worsen the existing parking scarcity, creating further strain on municipal resources and inconveniencing residents.
>
> 3. **Increased Demand on Public Safety Services:** The influx of new residents associated with this development will place additional strain on the already limited resources of the local police and fire departments. This increased demand could lead to slower response times and reduced service quality, compromising the safety and security of the neighborhood's existing residents.
>
> 4. **Overburdening of Local Infrastructure:** The neighborhood's infrastructure—such as water, sewage, and public transportation—is already operating at near capacity. The addition of a large residential complex would place undue pressure on these systems, potentially leading to service disruptions, increased maintenance costs, and a decline in the overall quality of municipal services. This strain on infrastructure could also result in higher taxes or fees for existing residents.
>
> 5. **Impact on Local Schools and Public Services:** The addition of new families to the area will inevitably increase the demand for public services, including local schools, libraries, and recreational facilities. Given that these services are already stretched thin, the proposed development could lead to overcrowding, diminished educational outcomes, and reduced access to essential community resources.
>
> 6. **Environmental Concerns:** The construction and long-term operation of a large residential building could have significant environmental impacts, including increased air and noise pollution, strain on green spaces, and the potential for increased waste generation. These factors could degrade the quality of life for current residents and undermine ongoing municipal efforts to promote sustainable urban living.
>

> In light of these significant concerns, I respectfully urge the Board to rescind Building Permit No. 2023/1025/9516. It is critical that any new development in our neighborhood be carefully considered in terms of its long-term effects on the character, safety, and livability of the community.
>
> Thank you for your attention to this matter.
>
> Sincerely,
>
> Juliet Valerio, LCSW
> 3301 Mission Street, Unit 201
> San Francisco, California
> 415-632-7198
>
>
>

From: Liberty Young
To: BoardofAppeals (PAB)
Subject: I support the redevelopment at 3300 Mission Street
Date: Friday, August 23, 2024 10:41:21 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am a condo owner in one of the neighboring condominiums. I'd like to inform you of my support of the redevelopment proposal at 3300 Mission street (No. 24-042; 3300 Mission Street; Support of issuance on July 5, 2024, of Building Permit No 2023/1025/9516.)

While I'm agreeable to my neighbor's concerns about the taller structure's impact to the neighborhood, I'm in strong support of an affordable housing development that enables 35 studio units with a commercial-retail ground unit and the economic boost that this development will bring to the community.

From: Sarah Rogers
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 4:14:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sarah Rogers
serogers@gmail.com
371 Elsie St
San Francisco, California 94110

From: Mahdi Rahimi
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 4:14:14 PM

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President Jose Lopez,

Dear President Lopez and Commissioners,

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Mahdi Rahimi
m.s.rahimi@gmail.com
521 ELLSWORTH ST
SAN FRANCISCO, California 94110-6046

From: Kate Voshell
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 4:24:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

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This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Kate Voshell
kathrinevoshell@hotmail.com
1459 Florida Street
San Francisco, California 94110

From: Sam Moss
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 4:37:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sam Moss
smoss@missionhousing.org
474 Valencia street
San Francisco , California 94110

From: Ruth Ferguson
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 4:48:33 PM

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President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sincerely,

Ruth Ferguson
Bernal Heights Resident

Ruth Ferguson

ruthferg13@gmail.com
52 Santa Marina Street
San Francisco, California 94110

From: Lala Wu
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:01:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I have lived in District 9 for over 10 years, and moved into my current house when my husband and I were ready to start a family in January 2021. We live less than two blocks from 3300 Mission Street and, with our almost 3 year old daughter, we walk past this under-utilized site multiple times a week. We were absolutely thrilled to hear about the proposed development, and extremely dismayed to hear of the opposition.

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street .

