MISSION HOUSING
DEVELOPMENT CORPORATION

www.missionhousing.org

474 Valencia Street, Suite 280
San Francisco, CA 94103

415.864.6432
415.864.0378 fax
info@missionhousing.org

January 6, 2025

Subject: Application for Parcel Map Subdivision
1979 Mission Street

City and County Surveyor
Department of Public Works
Bureau of Street-Use & Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Dear Sir:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, I, the undersigned subdivider, or agent, hereby submit to you for your review and processing a proposed Parcel Map subdivision, together with the Parcel Map Application and Checklist and all applicable items, fees, documents and data checked thereon.

Sincerely yours,

Sam Moss, Executive Director

Attachment: Application Packet

D. Application For Parcel Map / Final Map Subdivision

Property Address: 1979 Mission Street

Assessor's Block: 3553 Lot Number(s): 052

For DPW-BSM use only
ID No.:

Owner:			
Name:	Mission Housing Development Corporation		
Address:	474 Valencia Street, Suite 280		
Phone:	415-864-6432	E-mail:	cmelgoza@missionhousing.org
Attorney's Information: (If Any)			
Name:			
Address:			
Phone:		E-mail:	
Surveyor preparing the subdivision map:			
Name:	Luk and Associates		
Address:	738 Alfred Nobel Drive, Hercules, CA		
Phone:	510-724-3388	E-mail:	jackie@lukassociates.com
Subdivider: (If different from owner)			
Name:			
Address:			

Existing number of lots: 1 Proposed number of lots: 3

This subdivision results in an airspace: ☑ No ☐ Yes (shown on Tentative Map)

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) Sam Moss
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 1/6/2025 Signed: _____

Date: _____ Signed: _____

E. Parcel Map / Final Map Subdivision Application Checklist

Check the following items enclosed where applicable:

Submitted per guidelines and in this order? Yes	No	Official Use Only:	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency? DPW	DCP	DBI **	Form No. (where applicable)
☑	☐	☐	1.	Three (3) electronic copies of Tentative Parcel Map [DPW copies: 1-BSM Mapping; 1-City Planning] **Note:** One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 8)	3	1	1	1*	
☐	☑	☐	2.	Three (3) electronic copies of Tentative Final Map [DPW copies: 1-BSM Mapping; 1-City Planning] **Note:** One additional copy will be required if project falls within the jurisdiction of SFRA. (see page 8)	3	1	1	1*	
☑	☐	☐	3.	Subdivision Fee ($ 14,072)	1	1			
☑	☐	☐	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
☑	☐	☐	5.	Grant Deeds and any other recorded documents for: [4] Subject Site and [4] Adjoiners	1	1			
☐	☑	☐	6.	Current 3R Report, see item number 6 page 9 for details	2	1	1		
☑	☐	☐	7.	Neighborhood notification package for Tentative Map decision: ☑ 300-Foot Radius Map; ☑ Address List; ☑ Envelopes	1	1			
☑	☐	☐	8.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] ☑ Front photo from the street looking at the property, including sidewalk without obstructions. ☑ Photo from left side showing property line and sidewalk fronting subject site. ☑ Photo from right side showing property line and sidewalk fronting subject site. ☑ Photo of rear of property.	2	1	1		
☑	☐	☐	9.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 1
☐	☑	☐	10.	Submit the following for review by Department of Building Inspection, if required. See page 9. — Completed Form Number 2.	1			1*	Form No. 2

**** Additional Copy To DBI – See Requirements Page 9, Item 10***

There should be 2 electronic folders submitted one for DPW and another for DCP both populated with the documents listed above. If the project is required to be reviewed by DBI then there should be another electronic folder submitted populated with the required electronic documents listed above.

GENERAL NOTES

1. OWNER/DEVELOPER: MISSION HOUSING DEVELOPMENT CORPORATION
474 VALENCIA STREET, SUIT 280
SAN FRANCISCO, CA 94103
(415) 864-6432

2. ENGINEER: LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CA 94547
JACKIE LUK PLS 8934
(510) 724-3388

3. ASSESSOR'S PARCEL NO.: LOT 052, BLOCK 3553

4. TOTAL LOT AREA: 1.316 ACRES (57,325 S.F.)

5. ZONING: CURRENT ZONING: NCT – MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT
PROPOSED ZONING: NCT – MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT

6. FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE "X" (NON-SHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0602980118A, EFFECTIVE DATE MARCH 23, 2021.

NOTES

1. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

2. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
WATER: CITY AND COUNTY OF SAN FRANCISCO
ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY

3. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY

4. THE LANDS SURVEYED, SHOWN AND DESCRIBED ARE THE SAME LANDS DESCRIBED OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT, ORDER NO. 0227030196-MN, EFFECTIVE DATE AUGUST 28, 2024

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY

6. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.

7. THE PROPERTY HAS ACCESS TO AND FROM MISSION STREET, A PUBLIC RIGHT OF WAY, 16TH STREET, A PUBLIC RIGHT OF WAY, AND CAPP STREET, A PUBLIC RIGHT OF WAY

8. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

9. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.

REFERENCES

(1) MONUMENT MAP NO. 261 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(2) MONUMENT MAP NO. 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(3) MONUMENT MAP NO. 259 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(4) HISTORIC FIELD NOTES INDEX NUMBER 3547, ORDER NUMBER 10142M, DATED 9-7-33 AND ON FILE AS 3547-10142M-09-07-33, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(5) MONUMENT MAP OF THE DISTRICT BOUNDED BY POTRERO AVENUE, DOLORES STREET, FOURTEENTH STREET AND ARMY STREET, DATED JANUARY 1935 AND ON FILE AS W-8-10, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(6) HISTORIC BLOCK DIAGRAM OF MISSION BLOCK 34, SHOWING A DATE OF JUNE 6, 1910.
(7) FINAL MAP 3884, BOOK 98 OF CONDOMINIUM MAPS, PAGES 193-195, FILED 1/24/2007, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
(8)

BASIS OF SURVEY

BASIS OF SURVEY IS THE MONUMENT LINE ON 16TH STREET BETWEEN GUERRERO AND SHOTWELL STREETS AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 261 AND 259, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK

BENCHMARK BOX 4, BOOK 492, PAGE 19, BEING LETTER "O" IN "OPEN" TOP HPFS HYDRANT LOCATED AT THE INTERSECTION OF 16TH STREET AND MISSION STREET (NE CORNER). ELEVATION = 24.083 FEET, OLD HISTORIC SAN FRANCISCO CITY DATUM (SFCD).

FIELD SURVEY COMPLETION

DATE OF FIELD SURVEY: SEPTEMBER 18, 19, 27, OCTOBER 2, 8, 11, AND NOVEMBER 7, 2024 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

DATE JANUARY 27, 2025

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWEN LUK
LS 8934
STATE OF CALIFORNIA

VICINITY MAP
NO SCALE

SHEET INDEX

1. GENERAL NOTES AND VICINITY MAP
2. BOUNDARY SURVEY
3. TOPOGRAPHIC SURVEY
4. TOPOGRAPHIC SURVEY
5. TOPOGRAPHIC SURVEY

TENTATIVE PARCEL MAP _____

A 3-LOT SUBDIVISION

1979 MISSION STREET

BEING A PORTION OF MISSION BLOCK NO. 34.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SCALE: AS NOTED JANUARY 2025

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

TENTATIVE PARCEL MAP

A 3-LOT SUBDIVISION

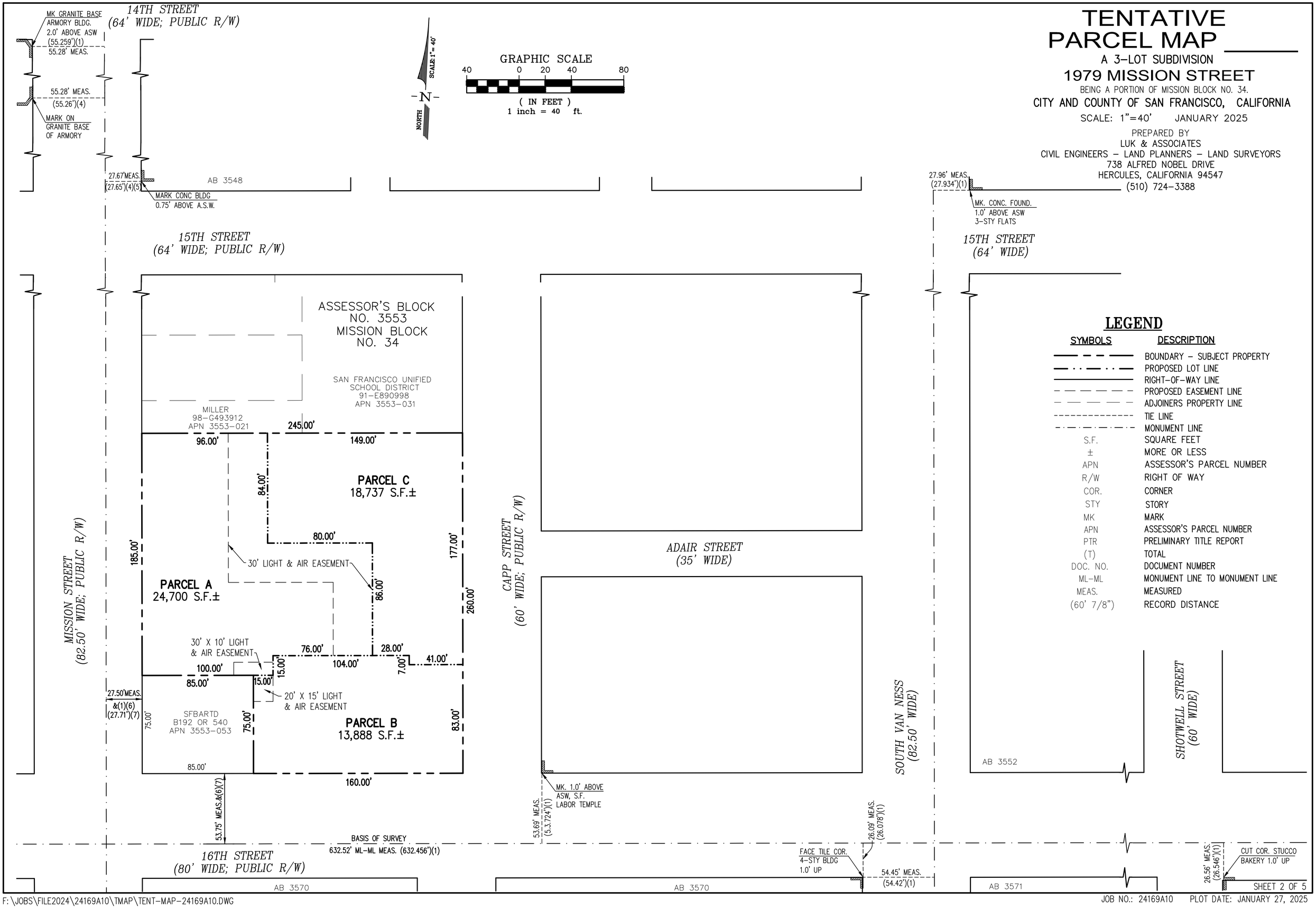
1979 MISSION STREET

BEING A PORTION OF MISSION BLOCK NO. 34.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SCALE: 1"=40' JANUARY 2025

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	PROPOSED LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	ADJOINERS PROPERTY LINE
	TIE LINE
	MONUMENT LINE
S.F.	SQUARE FEET
±	MORE OR LESS
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
COR.	CORNER
STY	STORY
MK	MARK
APN	ASSESSOR'S PARCEL NUMBER
PTR	PRELIMINARY TITLE REPORT
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
ML-ML	MONUMENT LINE TO MONUMENT LINE
MEAS.	MEASURED
(60' 7/8")	RECORD DISTANCE

TENTATIVE PARCEL MAP

A 3-LOT SUBDIVISION

1979 MISSION STREET

BEING A PORTION OF MISSION BLOCK NO. 34.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

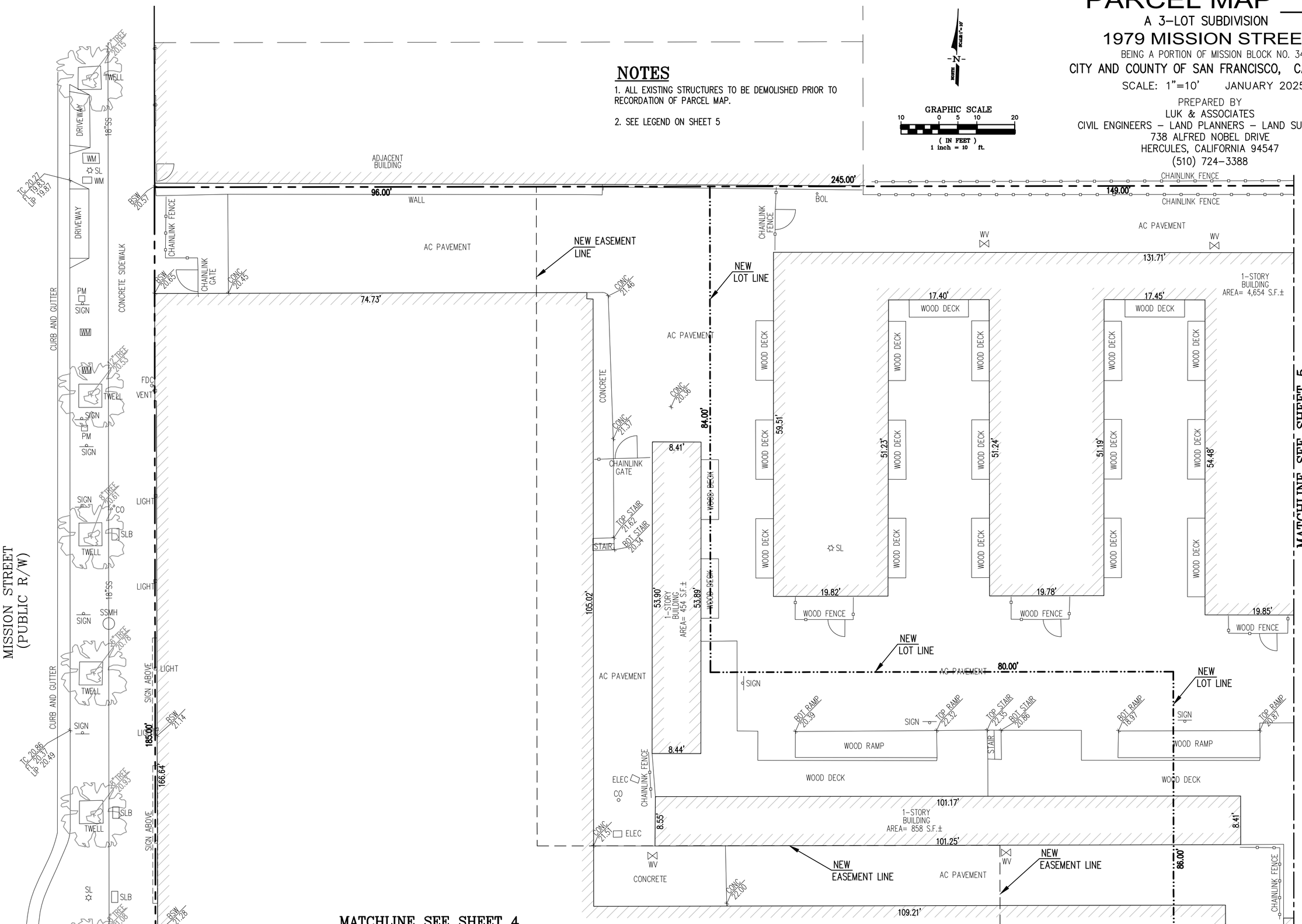
SCALE: 1"=10' JANUARY 2025

PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

NOTES

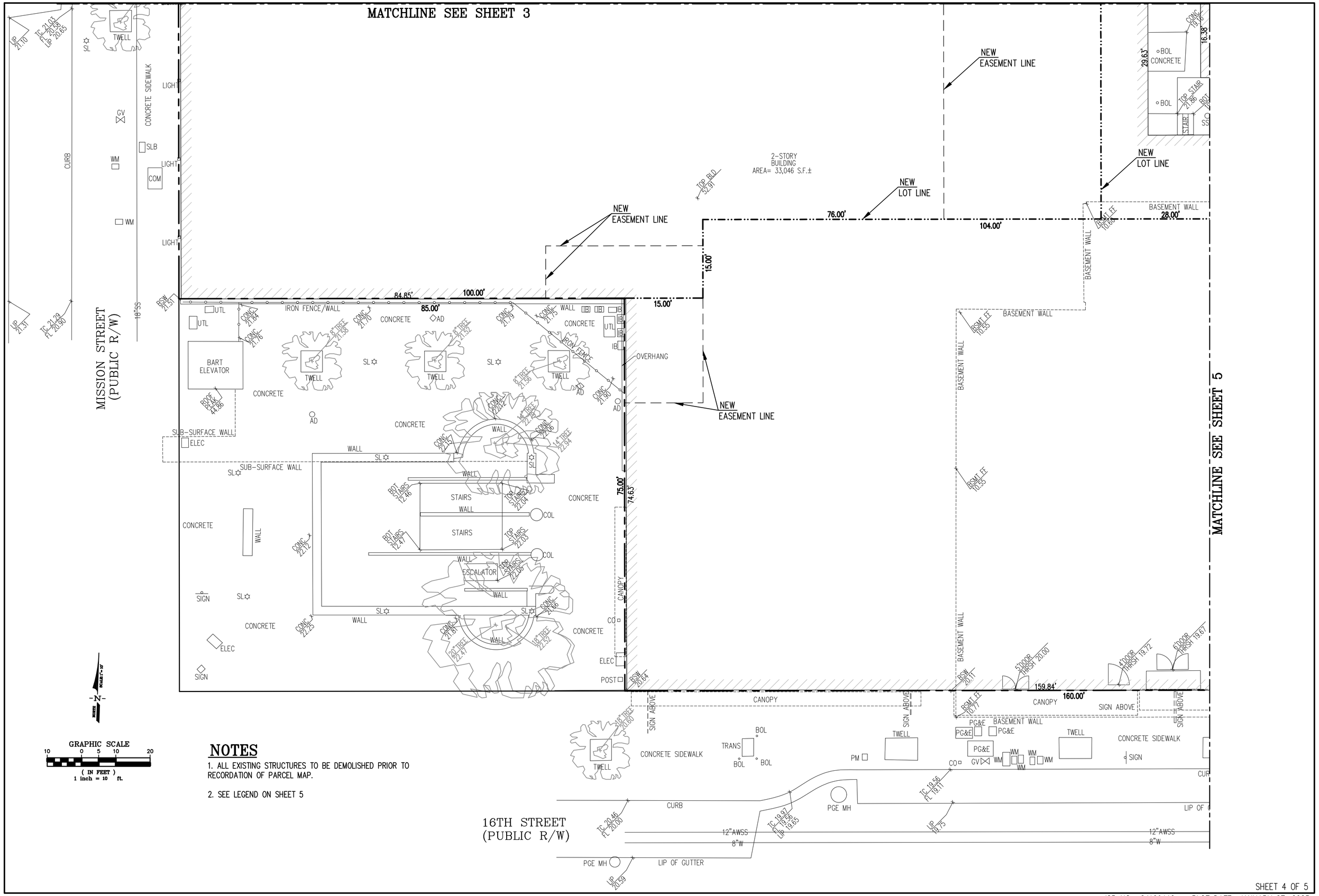
1. ALL EXISTING STRUCTURES TO BE DEMOLISHED PRIOR TO RECORDATION OF PARCEL MAP.

2. SEE LEGEND ON SHEET 5



F:\JOBS\FILE2024\24169A10\TMAP\TENT-MAP-24169A10.DWG

JOB NO.: 24169A10 PLOT DATE: JANUARY 27, 2025



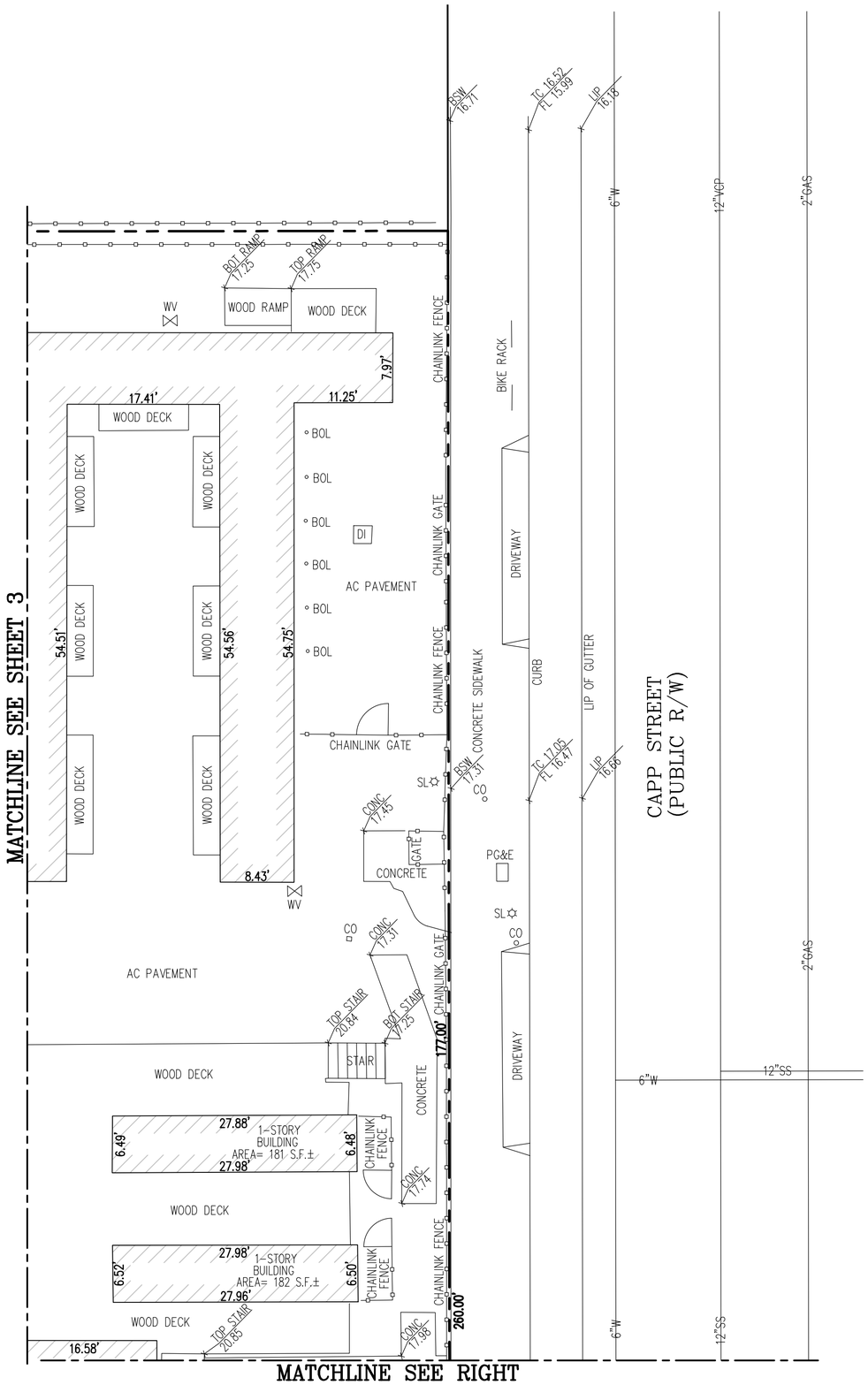
NOTES

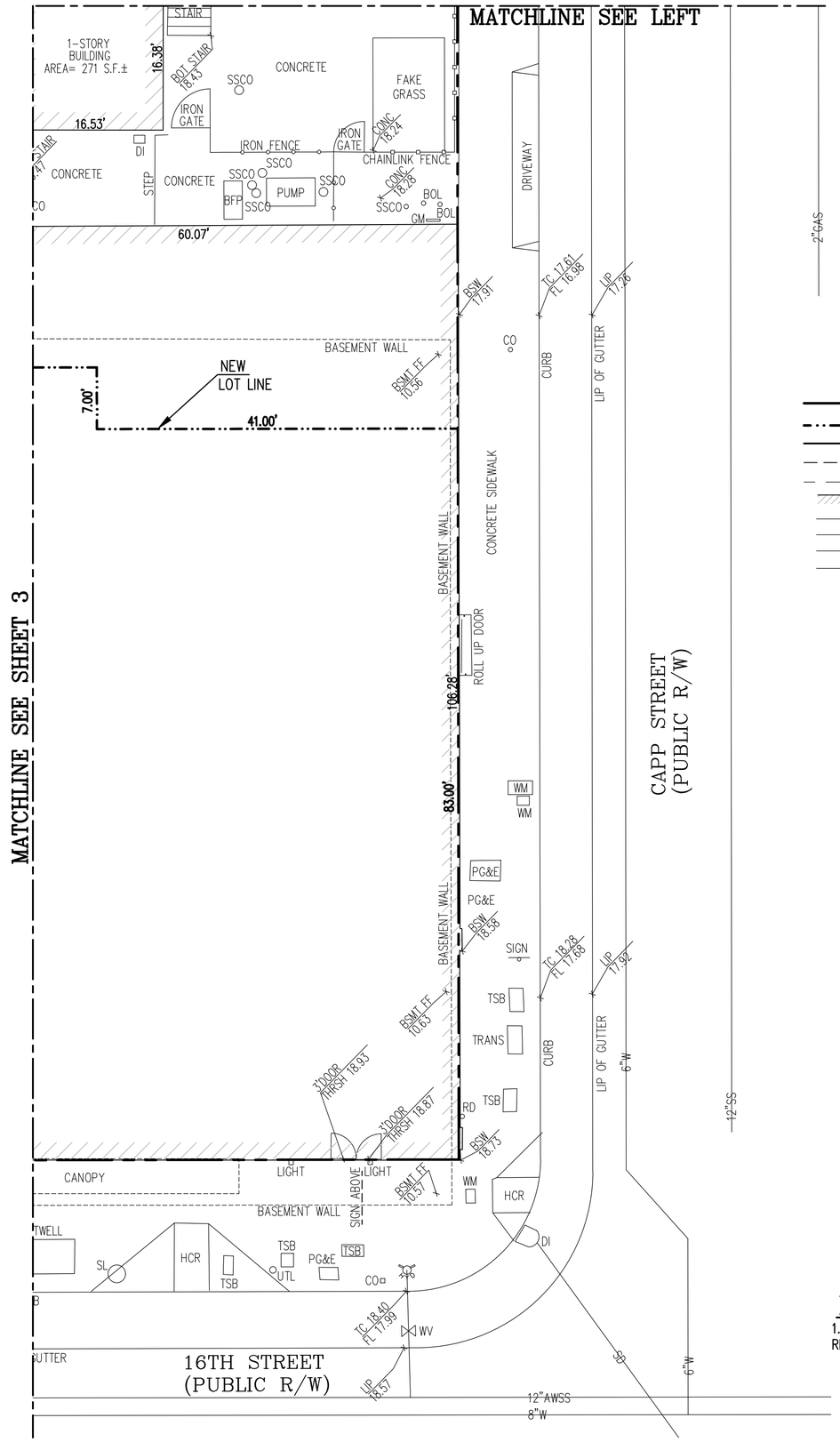
1. ALL EXISTING STRUCTURES TO BE DEMOLISHED PRIOR TO RECORDATION OF PARCEL MAP.

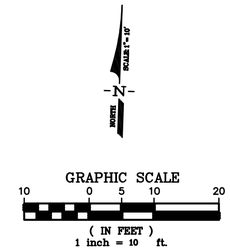
2. SEE LEGEND ON SHEET 5

F:\JOBS\FILE2024\24169A10\TMAP\TENT-MAP-24169A10.DWG

JOB NO.: 24169A10 PLOT DATE: JANUARY 27, 2025







LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	PROPOSED LOT LINE
	RIGHT-OF-WAY LINE
	PROPOSED EASEMENT LINE
	ADJOINERS PROPERTY LINE
	BUILDING LINE
W	WATER LINE
GAS	GAS LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
BOL	BOLLARD
DI	DRAIN INLET
SL	STREET LIGHT
CO	CLEANOUT
WV	WATER VALVE
ELEC	ELECTRIC BOX
SSCO	SANITARY SEWER CLEANOUT
BFP	BACKFLOW PREVENTER
GM	GAS METER
WM	WATER METER
TWELL	TREE WELL
PM	PARKING METER
FDC	FIRE DEPARTMENT CONNECTION
SLB	STREET LIGHT BOX
COM	COMMUNICATIONS BOX
TRANS	TRANSFORMER
MH	MANHOLE
HCR	HANDICAP RAMP
RD	ROOF DRAIN
TSB	TRAFFIC SIGNAL BOX
UTL	UTILITY BOX
ADJ	ADJACENT
BLDG	BUILDING
PL	PROPERTY LINE
AD	AREA DRAIN
THRSH 65.60	THRESHOLD ELEVATION
CONC 65.60	TOP OF CONCRETE ELEVATION
TC 65.64	TOP OF CURB ELEVATION
FL 65.64	FLOW LINE ELEVATION
LIP 65.64	LIP OF GUTTER ELEVATION
BSMT FF 65.64	BASEMENT FINISHED FLOOR ELEVATION
	TREE

NOTE

1. ALL EXISTING STRUCTURES TO BE DEMOLISHED PRIOR TO RECORDATION OF PARCEL MAP.

ORDER NO. : 0227030196

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point of intersection of the northerly line of 16th Street with the easterly line of Mission Street; running thence easterly along said line of 16th Street 245 feet to the westerly line of Capp Street; thence at a right angle northerly along said line of Capp Street 260 feet; thence at a right angle westerly 245 feet to the said easterly line of Mission Street; thence at a right angle southerly along said line of Mission Street 260 feet to the point of beginning.

Being a portion of Mission Block No. 34. excepting therefrom the lands as described in the Deed dated October 4, 1967, from Henry Investment Company, a corporation, to the San Francisco Bay Area Rapid Transit District, Recorded November 13, 1967, in Book B192, Page 540, Series No. 026621, of Official Records in the Office of the Recorder the City and County of San Francisco, State of California, Described as Follows:

Beginning at the point of intersection of the northerly line of 16th Street with the easterly line of Mission Street; thence easterly along said line of 16th Street 85.00 (84.99) feet; thence leaving said line of 16th Street, at a right angle northerly 75.00 (75.00) feet; thence at a right angle westerly 85.00 (84.99) feet the aforesaid line of Mission Street; thence at a right angle southerly along said easterly line 75.00 feet to the point of beginning.

Being a portion of Mission Block No. 34.

Assessor's Lot 052; Block 3553

OLD REPUBLIC
TITLE COMPANY

275 Battery Street, Suite 1500
San Francisco, CA 94111
(415) 397-0500 Fax: (415) 397-0199

PRELIMINARY REPORT

Our Order Number 0227030196-MN

MISSION HOUSING DEVEMOPMENT
CORPORATION
474 Valencia Street #280
San Francisco, CA

Attention: JOHN LOVELL

When Replying Please Contact:

Martha Nakagawa
MNakagawa@ortc.com
(415) 397-0500

Property Address:

1979 Mission Street, San Francisco, CA 94103

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of August 28, 2024, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy of Title Insurance - 2021. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

City and County of San Francisco, a municipal corporation

The land referred to in this Report is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point of intersection of the northerly line of 16th Street with the easterly line of Mission Street; running thence easterly along said line of 16th Street 245 feet to the westerly line of Capp Street; thence at a right angle northerly along said line of Capp Street 260 feet; thence at a right angle westerly 245 feet to the said easterly line of Mission Street; thence at a right angle southerly along said line of Mission Street 260 feet to the point of beginning.

Being a portion of Mission Block No. 34. excepting therefrom the lands as described in the Deed dated October 4, 1967, from Henry Investment Company, a corporation, to the San Francisco Bay Area Rapid Transit District, Recorded November 13, 1967, in Book B192, Page 540, Series No. 026621, of Official Records in the Office of the Recorder the City and County of San Francisco, State of California, Described as Follows:

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Being a portion of Mission Block No. 34.

Assessor's Lot 052; Block 3553

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2024 - 2025, as follows:

Assessor's Parcel No	:	LOT 052 BLOCK 3553
Bill No.	:	20230460581
1st Installment	:	NOT Marked Paid
2nd Installment	:	NOT Marked Paid

NO TAXES DUE

2. Taxes and assessments, general and special, are currently not assessed because of a statutory exemption. Should the statutory exemption change, taxes may be levied against the land.

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. The herein described property lying within the proposed boundaries of the City and County of San Francisco Special Tax District No. 2009-1 (San Francisco Sustainable Financing), as follows:

District No.	:	2009-1
For	:	San Francisco Sustainable Financing
Disclosed by	:	Map filed December 7, 2009, in Book 1 of Maps of Assessment and Community Facilities Districts, Page 33.

5. The herein described property lying within the proposed boundaries of a Community Facilities District, as follows:

District No	:	California Home Finance Authority Community Facilities District No. 2014-1
For	:	Clean Energy
Disclosed By	:	Assessment/CFD Map
Recorded	:	February 14, 2018 in Book 001 of Official Records, Page 118 under Recorder's Serial Number 2018-K578326-00

Further information may be obtained by contacting:
Y Green
(877)819-4736

6. Terms and provisions as contained in an instrument,

Entitled	:	Notice of Special Restrictions Under The City Planning Code
Executed By	:	Bruce C. Jang and Elaine C. Jang
Dated	:	October 19, 1988
Recorded	:	October 20, 1988 in Book E707 of Official Records, Page 922 under Recorder's Serial Number E261960

7. Terms and provisions as contained in an instrument,

Entitled	:	Notice of Special Restrictions Under The City Planning Code
Executed By	:	Bruce C. Jang and Elaine C. Jang
Dated	:	November 1, 1994
Recorded	:	November 10, 1994 in Reel G256 of Official Records, Image 0610 under Recorder's Serial Number 94--F710798-00

8. Notice of Lien as follows:

By	:	City and County of San Francisco
Against	:	1979 Mission Street Lot 052 Block 3553
For	:	Resolution No. 168-17 Report of Assessment Costs - Blighted Properties
Amount	:	$336.00
Dated	:	May 19, 2017
Recorded	:	May 25, 2017 in Official Records under Recorder's Serial Number 2017-K456025-00
Their Reference	:	180860

9. Rights and claims of parties in possession.

10. Any unrecorded and subsisting leases.

11. The requirement that the Company be provided with a copy of the "rent roll" and “tenant estoppel certificates” for its review.

    The Company may have different and/or additional requirements after its review.

12. Rights of tenants in possession as tenants only under unrecorded leases.

13. Any claim of lien for services, labor or material arising from an improvement or work under construction or completed at the date hereof.

14. NOTE: The ALTA loan policy to be issued after completion of improvements may include Endorsement CLTA No. 100, insofar as such endorsement relates to matters shown in this report, provided there then exist (1) no violation of covenants, conditions and restrictions, and (2) no encroachment of improvements upon easements.

    We will inform you at such time as our physical inspection and/or other investigation is complete.

15. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

16. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).

---------- Informational Notes ----------

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 2.3.

B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and said land is unimproved. Said vacant land is known as: 1979 Mission Street, San Francisco CA 94103

The ALTA loan policy, when issued, will contain the CLTA Modified 100 (TIM-52) and Modified 116 (TIM-58) endorsements. The referenced modifications to both endorsements delete only non-applicable coverage relating to improvements located upon said land.

Unless shown elsewhere in the body of this report, there appears of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled	:	Grant Deed
By/From	:	Maximus-BP 1979 Mission Street LLC, a Delaware limited liability company
To	:	City and County of San Francisco, a municipal corporation
Dated	:	February 11, 2022
Recorded	:	March 2, 2022 in Official Records under Recorder's Serial Number 2022022160

NOTE:

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a "Restrictive Covenant Modification" form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the "Restrictive Covenant Modification" ("RCM") form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder's Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder's Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder's Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder's Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder's Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The "Restrictive Covenant Modification" form is linked below:

Restrictive Covenant Modification form

Exhibit I

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE – 2021

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.

   b. any governmental forfeiture, police, regulatory, or national security power.

   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.

7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.

8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.

9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE – 2021
(Continued)

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Loan Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Updated 1/1/2024

OLD REPUBLIC TITLE

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company
Old Republic Title Company	Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.
Republic Abstract & Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

Updated: January 1, 2024

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:
Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information or lawfully obtained, truthful information that is a matter of public concern, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties to whom the information has been disclosed, if any.

Category	**Examples**	**Sources**	**Business Purpose for Collection**	**Categories of Third Parties with Whom Information is Shared**
Identifiers	Real name, alias, postal address, unique personal identifier, online	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or	Service providers associated with the transaction for a business

	identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers Social security number, driver's license number, passport number are collected	Title Agents associated with the transaction	complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records. Social security number, driver's license number or state identification card number, passport number, bank account number, citizenship, immigration status are collected			
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other	Service providers associated with the transaction for a business purpose

	status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information). Marital status, sex, physical disability, citizenship is collected	associated with the transaction	audit or operational purposes.	
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents,	Not Disclosed

			protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	

What Personal Information We Disclose and Why We Disclose It

The CCPA requires us to tell you what categories of personal information we “sell”, “share” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA. When it is necessary for a business purpose, we may disclose your personal information with a service provider or contractor, and we enter into a contract with the service provider or contractor that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	**Examples**	**Business Purpose for Disclosure**	**Categories of Third Parties with Whom Information is Shared**
Identifiers (Including social security number, driver’s license number,	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against	Service providers associated with the transaction for a business purpose

and passport number)		malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e)) (Including Social security number, driver's license number or state identification card number, passport number, bank account number, citizenship, and immigration status)	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Characteristics of protected classifications under California or federal law (Including marital status, sex, citizenship, and physical disability)	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic	Browsing history, search history, information about a consumer's interaction with a	To provide access to certain online services. To	Not Disclosed

network activity	website, application, or advertisement.	understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Our Retention of Your Personal Information

The length of time that we retain personal information largely depends upon the purpose for which the information was collected rather than the category of the information as set forth in this Notice. When establishing retention periods, we consider applicable statutes of limitation and legal and regulatory requirements and guidelines. Personal information is generally retained for periods of time that permit the company to meet its legal and regulatory obligations.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected, the purposes for which the categories of personal information will be used, and whether that information is sold or shared.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the categories of sources for the personal information we collected about you, 3) our business or commercial purpose for collecting, selling or sharing your personal information, 4) the categories of third parties to whom we disclose your personal information, 5) the specific pieces of information we have collected about you, 6) the categories of personal

	information disclosed about you for a business purpose and the categories of persons to whom your personal information was disclosed for a business purpose, and 7) if we sold or shared personal information, the categories of personal information sold or shared and the categories of third parties to whom it was sold or shared.
Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers and contractors to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Help to ensure security and integrity to the extent the use of your personal information is reasonably necessary and proportionate to that purpose. Debug to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research that conforms or adheres to all other applicable ethics and privacy laws, when the information's deletion is likely to render impossible or seriously impair the research's completion, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us and compatible with the context in which you provided the information. • Comply with a legal obligation. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Correct	You have the right to request that we correct inaccurate personal information about you, taking into account the nature of the personal information and the purposes of the processing of the personal information. After we receive and verify your request, we will use commercially reasonable efforts to correct the inaccurate personal information as directed by you.
Opt-Out of Sale or Sharing	With some limitations, you may direct a business that sells or shares personal information to third parties not to sell or share the personal information to these third parties. A business may not sell or share the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.

Opt-In to Sale or Sharing	
Limit Use of Sensitive Personal Information	You may direct a business to limit the use of your sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations.
Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale or Sharing of Your Personal Information

The CCPA gives consumers the right to direct a business that sells or shares personal information about the consumer to third parties not to sell or share the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA. We do not share your personal information as that term is defined in the CCPA.

To Limit the Use of Sensitive Personal Information

The CCPA gives consumers the right to direct a business to limit the use of the consumer's sensitive personal information to that use which is necessary to perform the services or provide the goods reasonably expected by an average consumer who requests those goods or services and certain other limited uses as described in the CCPA and applicable regulations. We do not use or disclose sensitive personal information for purposes other than those purposes specified in Section 7027, subsection (m) of the California Consumer Privacy Act Regulations. If we begin using or disclosing your sensitive personal information outside of those purposes, then we will provide you with the option to limit our use or disclosure through a clear and conspicuous link on our internet homepage.

To Request Access to, Correction or Deletion of Your Personal Information

To exercise your access, correction or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website https://ccpa.oldrepublictitle.com .

Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us or send your written request to: CCPA@oldrepublictitle.com, 1-855-557-8437, or 3000 Bayport Drive, Suite 1000 Tampa FL 33707

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BOOK B192 PAGE 540 341

TITLE GUARANTEE & TRUST CO.

When Recorded Mail To:

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

Attn: Division Engrg.

San Francisco 94105

1967 NOV 13 PM 2:32

SAN FRANCISCO, CALIF.

MARTIN MOSKOVITZ

REC. Official

026621

TI # 908556

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NUMBER

G-M708

GRANT DEED

HENRY INVESTMENT COMPANY,

[redacted]

a corporation organized and existing under and by virtue of the laws of the State of California, does hereby GRANT to the SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT all that real property in the San Francisco County of San Francisco State of California, described as:

BEGINNING at a point formed by the intersection of the northerly line of Sixteenth Street with the westerly line of Mission Street; thence, easterly along said line of Sixteenth Street 85.00 (84.99) feet; thence, leaving said line of Sixteenth Street, at a right angle northerly 75.00 (75.00) feet; thence, at a right angle westerly 85.00 (84.99) feet to the aforesaid line of Mission Street; thence, at a right angle southerly, along said easterly line, 75.00 (75.00) feet to the Point of Beginning.

BEING a part of Mission Block Number 34.

CONTAINING 6,375 square feet more or less.

BEARINGS shown in the above description are based on California Coordinate System, Zone III. Distances shown are ground distances, multiply by 1.9999240 to obtain grid distances shown thus (00.00).

CERTIFICATE OF ACCEPTANCE GOVERNMENT CODE SEC. 27281

Together with the underlying fee interest, if any, appurtenant to the above described parcels in and to any adjoining streets, alleys, and public ways or railroad rights of way.

[redacted]

Description A X

FORM 3103 W

CORPORATION

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It is the present intention of the grantee to construct and maintain a rapid transit facility on lands hereby conveyed and the grantor, for itself, its successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping operation, or maintenance of said facility.

When Recorded Mail To:

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

San Francisco 94103

IN WITNESS WHEREOF said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed thereunto this 4th day of October, 19 67.

HENRY INVESTMENT COMPANY, A CORPORATION

By [illegible]

GRANT DEED

HENRY INVESTMENT COMPANY,

STATE OF CALIFORNIA

City & County of San Francisco } ss.

On this 4th day of October, 19 67, before me, the undersigned, a Notary Public in and for said City and County, personally appeared AUGUSTUS TAYLOR, JR.,

known to me to be the President, and E. MISS RUCKER,

known to me to be the Secretary

of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and official seal.

THEODORA L. WONG
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF
SAN FRANCISCO

Theodora L. Wong (Seal)

THEODORA L. WONG

Name (Typed or Printed)
Notary Public in and for Said County and State

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

This is To Certify that the interest in real property conveyed by the foregoing deed or grant to the San Francisco Bay Area Rapid Transit District is hereby accepted by the undersigned on behalf of the San Francisco Bay Area Rapid Transit District pursuant to authority conferred by resolution of the Board of Directors of the San Francisco Bay Area Rapid Transit District [illegible] 291 adopted on October [illegible]

Dated this 13th [illegible]

89 Order No.
Escrow No. U287523
Loan No.

WHEN RECORDED MAIL TO:

ELIZABETH A. MILLER, Trustee
1837 Church St., #A
San Francisco, CA 94131

San Francisco Co Assessor-Recorder
Doris M. Ward, Assessor-Recorder

DOC - 98-G493912-00
Acct 3-FIRST AMERICAN Title Company
Thursday, DEC 31, 1998 08:00:00
REC $6.00|PAG $2.00|MIC $1.00
STP $1.00|TX2$3,366.00|
Ttl Pd $3,376.00 Nbr-0001082276
REEL H292 IMAGE 0153 ota/FT/1-2

DOCUMENTARY TRANSFER TAX $ 3,366.00

X Computed on the consideration or value of property conveyed; OR
___Computed on the consideration or value less liens or encumbrances remaining at time of sale.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax – Firm Name

Block 3563 Lot 21

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bryan Kwok-Shun Yam and Agnes Ting-Kwan Wong, husband and wife, and Chong Keong Kan and Anne Marie Kan, husband and wife

hereby GRANT(S) to

ELIZABETH A. MILLER, Trustee of the Elizabeth A. Miller Trust

the real property in the City of **San Francisco**
County of **San Francisco**, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated December 24, 1998

Bryan Kwok-Shun Yam by his attorney in fact
Bryan Kwok-Shun Yam

Agnes Ting-Kwan Wong by her attorney in fact
Agnes Ting-Kwan Wong

Chong Keong Kan by his attorney in fact
Chong Keong Kan

Anne Marie Kan by her attorney in fact
Anne Marie Kan

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)ss.

On December 24, 1998 before me, K.M. Rassi

personally appeared Diana K. Lee

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

K. M. RASSI
Comm #1144029
NOTARY PUBLIC CALIFORNIA
City & County of San Francisco
Comm. Exp July 18, 2001

(This area for official notarial seal)

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

1002-SM (1/94)

Ord No. U-287523-KMR

G493912

The property in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the easterly line of Mission Street, distant thereon 260 feet northerly from the northerly line of 16th Street; running thence northerly along said line of Mission Street 25 feet; thence at a right angle easterly 122 feet 6 inches; thence at a right angle southerly 25 feet; thence at a right angle westerly 122 feet 6 inches to the point of beginning.

BEING part of Mission Block No. 34.

EXHIBIT "A"

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

SAN FRANCISCO RECORDER'S OFFICE
Doris Tichenor, Recorder
DOC - E890998
REAL ESTATE
RECORDED APRIL 17, 1991 03:58:46PM
REEL F356 IMAGE 0677

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The City and County of San Francisco, a municipal corporation, the first party, pursuant to Ordinance No. 364-90, adopted by its Board of Supervisors on October 29, 1990, and approved by the Mayor on November 6, 1990, hereby quitclaims to the San Francisco Unified School District, a political subdivision of the State of California, the second party, the following described real property situated in the City and County of San Francisco, State of California

(Attached are the descriptions for 24 schools)

In Witness Whereof, the said first party has executed this conveyance this 10TH day of April, 1991.

APPROVED:

Director of Property

APPROVED AS TO FORM:
LOUISE H. RENNE, City Attorney

By Deputy City Attorney

CITY AND COUNTY OF SAN FRANCISCO
a municipal corporation

Mayor

Clerk of the Board of Supervisors

Description Checked and Approved:

By

2665

DOCUMENTARY TRANSFER TAX $ 0
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
AT TIME OF SALE

E890998

Alamo School, 250 - 23rd Avenue, Block 1411, Lot 5

Beginning at a point on the Easterly line of 23rd Avenue, distant thereon 175 feet Southerly from the Southerly line of California Street; running thence Southerly along said Easterly line of 23rd Avenue 300 feet; thence at a right angle Easterly 120 feet; thence at a right angle Northerly 50 feet; thence at a right angle Easterly 120 feet to the Westerly line of 22nd Avenue; thence at a right angle Northerly 200 feet along said Westerly line of 22nd Avenue; thence at a right angle Westerly 120 feet; thence at a right angle Northerly 50 feet; thence at a right angle Westerly 120 feet to the Point of Beginning.

Being all of Lot 5 in Assessor's Block Number 1411

(2472/kb)

E890998

Bryant School, 1050 York Street, Block 4151, Lots 6, 7 and 8

Beginning at a point on the Easterly line of Bryant Street, distant thereon 185 feet Southerly from the Southerly line of 22nd Street; running thence Southerly along said Easterly line of Bryant Street 150 feet; thence at a right angle Easterly 100 feet; thence at a right angle Southerly 69 feet; thence at a right angle Easterly 100 feet to a point on the Westerly line of York Street; thence at a right angle Northerly 219 feet along the said Westerly line of York Street; thence at a right angle Westerly 200 feet to the Point of Beginning.

Being all of Lots 6, 7 and 8 in Assessor's Block Number 4151.

(2472/kb)

E890998

Dr. Wm. Cobb School, 2725 California Street, Block 1027, Lot 22

Beginning at the intersection of the Southerly line of California Street with the Westerly line of Scott Street; running thence Westerly along said Southerly line of California Street 275 feet; thence at a right angle Southerly 275 feet; to a point on the Northerly line of Pine Street; thence at a right angle Easterly along said Northerly line of Pine Street 137.5 feet; thence at a right angle Northerly 137.5 feet; thence at a right angle Easterly 137.5 feet to a point on the Westerly line of Scott Street; thence at a right angle Northerly along said Westerly line of Scott Street 137.5 feet to the Point of Beginning.

Being all of Lot 22 in Assessor's Block Number 22

(2472/kb)

E890998

Francis Scott Key School Annex, 1351 - 42nd Avenue, Block 1797, Lot 7

Beginning at a point on the Westerly line of 42nd Avenue, distant thereon 125 feet Northerly from the Northerly line of Judah Street; thence at a right angle Westerly 240 feet to a point on the Easterly line of 43rd Avenue; thence at a right angle Northerly along said Easterly line of 43rd Avenue 250 feet; thence at a right angle Easterly 240 feet to a point on the Westerly line of 42nd Avenue; thence at a right angle Southerly along said Westerly line of 42nd Avenue 250 feet to the Point of Beginning.

Being all of Lot 7 in Assessor's Block Number 1797

(2472/kb)

E890998

Frank McCoppin School, 621 - 6th Avenue, Block 1638, Lot 9

Beginning at a point on the Westerly line of 6th Avenue, distant thereon 200 feet Southerly from the Southerly line of Balboa Street; running thence Southerly along said Westerly line of 6th Avenue 175 feet; thence at a right angle Westerly 240 feet to a point on the Easterly line of 7th Avenue; thence at a right angle Northerly along said Easterly line of 7th Avenue 175 feet; thence at a right angle Easterly 240 feet to the Point of Beginning.

Being all of lot 9 in Assessor's Block Number 1638

(2472/kb)

E890998

George Peabody School, 251 - 6th Avenue, Block 1427, Lot 10

Beginning at a point on the Westerly line of 6th Avenue, distant thereon 225 feet Southerly from the Southerly line of California Street; running thence Southerly along said Westerly line of 6th Avenue 150 feet; thence at a right angle Westerly 240 feet to a point on the Easterly line of 7th Avenue; thence at a right angle Northerly along said Easterly line of 7th Avenue 150 feet; thence at a right angle Easterly 240 feet to the Point of Beginning.

Being all of Lot 10 in Assessor's Block Number 1427

(2472/kb)

E890998

Irving M. Scott School, 1060 Tennessee Street, Block 4107, Lot 6

Beginning at a point on the Westerly line of Tennessee Street, distant thereon 141.5 feet Northerly from the Northerly line of 22nd Street; running thence Northerly along said Westerly line of Tennessee Street 150 feet; thence at a right angle Westerly 200 feet to a point on the Easterly line of Minnesota Street; thence at a right angle Southerly along said Easterly line of Minnesota Street 150 feet; thence at a right angle Easterly 200 feet to the Point of Beginning.

Being all of Lot 6 in Assessor's Block Number 4107

(2472/kb)

E890998

Jefferson School, 1725 Irving Street, Block 1773, Lot 1 (portion)

Beginning at the intersection of the Easterly line of 19th Avenue with the Southerly line of Irving Street; running thence Southerly along said Easterly line of 19th Avenue 375 feet; thence at a right angle Easterly 240 feet to a point on the Westerly line of 18th Avenue 375 feet South of the Southerly line of Irving Street; thence at a right angle Northerly 275 feet along said Westerly line of 18th Avenue; thence at a right angle Westerly 75 feet; thence at a right angle Northerly 100 feet to a point on the Southerly line of Irving Street; thence at a right angle Westerly along said Southerly line of Irving Street 165 feet to the Point of Beginning.

Being a portion of Lot 1 in Assessor's Block Number 1773

(2472/kb)

E890998

John Swett School, 727 Golden Gate Avenue, Block 768, Lot 15

Beginning at a point on the Southerly line of Golden Gate Avenue, distant thereon 57.5 feet from the Easterly line of Gough Street; running thence Easterly along said Southerly line of Golden Gate Avenue 217.5 feet; thence at a right angle Southerly 178.34 feet to a point 96.66 feet North of the Northerly line of McAllister Street; thence deflecting 45° to the right from the preceding course a distance of 111.98 feet to a point on the Northerly line of McAllister Street 218.46 feet East of the Easterly line of Gough Street; thence deflecting 45° to the right from the preceding course along said Northerly line of McAllister Street 108.46 feet to a point on the Northerly line of McAllister Street 110 feet East of the Easterly line of Gough Street; thence at a right angle Northerly 155 feet; thence at a right angle Westerly 32.5 feet; thence at a right angle Northerly 120 feet to the Point of Beginning.

Being all of Lot 15 in Assessor's Block Number 768

(2472/kb)

E890998

Laguna Honda School, 1350 - 7th Avenue, Block 1741, Lot 40

Beginning at a point on the Easterly line of 7th Avenue, distant thereon 125 feet Southerly from the Southerly line of Irving Street; running thence Southerly along said Easterly line of 7th Avenue 250 feet; thence at a right angle Easterly 240 feet to a point on the Westerly line of 6th Avenue said point being 375 feet Southerly of the Southerly line of Irving Street; thence at a right angle Northerly along said Westerly line of 6th Ave, 150 feet; thence at a right angle Westerly 120 feet; thence at a right angle Northerly 100 feet; thence at a right angle Westerly 120 feet to the Point of Beginning.

Being all of Lot 40 in Assessor's Block Number 1741

(2472/kb)

E890998

Lawton School, 1570 - 31st Avenue, Block 1876, Lot 2

Beginning at the intersection of the Easterly line of 31st Avenue with the Northerly line of Lawton Street; running thence Northerly along said Easterly line of 31st Avenue 375 feet; thence at a right angle Easterly 240 feet to a point on the Westerly line of 30th Avenue; thence at a right angle Southerly along the Westerly line of 30th Avenue 375 feet to the Northerly line of Lawton Street; thence at a right angle Westerly along the Northerly line of Lawton Street 240 feet to the Point of Beginning.

Being all of Lot 2 in Assessor's Block Number 1876

(2472/kb)

E890998

Lucinda Weeks School 745 - 30th Avenue Block 1614, Lot 8

Beginning at a point on the Westerly line of 30th Avenue distant thereon 225 feet Southerly of the Southerly line of Balboa Street; running thence Southerly along said Westerly line of 30th Avenue, 150 feet; thence at a right angle Westerly 240 feet to a point on the Easterly line of 31st Avenue; thence at a right angle Northerly along said Easterly line of 31st Avenue, 150 feet; thence at a right angle Easterly 240 feet to the Point of beginning.

Being all of Lot 8 in Assessor's Block Number 1614.

2472/kb

E890998

Mark Twain High School 1541 - 12th Avenue Block 1858, Lot 6

Beginning at the intersection of the Westerly line of 12th Avenue with the Northerly line of Lawton Street; running thence Northerly along the Westerly line of 12th Avenue 375 feet; thence at a right angle Westerly 240 feet to a point on the Easterly line of Funston Avenue, said point being 375 feet Northerly of the Northerly line of Lawton Street; thence at a right angle Southerly along said Easterly line of Funston Avenue 272.08 feet; thence deflecting 87°09'26" to the left from the preceding course, a distance of 120.15 feet; thence deflecting 87°09'26" to the right from the preceding course, a distance of 96.96 feet to the Northerly line of Lawton Street; thence at right angle Easterly along said Northerly line of Lawton Street 120 feet to the Point of Beginning.

Being all of Lot 6 in Assessor's Block Number 1858

L-72/75

E890998

Marshall School - 1575 - 15th Street - Block 3553, Lot 31

Beginning at the intersection of the Southerly line of 15th Street with the Westerly line of Capp Street; running thence Southerly along said Westerly line of Capp Street 260 feet; thence at a right angle Westerly 122.5 feet; thence at a right angle Northerly 160 feet; thence at a right angle Westerly 20.5 feet; thence at a right angle Northerly 100 feet to the Southerly line of 15th Street; thence at a right angle Easterly along said Southerly line of 15th Street 143 feet to the Point of Beginning.

Being all of Lot 31 in Assessor's Block Number 3553.

2472

E890998

Newcomer High School - 2340 Jackson Street - Block 588, Lot 4

Beginning at the intersection of the Northerly line of Jackson Street with the Westerly line of Webster Street; running thence Northerly along said Westerly line of Webster Street 127.69 feet; thence at a right angle Westerly 300.18 feet; thence at a right angle Southerly 27.69 feet; thence at a right angle Westerly 0.32 feet; thence at a right angle Southerly 100 feet to the Northerly line of Jackson Street; thence at a right angle Easterly along said Northerly line of Jackson Street 300.5 feet to the Point of Beginning.

Being all of Lot 4 in Assessor's Block Number 588.

2472

E890998

Parkside School - 2550 - 25th Avenue - Block 2425, Lot 8

Beginning at the intersection of the Northerly line of Vicente Street with the Westerly line of 24th Avenue; running thence Northerly along said Westerly line of 24th Avenue 375 feet; thence at a right angle Westerly 240 feet to the Easterly line of 25th Avenue; thence at a right angle Southerly along said Easterly line of 25th Avenue 375 feet to the Northerly line of Vicente Street; thence at a right angle Easterly along said Northerly line of Vicente Street 240 feet to the Point of Beginning.

Being all of Lot 8 in Assessor's Block Number 2425.

2472

E890998

Presidio Middle School - 450 - 30th Avenue - Block 1461, Lot 1

Beginning at the intersection of the Easterly line of 30th Avenue with the Southerly line of Clement Street; running thence Southerly along the Easterly line of 30th Avenue 600 feet to the Northerly line of Geary Boulevard; thence at a right angle Easterly along said Northerly line of Geary Boulevard 240 feet to the Westerly line of 29th Avenue; thence at a right angle Northerly along said Westerly line of 29th Avenue 600 feet to the Southerly line of Clement Street, thence at a right angle Westerly 240 feet along said Southerly line of Clement Street to the Point of Beginning.

Being all of Lot 1 and also all of Assessor's Block Number 1461

E890998

Sherman School - 1691 Union Street - Block 545, Lot 1

Beginning at the intersection of the Southerly line of Union Street with the Westerly line of Franklin Street; running thence Westerly along the Southerly line of Union Street 275 feet; thence at a right angle Southerly 275 feet to a point on the Northerly line of Green Street; thence at a right angle Easterly 275 feet along said Northerly line of Green Street to the Westerly line of Franklin Street; thence at a right angle Northerly along said Westerly line of Franklin Street 275 feet to the Point of Beginning.

Being all of Lot 1 in Assessor's Block Number 545.

2671

E890998

Sunshine High School - 2730 Bryant Street - Block 4273, Lot 8

Beginning at a point on the Easterly line of Florida Street distant thereon 140 feet Southerly of the Southerly line of 25th Street; running thence Southerly along said Easterly line of Florida Street 195 feet; thence at a right angle Easterly 200 feet to a point on the Westerly line of Bryant Street 335 feet Southerly of the Southerly line of 25th Street; running thence Northerly along said Westerly line of Bryant Street 195 feet; thence at a right angle Westerly 200 feet; to the Point of Beginning.

Being all of Lot 8 in Assessor's Block Number 4273

4273

E890998

Sutro School - 235 - 12th Avenue - Block 1421, Lot 6

Beginning at a point on the Westerly line of 12th Avenue, distant thereon 200 feet Southerly from the Southerly line of California Street; running thence Southerly along said Westerly line of 12th Avenue 175 feet; thence at a right angle Westerly 240 feet to a point on the Easterly line of Funston Avenue; thence at a right angle Northerly 175 feet along said Easterly line of Funston Avenue; thence at a right angle Easterly 240 feet to the Point of Beginning.

