File No. 120413 Committee Item No. 3
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development **Date** May 7, 2012

Board of Supervisors Meeting **Date** _____

Cmte	Board	
☐	☐	**Motion**
☒	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form (for hearings)**
☒	☐	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract/Agreement**
☐	☐	**Form 126 – Ethics Commission**
☐	☐	**Award Letter**
☐	☐	**Application**
☐	☐	**Public Correspondence**

OTHER **(Use back side if additional space is needed)**

☒	☐	Agreement Granting Easement
☒	☐	General Plan Referral Letter, dtd 10/11/11
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

Completed by: Alisa Miller **Date** May 4, 2012
Completed by: _____ **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[Agreement - Granting Easement - 1 Cashmere Street]

Resolution: 1) approving and authorizing an agreement to grant a nonexclusive perpetual easement in gross over and through the easement area within Assessor's Parcel No. 4720/006, a City parcel located at 1 Cashmere Street, San Francisco, California, for its improvement and maintenance; 2) adopting findings that the conveyance is in conformity with the City's General Plan Referral, as required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code, and is consistent with the Eight Priority Policies of City Planning Code Section 101.1; 3) adopting that the Department of City Planning determined that the project was evaluated in the Hunters View Redevelopment Project Environmental Impact Report (Case No. 2007.0168E) and certified on June 12, 2008; and 4) authorizing the City's Acting Director of Property to execute documents, make certain modifications, and take certain actions in furtherance of this Resolution.

WHEREAS, The City and County of San Francisco (City) owns certain real property under the jurisdiction of the Human Services Agency (HSA) located at 1 Cashmere Street, San Francisco, CA (the "Property"), that is currently leased to the Sojourner Truth School; and

WHEREAS, Hunters View Associates, L.P., a California limited partnership (the "Grantee"), desires to obtain certain easement rights in, over and across the easement area described in the Agreement Granting Easement on file with the Clerk of the Board of Supervisors in File No. 120413, which is hereby declared to be a part of this resolution as if set forth fully herein, for the purpose of constructing and maintaining a concrete pedestrian walkway, facilities necessary to provide electrical power to the lighting and irrigation controls located on the Property, and related amenities to be used by the public; and

WHEREAS, The Grantee shall be solely responsible for the design, construction, maintenance, repair and/or replacement of any and all improvements installed, constructed, or placed on the easement area by Grantee in accordance with the Agreement Granting Easement; the easement area and all such improvements thereon shall be maintained in good condition and repair by Grantee, in accordance with applicable laws and ordinances, at the sole expense of Grantee; and Grantee shall make all reasonable efforts to keep the general area free of litter and promote the use of the new pedestrian walkway for purposes of peaceable passage through the easement area; and

WHEREAS, The City reserves and retains all rights related to the easement area, including but not limited to: (i) the right at all times to post and keep posted on the property any notices permitted or required by law or that City deems proper for its protection; (ii) the right to use the easement area; (iii) the right to grant future easements and rights of way over, across, under, along, in and upon the easement area as City shall determine; and (iv) the right to maintain or install telecommunication facilities or other City facilities or property in, upon, over, under, across and along the easement area; provided that such use, easements, rights of way and facilities do not interfere with Grantee's rights, except as otherwise set forth in the Agreement Granting Easement; and

WHEREAS, The Grantee shall be allowed to assign the Agreement Granting Easement to the HV Community Association, Inc., a California nonprofit mutual benefit corporation, upon completion of the Hunters View Redevelopment Project and lease of its initial units; and

WHEREAS, the Director of the Department of City Planning by letter dated October 11, 2011, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 120413, and is hereby declared to be a part of this resolution as if set forth fully herein, found that the conveyance of the necessary property rights for the project is consistent with the City's General Plan and with the Eight Priority Policies of Planning Code Section 101.1 and that the

project was evaluated in the Hunters View Redevelopment Project Environmental Impact Report (Case No. 2007.0168E, which was certified on June 12, 2008; and

WHEREAS, The City's HSA Director and the Acting Director of Property reviewed the proposed construction of a pedestrian walkway and related amenities within the easement area of the property at 1 Cashmere Street and have determined that the proposed improvement work is for the public benefit with no negative impact on the Sojourner Truth School; now, therefore, be it

RESOLVED, That the Board of Supervisors of the City and County of San Francisco hereby finds that the Agreement Granting Easement is consistent with the General Plan and with the Eight Priority Policies of City Planning Code Section 101.1 for the same reasons as set forth in the letter by the Director of Planning dated October 11, 2011, and hereby incorporates such findings by reference as though fully set forth in this resolution; and, be it

FURTHER RESOLVED, That in accordance with the recommendation of the HSA Director and the Acting Director of Property, the Board of Supervisors hereby approves the Agreement Granting Easement and the transaction contemplated thereby in substantially the form of such agreement presented to the Board; and, be it

FURTHER RESOLVED, that the Board of Supervisors authorizes the Acting Director of Property to enter into any additions, amendments or other modifications to the Agreement Granting Easement (including, without limitation, the attached exhibits) that the Acting Director of Property, together with the City Attorney, determine are in the best interest of the City, do not decrease the revenues to the City, or do not materially increase the obligations of liabilities of either the HSA or the City and are advisable to complete the transaction contemplated by the Agreement Granting Easement and to effectuate the purpose and intent of this resolution, such determination to be conclusively evidenced by the execution and delivery by the Acting

Director of Property of the Agreement Granting Easement and any additions or amendments thereto; and be it

FURTHER RESOLVED, That the Acting Director of Property is hereby authorized and urged in the name and on behalf of the City to execute the Agreement Granting Easement to grant easement rights to the Grantee in accordance with the terms and conditions of the Agreement Granting Easement, and to do any and all steps (including, but not limited to, the execution and delivery of any and all certificates, agreements, notices, consents, escrow instructions, closing documents and other instruments or documents) as the Acting Director of Property deems necessary or appropriate pursuant to the Agreement Granting Easement or to otherwise effectuate the purpose and intent of this resolution, such determination to be conclusively evidenced by the execution and delivery by the Acting Director of Property of any such documents.

RECOMMENDED:

Acting Director of Property

Director, Human Services Agency

John Updike
Acting Director of Real Estate

City and County of San Francisco
REAL ESTATE DIVISION

April 12, 2012

Through Naomi Kelly,
City Administrator

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 APR 19 PM 4:49
BY Ak

Re: APN 4720/006 - Agreement Granting Easement ("Agreement")

Dear Board Members:

Enclosed for your consideration is a Resolution authorizing the above-captioned Agreement granting a nonexclusive perpetual easement in gross over and through the easement area within the City-owned parcel located at 1 Cashmere St., San Francisco, CA (the "Property"), under the jurisdiction of the Human Services Agency (HSA).

In addition to the Resolution, enclosed are the:

1. Agreement Granting Easement, and
2. City Planning's letter dated October 11, 2011, stating that the conveyance of the necessary property rights for the project is consistent with the City's General Plan and with the Eight Priority Policies of Planning Code Section 101.1 and that the project was evaluated in the Hunters View Redevelopment Project Environmental Impact Report (Case No. 2007.0168E), which was certified on June 12, 2008.

The proposed grantee, Hunters View Associates, L.P., a California limited partnership (the "Grantee") desires to obtain certain easement rights in, over and across the easement area described in the Agreement for the purpose of constructing and maintaining a concrete pedestrian walkway, facilities necessary to provide electrical power to the lighting and irrigation controls located on the Property, and related amenities to be used by the public.

The Grantee shall be solely responsible for the design, construction, maintenance, repair and/or replacement of any and all improvements constructed on the easement area by Grantee in accordance with the Agreement. At Grantee's sole expense, the easement area and all such improvements shall be maintained in good condition and repair by Grantee, in accordance with applicable laws and ordinances,

and Grantee shall make all reasonable efforts to keep the general area free of litter and promote the use of the new pedestrian walkway for purposes of peaceable passage through the easement area.

The City reserves and retains all rights related to the easement area, including but not limited to: (i) the right at all times to post and keep posted on the property any notices permitted or required by law or that City deems proper for its protection; (ii) the right to use the easement area; (iii) the right to grant future easements and rights of way over, across, under, along, in and upon the easement area as City shall determine; and (iv) the right to maintain or install telecommunication facilities or other City facilities or property in, upon, over, under, across and along the easement area; provided that such use, easements, rights of way and facilities do not interfere with Grantee's rights, except as otherwise set forth in the Agreement Granting Easement. Upon completion of the Hunters View Redevelopment Project (see #2 above) and lease of the initial units, the Grantee shall be allowed to assign the Agreement Granting Easement to HV Community Association, Inc., a California nonprofit mutual benefit corporation.

Upon review of the proposed construction of a pedestrian walkway and related amenities within the easement area, the HSA Director and the Acting Director of Property have determined that the proposed improvement work is for the public benefit with no negative impact on the Sojourner Truth School located on the Property.

Should you have any questions or require additional information, please contact Claudine Venegas of my staff at 554-9872 or David Curto with HSA at 557-5581.

Sincerely,

John Updike
Acting Director of Property

cvh:\1cashmereboscvrltrca41212

Enclosures as stated

cc: David Curto, HSA
Evan Gross, Deputy City Attorney

Recording requested by
and when recorded send to:

Sanger & Olson
576 Sacramento Street, 7th Floor
San Francisco, CA 94111-3023

(Space above this line reserved for Recorder's use only)
Documentary Transfer Tax $0

AGREEMENT GRANTING EASEMENT

This Agreement Granting Easement (the "Agreement") is executed this ____ day of _____, 2012, by and between the City and County of San Francisco, a municipal corporation ("**Grantor**"), and Hunters View Associates, L.P., a California limited partnership ("**Grantee**").

RECITALS

A. Grantor is the owner of certain real property situated in the City and County of San Francisco, California, as more particularly described in Exhibit A attached hereto (the "Property")

B. Grantee desires to obtain, and Grantor is willing to grant to Grantee, and its successors and assigns, certain easements in, to, over and across the Easement Area (defined below), as more specifically set forth herein, for the purpose of permitting the installation of a pedestrian walkway and related amenities for public use.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements of the parties herein contained, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. **Easement**. Grantor hereby quitclaims to Grantee and its agents, employees, representatives, contractors, and invitees (collectively, its "**Agents**"), and Grantee hereby accepts, the following easements (collectively, the "Easements") over and through that portion of the Property depicted in Exhibit B (the "**Easement Area**"):

(a) **Perpetual Easement**. A non-exclusive, perpetual easement in gross over and through the Easement Area for the improvement and maintenance of the Easement Area in accordance with the terms hereof. Grantee shall improve (or cause its Agents to improve) the Easement Area in accordance with the plans approved by the Grantor and attached hereto as Exhibit C (the "Approved Plans"). Grantee's right and obligation to improve the Easement Area shall include the right to remove existing trees, fencing and other improvements currently located on the Easement Area, as well as the right to construct, install, maintain, inspect, reconstruct, remove and use: (i) a concrete walkway to be used by the public for pedestrian traffic only, which walkway shall

include steel handrails, retaining walls, lighting, fencing, landscaping, irrigation, and (ii) all facilities necessary to provide electrical power to the lighting and irrigation controls located on the Easement Area (the "Electrical Facilities"). Grantee must obtain Grantor's prior written consent to any material modification to the Approved Plans.

(b) **Temporary Construction Easement**. A temporary easement over and through the Easement Area as necessary for the purpose of constructing the improvements shown on the Approved Plans, including pedestrian and vehicular ingress and egress for such purposes. This temporary easement shall terminate upon the filing and recordation by Grantee of a notice of completion for the completion of the improvements to the Easement Area contemplated by the Approved Plans.

(c) **Rights Reserved to Grantor; Removal or Relocation of Electrical Facilities.** Notwithstanding anything to the contrary in this Agreement, Grantor reserves and retains all rights relating to the Easement Area, including but not limited to: (i) the right to use the Easement Area; (ii) the right to grant future easements and rights of way over, across, under, along, in and upon the Easement Area as Grantor shall determine; and (iii) the right to maintain or install telecommunication facilities or other Grantor facilities or property in, upon, over, under, across and along the Easement Area; provided that, except with respect to the Electrical Facilities, such use, easements, rights of way and facilities do no interfere with Grantee's rights set forth above. In the event City determines that its use of the Easement Area require relocation or modification of the Electrical Facilities, Grantee, at Grantee's expense, shall remove (or shall cause its Agents to remove) the Electrical Facilities from the Property within 30 calendar days of receipt of written notice from Grantor to do so or such longer period as approved by Grantor. In such an event, Grantor shall use commercially reasonable efforts to identify a location on the Easement Area or Property where the Grantee may relocate the Electrical Facilities, and if a feasible location can be identified (as determined by Grantor in its reasonable discretion), Grantee shall have the right to relocate (or cause its Agents to relocate) the Electrical Facilities at its sole expense. Grantor shall not be responsible for costs or expenses involved in relocating the Electrical Facilities, in the event the Electrical Facilities may be relocated or for any other cost or inconvenience to Grantee or its Agents. If applicable, Grantee shall perform the relocation work in a manner and at times reasonably satisfactory to Grantor. If Grantee fails to perform such work, Grantor may terminate this Agreement.

2. **<u>As-Is Acceptance/No Representations</u>.** Grantee acknowledges and agrees that neither Grantor nor any of its agents have made, and Grantor hereby disclaims, any respresentations or warranties, express or implied, concerning the Easement Area. Grantor shall have no responsibility or liability of any kind with respect to Grantee's use of the Easement Area. Grantee accepts use of the Easement Area in its "AS IS, WITH ALL FAULTS" condition, without representation or warranty of any kind, and subject to all applicable laws governing the use, occupancy, management, operation and possession of the Easement Area. Without limiting the foregoing, this Agreement is made subject to any and all covenants, conditions, restrictions, easements and other title matters affecting the Property, or any portion thereof, whether or not of record. Grantor shall have no obligation to maintain the Easement Area or any portion thereof. Grantee shall bear all costs or expenses of any kind or nature in connection with its use of the Easement Area.

3. **Maintenance and Repair; Liens**. Grantee shall be solely responsible for the design, construction, maintenance, repair and/or replacement of any and all improvements installed, constructed, or placed on the Easement Area by Grantee in accordance with this Agreement. The Easement Area and all such improvements thereon shall be maintained in good condition and repair by Grantee, in accordance with applicable laws and ordinances, at the sole expense of Grantee. Grantee shall also make reasonable efforts to keep the general area free of litter and from public use, and promote the use of the new pedestrian walkway for purposes of peaceable passage through the Easement Area. If any portion of the Easement Area or any facilities thereon is damaged by Grantee, Grantee shall immediately, at its sole cost, repair (or cause its Agents to repair) any and all such damage. Grantee shall keep the Easement Area free from any liens arising out of any work performed, material furnished or obligations incurred by or on behalf of Grantee. In the event Grantee does not, within five (5) days following the imposition of any such lien, cause the lien to be released of record by payment or posting of a proper bond, Grantor shall have in addition to all other remedies provided herein and by law or equity the right, but not the obligation, to cause the same to be released by such means as it shall deem proper, including, but not limited to, payment of the claim giving rise to such lien. All such sums paid by Grantor and all expenses it incurs in connection therewith (including, without limitation, reasonable attorneys' fees) shall be payable to Grantor by Grantee upon demand. Grantor shall have the right at all times to post and keep posted on the Property any notices permitted or required by law or that Grantor deems proper for its protection.