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Lala Wu
lala.t.wu@gmail.com
57 Peters Avenue
San Francisco, California 94110

From: Steven Babst
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:07:46 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Steven Babst
stevenbabst@gmail.com
66 Tiffany Ave
San Francisco , California 9411”

From: martinmunozdz@gmail.com
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:09:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

martinmunozdz@gmail.com
399 Steiner St
San Francisco, California 94117

From: Colin Campbell
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:14:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Colin Campbell
ccampb@stanfordalumni.org
1145 York St
San Francisco, California 94110

From: Lauren White
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:18:00 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Lauren White
laurengallowhite@gmail.com
128 Elsie St
San Francisco, California 94110

From: Allie Gallerani
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:21:06 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Allie Gallerani
allisongallerani@gmail.com
30 Justin Dr
San Francisco, California 94112

From: Dennis Belogorsky
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:38:41 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Dennis Belogorsky
dennis.belogorsky@gmail.com
95 Crescent Ave
San Francisco, California 94110

From: Trevor Chandler
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:41:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Trevor Chandler
chandler.trevor@gmail.com
2873 22nd Street
San Francisco, California 94110

From: Serina Lopez
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:45:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

We have lived off mission for almost 30 years and love the diversity and vibrant culture that blends Bernal heights and the mission. I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street. I remember that awful fire and destroyed the 3300 club and coke hardware and displaced so many of our neighbors. Truly a sad and unfortunate day.

Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values. We have access to great transportation and neighborhood schools and businesses.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Serina Lopez
lopez.serina@gmail.com
21 peters Ave
San Francisco , California 94110

From: David Sabeti
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 5:54:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

David Sabeti
david.sabeti@gmail.com
1800 Bryant Street, #104
San Francisco, California 94110

From: Julie Ullman
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 6:34:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Julie Ullman
Julie.ullman.phd@gmail.com
3626 Folsom St
San Francisco, California 94110-5652

From: Candace Roberts
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 6:51:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Candace Roberts
roberts88@gmail.com
201 Stoneridge Lane
San Francisco, California 93036

From: Rebecca E Skinner
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 6:52:32 PM

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President Jose Lopez,

Dear President Lopez and Commissioners,

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Rebecca E Skinner
rebeccaelizskinner@hotmail.com
1507 48th Avenue
San Francisco, California 94122

From: Joshua Ehrlich
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 7:08:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Joshua Ehrlich
ehrlichjoshua@gmail.com
253 Frederick St
San Francisco, California 94117

From: Brandon Powell
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 7:16:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Brandon Powell
brandonpowell@mac.com
32 Aztec St.
San Francisco, California 94110

From: Cherie Milojevich-Moore
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 7:25:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Cherie Milojevich-Moore
kcbmoore@yahoo.com
9 Bradford St
San Francisco, California 94110-5701

From: Brian Coyne
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 8:06:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am a homeowner in Bernal Heights, and I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Thank you,
Brian Coyne

Brian Coyne
bkcoyne@gmail.com
53 Prospect Avenue

San Francisco, California 94110

From: Sarah Boudreau
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 8:45:49 PM

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President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sarah Boudreau
boudreau.sarah.m@gmail.com
455 25th Avenue, #2
San Francisco, California 94121

From: Phillip Halbert
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 9:44:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Phillip Halbert
phillyha@gmail.com
119 Park St
San Francisco, California 94110

From: Karen Zuercher
To: BoardofAppeals (PAB)
Subject: Please build affordable housing at 3300 Mission
Date: Friday, August 23, 2024 10:33:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

Please reject the appeal against the new housing development at 3300 Mission Street, which is slated to be 100% affordable housing. Our city needs so much more of this kind of housing, and I'd be honored to have it in my neighborhood. There's nothing un-Bernal about it: It will look great and add to the diversity of our community. I've been here for decades and haven't seen new affordable housing in this area in all that time. Let's keep Bernal the welcoming place it has always been. Thank you!

Karen Zuercher
karenzuercher@gmail.com
324 Montcalm St
San Francisco, California 94110

From: Jennifer Trinkle
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 6:17:49 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

As a relatively new resident, I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sincerely,

Jennifer Trinkle

Jennifer Trinkle
jctrinkle@gmail.com
162 Duncan Street
San Francisco, California 94110

From: Caroline McCormack
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 7:39:34 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Caroline McCormack
caroline.donia@gmail.com
521 Ellsworth St
San Francisco, California 94110

From: Sandy Aylesworth
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 9:34:56 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am lucky to be part of a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values. Further, this project reflects a thoughtful design process that included robust community input and a commitment for retaining the original building's aesthetic appeal.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer's outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sandy Aylesworth
sandy.aylesworth@gmail.com
316 Prospect Ave
SF , California 94110