Being all of Lot 6 in Assessor's Block Number 1421

2473

E890998

Wm. De Avila School - 1351 Haight Street - Block 1243, Lot 8

Beginning at a point on the Southerly line of Haight Street, distant thereon 112.5 feet Westerly from the Westerly line of Central Avenue; running thence Westerly along said Southerly line of Haight Street 162.5 feet; thence at a right angle Southerly 137.5 feet; thence at a right angle Westerly 12.5 feet; thence at a right angle Southerly 137.5 feet; thence at a right angle running Easterly 250 feet along the Northerly line of Waller Street to a point 37.5 feet Westerly of the Westerly line of Central Avenue; thence at a right angle Northerly 100 feet; thence at a right angle Westerly 75 feet; thence at a right angle Northerly 175 feet to the Point of Beginning.

Being all of Lot 8 in Assessor's Block Number 1243

2471

E890998

Alamo Park High School - 1099 Hayes Street - Block 823, Lot 11

Beginning at the intersection of the Southerly line of Hayes Street with the Easterly line of Pierce Street; running thence Southerly 275 feet along said Easterly line of Pierce Street to the Northetly line of Fell Street; thence at a right angle Easterly along the Northerly line of Fell Street 220 feet; thence at a right angle Northerly 137.5 feet; thence at a right angle Easterly 1.25 feet; thence at a right angle Northerly 137.5 feet to the Southerly line of Hayes Street; thence at a right angle Westerly along the Southerly line of Hayes Street 221.25 feet to the Point of Beginning.

Being all of Lot 11 in Assessor's Block Number 823

E890998

Downtown High School - 110 Bartlett Street - Block 3636, Lot 33

Beginning at the intersection of the Westerly line of 22nd Street with the Southerly line of Bartlett Street; running thence Southerly along the Westerly line of Bartlett Street 280 feet; thence at a right angle Westerly 125 feet; thence at a right angle Northerly 37.5 feet; thence at a right angle Westerly 125 feet to a point on the Easterly line of Valencia Street; running thence Northerly along said Easterly line of Valencia Street 187.5; thence at a right angle Easterly 165 feet; thence at a right angle Northerly 55 feet to the Southerly line of 22nd Street; thence at a right angle Easterly 85 feet to the Point of Beginning.

Being all of Lot 33 in Assessor's Block Number 3636

2472

E890998

Jefferson Children's Center - 1350 25th Avenue - Block 1779, Lot 7 (portion)

Beginning at a point on the Easterly line of 25th Avenue, distant thereon 225 feet Southerly from the Southerly line of Irving Street; running thence Southerly along said Easterly line of 25th Avenue 150 feet; thence at a right angle Easterly 120 feet; thence at a right angle Northerly 150 feet; thence at a right angle Westerly 120 feet to the Easterly line of 25th Avenue and the Point of Beginning.

Being a portion of Lot 7 in Assessor's Block 1779

2472

E890998

STATE OF CALIFORNIA)
) ss.
CITY AND COUNTY OF SAN FRANCISCO)

On the 16th day of April 1991, before me, Donald W. Dickinson, County Clerk of the City and County of San Francisco, and ex officio Clerk of the Superior Court of the State of California, in and for the City and County of San Francisco, personally appeared ..... Art Agnos, Mayor of the City and County of San Francisco, a municipal corporation, and ..... John L. Taylor, Clerk of the Board of Supervisors of the City and County of San Francisco, known to me to be the Mayor and Clerk of the Board of Supervisors of the municipal corporation described in and who executed the within instrument and also known to me to be the persons who executed it on behalf of the municipal corporation therein named, and they and each of them acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

County Clerk of the
City and County of San Francisco,
State of California and ex officio
Clerk of the Superior Court of the
State of California, in and for the
City and County of San Francisco.

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City and County of San Francisco
Joaquin Torres, Assessor-Recorder

Doc # 2022022160		Fees	$0.00
3/2/2022	2:16:02 PM	Taxes	$0.00
AL	Electronic	Other	$0.00
Pages 4	Title 001	SB2 Fees	$0.00
Customer	9001	Paid	$0.00

OLD REPUBLIC TITLE COMPANY

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Director of Property
Real Estate Division
City and County of San Francisco
25 Van Ness Avenue, Suite 400
San Francisco, California 94102

The undersigned hereby declares this instrument to be exempt from Recording Fees (CA Govt. Code § 27383) and Documentary Transfer Tax (CA Rev. & Tax Code § 11922 and S.F. Bus. & Tax Reg. Code § 1105)

(Above Space for Recorder's Use Only)

BEING A PORTION OF MISSION BLOCK NO. 34.
APN: Lot 052, Block 3553 (23-3553-052-01)
Property Street Address: 1979 Mission Street, San Francisco, CA 94103

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX is $ $0.00 N/A, computed on full value of the property conveyed; City and County of San Francisco, State of California;

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Maximus-BP 1979 Mission Street LLC, a Delaware limited liability company ("Grantor"), hereby GRANTS to the CITY AND COUNTY OF SAN FRANCISCO, a municipal corporation, the following described real property (the "Property") located in the City and County of San Francisco, State of California: See Exhibit "A" attached hereto.

TOGETHER WITH all of Grantor's right, title and interest in and to any and all rights, privileges and easements incidental or appurtenant to the Property and SUBJECT TO (a) all recorded liens, encumbrances, easements, covenants, conditions, restrictions and other matters of record; (b) all matters which a correct survey of the Property would disclose; (c) rights of tenants as tenants only; and (d) a lien not yet delinquent for taxes and assessments for the Property.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

Property Street Address:
1979 Mission Street,
San Francisco, CA 94103

This document filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

7690001281

113429633_11

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IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of the 11th day of February, 2022.

GRANTOR:

MAXIMUS-BP 1979 MISSION STREET LLC,
a Delaware limited liability company

By: _____
Name: Robert Rosania
Title: Authorized Signatory

Robert Rosania

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California) New York
) ss.
County of New York

On New York, 2022 before me Efrain Camacho
(insert name and title of the officer)
personally appeared Robert Rosania, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ties), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California (New York) that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EFRAIN CAMACHO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CA6259245
Qualified in New York County
Commission Expires APRIL 09, 2024

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CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the foregoing Grant Deed to the City and County of San Francisco, a municipal corporation, is hereby accepted pursuant to Board of Supervisors' Resolution No. 18110 Series of 1939, approved August 7, 1957, and Board of Supervisors' Resolution No. 547-21, approved December 10, 2021, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: 1/24/22

By: _____
Andrico Q. Penick
Director of Property

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EXHIBIT A

(To Grant Deed)

Legal Description

The land referred to is situated in the County of San Francisco, State of California, and is described as follows:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SIXTEENTH STREET WITH THE EASTERLY LINE OF MISSION STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 245 FEET TO THE WESTERLY LINE OF CAPP STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF CAPP STREET 260 FEET; THENCE AT A RIGHT ANGLE WESTERLY 245 FEET TO THE SAID EASTERLY LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF MISSION STREET 260 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

EXCEPTING THEREFROM THE LANDS AS DESCRIBED IN THE DEED DATED OCTOBER 4, 1967, FROM HENRY INVESTMENT COMPANY, A CORPORATION, TO THE SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED NOVEMBER 13, 1967, SERIES NO. 26621, IN THE OFFICE OF THE RECORDER THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN BOOK B-192 OF OFFICIAL RECORDS, PAGE 540, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SIXTEENTH STREET WITH THE EASTERLY LINE OF MISSION STREET; THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 85.00 (84.99) FEET; THENCE LEAVING SAID LINE OF SIXTEENTH STREET, AT A RIGHT ANGLE NORTHERLY 75.00 (75.00) FEET; THENCE AT A RIGHT ANGLE WESTERLY 85.00 (84.99) FEET THE AFORESAID LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID EASTERLY LINE 75.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

APN: Lot 052, Block 3553 (23-3553-052-01)

BOOK B192 PAGE 540

[illegible] & TRUST CO.

When Recorded Mail To:

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

[illegible] Mission Street

San Francisco 94105

1967 NOV 13 PM 2:32

SAN FRANCISCO, CALIF.

MARTIN MONG

REC. Official

026621

TI #808536

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NUMBER

0-M708

GRANT DEED

HENRY INVESTMENT COMPANY,

[redacted]

a corporation organized and existing under and by virtue of the laws of the State of California, does hereby GRANT to the SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT all that real property in the City and County of San Francisco, State of California, described as:

BEGINNING at a point formed by the intersection of the northerly line of Sixteenth Street with the westerly line of Mission Street; thence, easterly along said line of Sixteenth Street 85.00 (84.99) feet; thence, leaving said line of Sixteenth Street, at a right angle northerly 75.00 (75.00) feet; thence, at a right angle westerly 85.00 (84.99) feet to the aforesaid line of Mission Street; thence, at a right angle southerly, along said easterly line, 75.00 (75.00) feet to the Point of Beginning.

BEING a part of Mission Block Number 34.

CONTAINING 6,375 square feet more or less.

BEARINGS shown in the above description are based on California Coordinate System, Zone III. Distances shown are ground distances, multiply by .9999240 to obtain grid distances shown thus (00.00).

CERTIFICATE OF ACCEPTANCE GOVERNMENT CODE SEC. 27281

Together with the underlying fee interest, if any, appurtenant to the above described parcel of land to any adjoining streets, alleys, public ways or railroad rights of way.

[redacted]

Description O.K.

FORM 5109 W
CORPORATION

Description: San Francisco,CA Document - Year.DocID 1967.26621 Page: 1 of 2
Order: fil Comment:

It is the present intention of the grantor to construct and maintain a rapid transit facility on lands hereby conveyed and the grantor, for itself, its successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping operation, or maintenance of said facility.

When Recorded Mail To:

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

San Francisco 94103

In Witness Whereof said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereunto this 4th day of October, 19 67

HENRY INVESTMENT COMPANY, A CORPORATION

By [illegible]

By [illegible]

GRANT DEED

HENRY INVESTMENT COMPANY,

STATE OF CALIFORNIA

City & County of San Francisco

On this 4th day of October, 19 67, before me, the undersigned, a Notary Public in and for said City and County, personally appeared AUGUSTUS TAYLOR, JR.,

GRANT to the SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, [illegible]

known to me to be the President, and R. ELIS KUCKER,

San Francisco County of San Francisco

known to me to be the Secretary

of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and official seal.

[illegible] of Mission Street, thence, westerly along said line of Sixteenth Street [illegible] feet, thence, leaving said line of Sixteenth Street, at a right angle northerly [illegible] feet, thence, at a right angle westerly [illegible] feet to the westerly line of Mission Street, thence, at a right angle southerly, along said westerly [illegible] 75.00 (75.00) feet to the point of beginning.

THEODORA L. WONG
NOTARY PUBLIC - CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

Theodora L. Wong (Seal)

THEODORA L. WONG
(Name of Typed or Printed Notary Public in and for said County and State)

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SEC. 27281)

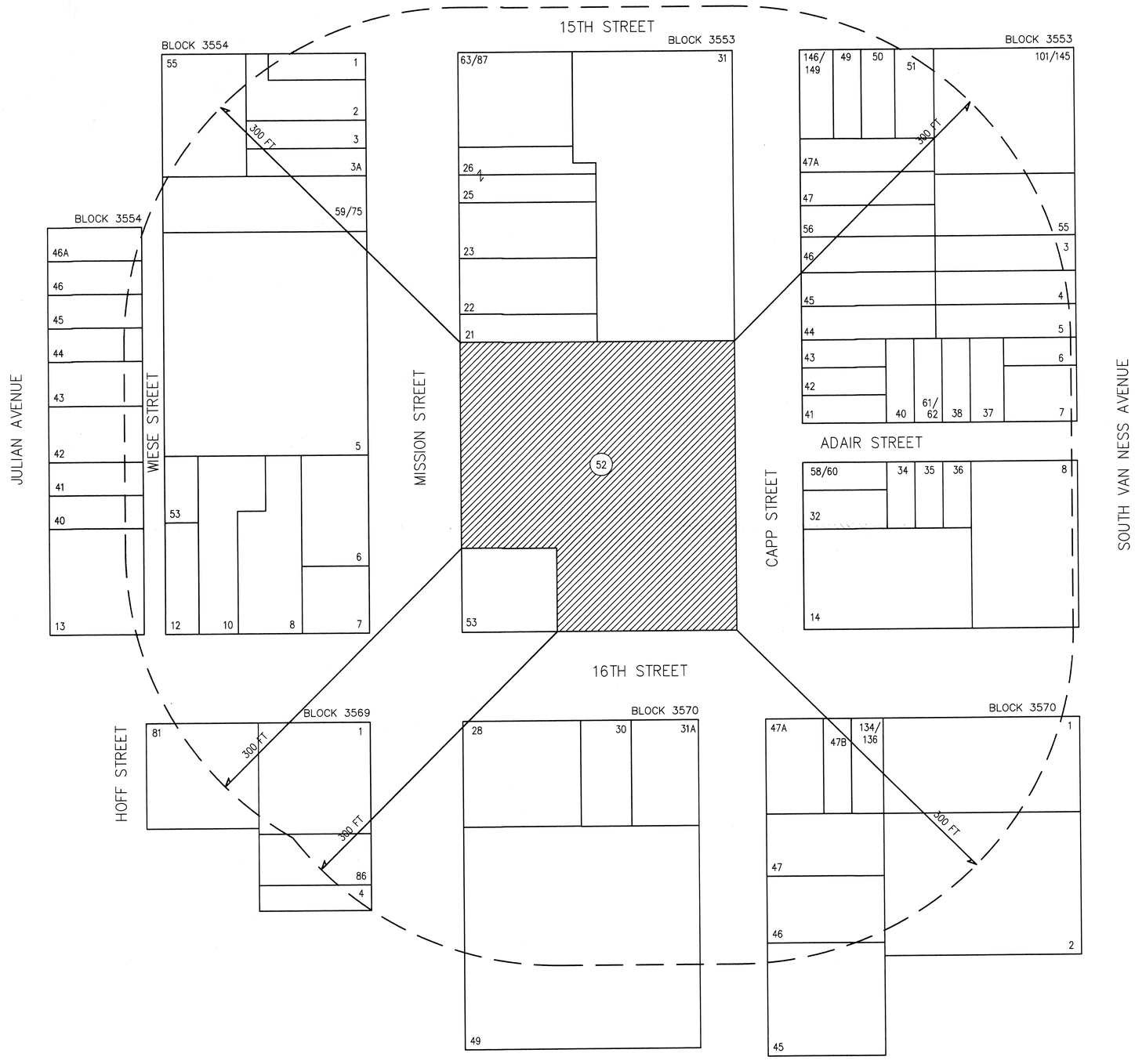
This Is To Certify that the interest in real property conveyed by the foregoing deed or grant to the San Francisco Bay Area Rapid Transit District is hereby accepted by the undersigned on behalf of the San Francisco Bay Area Rapid Transit District pursuant to authority conferred by resolution of the Board of Directors of the San Francisco Bay Area Rapid Transit District [illegible] 291 adopted on October [illegible] and the grantee consents to recordation thereof.

Dated this 13th [illegible]

[illegible]

[illegible]

Description: San Francisco,CA Document - Year.DocID 1967.26621 Page: 2 of 2
Order: fil Comment:



The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

RADIUS services

1221 Harrison Street Suite 18
San Francisco CA 94103-4449
(415) 391-4775
WWW.SFRADIUS.COM

BLOCK 3553
LOT 52

San Francisco, CA

SCALE: 1"=50'-0"

JOB NO:	DATE: 241220
35530052	DRAWN: DC
	CHECKED: KC

300 FOOT RADIUS MAP

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 35530052	1979 MISSION ST	LUK	24	1220
0001	002	.....	.....	.....	.	..
0001	003	RADIUSSERVICES	1221 HARRISONST#18	SAN FRANCISCO	CA	94103
0001	004	LUK AND ASSOCIATES	738 ALFRED NOBEL DRIVE	HERCULES	CA	94547
0001	005	.....	.....	.....	.	..
3553	003	TANG & WONG TRS	240 ORTEGA ST	SAN FRANCISCO	CA	94122-4618
3553	004	WILLIAM Q GRAY	442 S VAN NESS AVE	SAN FRANCISCO	CA	94103-3630
3553	005	ERIC FEATHERSTON	PO BOX 4257	WESTLAKE VILLAGE	CA	91359-1257
3553	006	GOLDEN PROPERTIES LLC	2170 SUTTER ST	SAN FRANCISCO	CA	94115-3120
3553	007	KATHRYN TRAYNOR	714 VAN NESS AVE	SAN FRANCISCO	CA	94102-3291
3553	008	490 SVN HOUSING ASSOCIATES	600 CALIFORNIA ST FL 900	SAN FRANCISCO	CA	94108-9800
3553	014	AURORA LIGHTS	4 EMBARCADERO CTR STE 1400	SAN FRANCISCO	CA	94111-4164
3553	021	ELIZABETH A MILLER	PO BOX 31515	SAN FRANCISCO	CA	94131-0515
3553	022	SALEM TRS	2490 OLYMPIC DR	SOUTH SAN FRANCISCO	CA	94080-5340
3553	023	JANE PLOTITSA CREDIT SHLTR	3032 CLEMENT ST APT 102	SAN FRANCISCO	CA	94121-1890
3553	025	MICHAEL PLOTITSA TRS	507 19TH AVE	SAN FRANCISCO	CA	94121-3118
3553	026	MICHAEL PLOTITSA TRS	3032 CLEMENT ST APT 102	SAN FRANCISCO	CA	94121-1890
3553	031	SAN FRANCISCO UNIFIED SCHOOL D	135 VAN NESS AVE RM 315	SAN FRANCISCO	CA	94102
3553	032	77-87 CAPP STREET LLC	PO BOX 29587	SAN FRANCISCO	CA	94129-0587
3553	034	DAVID MAZIERES	125 JULIAN AVE	SAN FRANCISCO	CA	94103-3410
3553	035	AURORA LIGHTS	4 EMBARCADERO CTR STE 1400	SAN FRANCISCO	CA	94111-4164
3553	036	GREGORY GAGNON	25 ADAIR ST	SAN FRANCISCO	CA	94103-3614
3553	037	CLARIE LIGHT	20 ADAIR ST	SAN FRANCISCO	CA	94103-3615
3553	038	PILAR & ALICIA MERO	30 ADAIR ST	SAN FRANCISCO	CA	94103-3615
3553	040	ATA & JOCELYN RASEKHI TRS	1065 SW 8TH ST # 399	MIAMI	FL	33130-3601
3553	041	BRETT D & ELIZABETH S CLINE	65 CAPP ST	SAN FRANCISCO	CA	94103-3616
3553	042	MAYMON TOMER	198 ANDOVER ST	SAN FRANCISCO	CA	94110-5608
3553	043	CONMIN & CONSEN CHENG	4584 JAMES AVE	CASTRO VALLEY	CA	94546-2444
3553	044	BUSTO TRS	49 CAPP ST	SAN FRANCISCO	CA	94103-3616
3553	045	BEATRICE A CUMMINGS TRS	1446 23RD AVE	SAN FRANCISCO	CA	94122-3306
3553	046	KAREN Y UCHIYAMA	735 WEBSTER ST	SAN FRANCISCO	CA	94117-1715
3553	047	ROBERT WALTER LASHER	PO BOX 515	ETNA	NH	3750-0515
3553	047A	CHRISTYE MILLS-GAINES	17 CAPP ST	SAN FRANCISCO	CA	94103-3616
3553	049	DELAROSA TRS	1519 39TH AVE	SAN FRANCISCO	CA	94122-3015
3553	050	MICHEAL SIU	2510 PHELPS ST	SAN FRANCISCO	CA	94124-2529
3553	051	DENIS G CASEY	743 GREEN ST	SAN FRANCISCO	CA	94133-3705
3553	052	CITY & COUNTY OF SAN FRANCISCO	1 VAN NESS AVE # 5	SAN FRANCISCO	CA	94102-6012
3553	053	S F BAY AREA RAPID TRANS DIST	2150 WEBSTER ST FL 9	OAKLAND	CA	94612-3012
3553	055	NOE L & OLGA E FLORES	3790 NORTHRIDGE DR	CONCORD	CA	94518-1647
3553	056	KUANG FAN WANG	29 CAPP ST APT 3	SAN FRANCISCO	CA	94103-5315
3553	058	FAMILY MAVRONMIHALIS	PO BOX 316	BELVEDERE TIBURON	CA	94920-0316
3553	059	GRANOT-ZHANG TRS	45 ADAIR ST APT B	SAN FRANCISCO	CA	94103-3699
3553	060	JOHN EMAMI MAHMOUD	2610 PADDOCK GATE CT	HERNDON	VA	20171-2900
3553	061	GEORGE ALUSKA	PO BOX 410244	SAN FRANCISCO	CA	94141-0244
3553	062	PEARL TESLER	824 TEMPLETON AVE	DALY CITY	CA	94014-1265
3553	063	MISSION PROPERTIES INC	1911 MISSION ST	SAN FRANCISCO	CA	94103-3404
3553	064	JOSEPH WADCAN	1587 15TH ST APT 201	SAN FRANCISCO	CA	94103-3691
3553	065	MARK A SCHONEMAN	18756 SYDNEY CIR	CASTRO VALLEY	CA	94546-2700
3553	066	ELIZABETH CHAN	1587 15TH ST APT 203	SAN FRANCISCO	CA	94103-3691
3553	067	RAY & PRIYA PINAKI	43782 EXCELSO DR	FREMONT	CA	94539-6298
3553	068	SCHIFF TRUST	1587 15TH ST APT 205	SAN FRANCISCO	CA	94103-3691
3553	069	MONICA L REID	1587 15th St #206	SAN FRANCISCO	CA	94103-3691
3553	070	JASON P RYAN	1587 15TH ST APT 301	SAN FRANCISCO	CA	94103-3691
3553	071	MIMI LEE	1587 15TH ST APT 302	SAN FRANCISCO	CA	94103-3691
3553	072	MJ & MANOJ H RAISINGHANI	3714 CARLSON CIR	PALO ALTO	CA	94306
3553	073	JON E STUBER	1587 15TH ST APT 304	SAN FRANCISCO	CA	94103-3691
3553	074	MICHAEL D BLACK	1587 15TH ST APT 305	SAN FRANCISCO	CA	94103-3691
3553	075	VERONICA RODRIGUEZ TRS	1587 15TH ST APT 306	SAN FRANCISCO	CA	94103-3691
3553	076	BENHABIB MERWAN	1587 15TH ST APT 401	SAN FRANCISCO	CA	94103-3691
3553	077	CHENG-TING WU	1587 15TH ST APT 402	SAN FRANCISCO	CA	94103-3692
3553	078	YONGQIANG GUO	1587 15TH ST APT 403	SAN FRANCISCO	CA	94103-3692
3553	079	JEFFERY CHAO	1410 STEINER ST APT 705	SAN FRANCISCO	CA	94115-4189
3553	080	CHENG-TING WU	1587 15TH ST APT 405	SAN FRANCISCO	CA	94103-3692
3553	081	BRENDAN GEARY	389 WASHINGTON ST APT 12E	JERSEY CITY	NJ	7302-8960
3553	082	MUNEER M PANJWANI	1587 15TH ST APT 501	SAN FRANCISCO	CA	94103-3692
3553	083	PINGYU HE	1587 15TH ST APT 502	SAN FRANCISCO	CA	94103-3692
3553	084	NICOLAS J OCHEM	1488 HARRISON ST APT 302	SAN FRANCISCO	CA	94103-4384
3553	085	PAUL D & MARGARET M ODRISCOLL	128 KENSINGTON WAY	SAN FRANCISCO	CA	94127-1104
3553	086	DANIEL KASTALSKY	1587 15TH ST APT 505	SAN FRANCISCO	CA	94103-3692
3553	087	ELIZABETH BUCK	1587 15TH ST APT 506	SAN FRANCISCO	CA	94103-3692
3553	101	1509 15TH STREET LLC	72 PIERCE ST	SAN FRANCISCO	CA	94117-3319
3553	102	420 VAN NESS LLC	200 SPECTRUM CENTER DR STE 1	IRVINE	CA	92618
3553	103	RIYAD N GHANNAM	428 S VAN NESS AVE	SAN FRANCISCO	CA	94103-3630
3553	104	1509 15TH STREET LLC	72 PIERCE ST	SAN FRANCISCO	CA	94117-3319
3553	105	CHARLES K LEE	1545 PINE ST APT 108	SAN FRANCISCO	CA	94109-4682
3553	106	ZERSIS R & Z BIRDIE HAVOVI	323 MONTE VISTA AVE APT 310	OAKLAND	CA	94611-4553
3553	107	BENJAMIN JAMES POON	1515 15TH ST APT 202	SAN FRANCISCO	CA	94103-3763

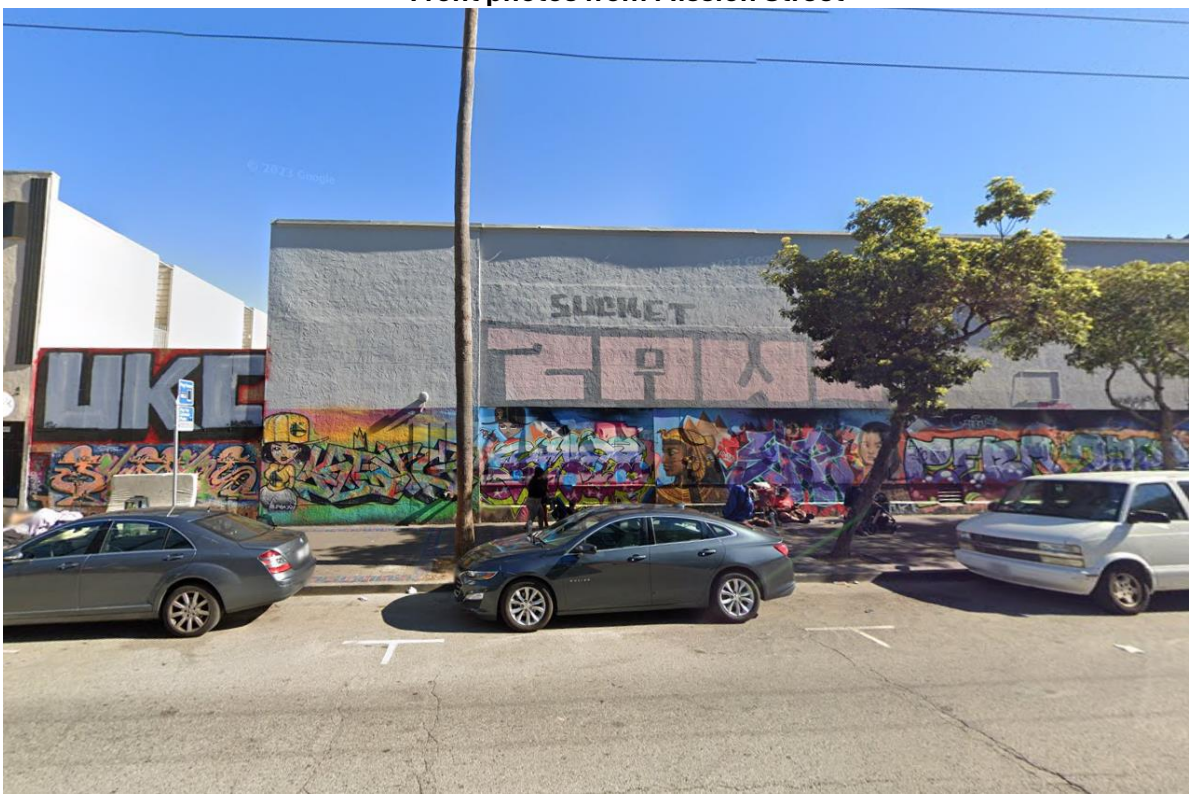
THE INFORMATION CONTAINED HEREIN WHILE NOT GUARANTEED HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE

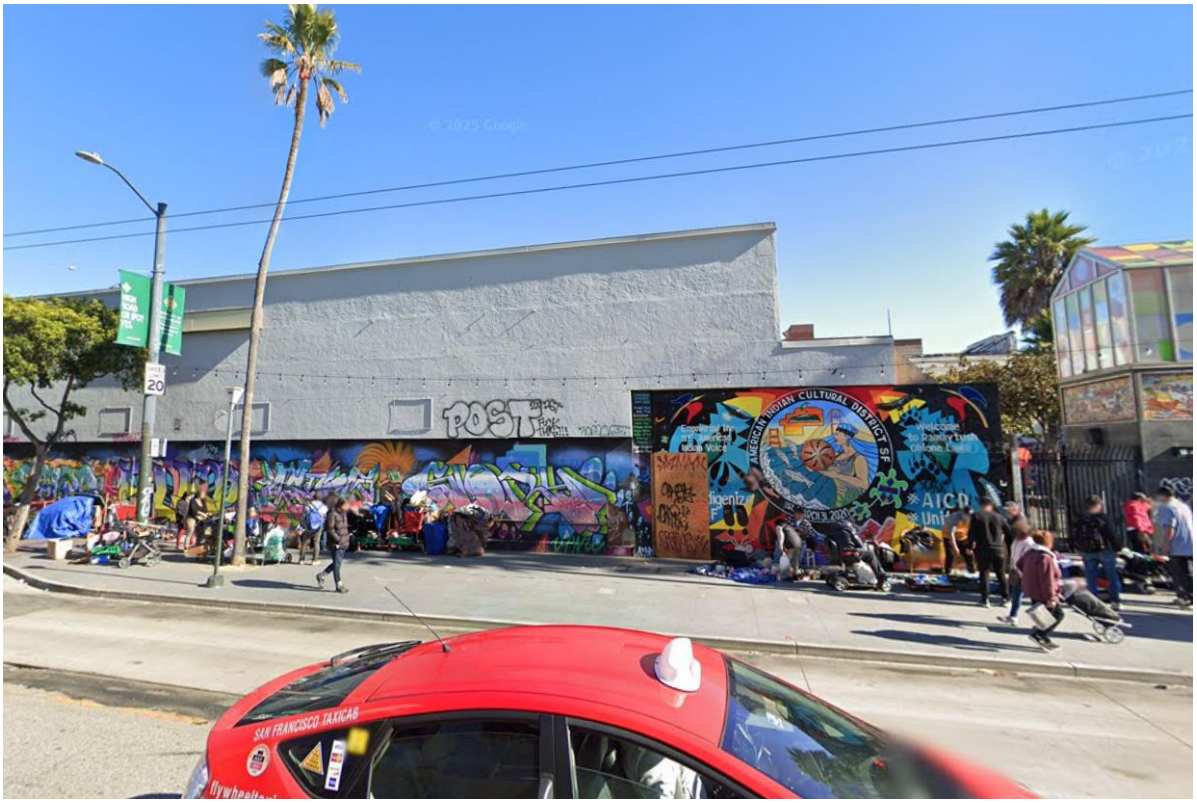
3553	108	BRIAN THORSTENSON	1515 15TH ST APT 203	SAN FRANCISCO	CA	94103-3763
3553	109	PHILIP YIM	1515 15TH ST APT 204	SAN FRANCISCO	CA	94103-3763
3553	110	TYLER W & JILLIAN R GENTLES	1515 15TH ST APT 205	SAN FRANCISCO	CA	94103-3763
3553	111	GRACE MA	16 JESSIE ST APT 401	SAN FRANCISCO	CA	94105-2786
3553	112	KUNYU K WANG	4517 ADMIRALS POINTE DR	LAFAYETTE	IN	47909-8199
3553	113	JEFFREY KYLE LEVINE	1515 15TH ST APT 208	SAN FRANCISCO	CA	94103-3763
3553	114	ALISON JAN LIN	40880 ABUELO WAY	FREMONT	CA	94539-3822
3553	115	KENNEDY TRS	1515 15TH ST APT 210	SAN FRANCISCO	CA	94103-3763
3553	116	ROSHAN N & VAIDYAN SELVANATHAN	1969 WORTHINGTON CIR	SANTA CLARA	CA	95050
3553	117	JILL L H PROTACI	1515 15TH ST APT 302	SAN FRANCISCO	CA	94103-3764
3553	118	TECK JON LIM	1515 15TH ST APT 303	SAN FRANCISCO	CA	94103-3764
3553	119	MOHAMMED & KANWAL RASHEED	1515 15TH ST APT 303	SAN FRANCISCO	CA	94103-3764
3553	120	WALTER ALDANA	110 CHANNEL ST UNIT 104	SAN FRANCISCO	CA	94158-1743
3553	121	TAYLOR & SANSANEEYAKIAT JAMES	143 GREENMEADOW WAY	PALO ALTO	CA	94306-4518
3553	122	STEPHANIE SAKURA MINAMI	1515 15TH ST APT 307	SAN FRANCISCO	CA	94103-3764
3553	123	BENOIT TRS	4689 ACACIA WAY	PENNGROVE	CA	94951-9778
3553	124	TIMOTHY NATHANIEL RUBIN	1515 15TH ST APT 309	SAN FRANCISCO	CA	94103-3764
3553	125	BAOXIA LUO	1515 15TH ST APT 310	SAN FRANCISCO	CA	94103-3764
3553	126	CAROL GEE WUN WONG	1515 15TH ST APT 401	SAN FRANCISCO	CA	94103-3765
3553	127	SARAN RAKSINCHAROENSAK	1515 15TH ST APT 402	SAN FRANCISCO	CA	94103-3765
3553	128	CRAIG CHIANG	624 MANGELS AVE	SAN FRANCISCO	CA	94127-2214
3553	129	HUGO & BETTY P MEJIA	1515 15TH ST APT 404	SAN FRANCISCO	CA	94103-3765
3553	130	VALENZUELA TRUST	1515 15TH ST APT 405	SAN FRANCISCO	CA	94103-3765
3553	131	RONALD & CAMILLA BIXLER	165 MONTCALM ST	SAN FRANCISCO	CA	94110-5354
3553	132	LEONID & MARIIA ZILBERBURG	8 BUCHANAN ST UNIT 313	SAN FRANCISCO	CA	94102-6294
3553	133	CHEN CHEN	1515 15TH ST APT 408	SAN FRANCISCO	CA	94103-3765
3553	134	CRISSY SOLH	1515 15TH ST APT 409	SAN FRANCISCO	CA	94103-3765
3553	135	GALANT TRS	4444 GLOSTER RD	DALLAS	TX	75220-6412
3553	136	ALAN ERNEST BAILEY	1515 15TH ST APT 501	SAN FRANCISCO	CA	94103-3765
3553	137	ANTHONY B BRADLEY	3033 CALIFORNIA ST	SAN FRANCISCO	CA	94115-2410
3553	138	KATHERINE HAGAD PEREZ	1515 15TH ST APT 503	SAN FRANCISCO	CA	94103-3766
3553	139	CRISSY SOLH	1515 15TH ST APT 504	SAN FRANCISCO	CA	94103-3766
3553	140	MARK E BERGHAUSEN	1515 15TH ST APT 505	SAN FRANCISCO	CA	94103-3766
3553	141	YULIANG WANG	1515 15TH ST APT 506	SAN FRANCISCO	CA	94103-3766
3553	142	JULIE A CHIN	522 ORTEGA ST	SAN FRANCISCO	CA	94122-4624
3553	143	LINGZHI XU	1515 15TH ST APT 508	SAN FRANCISCO	CA	94103-3766
3553	144	PATRICK S CHANG	1515 15TH ST APT 509	SAN FRANCISCO	CA	94103-3766
3553	145	THOMAS & POUILLOUX KEUNEBROEK	1515 15TH ST APT 510	SAN FRANCISCO	CA	94103-3766
3553	146	STEPHEN HSUNG	1 CAPP ST	SAN FRANCISCO	CA	94103-3616
3553	147	ANNA SAPOZHNIKOVA	3 CAPP ST	SAN FRANCISCO	CA	94103-3616
3553	148	BUD WAYNE JERKE	5 CAPP ST	SAN FRANCISCO	CA	94103-3616
3553	149	NAOMI FOX	7 CAPP ST	SAN FRANCISCO	CA	94103-3616
3554	001	CELTIC DEVELOPMENT LLC	1911 MISSION ST	SAN FRANCISCO	CA	94103-3404
3554	002	1906 MISSION LLC	1906 MISSION ST	SAN FRANCISCO	CA	94103-3405
3554	003	SF MULTIFAMILY POOLS 2-3 B O	200 VESEY ST	NEW YORK	NY	10281
3554	003A	SAHU BROTHERS LLC	1914 GOLDEN GATE AVE	SAN FRANCISCO	CA	94115
3554	005	1950 MISSION HOUSING ASSOCIATE	600 CALIFORNIA ST FL 900	SAN FRANCISCO	CA	94108-9800
3554	006	UNITED FOOD & COMMERCIAL WRKRS	1980 MISSION ST	SAN FRANCISCO	CA	94103-3489
3554	007	3004 16TH STREET LLC	PO BOX 316	BELVEDERE TIBURON	CA	94920-0316
3554	008	JOLISH LIMITED PARTNERSHIP	319 PANORAMA DR	SAN FRANCISCO	CA	94131-1221
3554	010	JOLISH LIMITED PTNRSHP	319 PANORAMA DR	SAN FRANCISCO	CA	94131-1221
3554	012	JERRY HOTEL SF LLC	550 CALIFORNIA ST	SAN FRANCISCO	CA	94104
3554	013	MISSION HOUSING DEV CORP LAND	474 VALENCIA ST STE 280	SAN FRANCISCO	CA	94103-5928
3554	040	HARIOMBAPU LLC	179 JULIAN AVE	SAN FRANCISCO	CA	94103
3554	041	SHAPIRO TRUST	3143 STEINER ST	SAN FRANCISCO	CA	94123-3326
3554	042	DAVID J BRAUN	2681 18TH AVE	SAN FRANCISCO	CA	94116-3008
3554	043	MB JULIAN LLC	PO BOX 489	MILL VALLEY	CA	94942-0489
3554	044	DAVID J BRAUN	2681 18TH AVE	SAN FRANCISCO	CA	94116-3008
3554	045	WILLIE JOE KING	3512 23RD ST	SAN FRANCISCO	CA	94110-3011
3554	046	JOE EDMUND KING	137 JULIAN AVE APT	SAN FRANCISCO	CA	94103-5909
3554	046A	529 COMMERCIAL STREET ASSOCIAT	268 BUSH ST # 3500	SAN FRANCISCO	CA	94104-3503
3554	053	JOLISH LIMITED PARTNERSHIP	319 PANORAMA DR	SAN FRANCISCO	CA	94131-1221
3554	055	MISSION HOUSING DEVELOP CORP	474 VALENCIA ST STE 280	SAN FRANCISCO	CA	94103-5928
3554	059	FRATERNITE NOTRE DAME INC	1034 JAMESTOWN AVE	SAN FRANCISCO	CA	94124-3517
3554	060	EDWARD C MA	775 POST ST APT 507	SAN FRANCISCO	CA	94109-6187
3554	061	MICHAEL REGER	1930 MISSION ST UNIT 102	SAN FRANCISCO	CA	94103-3482
3554	062	TOM PASHUT	1930 MISSION ST # 4	SAN FRANCISCO	CA	94103
3554	063	JERRY GABRIEL RENDON	1930 MISSION ST # 5	SAN FRANCISCO	CA	94103
3554	064	TAYLOR SIMKINS	1930 MISSION ST # 6	SAN FRANCISCO	CA	94103
3554	065	RAPHAEL BRASCHOSS	1930 MISSION ST UNIT 104	SAN FRANCISCO	CA	94103-3482
3554	066	KRISTOPHER T YOUNG	1930 MISSION ST UNIT 202	SAN FRANCISCO	CA	94103-3483
3554	067	NATHAN WASILEWSKI	1930 MISSION ST # 9	SAN FRANCISCO	CA	94103
3554	068	KEVIN MAXWELL CROWELL	1930 MISSION ST UNIT 203	SAN FRANCISCO	CA	94103-3483
3554	069	SHUA J CHAI	1349 DELAWARE ST	BERKELEY	CA	94702-1408
3554	070	JOSEPHINE F K HO	1930 MISSION ST UNIT 204	SAN FRANCISCO	CA	94103-3482
3554	071	TOM MEDEMA	1930 MISSION ST UNIT 302	SAN FRANCISCO	CA	94103-3482
3554	072	WILLIAM VICTOR GRAY	917 REDTAIL CT	KITCHENER	ON	N2K 0E4 CANADA
3554	073	MCCREARY TRUST	15 LOS PALMOS DR	SAN FRANCISCO	CA	94127-2309

3554	074	JACOB DENNEY	1930 MISSION ST UNIT 305	SAN FRANCISCO	CA	94103-3483
3554	075	FEDERAL NATL MTG ASSN	1930 MISSION ST UNIT 304	SAN FRANCISCO	CA	94103-3483
3569	001	SF BAY AREA RAPID TRANSIT DIST	2150 WEBSTER ST FL 9	OAKLAND	CA	94612-3012
3569	004	VATAN LLC	2024 MISSION ST	SAN FRANCISCO	CA	94110-1218
3569	005	SHREE AAI LLC	2032 MISSION ST	SAN FRANCISCO	CA	94110-1218
3569	081	MCCLAIN TR	PO BOX 63931	SAN FRANCISCO	CA	94163
3569	086	PAVAN LLC	104 WOODBRIDGE CIR	SAN MATEO	CA	94403-4922
3570	001	MEDA SMALL PROPERTIES LLC	2301 MISSION ST STE 301	SAN FRANCISCO	CA	94110-1900
3570	002	MISSION HOTEL LLC	1500 SUTTER ST	SAN FRANCISCO	CA	94109-5307
3570	028	2001 MISSION ASSOCIATES	714 VAN NESS AVE	SAN FRANCISCO	CA	94102-3291
3570	030	S & SON SLATER	714 VAN NESS AVE	SAN FRANCISCO	CA	94102-3291
3570	031A	ROBERT & ANITA CORREA	150 LUNADO WAY	SAN FRANCISCO	CA	94127-2855
3570	045	CAPP STREET TR LLC	3665 PACIFIC BLVD	SAN MATEO	CA	94403-3519
3570	046	CASA CW LLC	135 CAPP ST	SAN FRANCISCO	CA	94110
3570	047	FRISCOKID LLC	355 HAYES ST	SAN FRANCISCO	CA	94102
3570	047A	MISSION HOUSING DEVELOP CORP	474 VALENCIA ST STE 280	SAN FRANCISCO	CA	94103-5928
3570	047B	LUNG KONG TIN YEE ASSN USA	924 GRANT AVE FL 4	SAN FRANCISCO	CA	94108-1339
3570	049	MISSION PLAZA APTS	601 VAN NESS AVE STE 2000	SAN FRANCISCO	CA	94102-6310
3570	134	DAVID REED	1205 RIVERSIDE CT	ALLEN	TX	75013-3660
3570	135	REED & YULIA DAVID	1205 RIVERSIDE CT	ALLEN	TX	75013-3660
3570	136	GRACE HUANG	1950 FRANKLIN ST APT 6	SAN FRANCISCO	CA	94109-3475
9999	999	.....	.....	.....	.	..

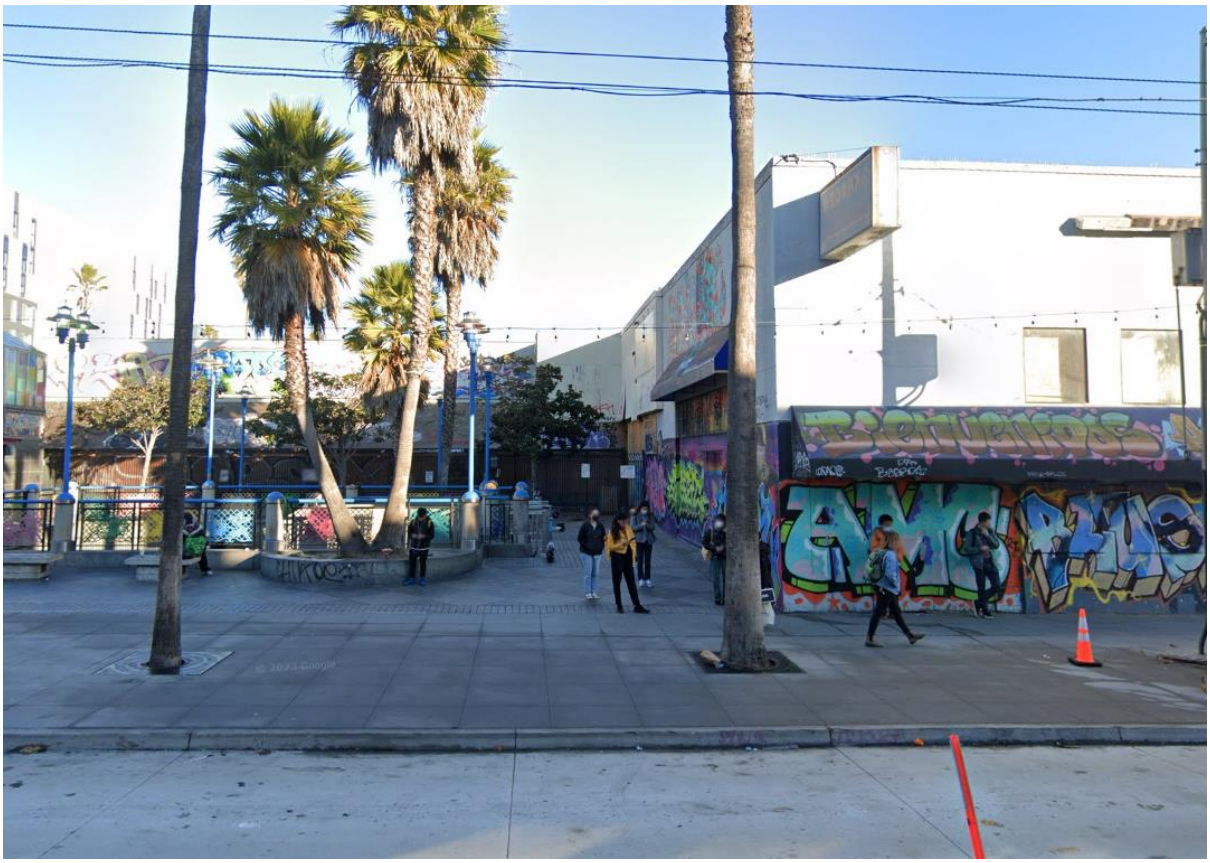
171 ADDRESSES

Front photos from Mission Street





Photos from 16th Street



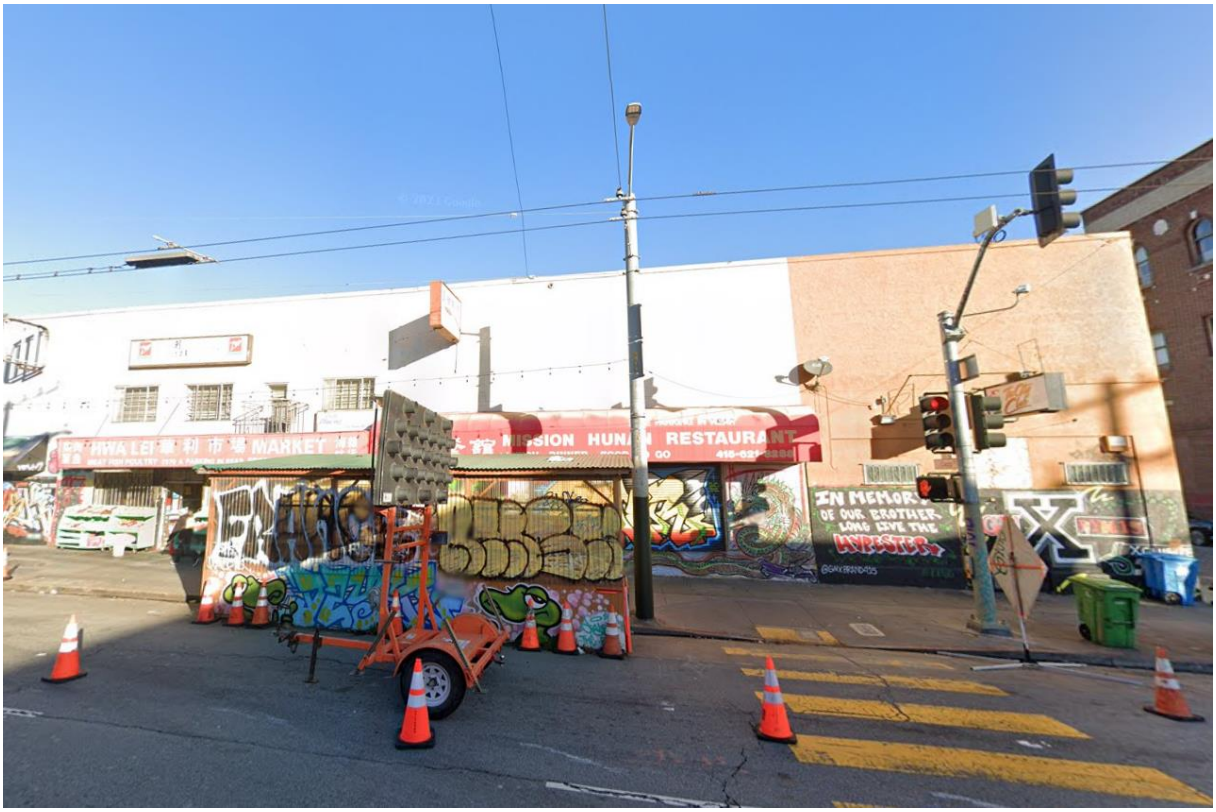


Photo from Capp Street

G. FORMS

Form No. 1

Proposition "M" Findings Form

The Eight Priority Policies
of Section 101.1 of the San Francisco Planning Code

Date: 1/6/2025

City Planning Case No._____ *(if available)*

Address 1979 Mission Street

Assessor's Block 3553 Lot(s) 052

Proposal: Parcel map to subdivide into 3 land parcels

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

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

N/A. No new businesses will be introduced in this development.

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

Development will introduce over 300 units of affordable family and permanently supportive housing, thus enhancing and preserving the cultural and economic diversity of the Mission neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

Development will introduce over 300 units of affordable family and permanently supportive housing, thus enhancing the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

New parking will not be included as part of the development. Development is located a transit-rich environment, directly adjacent to the 16th Street BART Station.

5. 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;

Development will introduce over 300 units of affordable housing at various AMI levels, thus protecting a diverse economic base.

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

New residential buildings will be structurally sound and meet all California regulations for earthquake preparedness and safety.

7. That landmarks and historic buildings be preserved; and

No landmarks and/or historic buildings will be damaged/destroyed in preparation for development of site.

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

Development will not affect park/open space and access to sunlight and vistas.

Signature of Applicant

1/6/25
Date

City and County of San Francisco
San Francisco Public Works · Bureau of Surveying and Mapping
Office of the City and County Surveyor
49 South Van Ness, 9th Floor · San Francisco, CA 94103
Tel 628-271-2000
Subdivision.Mapping@sfdpw.org

TENTATIVE MAP DECISION

Date: February 20, 2025

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID:	12492		
Project Type:	3 Lot Subdivision		
Address#	**StreetName**	**Block**	**Lot**
1979	MISSION ST	3553	052
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(**In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.*)

Sincerely

Jacob F. Rems, PLS
Chief Surveyor
Bureau of Surveying and Mapping

Jacob F. Rems Digitally signed by Jacob F. Rems Date: 2025.02.20 11:00:53 -08'00'

_____

☐ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class_____, CEQA Determination Date_____, based on the attached checklist.

☑ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.
Subject to recording conditions of approval and Notice of Special Restrictions (NSR) associated with the approval of PRJ No. 2025-002304PRJ. Only subject to Lot B.

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed gabriela pantoja Date 5/28/2025

Planner's Name Gabriela Pantoja
for, Corey Teague, Zoning Administrator

San Francisco Planning

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

PLANNING APPROVAL LETTER

Date:	May 27, 2025
BPA No.:	TBD
Planning Record No.	**2025-002304PRJ**
Project Address:	**2970 16th Street**
Zoning:	Mission Street NCT (MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT) District Priority Equity Geographies, Mission Street Alcohol Restrict, and Mission Street Formula Retail Restaurant Special Use Districts 105-E,55-X Height and Bulk District
Block/Lot:	3553 / 052
Project Sponsor:	Melissa Iris Garcia Herman Coliver Locus Architecture 423 Tehama Street, Floor 2 San Francisco, CA 94103
Staff Contact:	Gabriela Pantoja, Senior Planner (628) 652-7380 Gabriela.Pantoja@sfgov.org

Project Description

The proposal is for subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services. The new lots will measure approximately 24,700, 18,737, and 13,888 square feet in size.

Project Approval

This project is approved pursuant to Government Code Section 65650 et seq., commonly known as AB 2162. AB 2162 requires the ministerial approval of eligible supportive housing projects. For additional details on AB 2162, please see Government Code section 65650 et seq., or Planning Director Bulletin 5.

The Project Sponsor will record the Notice of Special Restrictions before issuance of the building permit or site permit for the project.

Project Timeline

Action	Date
Applicant submitted a AB 2162 Development Application	March 20, 2025
Department staff deemed Application Complete (CAN)	April 2, 2025

Notice of Eligibility for AB 2162 was issued	April 8, 2025

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 five 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.

The Project Sponsor is providing 135 dwelling units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop, the project is not subject to any maximum control on density, and is entitled to receive up to five concessions/incentives and an additional three stories, or 33 feet of height and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B). The project has requested waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270).

Project Tenure	**Rental**
Location	Mission St. NCT Zoning District
Total On-Site Affordable Units	135 affordable units, plus one manager's unit (136 total units)
Project Unit Mix	87 Studio, 48 1BR, 1 2BR
Total Residential Floor Area	89,003 sf
Base Residential Floor Area or Base Units	93,274 sf

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.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing all of the Project's residential units on-site as affordable to households at 50% of AMI or below, except for one dwelling unit (manager's unit).

B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B).

Rear Yard. *The requested incentive/concession from the rear yard requirements of Planning Code Section 134 allows the Project to be designed in a manner that maximizes the buildable envelope on an irregular shaped lot without incurring additional cost. The subject property is required to provide a rear yard equal to 25 percent of the lot's depth, or approximately 3,500 square feet in area. The Project will locate the proposed residential building within the subject property's required rear yard and provide a yard area that is approximately 2,210 square feet in size. No setback is provided for at maximum 69 linear feet. Providing a rear yard that runs parallel to the irregular shaped rear property line of the subject property would result a more complex building form, and would incur additional construction cost.*

Permitted Obstructions (Bay Windows). *The requested incentive from the Planning Code Section 136(c)(2), Bay Projections, allows the Project to be designed in a manner that maximizes the buildable envelope on an irregular shaped lot without incurring additional cost. Accommodating additional building square footage above 85 feet will bump the proposed building into a high-rise development. The Project proposes a residential building measuring 84 feet in height. Reducing the proposed bay projections to meet Planning Code Section 136(c)(2) would result in the loss of overall volume of the building and additional construction cost in order to meet Building Code, Fire Code, etc. requirements of a high-rise development.*

Ground Floor Ceiling Height. *The requested incentive/concession from the ground floor ceiling height requirements of Planning Code Section 145.1(c)(4) allows the Project to construct a ground floor that is less than 14 feet floor-to-floor. Pursuant to Planning Code Section 145.1(c)(4), subject properties within*

the Mission St. NCT Zoning District are required to provide a ground floor that contains ceiling height of at minimum 14 feet in height. The Project will provide a ground floor with a ceiling height of 11 feet in height. Providing a code-complaint ground floor ceiling height would bump the classification of the building into a high-rise development and incur additional cost in order to accommodate the Building Code, Fire Code, etc. requirements of a high-rise development.

Ground Floor Commercial. *The requested incentives result in actual cost and identifiable cost reductions. The requested incentive from the Planning Code Section, 145.4, Ground Floor Commercial, allows the Project to accommodate residential supportive services on the ground floor. Without the requested incentive, the Project would be required to lease space currently slated for residential use to another commercial use and would displace the proposed ground floor residential support services. To accommodate the displaced residential support services, the Project would have to increase the building volume in other areas, increasing overall project cost to construct a larger building.*

C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270).

Usable Open Space. *The requested waiver from the usable open space requirement of Planning Code Section 135 results in an increased residential density. Subject properties located within the Mission St. NCT Zoning District are required to provide at minimum 80 square feet of private or 100 square feet of common usable open space per dwelling unit. The Project is required to provide at minimum 13,600 square feet of common usable open space but will provide approximately 2,438 square feet of usable open space via a roof deck and yard space. Providing code-compliant usable open space within the yard would substantially decrease the buildable lot coverage and reduce the residential density of the Project, resulting in the loss of dwelling units.*

Dwelling Unit Exposure. *The requested waiver from the dwelling unit exposure requirement of Planning Code Section 140 results in an increased residential density, and would support the requested incentive from rear yard requirements. Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code. Providing a code-compliant rear yard or open area for the purposes of exposure would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

Active Use. *The requested waiver from the active use requirement of Planning Code Section 145.1(c)(3) results in an increased residential density. Pursuant to Planning Code Section 145.1(c)(3), an active use is required at the ground floor for the first 25 feet of the building depth. Providing an active use at the*

ground floor that measures at minimum 25 feet in depth would substantially decrease the residential density of the Project, resulting in the loss of dwelling units. Approximately 4,913 square feet of the ground floor would need to be dedicated to an active use.

Bicycle Parking. *The requested waiver from the bicycle parking requirement of Planning Code Section 155.1 results in an increased residential density. Pursuant to Planning Code Section 155.1 for Projects containing more than 100 dwelling units, 100 Class 1 bicycle parking spaces are required and thereafter one for every four dwelling units. Therefore, 109 Class 1 bicycle parking spaces are required for the Project. The Project will not provide any Class 1 bicycle parking spaces. Providing code complaint Class 1 bicycle parking spaces would substantially decrease the residential density of the Project, resulting in the loss of dwelling units. Providing code complaint Class 1 bicycle parking spaces would require at maximum 1,308 square feet of area.*

Mission St. NCT First Story Non-Residential Tenant Space. *The requested waiver from the Mission St. NCT Zoning District's first story non-residential tenant space requirement of Planning Code Section Planning Code Section 754(c)(3) results in an increased density, and would support the requested incentive from ground floor commercial. Pursuant to Planning Code Section 754(c)(3), one tenant space for non-residential uses of at minimum 10,000 square feet in size at the ground floor. The Project will not provide a tenant space for non-residential uses at the ground floor. Providing a code complaint non-residential tenant space that measures at minimum 10, 000 square feet in size would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

Bulk. *The requested waiver from Bulk requirement of Planning Code Section 270 results in an increased density. Pursuant to Planning Code Section 270, at a height above 65 feet, the subject property is required to maintain a maximum horizontal dimension of 110 feet and a maximum diagonal dimension of 140 for a total buildable area of approximately 4,913 square feet. A loss of approximately 3,113 square feet in area at each floor above 65 feet in height. Therefore, providing a code complaint Project that meets the subject property's bulk limitations would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on inclusion of a Child Care facility.

F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

General Plan Findings

HOUSING ELEMENT

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.

URBAN DESIGN ELEMENT

Objectives and Policies

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 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

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

Policy 4.5
Design walkways and parking facilities to minimize danger to pedestrians.

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

MISSION AREA PLAN: HOUSING

Objectives and Policies

Policy 2.3.3
Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5
Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6
Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

The Project will demolish an existing two-story commercial building and construct a new nine-story residential building within a close proximity to public transportation, public open spaces, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 136 new dwelling units, all of which will be on-site rental affordable dwelling units (100% of the Project's total units, except for the manager's unit). Family orientated amenities will be made available to the future residential tenants of the subject building including community spaces and usable open space. The Project site is well served by public transportation. The subject property is located adjacent to 16th St. BART station and less than a block from the 14, 14R, 49, 55, 22, and 33 bus lines.