4. **Hazardous Material.** Grantee shall not cause, nor shall Grantee allow any of its agents or invitees to cause, any hazardous material to be brought upon, kept, used, stored, generated or disposed of in, on or about the Easement Area or the Property. Grantee shall immediately notify Grantor when Grantee learns of, or has reason to believe that, a release of hazardous material has occurred in, on or about the Easement Area or the Property. In the event that Grantee or its agents or invitees cause a release of hazardous material, Grantee shall, without cost to Grantor and in accordance with all laws and regulations, return the property to the condition immediately prior to the release.

5. **Termination**. The Easements shall terminate, at Grantor's option, in the event that Grantee fails to comply with any of the terms or conditions of this Agreement and fails to cure such non-compliance within thirty (30) days after notice by Grantor, or in the event that Grantor determines such noncompliance cannot be cured within said thirty (30) day period, then in such additional period that is reasonably necessary to effectuate a cure provided that Grantee commences the cure within said thirty (30) period and diligently pursues same to completion. Additionally, Grantor may immediately terminate the Easements by notice to Grantee upon Grantee's discontinuance of the use or abandonment of the Easement Area for fifteen (15) consecutive days. Upon any such termination, Grantee shall execute and deliver to Grantor a recordable quitclaim deed with respect to the Easement Area, effective as of the termination.

6. **Insurance**. Grantee shall procure and keep, or cause its contractors accessing the Easement Area (each, an "Accessing Party") to procure and keep, in effect at all times during the term of this Agreement insurance coverage meeting the requirements of Exhibit D, attached hereto, and shall provide evidence of such compliance that is reasonably satisfactory to Grantor prior to allowing any

Accessing Party to access the Easement Area. Grantee's compliance with the provisions of this Section shall in no way relieve or decrease Grantee's indemnification obligations under this Agreement or any of Grantee's other obligations hereunder.

7. **Compliance with Laws**. Grantee shall, at its expense, comply with all laws, regulations, ordinances and orders of any governmental or other regulatory entity and all covenants, restrictions and provisions of record, whether presently in effect or subsequently adopted and whether or not in the contemplation of the parties, in its use of the Easement Area.

8. **Indemnity**. Grantee shall indemnify, defend, reimburse and hold harmless Grantor, its officers, agents, employees and contractors, and each of them, from and against any and all demands, claims, legal or administrative proceedings, losses, costs, penalties, fines, liens, judgments, damages and liabilities of any kind arising out of or relating to Grantee's or its agents or employees use of the Easement Area, excluding any claims to the extent they result from the intentional acts or negligence of Grantor, its officers, agents, employees and contractors. Grantee acknowledges and agrees that it has an immediate and independent obligation to defend Grantor from any claim that actually or potentially falls within this indemnity provision even if such allegation is or may be groundless, fraudulent or false. The foregoing indemnity shall include, without limitation, reasonable attorneys', experts' and consultants' fees and costs. Grantee's obligations under this Section shall survive the termination of this Agreement.

9. **Taxes.** Grantee recognizes and understands that the Easements may create a possessory interest subject to property taxation and that Grantee may be subject to the payment of property taxes levied on such interest. Grantee further recognizes and understands that any transfer or assignment may constitute a change in ownership for purposes of property taxation and therefore may result in a revaluation of any possessory interest created hereunder. Grantee agrees to pay taxes of any kind, including, but not limited to, possessory interest taxes, that may be lawfully assessed on the interest hereby created and to pay all other taxes, excises, licenses, permit charges and assessments based on Grantee's usage of the Easement Area, all of which shall be paid when the same become due and payable and before delinquency.

10. **Run With the Land**. This Agreement shall run with the land, and all obligations and covenants set forth herein, including but not limited to the releases and indemnities, shall be binding on and inure to the benefit of the heirs, successors, and assigns of the parties hereto.

11. **Assignment of Agreement.** Upon completion of the work described in Section 1 above, Grantee shall be permitted to assign this Agreement and all of the rights and obligations hereunder to HV Community Association, Inc., a California nonprofit mutual benefit corporation.

11. **General Provisions**. (a) This Agreement may be amended or modified only by a writing signed by both parties. (b) No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) This instrument contains the entire agreement between the parties with respect to the matters contained herein and all prior negotiations, discussions, understandings and agreements are merged herein. (d) This Agreement may be executed in any number of counterparts, all of which will constitute but one agreement. (e)

This Agreement shall be governed by California law and San Francisco's Charter. (f) If either party commences an action against the other or a dispute arises under this Agreement, the prevailing party shall be entitled to recover from the other reasonable attorneys' fees and costs. For purposes hereof, reasonable attorneys' fees shall be based on the fees regularly charged by private attorneys in San Francisco with comparable experience, notwithstanding Grantor or Grantee's use of its own attorneys. (g) This Easement does not create a partnership or joint venture between Grantor and Grantee as to any activity conducted by Grantee on, in or relating to the Easement Area.
(h) Grantor's obligations hereunder are contingent upon approval of this instrument by San Francisco's HSA Commission, Board of Supervisors and Mayor, each in their respective sole discretion, and this Agreement shall be null and void if any such approval is not obtained.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

GRANTOR:

CITY AND COUNTY OF SAN FRANCISCO,
a municipal corporation, acting by and
through the Department of Real Estate

By: _____
John Updike, Acting Director

GRANTEE:

Hunters View Associates, L.P.,
a California limited partnership
By: _____
Its: Managing General Partner

DESCRIPTION APPROVED/CHECKED:

_____

San Francisco Engineer

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: _____

Deputy City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

Lying within the City of San Francisco, County of San Francisco, State of California, and being a portion of Lot 6 of Block 4720 as shown on that map of The New Hunters Point Community Unit 1 recorded in Book 1 of Parcel Maps, Pages 32-42, Official Records of the City and County of San Francisco and being more particularly described as follows:

Commencing at the most northerly corner of Lot 5 of said map of The New Hunters Point Community Unit 1, said point being distant South 2°20'29"East, 409.29 feet from a found City of San Francisco centerline well monument marking the southerly terminus of a course shown as North 23°45'35" East, 120.917 feet along the centerline of Keith Street, as shown on that map of The New Hunters Point Community Unit 1, recorded in Book W of Parcel Maps, at Pages 36-39, Official Records of the City and County of San Francisco; thence along the northerly line of Lot 5, South 54°28'21" East, 24.57 feet to the Point of Beginning, said point being the most northerly corner of Lot 6; thence along the northerly line of Lot 6, South 54°28'21" East, 8.43 feet; thence leaving said northerly line South 35°31'39"West, 29.01 feet; thence South 48°43'55"West, 53.99 feet; thence South 31°59'41" East, 2.12 feet; thence South 58°00'19" West, 13.00 feet to the Right of Way line of Cashmere Street, as shown on said Map Book 1, thence along the Right of Way of Cashmere Street, on a non-tangent curve, concave to the southwest, from which a radial line bears South 58°19'55"West, having a radius of 40.00 feet, a central angle of 6°49'21", a length of 4.76 feet to the most northwesterly corner of said Lot 6; thence leaving said Right of Way, North 42°18'26"East, 93.52 feet along the northwesterly line of Lot 6 to the Point of Beginning.

Containing 837 sq. ft.±

See Exhibit 'B' for graphic depiction.

This description prepared by Carlile • Macy.

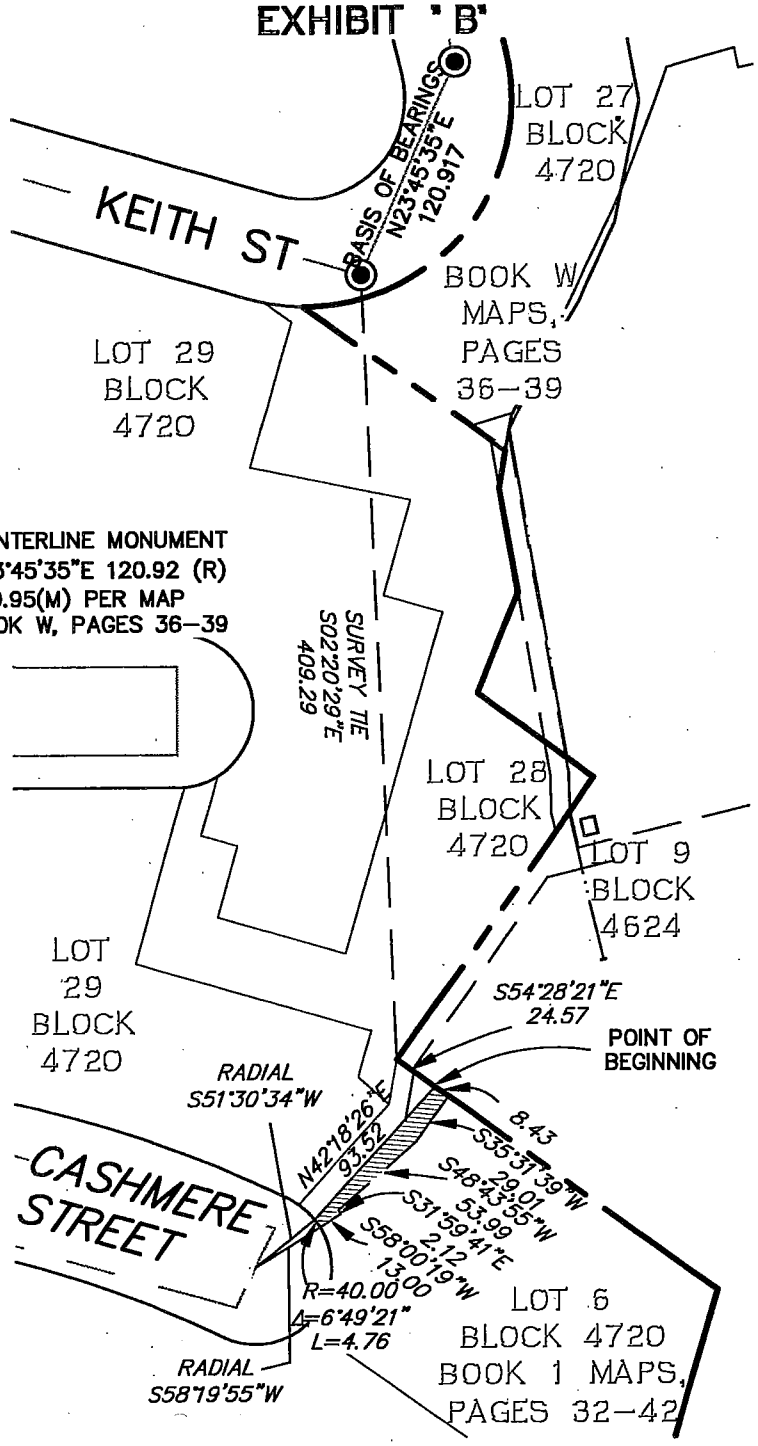
Bruce E. Jarvis
PLS 5143

LICENSED LAND SURVEYOR
BRUCE E. JARVIS
No. 5143
STATE OF CALIFORNIA

04/02/2012
Date

END OF DESCRIPTION

EXHIBIT "B"



LEGEND

◉ FND CITY OF SF CENTERLINE MONUMENT

BASIS OF BEARINGS: N23°45'35"E 120.92 (R)
120.95(M) PER MAP
BOOK W, PAGES 36–39

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY, ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE DEED DESCRIPTION

S26, T2S, R5W M.D.M.

AUTHORITY: SUBDIVISION

OWNER AND MAILING ADDRESS	PROPERTY AREAS	CITY OF SAN FRANCISCO		
EQUAL OPPORTUNITY COUNCIL SOJOURNER TRUTH CHILDCARE 25 VAN NESS AVENUE SAN FRANCISCO CA 94102	AREA 851 Sq. Ft.	ACCESS EASEMENT E.O.C. SOJOURNER TRUTH–TO HUNTERS VIEW COMMUNITY ASSOCIATION		
A.P. No. 4720–006		Scale: 1"=100'	Date: 11–12–10	
O.R. No.	CITY ACQUISITION DEED	DWN. PCR	APPROVED	FILE NO.
O.R. No.	O.R.	CHK. BEJ		R–

[AutoCAD file name: 07030–ESMT–RSHEET–ACCESS_LOT6.dwg] [Xref files: 07030–BND%; 07030–PH1–HC]

Parcel name: ESMT-ACCESSLOT6

```
   North: 6371.26             East : 8518.12
Line  Course: S 54-28-21 E  Length: 8.43
        North: 6366.36               East : 8524.98
Line  Course: S 35-31-39 W  Length: 29.01
        North: 6342.75               East : 8508.12
Line  Course: S 48-43-55 W  Length: 53.99
        North: 6307.14               East : 8467.54
Line  Course: S 31-59-41 E  Length: 2.12
        North: 6305.34               East : 8468.66
Line  Course: S 58-00-19 W  Length: 13.00
        North: 6298.45               East : 8457.64
Curve  Length: 4.76                Radius: 40.00
        Delta: 6-49-21            Tangent: 2.38
        Chord: 4.76                Course: N 35-04-46 W
    Course In: S 58-19-55 W     Course Out: N 51-30-34 E
    RP  North: 6277.46               East : 8423.59
    End North: 6302.35               East : 8454.90
Line  Course: N 42-32-00 E  Length: 93.52
        North: 6371.26               East : 8518.12
```

Perimeter: 204.83 Area: 851 sq. ft. 0.02 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

```
Error Closure: 0.01                Course: N 55-40-51 E
  Error North: 0.004                East : 0.006
Precision  1: 20,483.00
```

EXHIBIT C
Approved Plans

GENERAL NOTES

General

1 ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:

2007 CALIFORNIA BUILDING CODE (CBC) WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES W/ SAN FRANCISCO AMENDMENTS
TITLE 19, CALIFORNIA CODE OF REGULATIONS
TITLE 24, CALIFORNIA CODE OF REGULATIONS
1991 AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
UFAS, California Disabled Access Regulations
LIFE SAFETY CODE, 1999 NFPA 72
2007 CALIFORNIA FIRE CODE W/ SAN FRANCISCO AMENDMENTS
2006 CALIFORNIA ENERGY CODE

2 THE CONTRACTOR SHALL REVIEW & VERIFY ALL DIMENSIONS OF SITE & NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING W/ CONSTRUCTION.

3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES & TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

4 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AMONG INFORMATION SHOWN ON DRAWINGS BY STRUCTURAL, LANDSCAPE, CIVIL, & ELECTRICAL CONSULTANTS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING & INSTALLATION OF ANY WORK. VERIFY ALL DETAILS & ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

5 ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT & THE OWNER BEFORE PROCEEDING WITH THE WORK.

6 DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, & A RESOLUTION IS NOT OBTAINED FROM THE LANDSCAPE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

7 DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN.

8 CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.

9 ALL VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE IN SECTION OR ELEVATION DIM.

10 DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

11 THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR & OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING & FIRE CODES.

12 INSTALL ALL FIXTURES, EQUIPMENT, & MATERIALS PER MANUFACTURER'S RECOMMENDATIONS & THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, & EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, & MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED & APPROVED TESTING AGENCY.

13 CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING AS NECESSARY.

14 CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE & PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.

15 CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION/CAPPING OF ALL EXISTING UTILITIES ON SITE & RE-CONNECTION WHERE RE-USE IS POSSIBLE.

16 CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF FOUNDATION EXCAVATION, SLAB ON GRADE, FILL PLACEMENT INCLUDING RETAINING WALL BACKFILL & TRENCH BACKFILL, & DRAINAGE AS APPLICABLE.

17 CONTRACTOR TO REVIEW & BE RESPONSIBLE FOR ALL NOTATION & OF FINISH ALIGNMENTS ON DRAWINGS. MISALIGNED FRAMING TO BE CORRECTED @ CONTRACTOR'S EXPENSE.