From: Stephan Zuercher
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 9:42:34 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support both new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is ridiculous. It is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Stephan Zuercher
zuercher@gmail.com
324 Montcalm St
San Francisco, California 94110

From: Zach Ellenberg
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 9:59:06 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Zach Ellenberg
zach.ellenberg@gmail.com
52 Santa Marina St
San Francisco, California 94110

From: Vanessa Hartigan
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 11:21:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Vanessa Hartigan
vanessathartigan@gmail.com
36 Elizabeth St
San Francisco, California 94110

From: Christopher Pederson
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 12:16:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

San Francisco thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new customers for small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Christopher Pederson
chpederson@yahoo.com
18 Dorado Terrace, Apt. 28
San Francisco, California 94112

From: Phillip Raffle
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 3:04:23 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Phillip Raffle
phillip.d.raffle@gmail.com
1466 Dolores Street
San Francisco, California 94110

From: Ewan Barker Plummer
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 3:43:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Ewan Barker Plummer
ewanbarkerplummer@gmail.com
2825 Lincoln Way
San Francisco , California 94122

From: Alyssa Cheung
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Sunday, August 25, 2024 7:42:04 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Alyssa Cheung
cheung.alyssa@gmail.com
20 Saint Charles Ave
San Francisco, California 94132

From: Amanda Kahn-Kirby
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Sunday, August 25, 2024 9:31:53 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Amanda Kahn-Kirby
treefern@gmail.com
244 Mullen Ave
San Francisco , California 94110

From: Sudarvizhi Tamilmani
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Sunday, August 25, 2024 12:15:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sudarvizhi Tamilmani
tsudarvizhi@gmail.com
62 Bronte Street
San Francisco, California 94110

From: Robert Freedman
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Sunday, August 25, 2024 1:43:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Robert Freedman
robertefreedman@gmail.com
169 Elsie
San Francisco , California 94110

From: Daniel Ratner
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Sunday, August 25, 2024 7:03:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Daniel Ratner
daniel.ratner@gmail.com
335 Precita Ave
SF, California 94110

From: James Wong
To: BoardofAppeals (PAB)
Subject: Appeal No 24-042; 3300 Mission Street
Date: Sunday, August 25, 2024 9:09:29 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

August 25, 2024

Dear Sirs and Madame of the Board of Appeals San Francisco

My name is James Wong, owner of a condominium Unit #305 in 199 Tiffany Ave. San Francisco. I object to the construction of an affordable housing at 3300 Mission St. Additionally, I vehemently object to the construction of a 6-story building in the same address. Not only would the taller building be an eye-sore in a neighborhood of uniformly lower heights, it will cast dark shadows and block natural light, obstruct view for our nearby neighborhood and increase unacceptable traffic in neighborhood. It will have a profoundly negative impact on my and other property owners' value in the area, which is not right and not fair for all of us home owners who worked hard all our lives to protect our property values, only to see them destroyed.

I urge you to reconsider and reject the build-up permit.

Respectfully yours,

James Wong

Owner of 199 Tiffany Ave. Unit #305, San Francisco

From: Jennifer Keese-Powell
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Saturday, August 24, 2024 9:03:32 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I kindly request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant, including lower-income individuals and families. Bernal Heights has not built new affordable housing in decades. This project is a terrific opportunity for Bernal Heights to address this deficit and move in the right direction.

The corner of 29th and Mission, where the project is located, is a transit-oriented, commercial area designed to be filled with people. 3300 Mission has sat empty for far too long. This project will revitalize the block bringing in new residents who will patronize local businesses. With more residents, neighbors and visitors can feel safe shopping and dining along the corridor.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Jennifer Keese-Powell
jkeesepowell@gmail.com
32 Aztec Street
San Francisco, California 94110

From: CAMERON SELLERS
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Friday, August 23, 2024 6:00:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

CAMERON SELLERS
cameron@cameronsellers.com
70 LINDA ST
SAN FRANCISCO, California 94110

From: Divya Raghavan
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 12:57:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Divya Raghavan
divyaraghavan89@gmail.com
3352 18TH ST
San Francisco, 94110

From: Abigail Granbery
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 1:07:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Abigail Granbery
abby@granbery.org
3133 24th Street
San Francisco, California 94110

From: Steven Susana-Castillo
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 1:13:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Steven Susana-Castillo
coolsteven2@gmail.com
1075 Valencia St, Apt 4
San Francisco , California 94110

From: Luis Villa
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing around the corner at 3300 Mission St.
Date: Monday, August 26, 2024 1:17:36 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

As a resident of the North Slope of Bernal, and before that immediately on the other side of Cesar Chavez, I am proud to be part of such a culturally and economically diverse community. Bernal desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is simply inhumane.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer's outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sincerely-
Luis Villa

Luis Villa
luis@lu.is
3255 Harrison St.