Furthermore, the Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood and provides a transition between the public and private realms. The development will respect the existing building massing and articulation of the immediate neighborhood by incorporating three-dimensional building features (i.e. bay windows, recessed windows and doors, entries) and reflect the immediate neighborhood.

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:

1. 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 contain a neighborhood-serving retail use. The subject property is developed with a two-story commercial building that contains a Grocery Store (DBA "Hwa Lei Market") and a Limited Restaurant (DBA "Mission Hunan"), and associated parking lot. While the Project will remove neighborhood serving retail uses, the Project will construct a new residential building with 136 dwelling units which will enhance the nearby retail uses by providing new residents and patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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

   The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story commercial building and construct a new residential building that will contain 136 new dwelling units, all of which will be affordable units except for the manager's unit, and Supportive Service space including a community room, wellness clinic, and conference rooms.

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

   The Project will not negatively affect the City's supply of affordable housing as no affordable housing units will be removed. Rather, the Project will enhance the City's supply of affordable housing by constructing 135 rental affordable dwelling units.

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

   The Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located adjacent to 16th St. BART station and less than a block from the 14, 14R, 49, 55, 22, and 33 bus lines. Additionally, the number of available on-street parking spaces is not expected to altered. No new curb cuts are proposed.

5. 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 will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.

6. 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.

7. That landmarks and historic buildings be preserved.

   Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

   The Project will not impact parks and open spaces access to sunlight and vistas.

Attachments:
Conditions of Approval for 100% Affordable AB 2162 Projects
Draft Notice of Special Restriction
Approved Plans

CONDITIONS OF APPROVAL FOR A 100% AFFORDABLE AB 2162 PROJECTS

Authorization

This authorization to allow a subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services located at 2970 16th Street, Block 3553, Lot 052 within the Mission St. NCT Zoning District and 105-E and 55-X Height and Bulk Districts; in general conformance with plans, dated March 14, 2025, included in the case file for Planning Record No. 2025-002304PRJ. 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 the Planning Department on May 27, 2025 under Planning Record No. 2025-002304PRJ.

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 to the approved plans may be approved administratively by Planning Staff if the modifications to the Project are compliant with the objective provisions of the Planning Code in effect at the time of the original Planning approval.

Performance

1. **Expiration.** The authorization and right vested by virtue of this action does not expire.

Provisions

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

3. **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.

4. **Affordable Housing.** 100% of the units, excluding managers' units, within the development are restricted to lower income households, as defined in CA Health and Safety Code Section 50079.5, and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development. All units within the development are subject to a recorded affordability restriction for 55 years.

5. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65650, since 100% of the units, excluding managers' units, within the project are restricted to lower income households for a period of at least fifty-five years, are or will be receiving public funding to ensure affordability of the housing to lower income Californians, and provides a minimum number of Supportive Housing units. 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 incentives/concessions from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B)), and waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270). 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).

6. **Inclusionary Affordable Housing Program.** As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program under Section 415.3(f)(4) 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. Pursuant to a correspondence dated May 27, 2025 from MOHCD, the property is owned by the City, and all of the residential units (except for any manager units) in the proposed Project will be regulated by MOHCD.

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)(4), the Project shall comply with the inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, 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 Planning Code Section 415 *et seq*, 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.

Design

7. **Amenities**. Pursuant to California Government Code Section 65651(a)(7), units within the development, excluding managers' units, shall include at least at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

8. **Supportive Services.** Pursuant to California Government Code Section 65651(a)(5), at least 3% of the total nonresidential floor area shall be provided for on-site supportive services as defined in California Government Code Section 65582, that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

Operation

9. **Supportive Housing.** Pursuant to California Government Code Section 65651(a)(3), at least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

   Pursuant to California Government Code Section 65651(c), the local government shall, at the request of the project owner, may reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

   (1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.

   (2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.

   (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Doc # **2025039906**

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: San Francisco Planning Department
Attn: Gabriela Pantoja

Address: 49 South Van Ness Ave, Suite 1400

City: San Francisco

State: CA **ZIP:** 94103

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

5/30/2025	11:52:07 AM	Fees	$32.00
Pages 7	Title 394 MQ	Taxes	$0.00
Customer	001	Other	$0.00
		SB2 Fees	$75.00
		Paid	$107.00

(Space Above This Line For Recorder's Use)

I, (We) 1979 Mission Street PSH Associates, LP, the sponsor for a proposed development located on that certain real property situated in the City and County of San Francisco, State of California more particularly on attached sheet marked "Exhibit A",

BEING ASSESSOR'S BLOCK: 3553, LOT: 052,

COMMONLY KNOWN AS: 2970 16th Street,

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to Building Permit Application No. **2025-002304PRJ** by the Planning Department and are conditions that had to be so attached in order that said application could be approved under the Planning Code (Planning Case No. 2025-002304PRJ. The plans filed with the present application indicate that the proposed project at 2970 16th Street includes subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services (the "Project").

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 the Planning Department on **May 27, 2025**.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 owner or responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by Planning Staff if the modifications to the Project are compliant with the objective provisions of the Planning Code.

Conditions of Approval, Compliance, Monitoring, and Reporting

Performance

1. **Expiration.** The authorization and right vested by virtue of this action does not expire.

Provisions

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

3. **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.

4. **Affordable Housing.** 100% of the units, excluding managers' units, within the development are restricted to lower income households, as defined in CA Health and Safety Code Section 50079.5, and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development. All units within the development are subject to a recorded affordability restriction for 55 years.

5. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65650, since 100% of the units, excluding managers' units, within the project are restricted to lower income households for a period of at least fifty-five years, are or will be receiving public funding to ensure affordability of the housing

to lower income Californians, and provides a minimum number of Supportive Housing units. 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 incentives/concessions from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B)), and waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270). 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).

6. **Inclusionary Affordable Housing Program.** As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program under Section 415.3(f)(4) 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. Pursuant to a correspondence dated May 27, 2025 from MOHCD, the property is owned by the City, and all of the residential units (except for any manager units) in the proposed Project will be regulated by MOHCD.

   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)(4), the Project shall comply with the inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, 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 Planning Code Section 415 *et seq*, 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.

Design

7. **Amenities.** Pursuant to California Government Code Section 65651(a)(7), units within the development, excluding managers' units, shall include at least at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

8. **Supportive Services.** Pursuant to California Government Code Section 65651(a)(5), at least 3% of the total nonresidential floor area shall be provided for on-site supportive services as

defined in California Government Code Section 65582, that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

Operation

9. **Supportive Housing.** Pursuant to California Government Code Section 65651(a)(3), at least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

   Pursuant to California Government Code Section 65651(c), the local government shall, at the request of the project owner, may reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

   (1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.

   (2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.

   (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

(Signature)

Sam Moss, Director
(Printed Name)

1979 Mission Street PSH Associates, LP
(Legal Name of Ownership Entity, if applicable)

Dated: May 30, 2025 **at** San Francisco, **California.**
(Month, Day) (City)

(Signature)

(Printed Name)

(Legal Name of Ownership Entity, if applicable)

Dated: _____, 20____ **at** _____, **California.**
(Month, Day) (City)

(Signature)

(Printed Name)

(Legal Name of Ownership Entity, if applicable)

Dated: _____, 20____ **at** _____, **California.**
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

See Attached CA Notarial
Language for Public Notary:
Dayved Black
Commission # 2374469

GOLDEN GATE
NOTARY & APOSTILLE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On 05 / 30 / 2025 before me, Dayved Black, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sam Moss
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DAYVED BLACK
COMM. #2374469
Notary Public - California
San Mateo County
My Comm. Expires Sep. 9, 2025
NRO1 NRO1

Signature

(Seal)

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT A

(To Grant Deed)

Legal Description

The land referred to is situated in the County of San Francisco, State of California, and is described as follows:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SIXTEENTH STREET WITH THE EASTERLY LINE OF MISSION STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 245 FEET TO THE WESTERLY LINE OF CAPP STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF CAPP STREET 260 FEET; THENCE AT A RIGHT ANGLE WESTERLY 245 FEET TO THE SAID EASTERLY LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF MISSION STREET 260 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

EXCEPTING THEREFROM THE LANDS AS DESCRIBED IN THE DEED DATED OCTOBER 4, 1967, FROM HENRY INVESTMENT COMPANY, A CORPORATION, TO THE SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED NOVEMBER 13, 1967, SERIES NO. 26621, IN THE OFFICE OF THE RECORDER THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN BOOK B-192 OF OFFICIAL RECORDS, PAGE 540, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SIXTEENTH STREET WITH THE EASTERLY LINE OF MISSION STREET; THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 85.00 (84.99) FEET; THENCE LEAVING SAID LINE OF SIXTEENTH STREET, AT A RIGHT ANGLE NORTHERLY 75.00 (75.00) FEET; THENCE AT A RIGHT ANGLE WESTERLY 85.00 (84.99) FEET THE AFORESAID LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID EASTERLY LINE 75.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

APN: Lot 052, Block 3553 (23-3553-052-01)

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP ENTITLED "PARCEL MAP 12492".

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION

BY: _____
ANDRICO PENICK
DIRECTOR OF PROPERTY
CITY AND COUNTY OF SAN FRANCISCO

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____, 20____ BEFORE ME

_____ PERSONALLY

APPEARED _____

_____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

PARCEL MAP GENERAL NOTES

1. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE, RECORDED OCTOBER 20, 1988, BOOK E707, PAGE 922, RECORDER'S SERIAL NUMBER E261960, OFFICIAL RECORDS, CONSIST OF CONDITIONS ATTACHED TO BUILDING PERMIT APPLICATION NO. 8808675 BY THE DEPARTMENT OF CITY PLANNING AND ARE CONDITIONS THAT HAD TO BE ATTACHED IN ORDER THAT SAID APPLICATION COULD BE APPROVED UNDER THE PLANNING CODE. THE APPLICATION IS FOR THE REMODEL OF AN EXISTING LARGE FAST FOOD RESTAURANT TO INSTALL A BURGER KING FAST FOOD RESTAURANT AT 2978 16TH STREET.

2. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE, RECORDED NOVEMBER 10, 1994 IN REEL G256 OF OFFICIAL RECORDS, IMAGE 0610, RECORDER'S SERIAL NUMBER 94-F710798-00, OFFICIAL RECORDS, CONSIST OF CONDITIONS ATTACHED TO CONDITIONAL USE APPLICATION NO. 94.349C APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO ON SEPTEMBER 22, 1994 FOR THE ENLARGEMENT OF AN EXISTING LARGE FOOD FOOD RESTAURANT.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MISSION HOUSING IN JUNE 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2028 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____ _____
JACQUELINE LUK, P.L.S. 8934 DATE

PROFESSIONAL LAND SURVEYOR
JACQUELINE LINGWEI LUK
LS 8934
STATE OF CALIFORNIA

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

ELIAS FRENCH, PLS 9406
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: _____

DATE: _____

PROFESSIONAL LAND SURVEYOR
ELIAS
FRENCH
NO. 9406
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____,

20_____, AT _____M. IN BOOK _____
OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF THE CITY AND COUNTY OF SAN FRANCISCO.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

PARCEL MAP 12492

BEING A 3 LOT SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 2, 2022 AS DOCUMENT NUMBER 2022-022160

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

JULY 2025

APN 3553-052 1979 MISSION STREET

PARCEL MAP 12492

BEING A 3 LOT SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 2, 2022 AS DOCUMENT NUMBER 2022-022160

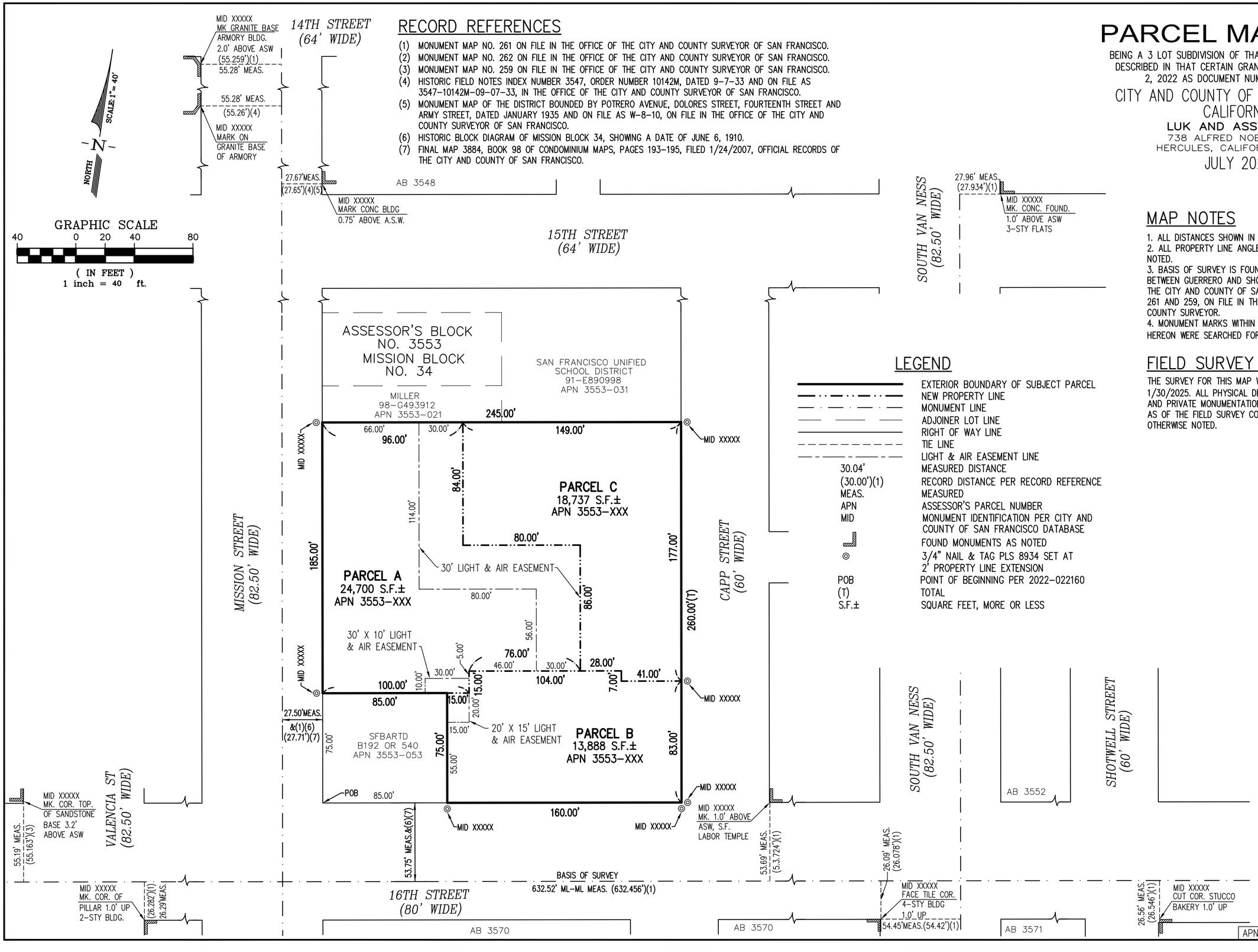
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

JULY 2025

RECORD REFERENCES

(1) MONUMENT MAP NO. 261 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(2) MONUMENT MAP NO. 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(3) MONUMENT MAP NO. 259 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(4) HISTORIC FIELD NOTES INDEX NUMBER 3547, ORDER NUMBER 10142M, DATED 9-7-33 AND ON FILE AS 3547-10142M-09-07-33, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(5) MONUMENT MAP OF THE DISTRICT BOUNDED BY POTRERO AVENUE, DOLORES STREET, FOURTEENTH STREET AND ARMY STREET, DATED JANUARY 1935 AND ON FILE AS W-8-10, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(6) HISTORIC BLOCK DIAGRAM OF MISSION BLOCK 34, SHOWING A DATE OF JUNE 6, 1910.
(7) FINAL MAP 3884, BOOK 98 OF CONDOMINIUM MAPS, PAGES 193-195, FILED 1/24/2007, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



LEGEND

	EXTERIOR BOUNDARY OF SUBJECT PARCEL
	NEW PROPERTY LINE
	MONUMENT LINE
	ADJOINER LOT LINE
	RIGHT OF WAY LINE
	TIE LINE
	LIGHT & AIR EASEMENT LINE
30.04'	MEASURED DISTANCE
(30.00')(1)	RECORD DISTANCE PER RECORD REFERENCE
MEAS.	MEASURED
APN	ASSESSOR'S PARCEL NUMBER
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
	FOUND MONUMENTS AS NOTED
◎	3/4" NAIL & TAG PLS 8934 SET AT 2' PROPERTY LINE EXTENSION
POB	POINT OF BEGINNING PER 2022-022160
(T)	TOTAL
S.F.±	SQUARE FEET, MORE OR LESS

MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS FOUND MONUMENTS ON 16TH STREET BETWEEN GUERRERO AND SHOTWELL STREETS AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 261 AND 259, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (SFNF).

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 1/30/2025. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTING AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

MISSION HOUSING

Mission Housing Development Corporation
474 Valencia St #280
San Francisco, CA 94103

PID: 12492

JPMorgan Chase Bank N.A.
Sacramento, CA

7144
90-7162 / 3222

DATE: 1/7/2025

PAY TO THE ORDER OF San Francisco Public Works

$1,000.00

One Thousand and 00/100 DOLLARS

DEPARTMENT OF PUBLIC WORKS
"ATTN: SIRP 1155 MARKET STREET"
3RD FLOOR
SAN FRANCISCO CA 94103
UNITED STATES

HEAT SENSITIVE
RUB AREA TO VERIFY

Authorized Signature

⑈0000007144⑈ ⑆322271627⑆ 958672583⑈

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

MISSION HOUSING

Mission Housing Development Corporation
474 Valencia St #280
San Francisco, CA 94103

PID: 12492

JPMorgan Chase Bank N.A.
Sacramento, CA

7145
90-7162 / 3222

DATE: 1/7/2025

PAY TO THE ORDER OF San Francisco Public Works

$13,072.00

Thirteen Thousand Seventy-Two and 00/100 DOLLARS

DEPARTMENT OF PUBLIC WORKS
"ATTN: SIRP 1155 MARKET STREET"
3RD FLOOR
SAN FRANCISCO CA 94103
UNITED STATES

HEAT SENSITIVE
RUB AREA TO VERIFY

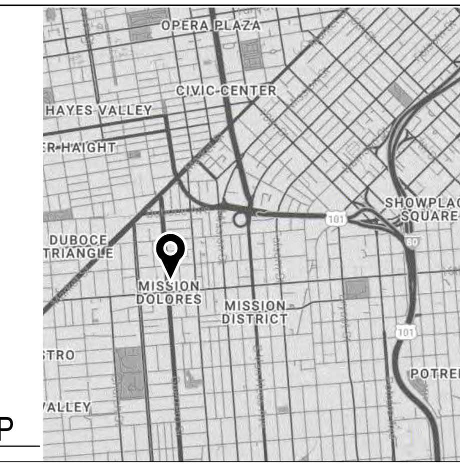
Authorized Signature

⑈0000007145⑈ ⑆322271627⑆ 958672583⑈

LA MARAVILLA - BLDG 1
PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

VICINITY MAP



Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

ADDENDUM SCHEDULE

Addendum 1 - Shoring
Addendum 2 - Ground Improvements
Addendum 3 - Foundation-Grading, Underground Utilities
Addendum 4 - Superstructure
Addendum 5 - Architectural-MEP-Landscaping
Addendum 6 - Tower Crane
Addendum 7 - Exterior Light Gauge Metal Framing
Addendum 8 - Steel Stairs
Addendum 9 - Sprinklers
Addendum 10 - Photovoltaic
Addendum 11 - Fire Alarm, Two-Way Communication
Addendum 12 - ERRCS
Addendum 13 - EBM

AREA CALCULATIONS

GROSS BUILDING AREA

AREA CALCULATED PER CBC 202, GROSS FLOOR AREA DEFINITION

BASEMENT	161 SF
LEVEL 1	12345 SF
LEVEL 2	10062 SF
LEVEL 3	9337 SF
LEVEL 4	10161 SF
LEVEL 5	10186 SF
LEVEL 6	10186 SF
LEVEL 7	10186 SF
LEVEL 8	10186 SF
LEVEL 9	10186 SF
GROSS AREA	92997 SF

GROSS FLOOR AREA

AREA CALCULATED PER SAN FRANCISCO PLANNING CODE ARTICLE 102

BASEMENT	0 SF
LEVEL 1	12345 SF
LEVEL 2	9303 SF
LEVEL 3	9337 SF
LEVEL 4	10161 SF
LEVEL 5	10186 SF
LEVEL 6	10186 SF
LEVEL 7	10186 SF
LEVEL 8	10186 SF
LEVEL 9	10186 SF
GROSS AREA	92076 SF

GROSS AREA SCHEDULE

Name	LEVEL	AREA
RESIDENTIAL	BASEMENT	161 SF
RESIDENTIAL	LEVEL 1	8551 SF
RESIDENTIAL	LEVEL 2	8715 SF
RESIDENTIAL	LEVEL 3	9337 SF
RESIDENTIAL	LEVEL 4	10161 SF
RESIDENTIAL	LEVEL 5	10186 SF
RESIDENTIAL	LEVEL 6	10186 SF
RESIDENTIAL	LEVEL 7	10186 SF
RESIDENTIAL	LEVEL 8	10186 SF
RESIDENTIAL	LEVEL 9	10186 SF
		87856 SF
RESIDENTIAL WELLNESS CLINIC	LEVEL 1	1583 SF
		1583 SF
ROOF	ROOF	10178 SF
		10178 SF
USABLE OPEN SPACE	LEVEL 1	2211 SF
USABLE OPEN SPACE	LEVEL 2	230 SF
		2441 SF
TOTAL		102058 SF

UNIT MIX

TYPE	COUNT	% OF TOTAL UNIT COUNT	TOTAL AREA BY TYPE
1 BR	49	36%	25761 SF
STUDIO	87	64%	27184 SF
TOTAL	136	100%	52945 SF

ACCESSIBILITY NOTES (TCAC REQ):
ACCESSIBLE UNITS: 50%
PER CBC CHAPTER 11B
COMMUNICATIONS FEATURES: 10%
PER CBC 11B 809.5
MOBILITY FEATURES: 15%
PER CBC 11B 809.2-4

PROJECT DATA

ZONING: NCT - MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

HEIGHT AND BULK DISTRICTS: 105-E, 55-X

SPECIAL USE DISTRICTS: MISSION ALCOHOL RESTRICT
WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE
MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT
FRINGE FINANCIAL SERVICES RUD
PRIORITY EQUITY GEOGRAPHIES SUD

CONSTRUCTION TYPE: IA

OCCUPANCIES: R-2, B, S-1, A-3

LOT AREA: 13,889 SF / 0.32 ACRE

HEIGHT:
ALLOWABLE: 105', 55' +3 stories
PROPOSED: 84'

SETBACKS: SEE A0.4B

OPEN SPACE PROVISIONS: 2,438 SF

PARKING SPACES: 0

BICYCLE PARKING SPACES: 0

TOTAL ROOF AREA: 10,186 SF

LIVING ROOF AREA: 1,074 SF

SOLAR READY ZONE AREA: 1,890 SF

SCOPE OF WORK

DEMOLISH EXISTING 2-STORY + BASEMENT COMMERCIAL BUILDING AND CONSTRUCT A 9-STORY, TYPE-1A **100% AFFORDABLE** PERMANENT SUPPORTIVE HOUSING BUILDING WITH 136 UNITS. THE UNITS WILL BE 65% STUDIO & 35% 1-BEDROOMS. THE GROUND FLOOR WILL HOUSE RESIDENT SERVICES OFFICES, SHARED COMMON AREAS, A WELLNESS CLINIC (TI SPACE), AND A SECURED OUTDOOR COURTYARD. A SECOND FLOOR WILL PROVIDE A COMMUNITY LAUNDRY ROOM AND TERRACE. RESIDENTIAL UNITS WILL BE LOCATED AT LEVELS 2-9.

CODE REFERENCES

ALL WORK SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, SAFETY ORDINANCES AND ACCESSIBILITY REQUIREMENTS CURRENTLY IN EFFECT INCLUDING THOSE LISTED BELOW:

- 2022 CALIFORNIA BUILDING CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2, VOLUME 1 & 2
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
- 2022 CALIFORNIA FIRE CODE, TITLE 24, PART 9
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11
- 2010 ADA STANDARDS

PROJECT TEAM

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SHEET LIST

GENERAL

A0.0	COVER SHEET
A0.1A	GENERAL INFO & EXISTING PHOTOS
A0.1B	FIRE FLOW DATA & PLANNING APPROVAL LETTER
A0.2	PERSPECTIVES & MATERIALS
A0.3A	EXISTING STREETSCAPE PLAN & DEMOLITION PLAN
A0.3B	PROPOSED STREETSCAPE PLAN
A0.5A	EGRESS & OCCUPANCY PLAN - BASEMENT AND LEVEL 1
A0.5B	EGRESS & OCCUPANCY PLAN - UPPER LEVELS
A0.6	ALLOWABLE OPENING AREA CALCULATION
A0.7	SF GREEN BUILDING SITE PERMIT FORM GS1

CIVIL

C1.0-C8.1	SEE SHEET INDEX

ARCHITECTURAL

A1.1	SITE PLAN
A2.0	BASEMENT PLAN
A2.1	FLOOR PLAN - LEVEL 1
A2.2	FLOOR PLAN - LEVEL 2
A2.3	FLOOR PLAN - LEVEL 3
A2.4	FLOOR PLAN - LEVELS 4-5-6-7-8-9
A2.5	ROOF PLAN
A2.6	SLAB PLAN - BASEMENT
A2.7	SLAB PLAN - LEVEL 1
A2.8	SLAB PLAN - LEVEL 2
A2.9	SLAB PLAN - LEVEL 3
A2.10	SLAB PLAN - LEVELS 4-5-6-7-8-9
A2.11	SLAB PLAN - ROOF
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS
A3.5	WALL SECTIONS
A3.6	WALL SECTIONS
A3.7	WALL SECTIONS
A3.8	WALL SECTIONS
A4.0A	ENLARGED FLOOR PLAN - BASEMENT LEVEL - WEST
A4.0B	ENLARGED FLOOR PLAN - BASEMENT LEVEL - EAST
A4.1A	ENLARGED FLOOR PLAN - LEVEL 1 WEST
A4.1B	ENLARGED FLOOR PLAN - LEVEL 1 EAST
A4.2A	ENLARGED FLOOR PLAN - LEVEL 2 WEST
A4.2B	ENLARGED FLOOR PLAN - LEVEL 2 EAST
A4.3A	ENLARGED FLOOR PLAN - LEVEL 3 WEST
A4.3B	ENLARGED FLOOR PLAN - LEVEL 3 EAST
A4.4A	ENLARGED FLOOR PLAN - LEVELS 4-9 WEST
A4.4B	ENLARGED FLOOR PLAN - LEVELS 4-9 EAST
A5.1	INTERIOR ELEVATIONS
A5.2	GROUND FLOOR INTERIOR ELEVATIONS
A5.3	GROUND FLOOR INTERIOR ELEVATIONS
A5.4	GROUND FLOOR INTERIOR ELEVATONS
A5.5	PUBLIC RESTROOM ELEVATIONS
A5.6	2ND FLOOR RESIDENTIAL CORRIDOR ELEVATIONS
A5.7	3RD FLOOR RESIDENTIAL CORRIDOR ELEVATIONS
A5.8	4TH-9TH FLOOR RESIDENTIAL CORRIDOR ELEVATIONS
A5.9	TYPICAL STUDIO - PLAN, RCP & ELEVATIONS
A5.10	TYPICAL 1 BEDROOM - PLAN, RCP & ELEVATIONS
A5.11	ENLARGED UNIT'S KITCHEN PLANS AND ELEVATIONS
A5.12	ENLARGED UNIT'S KITCHEN / BATHROOM PLANS AND ELEVATIONS
A6.0	REFLECTED CEILING PLAN - BASEMENT
A6.1	REFLECTED CEILING PLAN - LEVEL 1
A6.2	REFLECTED CEILING PLAN - LEVEL 2
A6.3	REFLECTED CEILING PLAN - LEVEL 3
A6.4	REFLECTED CEILING PLAN - LEVEL 4
A7.0	ELEVATOR & OPEN STAIR - PLANS AND SECTIONS
A7.1	STAIR 1 - PLANS & SECTIONS
A7.2	STAIR 2 - PLANS & SECTIONS
A8.0	EXTERIOR DETAILS - WALLS
A8.1	EXTERIOR DETAILS - WALLS
A8.2	EXTERIOR DETAILS - WINDOWS & STOREFRONTS
A8.3	EXTERIOR DETAILS - DOORS
A8.4	EXTERIOR DETAILS - ROOF
A9.1	ACCESSIBILITY NOTES & DETAILS
A9.2	ACCESSIBILITY NOTES & DETAILS
A9.3	INTERIOR DETAILS
A10.1	VERTICAL ASSEMBLIES
A10.2	HORIZONTAL ASSEMBLIES
A10.5	DOOR SCHEDULE & TYPES
A10.6	WINDOW / STOREFRONT SCHEDULE & TYPES
A10.7	FINISH SCHEDULE

STRUCTURAL

S0.00-7.05	SEE SHEET INDEX

MECHANICAL

M0.01-4.01	SEE SHEET INDEX

ELECTRICAL

E0.01-6.03	SEE SHEET INDEX

PLUMBING

P0.01-4.01	SEE SHEET INDEX

LANDSCAPE

L0.00-5.01	SEE SHEET INDEX

PRIORITY PROCESSING LETTER

Mayor's Office of Housing and Community Development
City and County of San Francisco

Daniel Lurie
Mayor

Daniel Adams
Director

Letter Confirming City Priority Permit Status
2970 16th Street, San Francisco CA 94103 | APN 3553 / 052

March 4, 2025

Carlos Melgoza
Project Developer, Mission Housing Development Corporation
474 Valencia Street, San Francisco CA 94103

Carlos Melgoza,

On behalf of the Mayor's Office of Housing and Community Development (MOHCD) this letter confirms the priority permit status of the proposed 100% affordable project at the Property listed below, as an Executive Directive 13-01 priority project. The project includes City-owned or leased land and/or an award of financing from MOHCD. Please note that this letter does not represent an exemption from the Inclusionary Affordable Housing program as further describe in Planning Code Section 415.3.

This letter should be uploaded with your permit application when you submit any building permits online and should be referenced in all correspondence related to those permit applications.

2970 16th Street San Francisco CA 94103 Block 3553 Lot 052
This is a 100% affordable new 9 story building to provide permanent supportive housing serving the formerly unhoused. The ground floor will provide clinical services by separate tenant.

Thank you and please contact the staff person listed below with any questions.

Brendan Dwyer
Director of Construction Services
brendan.dwyer@sfgov.org

CC: Carly Grob (CPC)
Saved to: BMR TEAM – MOHCD + Planning Shared

One South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103

FEE DEFERRAL LETTER

Mayor's Office of Housing and Community Development
City and County of San Francisco

Daniel Lurie
Mayor

Daniel Adams
Director

March 5, 2025

Mr. Patrick O'Riordan
Director, Department of Building Inspection City and County of San Francisco
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

RE: Request for Permit Fee Deferral: 2970 16th Street San Francisco CA 94103 Block 3553 / 052

Dear Director O'Riordan:

On behalf of the Mayor's Office of Housing and Community Development, I would like to request approval of fee deferral for the above described properties which represent an 100% affordable housing project of a total of 136 units of 100% Affordable Housing for the formerly unhoused which will be developed by Mission Housing Development Corporation, a 501c (3) nonprofit. Payment of fees will be made upon issuance of the first addenda.

If this request meets with your approval, please sign below and return to my attention. If you have questions or need anything further regarding this request, please feel free to contact me at brendan.dwyer@sfgov.org). Thank you in advance for your assistance.

Sincerely,

Brendan Dwyer
Director of Construction Services
Mayor's Office of Housing and Community Development

Department of Building Inspection
Approval to defer fees as requested:

Patrick O'Riordan
Director, Department of Building Inspection

3/5/25
Date

1 South Van Ness Avenue – Fifth Floor, San Francisco, CA 94103
www.sfmohcd.org

Stamp:

LICENSED ARCHITECT
MELISSA IRIS GARCIA
No C-39639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

COVER SHEET

Scale:

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	MB/ED	Sheet Number:
Checked:	MG	A0.0
Date:	6/14/2025 11:06:15 AM	

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

GENERAL NOTES - RESIDENTIAL

1. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
2. THE DIMENSIONS SHOWN ON PLANS, SECTIONS AND DETAILS ARE TO FACE OF STUD, GRID LINE, OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED.
3. THE STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, ELECTRICAL, OR MECHANICAL WORK. SHOULD THERE BE ANY DISCREPANCIES IN THE DRAWINGS THAT CONFLICT WITH THE ARCHITECTURAL DESIGN, THEY SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS/HER COST.
4. INSTALLATION OF SPECIFIED ITEMS SHALL FOLLOW THE MANUFACTURER'S PUBLISHED SPECIFICATIONS AND/OR TRADE STANDARDS IN ADDITION TO MEETING OR EXCEEDING THE DESIGN STANDARDS.
5. DETAIL DRAWINGS AND LARGE-SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
6. PROVIDE MINIMUM CLASS A FIRE-RETARDANT ROOFING ASSEMBLY PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CONDITIONS OF LISTING.
7. FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC SECTION 718.
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH HORIZONTAL AND VERTICAL.
   B. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROPPED AND COVERED CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
   D. IN OPENINGS AROUND VENTS, PIPES, DUCTS AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT THE CEILING AND FLOOR LEVELS WITH NON COMBUSTIBLE MATERIALS.
8. DRAFT STOPS ARE NOT REQUIRED IN SPRINKLERED BUILDINGS PER CBC SECTION 718.3 AND 718.4.
9. INTERIOR WALLS NOT NOTED WITH A WALL TYPE SYMBOL SHALL BE CONSTRUCTED IN ACCORDANCE WITH WALL TYPE 0A. WHERE A WALL CHANGES TYPES IN A SINGLE LENGTH, THE PLANE OF THE WALL SHALL NOT CHANGE IN ANY LOCATION OTHER THAN WHERE THERE IS A NEUTRAL BREAKING POINT (I.E. AT AN INTERSECTING WALL).
10. DURING CONSTRUCTION, ALL DEBRIS, WITH THE EXCEPTION OF DEBRIS BOXES CONTAINING ONLY SEPARATED SOIL, CONCRETE OR ASPHALT, MUST BE REMOVED FROM THE SITE BY THE CITY'S APPROVED HAULER OR BY THE CONSTRUCTION CONTRACTOR AND DELIVERED TO AN APPROVED FACILITY. SEPARATE & RECYCLE PLANT AND TREE DEBRIS. WITHIN 30 DAYS OF COMPLETION, FILE A DEBRIS DISPOSAL & DIVERSION REPORT & SUBMIT ALL RECEIPTS FROM DISPOSAL AND RECYCLING TO THE CITY. SEE SPECS FOR MORE INFO.

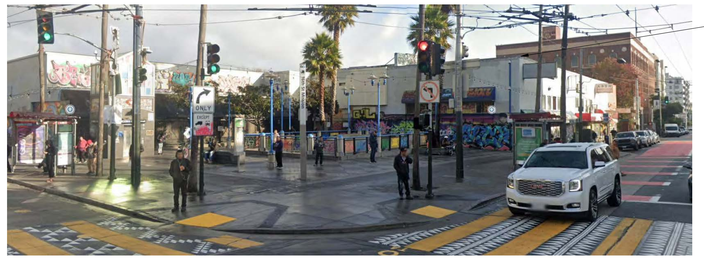
LIST OF ABBREVIATIONS

@	AT	LF	LINEAR FEET
ABV.	ABOVE	LP.	LOW POINT
A.D.O.	AUTO DOOR OPENER	LTG.	LIGHTING
A.F.F.	ABOVE FINISH FLOOR	MANUF.	MANUFACTURER
A.F.G.	ABOVE FINISH GRADE	MAX.	MAXIMUM
ALUM	ALUMINUM	MIN.	MINIMUM
B.F.F.	BELOW FINISH FLOOR	MET.	METAL
BD.	BOARD	(N)	NEW
BLDG.	BUILDING	N.A.	NOT APPLICABLE
BLW.	BELOW	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
BM.	BEAM	NO.	NUMBER
B.U.R.	BUILT-UP ROOFING	O/	OVER
CA.	SECURITY CAMERA	O.C.	ON CENTER
CL	CENTERLINE	O.H.	OPPOSITE HAND
CL.	CLOSET	OPP	OPPOSITE
C.J.	CONTROL JOINT	P.L.	PROPERTY LINE
CAB.	CABINET	P.LAM	PLASTIC LAMINATE
CLG.	CEILING	PSL	PARALLEL STRAND BOARD
CLK.	CAULK	P.T.	PRESSURE TREATED/POST-TENSIONED
CLR.	CLEAR	PERF.	PERFORATED
COL.	COLUMN	PERIM.	PERIMETER
CONC.	CONCRETE	PLYWD	PLYWOOD
CONT.	CONTINUOUS	PTD.	PAINTED
CPT	CARPET	PT.	POINT
CT	CERAMIC TILE	QTY.	QUANTITY
(D)	DEMOLISH	R.D.	ROOF DRAIN
DBL.	DOUBLE	R.W.L.	RAIN WATER LEADER
DET.	DETAIL	REF.	REFRIGERATOR
DIA.	DIAMETER	REQ'D	REQUIRED
DN.	DOWN	RES.	RESILIENT
DWG.	DRAWING	RM.	ROOM
(E)	EXISTING	R.O.	ROUGH OPENING
EA.	EACH	R.O.W.	RIGHT OF WAY
EL.	ELEVATION	S.D.	STORM DRAIN
ELEC.	ELECTRIC(AL)	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EMERG.	EMERGENCY	S.A.M.	SELF-ADHERED MEMBRANE
ENCL.	ENCLOSURE	S.C.D.	SEE CIVIL DRAWINGS
EQ.	EQUAL	S.E.D.	SEE ELECTRICAL DRAWINGS
EQUIP.	EQUIPMENT	S.L.D.	SEE LANDSCAPE DRAWINGS
EXP.	EXPANSION	S.M.D.	SEE MECHANICAL DRAWINGS
EXT.	EXTERIOR	S.P.D.	SEE PLUMBING DRAWINGS
FC	FIBER CEMENT	SS	STAINLESS STEEL
FCP	FIBER CEMENT PANEL	S.S.D.	SEE STRUCTURAL DRAWINGS
F.D.	FLOOR DRAIN	SHT.	SHEET
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.E.C.	FIRE EXTINGUISHER CABINET	SPECS	SPECIFICATIONS
FLR.	FLOOR	STD.	STANDARD
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.O.F.	FACE OF FINISH	ST.	STREET
F.O.S.	FACE OF STUD	STRUC.	STRUCTURE
FIN.	FINISH	T&G	TONGUE & GROOVE
FIXT.	FIXTURE	T.C.	TOP OF CURB
FNDN.	FOUNDATION	T.O.	TOP OF
FT.	FOOT/FEET	T.O.C.	TOP OF CURB
F.T.P.	FLOW-THROUGH PLANTER	T.O.S.	TOP OF SLAB
GALV.	GALVANIZED	T.O.W.	TOP OF WALL
GFI	GROUND FAULT INTERRUPTER	T.P.	TOILET PAPER
G.S.M.	GALVANIZED SHEET METAL	TEL.	TELEPHONE
GA.	GAUGE	TYP.	TYPICAL
GL.	GLASS	U.O.N.	UNLESS OTHERWISE NOTED
GYP. BD.	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
H.P.	HIGH POINT	W/O	WITHOUT
IN.	INCH	W.O.	WHERE OCCURS
INSUL.	INSULATION	WD.	WOOD
INT.	INTERIOR	WC	WATER CLOSET
J-BOX	JUNCTION BOX	WRB	WEATHER RESISTANT BARRIER
JT.	JOINT		
LAV.	LAVATORY		

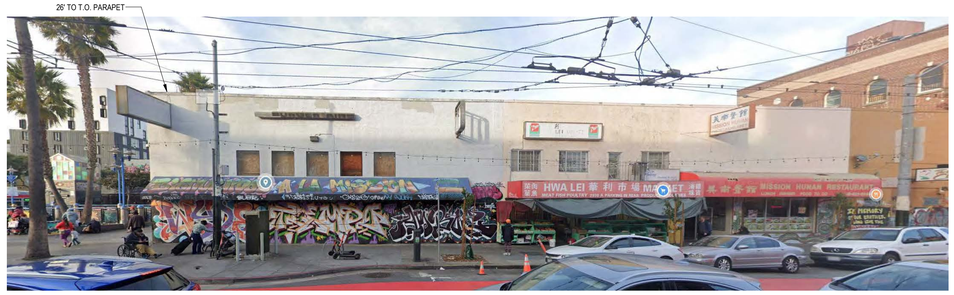
LEGEND OF SYMBOLS

- PROPERTY LINE
- SETBACK
- ALIGN — ALIGN TAG
- SIM 1 A101 — DETAIL BUBBLE
- 1 A101 — SECTION CUT
- A101 — EXTERIOR ELEVATION SYMBOL
- 1 Ref, Ref 1, A101, Ref 1, 1 Ref — INTERIOR ELEVATION SYMBOL
- TEXT EL +0'-0" — ELEVATION DATUM
- TC 203'-0" — TOP OF CONCRETE CURB/WALL MARK W/ ELEVATION
- ROOM 101, ROOM 101 — ROOM IDENTIFICATION TAG WITH ROOM # AND MOBILITY AND HVI SYMBOLS
- ROOM 101 1'-0" — RCP ROOM IDENTIFICATION TAG WITH RM. # AND FINISH CLG. HT.
- 1'-0" — FINISH CEILING HEIGHT WHERE SHOWN
- E ## STC## — WINDOW/LOUVER TAG W/ STC AND RESCUE WINDOW SEE WINDOW/LOUVER SCHEDULE
- ### — DOOR TAG W/ STC SEE DOOR SCHEDULE
- ## — ASSEMBLY TAG SEE ASSEMBLY SCHEDULE
- ? — KEYNOTE TAG
- 1 — REVISION TAG
- ℄ — CENTERLINE

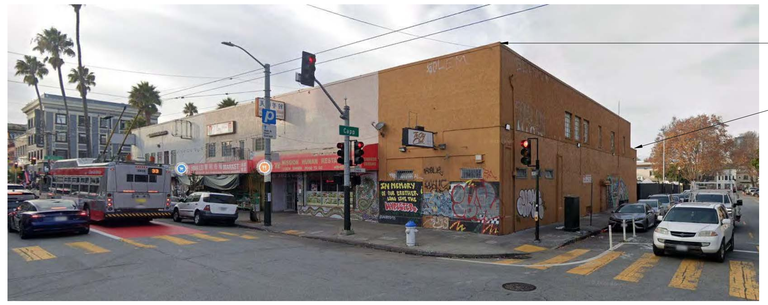
EXISTING PHOTOS



1 A0.1A EXISTING WEST ELEVATION (ADJACENT TO BART PLAZA)

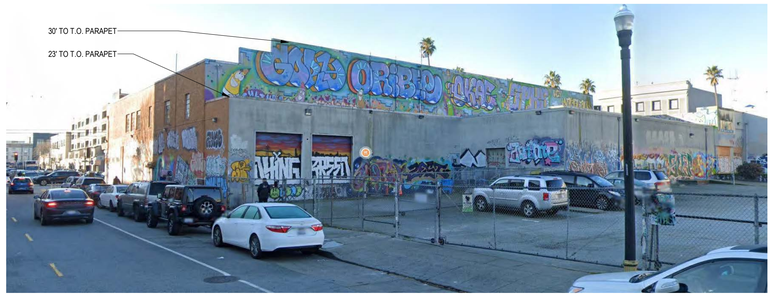


2 A0.1A EXISTING SOUTH ELEVATION (16TH STREET)



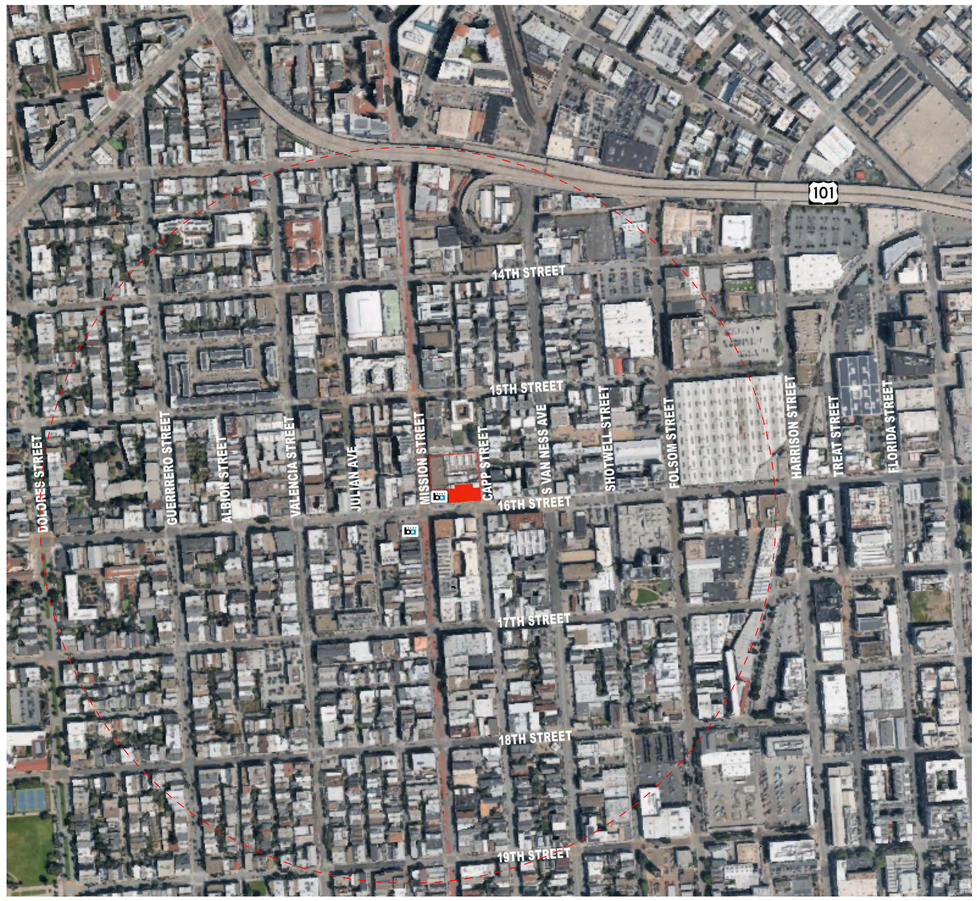
3 A0.1A EXISTING SOUTH EAST ELEVATION (16TH AND CAPP STREETS)

4 A0.1A EXISTING EAST ELEVATION (CAPP STREET)



5 A0.1A EXISTING NORTH ELEVATION (INTERIOR LOT LINE)

VICINITY MAP - 3-BLOCK RADIUS



IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT — No C-38639 — OCT 31, 2025 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

GENERAL INFO & EXISTING PHOTOS

Scale:

N
REF. NORTH

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB/ED
Checked: MG
Date: 6/14/2025 9:55:53 AM

Sheet Number: A0.1A

San Francisco Fire Department
Plan Check Division/Water Flow Team
49 South Van Ness Ave, Suite 560
San Francisco, CA 94103
Email: WaterflowSFFD@sfgov.org
Voicemail: (628) 652-3473

Request for Water Flow Information

(For additional information, see Water Flow FAQs at: https://sf-fire.org/services/plan-check#water)

Request Date	Request ID	Inspection Number
03/03/2025	67C5F8BAB30B49AF5AA7D1E2	583487

Documents Attached to Form

Request is for Fire Flow? YES NO — Request is for Sprinkler Design? YES NO

Applicant Name *	Email *	Phone #
Jules Mancilla	JULESMANCILLAINC@GMAIL.COM	(415)602-0464

Property Owner paying for the permit? YES NO

Owner's Name	Owner's Email	Owner's Phone #
		( ) -

Project an ADU or New Development? YES NO — Project on Undeveloped or Vacant Land? YES

Project Address *
2970 16TH ST

Project Block and Lot

Project Address Unverified
2970 16th Street SF CA 94103

Project Block And Lot Unverified
3553 / 052

Nearest Cross Street	Second Cross Street	Street for Water Dept Connection
MISSION ST	CAPP ST	16TH ST

Occupancy Type	Other Occupancy Type	Proposed Number of Stories	Proposed Height of Buildin
R2		9	87

Special Requests or Instructions

Flow Test Results

Date Forwarded	03/19/2025	Static PSI	54
Flow Data Provided By	Matsubayashi/Hom	Residual PSI	53
Flow Data	FIELD FLOW TEST / RECORDS ANALYSIS	Flow GPM	1131
Gate Page	96 8	Inch Main on	MISSION ST

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

PLANNING APPROVAL LETTER

Date:	May 27, 2025
BPA No.:	TBD
Planning Record No.	**2025-002304PRJ**
Project Address:	**2970 16th Street**
Zoning:	Mission Street NCT (MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT) District Priority Equity Geographies, Mission Street Alcohol Restrict, and Mission Street Formula Retail Restaurant Special Use Districts 105-E,55-X Height and Bulk District
Block/Lot:	3553 / 052
Project Sponsor:	Melissa Iris Garcia Herman Coliver Locus Architecture 423 Tehama Street, Floor 2 San Francisco, CA 94103
Staff Contact:	Gabriela Pantoja, Senior Planner (628) 652-7380 Gabriela.Pantoja@sfgov.org

Project Description

The proposal is for subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services. The new lots will measure approximately 24,700, 18,737, and 13,888 square feet in size.

Project Approval

This project is approved pursuant to Government Code Section 65650 et seq., commonly known as AB 2162. AB 2162 requires the ministerial approval of eligible supportive housing projects. For additional details on AB 2162, please see Government Code section 65650 et seq., or Planning Director Bulletin 5.

The Project Sponsor will record the Notice of Special Restrictions before issuance of the building permit or site permit for the project.

Project Timeline

Action	Date
Applicant submitted a AB 2162 Development Application	March 20, 2025
Department staff deemed Application Complete (CAN)	April 2, 2025
Notice of Eligibility for AB 2162 was issued	April 8, 2025

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 five 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.

The Project Sponsor is providing 135 dwelling units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop, the project is not subject to any maximum control on density, and is entitled to receive up to five concessions/incentives and an additional three stories, or 33 feet of height and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B). The project has requested waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270).

Project Tenure	**Rental**
Location	Mission St. NCT Zoning District
Total On-Site Affordable Units	135 affordable units, plus one manager's unit (136 total units)
Project Unit Mix	87 Studio, 48 1BR, 1 2BR
Total Residential Floor Area	89,003 sf
Base Residential Floor Area or Base Units	93,274 sf

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.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing all of the Project's residential units on-site as affordable to households at 50% of AMI or below, except for one dwelling unit (manager's unit).

B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B).

Rear Yard. *The requested incentive/concession from the rear yard requirements of Planning Code Section 134 allows the Project to be designed in a manner that maximizes the buildable envelope on an irregular shaped lot without incurring additional cost. The subject property is required to provide a rear yard equal to 25 percent of the lot's depth, or approximately 3,500 square feet in area. The Project will locate the proposed residential building within the subject property's required rear yard and provide a yard area that is approximately 2,210 square feet in size. No setback is provided for at maximum 69 linear feet. Providing a rear yard that runs parallel to the irregular shaped rear property line of the subject property would result a more complex building form, and would incur additional construction cost.*

Permitted Obstructions (Bay Windows). *The requested incentive from the Planning Code Section 136(c)(2), Bay Projections, allows the Project to be designed in a manner that maximizes the buildable envelope on an irregular shaped lot without incurring additional cost. Accommodating additional building square footage above 85 feet will bump the proposed building into a high-rise development. The Project proposes a residential building measuring 84 feet in height. Reducing the proposed bay projections to meet Planning Code Section 136(c)(2) would result in the loss of overall volume of the building and additional construction cost in order to meet Building Code, Fire Code, etc. requirements of a high-rise development.*

Ground Floor Ceiling Height. *The requested incentive/concession from the ground floor ceiling height requirements of Planning Code Section 145.1(c)(4) allows the Project to construct a ground floor that is less than 14 feet floor-to-floor. Pursuant to Planning Code Section 145.1(c)(4), subject properties within*

the Mission St. NCT Zoning District are required to provide a ground floor that contains ceiling height of at minimum 14 feet in height. The Project will provide a ground floor with a ceiling height of 11 feet in height. Providing a code-complaint ground floor ceiling height would bump the classification of the building into a high-rise development and incur additional cost in order to accommodate the Building Code, Fire Code, etc. requirements of a high-rise development.

Ground Floor Commercial. *The requested incentives result in actual cost and identifiable cost reductions. The requested incentive from the Planning Code Section, 145.4, Ground Floor Commercial, allows the Project to accommodate residential supportive services on the ground floor. Without the requested incentive, the Project would be required to lease space currently slated for residential use to another commercial use and would displace the proposed ground floor residential support services. To accommodate the displaced residential support services, the Project would have to increase the building volume in other areas, increasing overall project cost to construct a larger building.*

C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270).

Usable Open Space. *The requested waiver from the usable open space requirement of Planning Code Section 135 results in an increased residential density. Subject properties located within the Mission St. NCT Zoning District are required to provide at minimum 80 square feet of private or 100 square feet of common usable open space per dwelling unit. The Project is required to provide at minimum 13,600 square feet of common usable open space but will provide approximately 2,438 square feet of usable open space via a roof deck and yard space. Providing code-compliant usable open space within the yard would substantially decrease the buildable lot coverage and reduce the residential density of the Project, resulting in the loss of dwelling units.*

Dwelling Unit Exposure. *The requested waiver from the dwelling unit exposure requirement of Planning Code Section 140 results in an increased residential density, and would support the requested incentive from rear yard requirements. Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code. Providing a code-compliant rear yard or open area for the purposes of exposure would substantially decrease the residential density of the Project, resulting in the loss of dwelling units.*

Active Use. *The requested waiver from the active use requirement of Planning Code Section 145.1(c)(3) results in an increased residential density. Pursuant to Planning Code Section 145.1(c)(3), an active use is required at the ground floor for the first 25 feet of the building depth. Providing an active use at the*

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

General Plan Findings

HOUSING ELEMENT

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.

URBAN DESIGN ELEMENT

Objectives and Policies

Planning Approval Letter
May 27, 2025
2025-002304PRJ
2970 16TH ST.

The requested concessions/incentives are for residential use only.

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HOUSING ELEMENT

General Plan Findings

HOUSING ELEMENT

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

URBAN DESIGN ELEMENT

Objectives and Policies

San Francisco Planning 6

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 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

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

Policy 4.5
Design walkways and parking facilities to minimize danger to pedestrians.

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

MISSION AREA PLAN: HOUSING

Objectives and Policies

Policy 2.3.3
Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

Policy 2.3.5
Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6
Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

The Project will demolish an existing two-story commercial building and construct a new nine-story residential building within a close proximity to public transportation, public open spaces, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 136 new dwelling units, all of which will be on-site rental affordable dwelling units (100% of the Project's total units, except for the manager's unit). Family orientated amenities will be made available to the future residential tenants of the subject building including community spaces and usable open space. The Project site is well served by public transportation. The subject property is located adjacent to 16th St. BART station and less than a block from the 14, 14R, 49, 55, 22, and 33 bus lines.

Furthermore, the Project will provide a development that is compatible with the immediate neighborhood and embodies design principles that guide building massing and articulation. The Project will design a ground floor that enhances the existing pedestrian environment of the immediate neighborhood and provides a transition between the public and private realms. The development will respect the existing building massing and articulation of the immediate neighborhood by incorporating three-dimensional building features (i.e. bay windows, recessed windows and doors, entries) and reflect the immediate neighborhood.

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:

1. 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 contain a neighborhood-serving retail use. The subject property is developed with a two-story commercial building that contains a Grocery Store (DBA "Hwa Lei Market") and a Limited Restaurant (DBA "Mission Hunan"), and associated parking lot. While the Project will remove neighborhood serving retail uses, the Project will construct a new residential building with 136 dwelling units which will enhance the nearby retail uses by providing new residents and patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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

   The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will demolish an existing two-story commercial building and construct a new residential building that will contain 136 new dwelling units, all of which will be affordable units except for the manager's unit, and Supportive Service space including a community room, wellness clinic, and conference rooms.

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

   The Project will not negatively affect the City's supply of affordable housing as no affordable housing units will be removed. Rather, the Project will enhance the City's supply of affordable housing by constructing 135 rental affordable dwelling units.

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

   The Project is not expected to impede public transportation, vehicle traffic patterns, or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The subject property is located adjacent to 16th St. BART station and less than a block from the 14, 14R, 49, 55, 22, and 33 bus lines. Additionally, the number of available on-street parking spaces is not expected to altered. No new curb cuts are proposed.

5. 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 will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.

6. 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.

7. That landmarks and historic buildings be preserved.

   Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

   The Project will not impact parks and open spaces access to sunlight and vistas.

Attachments:
Conditions of Approval for 100% Affordable AB 2162 Projects
Draft Notice of Special Restriction
Approved Plans

CONDITIONS OF APPROVAL FOR A 100% AFFORDABLE AB 2162 PROJECTS

Authorization

This authorization to allow a subdivision of an existing approximately 57,325 square foot lot into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building with 136 dwelling units with more than three percent of non-residential gross floor area for supportive services located at 2970 16th Street, Block 3553, Lot 052 within the Mission St. NCT Zoning District and 105-E and 55-X Height and Bulk Districts; in general conformance with plans, dated March 14, 2025, included in the case file for Planning Record No. 2025-002304PRJ. 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 the Planning Department on May 27, 2025 under Planning Record No. 2025-002304PRJ.

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 to the approved plans may be approved administratively by Planning Staff if the modifications to the Project are compliant with the objective provisions of the Planning Code in effect at the time of the original Planning approval.

Performance

1. **Expiration.** The authorization and right vested by virtue of this action does not expire.

Provisions

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

3. **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.

4. **Affordable Housing.** 100% of the units, excluding managers' units, within the development are restricted to lower income households, as defined in CA Health and Safety Code Section 50079.5, and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development. All units within the development are subject to a recorded affordability restriction for 55 years.

5. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65650, since 100% of the units, excluding managers' units, within the project are restricted to lower income households for a period of at least fifty-five years, are or will be receiving public funding to ensure affordability of the housing to lower income Californians, and provides a minimum number of Supportive Housing units. 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 incentives/concessions from the development standards for Rear Yard (Planning Code Section 134), Permitted Obstructions (Planning Code Section 136(c)(2)), Ground Floor Commercial (Planning Code Section 145.4), and Ground Floor Ceiling Heights (145.1(c)(4)(B)), and waivers from the development standards for Usable Open Space (Planning Code Section 135), Dwelling Unit Exposure (Planning Code Section 140), Active Use (Planning Code Section 145.1(c)(3)), Bicycle Parking (Planning Code Section 155.1), Mission St. NCT First Story Non-Residential Tenant Space (Planning Code Section 754(c)(3)), and Bulk (Planning Code Section 270). 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).

6. **Inclusionary Affordable Housing Program.** As currently proposed, the Project is exempt from the Inclusionary Affordable Housing Program under Section 415.3(f)(4) 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. Pursuant to a correspondence dated May 27, 2025 from MOHCD, the property is owned by the City, and all of the residential units (except for any manager units) in the proposed Project will be regulated by MOHCD.

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)(4), the Project shall comply with the inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, 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 Planning Code Section 415 *et seq*, 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.