18 ALL DIMENSIONS TO BE "FACE OF CONCRETE" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSION DENOTED BY (E) ARE "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.

19 PROVIDE SHORING OF ALL EXCAVATIONS PER OSHA REQUIREMENTS. GENERAL CONTRACTOR SHALL, @ THEIR EXPENSE, HIRE A CIVIL ENGINEER, LICENSED IN CALIFORNIA TO DESIGN SHORING & UNDERPINNING SYSTEMS.

PROJECT DIRECTORY

DEVELOPER
Hunters View Associates
1388 Sutter, 11th Floor
San Francisco, CA 94109
Contact: Meagan Campbell
Phone: (415) 345-4499

LANDSCAPE ARCHITECT
GLS Landscape Architecture
2677 Mission Street, No. 208
San Francisco, CA 94110
Contact: Sean Williams
Phone: (415) 285-5514

CIVIL ENGINEER
Carlile Macy
15 Third Street
Santa Rosa, CA 95401
Contact: Jim Fain
Phone: (707) 542-0451

STRUCTURAL ENGINEER
Structural Design Engineers
120 Montgomery Street, Suite 1410
San Francisco, CA 94104
Contact: Rajendra Salmi
Phone: (415) 781-1205

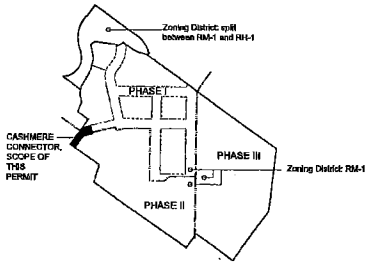
ELECTRICAL ENGINEER
F.W. Associates
330 Franklin Street, Suite 400
Oakland, CA 94607
Contact: Edward Wong
Phone: (510) 763-7475

PROJECT DATA

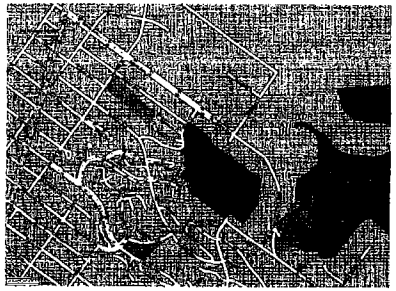
Project Description	PEDESTRIAN CONNECTOR OF CATALINA STREET (A NEW STREET, TO BE RECORDED) TO EXISTING CASHMERE STREET
Scope of Work	DEMOLITION OF EXISTING TREES, SIDEWALK, AND FENCING. RE-GRADING TO PROVIDE FOR THE CONSTRUCTION OF AN ACCESSIBLE PATH OF TRAVEL, WITH ASSOCIATED RETAINING WALL AND PATHWAY LIGHTING.
Project Address	1 98 WEST POINT ROAD / 1A CASHMERE COURT / 1 CASHMERE COURT LOCATED ON EXISTING ASSESSORS BLOCK 4720, LOT 5, AND PORTIONS OF BLOCK 4720, LOT 6 AND BLOCK 4624, LOT 4. ON NEW FINAL MAP TO BE RECORDED, WALKWAY WILL BE ON ASSESSORS BLOCK 4720, LOT 5; A PORTION OF BLOCK 4720, LOT 6 AND LOT 3. SEE ATTACHED FINAL MAPS FOR MORE INFORMATION.
Lot Area	1 5,077 SF
Easements	PROJECT WILL BE LOCATED ON A PUBLIC PEDESTRIAN ACCESS EASEMENT, TO BE RECORDED. SEE ATTACHED FINAL MAPS FOR MORE INFORMATION.
Related Permits	GRADING PERMIT # 2010/12/7/5566 1

APPLICABLE CODES AND STANDARDS

2007 CALIFORNIA BUILDING CODE (CBC) WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA MECHANICAL, ELECTRICAL AND PLUMBING CODES W/ SAN FRANCISCO AMENDMENTS
TITLE 19, CALIFORNIA CODE OF REGULATIONS
TITLE 24, CALIFORNIA CODE OF REGULATIONS
1991 AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
UFAS, California Disabled Access Regulations
LIFE SAFETY CODE, 1999 NFPA 72
2007 CALIFORNIA FIRE CODE W/ SAN FRANCISCO AMENDMENTS
2006 CALIFORNIA ENERGY CODE



DEVELOPMENT PHASE MAP



VICINITY MAP

DRAWING INDEX

INFORMATION		
1	Project Information	No Scale
2	Final Maps (For reference)	
CIVIL DRAWINGS		
C1	Utility Plan	1"=10'-0"
LANDSCAPE DRAWINGS		
L0.1	Demolition Plan	½"=1'-0"
L1.1	Layout Plan	½"=1'-0"
L2.1	Grading Plan	½"=1'-0"
L3.1	Details	As Noted
L3.2	Details	As Noted
L4.1	Planting Plan	½"=1'-0"
L5.1	Irrigation Plan	½"=1'-0"
L5.2	Irrigation Legend, Notes & Details	As Noted
STRUCTURAL DRAWINGS		
S1.0	Partial Ramp Plan, Elevations, Sections	As Noted
ELECTRICAL DRAWINGS		
E-1	Electrical Site Plan, Legend & Schedule	½"=1'-0"
E-2	Detail & Schedules	As Noted
E-3	Title 24 - Lighting	None

2011-01-27-9135
2011-01-27-9144
2011-01-27-9145

APPROVED
Dept. of Building Inspection
JUL 25 2011
VISION + DAY
ARCHITECTURE & DESIGN GROUP

NO ALTERATION TO OR RECONSTRUCTION OF CITY RIGHT OF WAY UNDER THIS PERMIT.
BS 7-13-11

Contact the street setting inspector at the end of work call 415-558-6378 for sidewalk inspection scheduling. Call 558-6378 for all sidewalk inspections including full curb ramps. The sidewalk inspector will check the sidewalk for compliance with the approved plans and issue a final approval. Failure to call for a sidewalk inspection may result in a delay in the issuance of the building permit certificate of completion and associated city of occupancy permit. Sidewalk repairs must meet current standards regardless of permit.

RECEIVED
JAN 11 2011
DEPT. OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING
INSPECTION FOR ACCEPTANCE

By: JAMES ZAHAL DBI
JUN 28 2011

GARY S. HO, DBI
APR 21 2011

GARY S. HO, DBI
APR 21 2011

Mayor's Office on Disability
DISABILITY ACCESS COMPLIANCE APPROVAL

Kevin Rosengarten
Mayor
Tomas Morales
Director

PROJECT: Hunter's View – Cashmere Pedestrian Connector
Project Address: 1 98 WEST POINT / 1A CASHMERE COURT / 1 CASHMERE COURT
Number: FY2006 ___

THE MAYOR'S OFFICE ON DISABILITY HAS REVIEWED AND APPROVED:
X Site Permit Plans
X Final Construction Plans

ACCESSIBILITY COMPLIANCE AT THE SITE HAS BEEN APPROVED IN THE FOLLOWING FORM:
___ Temporary Certificate of Occupancy (TCO)
___ Final Signoff
___ Certificate of Final Completion (CFC)

By: Jim Murphy / Eric Johnson January 7 2011
Date

401 Van Ness, Suite 307 San Francisco, CA 94102 415.554.9189 voice 415.554.9159 Fax 415.554.8789 TTY MOD@sfgov.org

APPROVED
JUN 17 2011
MAYOR'S OFFICE ON DISABILITY

PROJECT TITLE
HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION
98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architects:

GLS landscape architecture
2677 Mission Street #208, San Francisco, CA 94110
T 415.285.5514 F 415.285.5515 info@glsla.com

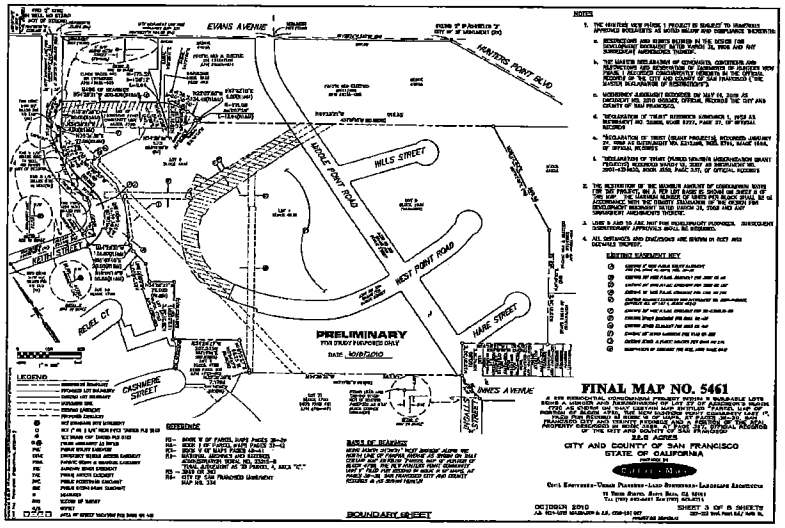
Owner:

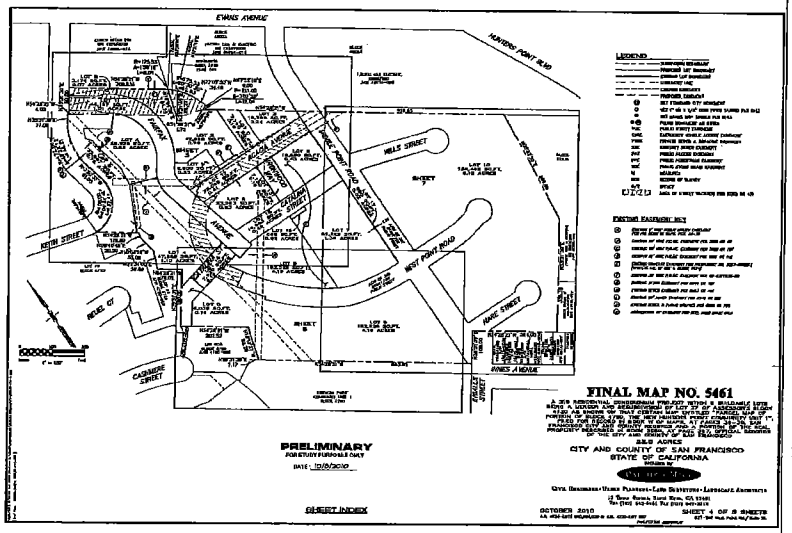
Seal and Signature:

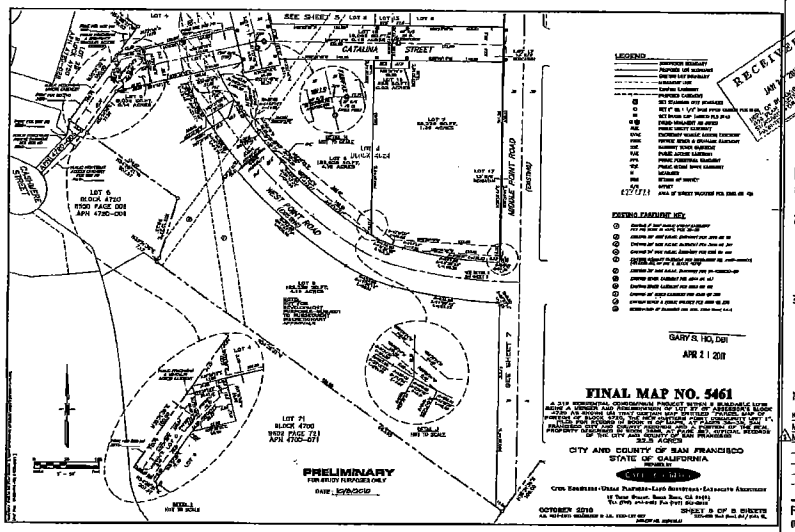
Issued:

Name of Deadline	Date
MOD SUBMITTAL	11/29/10
MOD REVS / DBI	12/22/10

PROJECT INFORMATION
Drawn By: LJ
Checked By: LJ
Scale: NO SCALE
Sheet
1







PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California

location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architects:

GLS Landscape Architecture

Owner:

Seal and Signature:

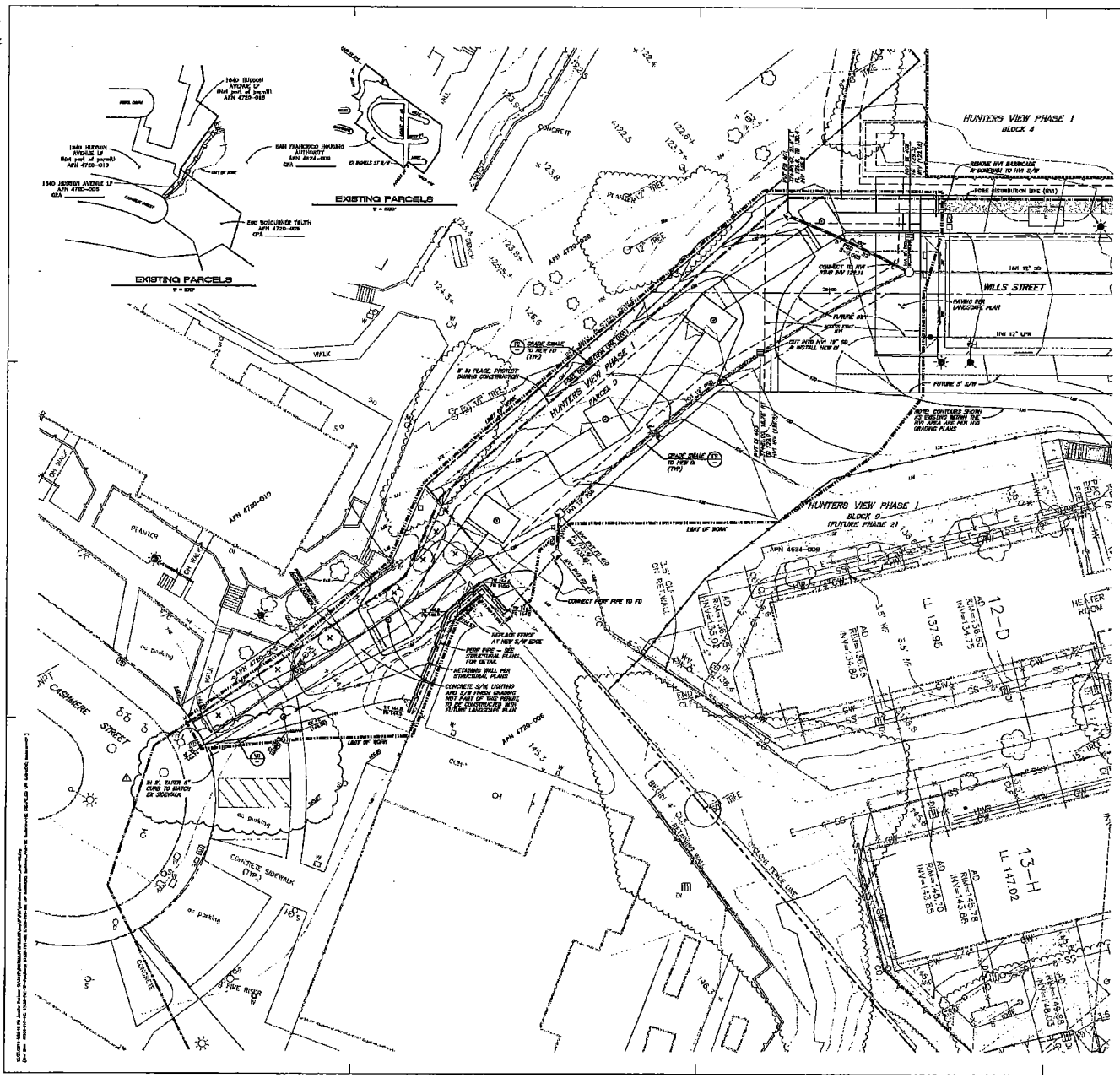
Issue:

Name of Deadline	Date
MOD SUBMITTAL	11/23/10
MOD REVS / DBI	12/22/10

FINAL MAPS
(FOR REFERENCE)

Drawn By: LJ
Checked By: LJ
Scale: NO SCALE
Sheet

2



STORM DRAIN NOTES

1. CONTRACTOR SHALL PLUG TOP ENDS OF OPEN PIPES AND COVER OPEN TRENCHES AT THE END OF EACH WORK DAY TO PREVENT TRENCH UNDERMINING DUE TO STORM AND SEWER DISCHARGING.
2. CONTRACTOR SHALL REVIEW PROJECT GEOTECHNICAL REPORT PREPARED BY GRADO AS IT RELATES TO ROCK OR SOIL TYPES THAT WILL BE ENCOUNTERED DURING TRENCHING.
3. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
4. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PAVING.
5. ALL STORM DRAIN PIPE LENGTHS SHOWN ARE MEASURED HORIZONTALLY FROM CENTER OF STRUCTURES.
6. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
7. PRIVATE STORM DRAINS SHALL BE PIPE CONFORMING TO AASHTO M-252, TYPE S, AASHTO M294 TYPE S OR ASTM F2306 AS APPLICABLE OR PVC SCHEDULE 40 CONFORMING TO ASTM D-1785, UNLESS OTHERWISE NOTED.
8. ALL STORM DRAIN SHALL BE CONSTRUCTED PER SAN FRANCISCO STANDARD SPECIFICATIONS AND PLANS.
9. ALL EXISTING UNDERGROUND UTILITIES BASED ON RECORD DRAWINGS AND HUNTER'S VIEW PHASE 1 IMPROVEMENTS PLANS, PENDING APPROVAL. ALL EXISTING UTILITIES SHALL BE LOCATED BY USA TO CONFIRM ACTUAL LOCATION PRIOR TO THE COMMENCEMENT OF EXCAVATION AND CONSTRUCTION.