San Francisco, California 94110

From: Anthony Criscione
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 1:43:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve. As of today, there are zero affordable units on this property; please change that for the health of our community.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Anthony Criscione
acriscione1997@gmail.com
San Jose avenue
San Francisco , California 94110

From: Ted Getten
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 3:59:23 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Ted Getten
ted.getten@gmail.com
24 Elsie St
San Francisco, California 94110

From: aram price
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 5:53:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

aram price
me+d9-housing@aramprice.com
55 peters ave
san francisco, California 94110

From: Sasha Maldonado
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 6:16:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sasha Maldonado
smaldonado@alumni.stanford.edu
3009 Mission St
Apt 205, California 94110

From: richard kim
To: BoardofAppeals (PAB)
Subject: Appeal No. is 24-042; 3300 Mission Street
Date: Monday, August 26, 2024 8:55:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear SF Board of Appeals,

Re: Appeal No. is 24-042; 3300 Mission Street; Appealing the issuance on July 5, 2024, of Building Permit No 2023/1025/9516

In lieu of attending the hearing on the above referenced Appeal to build on 3300 Mission St, I am writing this letter via email to protest against its development. I am the owner of Unit 202 at 199 Tiffany Avenue which sits directly across 3300 Mission St. While I understand the city's desire to build new low income housing, building a 6 story building, much taller than the previous building, is completely unnecessary in light of massive number of the city's population having moved out and having witnessed many other empty buildings that could be converted. The city has a building glut in light of unprecedented population loss. Such a 6 story building will cast a shadow over 199 Tiffany Ave, significantly reduce its value, and perhaps current owners to either sell at a significant loss or leave rentals units empty. All this further accentuate the city's problem of declining tax base when owners see their values drop and more and more rental units exit the rental market. I implore the board to reconsider this building proposal at 3300 Mission St.

Sincerely,
Richard Kim
Owner 199 Tiffany Ave #202

From: Yassen Roussev
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 9:52:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Yassen Roussev
yassen.roussev+mission@gmail.com
3260 Hannah St,
Oakland, California 94608

From: Jill Berardini
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Tuesday, August 27, 2024 6:25:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Jill Berardini
hey@jillberardini.com
162 Putnam St
San Francisco, California 94110

From: Ryan Barry
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Tuesday, August 27, 2024 9:40:28 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street. It is such an important project, and you have the power to ensure it succeeds!

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Lower-income individuals are essential members of the community and deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood. But Bernal Heights has not built new affordable housing in decades. This project is a bright spot and a ray of hope that we can improve.

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It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Ryan Barry
actionnetwork@ryan.nuclearice.com
162 Putnam St
San Francisco, California 94110

From: Linda Weiner
To: BoardofAppeals (PAB)
Subject: Affordable Housing in Bernal Heights
Date: Tuesday, August 27, 2024 10:33:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Lopez and Commissioners,

I respectfully request that you reject the appeal filed against the new 100% affordable housing development at 3300 Misson Street. I have lived in Bernal Heights for 55 years, and I am proud to be part of such a culturally and economically diverse community.

Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments due to complaints over views and neighborhood aesthetics is counterintuitive. Bernal Heights has a history of welcoming individuals and families of all backgrounds. Indeed, that diversity is the reason I moved to this neighborhood so many years go. Lower-income individuals deserve the same dignity of living in a safe and functional home as any other resident in this neighborhood.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer's outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interest of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Sincerely,

Linda Weiner
72 Gates Street
SF 94110

From: amy beinart
To: BoardofAppeals (PAB)
Cc: shyatt@bhnc.org; Herrera, Ana (BOS)
Subject: Neighbor Support for Affordable Housing at 3300 Mission
Date: Tuesday, August 27, 2024 10:52:51 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Appeal 24-042: Reject the Appeal of 3300 Mission
Hearing 28 August 2024

Dear President Lopez, Vice President Levy, Commissioners Swig, Trasviña, Eppler:

I strongly urge you to reject the appeal filed against the proposed 100% affordable housing rebuild at 3300 Mission Street. I have lived in Bernal Heights for more than three decades, and I am proud to be part of and to contribute to this culturally and economically diverse community.