Design

7. **Amenities.** Pursuant to California Government Code Section 65651(a)(7), units within the development, excluding managers' units, shall include at least at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

8. **Supportive Services.** Pursuant to California Government Code Section 65651(a)(5), at least 3% of the total nonresidential floor area shall be provided for on-site supportive services as defined in California Government Code Section 65582, that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

Operation

9. **Supportive Housing.** Pursuant to California Government Code Section 65651(a)(3), at least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

   Pursuant to California Government Code Section 65651(c), the local government shall, at the request of the project owner, may reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

   (1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.

   (2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.

   (3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

Disclaimer:
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:
LICENSED ARCHITECT
MELISSA IRIS GARCIA
No C-39639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
FIRE FLOW DATA & PLANNING APPROVAL LETTER

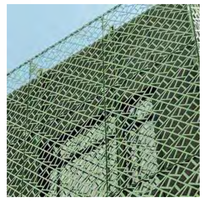
Scale:

hcl architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	ED	Sheet Number:
Checked:	MG	A0.1B
Date:	6/14/2025 9:55:54 AM	

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

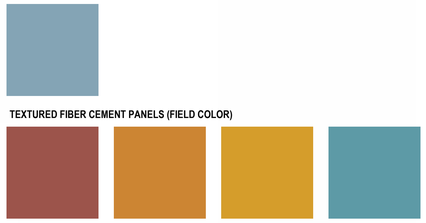
MATERIALS



PERFORATED METAL PANELS

TEXTURED GFRC RAINSCREEN PANELS

TERRACOTTA BAGUETTE



TEXTURED FIBER CEMENT PANELS (FIELD COLOR)

PERFORATED FIBER CEMENT PANELS AND SUNSHADES:(4) ACCENT COLORS

INTEGRAL COLOR PLASTER: (2) SHADES OF GRAY & (4) ACCENT COLORS

1 A0.2 VIEW FROM 16TH AND MISSION STREET

2 A0.2 16TH STREET VIEW

3 A0.2 VIEW FROM 16TH AND CAPP STREET

4 A0.2 COURTYARD VIEW LOOKING SOUTHEAST

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

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Stamp:

LICENSED ARCHITECT
MICHAEL GUY GELLER
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

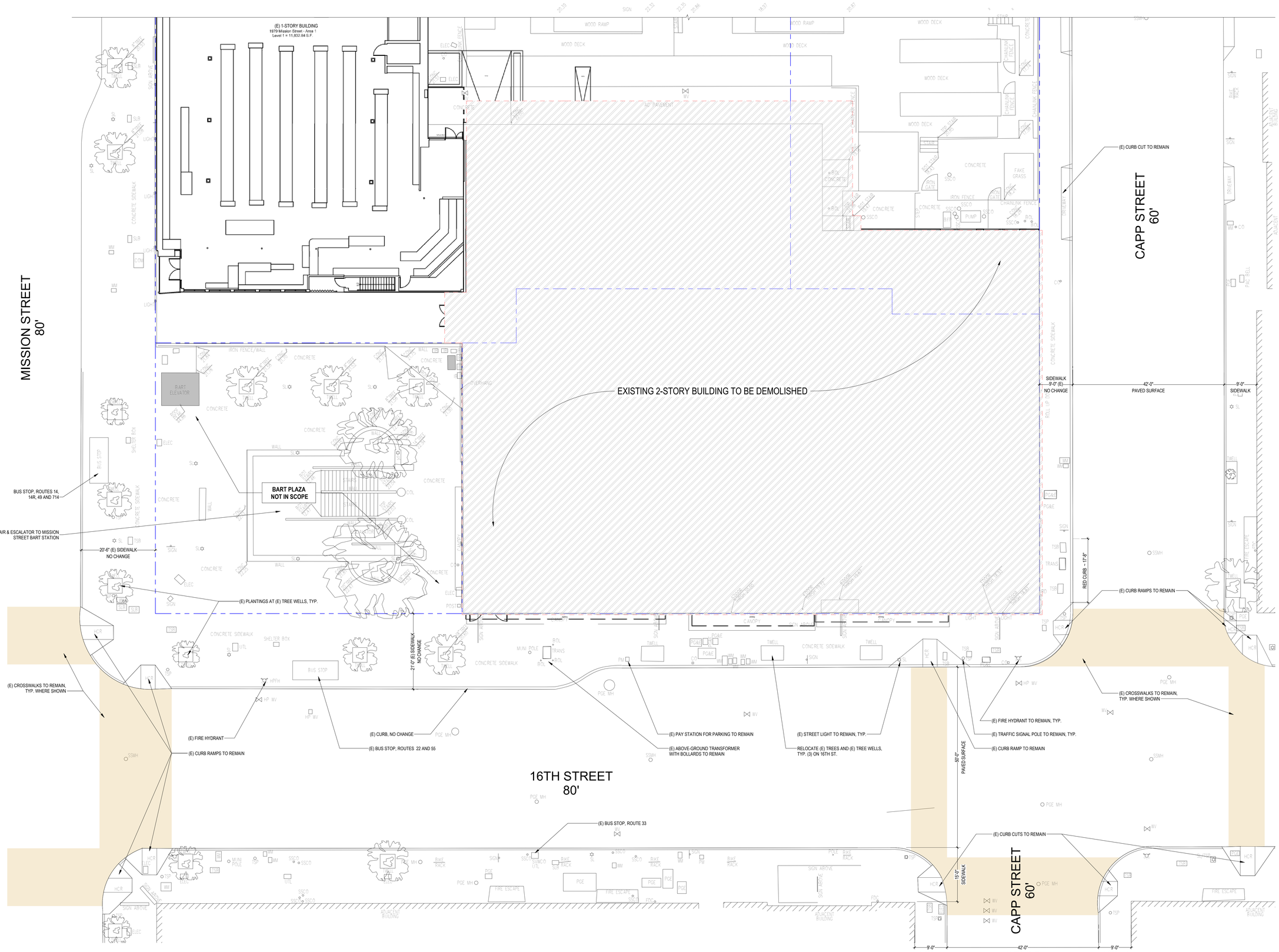
PERSPECTIVES & MATERIALS

Scale:

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB
Checked: MG
Date: 6/14/2025 9:56:45 AM

Sheet Number: A0.2



1 EXISTING STREETSCAPE & DEMOLITION PLAN
A0.3A 1" = 10'-0" REF. 2/A0.3B

NOTE: ALL SITE FEATURES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

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Stamp:

LICENSED ARCHITECT
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

EXISTING STREETSCAPE PLAN & DEMOLITION PLAN

Scale: 1" = 10'-0"

N
REF. NORTH

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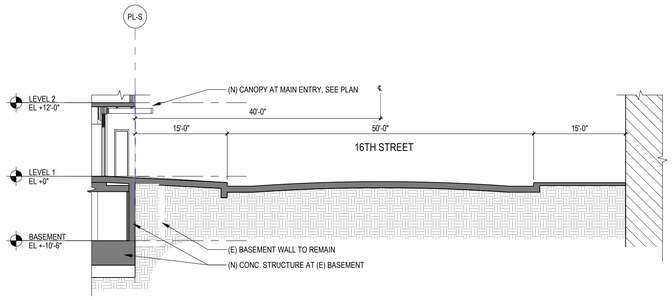
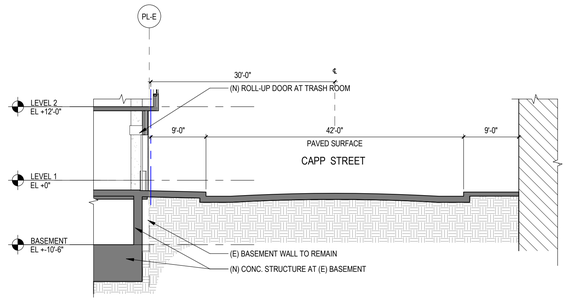
Sheet Number: A0.3A

MATERIALS LEGEND

- CONCRETE SIDEWALK PAVING WITH MEDIUM GRAY INTEGRAL COLOR SCOFIELD "COOL GRAY" 1266. SAW CUT CUT SCORE JOINTS. MEDIUM BROOM FINISH. S.C.D. [3500 SF]
- CONCRETE SIDEWALK PAVING WITH DARK GRAY INTEGRAL COLOR SCOFIELD C-34. SAW CUT CUT SCORE JOINTS. MEDIUM BROOM FINISH WITH SILICA CARBIDE SPARKLE GRAINS. S.C.D. [1325 SF]
- DECOMPOSED GRANITE AT TREE WELLS [200 SF]
- WOOD DECKING AT ROOF DECK ON PEDESTAL SYSTEM [260 SF]
- 8' TALL STEEL AND WOOD CANOPY WITH GALV/PTD STEEL POST SUPPORTS AT ROOF DECK [550 SF]
- DECORATIVE ROCK MULCH AT MAINTENANCE PATH [200 SF]
- CAST IRON DETECTABLE WARNING PLATES. S.C.D.
- WOOD AND STEEL BENCH WITH BACK AND ARMRESTS [85 LF]
- CIP CONCRETE WALL, IRON OXIDE (860) DAVIS COLOR, TROWEL FINISH [255 LF]
- METAL EDGE RESTRAINT AT PLANTER EDGES
- PA — PLANTING AREA WITH DECORATIVE ROCK MULCH [1700 SF]
- BIO PA — LINED BIORETENTION PLANTER WITH DECORATIVE ROCK MULCH [1000 SF]
- DECORATIVE STEEL FENCE AND MAINTENANCE ACCESS GATE AT ROOF DECK [35 LF]
- PLANTER DRAIN. S.C.D.
- CLEANOUT. S.C.D.
- STEEL RAIN WATER LEADER WITH BASALT COLUMN SPLASH BLOCK
- EXISTING POLE LIGHT TO REMAIN
- EXISTING MUNI GUY POLE TO REMAIN
- EXISTING FIRE HYDRANT



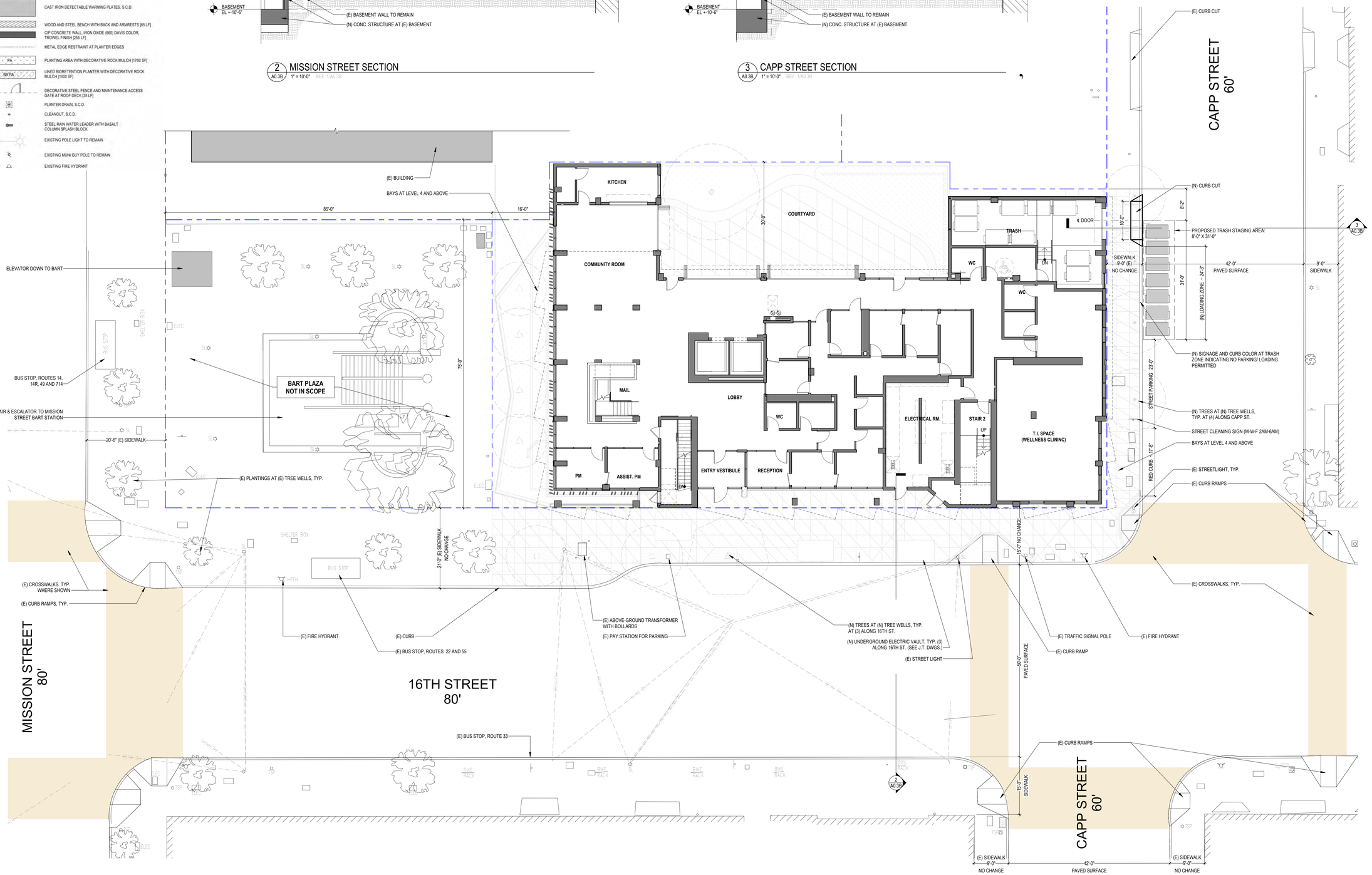
2 A0.3B MISSION STREET SECTION
1" = 10'-0" REF: 1/A0.3B



3 A0.3B CAPP STREET SECTION
1" = 10'-0" REF: 1/A0.3B

SAMPLE RESIDENTIAL TRASH SERVICE
ACTUAL SCHEDULE TO BE DETERMINED BY BUILDING MANAGEMENT & HAULER.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Loose 3CY Waste	3		3		3	1	
Loose 3CY Recycle	3		3		3	1	
Loose Compost 2CY	1				1		
Total	**7**	**0**	**6**	**0**	**7**	**2**	**0**



1 A0.3B PROPOSED STREETSCAPE PLAN
1" = 10'-0" REF: 2/A0.3B

NOTE: ALL SITE FEATURES ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.

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NOTES:
1. SEE SHEET C1.1 FOR ADDITIONAL INFORMATION ON EXISTING SITE CONDITIONS.

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NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	100% DD	06.13.2025

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
PROPOSED STREETSCAPE PLAN

Scale: As indicated
N REF. NORTH

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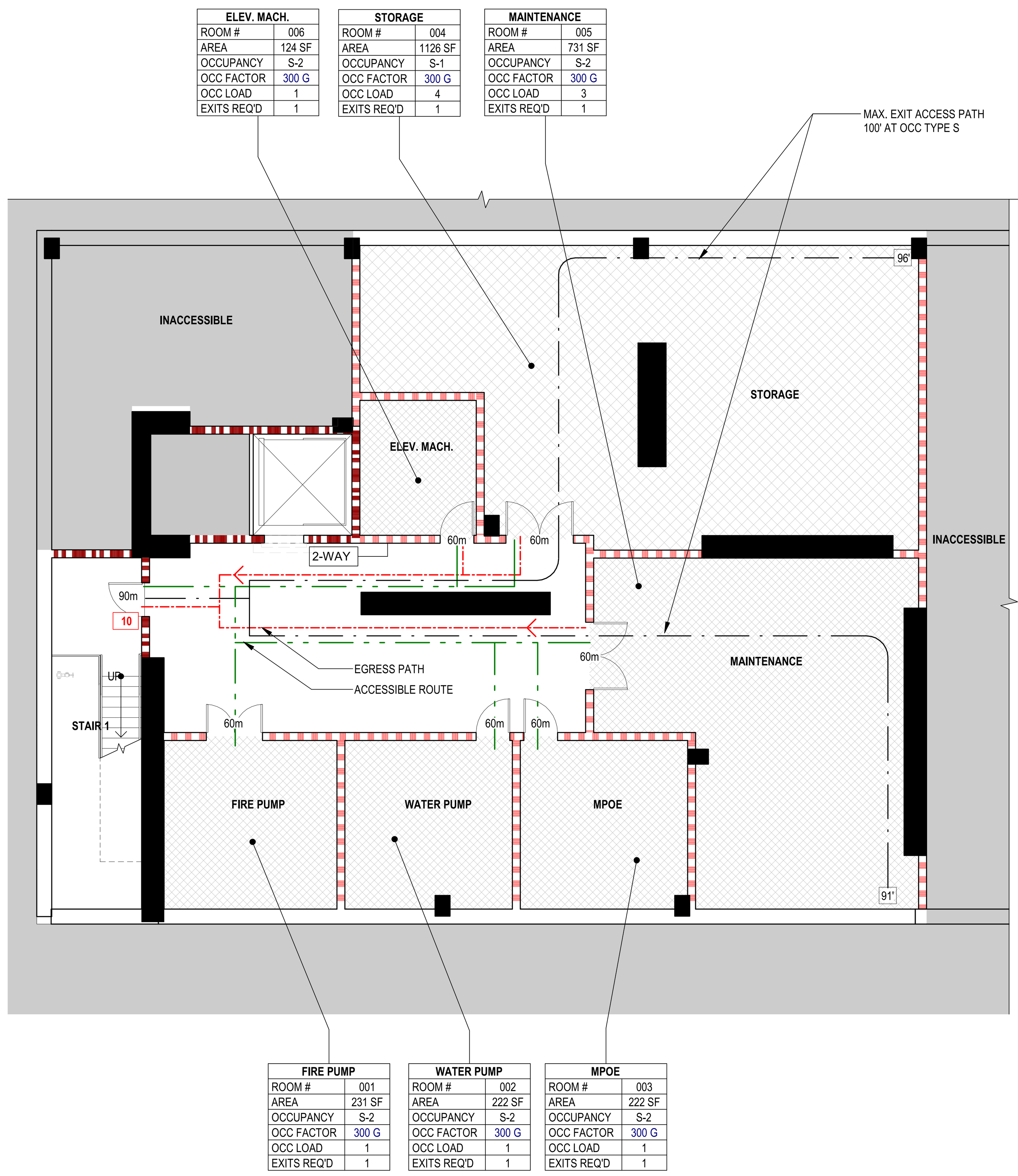
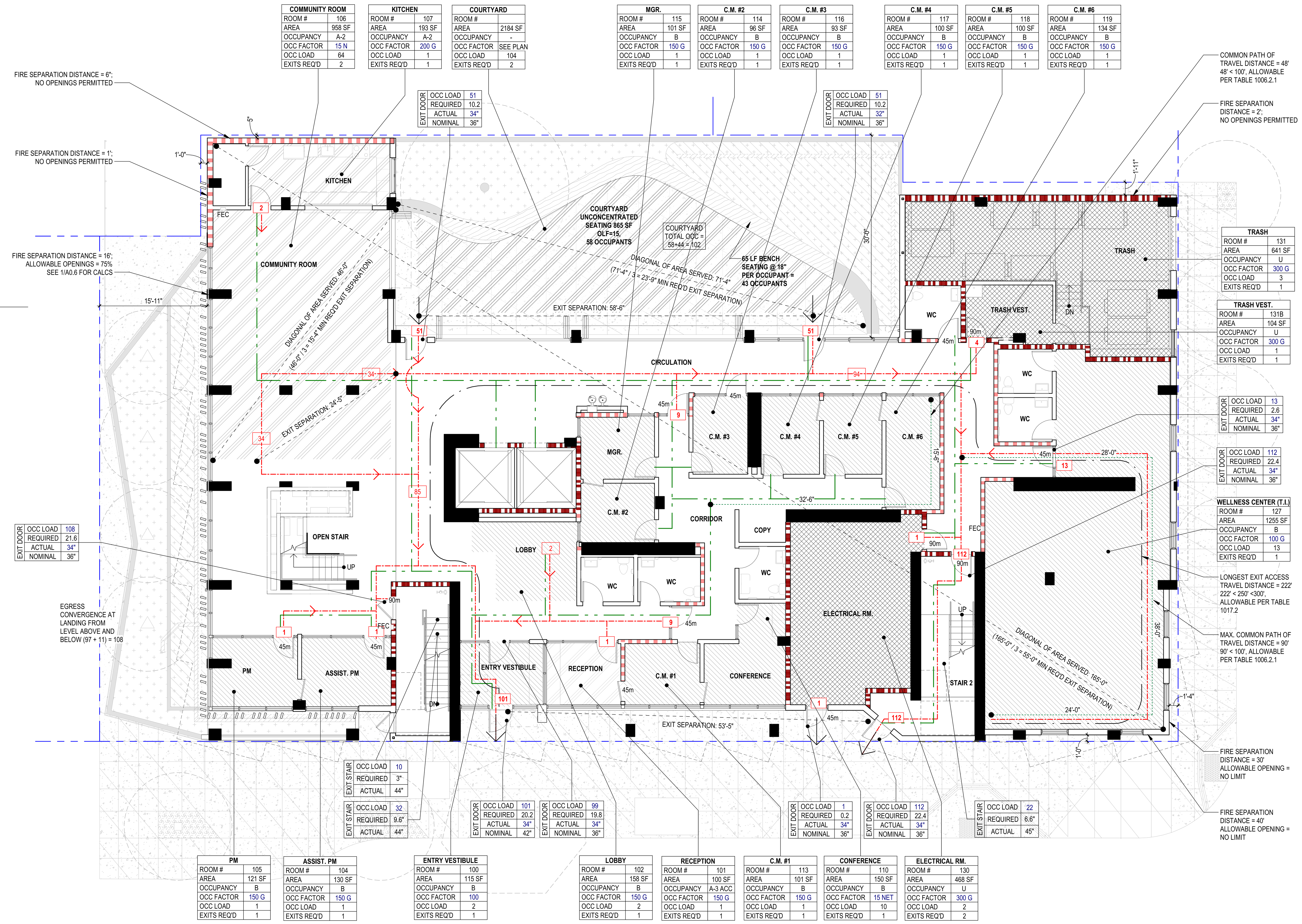


2 EGRESS PLAN - BASEMENT LEVEL
A0.5A 1/8" = 1'-0"



1 EGRESS PLAN - LEVEL 1
A0.5A 1/8" = 1'-0"

PLUMBING FIXTURE COUNT

A-3 OCCUPANCY USE	OLF	LOAD	TOTAL LOAD	FIXTURES REQUIRED
LOBBY & ENTRY VESTIBULE	100	4		
RECEPTION	150	1		
COMMUNITY ROOM	15	65		3 WC + 1 URINAL
COMMUNITY KITCHEN	200	1	71	2 LAV + 1 DF

A-3 OCCUPANCY (PER CPC TABLE 422.1)	WC M	WC W	URINAL	LAV M	LAV W	DF
OCCUPANT LOAD	35	36	35	35	36	71
FIXTURES REQ'D	1:1-100	2: 26-50	1:1-100	1:1-200	1:1-100	1:1-250
PER PERSON	1	2	1	1	1	1

B OCCUPANCY USE	OLF	LOAD	TOTAL LOAD	FIXTURES REQUIRED*
STAFF OFFICES	150	9		
CONFERENCE ROOM	15	11	18	1 WC
WELLNESS CLINIC (T.I)	100	13	13	1 WC

* CPC Section 422.2 Separate Facilities Exception (3)
In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.

B OCCUPANCY (PER CPC TABLE 422.1) FOR REFERENCE	WC M	WC W	URINAL	LAV M	LAV W	DF
FIXTURES REQ'D	1:1-50	1: 1-15	1:1-100	1:1-75	1:1-50	1:150
PER PERSON	1	2	1	1	1	1

OCCUPANCY LEGEND

A-2
A-3
A-3 ACC
ACC.
B
INC-R
R-2
S-1
S-2
U

Room name	
ROOM #	101
AREA	200 SF
OCCUPANCY	A
OCC FACTOR	100 G
OCC LOAD	2
EXITS REQ'D	#

OCCUPANCY ROOM TAG

EXIT DOOR	
OCC LOAD	50
REQUIRED	23"
ACTUAL	32"
NOMINAL	36"

OCCUPANT LOAD
REQUIRED WIDTH (INCHES, U.O.N.)
CLEAR WIDTH (INCHES, U.O.N.)
NOMINAL WIDTH (INCHES, U.O.N.)

EXIT STAIR	
OCC LOAD	10
REQUIRED	44"
ACTUAL	44"

OCCUPANT LOAD
REQUIRED WIDTH (INCHES, U.O.N.)
CLEAR WIDTH (INCHES, U.O.N.)

REQUIRED SEPARATIONS

OCCUPANCY SEPARATIONS PER TABLE 508.4:
- A-3/R-2 — 1 HOUR
- A-3/B — 1 HOUR
- A-3/U — NONE REQUIRED
- R-2/U — 1 HOUR (NON GARAGE)

INCIDENTAL USES PER TABLE 509.1:
- LAUNDRY ROOM OVER 100 SF — 1 HOUR OR SPRINKLER
- TRASH ROOM & STORAGE OVER 100 S.F. — 1 HOUR OR SPRINKLER
- MECH/ELECTRICAL ROOMS — 1 HOUR

FIRE-RESISTANCE RATING REQ'S PER TABLE 601, TYPE 1A SPRINKLERED CONST.
- PRIMARY STRUCTURAL FRAME — 3 HOUR
- BEARING WALLS — 3 HOUR
- FLOOR CONSTRUCTION — 2 HOUR
- ROOF CONSTRUCTION — 1 HOUR

COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3.

FIRE-RESISTANCE REQ'S FOR EXT. WALLS BASED ON FIRE SEP. DISTANCE (TABLE 705.5):
- X<5' — 1 HR
- 5' <= X <= 10' — 1 HR
- 10' <= X <= 30' — 1 HR
- X >= 30' — NR

OTHER FIRE RATING REQUIREMENTS PER SECTION 713:
- TYPICAL SHAFT ENCLOSURE (4+ STORIES) — 2 HOUR
- ELEVATOR SHAFT ENCLOSURE — 2 HOUR
- EGRESS STAIRWAY — 2 HOUR

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)
ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)
FEC — FIRE EXTINGUISHER CABINET LOCATION
WHEELCHAIR CLR FLOOR SPACE
ONE HOUR FIRE PARTITION: PARTY WALLS BETWEEN UNITS; CORRIDOR WALLS PER 1018.1 W/ 20 MIN. DOORS (U.O.N.) & 45 MIN. WINDOWS PER 715.5
ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER W/ 45 MIN. DOORS U.O.N.
TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER W/ 90 MIN. DOORS U.O.N. SHAFTS, STAIR ENCLOSURES, & ELEVATORS PER 708
THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

EGRESS PATH
ACCESSIBLE ROUTE
EXIT DISCHARGE
MAXIMUM EXIT ACCESS TRAVEL DISTANCE

2 EXITS, PER TABLE 1017.2:
- A-3, R-2: 250 FT
- B: 300 FT
- U: 400 FT

1 EXIT (BASEMENT) TABLE 1006.3.4
- S: 100 FT

10'-0" — MAXIMUM COMMON PATH OF EGRESS TRAVEL (PER TABLE 1006.2.1)
- R-2 : 125 FT (OCC LOAD <=20)
- B, S: 100 FT (OCC LOAD <=49)
- A, E, U: 75 FT (OCC LOAD <=49)

EXIT SEPARATION: 10'-0" — EXIT SEPARATION
##m — OPENING RATING (IN MINUTES)
— DOOR OCCUPANT LOAD

TYPICAL NOTES

1. SEE BUILDING INFORMATION ON A0.1 FOR ADDITIONAL INFORMATION.
2. ALL RATING DESIGNATIONS SHOWN ARE MIN. REQ'D BY CODE. ACTUAL ASSEMBLY RATINGS MAY BE GREATER THAN THAT WHICH IS REQ'D.
3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SHALL HAVE A RATING EQUAL TO THAT OF THE CONSTRUCTION BEING PENETRATED.
4. ALL EGRESS DOOR LEAFS ARE 36" WIDE U.O.N.
5. ALL RATED DOORS ARE TO BE LABELED PER CBC SECTION 716 FOR FIRE RATING AND SMOKE CONTROL AS REQUIRED.
6. ALL EXIT ENCLOSURE AND EXIT PASSAGEWAY DOORS TO BE 450°F LABELED PER CBC 716.5.5.
7. BUILDING TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER CBC 903.3.1.1.
8. BUILDING TO BE PROVIDED WITH AN AUTOMATIC SMOKE AND FIRE ALARM SYSTEM PER CBC SECTION 907 AND OTHER APPLICABLE CODES.
9. ELEVATORS ARE NOT ACCESSIBLE MEANS OF EGRESS.
10. AREAS OF REFUGE ARE NOT REQUIRED IN EXIT STAIRWAYS PER CBC 1009.3.3, Exception 2 & 5.
11. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED AT THE DWELING UNITS IN BUILDING CONSTRUCTION TYPE 1A EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER CBC 1031.2, Exception 1.

OCCUPANT LOAD & EGRESS WIDTHS

PER CBC SECTION 1005, MIN. EGRESS WIDTH SHALL BE BASED ON THE FOLLOWING MULTIPLIERS:

0.3" PER OCCUPANT FOR STAIRWAYS
0.2" PER OCCUPANT FOR OTHER EGRESS COMPONENTS

PER CBC SECTION 1010.1.1, THE MINIMUM WIDTH OF EGRESS DOORS SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD AND SHALL PROVIDE A CLEAR WIDTH OF 32".

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NO.	REVISION	DATE
	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
EGRESS & OCCUPANCY PLAN - BASEMENT AND LEVEL 1

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

hcl architecture
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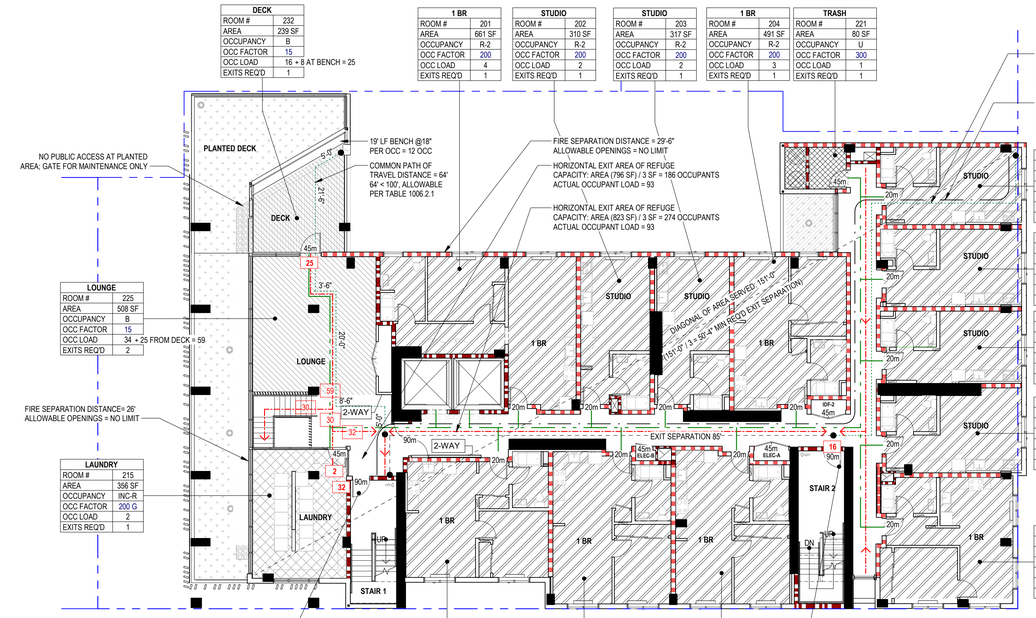


DECK	
ROOM #	232
AREA	239 SF
OCCUPANCY	B
OCC FACTOR	15
OCC LOAD	16 + 8 AT BENCH = 25
EXITS REQ'D	1

LOUNGE	
ROOM #	225
AREA	508 SF
OCCUPANCY	B
OCC FACTOR	15
OCC LOAD	34 + 25 FROM DECK = 59
EXITS REQ'D	2

LAUNDRY	
ROOM #	215
AREA	356 SF
OCCUPANCY	INC-R
OCC FACTOR	200 G
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	201
AREA	661 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	4
EXITS REQ'D	1

STUDIO	
ROOM #	202
AREA	310 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	203
AREA	317 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	204
AREA	491 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

TRASH	
ROOM #	221
AREA	80 SF
OCCUPANCY	U
OCC FACTOR	300
OCC LOAD	1
EXITS REQ'D	1

STUDIO	
ROOM #	205
AREA	312 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	206
AREA	313 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	207
AREA	292 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	208
AREA	321 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	209
AREA	494 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

EXIT DOOR	
OCC LOAD	32
REQUIRED	6.4
ACTUAL	34"
NOMINAL	36"

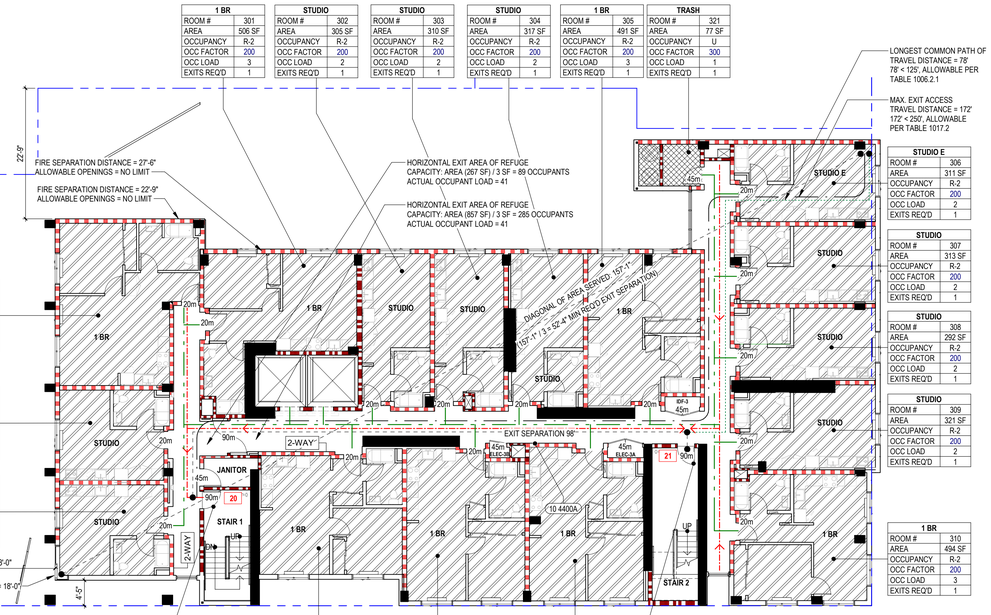
1 BR	
ROOM #	212
AREA	503 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

1 BR	
ROOM #	211
AREA	519 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

1 BR	
ROOM #	210
AREA	499 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

EXIT DOOR	
OCC LOAD	16
REQUIRED	3.2
ACTUAL	34"
NOMINAL	36"

1 EGRESS PLAN - LEVEL 2
A0.5B 3/32" = 1'-0"



1 BR	
ROOM #	316
AREA	606 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	4
EXITS REQ'D	1

STUDIO	
ROOM #	315
AREA	287 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	314
AREA	288 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	302
AREA	509 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

STUDIO	
ROOM #	303
AREA	305 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	304
AREA	317 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	305
AREA	491 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

TRASH	
ROOM #	321
AREA	77 SF
OCCUPANCY	U
OCC FACTOR	300
OCC LOAD	1
EXITS REQ'D	1

STUDIO E	
ROOM #	306
AREA	311 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	307
AREA	313 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	308
AREA	292 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	309
AREA	321 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	310
AREA	494 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

EXIT DOOR	
OCC LOAD	20
REQUIRED	4
ACTUAL	34"
NOMINAL	36"

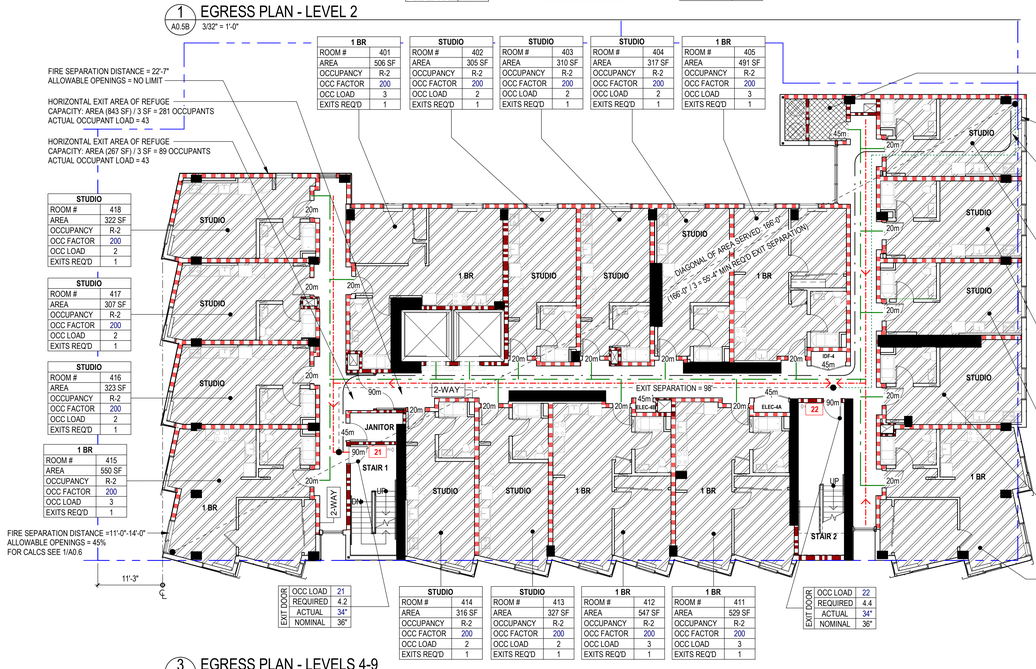
1 BR	
ROOM #	313
AREA	509 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

1 BR	
ROOM #	312
AREA	519 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

1 BR	
ROOM #	311
AREA	499 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

EXIT DOOR	
OCC LOAD	21
REQUIRED	4.2
ACTUAL	34"
NOMINAL	36"

2 EGRESS PLAN - LEVEL 3
A0.5B 3/32" = 1'-0"



STUDIO	
ROOM #	418
AREA	322 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	417
AREA	307 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	416
AREA	323 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	415
AREA	550 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

1 BR	
ROOM #	401
AREA	506 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

STUDIO	
ROOM #	402
AREA	305 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	403
AREA	310 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	404
AREA	317 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	405
AREA	491 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

TRASH	
ROOM #	421
AREA	77 SF
OCCUPANCY	U
OCC FACTOR	300
OCC LOAD	1
EXITS REQ'D	1

STUDIO	
ROOM #	406
AREA	312 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	407
AREA	313 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	408
AREA	292 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

STUDIO	
ROOM #	409
AREA	321 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	410
AREA	547 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

EXIT DOOR	
OCC LOAD	21
REQUIRED	4.2
ACTUAL	34"
NOMINAL	36"

STUDIO	
ROOM #	414
AREA	316 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

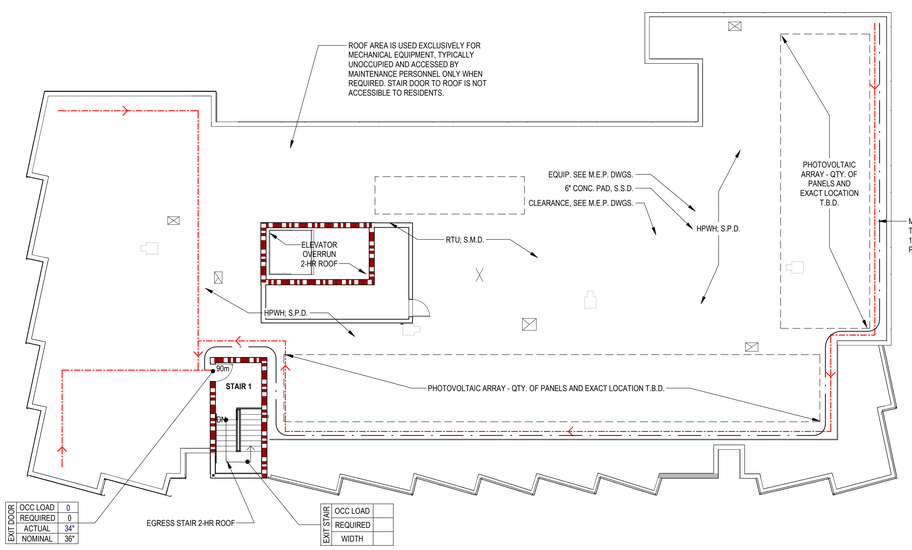
STUDIO	
ROOM #	413
AREA	327 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	2
EXITS REQ'D	1

1 BR	
ROOM #	412
AREA	547 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

1 BR	
ROOM #	411
AREA	529 SF
OCCUPANCY	R-2
OCC FACTOR	200
OCC LOAD	3
EXITS REQ'D	1

EXIT DOOR	
OCC LOAD	22
REQUIRED	4.4
ACTUAL	34"
NOMINAL	36"

3 EGRESS PLAN - LEVELS 4-9
A0.5B 3/32" = 1'-0"



EXIT DOOR	
OCC LOAD	0
REQUIRED	0
ACTUAL	34"
NOMINAL	36"

EXIT STAIR	
OCC LOAD	
REQUIRED	
WIDTH	

4 EGRESS PLAN - ROOF
A0.5B 3/32" = 1'-0"

OCCUPANCY LEGEND

A-2, A-3, A-3 ACC, ACC., B, INC-R, R-2, S-1, S-2

Room name	
ROOM #	101
AREA	200 SF
OCCUPANCY	A
OCC FACTOR	100 G
OCC LOAD	2
EXITS REQ'D	#

OCCUPANCY ROOM TAG

EXIT DOOR		
OCC LOAD	50	OCCUPANT LOAD
REQUIRED	23"	REQUIRED WIDTH (INCHES, U.O.N.)
ACTUAL	32"	CLEAR WIDTH (INCHES, U.O.N.)
NOMINAL	36"	NOMINAL WIDTH (INCHES, U.O.N.)

EXIT STAIR		
OCC LOAD	10	OCCUPANT LOAD
REQUIRED	44"	REQUIRED WIDTH (INCHES, U.O.N.)
ACTUAL	44"	CLEAR WIDTH (INCHES, U.O.N.)

REQUIRED SEPARATIONS

OCCUPANCY SEPARATIONS TABLE 508.4:

A-3/R-2	1 HOUR
A-3/B	1 HOUR
A-3/U	NONE REQUIRED
R-2/U	1 HOUR (NON GARAGE)

INCIDENTAL USES PER TABLE 509.1:

LAUNDRY ROOM OVER 100 SF	1 HOUR OR SPRINKLER
TRASH ROOM & STORAGE OVER 100 S.F.	1 HOUR OR SPRINKLER
MECH/ELECTRICAL ROOMS	1 HOUR

FIRE-RESISTANCE RATING REQ'S PER TABLE 601, TYPE 1A SPRINKLERED CONST.

PRIMARY STRUCTURAL FRAME	3 HOUR
BEARING WALLS	3 HOUR
FLOOR CONSTRUCTION	2 HOUR
ROOF CONSTRUCTION	1 HOUR

COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS AND IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3.

FIRE-RESISTANCE REQ'S FOR EXT. WALLS BASED ON FIRE SEP. DISTANCE (TABLE 705.5):

X<5'	1 HR
5' <= X <= 10'	1 HR
10' <= X <= 30'	1 HR
X >= 30'	NR

OTHER FIRE RATING REQUIREMENTS PER SECTION 713:

TYPICAL SHAFT ENCLOSURE (4+ STORIES)	2 HOUR
ELEVATOR SHAFT ENCLOSURE	2 HOUR
EGRESS STAIRWAY	2 HOUR

LEGEND

ROOM 101	UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)
ROOM 101	UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)
FEC	FIRE EXTINGUISHER CABINET LOCATION
	WHEELCHAIR CLR FLOOR SPACE
	ONE HOUR FIRE PARTITION: PARTY WALLS BETWEEN UNITS; CORRIDOR WALLS PER 1018.1 W/ 20 MIN. DOORS (U.O.N.) & 45 MIN. WINDOWS PER 715.5
	ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER W/ 45 MIN. DOORS U.O.N.
	TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER W/ 90 MIN. DOORS U.O.N. SHAFTS, STAIR ENCLOSURES, & ELEVATORS PER 708
	THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN
	EGRESS PATH
	ACCESSIBLE ROUTE
	EXIT DISCHARGE
	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
	2 EXITS, PER TABLE 1017.2: A-3, R-2: 250 FT; B: 300 FT; U: 400 FT. 1 EXIT (BASEMENT) TABLE 1006.3.4: S: 100 FT
10'-0"	MAXIMUM COMMON PATH OF EGRESS TRAVEL (PER TABLE 1006.2.1): R-2 : 125 FT (OCC LOAD <=20); B, S: 100 FT (OCC LOAD <=49); A, E, U: 75 FT (OCC LOAD <=49)
EXIT SEPARATION: 10'-0"	EXIT SEPARATION
##m	OPENING RATING (IN MINUTES)
##	DOOR OCCUPANT LOAD

TYPICAL NOTES

1. SEE BUILDING INFORMATION ON A0.1 FOR ADDITIONAL INFORMATION.
2. ALL RATING DESIGNATIONS SHOWN ARE MIN. REQ'D BY CODE. ACTUAL ASSEMBLY RATINGS MAY BE GREATER THAN THAT WHICH IS REQ'D.
3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SHALL HAVE A RATING EQUAL TO THAT OF THE CONSTRUCTION BEING PENETRATED.
4. ALL EGRESS DOOR LEAFS ARE 36" WIDE U.O.N.
5. ALL RATED DOORS ARE TO BE LABELED PER CBC SECTION 716 FOR FIRE RATING AND SMOKE CONTROL AS REQUIRED.
6. ALL EXIT ENCLOSURE AND EXIT PASSAGEWAY DOORS TO BE 450°F LABELED PER CBC 716.5.5.
7. BUILDING TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER CBC 903.3.1.1.
8. BUILDING TO BE PROVIDED WITH AN AUTOMATIC SMOKE AND FIRE ALARM SYSTEM PER CBC SECTION 907 AND OTHER APPLICABLE CODES.
9. ELEVATORS ARE NOT ACCESSIBLE MEANS OF EGRESS.
10. AREAS OF REFUGE ARE NOT REQUIRED IN EXIT STAIRWAYS PER CBC 1009.3.3, Exception 2 & 5.
11. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED AT THE DWELING UNITS IN BUILDING CONSTRUCTION TYPE 1A EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER CBC 1031.2, Exception 1.

OCCUPANT LOAD & EGRESS WIDTHS

PER CBC SECTION 1005, MIN. EGRESS WIDTH SHALL BE BASED ON THE FOLLOWING MULTIPLIERS:

0.3" PER OCCUPANT FOR STAIRWAYS
0.2" PER OCCUPANT FOR OTHER EGRESS COMPONENTS

PER CBC SECTION 1010.1.1, THE MINIMUM WIDTH OF EGRESS DOORS SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD AND SHALL PROVIDE A CLEAR WIDTH OF 32".

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:
LICENSED ARCHITECT
CALIFORNIA
No C-39639
RENEWAL DATE OCT 31, 2025
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
EGRESS & OCCUPANCY PLAN - UPPER LEVELS

Scale: As indicated
TRUE NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	ED	Sheet Number:	A0.5B
Checked:	MG		
Date:	6/14/2025 9:56:56 AM		

1 A0.6 WEST ELEVATION - OPENING AREA CALCULATION
1/8" = 1'-0"

LEGEND

- FIRE SEPARATION DISTANCE 10'-0" TO LESS THAN 15'-0"
- FIRE SEPARATION DISTANCE 15'-0" TO LESS THAN 20'-0"
- OPENINGS

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT
MICHAEL GRIFFITH
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	SITE PERMIT	05.30.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

ALLOWABLE OPENING AREA CALCULATION

Scale:

1/8" = 1'-0"

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB
Checked: MG
Date: 6/14/2025 10:57:17 AM

Sheet Number: A0.6

Form version: December 13, 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				
				☐ LOW-RISE RESIDENTIAL	☒ HIGH-RISE RESIDENTIAL	☐ LARGE NON-RESIDENTIAL	☐ OTHER NON-RESIDENTIAL	☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS
	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	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
	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.	———	GPR	———	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)	•	•	•	•	•	•
	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-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 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 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.	•	•	•	•	•	•	•	•	•
	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.	•	•	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)	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
	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.	•	•	•	•	•	•	•	•	•
	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 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
	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	•	•	•
	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.	•	•	•	•	•	•	•	•	•
	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.	•	•	•	•	•	•	•	•	•
	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
	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	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	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	•	•	•
	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
	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
	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
	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
	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
	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
	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

PROJECT NAME	LA MARAVILLA-BLDG 1 PSH
BLOCK/LOT	3553 / 052
ADDRESS	2970 16TH STREET
PRIMARY OCCUPANCY	R-2
GROSS BUILDING AREA	91,828
DESIGN PROFESSIONAL or PERMIT APPLICANT *(sign & date)*	MELISSA I GARCIA, AIA

Disclaimer:
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:
LICENSED ARCHITECT
STATE OF CALIFORNIA
No C-30619
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
SF GREEN BUILDING SITE PERMIT FORM GS1

Scale:

architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MG
Checked: -
Date: 6/14/2025 9:56:59 AM
Sheet Number: A0.7

CIVIL NOTES

1. NO WORK SHALL START UNTIL ALL NECESSARY PERMITS ARE OBTAINED FROM THE CITY AND COUNTY OF SAN FRANCISCO.
2. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO THE CITY AND COUNTY OF SAN FRANCISCO STANDARD DRAWINGS AND SPECIFICATIONS, CURRENT EDITION.
3. ALL GENERAL CONTRACTORS AND SUBCONTRACTORS MUST HAVE A CITY AND COUNTY OF SAN FRANCISCO BUSINESS LICENSE.
4. CONSTRUCTION RELATED ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A PERMIT COPY OF CONSTRUCTION PLANS AT THE PROJECT SITE DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ROADS OR ADJACENT PUBLIC OR PRIVATE PROPERTY CAUSED BY HIS WORK, AND SHALL BE RESPONSIBLE FOR ANY OTHER WORK REQUIRED TO PREVENT SUCH DAMAGE.
7. CONTRACTOR SHALL MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ON ALL EXISTING STREETS DURING CONSTRUCTION. CONTRACTOR SHALL PREPARE TRAFFIC CONTROL PLAN TO BE APPROVED BY THE CITY.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING U.S.A. DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES.
9. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S SOLE EXPENSE.
10. ANY POTHOLING SHALL BE DONE BY THE VACUUM TYPE METHOD, NOT WITH HEAVY EXCAVATION EQUIPMENT.
11. ALL EXCAVATIONS 5 FEET IN DEPTH OR GREATER SHALL BE SHORED AND BRACED ACCORDING TO OSHA REGULATIONS.
12. THE REMOVAL AND DISPOSAL OF DEMOLITION ITEMS (POWER POLES, FENCES, RETAINING WALLS, TREES, STRUCTURES, PIPELINES, ETC.) SHALL BE AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL DEMOLITION AND CONSTRUCTION STAGING AMONG ALL ADJACENT PROJECTS, INCLUDING BUT NOT LIMITED TO TRAFFIC HANDLING, CURB RETURNS, UTILITIES, AND DRAINAGE.
14. ALL DEBRIS AND UNSUITABLE MATERIAL WITHIN THE AREA OF WORK, WHICH IS NOT INCORPORATED IN THE WORK, SHALL BE REMOVED TO A LEGAL DUMPSITE AT THE EXPENSE OF THE CONTRACTOR.
15. FOR EMERGENCY ACCESS, STREET SIGNAGE SHALL BE MAINTAINED UNTIL RELOCATION OR ALTERNATE SIGNAGE IS APPROVED OR REMOVAL IS AUTHORIZED BY THE CITY IN ACCORDANCE WITH APPLICABLE LAW.
16. THE CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE, BREAKAGE OR LEAKS CAUSED BY THIS WORK.
17. EXISTING UTILITIES AND OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY AND COUNTY OF SAN FRANCISCO, NOR THE ENGINEER, ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE ONLY OBSTRUCTIONS ENCOUNTERED.
18. PIPE INSTALLED WITH THIS PROJECT SHALL BE AS SPECIFIED OR AS OTHERWISE APPROVED BY THE CITY ENGINEER.
19. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS, WATER MAINS, AND ALL WORK.
20. THE CONTRACTOR SHALL NOT TURN OFF ANY VALVES IN THE CITY AND COUNTY OF SAN FRANCISCO NOR MAKE ANY CONNECTIONS TO THE EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM WITHOUT WRITTEN CONSENT OF THE CITY ENGINEER. CONNECTIONS REQUIRING SHUTDOWN OF THE EXISTING SYSTEMS SHALL BE DONE BETWEEN THE HOURS OF MIDNIGHT AND 6 A.M. OR AS DIRECTED BY THE CITY ENGINEER.
21. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR FURTHER EXPLANATION AS MAY BE NECESSARY PRIOR TO CONSTRUCTION.
22. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN CONSENT OF THE CITY ENGINEER OR THE DEVELOPER'S ENGINEER.
23. WHERE A CONFLICT OCCURS BETWEEN THE PROJECT SPECIFICATIONS, CITY AND COUNTY OF SAN FRANCISCO STANDARD SPECIFICATIONS, STANDARD DETAILS, AND RECOMMENDATIONS BY THE DEVELOPER'S ENGINEER AND/OR THE SOILS ENGINEER, THE MOST STRINGENT SHALL APPLY.
24. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMAN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AS DIRECTED BY CITY ENGINEER. THE CONTRACTOR SHALL PROVIDE THE CITY TRAFFIC ENGINEER WITH A TRAFFIC CONTROL PLAN FOR THE PORTIONS OF WORK WHICH WILL REQUIRE LANE CLOSURES OR DETOURS. THIS PLAN SHALL BE SUBMITTED ONE WEEK IN ADVANCE OF THESE CONSTRUCTION ACTIVITIES FOR CITY STAFF'S REVIEW AND APPROVAL.
25. CONTRACTOR SHALL CONSPICUOUSLY POST ON THE JOBSITE EMERGENCY TELEPHONE NUMBERS FOR ENGINEERING CONSTRUCTION DIVISION, AMBULANCE, POLICE AND FIRE DEPARTMENT. CONTRACTOR SHALL PROVIDE THE CITY ENGINEER WITH THE TELEPHONE NUMBERS OF ONE SUPERINTENDENT AND TWO APPOINTED ALTERNATES FOR AFTER-HOUR EMERGENCIES.
26. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE, CITY AND OSHA CONSTRUCTION SAFETY ORDERS.
27. ALL CONSTRUCTION EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES SHALL BE MUFFLED AND MAINTAINED. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT, SUCH AS AIR COMPRESSORS, SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM EXISTING RESIDENCES.
28. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BY START OF CONSTRUCTION NO LATER THAN OCTOBER 15. EROSION CONTROL MEASURES MUST BE MAINTAINED AND OPERATIONAL UNTIL NO EARLIER THAN APRIL 15.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION AND IMPLEMENTATION OF THE PROJECT SWPPP WHICH INCORPORATES BMPS DESIGNED TO REDUCE STORMWATER RUNOFF DURING CONSTRUCTION ACTIVITY.
30. ALL GRADING ACTIVITIES SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN AND EROSION CONTROL PLAN. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
31. ALL GRADING AND NOISE THEREFROM, INCLUDING BUT NOT LIMITED TO, WARMING OF EQUIPMENT MOTORS IN RESIDENTIAL ZONES, OR WITHIN ONE THOUSAND (1000) FEET OF ANY RESIDENTIAL OCCUPANCY, SHALL BE LIMITED BETWEEN THE HOURS OF 7:00 AM AND 5:30 PM WEEKDAYS, UNLESS OTHER HOURS ARE APPROVED BY THE CITY ENGINEER, AND UPON RECEIPT OF EVIDENCE THAT AN EMERGENCY EXISTS WHICH WOULD CONSTITUTE A HAZARD TO PERSONS OR PROPERTY.
32. STOCKPILING OF MATERIALS SHALL BE SUBJECT TO CITY APPROVAL AND SHALL BE REMOVED OR RELOCATED WHEN REQUIRED FOR PUBLIC HEALTH AND SAFETY.
33. ALL WORK SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION REPORT DATED JANUARY 22, 2021 PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES.
34. CONCRETE CURB, GUTTER AND SIDEWALK SCORING AND EXPANSION JOINTS ARE TO MATCH THE LOCATION OF ARCHITECTURAL BREAKS OR JOINTS AND BE APPROVED BY THE ENGINEER (OR ARCHITECT) PRIOR TO CONSTRUCTING FINISHED SURFACES.
35. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO SFDPW STANDARD PLANS AND SPECIFICATIONS.
36. ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO SFPUC STANDARD DETAILS AND SPECIFICATIONS.

ABBREVIATIONS

AB	ASSESSOR'S BLOCK
AD	AREA DRAIN
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
BLDG.	BUILDING
BMP	BEST MANAGEMENT PRACTICES
BSMT.	BASEMENT
BSW	BACK OF SIDEWALK
BW	BACK OF WALK
CB	CATCH BASIN
CI	CAST IRON
CLF	CHAIN LINK FENCE
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CU	CUBIC
CW	CONCRETE WALL
DET	DETAIL
DI	DROP INLET
DIA	DIAMETER
DW	DOMESTIC WATER
DWY.	DRIVEWAY
E	EAST, ELECTRIC
EL, ELEV	ELEVATION
ELPB	ELECTRIC PULL BOX
EPS	EXPANDED POLYSTYRENE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EXIST, (E)	EXISTING
FA	FIRE ALARM
FC	FACE OF CURB
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISH GRADE
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT, FEET
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GI	GALVANIZED IRON
GR	GRATE
GRD	GROUND
HC	HYDROCARBON
HP	HIGH POINT
HP	HIGH PRESSURE
HR	HANDICAP RAMP
INV	INVERT
JT	JOINT TRENCH
LT	LEFT
LP	LIGHT POLE, LOW POINT
LPW	LOW PRESSURE WATER
LOW	LIMIT OF WORK
LWS	LOWER WINDOW SILL
MAX	MAXIMUM
MTL.F	METAL FENCE
MH	MANHOLE
MIN	MINIMUM
N	NORTH, NEW
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OG	ORIGINAL GRADE
OR	OFFICIAL RECORDS
OV	OVER PROPERTY LINE
OW	OBSERVATION WELL
PA	PLANTED AREA
PB	PULLBOX
PL	PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RT	RIGHT
RCP	REINFORCED CONCRETE PIPE
RCW , RLW	RECLAIMED WATER
RP	ROOF PARAPET
R/W	RIGHT OF WAY
S	SOUTH, SLOPE
S=	SETTLEMENT
SAD	SEE ARCHITECTURAL DRAWING
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSD	SEE STRUCTURAL DRAWING
STA	STATION
ST	STREET
SWI	STORM WATER INLET
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
T, TEL	TELEPHONE
TC	TOP OF CURB
TD	TRUNCATED DOMES
TG	TOP GRADE
TP	TOP OF PAVING
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UWS	UPPER WINDOW SILL
W	WEST, WATER
WM	WATER METER
YD	YARD DRAIN

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

CIVIL DRAWINGS SHEET LIST

C1.0 CIVIL COVER SHEET
C2.0 SITE SURVEY
C2.1 EXISTING CONDITIONS PLAN
C3.0 SITE DEMOLITION PLAN
C4.0 SITE PLAYOUT PLAN
C4.1 DRY UTILITY STANDARDS
C4.2 JOINT TRENCH INTENT
C5.0 GRADING & DRAINAGE PLAN
C5.1 CURB PRPOFILE
C5.2 CURB RAMP DETAILS
C6.0 UTILITY CONNECTION PLAN
C7.0 EROSION AND SEDIMENT CONTROL PLAN
C7.1 EROSION AND SEDIMENT CONTROL DETAILS
C8.1 CONSTRUCTION DETAILS

URBANDESIGN CONSULTINGENGINEERS
URBAN CIVIL ENGINEERING, STORMWATER, AND JOINT TRENCH
1 Bluxome Street, Suite 403
San Francisco, California 94107
415 658 5850 tel.
www.UrbanDesignCE.com

Stamp:

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB 2162 SUBMITTAL/ENTITLEMENT	03.14.2025
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

COVER SHEET

Scale: N.T.S.