STORM DRAIN STRUCTURE TABLE

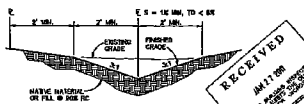
STRUCTURE NUMBER	DESCRIPTION
FD 401	CENTRAL PRECAST MODEL EX GRATE INLET W/ SIDE OPENING, REWOOD COVER AND GUARD BOX
DI 403, 404	DURA-DRAIN MODEL F-8

ABBREVIATIONS

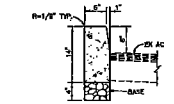
AD	AREA DRAIN	MH	COMBINED SEWER MANHOLE
APN	ASSESSORS PARCEL NUMBER	OHE	OVERHEAD ELECTRIC
CLF	CHAIN LINK FENCE	PERF	PERFORATED
CO	CLEANOUT	PGE	PACIFIC GAS & ELECTRIC
CONC	CONCRETE	PSD	PRIVATE STORM DRAIN
CW	COLD WATER	PSDE	PVT SEWER & DRAINAGE EASMT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING	PVC	POLYVINYL CHLORIDE
FC	FACE OF CURB	PVT	PRIVATE
FD	FIELD DRAIN	RT	ROOF
FG	FINISHED GRADE	S	SLOPE OR SEWER
FH	FIRE HYDRANT	SDE	PUBLIC STORM DRAIN EASMT
FL	FLOWLINE	SD	PUBLIC STORM DRAIN
GV	GATE VALVE	SDMH	STORM DRAIN MANHOLE
HDPE	HIGH DENSITY POLYETHYLENE	SS	SANITARY SEWER
HVI	HUNTERS VIEW, PHASE 1 IMPROVEMENT PLANS (PENDING APPROVAL & CONSTRUCTION)	ST	SINGLE TRAP
		STD	STANDARD
		S/W	SIDEWALK
HW	HOT WATER	TB	TOP OF BANK OR BOX
INV	INVERT	TC	TOP OF CURB
LL	LOWER LEVEL	TG	TOP OF GRATE
LPW	LOW PRESSURE WATER	W	WATER
LT	LIFT	WV	WATER VALVE

LEGEND

TREE TO BE REMOVED ..... ⊠



EARTH SWALE (ES)
NO SCALE



NOTES:
1. SEE CITY OF SANTA ROSA STD. 535 FOR LOCATION OF MEANDERED PLANE AND EXPANSION JOINTS
2. ALL CONCRETE SHALL BE CLASS "A" P.C.C.

PRIVATE VERTICAL CURB (VC)
NO SCALE

RECEIVED
JAN 27 2011
CITY OF SANTA ROSA
PLANNING & ECONOMIC DEVELOPMENT
CURRENT PLANNING

APPROVED
JUL 29 2011
DIRECTOR
PLANNING & ECONOMIC DEVELOPMENT

APPROVED
JAN 07 2011
MARCUS ARVIZU
DIRECTOR

EARV 8, HO, DRI
APR 21 2011

0 10 20
SCALE
1" = 10'

PROJECT TITLE

HUNTERS VIEW, PHASE 1A
112 Middle Point Road
San Francisco, California

location

CASHMERE PEDESTRIAN CONNECTION

88 West Point Road /
1A Cashmere Court /
1 Cashmere Court

Architects:

CAPITOL BUILT
CIVIL ENGINEERS • URBAN PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
15 TRUNK ROADS, SANTA ROSA, CA 95401
TEL (707) 542-8401 FAX (707) 542-2813

GLS Landscape Architecture
5 Hamilton Landing, Suite 100, Novato, CA 94949
p 415.332.4615 f 415.332.3235 e gls@glsla.com

Owner:

Seal and Signature:

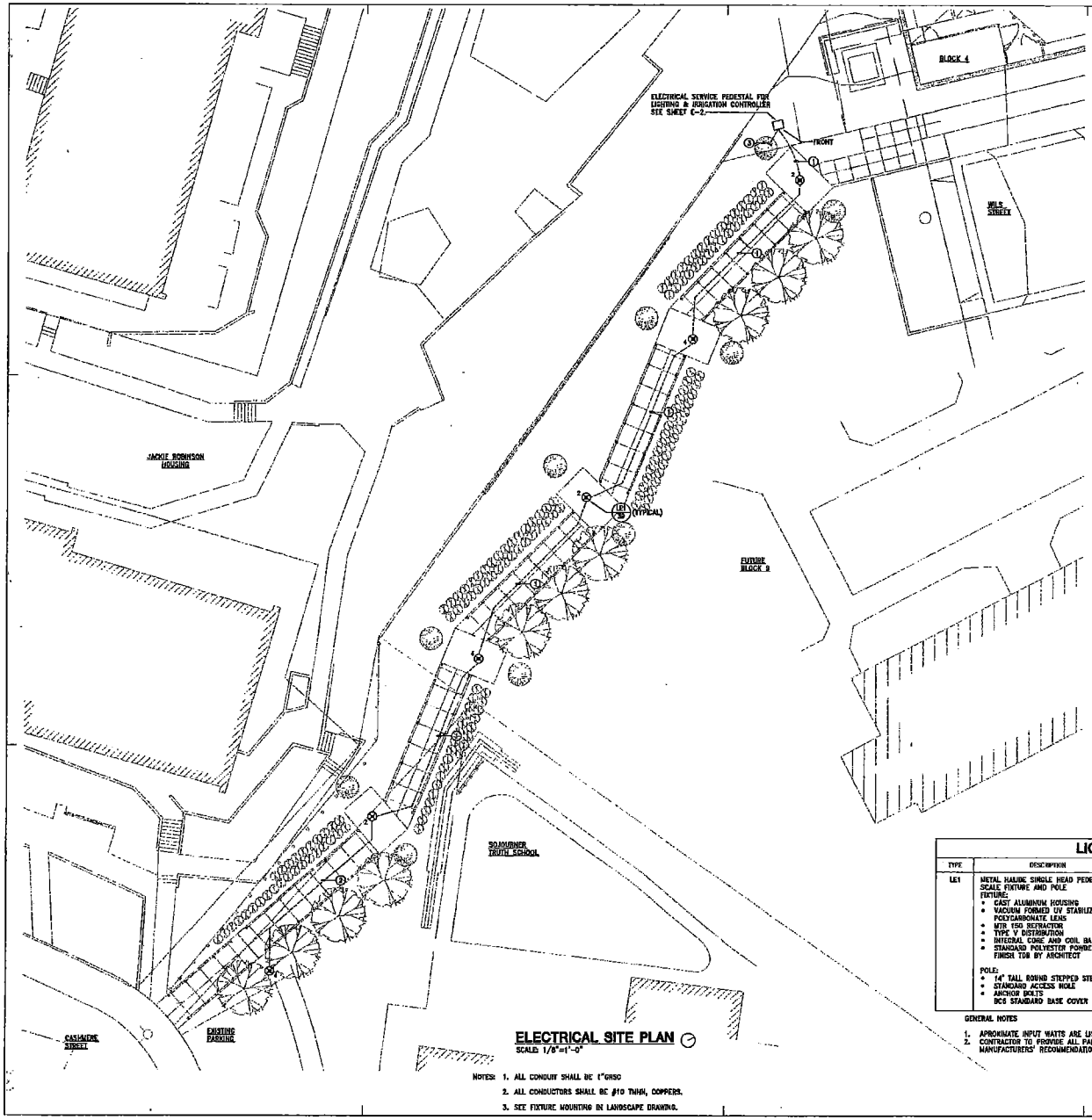
12/22/10

Issue:

Name of Revision	Date
NOD SUBMITTAL	7/29/10
PLANS APPROVAL	1/07/11

Date: DECEMBER 22, 2010
Drawn By: CJP
Checked By: JDF
Scale: 1" = 10'-0"
Sheet: GRADING PLAN

C1



ELECTRICAL SITE PLAN
SCALE: 1/8"=1'-0"

NOTES:
1. ALL CONDUIT SHALL BE 1"GRSC
2. ALL CONDUCTORS SHALL BE #10 THWN, COPPERS.
3. SEE FIXTURE MOUNTING IN LANDSCAPE DRAWING.

SYMBOL LEGEND ABBREVIATIONS

⊗	LIGHT POLE AND LUMINAIRE
HW	HOMERUN TO PANELBOARD, SLASH MARKS INDICATE NUMBER OF #10 WIRE, PLUS #10 GROUND WIRE 2#10 & 1#10 GRD IN 3/4"C IF NOT MARKED.
	UNDERGROUND CONDUIT
(LE1)	FIXTURE TAG. REFER TO LIGHTING FIXTURE SCHEDULE.
①	SHEET NOTE TAG
GRSC	GALVANIZED RIGID STEEL CONDUIT
GRD	GROUND

SHEET NOTES

1. 3#10 + 1#10 IN 1"C
2. 2#10 + 1#10 IN 1"C
3. STUB 1"C FOR IRRIGATION CONTROL CABLES

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	LAMPS	WATTS	VOLTS	COMMENTS	REV.
LE1	METAL HALIDE SINGLE HEAD PEDESTRIAN SCALE FIXTURE AND POLE FIXTURE: • CAST ALUMINUM HOUSING • VACUUM FORMED UV STABILIZED POLYCARBONATE LENS • MTR 150 REFRACTOR • TYPE V DISTRIBUTION • INTEGRAL CORE AND COIL BALLAST • STANDARD POLYESTER POWDER COAT FINISH TOB BY ARCHITECT POLE: • 14' TALL ROUND STEPPED STEEL POLE • STANDARD ACCESS HOLE • ANCHOR BOLTS BCS STANDARD BASE COVER	FIXTURE: SELUX 002-HS-1-HC3978-STANDARD FINISH PER ARCHITECT-VOLTAGE BY EE-FS POLE: SELUX 5535-14-STANDARD FINISH PER ARCHITECT-BCS STANDARD BASE COVER	(1) T6 METAL HALIDE • 35W • G12 BASE • 3000K • BY PHILIPS OR OSRAM	45W	PER EE	CURVING WALKWAYS & OVAL	

GENERAL NOTES
1. APROXIMATE INPUT WATTS ARE LISTED FOR METAL HALIDE.
2. CONTRACTOR TO PROVIDE ALL PARTS AND EQUIPMENT NECESSARY TO MOUNT FIXTURES IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

APPROVED
JUN 2 4 2011
HOUSING OFFICE OAKLAND, CA

RECEIVED
JAN 17 2011
CITY OF OAKLAND
PLANNING & ZONING DIVISION

APPROVED
City of Oakland
JUL 1 9 2011
Hiriam Ali
HOUSING AUTHORITY
HOUSING DEVELOPMENT MANAGER

PROJECT TITLE
HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architects:

FW Associates, Inc.
Consulting Engineers
2000 Powell Street, Suite 1000, Emeryville, CA 94608
T 510.652.4500 F 510.652.4501 E info@fwassociates.com

GLS Landscape Architecture
2201 Broadway Street, San Francisco, CA 94115
T 415.921.2014 F 415.921.2015 E glsla@gls-la.com

Owner:

Seal and Signature:

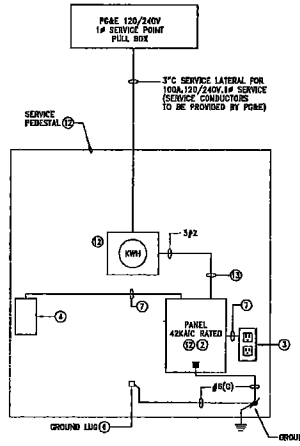
Issues:

Name of Deadline	Date
MDD SUBMITTAL	11/29/10
1 MDD REVISION	12/22/10

ELECTRICAL SITE PLAN, LEGEND & SCHEDULE

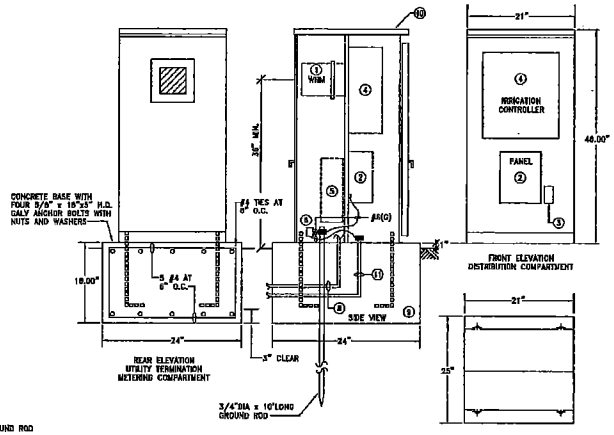
Drawn By: FWA-TEAM
Checked By: EW
Scale: 1/8"=1'-0"
Sheet

E-1



SINGLE LINE DIAGRAM FOR SERVICE PEDESTAL

NOT TO SCALE



ELECTRICAL SERVICE PEDESTAL ELEVATION DETAIL

NOT TO SCALE

PANEL SCHEDULE FOR SERVICE PEDESTAL

LOAD SERVED	LOAD WATTS	BREAKER AMP	BREAKER POLES	BREAKER CKT NO.	CKT NO.	BREAKER AMP	BREAKER POLES	LOAD WATTS	LOAD SERVED
IRRIGATION CONTROL PANEL	800	20	1	1	1	3	1	30	630	LIGHTING
RECEPTACLE	180	20	1	3	3	4	1	20	155	
SPARE		20	1	5	5	6	1	20		SPARE
		20	1	7	7	8	1	20		
SPARE		20	1	9	9	10	1	20		SPARE
		20	1	11	11	12	1	20		