For nearly twenty years, I worked as a developer to create affordable housing in San Francisco. The nonprofit organizations I've worked for, including Bernal Heights Neighborhood Center, are deeply rooted in their communities, and their work reflects years of deep organizing and engagement to ensure that the projects they create serve the needs of the community and that their work fosters strong support for affordable housing in their own neighborhoods and throughout the City.

The reasons given by the appellant-owners of units at 3310 Mission are specious and reflect an alarming kneejerk bias against affordable housing. The broader community is desperate for this decrepit building to be rebuilt after the horrendous fire that burned in 2016, and what we need more than anything is affordable housing to allow for lower income San Franciscans to remain part of our community.

Bernal Heights Neighborhood Center has been creating affordable housing in Bernal and adjacent neighborhoods since 1986. They now operate hundreds of units affordable to low income seniors, families, and individuals, including Coleridge Park Homes, across Mission from the 3300 Mission site; Bernal Gateway, at the intersection of Mission and Chavez; Market Heights, which wraps around the Alemany Farmers Market; Holly Courts and Alemany Housing. The people who live in these homes are essential members of our neighborhood, and these buildings are embraced by our Bernal community.

I urge you to reject this unjustified appeal and allow this critically needed affordable housing and reconstruction of the blight at 3300 Mission to move forward without further delay.
Sincerely,
Amy Beinart
407 Gates Street
San Francisco, CA 94110

From: Danny O"Brien
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 1:33:29 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I moved to San Francisco in 2005 after relocating from the UK in 2000. Now, I'm happily married with two children, living in Bernal Heights. I'm proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

Our community thrives on diversity, and we need residents of all backgrounds and income levels to keep it vibrant. Bernal Heights has a history of welcoming individuals and families from all walks of life. Lower-income individuals are essential members of our community and deserve the same dignity of living in a safe and functional home as any other resident. However, Bernal Heights hasn't built new affordable housing in decades. This project represents a bright spot and a ray of hope that we can improve this situation.

The development will also bring new residents who will support our small businesses. With more people around, both residents and visitors can feel safer shopping and dining at local establishments. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be bustling with activity.

It's deeply unfair that the owners of 3310 Mission, who ignored the developer's outreach efforts, are now attempting to block the project through unfounded claims. Their actions do not align with the best interests of our community.

As someone who has called Bernal Heights home for many years and is raising a family here, I urge you to help us keep our neighborhood an affordable and welcoming place for all. Please reject the appeal made against 3300 Mission and support this much-needed affordable housing project.

Danny O'Brien
danny.obrien@gmail.com
13 Eugenia Ave

San Francisco, California 94110

From: Rachel Katz
To: BoardofAppeals (PAB)
Subject: Support for Affordable Housing at 3300 Mission St.
Date: Monday, August 26, 2024 5:33:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Jose Lopez,

Dear President Lopez and Commissioners,

I request that you reject the appeal filed against the new 100% affordable housing development at 3300 Mission Street.

I am proud to be part of such a culturally and economically diverse community. Like many neighborhoods in San Francisco, Bernal Heights desperately needs affordable housing to support new and existing residents. In the current housing crisis, blocking affordable developments because of complaints over views and neighborhood aesthetics is counterproductive and out of step with our community's values.

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This project will also bring new residents who will patronize our small businesses. With more eyes on the street, residents and visitors can feel safe shopping and dining at local businesses. The corner of 29th and Mission, where the project is located, is a transit-oriented commercial area designed to be filled with people.

It is deeply unfair that the owners of 3310 Mission, who ignored the developer’s outreach efforts, are now attempting to block the project through unfounded claims. Their actions are not in the best interests of our community.

Please help us keep Bernal Heights an affordable and welcoming neighborhood for all. I urge you to reject the appeal made against 3300 Mission.

Rachel Katz
rachelleorakatz@gmail.com
339 Elsie St
San Francisco, California 94110