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: PP
Checked: TM
Date: 6/10/2025

Sheet Number: C1.0

U:\Projects\241112 1979 Mission Std\D-Drawings\01 Sheets - HCL\C1.0 COVER SHEET.dwg
6/10/2025 6:35 PM

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT, ORDER NO. 0227030196-MN, EFFECTIVE DATE AUGUST 28, 2024 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

TITLE TO SAID ESTATE IS VESTED IN:

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION

THE ESTATE OR INTEREST IN THE LAND IS:

FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN FRANCISCO, CITY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHERLY LINE OF 16TH STREET WITH THE EASTERLY LINE OF MISSION STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF 16TH STREET 245 FEET TO THE WESTERLY LINE OF CAPP STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF CAPP STREET 260 FEET; THENCE AT A RIGHT ANGLE WESTERLY 245 FEET TO THE SAID EASTERLY LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF MISSION STREET 260 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34, EXCEPTING THEREFROM THE LANDS AS DESCRIBED IN THE DEED DATED OCTOBER 4, 1967, FROM HENRY INVESTMENT COMPANY, A CORPORATION, TO THE SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED NOVEMBER 13, 1967, IN BOOK B192, PAGE 540, SERIES NO. 026621, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF 16TH STREET WITH THE EASTERLY LINE OF MISSION STREET; THENCE EASTERLY ALONG SAID LINE OF 16TH STREET 85.00 (84.99) FEET; THENCE LEAVING SAID LINE OF 16TH STREET, AT A RIGHT ANGLE NORTHERLY 75.00 (75.00) FEET; THENCE AT A RIGHT ANGLE WESTERLY 85.00 (84.99) FEET THE AFORESAID LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID EASTERLY LINE 75.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

ASSESSOR'S LOT 052; BLOCK 3553

EXCEPTIONS

1. THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF THE CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICT NO. 2009-1 (SAN FRANCISCO SUSTAINABLE FINANCING), AS FOLLOWS, DISTRICT NO. 2009-1, FOR SAN FRANCISCO SUSTAINABLE FINANCING, DISCLOSED BY MAP FILED DECEMBER 7, 2009, IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 33 (EXC. 4 OF PTR – NOT PLOTTABLE).
2. THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF A COMMUNITY FACILITIES DISTRICT, AS FOLLOWS, DISTRICT NO. CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2014-1, FOR CLEAN ENERGY, DISCLOSED BY ASSESSMENT/CFD MAP, RECORDED FEBRUARY 14, 2018 IN BOOK 001 OF OFFICIAL RECORDS, PAGE 118 UNDER RECORDER'S SERIAL NUMBER 2018-K578326-00, FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING Y GREEN (877)819-4736 (EXC. 5 OF PTR – NOT PLOTTABLE).
3. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE, EXECUTED BY BRUCE C. JANG AND ELAINE C. JANG, RECORDED OCTOBER 20, 1988 IN BOOK E707 OF OFFICIAL RECORDS, PAGE 922 UNDER RECORDER'S SERIAL NUMBER E261960 (EXC. 6 OF PTR – NOT PLOTTABLE).
4. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE, EXECUTED BY BRUCE C. JANG AND ELAINE C. JANG, RECORDED NOVEMBER 10, 1994 IN REEL 0256 OF OFFICIAL RECORDS, IMAGE 0610 UNDER RECORDER'S SERIAL NUMBER 94---F710798-00 (EXC. 7 OF PTR – NOT PLOTTABLE).

NOTES

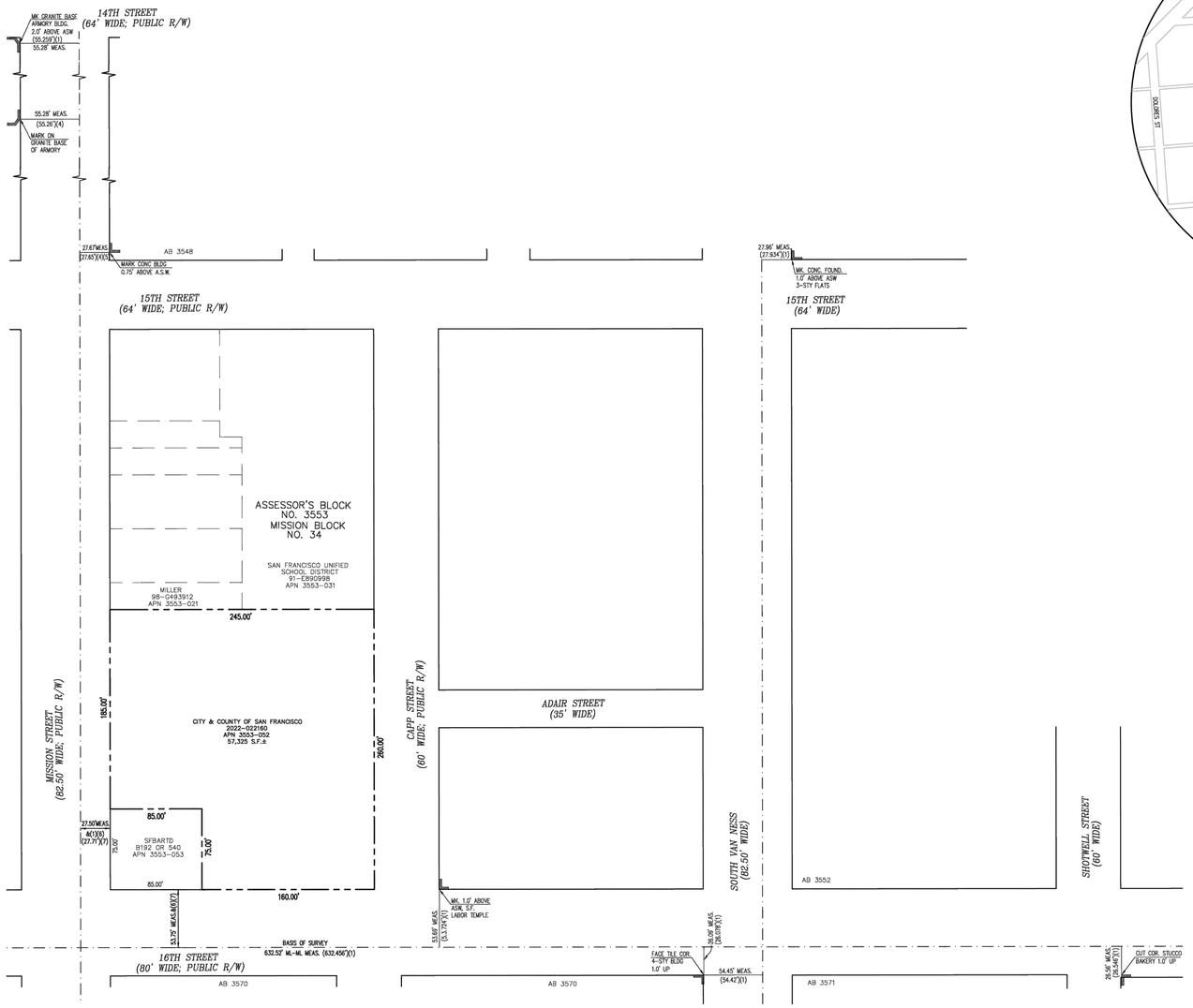
1. DATE OF FIELD SURVEY: THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 19, 27, OCTOBER 2, 8, 11 AND NOVEMBER 7, 2024, AND JANUARY 10, 23, 24, AND 30, 2025 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY AND COUNTY OF SAN FRANCISCO
   SANITARY SEWER: CITY AND COUNTY OF SAN FRANCISCO
   WATER: CITY AND COUNTY OF SAN FRANCISCO
   ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
   NATURAL GAS: PACIFIC GAS & ELECTRIC COMPANY
4. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY
5. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT.
6. THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY.
7. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE PROPERTY HAS ACCESS TO AND FROM MISSION STREET, A PUBLIC RIGHT OF WAY, 16TH STREET, A PUBLIC RIGHT OF WAY, AND CAPP STREET, A PUBLIC RIGHT OF WAY.
9. THERE IS NO OBSERVED EVIDENCE OF ABOVEGROUND TANKS OR UNDERGROUND TANKS AND WELLS.
10. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
11. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.

BASIS OF SURVEY

BASIS OF SURVEY IS THE MONUMENT LINE ON 16TH STREET BETWEEN GUERRERO AND SHOTWELL STREETS AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 261 AND 259, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

RECORD REFERENCES

(1) MONUMENT MAP NO. 261 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(2) MONUMENT MAP NO. 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(3) MONUMENT MAP NO. 259 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(4) HISTORIC FIELD NOTES INDEX NUMBER 3547, ORDER NUMBER 10142M, DATED 9-7-33 AND ON FILE AS 3547-10142M-09-07-33, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(5) MONUMENT MAP OF THE DISTRICT BOUNDED BY POTRERO AVENUE, DOLORES STREET, FOURTEENTH STREET AND ARMY STREET, DATED JANUARY 1935 AND ON FILE AS M-8-10, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
(6) HISTORIC BLOCK DIAGRAM OF MISSION BLOCK 34, SHOWING A DATE OF JUNE 6, 1910.
(7) FINAL MAP 3884, BOOK 98 OF CONDOMINIUM MAPS, PAGES 193-195, FILED 1/24/2007, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
(8)



VICINITY MAP
NO SCALE

BENCHMARK

BENCHMARK BOX 4, BOOK 492, PAGE 19, BEING LETTER "O" IN "OPEN" TOP HPFS HYDRANT LOCATED AT THE INTERSECTION OF 16TH STREET AND MISSION STREET (NE CORNER). ELEVATION = 24.083 FEET, OLD HISTORIC SAN FRANCISCO CITY DATUM (SFCD).

SURVEYOR'S CERTIFICATE

TO CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION; AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A/B), 7(A), 7(B1), 7(C), 8, 9, 13, 11(A), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 19, 27, OCTOBER 2, 8, 11 AND NOVEMBER 7, 2024, AND JANUARY 10, 23, 24, AND 30, 2025.

DATE FEBRUARY 7, 2025

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR JACQUELINE LINDMAN LUK LS 8934 STATE OF CALIFORNIA

SHEET INDEX

1. NOTES AND BOUNDARY SURVEY
2. TOPOGRAPHIC SURVEY

SCALE 1" = 40'
NORTH
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINERS PROPERTY LINE
	TIE LINE
	MONUMENT LINE
S.F.	SQUARE FEET
±	MORE OR LESS
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
COR.	CORNER
STY	STORY
MK	MARK
APN	ASSESSOR'S PARCEL NUMBER
PTR	PRELIMINARY TITLE REPORT
(T)	TOTAL
DOC. NO.	DOCUMENT NUMBER
ML-ML	MONUMENT LINE TO MONUMENT LINE
MEAS.	MEASURED
(60' 7/8")	RECORD DISTANCE

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
2. THE PROPERTY ADDRESS IS: 1979 MISSION STREET, SAN FRANCISCO, CA 94103
3. FLOOD ZONE: ACCORDING TO SAN FRANCISCO'S PRELIMINARY FLOODPLAINS MAP, DATED NOVEMBER 12, 2015, THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. SOURCE: HTTPS://SFGSA.ORG/SAN-FRANCISCO-FLOODPLAIN-MANAGEMENT-PROGRAM

   THE PROJECT IS NOT LOCATED WITHIN THE FLOOD ZONE ON THE SFPUC'S 100 YEAR-STORM FLOOD ZONE MAP, WHICH SHOWS PROPERTIES IN SAN FRANCISCO THAT ARE SUBJECT TO DEEP AND CONTIGUOUS FLOODING DURING A 100-YEAR STORM, DATED JULY 2019. SOURCE: WWW.SFWATER.ORG/FLOODMAPS

   FEMA FLOOD ZONE DESIGNATION: THE PROPERTY IS LOCATED IN ZONE "X" (NON-SHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06075B0118A, EFFECTIVE DATE MARCH 23, 2021.
4. THE TOTAL GROSS LAND AREA 57,325 SQUARE FEET +/- OR 1.316 ACRES MORE OR LESS
6. (A/B) ZONING REQUIREMENTS: PER THE CITY OF SAN FRANCISCO PLANNING AND DEVELOPMENT, THE PROPERTY IS ZONED NCT – MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT.

   REFERENCE IS MADE HERE TO THE CITY OF SAN FRANCISCO ZONING CODE, ARTICLE 7, SECTION 754, REGARDING PROPERTY DEVELOPMENT STANDARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACKS AND PARKING REQUIREMENTS ARE AS FOLLOWS:

   MINIMUM FRONT YARD: NONE REQUIRED
   MINIMUM SIDE YARD: NONE REQUIRED
   MINIMUM REAR YARD: REQUIRED AT LOWEST STORY CONTAINING A DWELLING UNIT AND AT EACH SUCCEEDING LEVEL OR STORY OF THE BUILDING 25% OF LOT DEPTH, BUT IN NO CASE LESS THAN 15 FEET.

   HEIGHT AND BULK DISTRICT: 55-X/105-E
   MAXIMUM HEIGHT: 105 FEET

   MINIMUM PARKING REQUIREMENTS: NONE REQUIRED
7. (A/B)(C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDINGS AT GROUND LEVEL, AND NUMBER OF STORIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
8. SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
9. THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
10. THERE ARE NO DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
11. (A/B) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST ARE SHOWN ON SHEET 2.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
16. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
19. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $2,000,000 IS HELD BY THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY

OF

1979 MISSION STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
FEBRUARY 2025

PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SHEET 1 OF 2

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JOB NO.: 24169A10 PLOT DATE: FEBRUARY 7, 2025

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	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

SURVEY

Scale: N.T.S.

N
REF. NORTH

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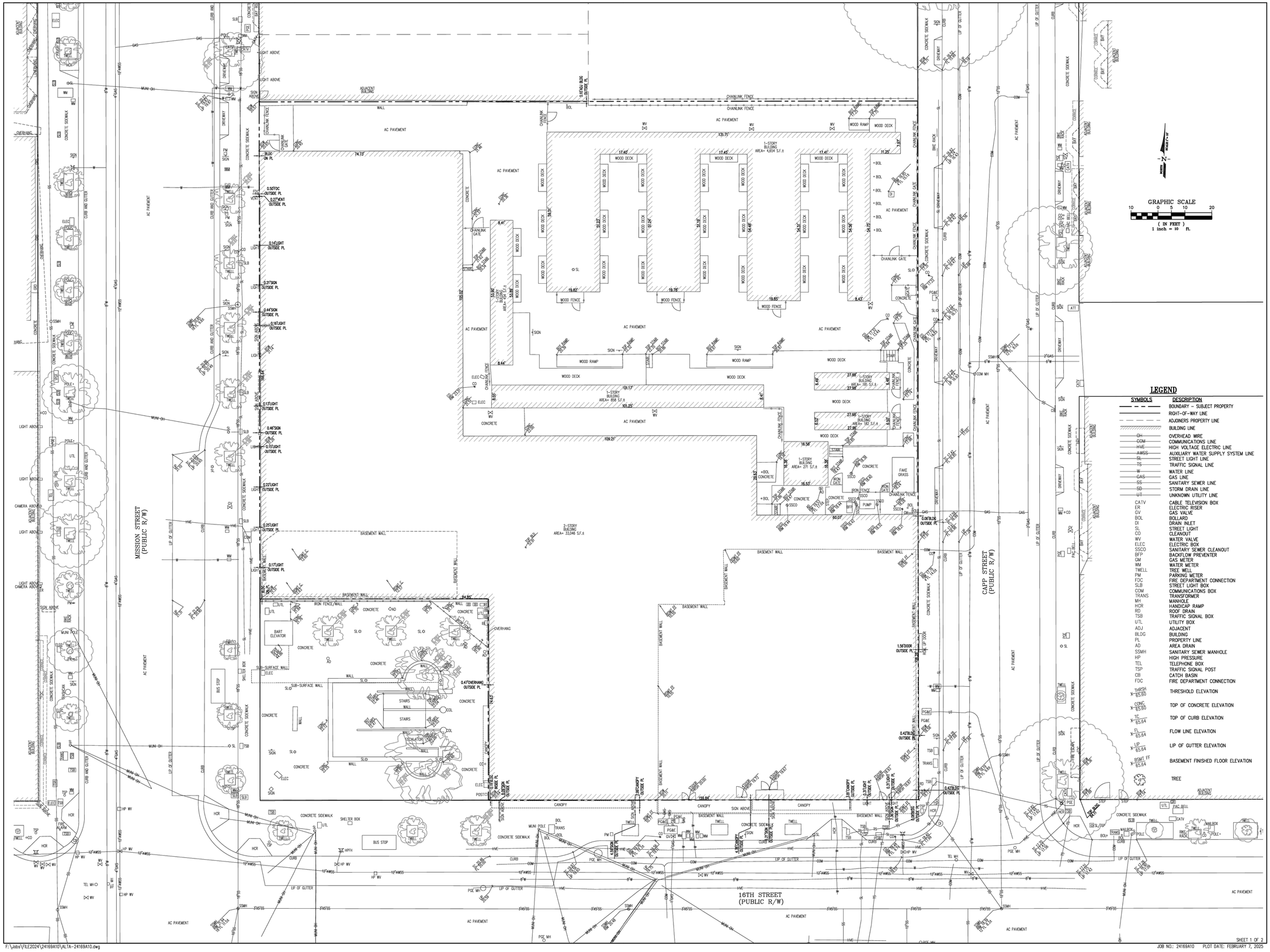
Checked: TM
Date: 6/10/2025

Sheet Number: C2.0



LEGEND

SYMBOLS	DESCRIPTION
	BOUNDARY – SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	ADJOINERS PROPERTY LINE
	BUILDING LINE
OH	OVERHEAD WIRE
COM	COMMUNICATIONS LINE
HVE	HIGH VOLTAGE ELECTRIC LINE
AWSS	AUXILIARY WATER SUPPLY SYSTEM LINE
SL	STREET LIGHT LINE
TS	TRAFFIC SIGNAL LINE
W	WATER LINE
GAS	GAS LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
UT	UNKNOWN UTILITY LINE
CATV	CABLE TELEVISION BOX
ER	ELECTRIC RISER
GV	GAS VALVE
BOL	BOLLARD
DI	DRAIN INLET
SL	STREET LIGHT
CO	CLEANOUT
WV	WATER VALVE
ELEC	ELECTRIC BOX
SSCO	SANITARY SEWER CLEANOUT
BFP	BACKFLOW PREVENTER
GM	GAS METER
WM	WATER METER
TWELL	TREE WELL
PM	PARKING METER
FDC	FIRE DEPARTMENT CONNECTION
SLB	STREET LIGHT BOX
COM	COMMUNICATIONS BOX
TRANS	TRANSFORMER
MH	MANHOLE
HCR	HANDICAP RAMP
RD	ROOF DRAIN
TSB	TRAFFIC SIGNAL BOX
UTL	UTILITY BOX
ADJ	ADJACENT
BLDG	BUILDING
PL	PROPERTY LINE
AD	AREA DRAIN
SSMH	SANITARY SEWER MANHOLE
HP	HIGH PRESSURE
TEL	TELEPHONE BOX
TSP	TRAFFIC SIGNAL POST
CB	CATCH BASIN
FDC	FIRE DEPARTMENT CONNECTION
THRSH 65.60	THRESHOLD ELEVATION
CONC. 65.60	TOP OF CONCRETE ELEVATION
TC 65.64	TOP OF CURB ELEVATION
FL 65.64	FLOW LINE ELEVATION
LIP 65.64	LIP OF GUTTER ELEVATION
BSMT FF 65.64	BASEMENT FINISHED FLOOR ELEVATION
	TREE

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JOB NO.: 24169A10 PLOT DATE: FEBRUARY 7, 2025

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BLOCK/LOT: 3553/052

Sheet Title:

EXISTING CONDITIONS PLAN

Scale: AS SHOWN

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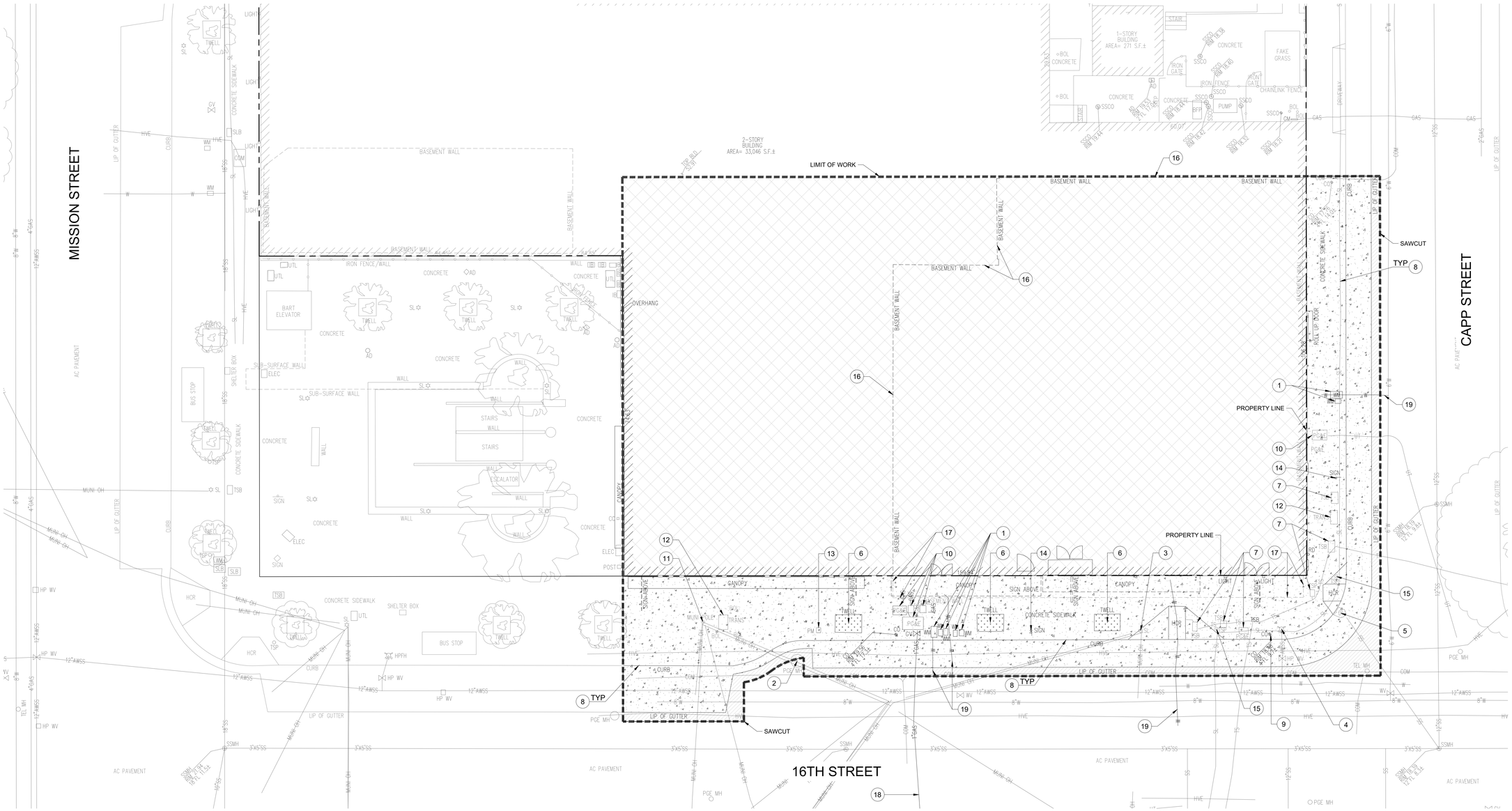

DEMOLITION LEGEND

- REMOVE (E) CONCRETE
- REMOVE (E) AC PAVEMENT
- REMOVE (E) BUILDING
- CLEAR AND GRUB, SLD

DEMOLITION KEYNOTES

1. REMOVE (E) WATER METER, BY SFPUC CDD
2. ADJUST (E) MANHOLE COVER TO FINISH GRADE
3. PROTECT (E) LIGHTPOLE TO REMAIN
4. PROTECT (E) FIRE HYDRANT TO REMAIN
5. PROTECT (E) CATCH BASIN TO REMAIN
6. REMOVE (E) TREE, SLD
7. ADJUST (E) PULLBOX / VAULT COVER TO FINISH GRADE
8. REMOVE (E) CURB AND GUTTER
9. REMOVE (E) CLEANOUT
10. ADJUST (E) VAULT/EQUIPMENT ENCLOSURE COVER TO FINISH GRADE, COORDINATE WITH PG&E
11. PROTECT (E) MUNI POLE TO REMAIN
12. PROTECT (E) TRAFFIC SIGNAL CABINET AND BOLLARDS TO REMAIN
13. REMOVE (E) PARKING METER, COORDINATE WITH MTA
14. REMOVE (E) SIGN
15. PROTECT (E) TRAFFIC SIGNAL POLE TO REMAIN
16. REMOVE (E) BASEMENT WALL
17. PROTECT (E) BASEMENT WALL
18. ABANDON (E) GAS LATERAL, COORDINATE WITH PG&E
19. ABANDON (E) WATER LATERAL, COORDINATE WITH SFPUC

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE DUE TO CONTRACTOR OPERATIONS.
2. THIS DEMOLITION PLAN IS NOT INTENDED TO DETERMINE THE METHOD, DETAILS AND/OR MEANS OF PERFORMING THE DEMOLITION WORK. THIS PLAN MAKES NO INQUIRY OR DETERMINATION AS TO THE EXISTENCE OF HAZARDOUS OR TOXIC MATERIALS EXISTING ON SITE. IT IS RECOMMENDED THAT THE CONTRACTOR PERFORM AN INDEPENDENT INQUIRY PRIOR TO DEMOLITION WORK TO DETERMINE THE EXISTENCE OF ANY POTENTIAL HAZARDOUS OR TOXIC RISK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES , WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK.
4. ALL EXISTING UTILITIES AND APPURTENANCES THERETO SERVING ANY EXISTING STRUCTURE OR BUILDINGS ARE TO REMAIN AND SHALL BE PROTECTED IN PLACE UNLESS DIRECTED TO BE REMOVED AND REPLACED ELSEWHERE ON THESE PLANS.
5. THE FINISHED GROUND SURFACE SHALL BE LEFT IN A SMOOTH, UNIFORM GRADED CONDITION.
6. DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS SHALL BE CONDUCTED IN A MANNER TO INSURE MINIMUM INTERFERENCE WITH STREETS, SIDEWALKS AND OTHER ADJACENT OCCUPIED OR UTILIZED FACILITIES.
7. THE CONTRACTOR SHALL INSURE THE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES AND OTHER FACILITIES.
8. THE CONTRACTOR SHALL PROMPTLY REPAIR ANY DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
9. USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT SCATTERING AND RISING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. CONTRACTOR IS RESPONSIBLE FOR CLEANLINESS OF ADJACENT STRUCTURES AND IMPROVEMENTS. SUCH IMPROVEMENTS SHALL BE KEPT FREE OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
10. DUST CONTROL SHALL BE IMPLEMENTED DURING ALL DEMOLITION AND GRADING OPERATIONS. PUBLIC STREETS SHALL BE SWEPT CLEAN AS NECESSARY.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION WITH ALL ADJACENT PROPERTY OWNERS FOR WORK TO BE PERFORMED ON THEIR PROPERTIES.
13. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING, IMPLEMENTING, AND MAINTAINING SWPPP MEASURES.
14. PROTECT AND REPAIR THE SIDEWALK WHERE THE EXISTING SIDEWALK IS NOT CHANGING FROM THAT SHOWN IN THE SURVEY.
15. DEMOLISH TO NEAREST CONCRETE SCORELINE FOR PROPOSED UTILITY CONNECTIONS.
16. STATE LAW (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE) REQUIRES THAT, PRIOR TO ANY WORK BEING PERFORMED ON THE JOB, THE MONUMENTS AND BENCHMARKS WHICH ARE WITHIN OR ADJACENT TO THE WORK AREA AND HAVE THE POTENTIAL TO BE IMPACTED BY THE WORK (THIS INCLUDES STAGING AREAS AND POTENTIAL CLEANUP SITES) BE REFERENCED AND CORNER RECORDS FILED WITH THE CITY AND COUNTY OF SAN FRANCISCO. THE WORK SHALL BE DONE BY THE CONTRACTOR'S SURVEYOR AND COPIES OF THE RECORDED DOCUMENTS DELIVERED TO THE CITY SURVEYOR PRIOR TO START OF WORK. THE CONTRACTOR'S ATTENTION IS FURTHER DIRECTED TO THIS LAW WHICH PROVIDES FOR THE PROHIBITION OF FILING A NOTICE OF COMPLETION FOR THE PROJECT IF COMPLIANCE HAS NOT BEEN MET.

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
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BLOCK/LOT: 3553/052

Sheet Title:

SITE DEMOLITION PLAN

Scale: 1" = 10'

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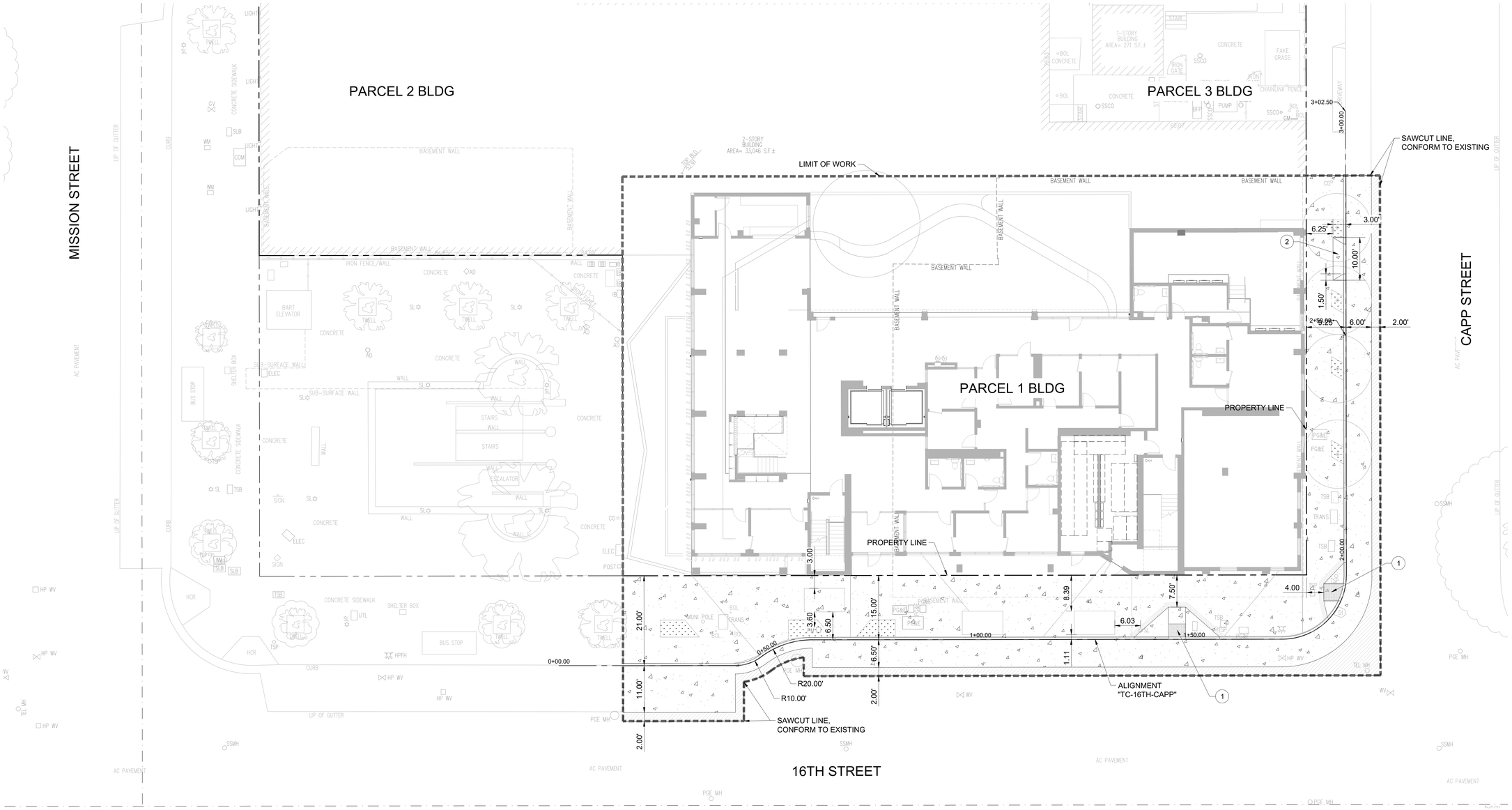

SITE LAYOUT LEGEND

- CONCRETE PAVING
- ASPHALT CONCRETE PAVING
- TREEWELL, SLD

SITE LAYOUT KEYNOTES

1. CEMENTITIOUS DETECTABLE WARNINGS AT INTERSECTION, PER SF CURB RAMP STANDARD PLAN RX-6. FEDERAL YELLOW COLOR.
2. DRIVEWAY, PER SF DRIVEWAY CONSTRUCTION STANDARD PLAN 87,171.

SITE LAYOUT NOTES

1. FOR TREE LOCATIONS AND TREE WELL DIMENSIONS, SEE LANDSCAPE DRAWINGS.
2. INSTALL REINFORCEMENT BARS PER CCSF STD FILE NO. 96,608 "STEEL REINFORCING BARS FOR SIDEWALK CONSTRUCTION."
3. INSTALL COMBINED CURB AND GUTTER ON 16TH STREET AND CAPP STREET PER CITY STANDARD PLAN 87,170.
4. FOR SIDEWALK SCORING AND CONSTRUCTION JOINTS, SEE LANDSCAPE PLANS.

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

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SITE LAYOUT PLAN

Scale: 1" = 10'

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TYPICAL DISTRIBUTION TRENCH

Joint Trench - Franchise Area or P.U.E.

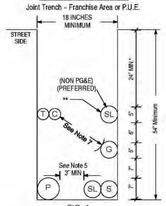


FIG. 1

Placement of this 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.

TYPICAL SERVICE TRENCH

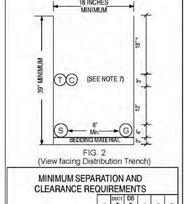


FIG. 2
(View facing Distribution Trench)

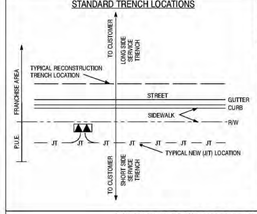
MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

		G	T (DUCT)	T (DB)	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13	---	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT	12"	-	1"	1"	12"	12"
T	(TELEPHONE) DIRECT BURY	12"	1"	-	1"	12"	12"
C	(CATV)	12"	1"	1"	-	12"	12"
S	(ELECTRIC SECONDARY)	6"	12"	12"	12"	-	3"
P	(ELECTRIC PRIMARY)	12"	12"	12"	12"	3"	-
SL	(STREETLIGHT) SEE NOTE 5	6"	12"	12"	12"	1"	3"

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.

STANDARD TRENCH LOCATIONS



JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09-27-06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 1 of 4

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS

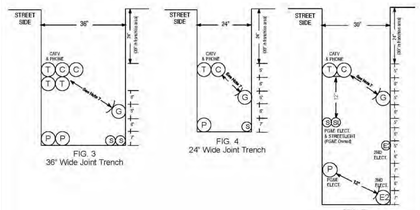


FIG. 3
36" Wide Joint Trench

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 levelling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09-27-06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 2 of 4

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 sleeves and screens shall be:
    - 1/2" Sieve: 6" 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

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09-27-06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 3 of 4

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.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09-27-06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 4 of 4

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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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, currently shows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

			G	T (DUCT)	T (DB)	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13		---	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT		12"	---	1"	1"	12"	12"
T	(TELEPHONE)	DIRECT BURY	12"	1"	---	1"	12"	12"
C	(CATV)		12"	1"	1"	---	12"	12"
S	(ELECTRIC SECONDARY)		6"	12"	12"	12"	---	3"
P	(ELECTRIC PRIMARY)		12"	12"	12"	12"	3"	---
SL	(STREETLIGHT)	SEE NOTE 5	6"	12"	12"	12"	1"	3"

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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Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

DOCUMENT APPROVER

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DOCUMENT CONTACT

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Daniel Jantz, Expert Engineering Standards Technical Specialist, EAM Distribution Standards

INCLUSION PLAN

This update will be included in the next revision of Electric Standard 0662288 "Underground Conduits" and Utility Standard S5453, "Joint Trench," Exhibit B.

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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. WEDGE 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.

Disclaimer:
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

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	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

DRY UTILITY STANDARDS

Scale:

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herman coliver locus
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Checked: TM
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Sheet Number: C4.1

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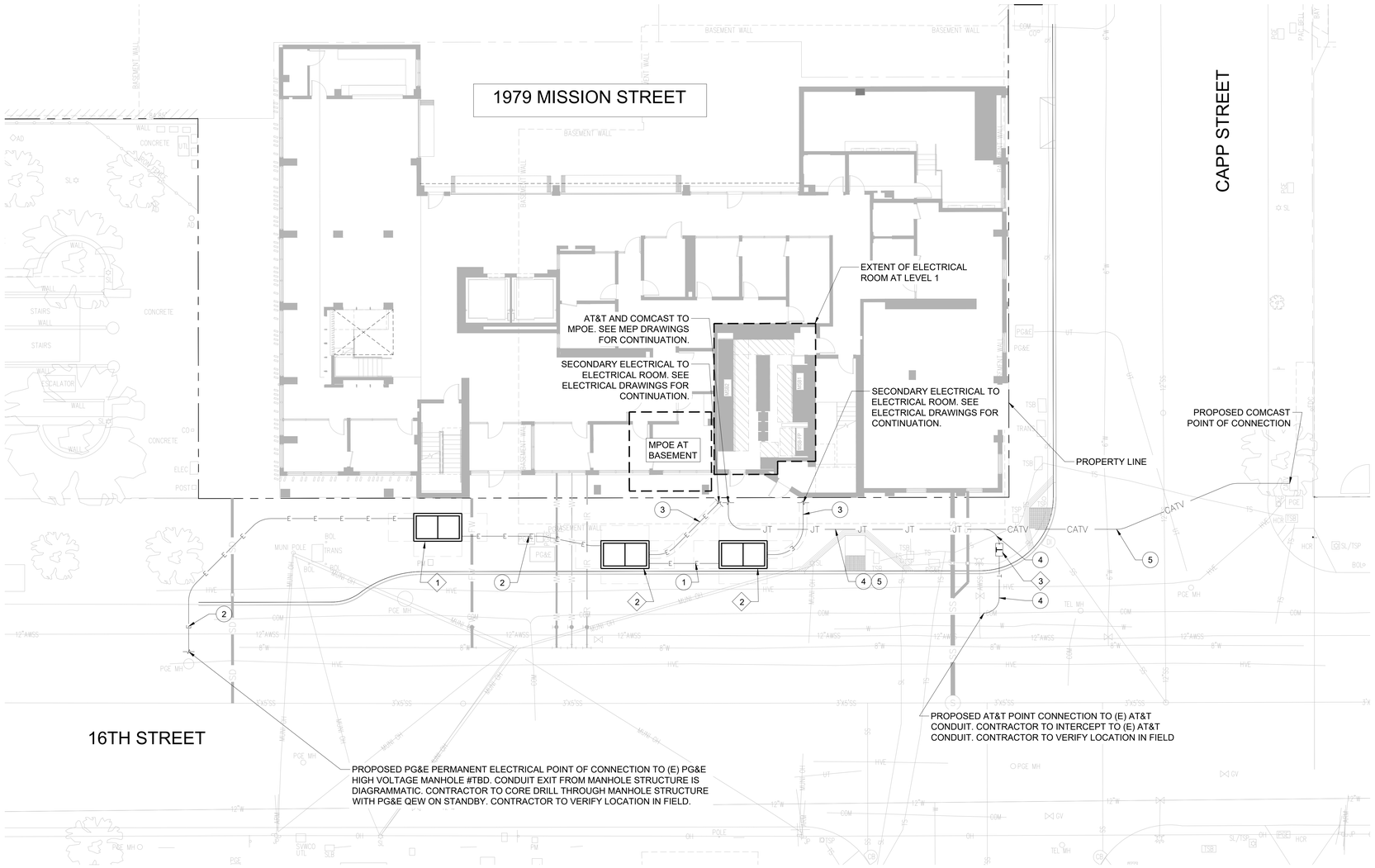

A DRY UTILITY INTENT

SCALE: 1" = 10'

EQUIPMENT TAG:

1. 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)
2. PG&E SUBSURFACE TRANSFORMER VAULT (PRIMARY UNDERGROUND EQUIPMENT ENCLOSURE) #7, TYPE 2, 4'-6" X 8'-6" X 7'-6" (PG&E ORDERING CODE: 040325)
3. AT&T VAULT, 17" X 30" X 24"

CONDUIT NOTE TAG:

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

LEGEND:

— · — · —	PROPERTY LINE
—E—E—	PROPOSED ELECTRICAL TRENCH
—T—T—	PROPOSED AT&T TRENCH
—CATV—	PROPOSED COMCAST TRENCH
—JT—JT—	PROPOSED JOINT TRENCH

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.

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

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Sheet Title:

JOINT TRENCH INTENT

Scale: 1" = 10'

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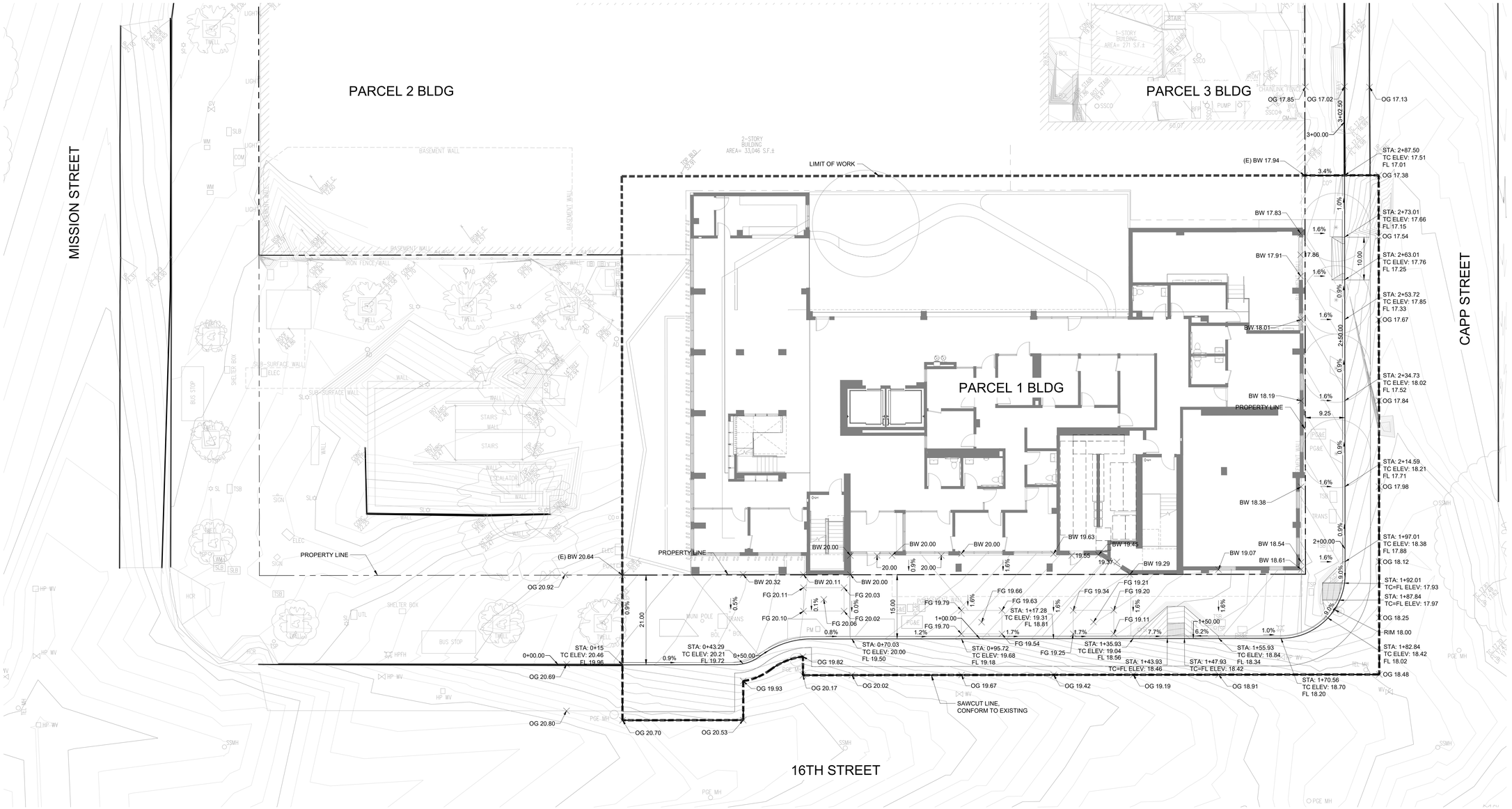

GRADING AND DRAINAGE KEYNOTES

1. (E) TREE, PROTECT TO REMAIN
2. (N) TREE, SLD

GRADING AND DRAINAGE NOTES

1. FOR TREE LOCATIONS AND TREE WELL DIMENSIONS, SLD.
2. INSTALL REINFORCEMENT BARS PER CCSF STD FILE NO. 96,608 "STEEL REINFORCING BARS FOR SIDEWALK CONSTRUCTION."
3. FOR SIDEWALK SCORING AND CONSTRUCTION JOINTS, SLD.

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

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Sheet Title:

GRADING AND DRAINAGE PLAN

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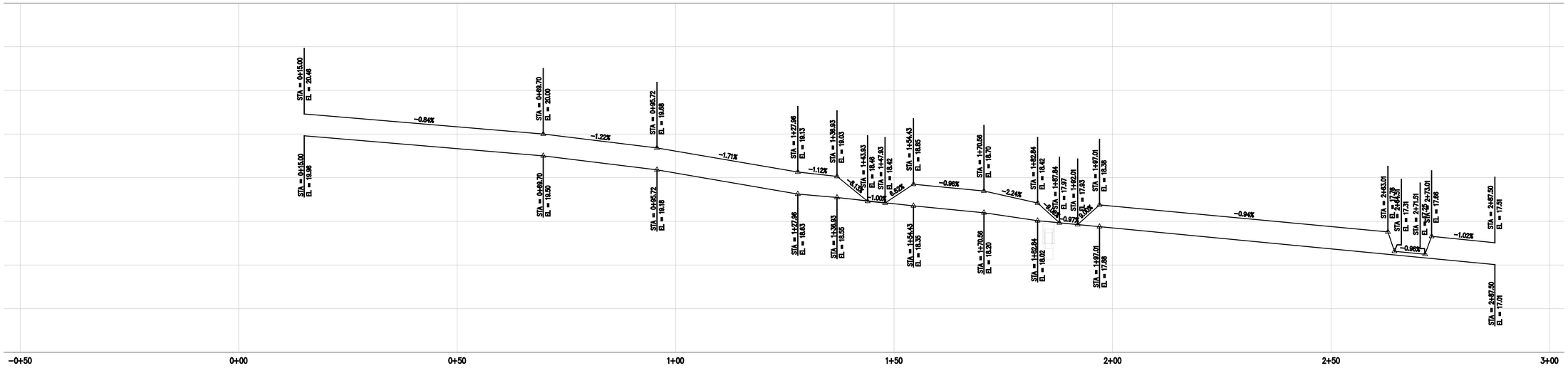

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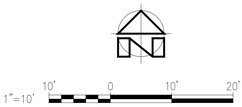
CURB PROFILE

SCALE: 1" = 5' V, 1" = 50' H



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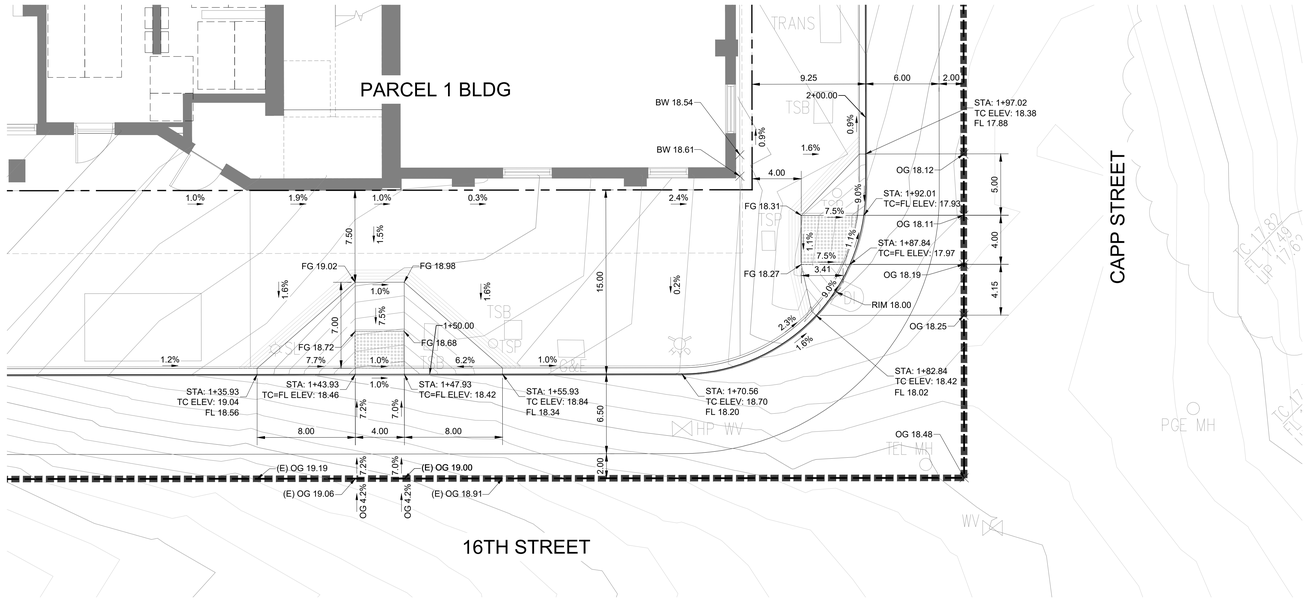

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CURB RAMP DETAIL
SCALE: 1" = 5'

1"=5'

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

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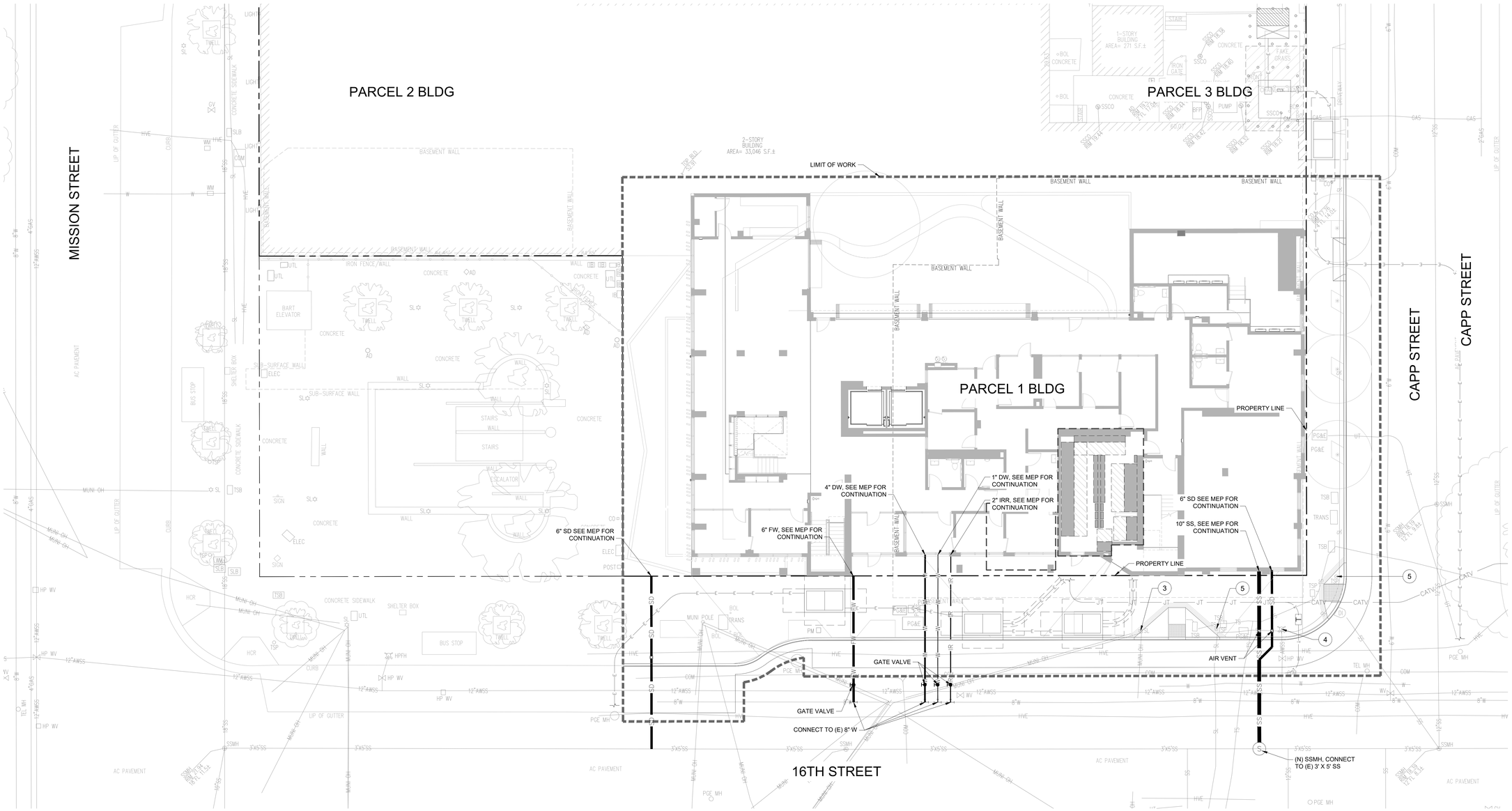

UTILITY CONNECTION KEYNOTES

1. WATER METER BOX (SEE NOTE 3)
2. AIR INLET AND TRAP PER CCSF STD 87,196
3. PROTECT (E) LIGHTPOLE TO REMAIN
4. PROTECT (E) FIRE HYDRANT TO REMAIN
5. PROTECT (E) TRAFFIC SIGNAL TO REMAIN
6. FLEXIBLE CONNECTION

UTILITY CONNECTION NOTES

1. ELECTRICAL AND COMMUNICATION WORK NOTES:

   A. ELECTRICAL AND COMMUNICATION CABLES AND EQUIPMENT (ELECTRICAL JOINT TRENCH, POLES AND ETC.) TO BE COORDINATED WITH THE APPROPRIATE AGENCY (PG&E, DT, AT&T AND ETC.).

   B. CONTRACTOR TO FIELD VERIFY EXACT POSITION OF UTILITIES.

   C. TRENCH AND CONDUIT SEPARATION REQUIREMENTS SHALL BE PER PG&E GREENBOOK "S5453, EXHIBIT B, 'JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE,'" CURRENT EDITION AND UPDATED BY "UTILITY BULLETIN: TD-5453B-002, PUBLISHED 7/10/2015, 'UPDATED SEPARATION REQUIREMENTS FOR CONDUITS IN JOINT TRENCH" OR LATEST.

   D. FOR CONTINUATION INSIDE THE PROPERTY LINE, SEE MEP DRAWINGS.

2. EXISTING UNDERGROUND UTILITY NOTE:

   A. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. CONTRACTOR TO POTHOLE PRIOR TO BEGINNING CONSTRUCTION.

3. WATER SERVICE NOTE:

   A. ALL WATER SERVICE PIPES AND VALVES SHALL BE CONNECTED TO CITY WATER MAIN BY SFPUC-CDD.

   B. SFPUC-CDD INSTALLS NEW FIRE SERVICE LATERALS TO A POINT ONE (1) FOOT INSIDE THE FINISHED CURB LINE, TERMINATING WITH A BLANK FLANGE.

4. FLEXIBLE JOINT & POINT OF CONNECTION NOTES:

   A. FLEXIBLE JOINT (FJ) INSTALLED AT BUILDING INTERFACE

   INSTALL FLEXIBLE JOINTS SYSTEM JUST OUTSIDE OF THE BUILDING WALL OR ATTACHMENT TO MATCH SERVICE LATERAL SIZE.

   TYPE 1EBAA DOUBLE BALL FLEXIBLE EXPANSION FLANGED JOINT OR SIMILAR. SEE DETAIL

   LOCATION OF FLEXIBLE JOINT CONNECTION TO BE PERFORMED BY CONTRACTOR. LOCATIONS OF ALL FLEXIBLE JOINT CONNECTIONS ARE TO BE STAMPED ON SIDEWALK. SEE DETAIL

   B. SERVICE BUILDING CONNECTIONS

   SEE PLUMBING DRAWINGS FOR CONTINUATION.