MAIN BREAKER:	100A		
SERVICE:	120/240V, 1# + GROUND		
MAIN CIRCUIT BREAKER:	100A/2P		
4#	2AWG	TOTAL WATTS:	1180W
1#	4AWG	TOTAL AMPS:	41
			42 AMP

LIGHTING CIRCUIT LOAD/VOLTAGE DROP CALCULATION

CIRCUIT	SERVICE SIZE AT 120V 1#	CIRCUIT LOAD (VA)	CIRCUIT AMPERE (A)	LONGEST DISTANCE TO LAST LIGHTING FIXTURE	TOTAL CIRCUIT AMP-FEET (A-FT)	TOTAL VOLTAGE DROP (V)	VOLTAGE DROP (%)
2	100A	135	1.13	182 FT	205.66	0.50	0.40
4	100A	135	1.13	220 FT	248.60	0.60	0.50

SERVICE PEDESTAL DETAIL NOTES:

1. 120/240V, 1#, 3W + G, 100A RATED KILOWATT HOUR ELECTRICAL METER SOCKET WITH TERMINATION LUGS TO COMPLY WITH PG&E'S REGULATION.
2. 120/240V, 1#, 100A, 3W + GROUND POWER PANEL. ALL CIRCUIT BREAKERS AND PANEL SHALL HAVE 42,000 AMPERE MINIMUM RMS SHORT CIRCUIT RATING. ALL CIRCUIT BREAKERS SHALL MOLDED CASE BOLT-ON TYPE. PANELBOARD BUSING SHALL BE COPPER. PROVIDE PANEL CIRCUIT DIRECTORY. SEE PANEL SCHEDULES.
3. 120V, 20A, GFCI DUPLEX RECEPTACLE TO PROVIDE AND PREWIRED BY PEDESTAL MANUFACTURER.
4. IRRIGATION CONTROL PANEL TO BE PROVIDED BY IRRIGATION CONTRACTOR. SEE LANDSCAPE DRAWINGS.
5. SERVICE TERMINATION BOX TO COMPLY WITH PG&E AND LOCAL REGULATIONS.
6. FACTORY INSTALLED GROUNDING LUG FOR PEDESTAL GROUNDING. PROVIDE #6 BARE COPPER GROUND CONDUCTOR TO GROUND PEDESTAL.
7. 2#12 AND 1#12 (G), 20A 120V POWER.
8. INCOMING SERVICE FROM PG&E SERVICE CONNECTION BOX.
9. PROVIDE CONCRETE FOOTING AND ANCHORING TO COMPLY WITH TITLE 24 SEISMIC REQUIREMENTS.
10. TESCO FLEX PEDESTAL 24-200 LB SERIES OR APPROVED EQUAL. SUBMIT 7 COPIES OF SHOP DRAWINGS FOR REVIEW.
11. IRRIGATION SYSTEM CIRCUITS. SEE LANDSCAPE DRAWINGS.
12. EQUIPMENT TO BE PROVIDED BY SERVICE PEDESTAL MANUFACTURER.
13. PREWIRED BY SERVICE PEDESTAL MANUFACTURER.

CABINET FABRICATION:

- MAXIMUM EXTERNAL DIMENSIONS 24"WIDEx48"HIGHx28"DEEP MINIMUM OPENING TO CONTROL SECTION 20"Wx38"H.
- CABINET SHALL BE FABRICATED FROM 12 GAUGE HOT DIPPED GALVANIZED STEEL.
- INTERNAL PARTS SHALL BE FABRICATED FROM 14 GAUGE COLD ROLLED STEEL. PROVIDE ALL STRUCTURAL SUPPORT MEMBERS AND HARDWARE TO SECURE METER SOCKET, PANEL, TIME CLOCK AND IRRIGATION CONTROLLER TO CONFORM TO TITLE 24.
- CABINET SHALL BE ALL WELDED CONSTRUCTION WITH WELDING MATERIALS SPECIFICALLY DESIGNED FOR THE MATERIAL USED.
- ALL FASTENERS, LATCHES, AND HARDWARE SHALL BE OF STAINLESS STEEL AND ALL HINGES SHALL BE CONTINUOUS FUAND STYLE.
- THERE SHALL BE NO EXPOSED NUTS, BOLTS, SCREWS, RIVETS, OR OTHER FASTENERS ON THE EXTERIOR.
- REMOVABLE BACKPAN SHALL BE MOUNTED ON 4 WELDED 1/4"-20 THREADED STUDS.
- CABINET DOORS SHALL HAVE 2,000 LB. STRESS RATED HASP, WELDED TO THE CABINET AND DOOR. ALL DOOR SHALL BE PADLOCKABLE.
- CABINET SHALL HAVE FULLY FRAMED SIDE HINGED OUTER DOORS WITH SWAGGED CLOSE TOLERANCE SIDES FOR FLUSH FIT WITH TOP DRIP LIP.
- FINISH: FIVE STAGES TESCO POLY-FORC COATING WITH MISSION BAY GREY COLOR. SEE SPECIFICATION 09900.
- NEMA 3R WEATHERPROOF ENCLOSURE UL LISTED.

DEADFRONT SAFETY DOOR:

- DISTRIBUTION AND CONTROL PANEL SHALL HAVE A HINGED DEADFRONT PANEL WITH 1/4 TURN LATCH AND KNURLED KNOBS.
- DEADFRONT SHALL BE HINGED ON THE SAME SIDE AS THE FRONT DOOR AND SHALL OPEN A MINIMUM OF 90°.

NAMEPLATES AND DRAWINGS:

- THE FUNCTION OF ALL CIRCUIT BREAKERS AND SWITCHES SHALL BE IDENTIFIED BY LAMINATED ENGRAVED PLASTIC NAMEPLATES WITH MINIMUM OF TWO #4-40 X 1/4" LOAD MACHINE SCREWS. IDENTIFY SERVICE PEDESTAL WITH NAMEPLATE "IRRIGATION SERVICE PEDESTAL "PNSN", "PNSS" AND KWH METER"
- WIRING SCHEMATICS SHALL BE COMPUTER AIDED DRAFTING AND INCLUDE ALL EXTERNAL EQUIPMENT AND CONNECTIONS PER NEMA ICS.
- AS BUILT FACTORY DRAWINGS SHALL BE ENCLOSED IN CLEAR PLASTIC AND HELD INSIDE THE OUTER DOOR BY WELDED HOOKS.

CERTIFICATION:

- MANUFACTURERS WILL BE REQUIRED TO FURNISH INDEPENDENT LABORATORY CERTIFICATION OF METAL PREPARATION AND FINISH AND WILL CONFIRM THAT THE OVERALL PRODUCT MEETS THESE SPECIFICATIONS.

RECEIVED
JAN 17 2011
DEPT. OF PUBLIC WORKS
BUREAU OF STREET USE AND MAPPING

APPROVED
Board of Supervisors
JUL 29 2011
Deputy Clerk
BOARD OF SUPERVISORS
APPROVED
JAN 07 2011
MAYOR'S OFFICE
OF CITY ATTORNEY

PROJECT TITLE
HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE
PEDESTRIAN
CONNECTION

98 West Point Road /
1A Cashmere Court /
1 Cashmere Court

Architects:

FWA ASSOCIATES INC.
MECHANICAL ENGINEERING
Mailing: P.O. Box 1000 San Rafael, CA 94915-1000
Shipping: 1000 Sir Francis Drake Blvd. San Anselmo, CA 94960
T: 415.453.4040 F: 415.453.1064

GLS Landscape/Architecture
1007 Mission Street, 4th floor, San Francisco, CA 94103
T: 415.626.1374 F: 415.626.1636 E: info@glsla.com

Owner:

Seal and Signature:

Issue:

Issue of Drawing	Date
BID/PERMIT SET	11/12/10
ADDENDUM #1	12/07/10

DETAIL & SCHEDULES

Drawn By: FWA-TEAM
Checked By: EW
Scale: NONE
Sheet
E-2

CERTIFICATE OF COMPLIANCE (Part 1 of 4) OLTG-1C

PROJECT NAME: HUNTERS VIEW, PHASE 1A — DATE: 12-22-10

PROJECT ADDRESS: 98 WEST POINT ROAD, SAN FRANCISCO, CA — TOTAL DWELLING UNITS/SUITES/ROOMS: 2004 SQ.FT

GENERAL INFORMATION

FINAL MF CERTIFICATION: ☒ NONRESIDENTIAL ☐ ADDITION ☐ ALTERATION

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
- I Certify that this Certificate of Compliance documentation is accurate and complete.

NAME: EDWARD WONG — SIGNATURE: [signature] — DATE: 12/22/10

COMPANY: F.W. ASSOCIATES, INC.

ADDRESS: 66 - 12TH STREET, SUITE 300 — BUILDING/SITE/CITY: SAN FRANCISCO, CA 94103 — PHONE: (415) 861-0280

PRINCIPAL LIGHTING DESIGNER DECLARATION STATEMENT
- Fixtures shall meet Section 6 of the California Business and Professions Code to exempt compatibility for the lighting design.
- The Certificate of Compliance Worksheet (the lighting fixtures and performance specifications required for compliance with Title 24, Parts 1 and 6 of the California Code of Regulations.
- The design features represented on this Certificate of Compliance are consistent with the information contained in the overall lighting design, including specifications, and drawings, plans and specifications certified to the architectural agency for approval with the building permit application.

NAME: EDWARD WONG — SIGNATURE: [signature] — DATE: 12/22/10

COMPANY: F.W. ASSOCIATES, INC. — PHONE: (415) 861-0280

ADDRESS: 66 - 12TH STREET, SUITE 300 — LICENSE #: AE19436

CITY/STATE/ZIP: SAN FRANCISCO, CA 94103 — DATE: 9-30-2011

PRINCIPAL LIGHTING DESIGNER DECLARATION

☒ I verify that the Certificate of Compliance documentation is accurate and complete, and complies in all outdoor lighting power, including lamps and ballasts, as shown on the attached outdoor lighting design and Title 24, and that the Total Lighting Power Allowance for Specific Applications or Additional Lighting Power Allowances for Ordinance Requirements does not exceed more than one line in the above table, in accordance with Section 147 of the Standards.

OUTDOOR LIGHTING MANDATORY MEASURES

Lighting location on building plans or site drawing showing location: Site Plan — E-3

Luminaire Cut-off Angle & Shielding: Select one if needed and in Section 6

For detailed specifications see Title 24 of Energy Efficiency standards compliance forms, please refer to the mandatory measures published by the California Energy Commission.

- ☒ OLTG-1C — Certificate of Compliance. All pages completed as given for site feasibility.
- ☒ OLTG-2C — (Page 1 of 3) Lighting Wattage Allowance for General Hardscape, Entry Frontage, or Commercial Lighting. Indicate on plans.
- ☐ OLTG-2C — (Page 2 of 3) Lighting Wattage Allowance for Per Application or Per Area. Optional on plans.
- ☐ OLTG-2C — (Page 3 of 3) Additional Lighting Power Allowance for Ordinance Requirements. Optional on plans.

2008 NONRESIDENTIAL COMPLIANCE FORMS — August 2009

CERTIFICATE OF COMPLIANCE (Part 2 of 4) OLTG-1C

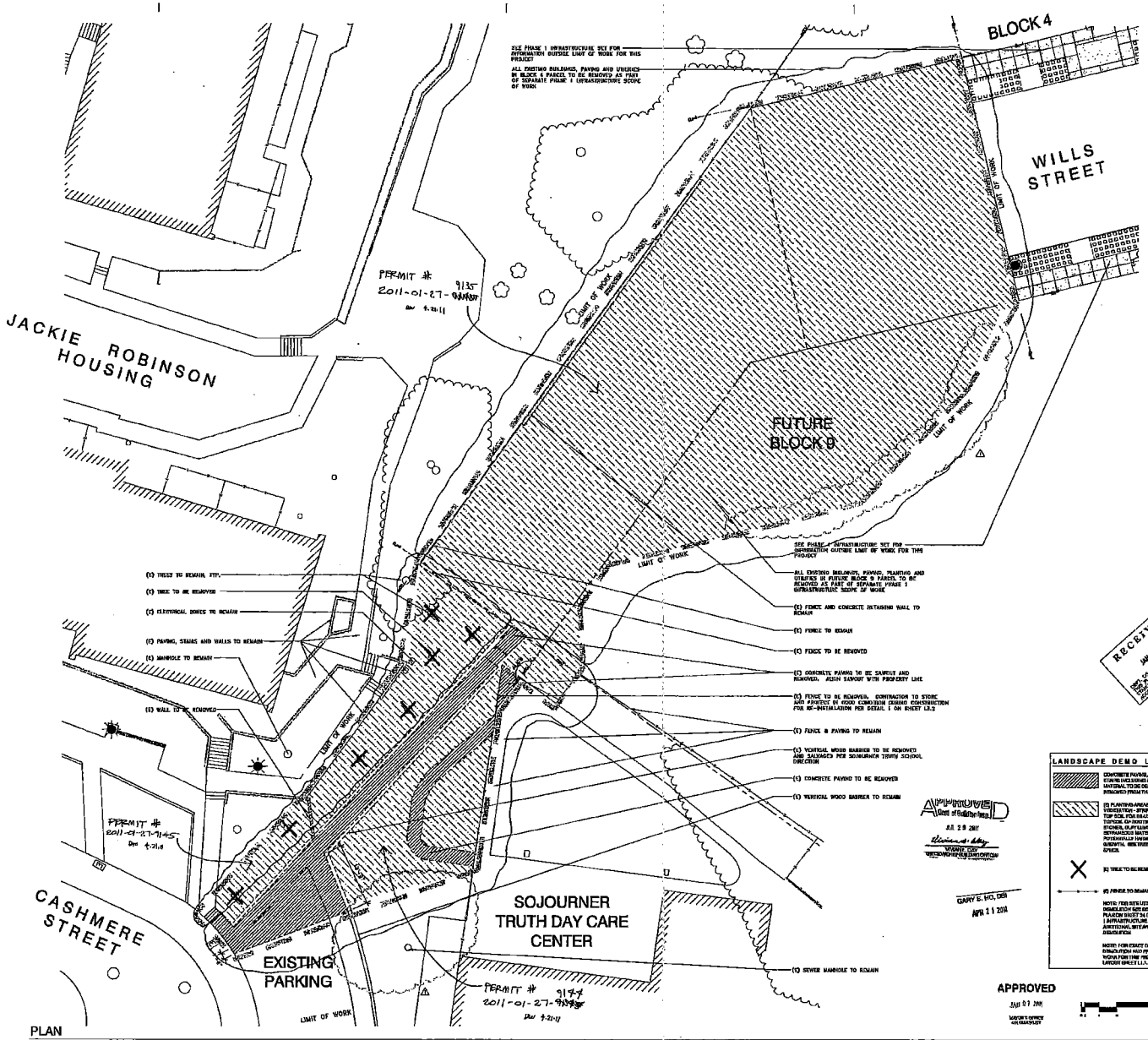
COMPLIANCE FIXTURE / LIGHTING CONTROL SCHEDULE and FIELD INSPECTION CHECKLIST

PROJECT NAME: HUNTERS VIEW, PHASE 1A — DATE: 12-22-10

INSTALLATION CERTIFICATE, OLTG-1AINST (Submit a copy and verify items in complete and signed) — Field Inspection ☐

CERTIFICATE OF ACCEPTANCE, OLTG-1AA (Submit a copy and verify items in complete and signed) — Field Inspection ☐

| Luminaire Schedule | | |



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

1

PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California

location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architect:

GLS Landscape Architecture
1501 Mariner Street #306, San Francisco, CA 94118
T 415.928.3601 · F 415.928.3604 · E gls@gls-la.com

Owner:

Seal and Signature:

Issue:

Issue of Condition	Date
90% DESIGN DEVELOPMENT	10/08/10
100% DESIGN DEVELOPMENT	10/15/10
60% CONSTRUCTION DOCUMENTS	12/17/10
100% CONSTRUCTION DOCUMENTS	1/10/2011
PERMIT PLAN	1/21/2011

DEMOLITION PLAN

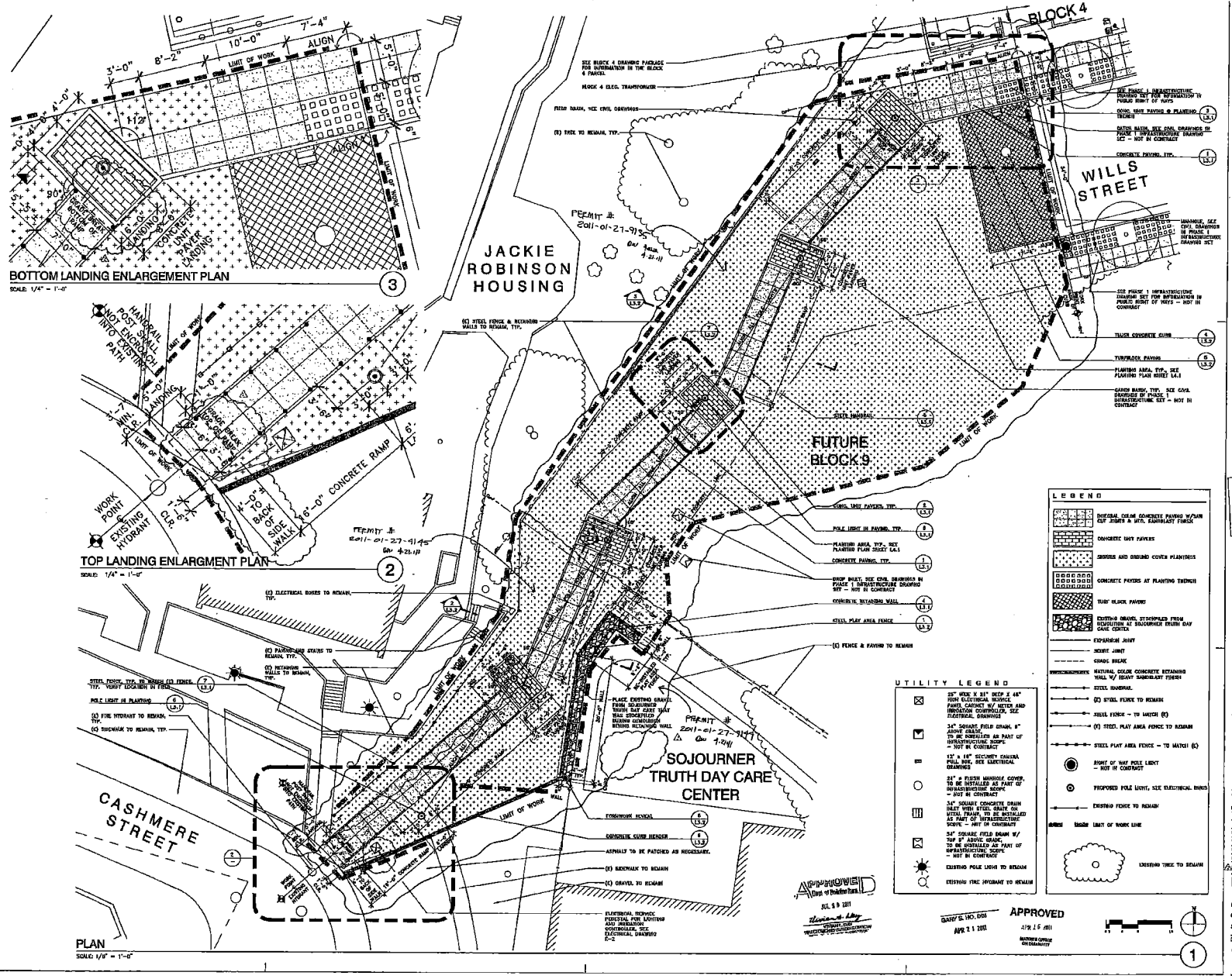
Drawn By:

Checked By:

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

Sheet

L0.1



PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architects:

RECEIVED
APR 2 1 2011
RIGHT OF SUBCODE INSPECTORY THIS PLAN HAS BEEN REVIEWED FOR REPRODUCTION ACCURACY

GLS Architecture & Planning
501 Broadway Street, San Francisco, CA 94133
T (415) 362 1 F (415) 362 1 gls@gls-arch.com

Owner:

Seal and Signature:

Issue:

Issue of Detailing	Date
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

LAYOUT PLAN

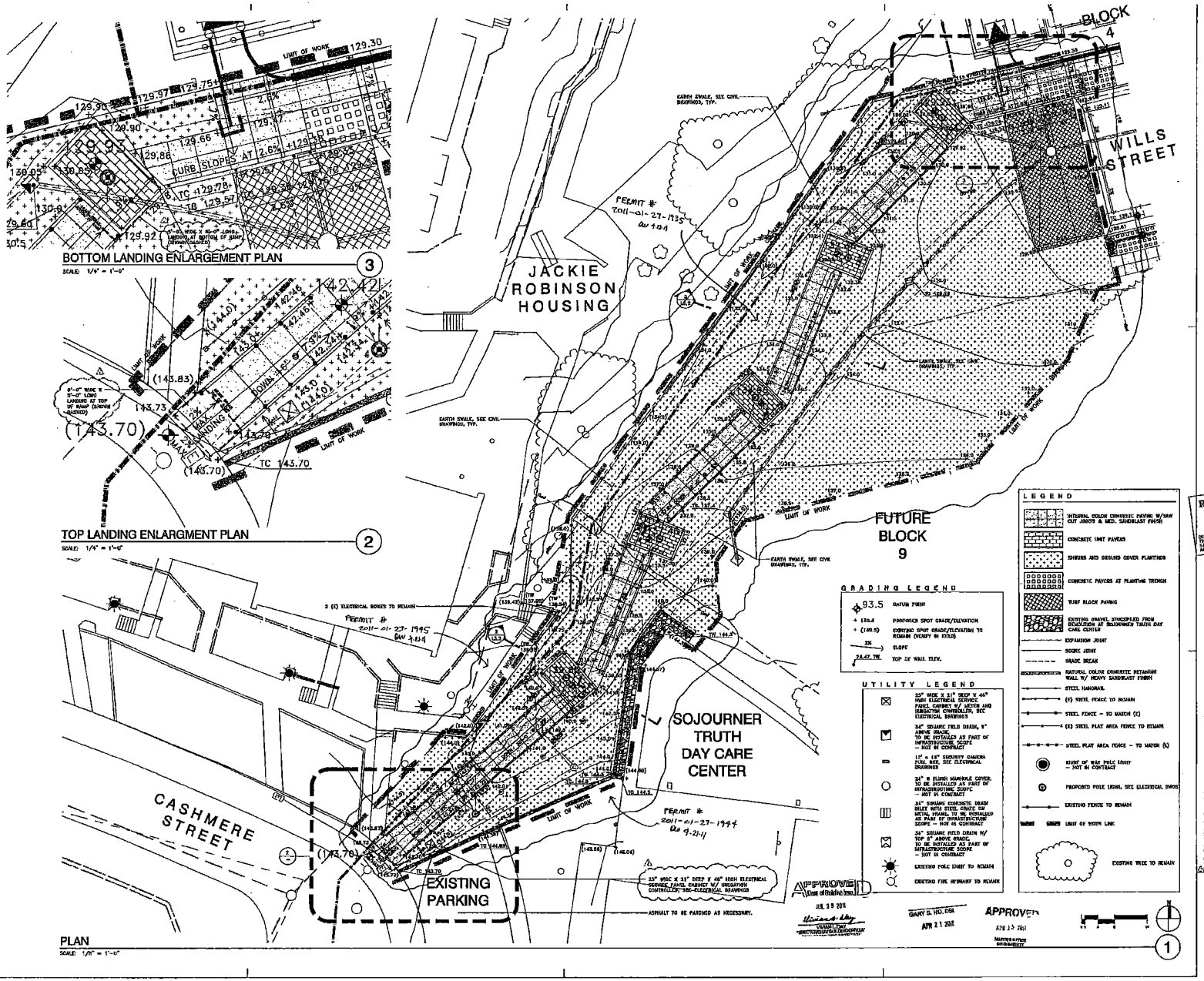
Drawn By:

Checked By:

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

Sheet

L1.1



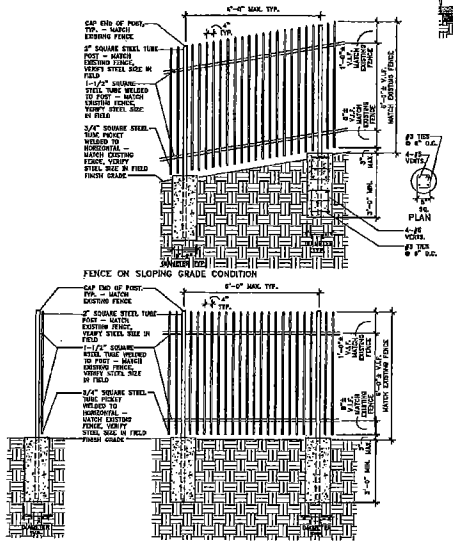
PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

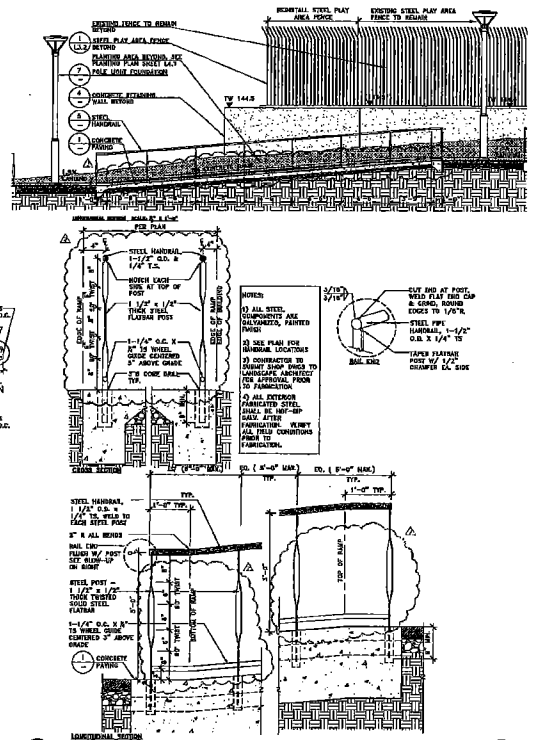
Architects:



STEEL FENCE

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

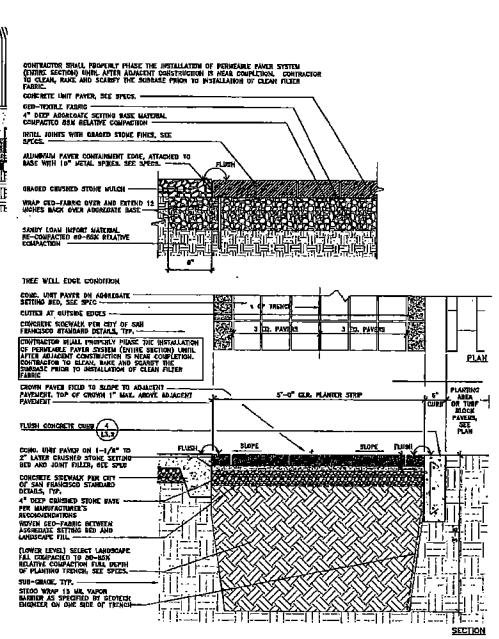
8



STEEL HANDRAIL

SCALE: 1" = 1'-0"

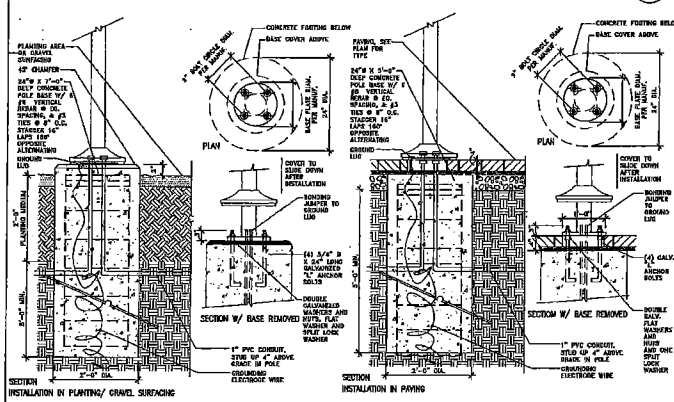
5



CONCRETE UNIT PAVING @ PLANTING TRENCH

SCALE: 1" = 1'-0"

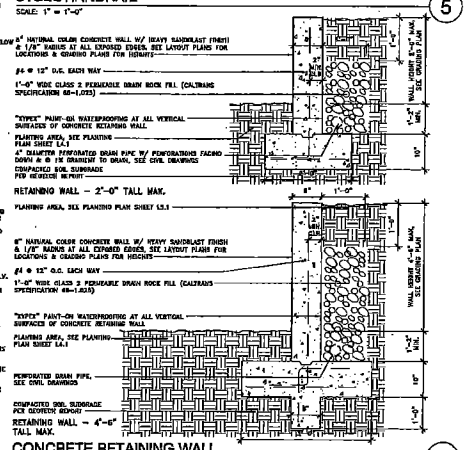
3



POLE LIGHT FOUNDATION

SCALE: 1" = 1'-0"

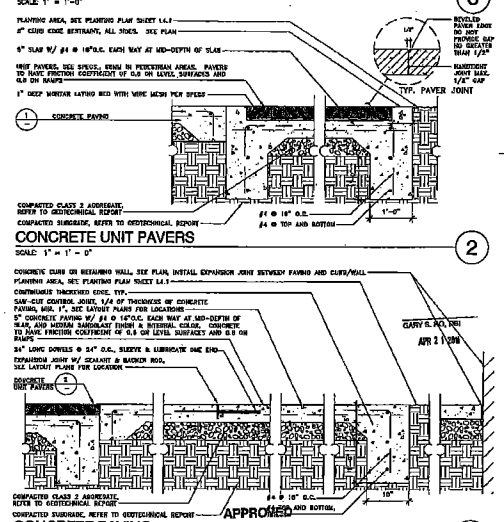
7



CONCRETE RETAINING WALL

SCALE: 1" = 1'-0"

4



CONCRETE UNIT PAVERS

SCALE: 1" = 1' - 0"

2

CONCRETE PAVING

SCALE: 1" = 1'-0"

1

APPROVED
APR 15 2011

PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California

location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road /
1A Cashmere Court /
1 Cashmere Court

Architects:

APPROVED
Board of Supervisors
JUL 30 2011

RECEIVED
APR 21 2011
DEPT. OF BUILDING INSPECTION
THIS PLAN SETS THE DESIGN STANDARD FOR REVIEW/ACCEPTANCE

GLS Landscape Architecture

Owner:

Seal and Signature:

GARY G. PAY, PE
APR 21 2011

Issue:

Name of Condition	Date
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

DETAILS

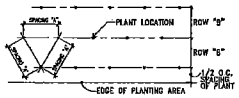
Drawn By:

Checked By:

Scale: AS NOTED

Sheet

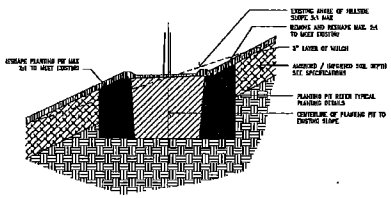
L3.1



SPACING "A"	ROW SPACING "B"
4" O.C.	3 1/2" O.C.
6" O.C.	5 1/2" O.C.
8" O.C.	6 7/8" O.C.
10" O.C.	8 5/8" O.C.
12" O.C.	10 3/8" O.C.
15" O.C.	13" O.C.
18" O.C.	15 5/8" O.C.
24" O.C.	20 3/4" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

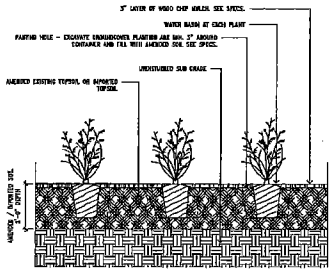
PLANT SPACING (11)

SCALE: NTS



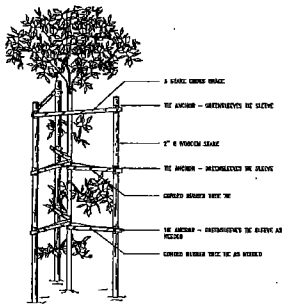
PLANTING ON SLOPE (8)

SCALE: NTS



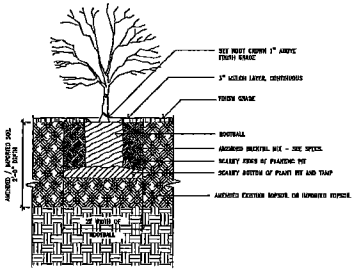
GROUND COVER PLANTING (10)

SCALE: NTS



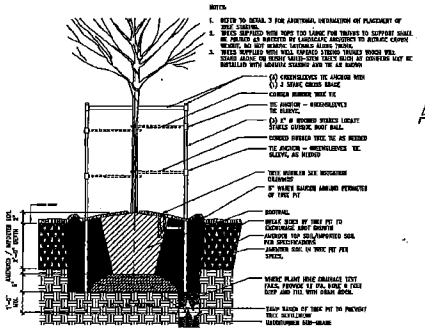
TREE STAKING (7)

SCALE: NTS



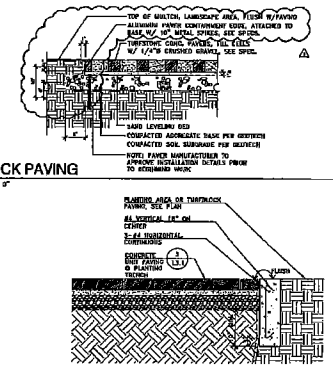
SHRUB PLANTING (9)

SCALE: NTS



TREE PLANTING (6)

SCALE: NTS

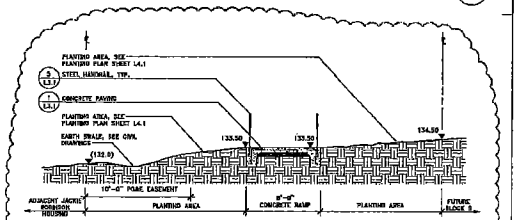


TURF BLOCK PAVING (5)

SCALE: 1" = 1' - 0"

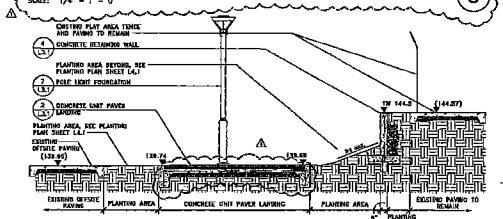
FLUSH CONCRETE CURB (4)

SCALE: 1" = 1' - 0"



LANDSCAPE SECTION AT RAMP (3)

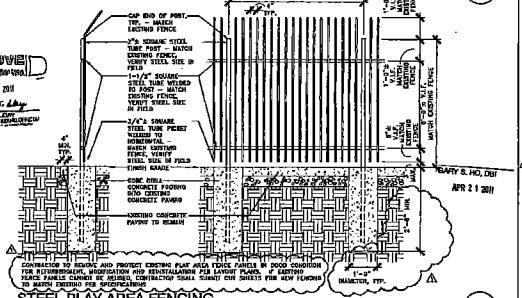
SCALE: 1/4" = 1' - 0"

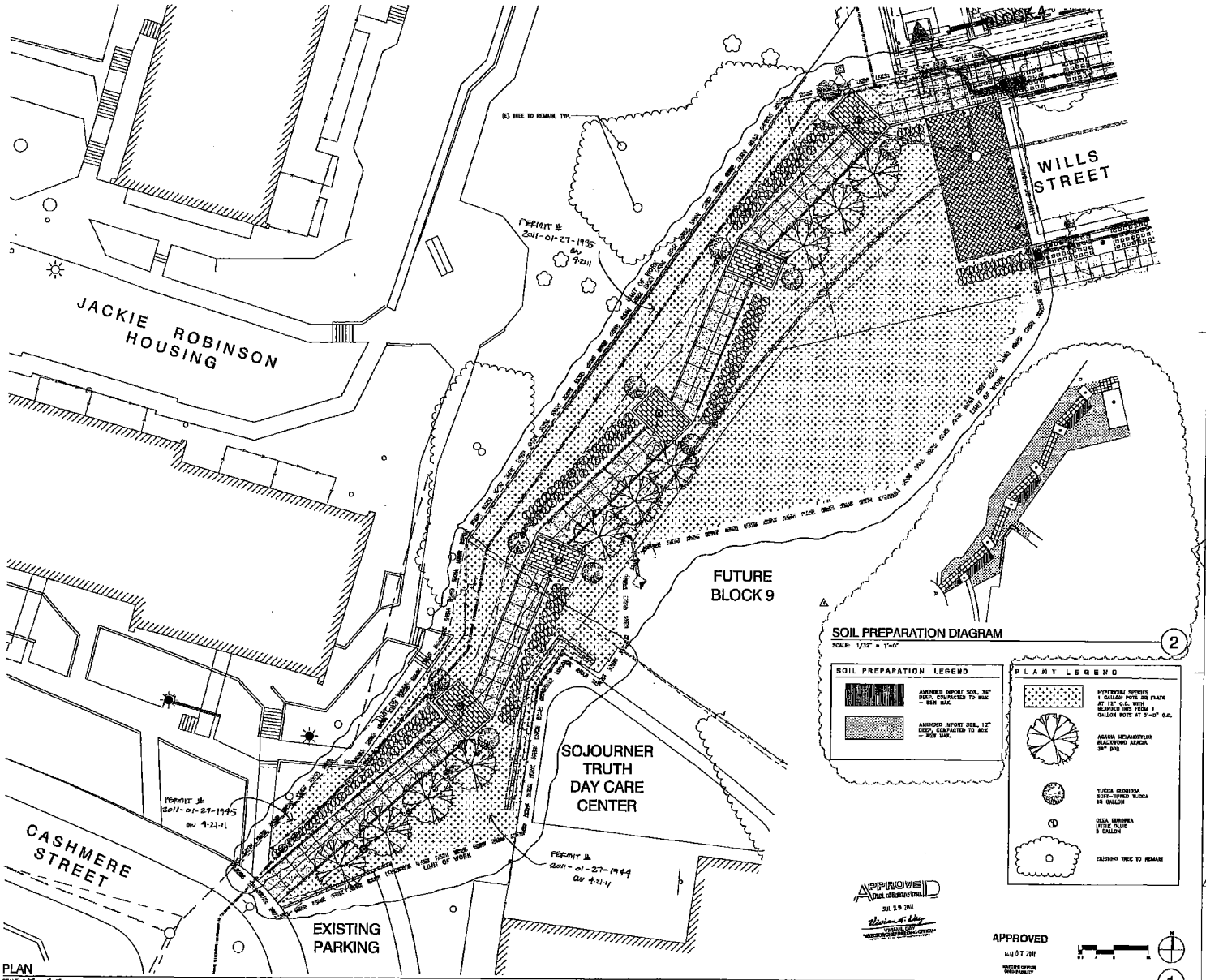


LANDSCAPE SECTION AT LANDING (2)

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

APPROVED
City and County of San Francisco
JUL 29 2011
VERNON LEE
DIRECTOR OF BUILDING INSPECTION


6'-0" MAX. TYP.
CAP END OF POST, TYP. – MATCH EXISTING FENCE
3"Ø SQUARE STEEL TUBE POST – MATCH EXISTING FENCE, VERIFY STEEL SIZE IN FIELD
1-1/2" SQUARE STEEL TUBE WELDED TO POST – MATCH EXISTING FENCE, VERIFY STEEL SIZE IN FIELD
3/4"Ø SQUARE STEEL TUBE PICKET WELDED TO HORIZONTAL MATCH EXISTING FENCE, VERIFY STEEL SIZE IN FIELD
FINISH GRADE
CONC. FOOTING – CONCRETE FOOTING BOND EXISTING CONCRETE PAVING
EXISTING CONCRETE PAVING TO REMAIN
1'-0" MATCH, TYP.
EXISTING FENCE
EXISTING CONCRETE PAVING
EXISTING FENCE
EXISTING CONCRETE PAVING
EXISTING FENCE
EXISTING CONCRETE PAVING



PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architects:

RECEIVED
AUG 17 2011

GLS landscape architecture

Owner:

Seal and Signature:

Issued:

Issued for Description	Date
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

PLANTING PLAN

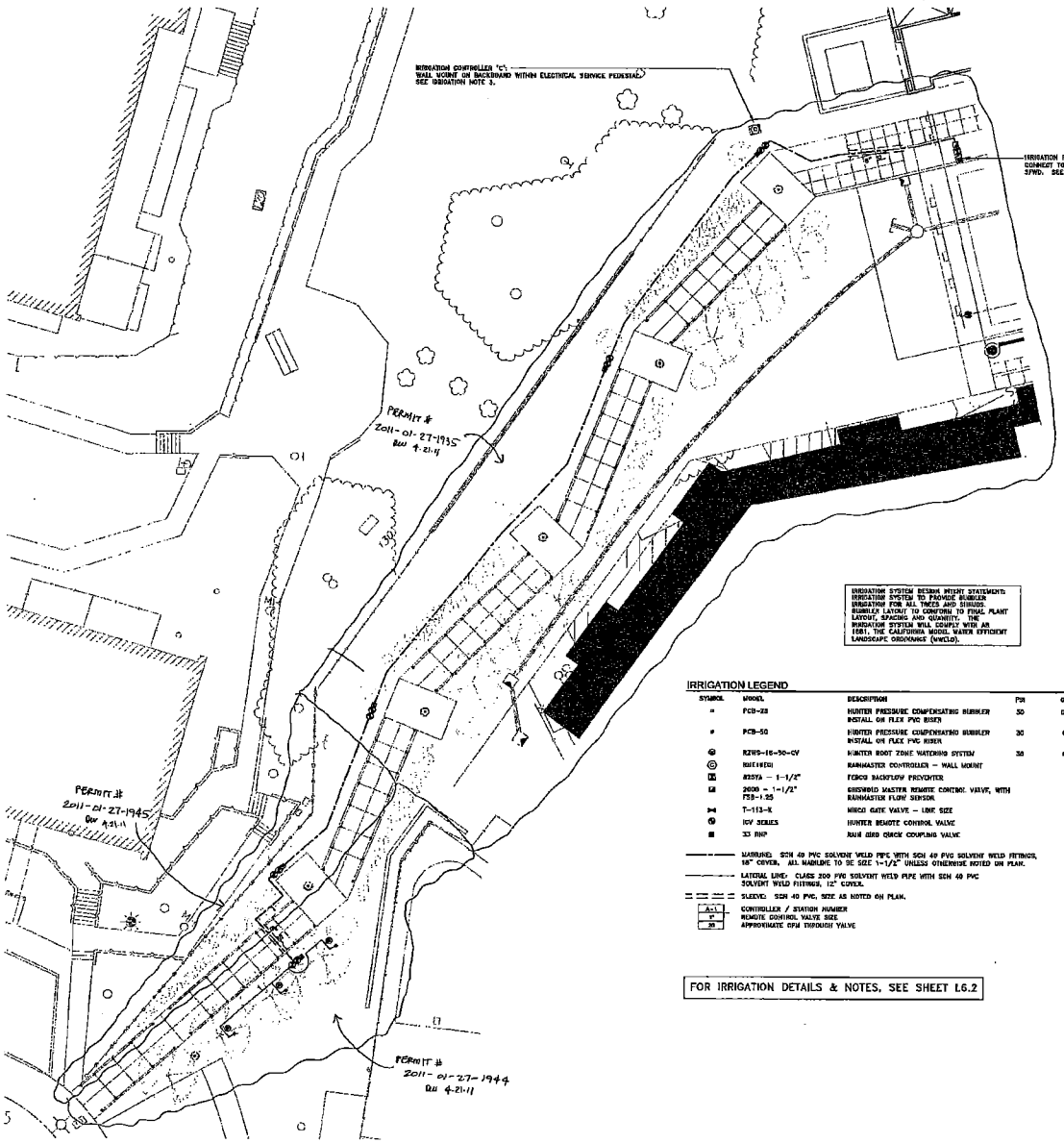
Drawn By:

Checked By:

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

Sheet

L4.1



IRRIGATION SYSTEM DESIGN INTENT STATEMENT:
IRRIGATION SYSTEM TO PROVIDE BUBBLER IRRIGATION FOR ALL TREES AND SHRUBS. BUBBLER LAYOUT TO CONFORM TO FINAL PLANT LAYOUT, SPACING AND QUANTITY. THE IRRIGATION SYSTEM WILL COMPLY WITH AB 1881, THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

IRRIGATION LEGEND

SYMBOL	MODEL	DESCRIPTION	PSI	GPM	RADIUS
▪	PCB-25	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX PVC RISER	30	0.25	—
▪	PCB-50	HUNTER PRESSURE COMPENSATING BUBBLER INSTALL ON FLEX PVC RISER	30	0.5	—
⊕	RZWS-16-30-CV	HUNTER ROOT ZONE WATERING SYSTEM	30	0.5	—
◎	RWE-WEGI	RAINMASTER CONTROLLER – WALL MOUNT			
⊠	825YA – 1-1/2"	FEBCO BACKFLOW PREVENTER			
⊠	2600 – 1-1/2" 750-1.25	CRISWOLD MASTER REMOTE CONTROL VALVE, WITH RAINMASTER FLOW SENSOR			
⋈	T-113-K	NIBCO GATE VALVE – LINE SIZE			
⊗	ICV SERIES	HUNTER REMOTE CONTROL VALVE			
■	33 RNP	RAIN BIRD QUICK COUPLING VALVE			

MAINLINE: SCH 40 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS, 18" COVER. ALL MAINLINE TO BE SIZE 1-1/2" UNLESS OTHERWISE NOTED ON PLAN.

LATERAL LINE: CLASS 200 PVC SOLVENT WELD PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS, 12" COVER.

SLEEVE: SCH 40 PVC, SIZE AS NOTED ON PLAN.