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

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	AB 2162 SUBMITTAL/ENTITLEMENT	03.14.2025
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

UTILITY CONNECTION PLAN

Scale: 1" = 10'

N REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: PP
Checked: TM
Date: 6/10/2025

Sheet Number: C6.0

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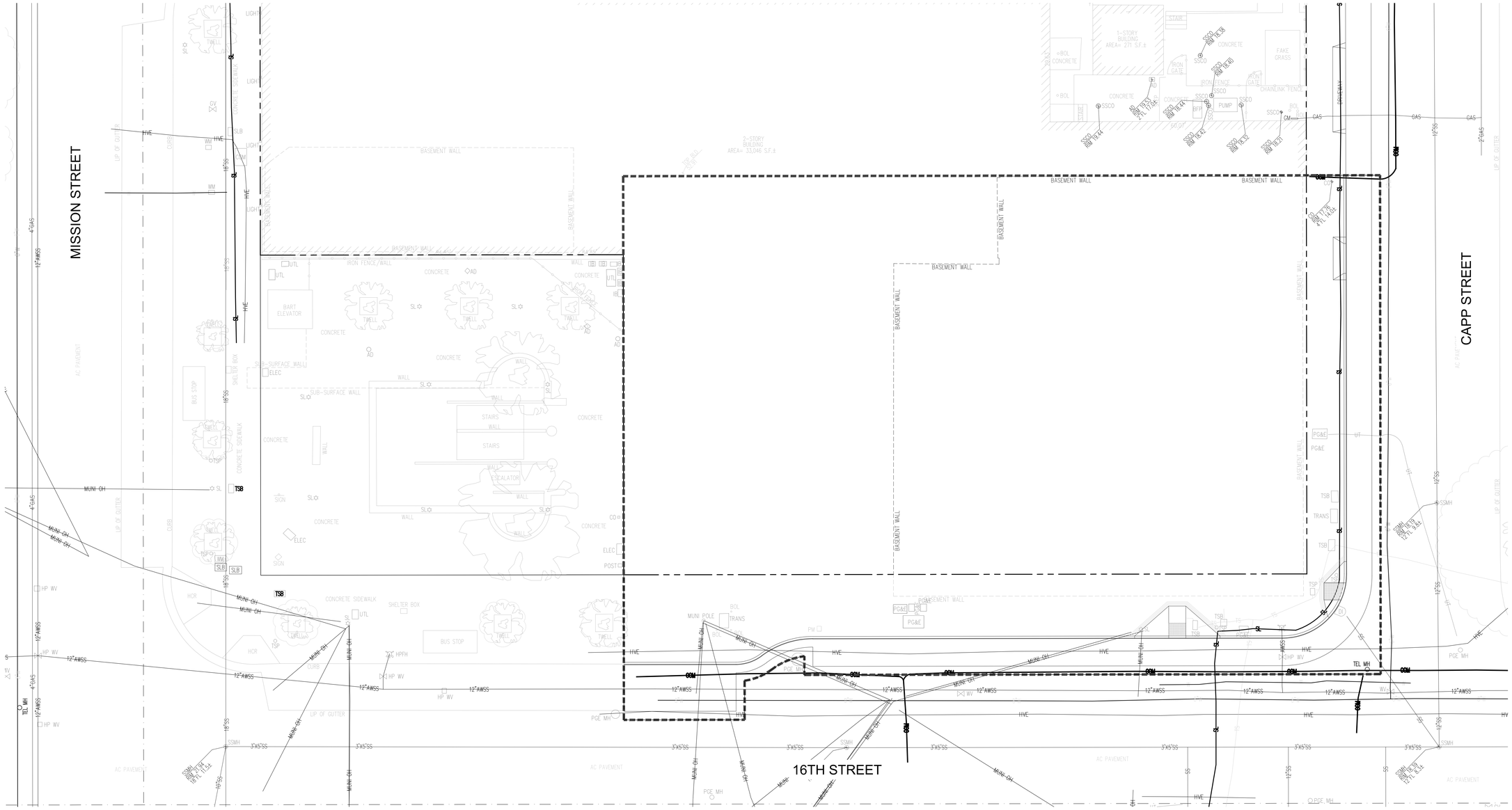

EROSION AND SEDIMENT CONTROL LEGEND

SILT FENCE OR STRAW WATTLE

STORM DRAIN INLET PROTECTION

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL SYSTEMS. SYSTEMS SHALL BE COMPLETED, INSPECTED, AND IN PLACE PRIOR TO START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION, MODIFICATION AND PROPER MAINTENANCE OF THE EROSION CONTROL DEVICES AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN SAID DEVICES, THE CITY'S REPRESENTATIVE MAY CAUSE EMERGENCY MAINTENANCE WORK TO BE DONE TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY, THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED TO THE OWNER.

3. ALL EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO SAFELY DISCHARGE ANY ACCELERATED RUNOFF GENERATED BY THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT.

4. THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL SYSTEMS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE EROSION CONTROL PLAN IN THIS PLAN SET.

5. TEMPORARY EROSION CONTROL DEVICES WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES AS RECOMMENDED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY'S REPRESENTATIVE.

6. ALL REMOVABLE PROTECTION DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40-PERCENT.

7. EROSION CONTROL SYSTEMS SHALL BE SERVICED AND MAINTAINED TO PROVIDE CONTINUOUS CAPACITY AND ADEQUACY TO FUNCTION AS DESIGNED. AFTER PRECIPITATION EXCEEDING ONE-QUARTER (1/4) INCH IN ANY 12-HOUR PERIOD, OR UPON DIRECTION OF THE CITY ENGINEER, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DESILTING BASINS AND THE BASINS SHALL BE PUMPED DRY AND OTHERWISE RESTORED TO THE ORIGINAL DESIGN CONDITION.

8. EROSION CONTROL PROVISIONS SHALL INCLUDE AND COMPLEMENT DRAINAGE PATTERNS DURING THE CURRENT AND FUTURE PHASES OF GRADING THROUGHOUT THE RAINY SEASON.

9. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION. NECESSARY PRECAUTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, APPROPRIATE PERIMETER FENCING OR A 24-HOUR GUARD PREVENTING UNAUTHORIZED PERSONS FROM ENTERING THE BASINS.

10. GRADED AREAS AROUND THE PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY.

11. PAVED STREETS, SIDEWALKS, AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS, AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED TO CLEAN STREETS OF FINE MATERIAL NOT OTHERWISE REMOVED BY SWEEPING OR OTHER MECHANICAL MEANS.

12. STAND-BY CREWS SHALL BE MADE AVAILABLE BY THE CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.

13. GRAVEL BAGS, STRAW BALES, AND NECESSARY MATERIALS IN ACCORDANCE WITH APPROVED PLANS, SHALL BE AVAILABLE ON SITE AND STOCKPILED AND CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT.

14. ALL UTILITY TRENCHES MUST BE BACKFILLED WITHIN 24 HOURS AND MUST BE BACKFILLED BEFORE THE END OF THE WORK DAY IF A 40-PERCENT CHANCE OF RAIN IS PREDICTED.

15. A SILT RETENTION FENCE, GRAVEL BAG SILT BASIN OR TRAP SHALL BE PROVIDED AT EACH STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

16. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.

17. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING, AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL EFFECT ALL NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.

18. EROSION CONTROL MEASURES SHOWN ON THE APPROVED EROSION CONTROL PLAN SHALL BE IN PLACE WHILE PERFORMING ANY WORK SHOWN ON THESE PLANS AT ALL TIMES.

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

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

EROSION AND SEDIMENT CONTROL PLAN

Scale: 1" = 10'

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REF. NORTH

herman coliver locus
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Drawn By: PP
Checked: TM
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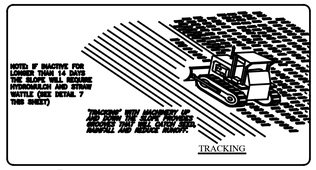

1 C7.1 GRADED SLOPES
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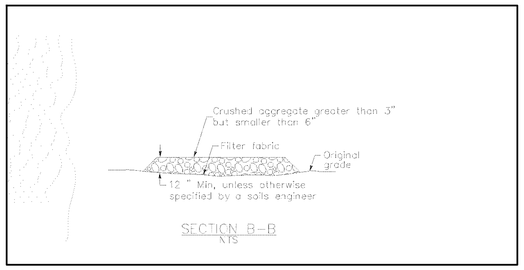

2 C7.1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
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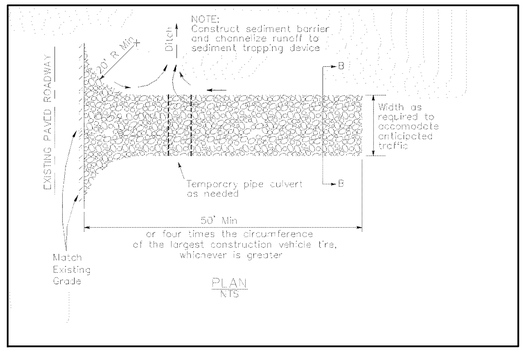

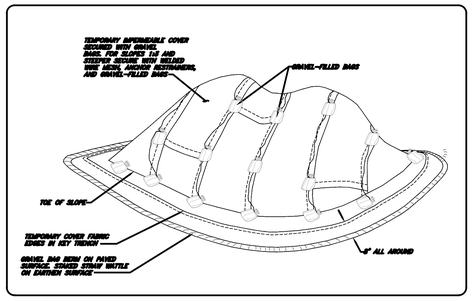

6 C7.1 TEMPORARY COVER ON STOCKPILE
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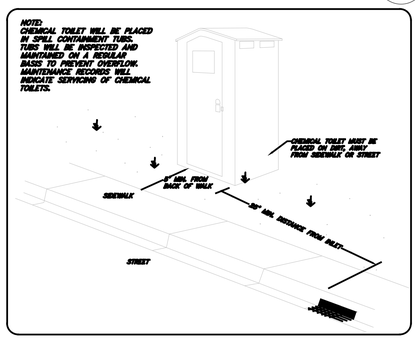

4 C7.1 CHEMICAL TOILET
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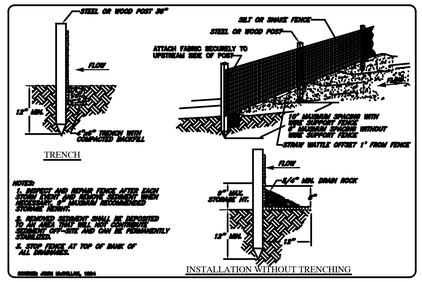

5 C7.1 SILT FENCE
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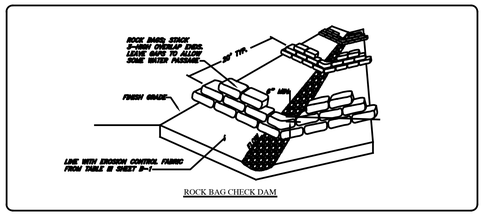

3 C7.1 DITCH CHECK DAM
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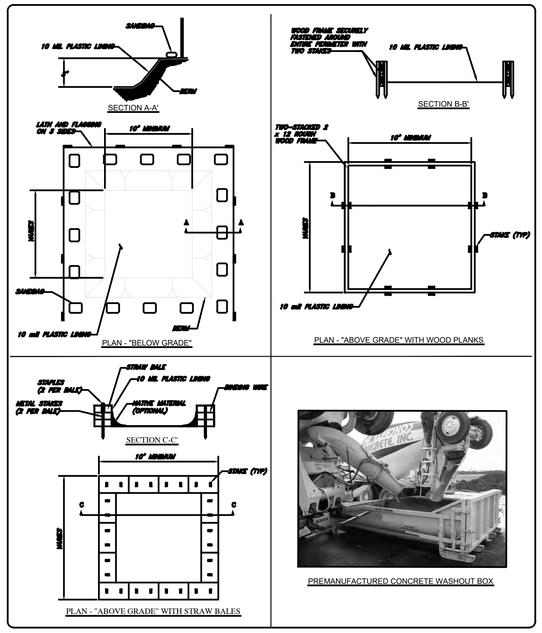
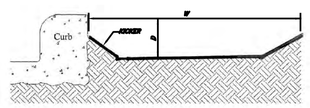


10 C7.1 CONCRETE WASTE MANAGEMENT
SCALE: N.T.S.

APPROXIMATE CUTBACK CURB DIMENSIONS FOR TYPICAL BUILDING PAD

PAD DRAINAGE AREA	PAD SURFACE AREA	SEDIMENT TRAP VOLUME	SEDIMENT TRAP VOLUME REQUIRED
(Sq. Ft)	(Acres)	(Cubic Ft.)	(Cubic Yds.)
10,000	0.23	413	15.3
8,000	0.18	330	12.3
6,000	0.14	248	9.2



9 C7.1 CUT BACK CURB
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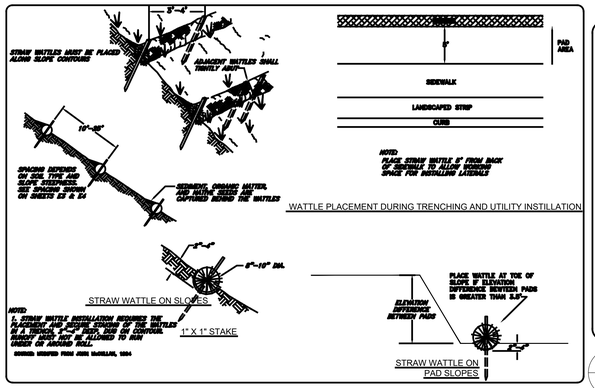

7 C7.1 STRAW WATTLE
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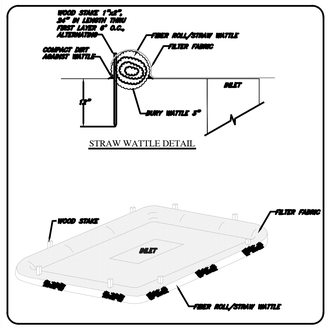

8 C7.1 FIELD INLET PROTECTION
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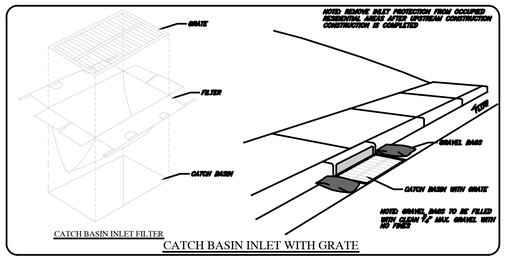

11 C7.1 INLET PROTECTION AFTER PAVING
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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

EROSION AND SEDIMENT CONTROL DETAILS

Scale: N.T.S.
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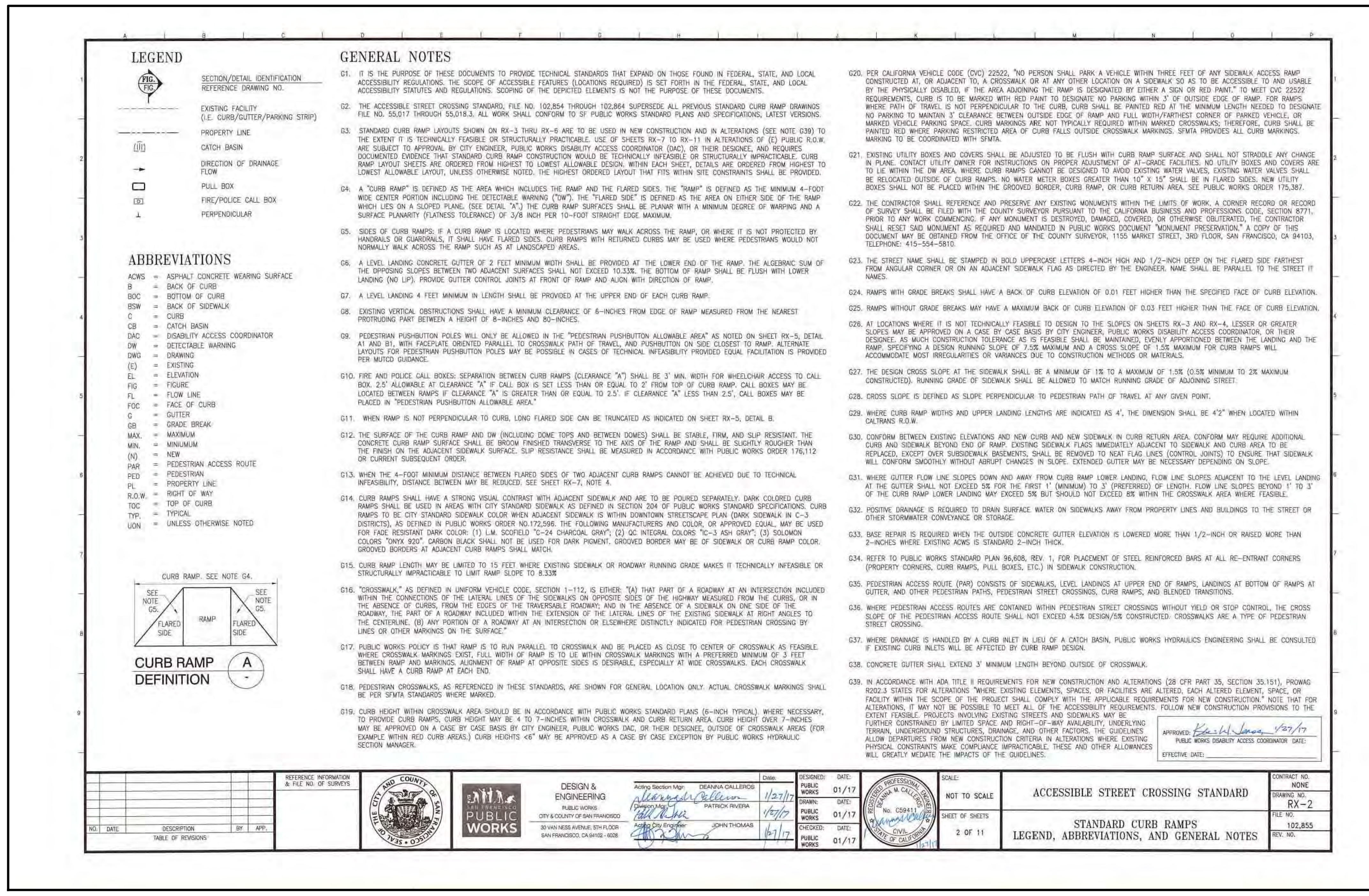

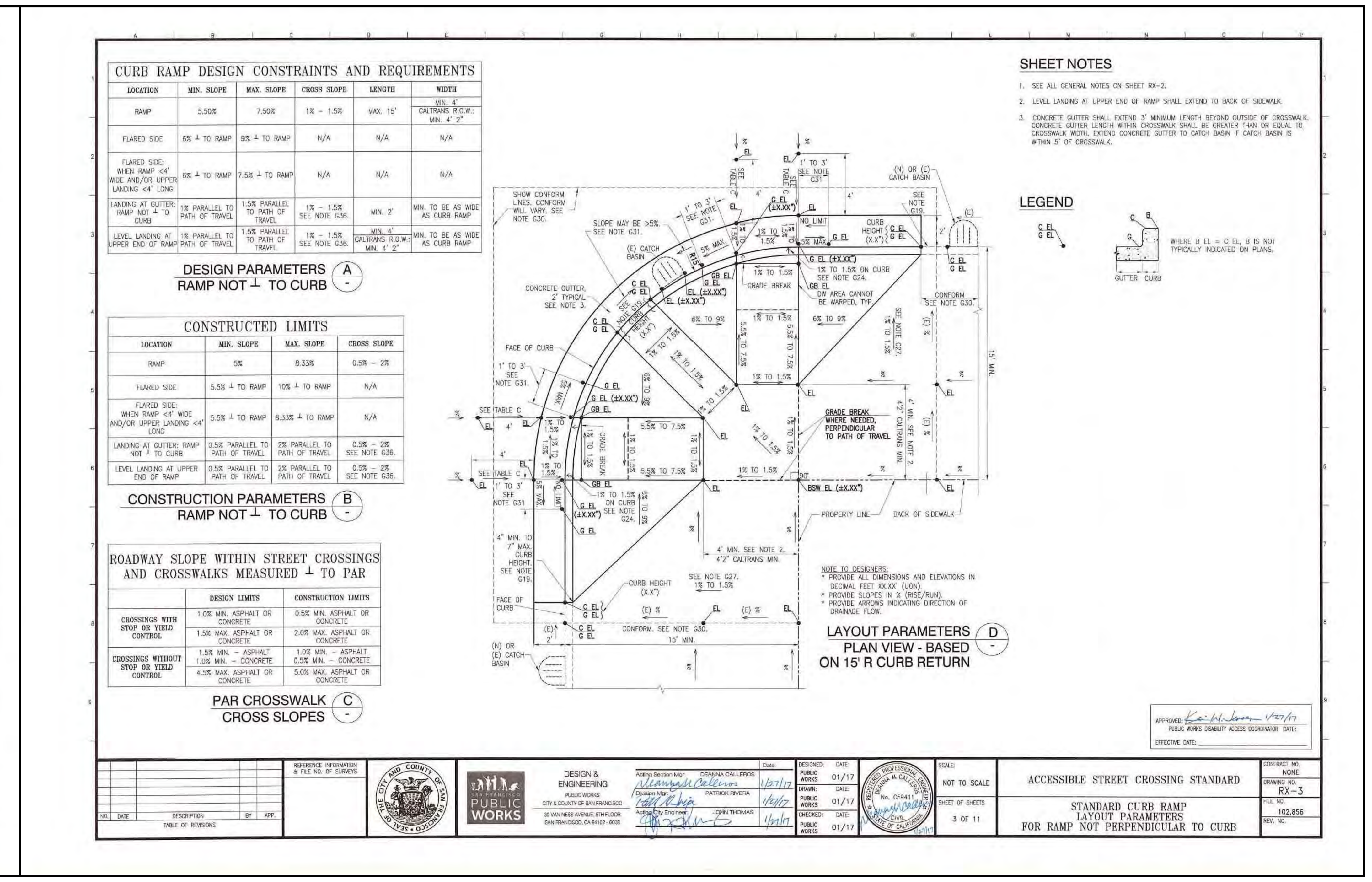

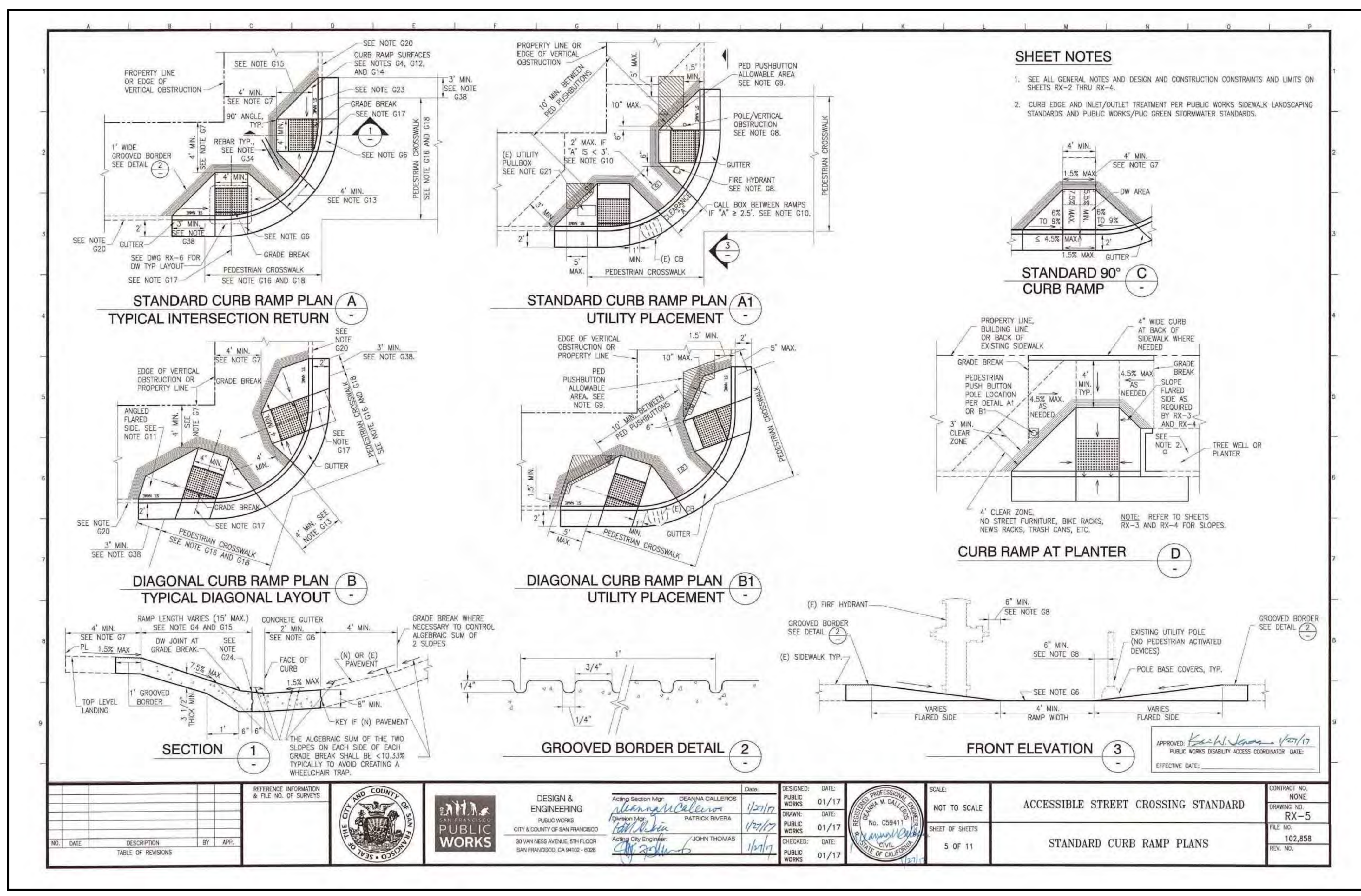

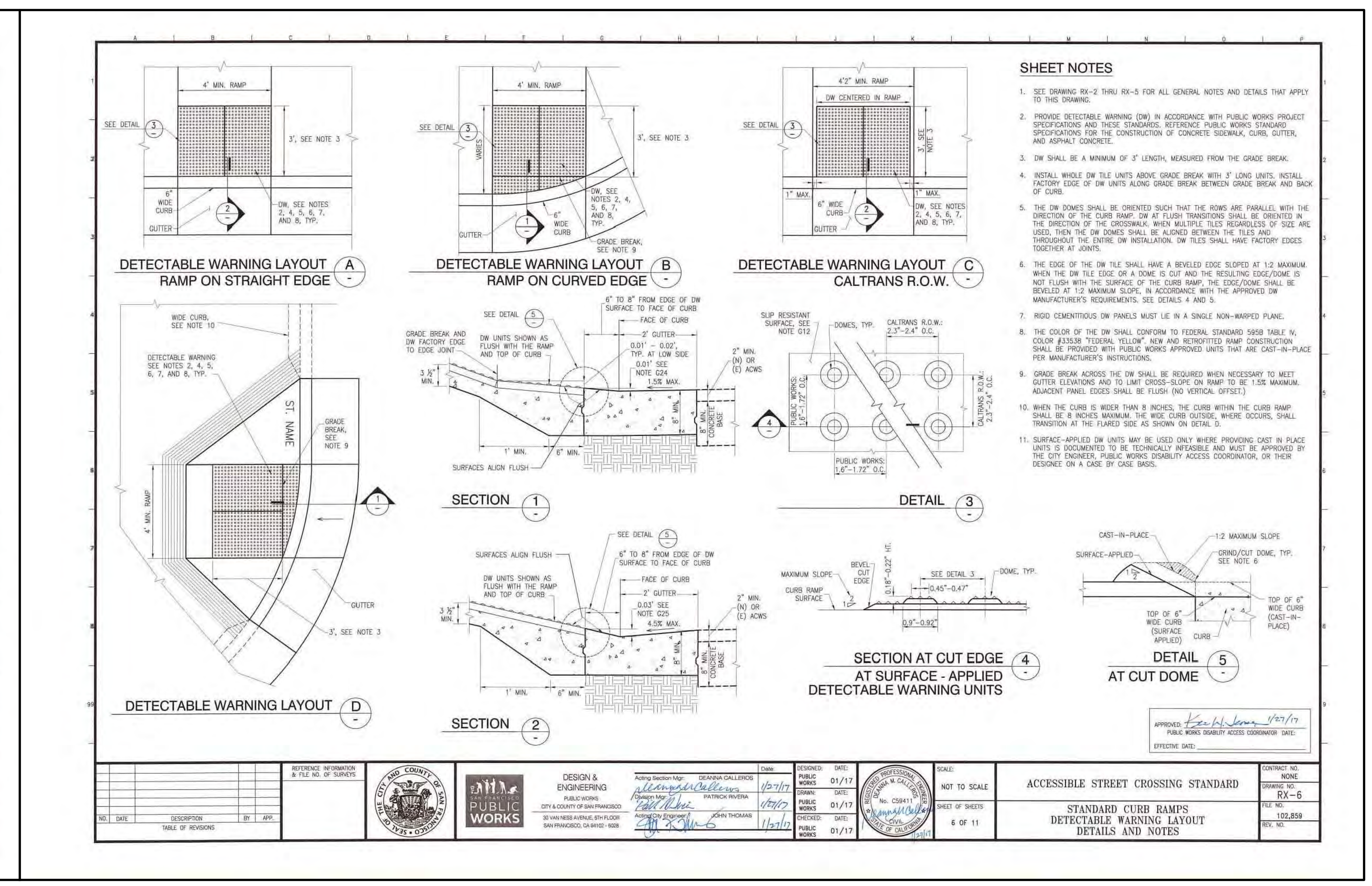

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Sheet Title:

CONSTRUCTION DETAILS

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2 SITE PLAN
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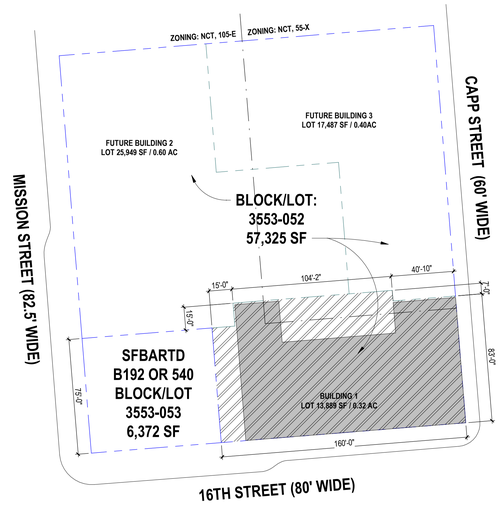

1 PARCEL MAP
A1.1 1" = 40'-0"

BUILDING 1:
AVERAGE LOT DEPTH: 82.67'
REAR YARD: 25% = 20.67'

SETBACK REQUIREMENTS:
FRONT & SIDE: NOT REQUIRED
REAR: 25% LOT DEPTH AT LOWEST STORY CONTAINING A DWELLING UNIT

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CALIFORNIA
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

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	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

SITE PLAN

Scale: As indicated

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Checked: MG
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1 A2.0 FLOOR PLAN - BASEMENT LEVEL
1/8" = 1'-0"

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MICHAEL GIVER
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

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2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

BASEMENT PLAN

Scale:

1/8" = 1'-0"

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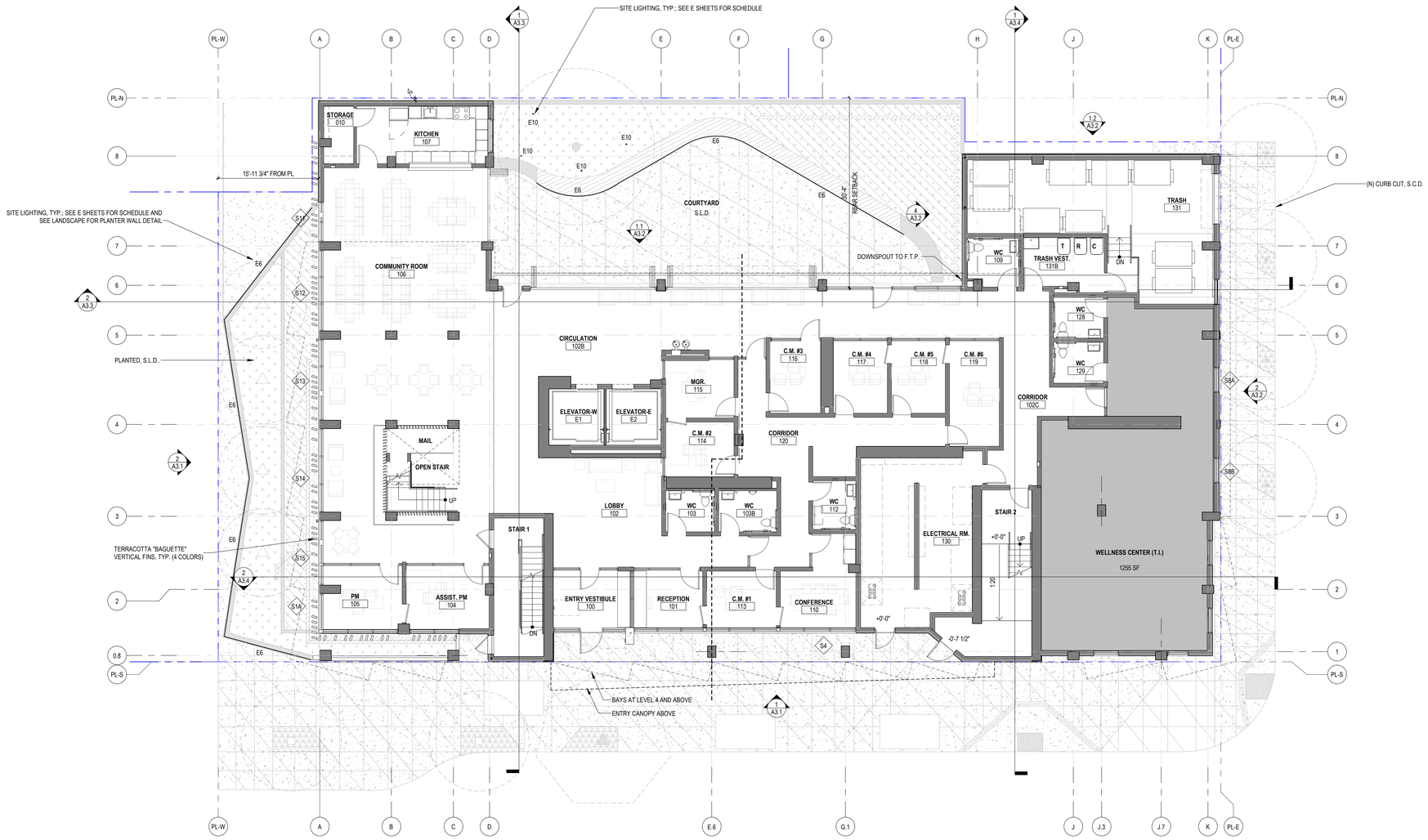

1 A2.1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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Sheet Title:

FLOOR PLAN - LEVEL 1

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

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1 A2.2 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

Disclaimer:

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ACCESSIBILITY NOTES (TCAC REQUIREMENTS):
50% OF UNITS TO BE ACCESSIBLE PER CBC 11B.
10% OF UNITS TO HAVE COMMUNICATIONS FEATURES PER CBC 11B 809.5.
15% OF UNITS TO HAVE MOBILITY FEATURES PER CBC 11B 809.2-4.

UNIT AREA MATRIX

BEDROOMS	UNIT #	UNIT AREA	COMMUNICATION FEATURES	MOBILITY FEATURES
LEVEL 2				
1 BR	201	661 SF		
STUDIO	202	310 SF		
STUDIO	203	317 SF		
1 BR	204	491 SF		
STUDIO	205	312 SF		
STUDIO	206	313 SF		
STUDIO	207	292 SF		
STUDIO	208	321 SF		•
1 BR	209	494 SF	•	•
1 BR	210	499 SF		•
1 BR	211	519 SF		•
1 BR	212	503 SF		•
LEVEL 2: 12				

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No C-30639
OCT 31, 2025
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NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025

Project Number 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
FLOOR PLAN - LEVEL 2

Scale:
1/8" = 1'-0"
N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB/ED
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Date: 6/14/2025 9:57:06 AM
Sheet Number: A2.2

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1 A2.3 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

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10% OF UNITS TO HAVE COMMUNICATIONS FEATURES PER CBC 11B 809.5.
15% OF UNITS TO HAVE MOBILITY FEATURES PER CBC 11B 809.2-4.

UNIT AREA MATRIX

BEDROOMS	UNIT #	UNIT AREA	COMMUNICATION FEATURES	MOBILITY FEATURES
LEVEL 3				
1 BR	301	506 SF		
STUDIO	302	305 SF	•	•
STUDIO	303	310 SF		•
STUDIO	304	317 SF		•
1 BR	305	491 SF		•
STUDIO	306	311 SF		
STUDIO	307	313 SF		
STUDIO	308	292 SF		
STUDIO	309	321 SF		•
1 BR	310	494 SF		
1 BR	311	499 SF		•
1 BR	312	519 SF		•
1 BR	313	509 SF	•	•
STUDIO	314	288 SF		
STUDIO	315	287 SF		
1 BR	316	606 SF		•
LEVEL 3: 16				

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No C-30639
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	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

FLOOR PLAN - LEVEL 3

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

N
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1 A2.4 FLOOR PLAN - LEVEL 4-5-6-7-8-9
1/8" = 1'-0"

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10% OF UNITS TO HAVE COMMUNICATIONS FEATURES PER CBC 11B 809.5.
15% OF UNITS TO HAVE MOBILITY FEATURES PER CBC 11B 809.2-4.

UNIT AREA MATRIX

BEDROOMS	UNIT #	UNIT AREA	COMMUNICATION FEATURES	MOBILITY FEATURES
LEVEL 4				
1 BR	401	506 SF		
STUDIO	402	305 SF		•
STUDIO	403	310 SF		•
STUDIO	404	317 SF		
1 BR	405	491 SF		•
STUDIO	406	312 SF		
STUDIO	407	313 SF		
STUDIO	408	292 SF		
STUDIO	409	321 SF	•	•
1 BR	410	547 SF		
1 BR	411	529 SF		•
1 BR	412	547 SF	•	•
STUDIO	413	327 SF		•
STUDIO	414	316 SF	•	•
1 BR	415	550 SF		
STUDIO	416	323 SF		•
STUDIO	417	307 SF		
STUDIO	418	322 SF		
LEVEL 4: 18				

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	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

FLOOR PLAN - LEVELS 4-5-6-7-8-9

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

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423 Tehama Street San Francisco, California 94103
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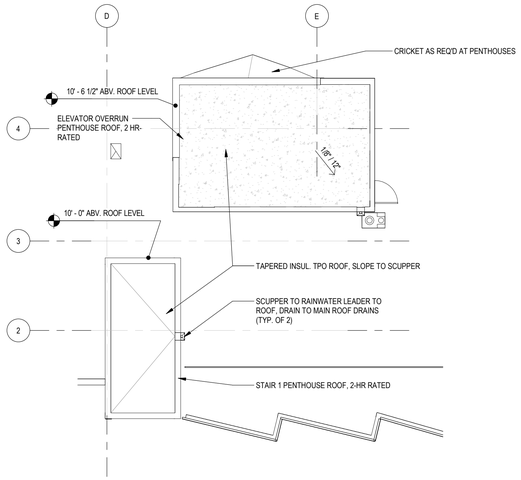
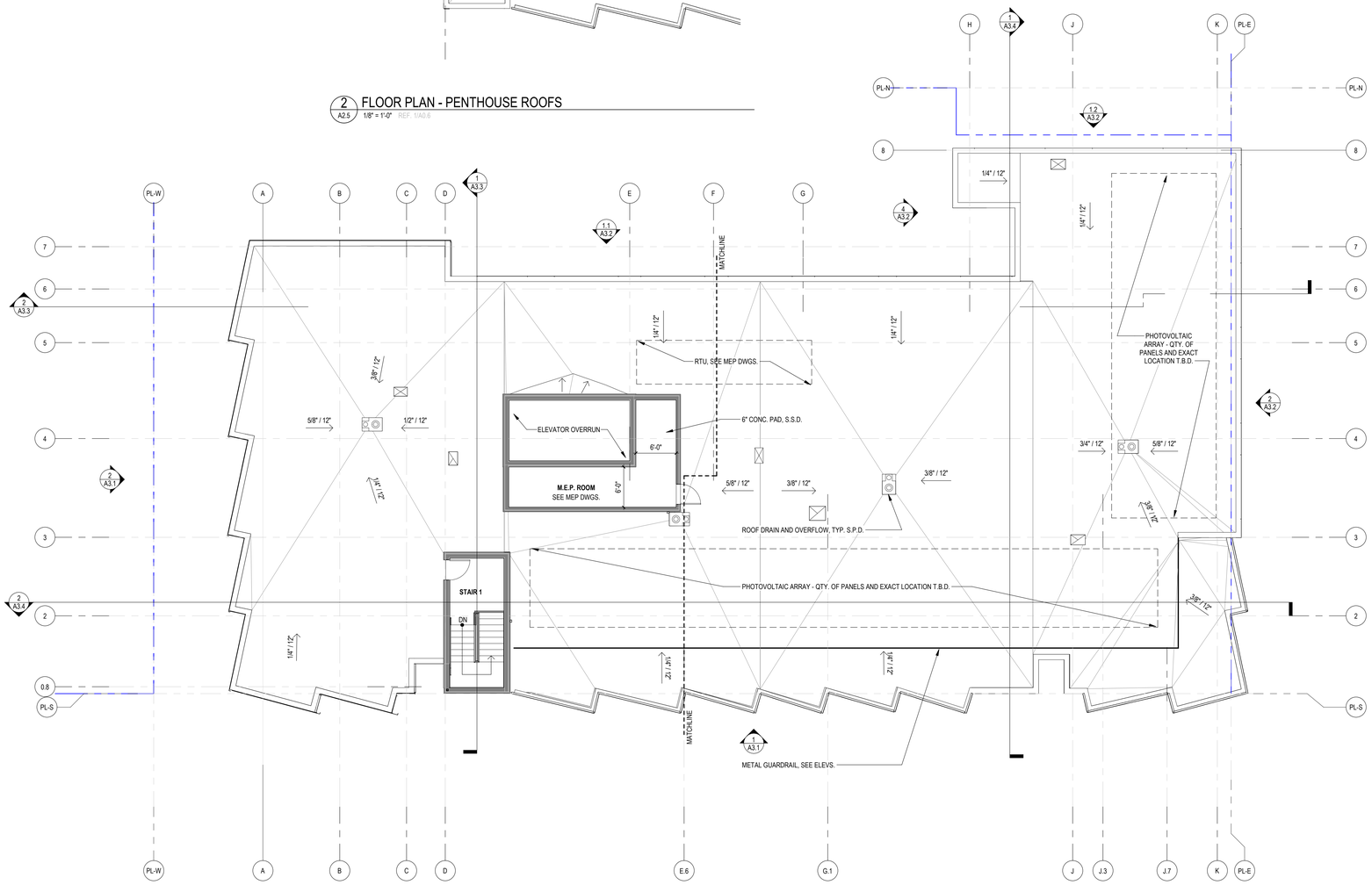


2 A2.5 FLOOR PLAN - PENTHOUSE ROOFS
1/8" = 1'-0" REF. 1/A0.6



1 A2.5 FLOOR PLAN - ROOF
1/8" = 1'-0" REF. 1/A0.6

Disclaimer:

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	SITE PERMIT	05.30.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ROOF PLAN

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

N
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A2.5

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SLAB PLAN NOTES

1. SLAB EDGE DRAWINGS ARE PROVIDED FOR COORDINATION OF ELEVATION AND DIMENSIONS BETWEEN STRUCTURAL & ARCHITECTURAL DRAWINGS ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION. FOR M.E.P. OPENING IN SLAB G.C. TO COORDINATE.
2. CURB ELEVATIONS ARE PROVIDED TO COORDINATE STOREFRONT/ WINDOWS DIMENSIONS AND TO IDENTIFY EXTENT OF EACH CURB ELEVATION.
3. ALL PLANTER WALLS SHALL BE 6" THICK U.O.N. , ALL CURBS LESS THAN 11-0" HIGH SHALL BE 6" THICK U.O.N. , REFER TO WATERPROOFING DETAILS FOR COUNTERFLASHING.
4. REFER TO _____ FOR TYPICAL SLAB DEPRESSION, SHAFT AND STAIR OPENING DIMENSIONS AND LOCATIONS.
5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

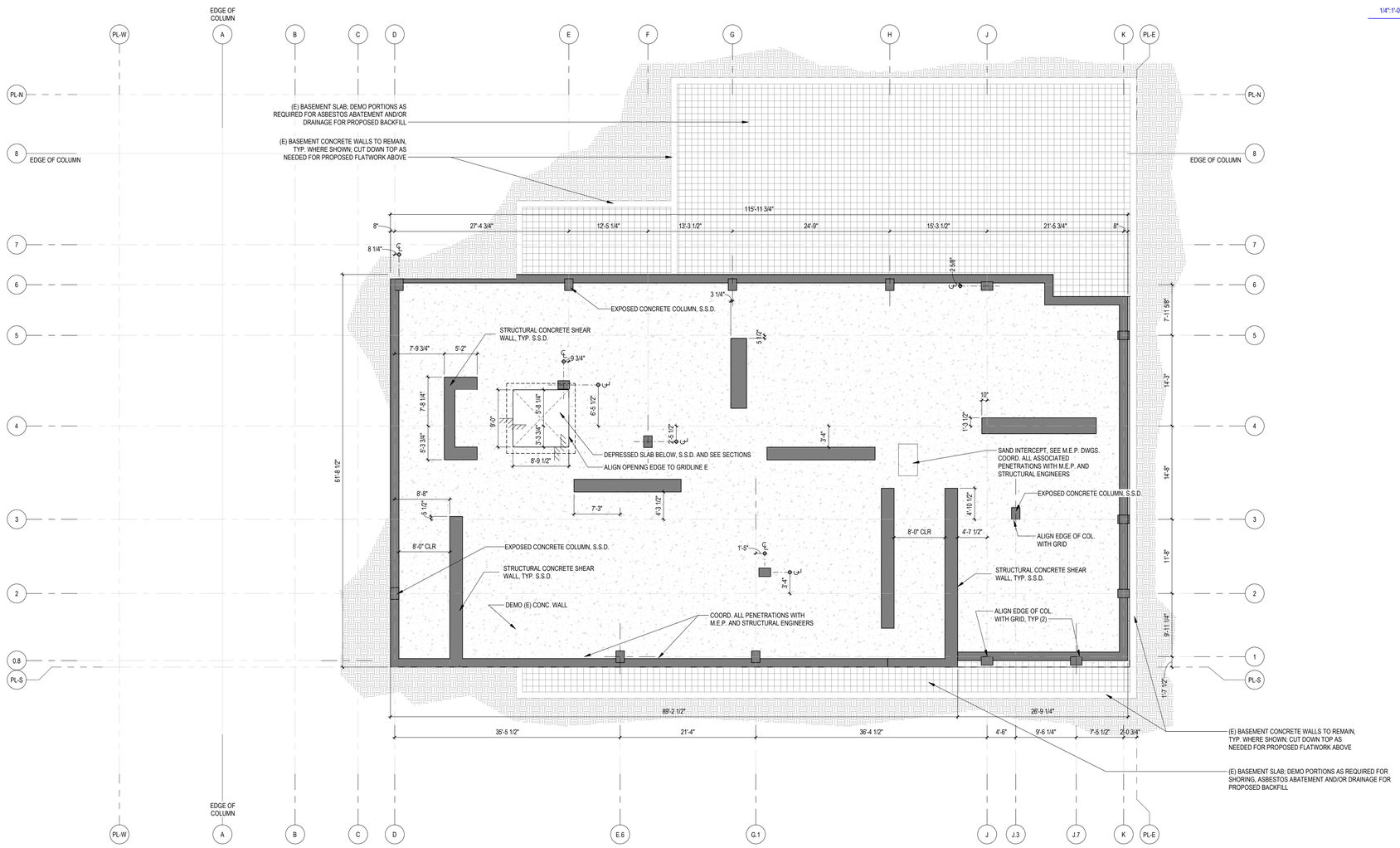
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

INDICATES ELEVATION OF SLAB OR CURB, S.S.D.

INDICATES ELEVATION OF LIGHTWEIGHT CONC. FILL

1/4":1'-0" INDICATES SLOPED AT SLAB, S.S.D.

1/4":1'-0" INDICATES SLOPE OF LIGHTWEIGHT CONC. FILL



1 SLAB PLAN - BASEMENT
A2.6 1/8" = 1'-0" REF: 2/A0.3B

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

SLAB PLAN - BASEMENT

Scale:

As indicated

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Sheet Number: A2.6

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SLAB PLAN NOTES

1. SLAB EDGE DRAWINGS ARE PROVIDED FOR COORDINATION OF ELEVATION AND DIMENSIONS BETWEEN STRUCTURAL & ARCHITECTURAL DRAWINGS ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION. FOR M.E.P. OPENING IN SLAB G.C. TO COORDINATE.
2. CURB ELEVATIONS ARE PROVIDED TO COORDINATE STOREFRONT/ WINDOWS DIMENSIONS AND TO IDENTIFY EXTENT OF EACH CURB ELEVATION.
3. ALL PLANTER WALLS SHALL BE 6" THICK U.O.N. , ALL CURBS LESS THAN 11-0" HIGH SHALL BE 6" THICK U.O.N. , REFER TO WATERPROOFING DETAILS FOR COUNTERFLASHING.
4. REFER TO _____ FOR TYPICAL SLAB DEPRESSION, SHAFT AND STAIR OPENING DIMENSIONS AND LOCATIONS.
5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

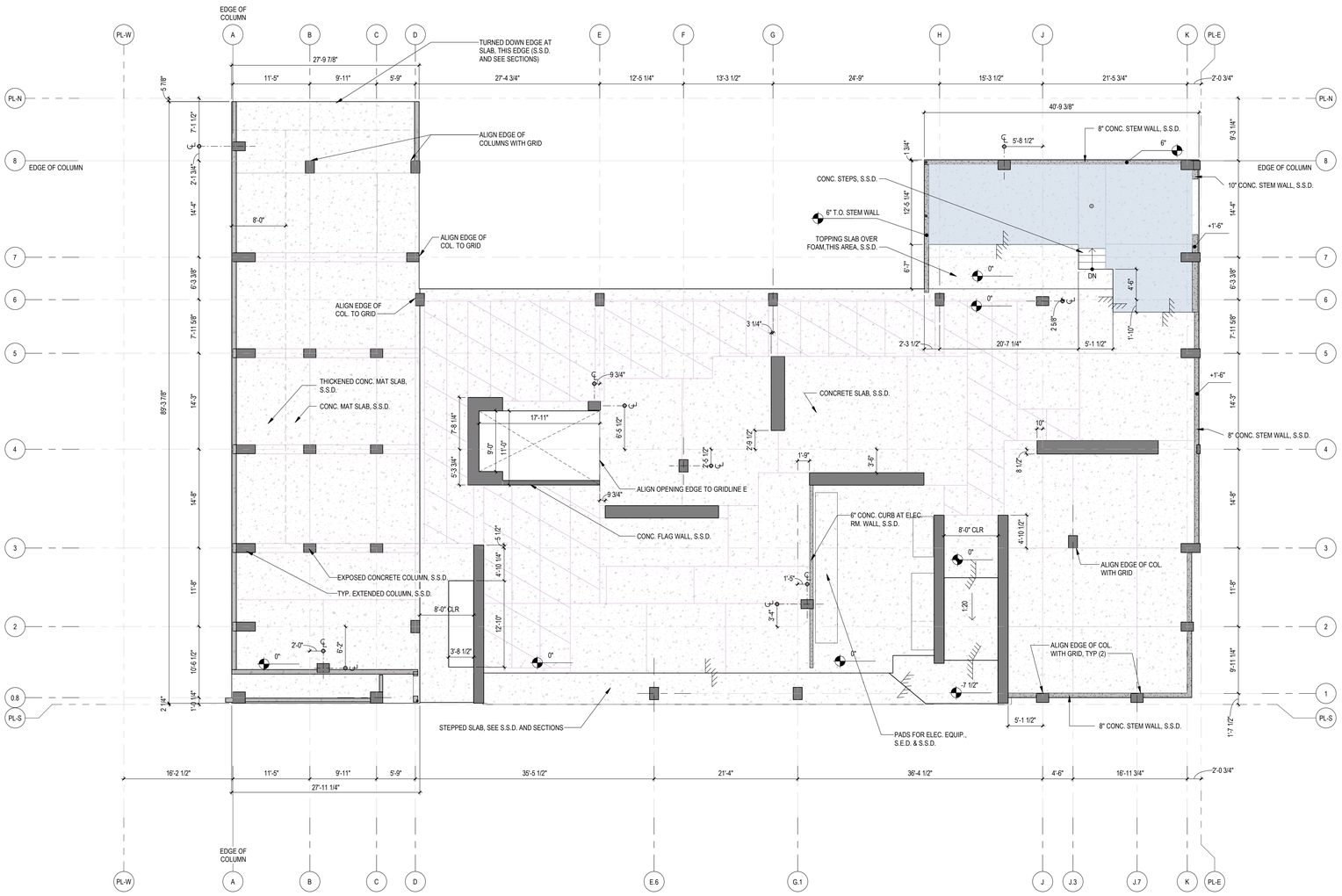
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

INDICATES ELEVATION OF SLAB OR CURB, S.S.D.

INDICATES ELEVATION OF LIGHTWEIGHT CONC. FILL

1/4":1'-0" INDICATES SLOPED AT SLAB, S.S.D.

1/4":1'-0" INDICATES SLOPE OF LIGHTWEIGHT CONC. FILL



1 A2.7 SLAB PLAN - LEVEL 1
1/8" = 1'-0" REF. 2/A0.3B

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MICHAEL GREGG
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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

SLAB PLAN - LEVEL 1

Scale: As indicated

N REF. NORTH

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
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Date: 6/14/2025 11:03:54 AM

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SLAB PLAN NOTES

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4. REFER TO _____ FOR TYPICAL SLAB DEPRESSION, SHAFT AND STAIR OPENING DIMENSIONS AND LOCATIONS.
5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

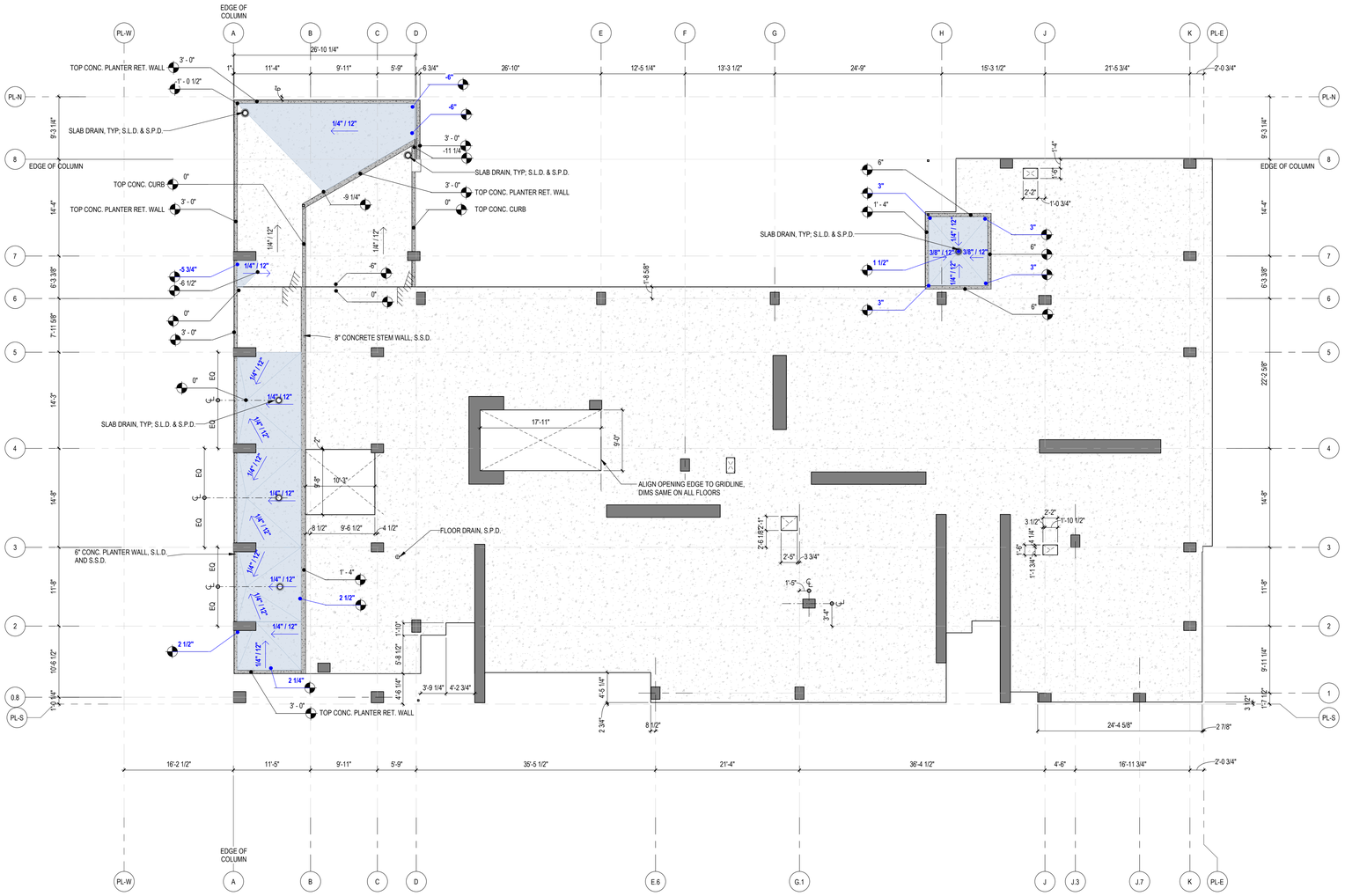
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

INDICATES ELEVATION OF SLAB OR CURB, S.S.D.

INDICATES ELEVATION OF LIGHTWEIGHT CONC. FILL

1/4":1'-0" INDICATES SLOPED AT SLAB, S.S.D.

1/4":1'-0" INDICATES SLOPE OF LIGHTWEIGHT CONC. FILL



1 A2.8 SLAB PLAN - LEVEL 2
1/8" = 1'-0" REF. 2/A0.38

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

SLAB PLAN - LEVEL 2

Scale: As indicated

N REF. NORTH

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SLAB PLAN NOTES

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4. REFER TO _____ FOR TYPICAL SLAB DEPRESSION, SHAFT AND STAIR OPENING DIMENSIONS AND LOCATIONS.
5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

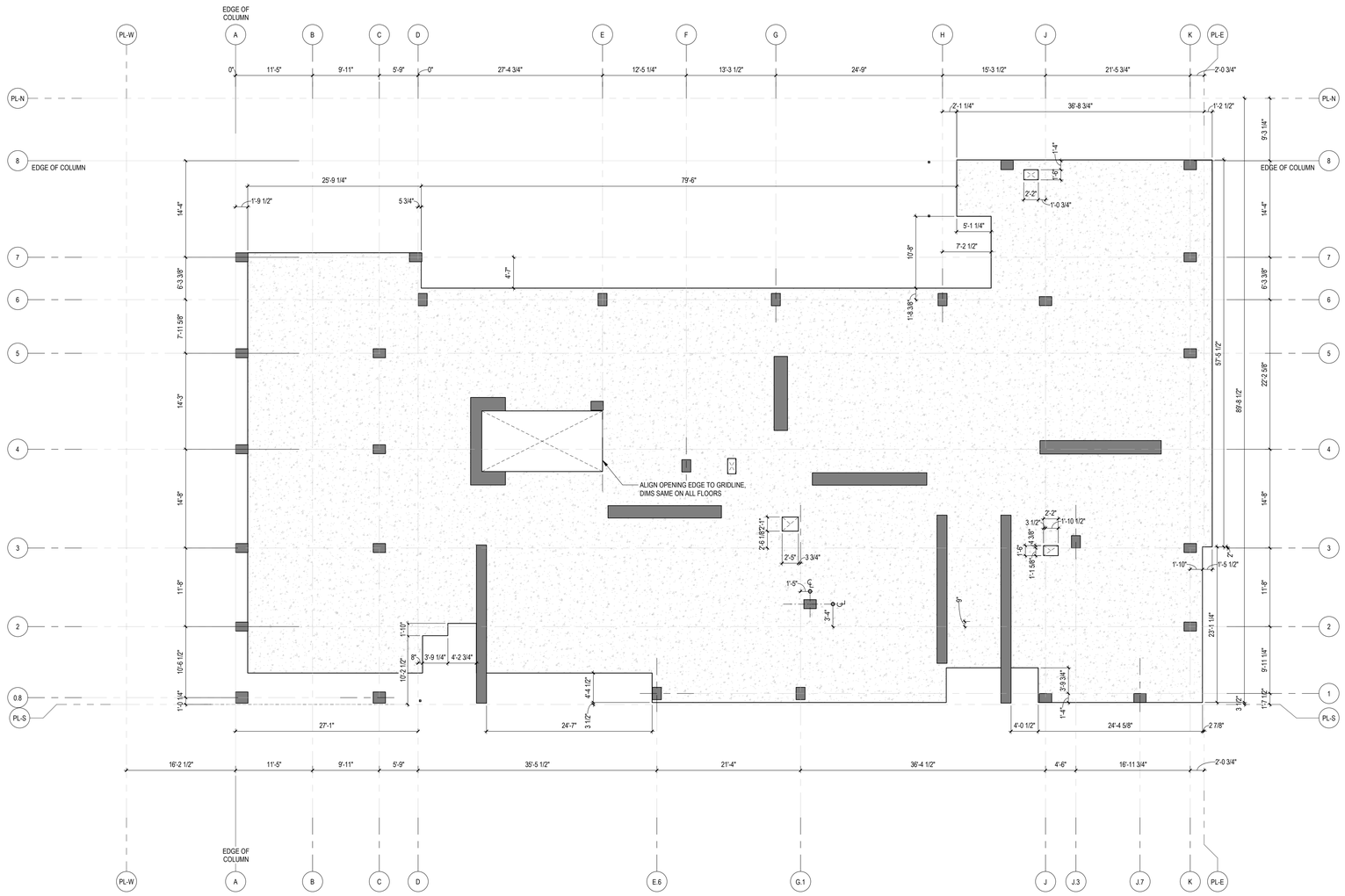
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

INDICATES ELEVATION OF SLAB OR CURB, S.S.D.

INDICATES ELEVATION OF LIGHTWEIGHT CONC. FILL

1/4":1'-0" INDICATES SLOPED AT SLAB, S.S.D.

1/4":1'-0" INDICATES SLOPE OF LIGHTWEIGHT CONC. FILL



1 SLAB PLAN - LEVEL 3
A2.9 1/8" = 1'-0" REF. 1/A0.6

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NO.	REVISION	DATE
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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

SLAB PLAN - LEVEL 3

Scale:

As indicated

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REF. NORTH

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Sheet Number: A2.9

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SLAB PLAN NOTES

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4. REFER TO _____ FOR TYPICAL SLAB DEPRESSION, SHAFT AND STAIR OPENING DIMENSIONS AND LOCATIONS.
5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

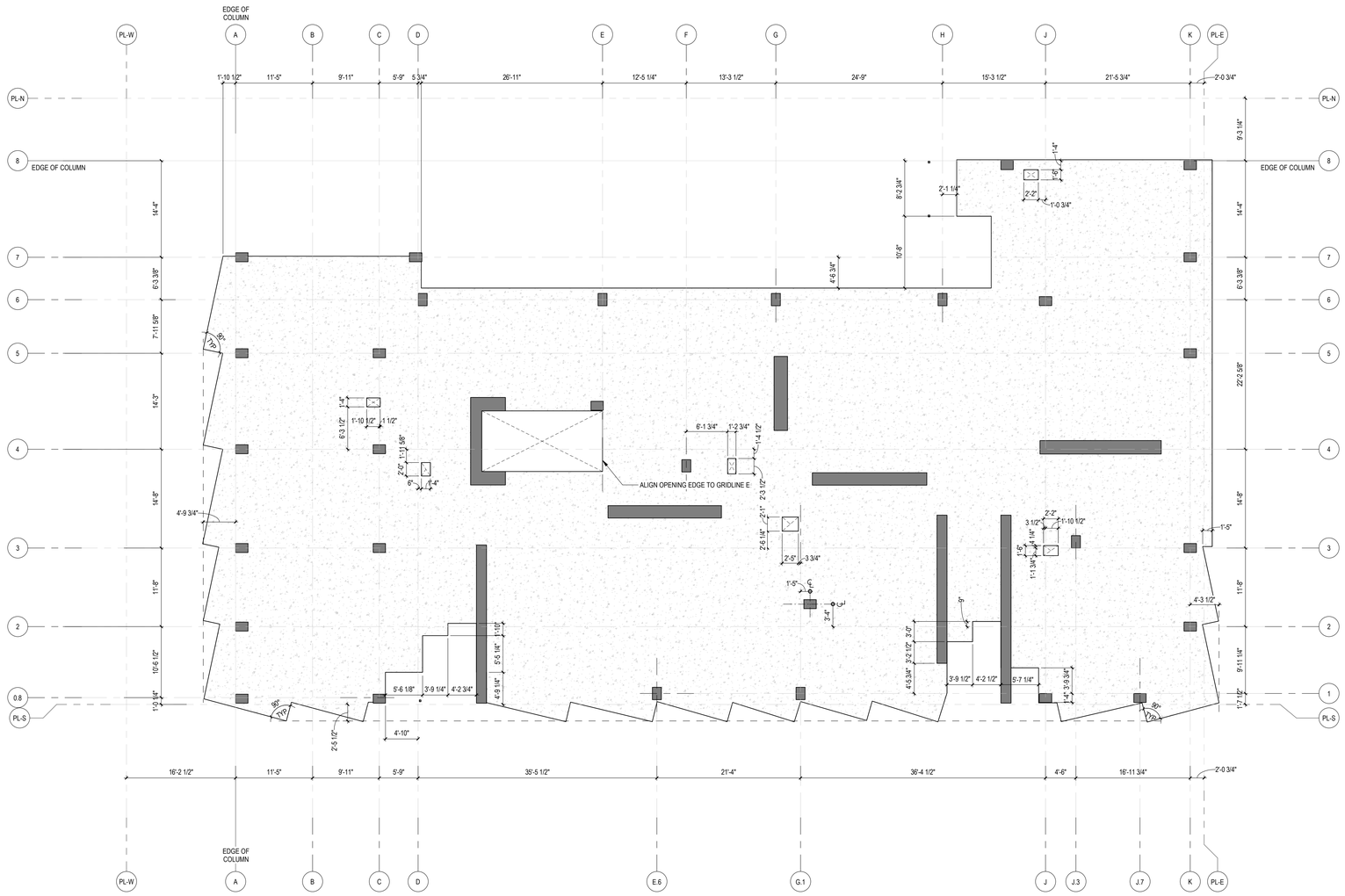
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

INDICATES ELEVATION OF SLAB OR CURB, S.S.D.

INDICATES ELEVATION OF LIGHTWEIGHT CONC. FILL

1/4":1'-0" INDICATES SLOPED AT SLAB, S.S.D.

1/4":1'-0" INDICATES SLOPE OF LIGHTWEIGHT CONC. FILL



1 A2.10 SLAB PLAN - LEVEL 4-5-6-7-8-9
1/8" = 1'-0" REF. 1/A0.6

Disclaimer:

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

SLAB PLAN - LEVELS 4-5-6-7-8-9

Scale:

As indicated

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

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SLAB PLAN NOTES

1. SLAB EDGE DRAWINGS ARE PROVIDED FOR COORDINATION OF ELEVATION AND DIMENSIONS BETWEEN STRUCTURAL & ARCHITECTURAL DRAWINGS ONLY. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION. FOR M.E.P. OPENING IN SLAB G.C. TO COORDINATE.
2. CURB ELEVATIONS ARE PROVIDED TO COORDINATE STOREFRONT/ WINDOWS DIMENSIONS AND TO IDENTIFY EXTENT OF EACH CURB ELEVATION.
3. ALL PLANTER WALLS SHALL BE 6" THICK U.O.N. , ALL CURBS LESS THAN 11-0" HIGH SHALL BE 6" THICK U.O.N. , REFER TO WATERPROOFING DETAILS FOR COUNTERFLASHING.
4. REFER TO _____ FOR TYPICAL SLAB DEPRESSION, SHAFT AND STAIR OPENING DIMENSIONS AND LOCATIONS.
5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

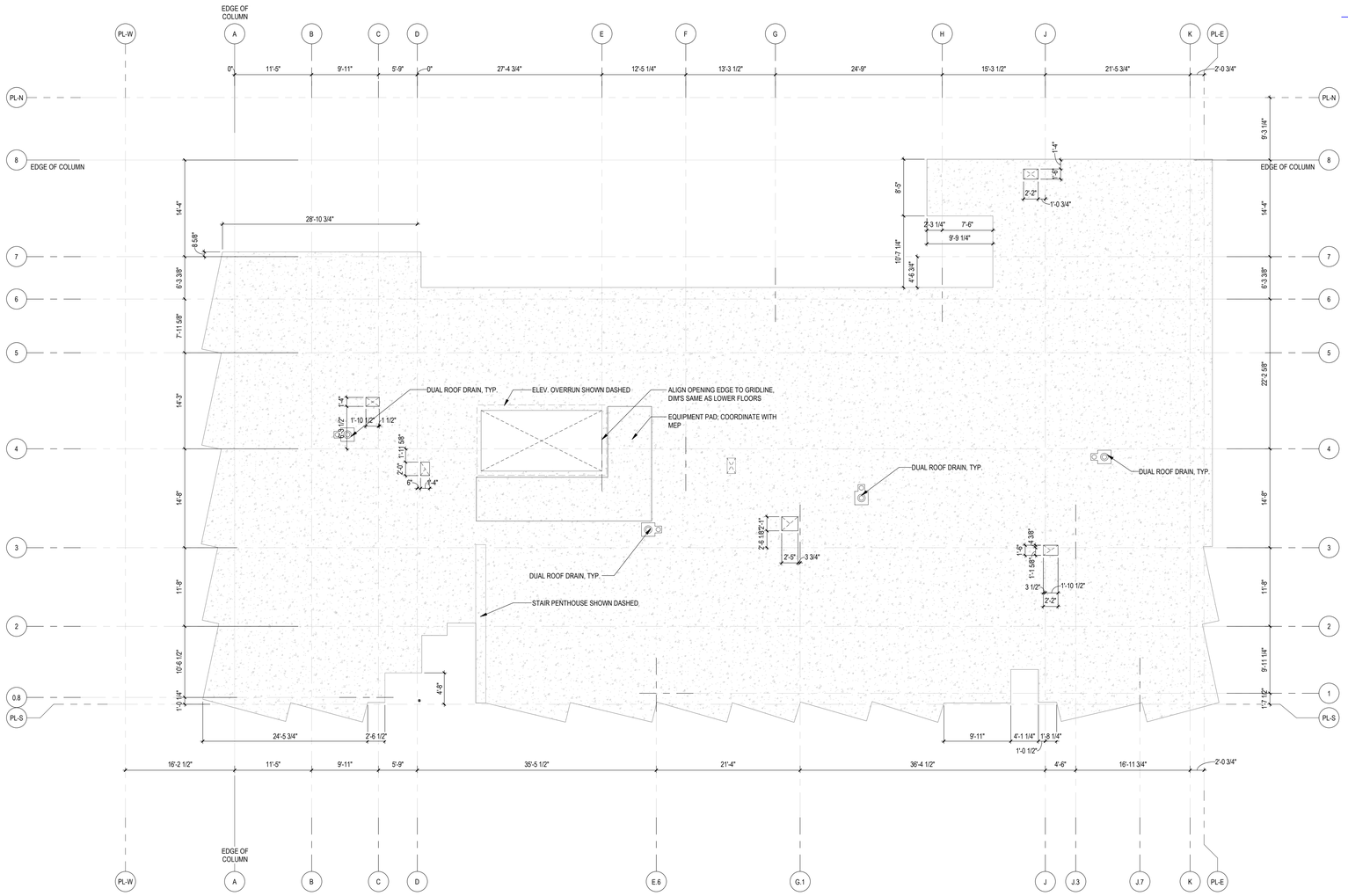
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

INDICATES ELEVATION OF SLAB OR CURB, S.S.D.

INDICATES ELEVATION OF LIGHTWEIGHT CONC. FILL

1/4":1'-0" INDICATES SLOPED AT SLAB, S.S.D.

1/4":1'-0" INDICATES SLOPE OF LIGHTWEIGHT CONC. FILL



1 A2.11 SLAB PLAN - ROOF
1/8" = 1'-0" REF. 1/A0.6

Disclaimer:

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

SLAB PLAN - ROOF

Scale: As indicated

N
REF. NORTH

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Date: 6/14/2025 11:02:47 AM

Sheet Number: A2.11

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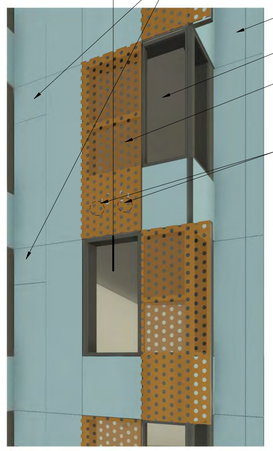

3 A3.1 TYP. BAY AT 16 TH ST. & CAPP ST.

4 A3.1 TYP. BAY AT WEST FACADE

2 A3.1 WEST ELEVATION
1/8" = 1'-0" REF. 1/A2.1

1 A3.1 SOUTH ELEVATION
1/8" = 1'-0" REF. 1/A2.1

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LICENSED ARCHITECT
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

EXTERIOR ELEVATIONS

Scale:

1/8" = 1'-0"

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Sheet Number: A3.1

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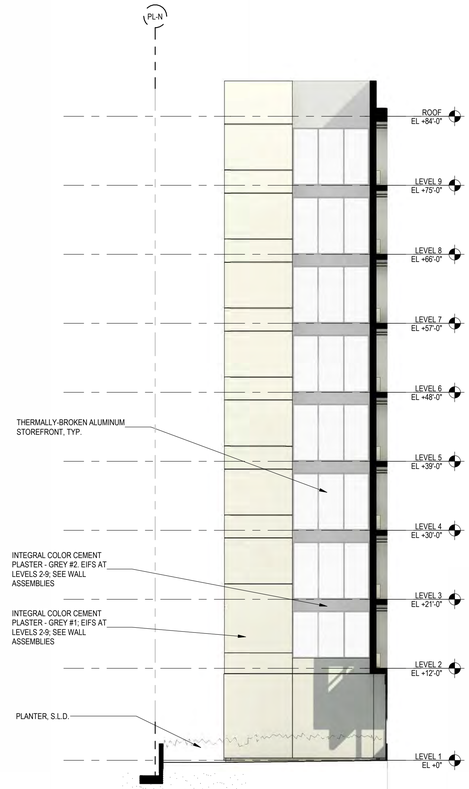

4 A3.2 WEST-FACING COURTYARD ELEVATION
1/8" = 1'-0" REF. 1/A2.1

2 A3.2 EAST ELEVATION
1/8" = 1'-0" REF. 1/A2.1

1.2 A3.2 BLIND WALL AT NORTH PROPERTY LINE
1/8" = 1'-0" REF. 1/A2.1

1.1 A3.2 NORTH ELEVATION - COURTYARD VIEW
1/8" = 1'-0" REF. 1/A2.1

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CALIFORNIA REGISTERED ARCHITECT
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

EXTERIOR ELEVATIONS

Scale:

1/8" = 1'-0"

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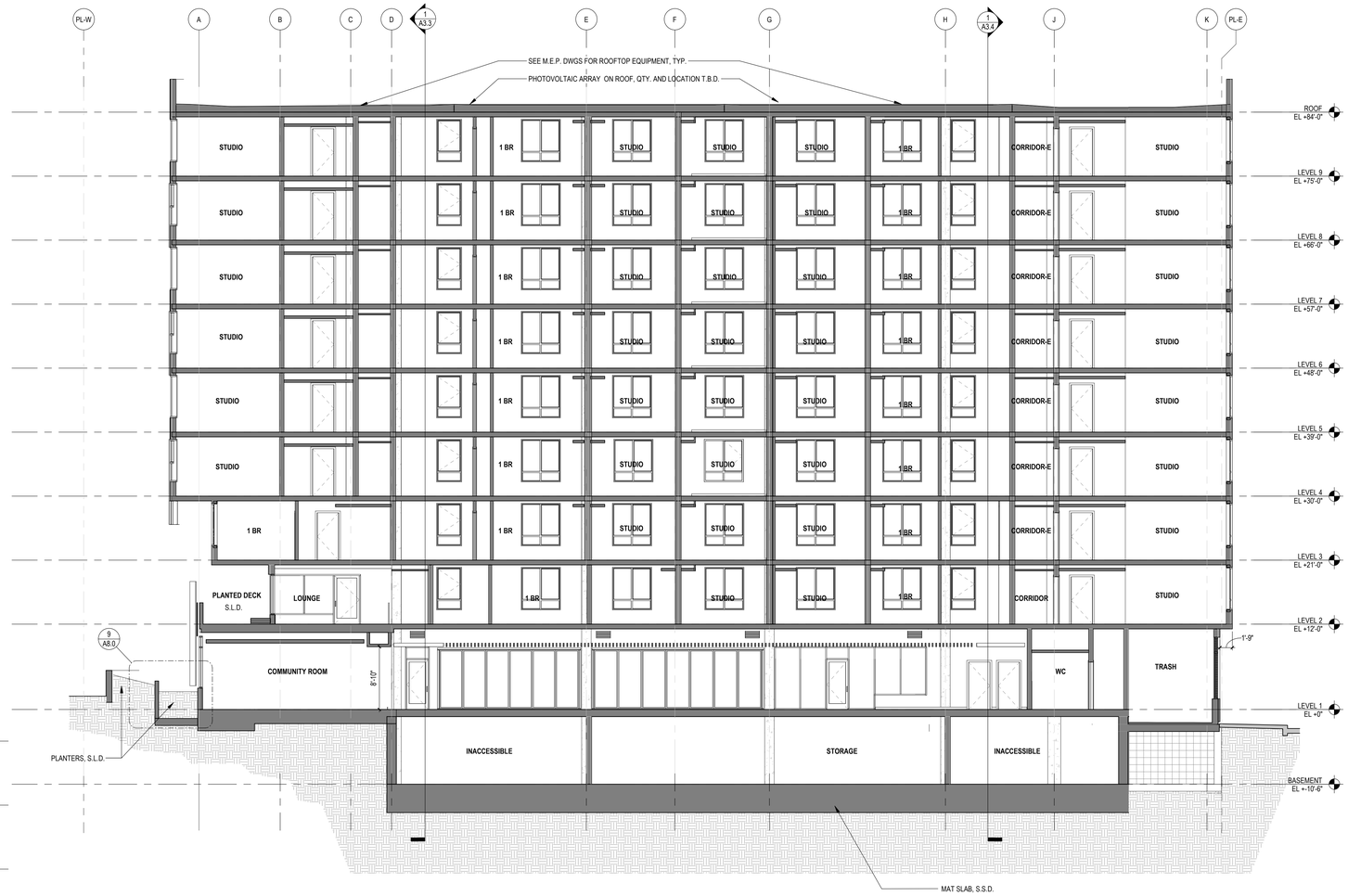
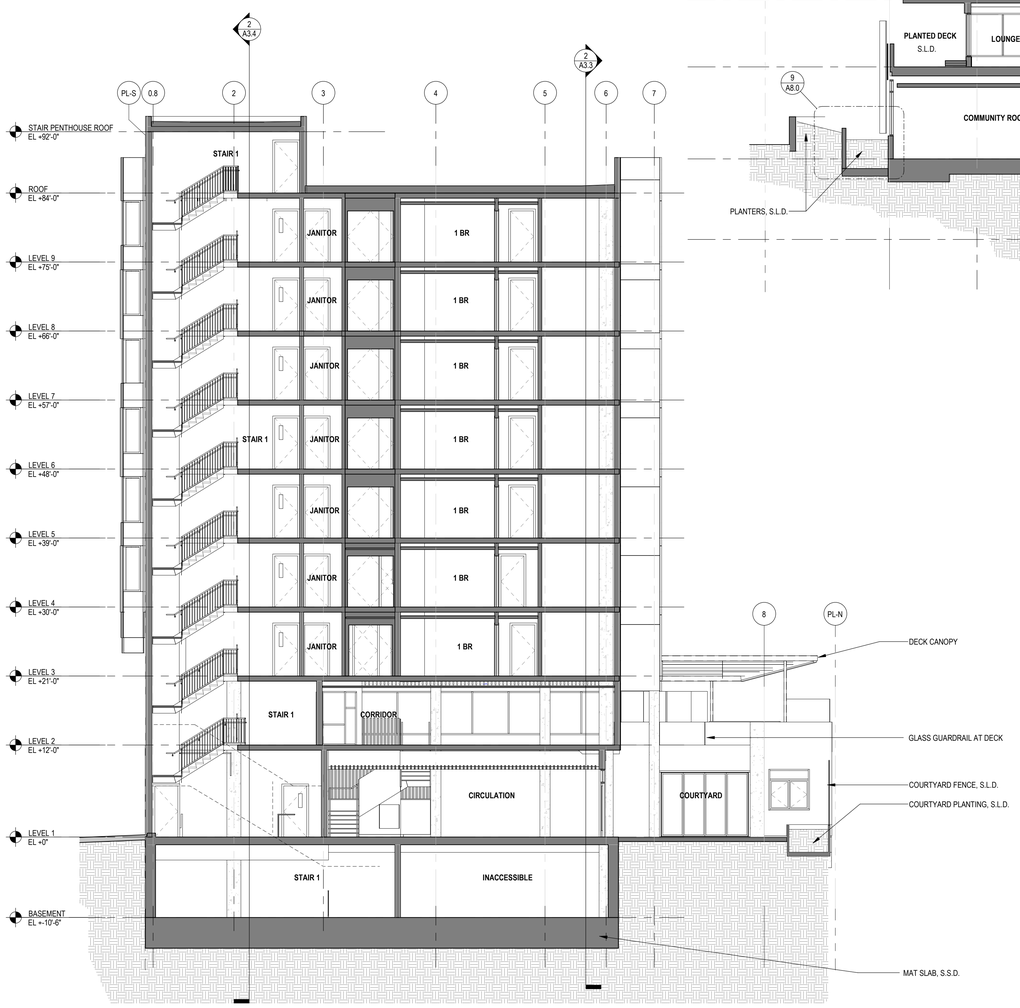
Date: 6/14/2025 9:58:29 AM

Sheet Number: A3.2



2 A3.3 BUILDING SECTION LOOKING NORTH

1/8" = 1'-0" REF: 1/A2.0



1 A3.3 BUILDING SECTION LOOKING WEST

1/8" = 1'-0" REF: 1/A2.0

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MICHAEL GUIDO LOCUS
No C-30630
OCT 31, 2025
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	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025
	SITE PERMIT	05.30.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

BUILDING SECTIONS

Scale:

1/8" = 1'-0"

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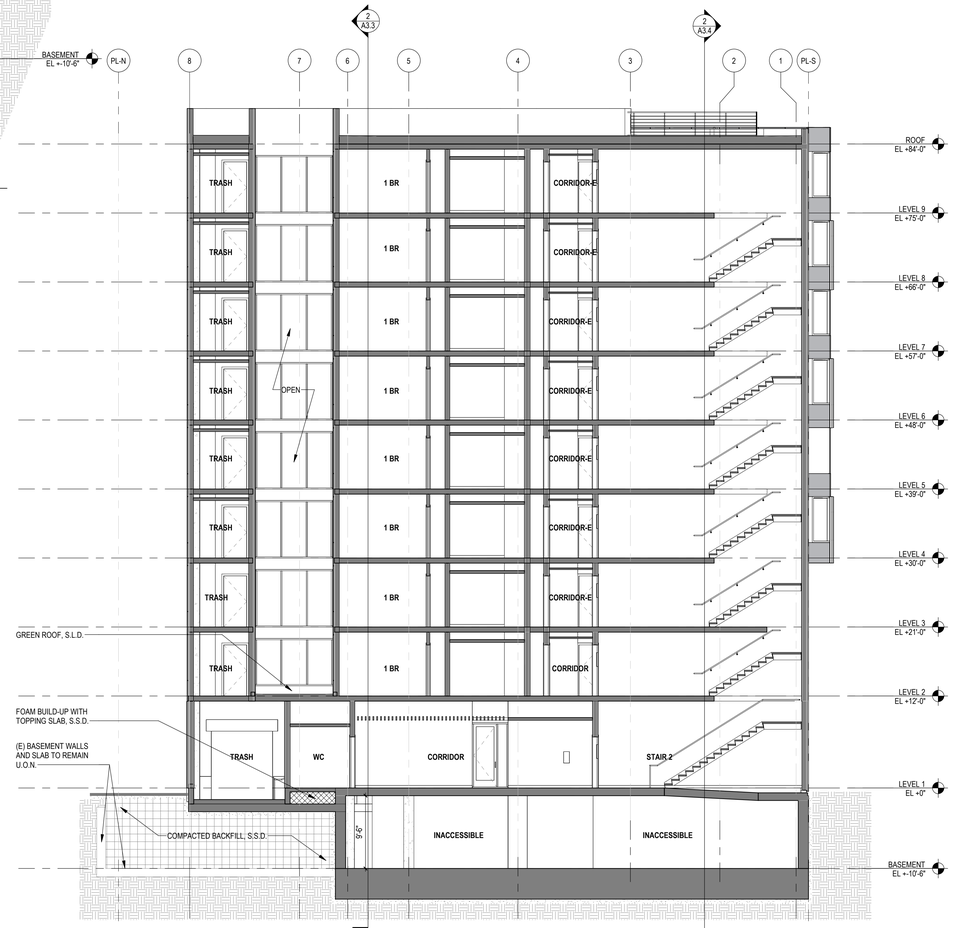
Date: 6/14/2025 9:58:32 AM

Sheet Number: A3.3

2 A3.4 BUILDING SECTION LOOKING SOUTH

1/8" = 1'-0" REF: 1/A2.0



1 A3.4 BUILDING SECTION LOOKING EAST

1/8" = 1'-0" REF: 1/A2.1

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MICHAEL GRIFFITH
No C-30639
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NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

BUILDING SECTIONS

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

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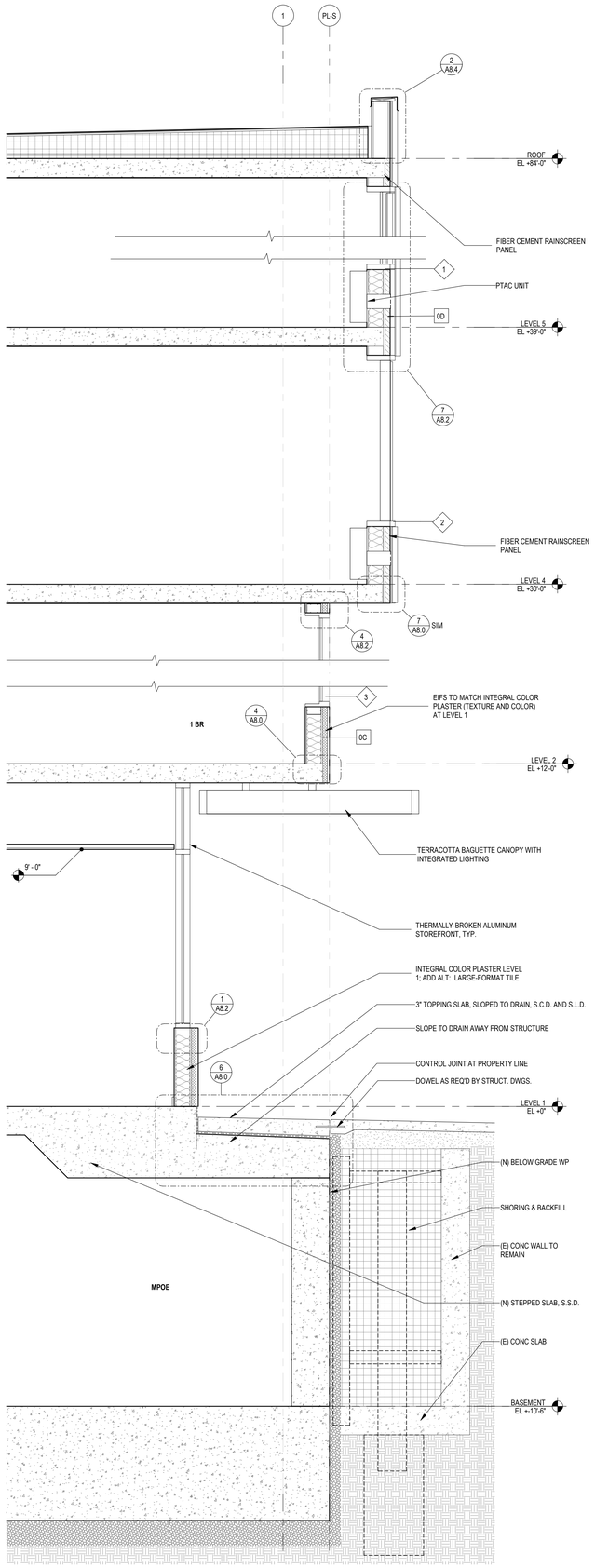
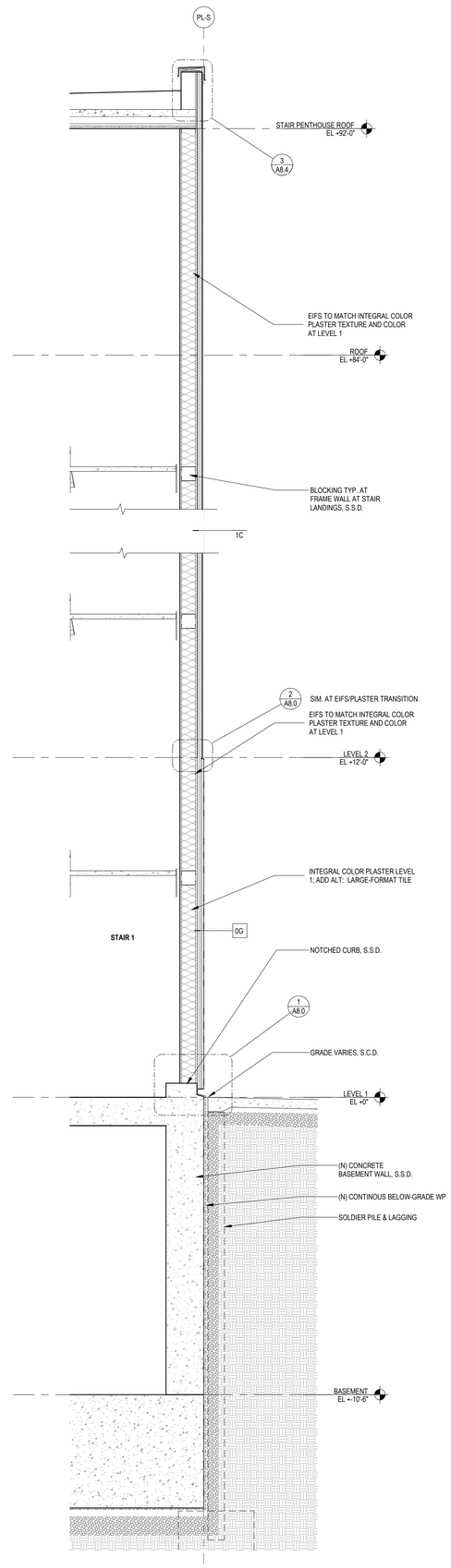
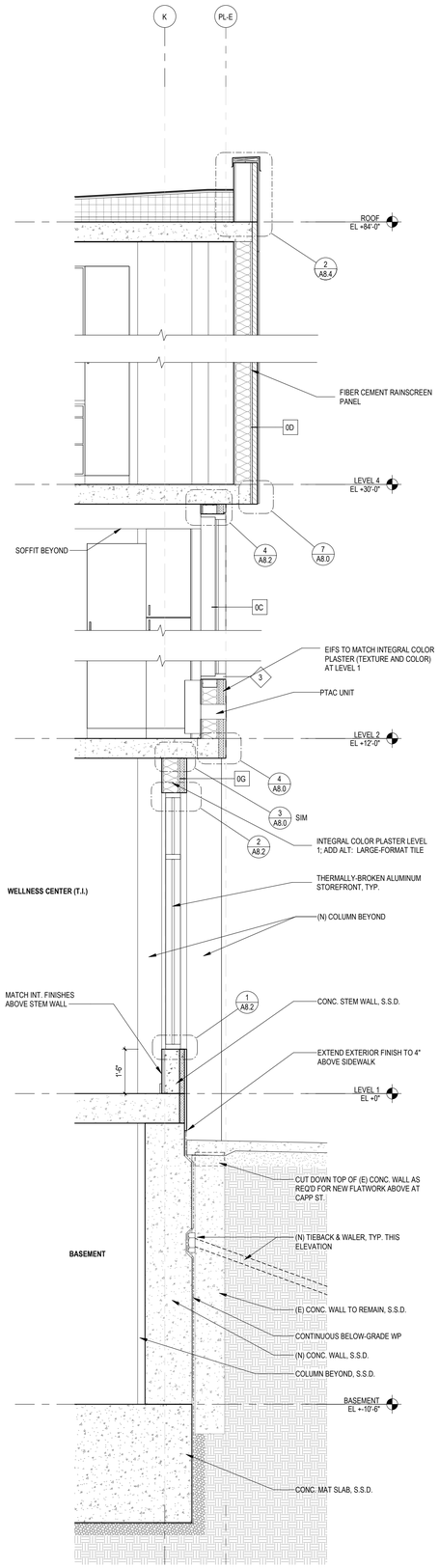
Sheet Number: A3.4



3 A3.5 WALL SECTION AT CONF. RM. - 16TH ST.
1/2" = 1'-0" REF. 1/A3.1



2 A3.5 WALL SECTION AT STAIR 1 - 16TH ST.
1/2" = 1'-0"



1 A3.5 WALL SECTION AT T.I. SPACE - CAPP ST.
1/2" = 1'-0" REF. 2/A3.2

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OCT 31, 2025
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

WALL SECTIONS

Scale:

1/2" = 1'-0"

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Sheet Number: A3.5

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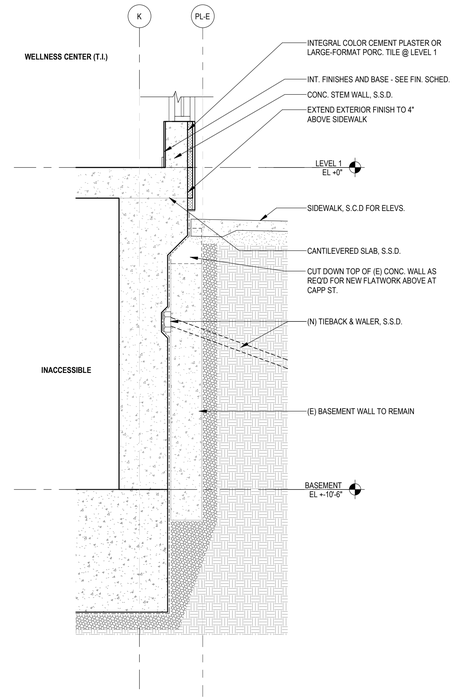
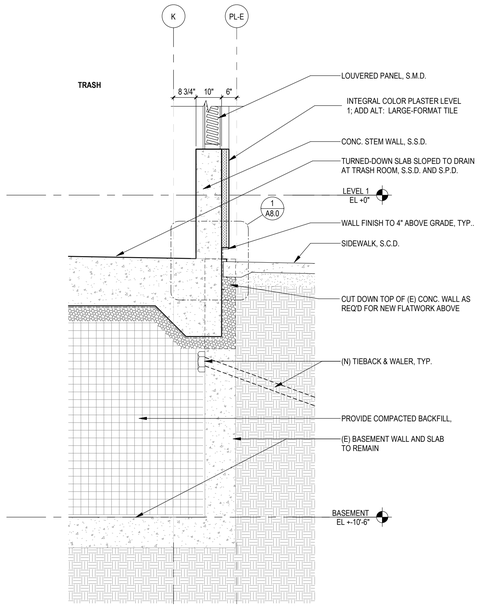
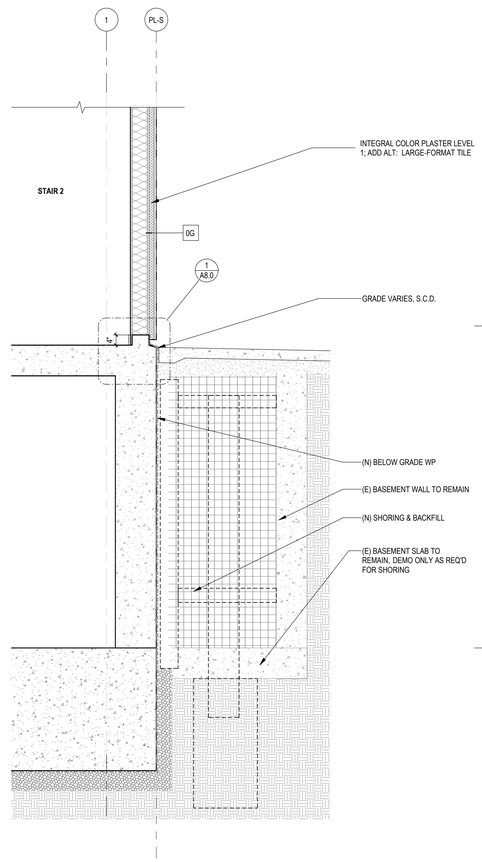


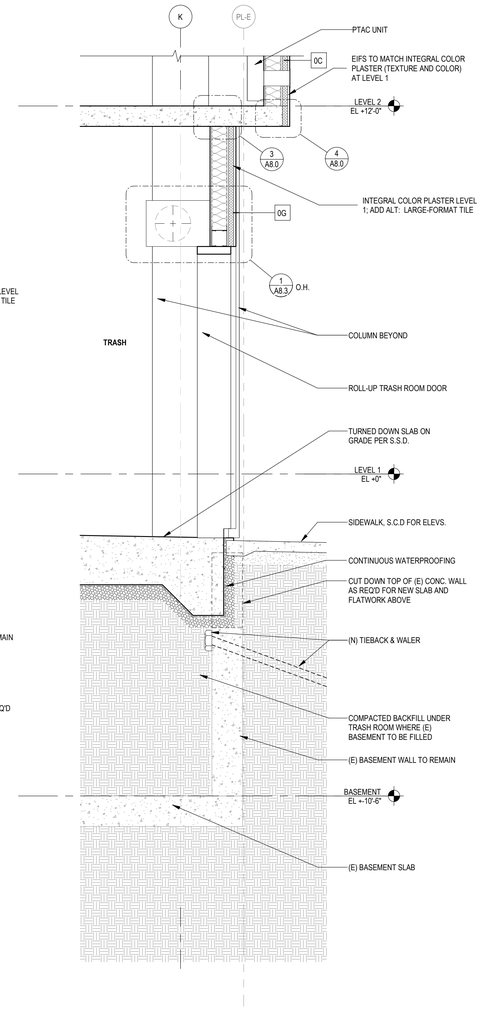
1 A3.6 FOUNDATION DETAIL AT CANTILEVERED SLAB
1/2" = 1'-0" REF. 1/A4.0B



3 A3.6 WALL SECTION AT TRASH ROOM
1/2" = 1'-0" REF. 1/A4.0B



4 A3.6 WALL SECTION AT STAIR 2 - 16TH ST.
1/2" = 1'-0"



2 A3.6 WALL SECTION AT TRASH ROOM DOOR
1/2" = 1'-0" REF. 1/A4.1B

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CITY & COUNTY OF SAN FRANCISCO
No C-36639
OCT 31, 2025
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STATE OF CALIFORNIA

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NO.	REVISION	DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

WALL SECTIONS

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

N
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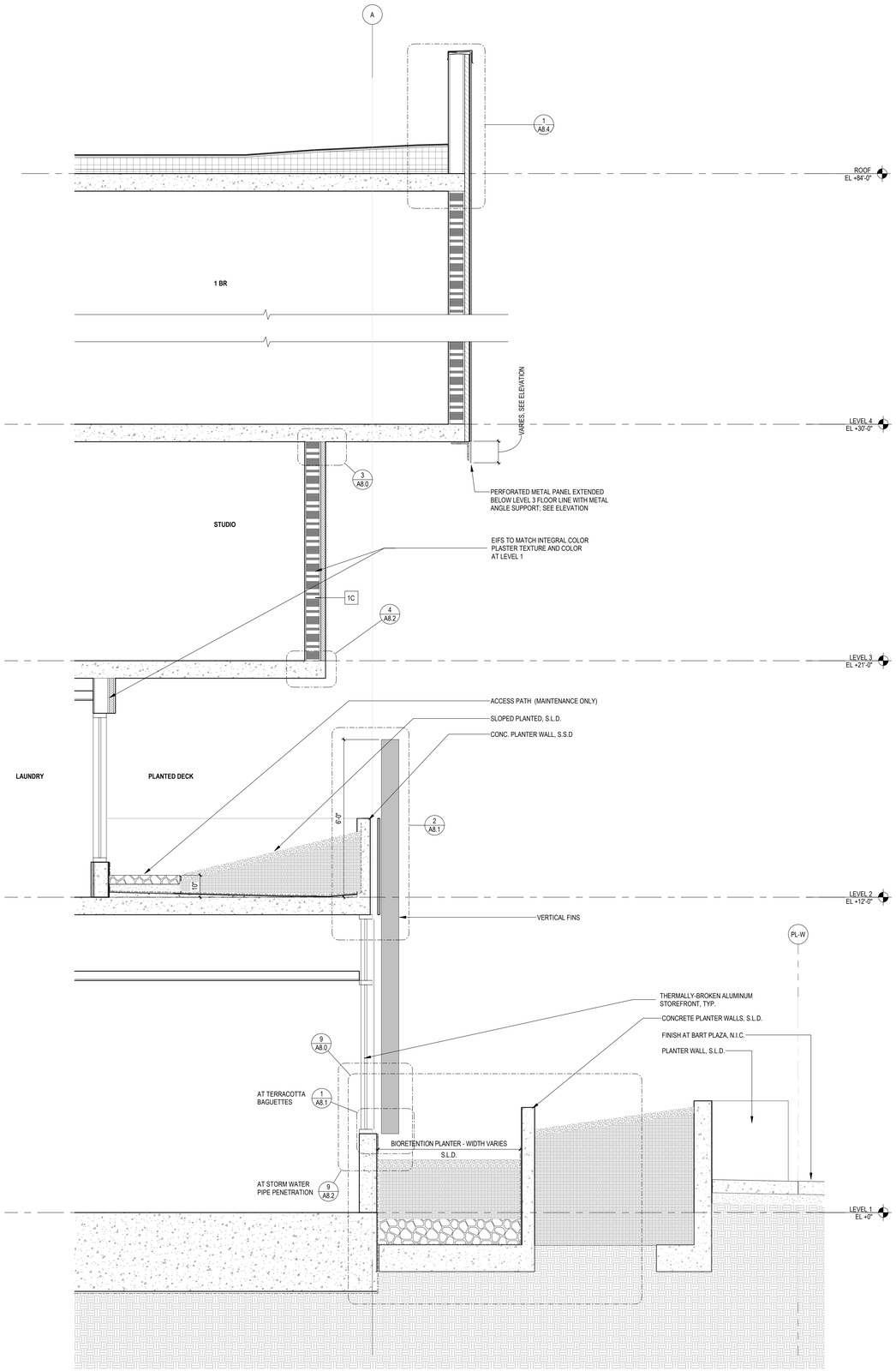

1 A3.7 WALL SECTION AT BART PLAZA PLANTER
1/2" = 1'-0" REF. 2/A3.1

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MICHAEL GUIDO LOCUS
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

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Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

WALL SECTIONS

Scale:

1/2" = 1'-0"

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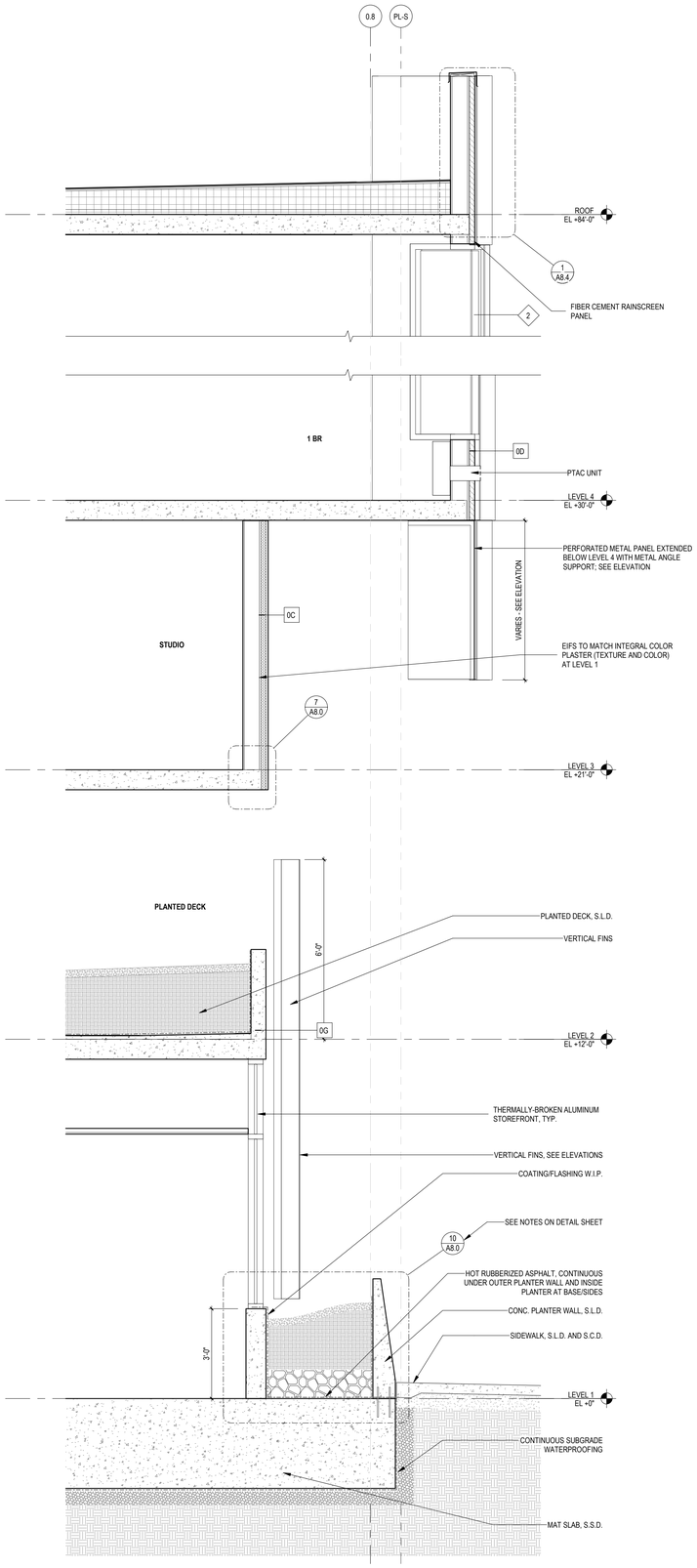
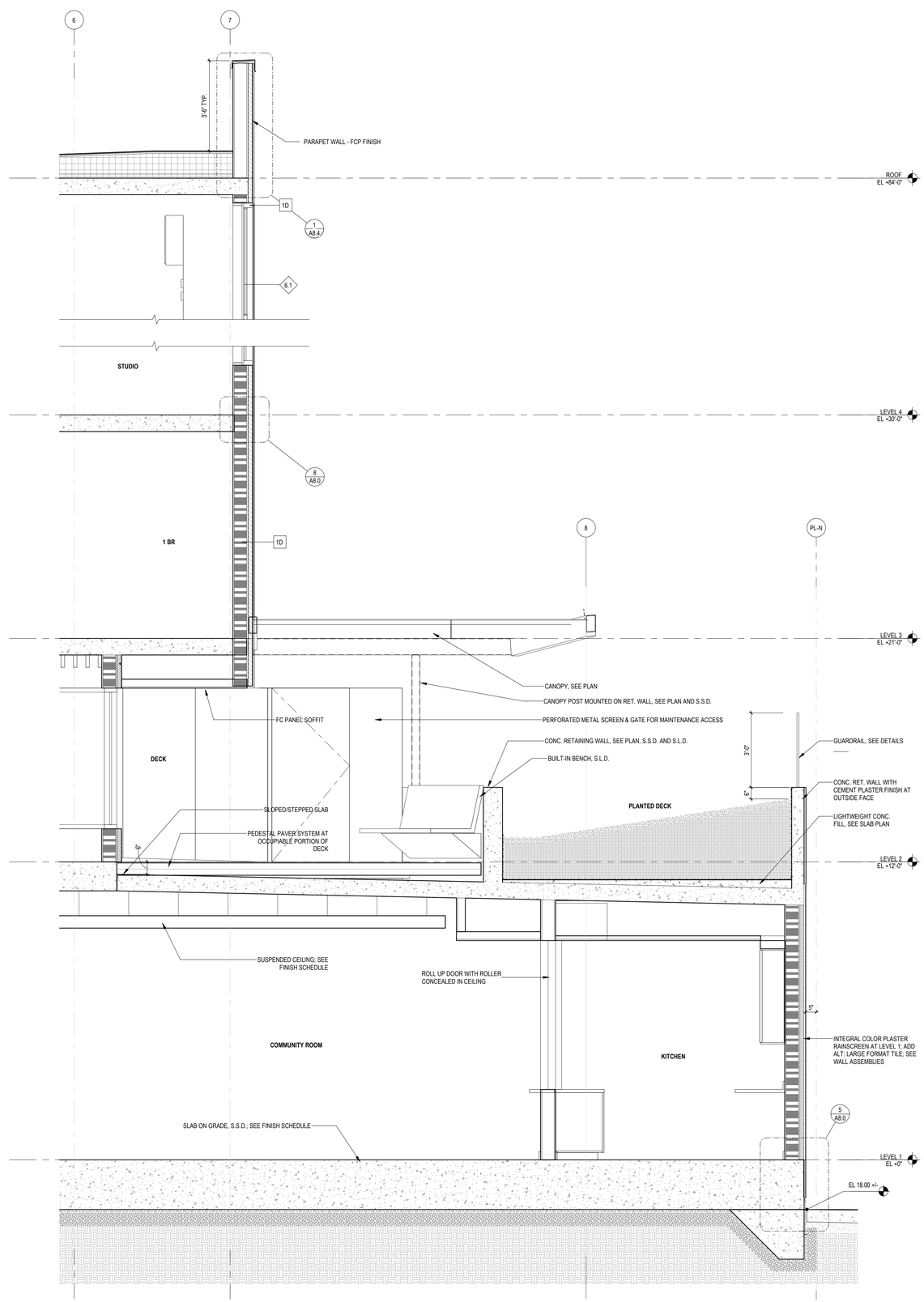


1 A3.8 WALL SECTION AT WEST - 16TH ST.
1/2" = 1'-0" REF. 1-NA3.1



2 A3.8 WALL SECTION AT PLANTED DECK - NORTH
1/2" = 1'-0" REF. 1-NA3.2

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MICHAEL GREG GARCIA
No C-30639
OCT 31, 2025
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

WALL SECTIONS

Scale:

1/2" = 1'-0"

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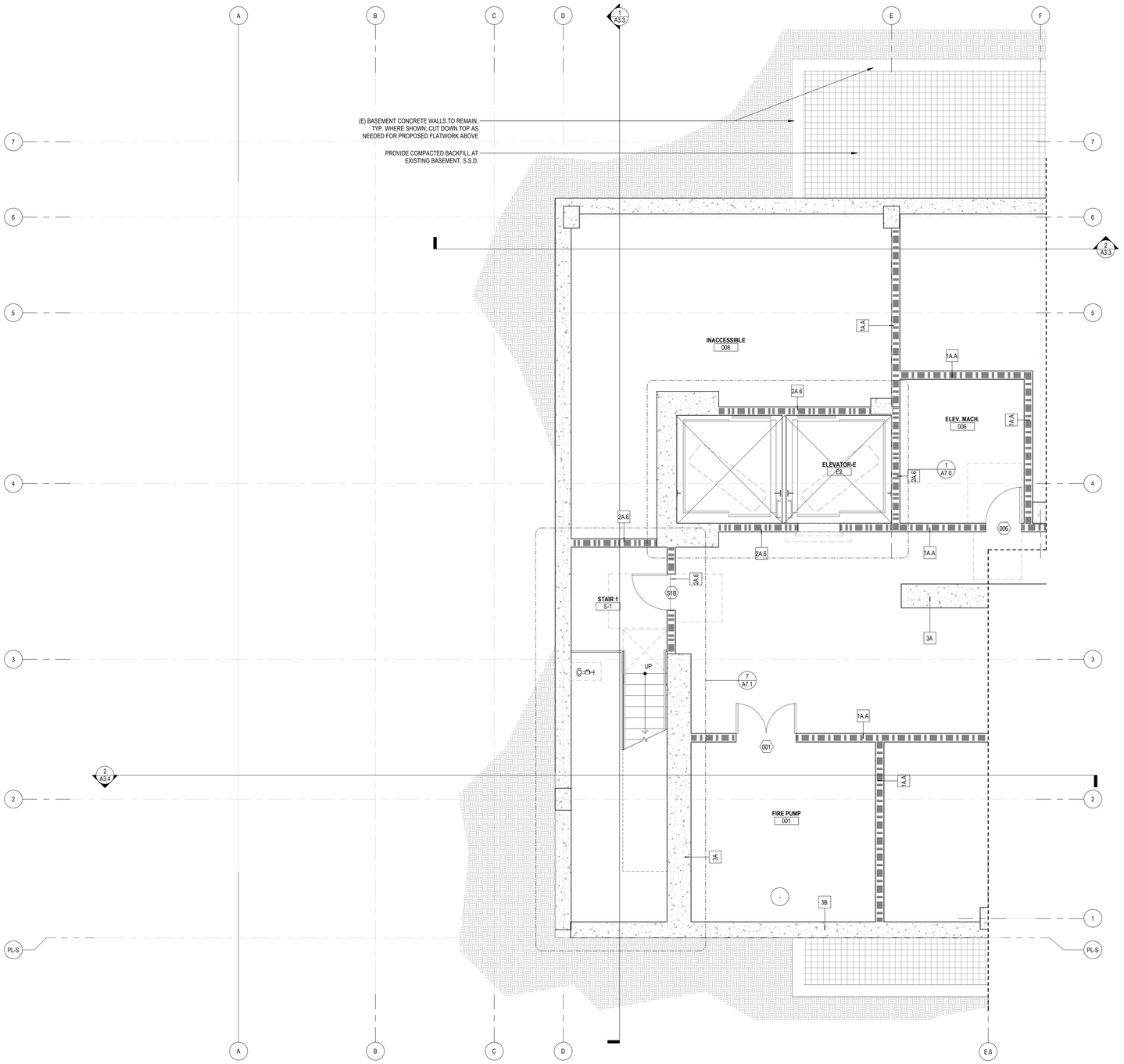

1 ENLARGED FLOOR PLAN - BASEMENT LEVEL WEST
A4.0A 1/4" = 1'-0" REF. 2/A0.3B

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
4. SEE A9.X FOR ACOUSTICAL DETAILS
5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

KEYNOTES

Disclaimer:

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NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - BASEMENT LEVEL - WEST

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

N REF. NORTH

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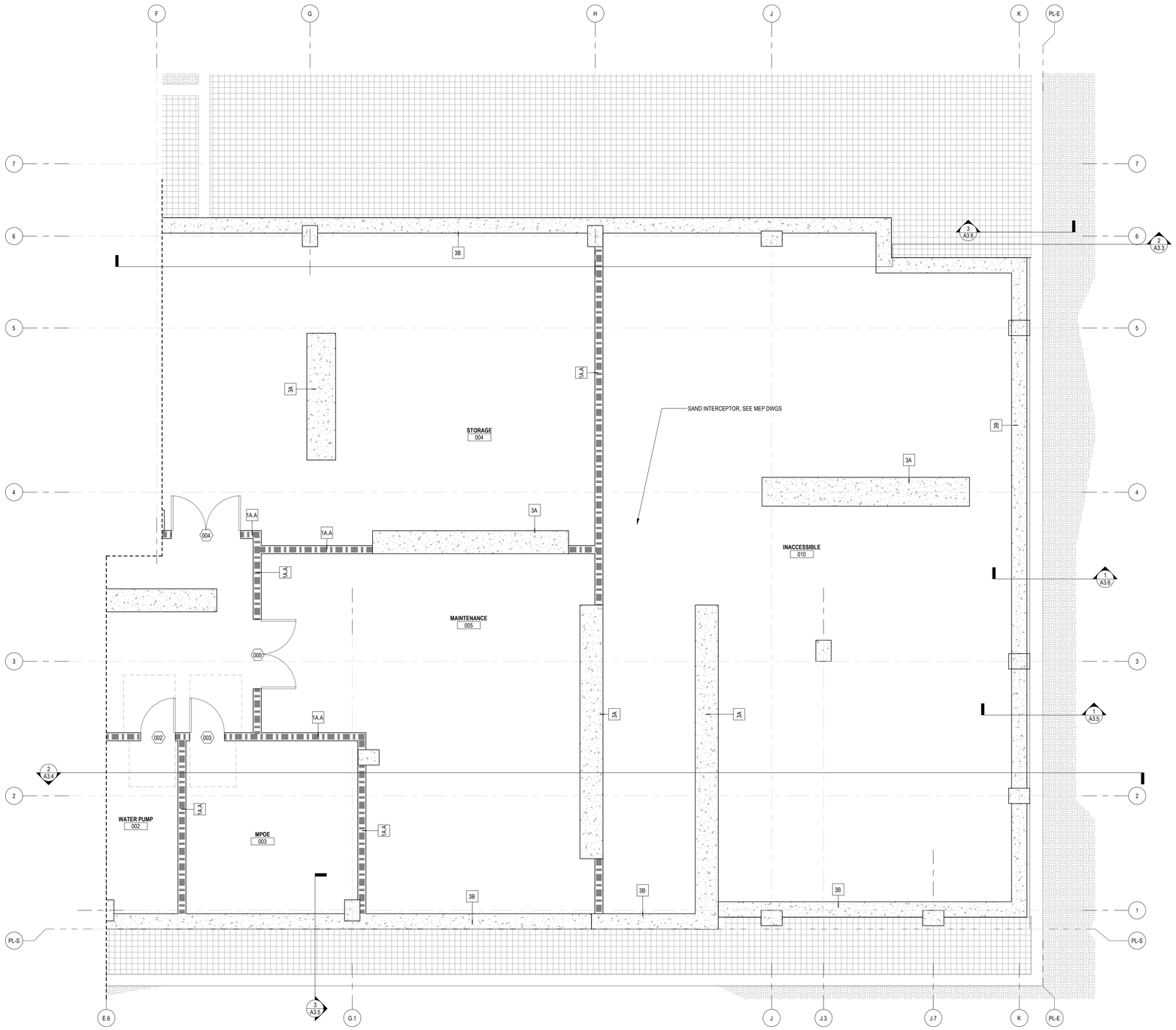

1 A4.0B ENLARGED FLOOR PLAN - BASEMENT LEVEL EAST
1/4" = 1'-0" REF. 2/A0.3B

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
4. SEE A9.X FOR ACOUSTICAL DETAILS
5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

KEYNOTES

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MICHAEL GREGG
No C-30639
OCT 31, 2025
RENEWAL DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - BASEMENT LEVEL - EAST