A-1	CONTROLLER / STATION NUMBER
1"	REMOTE CONTROL VALVE SIZE
30	APPROXIMATE GPM THROUGH VALVE

FOR IRRIGATION DETAILS & NOTES, SEE SHEET L6.2

RECEIVED
JUN 17 2011

APPROVED
JUL 19 2011

APPROVED
JUN 17 2011

PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION

98 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architects:

RECEIVED
JUN - 4

GLS Landscape/Architecture
1338 Mission Street, San Francisco, CA 94103
T 415.863.5814 F 415.863.2811 / gls@gls-la.com

ENGINEER CONSULTANT:
FGA design
LANDKRAFT ARCHITECTS
1170 Sacramento St. #400
T 510.465.1384
F 510.465.1356

Owner:

Seal and Signature:

HUNTERS LANDMARK ARCHITECT
JOHN KEITH
STATE OF CALIFORNIA

ISSUE:

MDCI SUBMITTAL	10/22/10
1 MDCI REVS / DBE	10/28/10

IRRIGATION PLAN

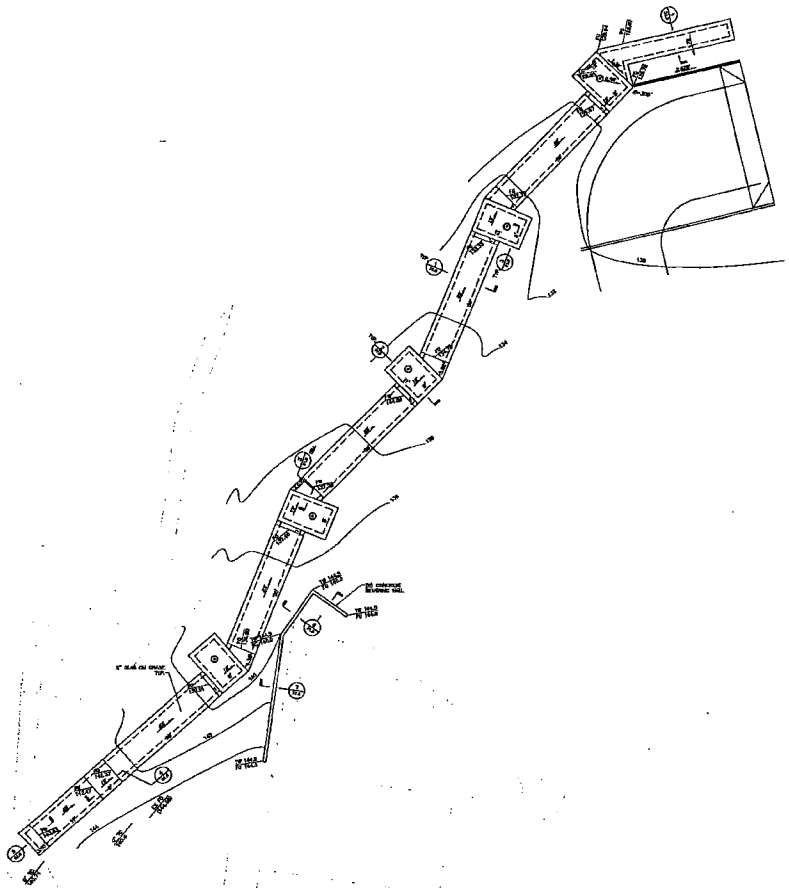
Drawn By:

Checked By:

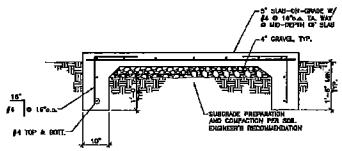
Scale: 1/8" = 1'-0"

Sheet

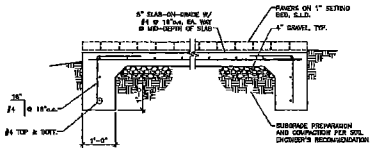
L5.1



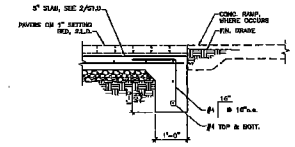
1 / S1.0 PLAN
SCALE: 1/8"=1'-0"



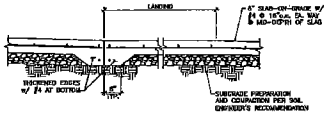
1 / S1.0 SECTION
SCALE: 3/4"=1'-0"



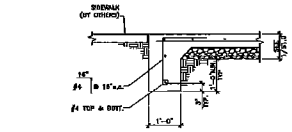
2 / S1.0 SECTION
SCALE: 3/4"=1'-0"



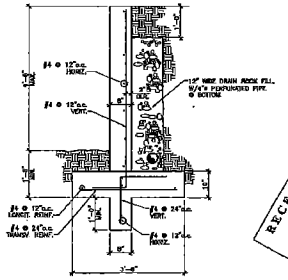
3 / S1.0 SECTION
SCALE: 3/4"=1'-0"



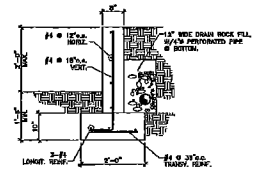
4 / S1.0 SECTION
SCALE: 3/4"=1'-0"



5 / S1.0 SECTION
SCALE: 3/4"=1'-0"



6 / S1.0 SECTION
SCALE: 3/4"=1'-0"



7 / S1.0 SECTION
SCALE: 3/4"=1'-0"

NOTES:

1. REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60.
2. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES AND REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318 AND THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
3. CONC. f'c = 4,000 PSI

APPROVED
Dept of Building Insp.
JUL 29 2011

GARY B. HO, DBI
APR 21 2011

APPROVED
JAN 07 2011
MAYOR'S OFFICE DISABILITY

RECEIVED
JAN 17 2011
DEPT. OF BUILDING INSPECTION
ACCESSIBLE PROJECT REVIEW

PROJECT TITLE

HUNTERS VIEW, PHASE 1A
San Francisco, California
location

CASHMERE PEDESTRIAN CONNECTION

55 West Point Road / 1A Cashmere Court / 1 Cashmere Court

Architect:

Structural Design Engineers: 100 Montgomery Street, Suite 1410, San Francisco, California 94104, 415-781-1303 (300) Voice, 415-781-2715 fax, www.tsfeng.com

GLS Landscape/Architecture, 607 Ellis Street, San Francisco, CA 94109, T415.567.9611 F415.567.9616 E info@glsla.com

Owner:

Seal and Signature:

STATE OF CALIFORNIA, REGISTERED PROFESSIONAL ENGINEER, No. 22086, Exp. 9-30-11, TIMOTHY C. TUCKER

Date:

Name of Deadline	Date
MOD SUBMITTAL	11/29/10
MOD/DBI	12/22/10

Job Number: 08037

PARTIAL RAMP PLAN, ELEVATION, SECTIONS

Drawn By: TC

Checked By: RS

Scale: AS NOTED

Sheet: S1.0

EXHIBIT D

Insurance Requirements

- Grantee and each Accessing Party shall obtain and maintain in full force and effect for the duration of this Agreement, with responsible insurance carriers authorized to do business in California, insurance of the following types, with limits and terms and conditions as set forth below.

  1. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory or province having jurisdiction over Accessing Party's employees and Employer's Liability Insurance with minimum limits of $1,000,000 per accident, $1,000,000 disease-policy limit and $1,000,000 disease-per employee.

  2. Commercial General Liability Insurance written on ISO occurrence form (CG 00 01 12 07) or equivalent with a minimum combined single limit of liability of $2,000,000 each occurrence and $2,000,000 General Aggregate for bodily injury and property damage and a minimum limit of liability of $2,000,000 each occurrence for products/completed operations liability. The products/completed operations liability coverage shall be maintained in full force and effect for not less than three years following the notice of completion for the improvements contemplated hereunder. The insurance shall include the following coverages: Premises - Operations, Independent Contractors and Subcontractors Protective; Contractual Liability (Broad Form) including Third-Party Coverage; Explosion, Collapse and Underground Hazard; and Personal Injury coverage. The policy shall be endorsed to name Grantor, including its agents, employees, representatives, successors or assigns as additional insureds. Such endorsement shall be made upon ISO Endorsement CG 20 10 10 01 or equivalent, "Additional Insured - Owners, Lessees or Contractors-Scheduled Person or Organization" or by blanket endorsement.

  3. Automobile Liability Insurance covering use of all owned, non-owned and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of $2,000,000 per occurrence. This policy shall be endorsed to name Grantor, including its agents, employees, representatives, successors and assigns, as additional insureds.

- Grantee and each Accessing Party shall cause all of their insurers to waive their rights of subrogation against Grantor and its agents, employees, representatives, successors and assigns, for losses or claims for bodily injury, property damage or other insured claims arising out of Grantee or Accessing Party's performance under this Agreement.

- Certificates of Insurance satisfactory in form to Grantor (ACCORD form or equivalent) shall be supplied to Grantor evidencing that the insurance with the specified conditions required in this Agreement is in force, and that the waivers of subrogation are in force.

- All insurance policies required to be maintained by Grantee hereunder shall be endorsed to provide for thirty days (30) prior written notice of cancellation for any reason, intended non-renewal, or reduction of coverage to the Grantor.

- The insurance coverages required of Grantee and each Accessing Party in this Agreement shall be primary and non-contributing with respect to any other insurance or self-insurance which may be maintained by Grantee or Accessing Party. All Liability Insurance policies shall contain Cross Liability coverage via a Separation of Insureds clause. The fact that Grantee has obtained the insurance required in this Agreement shall in no manner lessen nor affect Grantee's other obligations or liabilities set forth in this Agreement.

- Any deductibles or self-insured retentions must be declared to and approved by Grantor. Any self-insured retention or deductible amount on the policy shall not reduce the amount of collectible limits of liability.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

October 11, 2011

RECEIVED
OCT 14 2011
REAL ESTATE DIV.

John Updike
Real Estate Division
25 Van Ness Avenue, No. 400
San Francisco, CA 94102

RE: CASE NO. 2011.1063R
HUNTERS VIEW – CASHMERE PEDESTRIAN PATH

Dear Mr. Updike:

On September 19, 2011, the Department received your request for a General Plan Referral for a permanent public easement across a City-owned property to accommodate a newly designed pedestrian path from Cashmere Street to the head of the newly configured Wills Street as part of the revitalization of Hunters View housing development. The General Plan Referral is required by Section 4.105 of the Charter and Section 2A.53 of the Administrative Code. The project is, on balance, in conformity with the San Francisco General Plan, as described in the attached Case Report (Attachment 2).

Hunters View is located in the Bayview Hunters Point neighborhood, around the intersection of West Point Road and Middle Point Road, and contains (as its initial phase of development) Assessor's Block 4624, Lots 003, 004, 009; 4720, 027. The subject parcel 4720 / 006 fronts on Cashmere Street westward of the Hunters Point boundaries. The parcel would be used for a publicly accessible pedestrian path connecting the currently insular housing project to the Hunters Point Hill street network and the 54 Bus.

The Planning Commission approved the program for Hunters View on June 12, 2008 by Motion Number 17621, Case No. 2007.0168CTZ. This action was followed by Board of Supervisors approval on August 4, 2008 by Ordinance Number 00-08. On December 10, 2008, the Planning Department issued a General Plan Referral Letter finding that street vacation, tentative and final maps, and acceptance of facilities are in conformance with the General Plan. This General Plan Referral is for public easements and public improvements related to the Cashmere pedestrian path not included in the original General Plan Referral.

CONFORMITY WITH THE GENERAL PLAN

The Cashmere Street pedestrian path would require a public easement across Assessor's Block 4720 Lot 006 (the location of the Sojourner Truth School), as well as a minor easement across Lot 005 (the Jackie Robinson affordable housing).

The new pedestrian path would include a ramp from Cashmere down to the head of a newly configured Wills Street ramping roughly 250 feet long between elevations of 145 feet and 130 feet. It would feature landscaping ground cover, shrubs and trees, pedestrian lights and accessible hand rails. The project would include removing existing metal spiked fences on its north, and relocating a small section of existing fencing along the Sojourner Truth School playground, thereby removing a minor amount of square footage from within the daycare open space. Except for the portion being removed and replaced, the existing fencing around the playground is outside of the scope of the project .

On October 6, 2011 the Department determined that the project was evaluated in the Hunters View Redevelopment Project Environmental Impact Report (Case No. 2007.0168E), which was certified on June 12, 2008.

The project has been reviewed for consistency with the General Plan policies and with the Eight Priority Policies of the Planning Code Section 101.1 and the findings are attached (Attachment 2).

Sincerely,

John Rahaim
Director of Planning

Attachments:
1. General Plan Case Report
2. Planning Code Sec. 101.1(b) Priority Policies

cc M. Snyder

I:\Citywide\General Plan\General Plan Referrals\2011\2011.1063R Hunters View 1 Cashmere Street Ped Path.doc

RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 2
DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

OBJECTIVE 4:
PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

The project will include a new pedestrian pathway from the project site to the existing street and open space network.

URBAN DESIGN ELEMENT

OBJECTIVE 1:
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE AND A MEANS OF ORIENTATION.

POLICY 1.9
Increase the clarity of routes for travelers.

OBJECTIVE 4
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.4
Design walkways and parking facilities to minimize danger to pedestrians.

POLICY 4.12
Install, promote and maintain landscaping in public and private areas.

POLICY 4.13
Improve pedestrian areas by providing human scale and interest.

The pedestrian path will help further divide larger scale blocks into a more manageable scale that is more easy to navigate. The path will feature special paving at its landings, lighting to match lighting elsewhere on the site, and landscaping. Existing intimidating fencing will be removed. These elements will help tie the new neighborhood fabric into existing fabric as well as contribute to a sense of place for Hunters View and Hunters Point Hill.

GENERAL PLAN CASE REPORT: ATTACHMENT 1

RE: CASE NO. 2011.1063R
HUNTERS VIEW – CASHMERE STREET PEDESTRIAN PATH

STAFF REVIEWER: MAT SNYDER

GENERAL PLAN CONSIDERATIONS

General Plan Objectives, Policies, and Principles are in **bold font**, and staff comments are in *italic* font.

HOUSING ELEMENT

OBJECTIVE 1
IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.2
Focus housing growth and infrastructure-necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

POLICY 1.7
Consider public health objectives when designating and promoting housing development sites.

POLICY 1.10
Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 12 BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

POLICY 12.2
Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The Cashmere pedestrian path will help achieve these objectives and policies by putting in place infrastructure that will better enable residents, workers, and visitors get around more easily by biking, walking, and by using public transportation by providing greater connectivity between the development and existing street grid, including a direct path to the Muni Bus Route 54.

The proposal is ___X___ in conformity _____ not in conformity with the General Plan.

EIGHT PRIORITY POLICIES FINDINGS: ATTACHMENT 2

RE: CASE NO. 2011.1063R
HUNTERS VIEW – CASHMERE STREET PEDESTRIAN PATH

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. The project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses.

   Te proposed project will not affect neighborhood serving uses or opportunities for employment or ownership, because there are not any existing neighborhood serving retail uses on the project site.

2. The project would have no adverse effect on the City's housing stock or on neighborhood character.

   The pedestrian path would enhance neighborhood character by providing greater connectivity between a new street grid and an existing street grid. The Hunters View Housing project, which the path will serve, will provide upwards of 800 dwelling units.

3. The project would have no adverse effect on the City's supply of affordable housing.

   The pedestrian path will serve a development that includes one-to-one replacement of all existing affordable housing units, as well as the development of new rental and ownership affordable housing units.

4. The project would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking.

   The project would not impact roadway traffic or parking.

5. The project would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

   That project does not involve industrial or service sector land uses.

6. The project would have no averse affect the City's preparedness to protect against injury and loss of life in an earthquake.

   The project will create greater connectivity between the new Hunters View street grid and existing Hunters View Hill street grid. The path will be built to City standards.

7. The project would have no averse affect on landmarks or historic buildings.

   No historic structures on involved in this project.

8. The project would have no averse affect on parks and open space or their access to sunlight and vistas.

   The project does not involve existing parks or open space. The path will create greater connectivity to new open spaces being planned in conjunction with Hunters View.

I:\Citywide\General Plan\General Plan Referrals\2008\2007.0168R Hunters View 227 W. Point Road.doc