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

N
REF. NORTH

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Sheet Number: A4.0B

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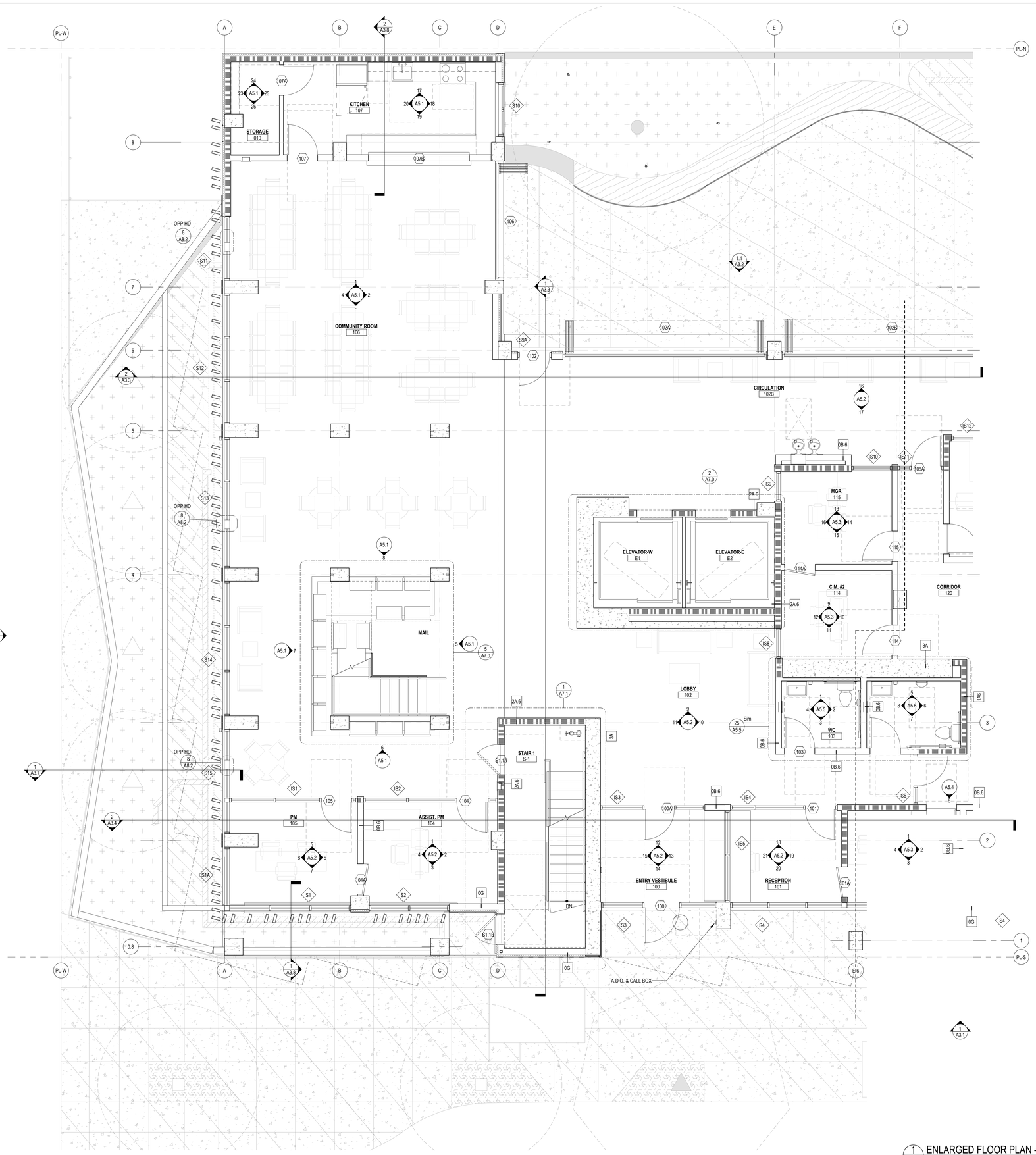

1 A4.1A ENLARGED FLOOR PLAN - LEVEL 1 WEST
1/4" = 1'-0" REF. 2/A0.3B

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
4. SEE A9.X FOR ACOUSTICAL DETAILS
5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

KEYNOTES

Disclaimer:

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LICENSED ARCHITECT
CALIFORNIA REGISTERED ARCHITECT
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVEL 1 WEST

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

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

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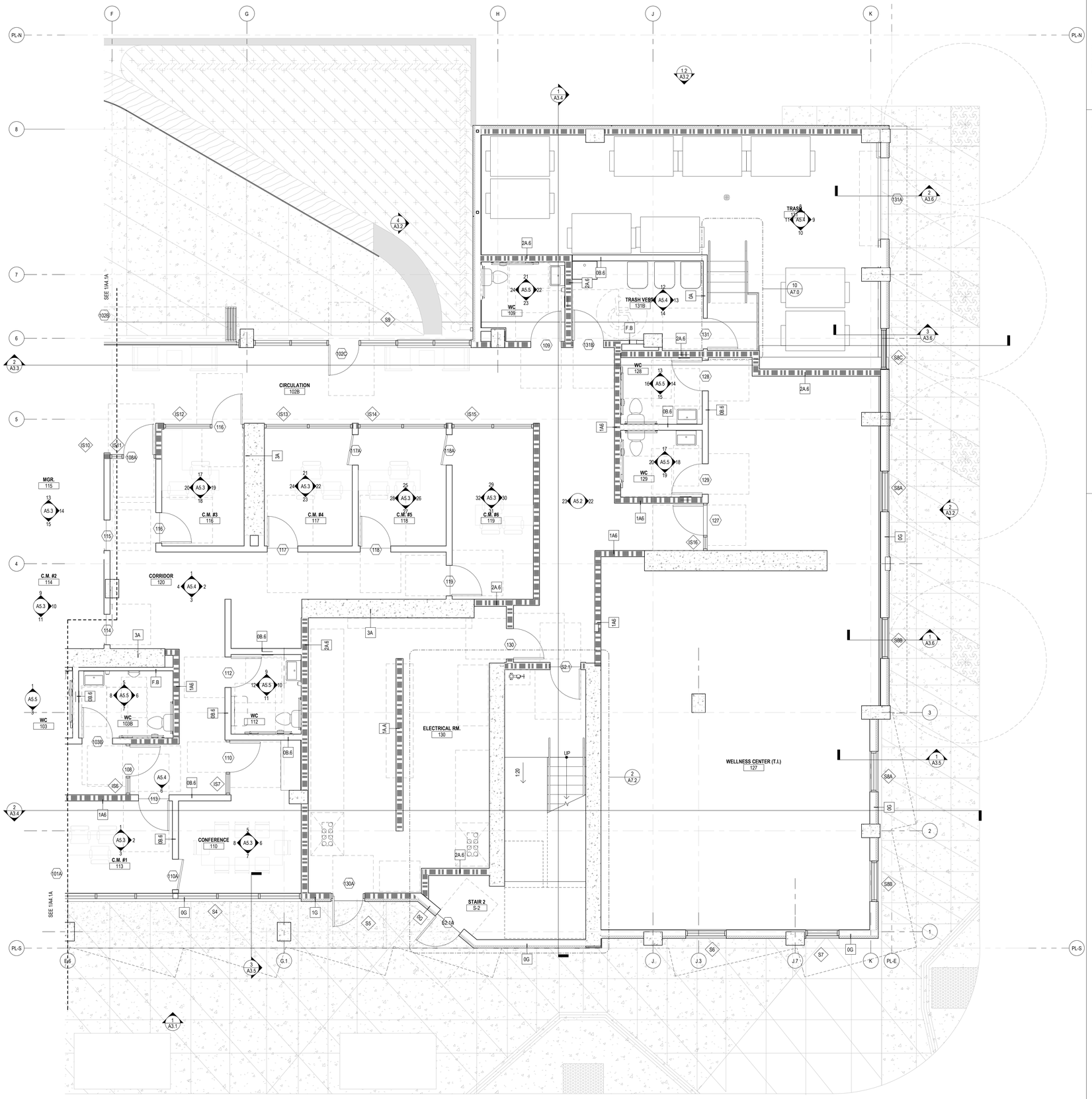

1 A4.1B ENLARGED FLOOR PLAN - LEVEL 1 EAST
1/4" = 1'-0" REF. 2/A0.3B

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
4. SEE A9.X FOR ACOUSTICAL DETAILS
5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES
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LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

KEYNOTES

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LICENSED ARCHITECT — STATE OF CALIFORNIA — No C-30639 — OCT 31, 2025 RENEWAL DATE

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVEL 1 EAST

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

N REF. NORTH

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423 Tehama Street San Francisco, California 94103
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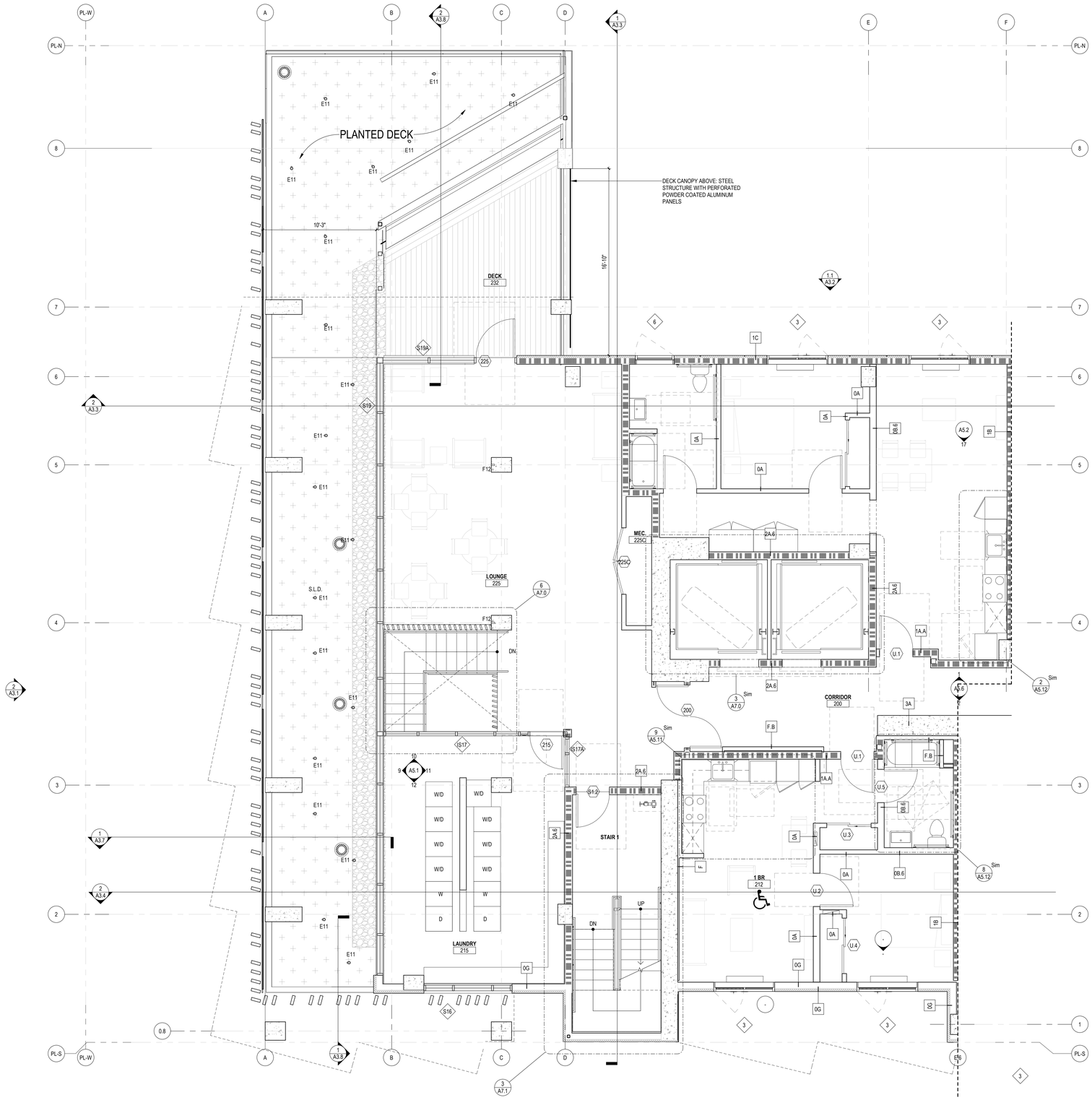

1 ENLARGED FLOOR PLAN - LEVEL 2 WEST
A4.2A 1/4" = 1'-0" REF. 2/A0.3B

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
4. SEE A9.X FOR ACOUSTICAL DETAILS
5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

KEYNOTES

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NO.	REVISION	DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVEL 2 WEST

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

N REF. NORTH

architecture

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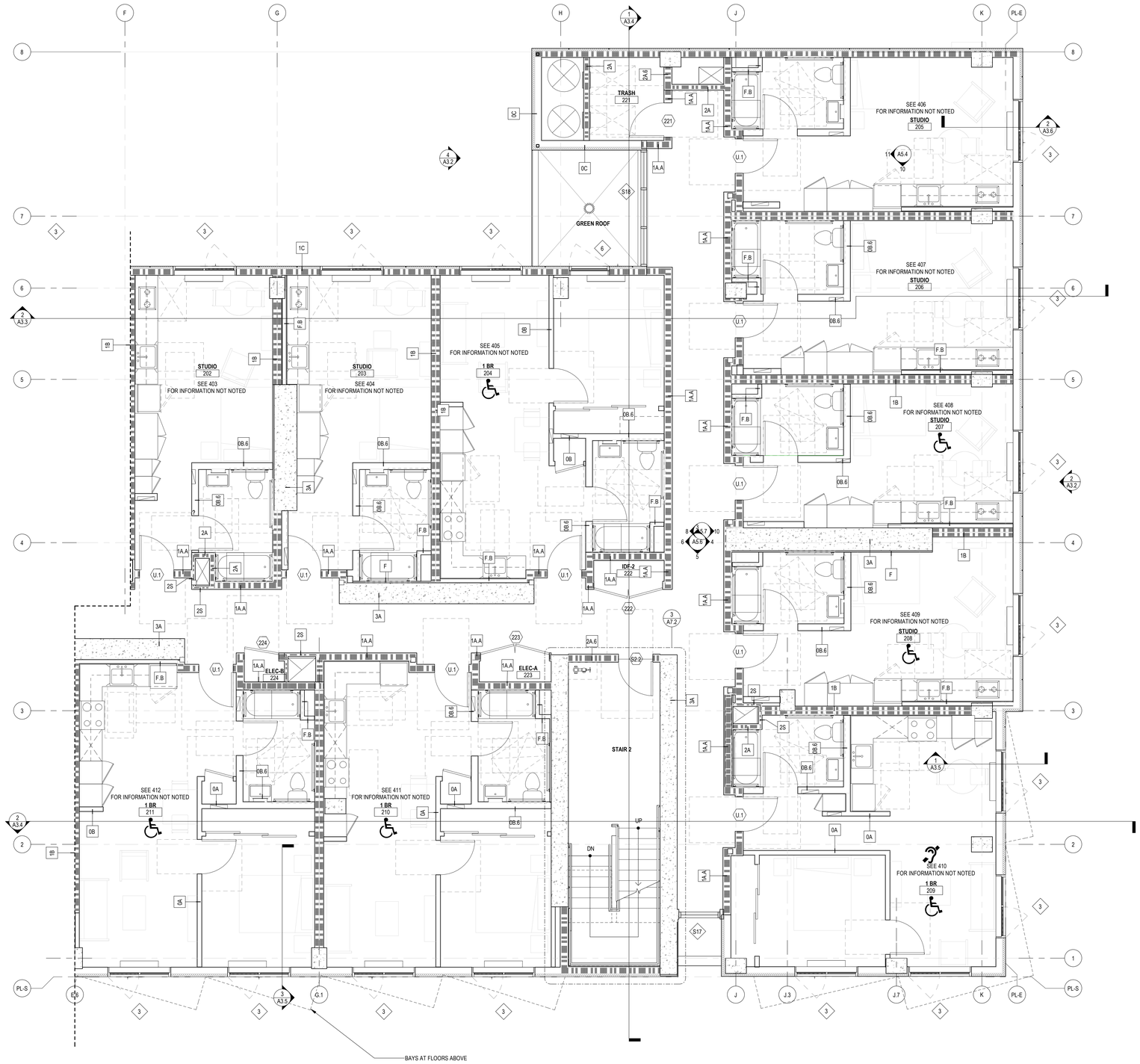

1 A4.2B ENLARGED FLOOR PLAN - LEVEL 2 EAST
1/4" = 1'-0" REF: 2A0.3E

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
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5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

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LICENSED ARCHITECT
MICHAEL GREGG LEVIN
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVEL 2 EAST

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

N
REF. NORTH

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T 415.495.1776

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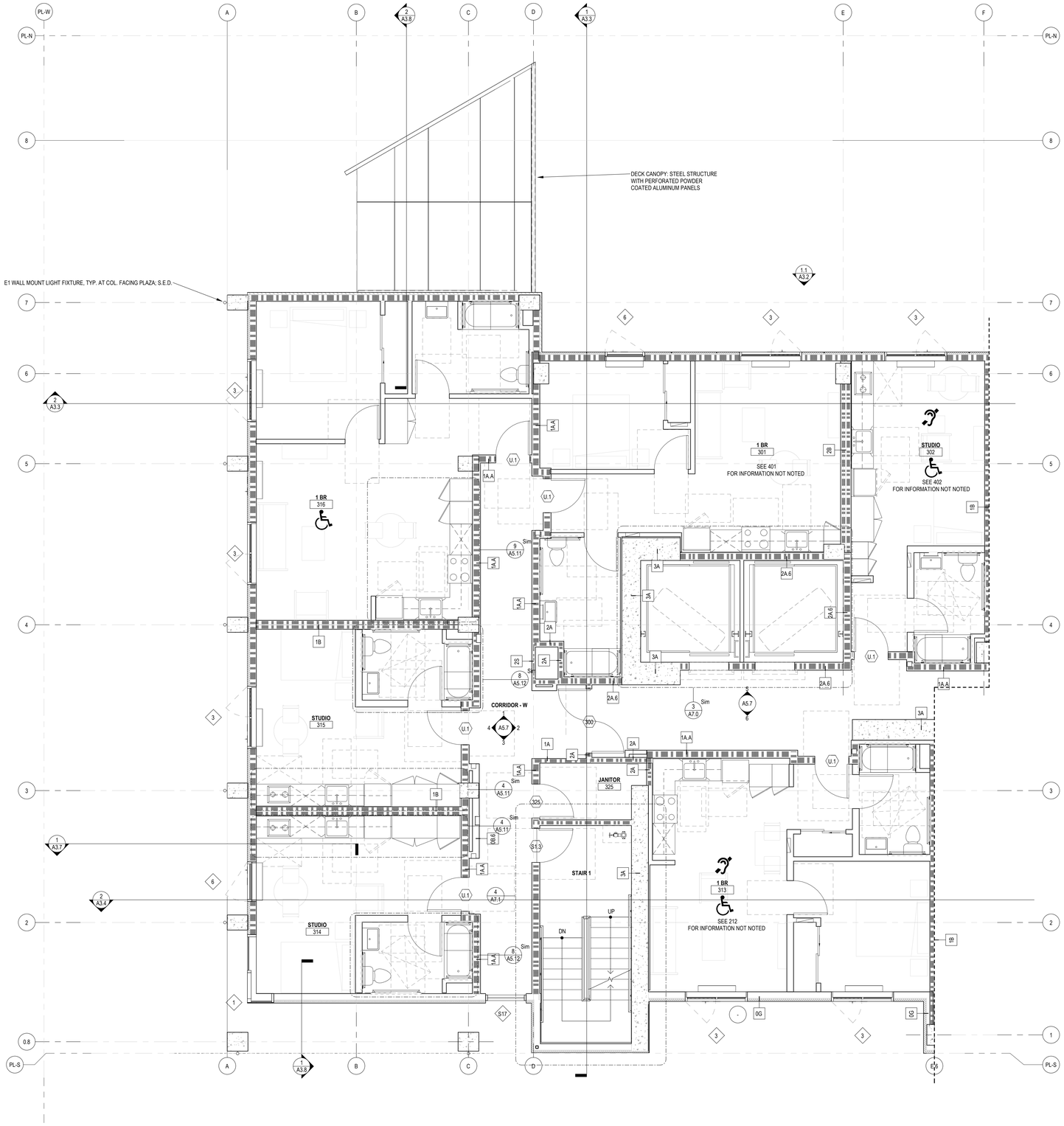

1 A4.3A ENLARGED FLOOR PLAN - LEVEL 3 WEST
1/4" = 1'-0" REF. 1/A2.0

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
4. SEE A9.X FOR ACOUSTICAL DETAILS
5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

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NO.	REVISION	DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVEL 3 WEST

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

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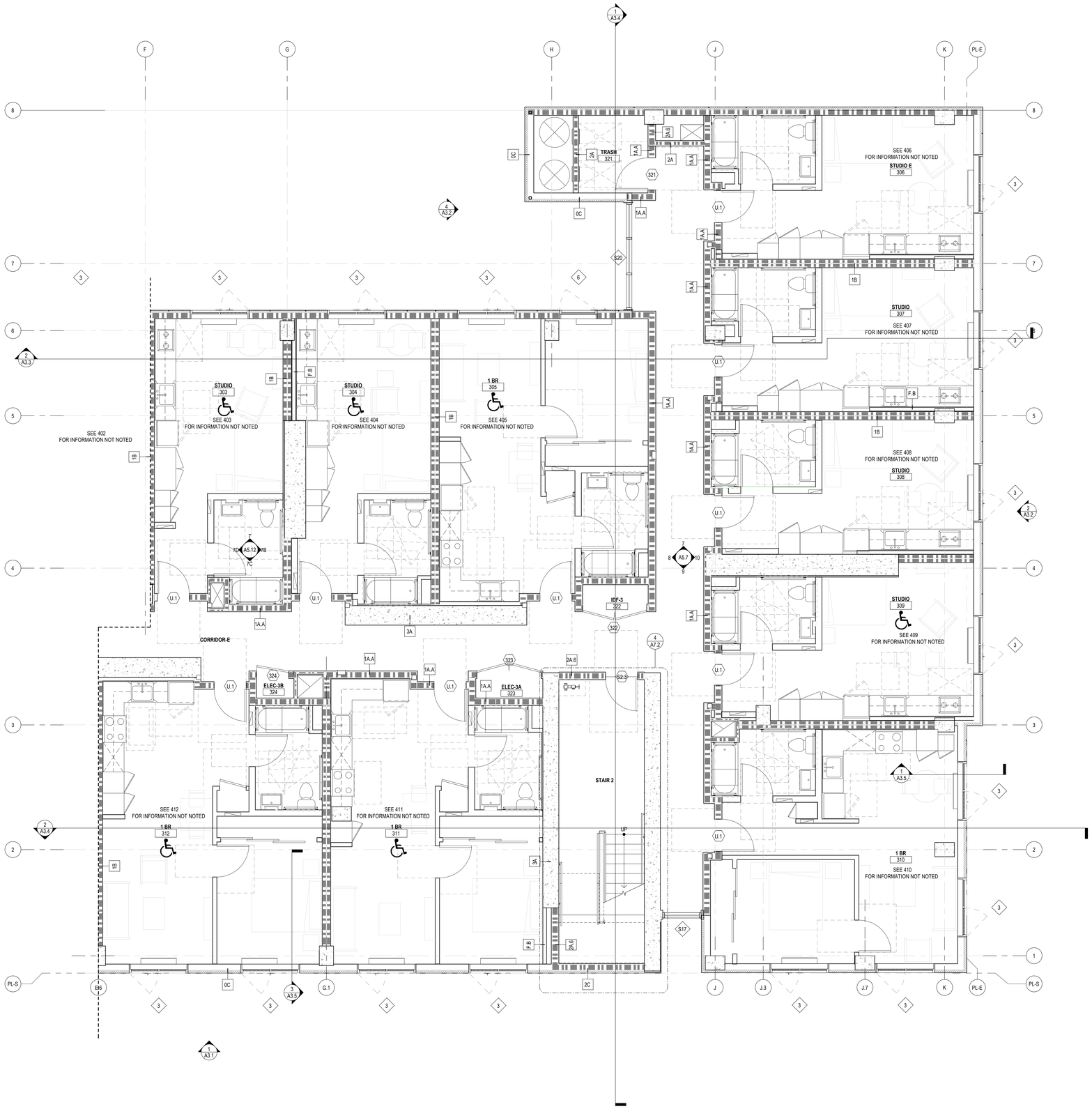

1 A4.3B ENLARGED FLOOR PLAN - LEVEL 3 EAST
1/4" = 1'-0" REF. 1/A0.6

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
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5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
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LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

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ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

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CALIFORNIA
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVEL 3 EAST

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

N
REF. NORTH

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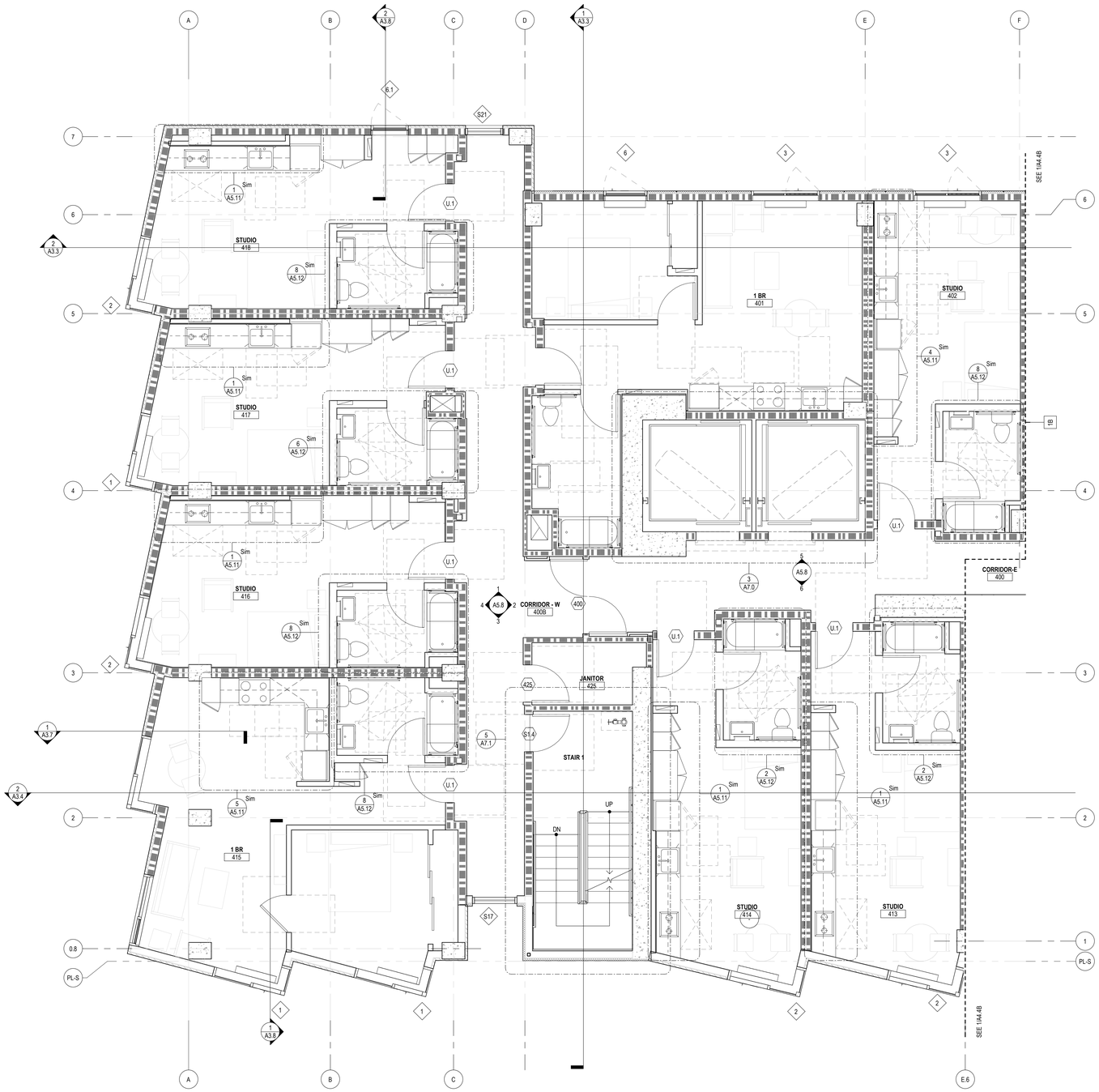

1 A4.4A ENLARGED FLOOR PLAN - LEVEL 4-9 WEST
1/4" = 1'-0" REF. 1/A0.6

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
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7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

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NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 — BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVELS 4-9 WEST

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

N — REF. NORTH

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423 Tehama Street San Francisco, California 94103
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1 ENLARGED FLOOR PLAN - LEVEL 4-9 EAST
A4.4B 1/4" = 1'-0" REF. 1/A0.6

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
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5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
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LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

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— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

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Stamp:

LICENSED ARCHITECT — CYNTHIA JEAN GOMEZ — No C-30639 — OCT 31, 2025 — RENEWAL DATE — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - LEVELS 4-9 EAST

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

N
REF. NORTH

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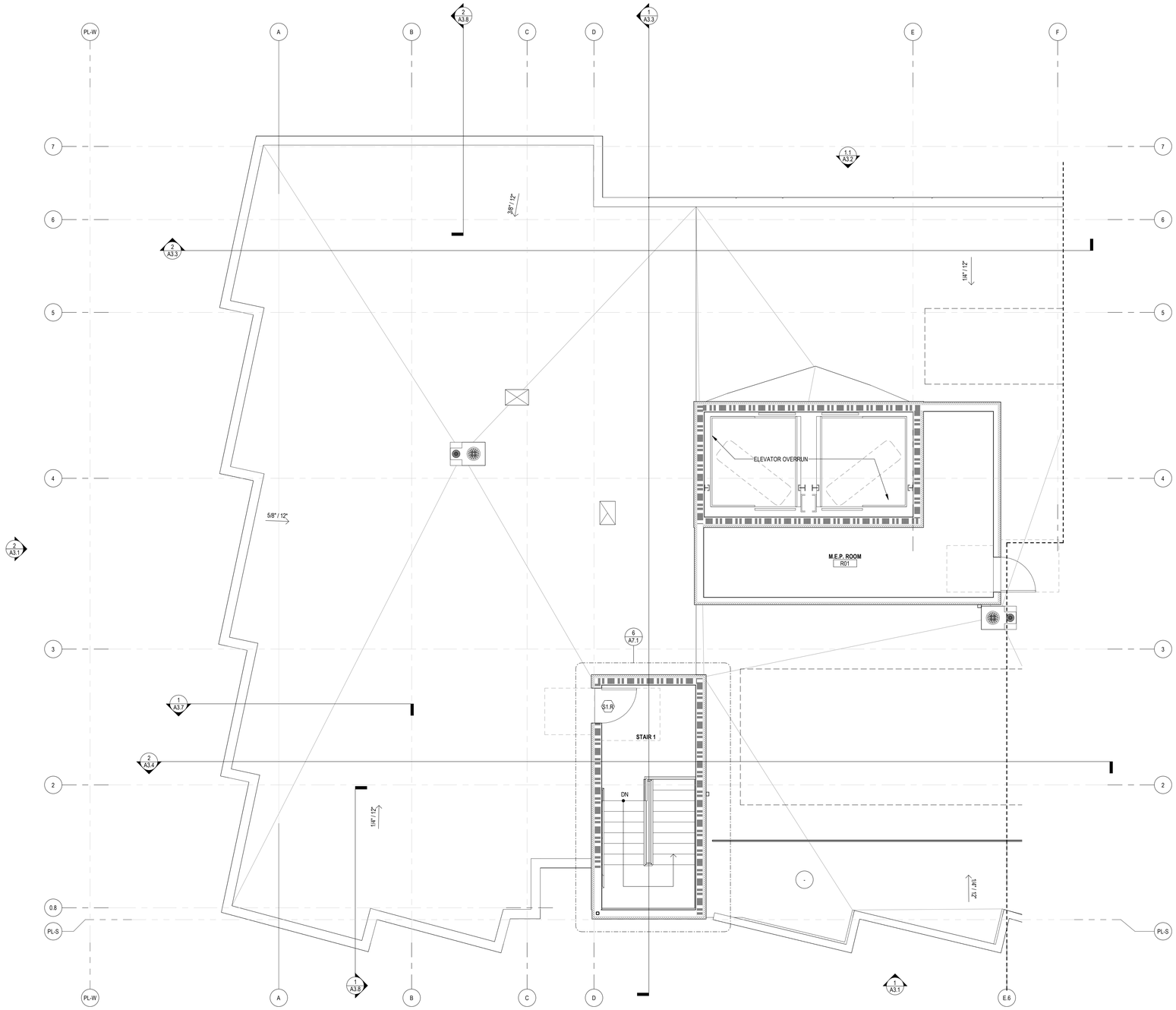

1 A4.5A ENLARGED FLOOR PLAN - ROOF WEST
1/4" = 1'-0" REF. 1/A0.8

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
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6. SEE A10.5, A10.6 & A10.7 FOR DOOR, WINDOW, STOREFRONT, AND FINISH SCHEDULES.
7. FURNISHING N.I.C., SHOWN FOR INFORMATION ONLY.

LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

— WALL TYPE SEE WALL TYPE SCHEDULE

ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION

TWO HOUR OCCUPANCY SEPARATION / FIRE BARRIER

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LICENSED ARCHITECT — CITY & COUNTY OF SAN FRANCISCO — No C-30639 — OCT 31, 2025 RENEWAL DATE — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - ROOF WEST

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

N — REF. NORTH

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423 Tehama Street San Francisco, California 94103
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Drawn By: MC/MB
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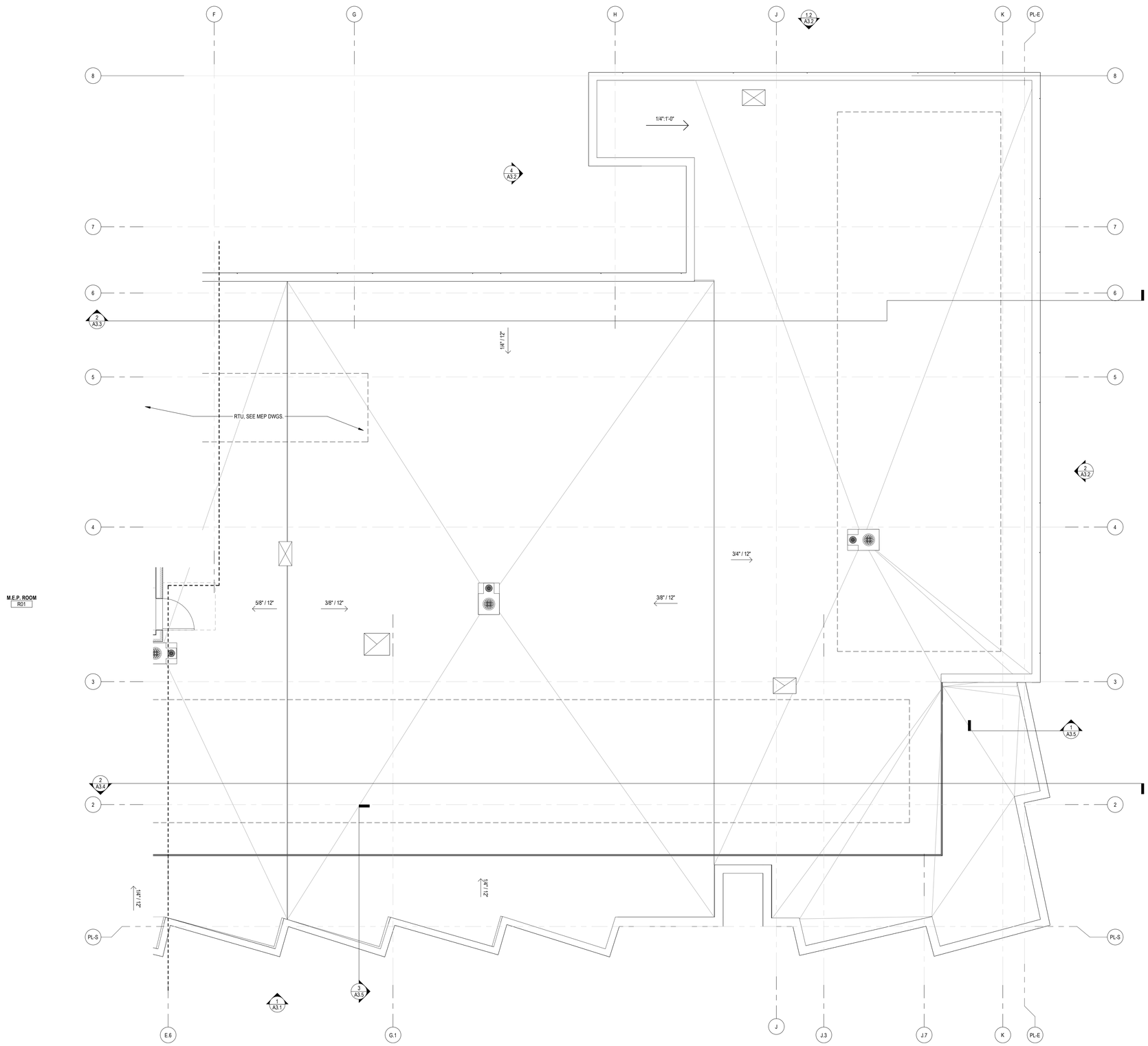

1 A4.5B ENLARGED FLOOR PLAN - ROOF EAST
1/4" = 1'-0" REF. 1/A0.6

GENERAL NOTES:

1. SEE A05.A & A05.B FOR WALL & FLOOR FIRE RATINGS
2. SEE PLUMBING DRAWINGS FOR DRAINS LOCATIONS
3. SEE A10.1 & A10.2 FOR WALL ASSEMBLIES & FLOOR ASSEMBLIES
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5. SEE A9.1 & A9.2 FOR ACCESSIBILITY DETAILS
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LEGEND

ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)

ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)

WHEELCHAIR CLR FLOOR SPACE

FEC — FIRE EXTINGUISHER CABINET (RECESSED)

— WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE

— DOOR MARK SEE DOOR SCHEDULE

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THREE HOUR BEARING WALL OR STRUCTURAL CONCRETE COLUMN

KEYNOTES

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT
MICHAEL GREGORY
No C-30639
RENEWAL DATE OCT 31, 2025
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED FLOOR PLAN - ROOF EAST

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

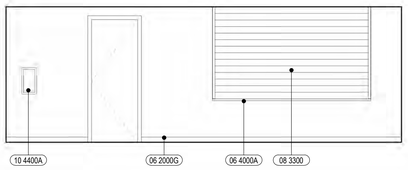
N
REF. NORTH

hcl architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

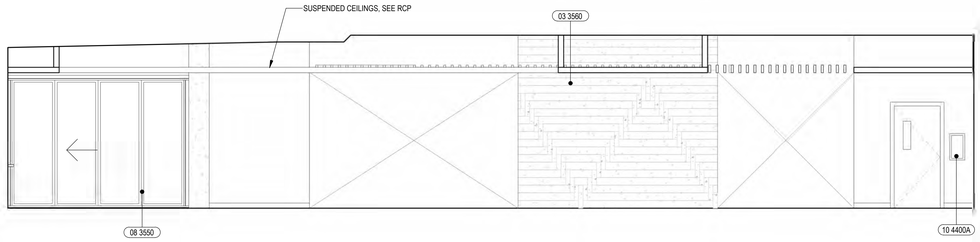
Drawn By: MC/MB
Checked: MG
Date: 6/14/2025 9:58:59 AM

Sheet Number: A4.5B

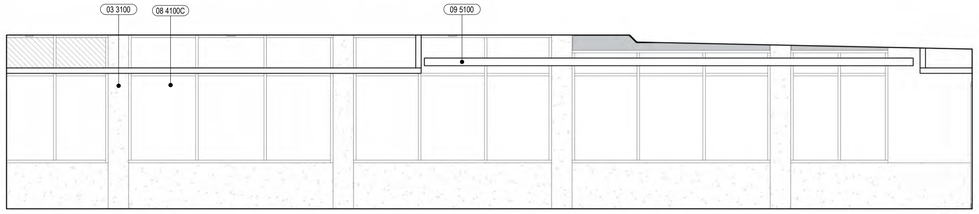
IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED



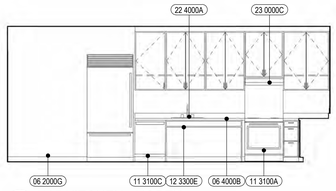
1 A5.1 106 COMMUNITY ROOM - NORTH
1/4" = 1'-0" REF. 1/A4.1A



2 A5.1 106 COMMUNITY ROOM - EAST
1/4" = 1'-0" REF. 1/A4.1A

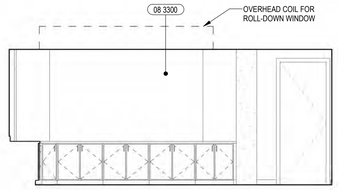


4 A5.1 106 COMMUNITY ROOM - WEST
1/4" = 1'-0" REF. 1/A4.1A



17 A5.1 107 KITCHEN - NORTH
1/4" = 1'-0" REF. 1/A4.1A

18 A5.1 107 KITCHEN- EAST
1/4" = 1'-0" REF. 1/A4.1A



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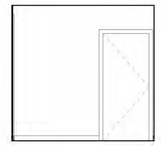

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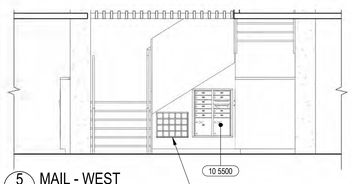
1/4" = 1'-0" REF. 1/A4.1A



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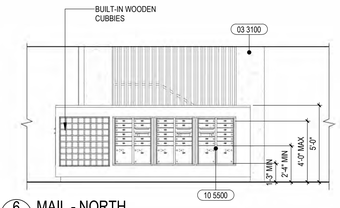

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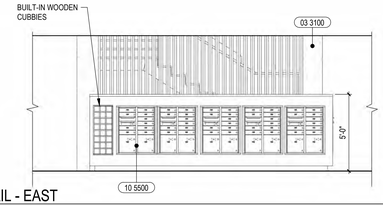
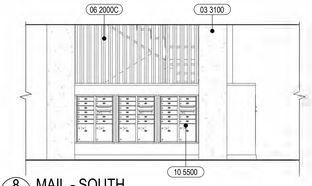
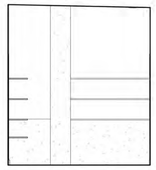


7 A5.1 MAIL - EAST
1/4" = 1'-0" REF. 1/A4.1A

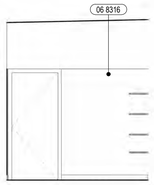


8 A5.1 MAIL - SOUTH
1/4" = 1'-0" REF. 1/A4.1A



23 A5.1 010 STORAGE - W
1/4" = 1'-0" REF. 1/A4.1A

24 A5.1 010 STORAGE- N
1/4" = 1'-0" REF. 1/A4.1A



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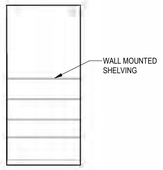

26 A5.1 010 STORAGE - S
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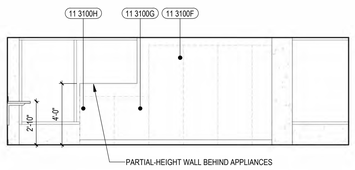

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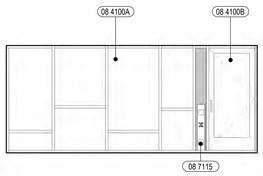
1/4" = 1'-0" REF. 1/A4.2A



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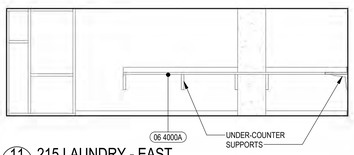

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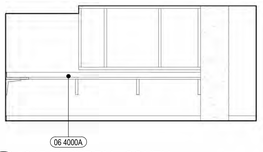
1/4" = 1'-0" REF. 1/A4.2A



12 A5.1 215 LAUNDRY - SOUTH
1/4" = 1'-0" REF. 1/A4.2A

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN
06 2000C	WOOD SLAT SCREEN, PTD.
06 2000G	WALL BASE, TYP. SEE FINISH SCHED.
06 4000A	PLASTIC LAMINATE COUNTERTOP @ 34" AFF UON, SEE MILLWORK DETAILS
06 4000B	SOLID POLYMER COUNTERTOP @ 34" AFF UON, SEE MILLWORK DETAILS
06 8316	FRP WALL PANELS
08 3300	OVERHEAD COILING DOOR, SEE DOOR SCHEDULE
08 3550	FOLDING ALUMINUM AND GLASS WALL, SEE DOOR SCHEDULE
08 4100A	ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
08 4100B	ANODIZED ALUMINUM STOREFRONT DOORS, SEE DOOR SCHEDULE

KEYNOTE LEGEND

TAG	DESCRIPTION
08 4100C	ANODIZED ALUMINUM STOREFRONT GLAZING W/ FROSTED GLASS, SEE STOREFRONT SCHEDULE
08 7115	AUTOMATIC DOOR OPERATOR PUSH PLATE, HIGH AND LOW.
09 5100	ACOUSTICAL CEILINGS, SEE FINISH SCHEDULE
10 4400A	RECESSED FIRE EXTINGUISHER CABINET
10 5500	PRE-FINISHED ALUMINUM USPS APPROVED RECESSED MAILBOXES
11 3100A	OVEN/RANGE WITH CONTROLS LOCATED AT THE FRONT OF THE APPLIANCE. EXHAUST HOOD ABOVE.
11 3100C	DISHWASHER
11 3100F	STACKED WASHER & DRYER, NIC

KEYNOTE LEGEND

TAG	DESCRIPTION
11 3100G	WASHING MACHINES, NIC
11 3100H	ACCESSIBLE DRYERS, NIC
12 3300E	ACCESSIBLE COMBINED SINK CABINET & WORK SPACE: PROVIDE 60" WIDE (60" RQD.) CLEAR SPACE UNDER SINK & DRAWER. PROVIDE WALL BASE AND FLOORING PER FINISH SCHEDULE UNDER AND BEHIND SINK, AND EXTEND FINISHES AT CABINET SIDE WHERE EXPOSED. INSULATE HOT WATER AND WASTE PIPING.
22 4000A	DECK MOUNTED S.S. SINK WITH DECK MOUNTED FAUCET AND SINGLE LEVER CONTROLS. PROVIDE KNEE SPACE IN MOBILITY UNITS AND PUBLIC SPACES, SEE DETAILS & SPD
23 0000C	KITCHEN HOOD EXHAUST DUCT IN UPPER CABINET; BOX IN DUCT WITHIN CABINET.

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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CALIFORNIA
No C-30639
OCT 31, 2025
RENEWAL DATE
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Project Number 2405

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

INTERIOR ELEVATIONS

Scale:

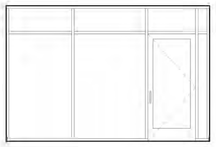
1/4" = 1'-0"

architecture

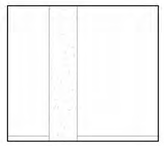
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: Checker
Date: 6/14/2025 9:59:05 AM

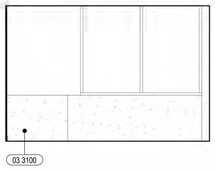
Sheet Number: A5.1



1 A5.2 104 ASSISTANT PM - NORTH
1/4" = 1'-0" REF. 1/A4.1A



2 A5.2 104 ASSISTANT PM - EAST
1/4" = 1'-0" REF. 1/A4.1A



3 A5.2 104 ASSISTANT PM - SOUTH
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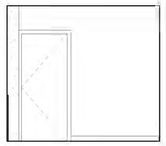
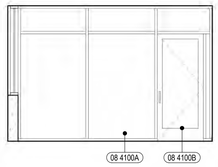


4 A5.2 104 ASSISTANT PM - WEST
1/4" = 1'-0" REF. 1/A4.1A



5 A5.2 105 PM NORTH
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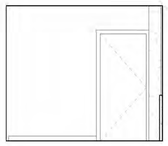

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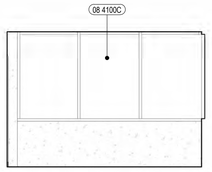

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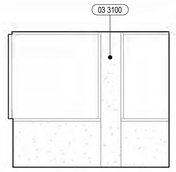

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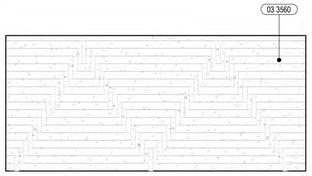

9 A5.2 102 LOBBY - NORTH
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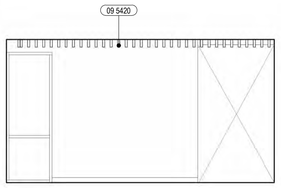

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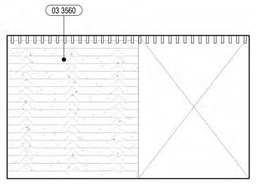
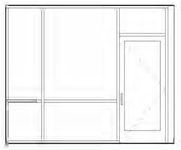
1/4" = 1'-0" REF. 1/A4.1A



11 A5.2 102 LOBBY - WEST
1/4" = 1'-0" REF. 1/A4.1A



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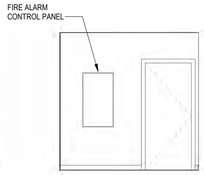
1/4" = 1'-0" REF. 1/A4.1A



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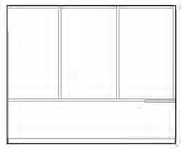

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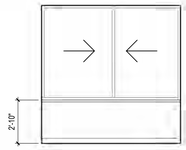

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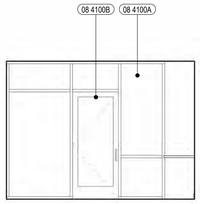

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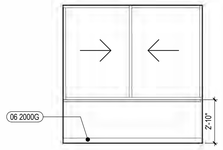
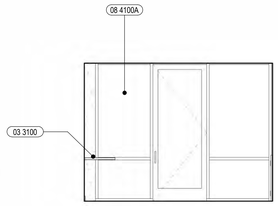


13 A5.2 100 ENTRY VESTIBULE - EAST
1/4" = 1'-0" REF. 1/A4.1A



14 A5.2 100 ENTRY VESTIBULE - S
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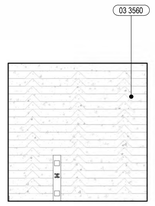

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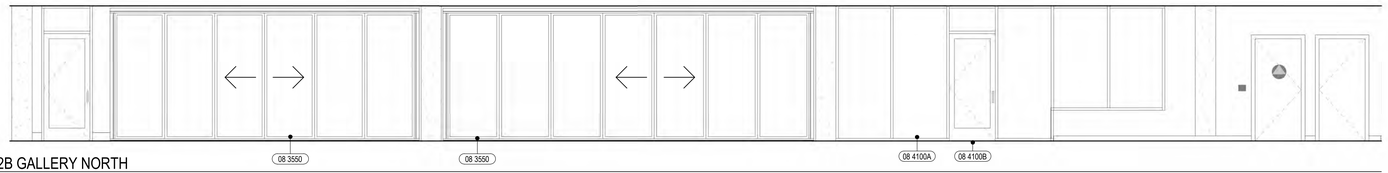
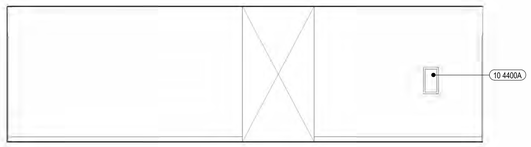
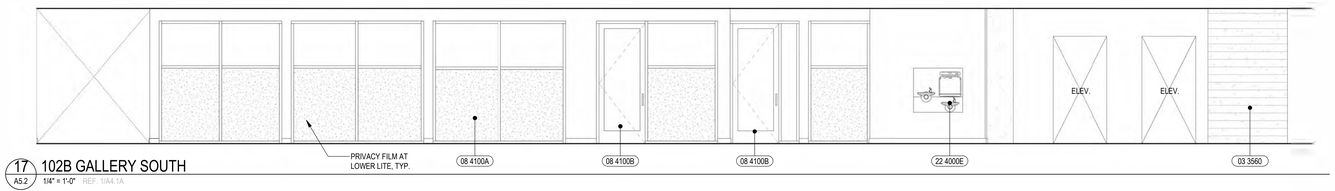


16 A5.2 102B GALLERY NORTH
1/4" = 1'-0" REF. 1/A4.1A



22 A5.2 CORRIDOR 106.2 - E
1/4" = 1'-0" REF. 1/A4.1B



17 A5.2 102B GALLERY SOUTH
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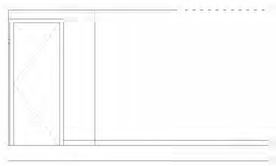


23 A5.2 CORRIDOR 106.2 - W
1/4" = 1'-0" REF. 1/A4.1B

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN
06 2000G	WALL BASE, TYP. SEE FINISH SCHED.
08 3550	FOLDING ALUMINUM AND GLASS WALL, SEE DOOR SCHEDULE
08 4100A	ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE
08 4100B	ANODIZED ALUMINUM STOREFRONT DOORS, SEE DOOR SCHEDULE
08 4100C	ANODIZED ALUMINUM STOREFRONT GLAZING W/ FROSTED GLASS, SEE STOREFRONT SCHEDULE
09 5420	MANUFACTURED WOOD CEILINGS, SEE FINISH SCHEDULE
10 4400A	RECESSED FIRE EXTINGUISHER CABINET
22 4000E	HI-LO DRINKING FOUNTAIN. SEE DETAILS & SPD

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT
MICHAEL GUY GRIFFIN
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

GROUND FLOOR INTERIOR ELEVATIONS

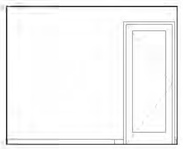
Scale:

1/4" = 1'-0"

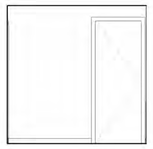
herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC
Checked: MG
Date: 6/14/2025 9:59:12 AM

Sheet Number: A5.2



1 A5.3 CM 1 NORTH
1/4" = 1'-0" REF. 1/A4.1A



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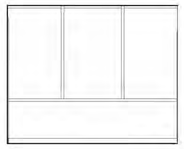

3 A5.3 CM 1 SOUTH
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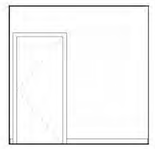

4 A5.3 CM 1 WEST
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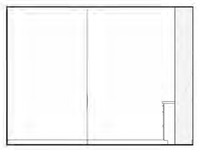

5 A5.3 CONFERENCE NORTH
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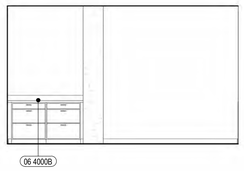

6 A5.3 CONFERENCE EAST
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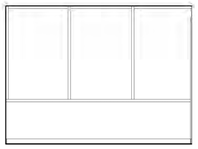

7 A5.3 CONFERENCE SOUTH
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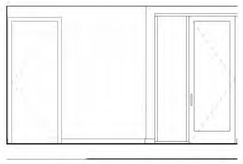

8 A5.3 CONFERENCE WEST
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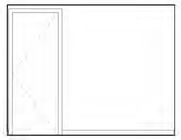

9 A5.3 C.M. 2 - N
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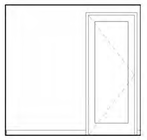

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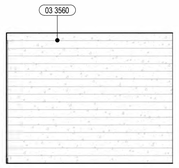

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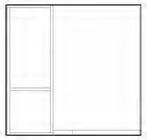

12 A5.3 C.M. 2 - W
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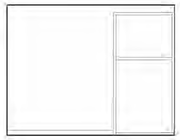

13 A5.3 MGR 115 NORTH
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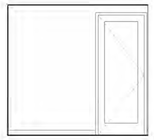

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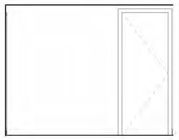

15 A5.3 MGR 115 SOUTH
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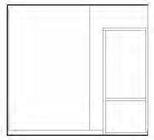
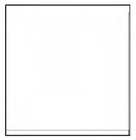


16 A5.3 MGR 115 WEST
1/4" = 1'-0" REF. 1/A4.1A

17 A5.3 C.M. 3 - N
1/4" = 1'-0" REF. 1/A4.1B



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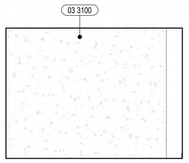

19 A5.3 C.M. 3 - E
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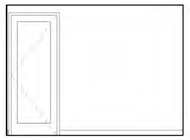
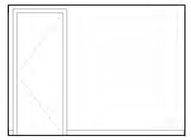


20 A5.3 C.M. 3 - W
1/4" = 1'-0" REF. 1/A4.1B

21 A5.3 C.M. 4 - N
1/4" = 1'-0" REF. 1/A4.1B

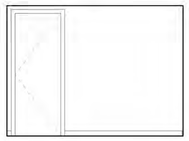


22 A5.3 C.M. 4 - E
1/4" = 1'-0" REF. 1/A4.1B

23 A5.3 C.M. 4 - S
1/4" = 1'-0" REF. 1/A4.1B

24 A5.3 C.M. 4 - W
1/4" = 1'-0" REF. 1/A4.1B

25 A5.3 C.M. 5 - N
1/4" = 1'-0" REF. 1/A4.1B



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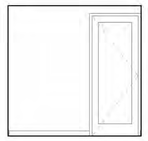
1/4" = 1'-0" REF. 1/A4.1B



27 A5.3 C.M. 5 - S
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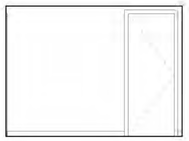
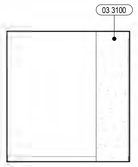


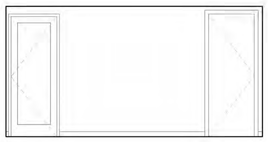
28 A5.3 C.M. 5 - W
1/4" = 1'-0" REF. 1/A4.1B

29 A5.3 C.M. 6 - N
1/4" = 1'-0" REF. 1/A4.1B

30 A5.3 C.M. 6 - E
1/4" = 1'-0" REF. 1/A4.1B



31 A5.3 C.M. 6 - S
1/4" = 1'-0" REF. 1/A4.1B



32 A5.3 C.M. 6 - W
1/4" = 1'-0" REF. 1/A4.1B

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN
06 4000B	SOLID POLYMER COUNTERTOP @ 34" AFF UON, SEE MILLWORK DETAILS

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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Stamp:

LICENSED ARCHITECT
MICHAEL CHRISTOPHER GOLDSTEIN
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

GROUND FLOOR INTERIOR ELEVATIONS

Scale:

1/4" = 1'-0"

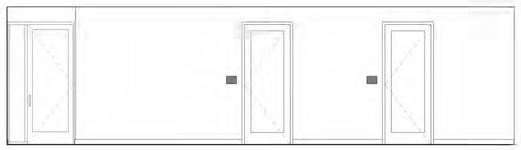
architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

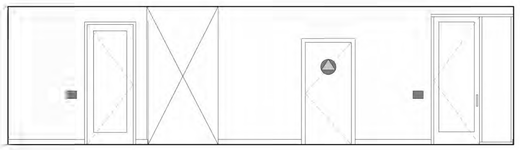
Drawn By: MC
Checked: MG
Date: 6/14/2025 9:59:19 AM

Sheet Number:

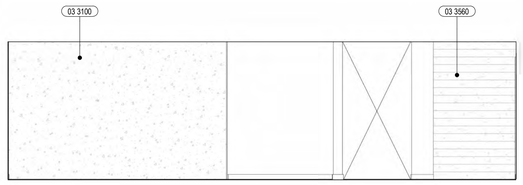
A5.3



1 A5.4 OFFICE CORRIDOR- N
1/4" = 1'-0" REF: 1/A4.1B

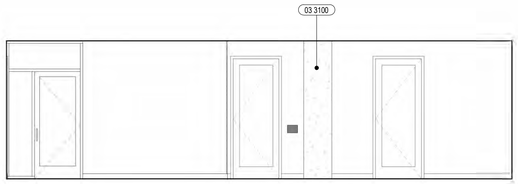


2 A5.4 OFFICE CORRIDOR- E
1/4" = 1'-0" REF: 1/A4.1B

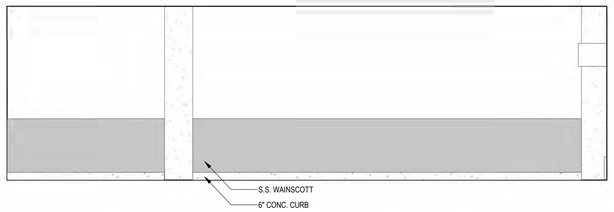


3 A5.4 OFFICE CORRIDOR- S
1/4" = 1'-0" REF: 1/A4.1B

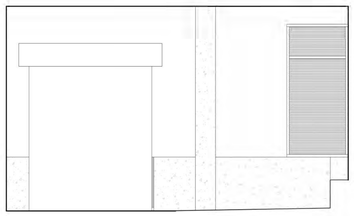
6 A5.4 OFFICE CORRIDOR- S'
1/4" = 1'-0" REF: 1/A4.1A



4 A5.4 OFFICE CORRIDOR- W
1/4" = 1'-0" REF: 1/A4.1B



8 A5.4 TRASH ROOM - N
1/4" = 1'-0" REF: 1/A4.1B



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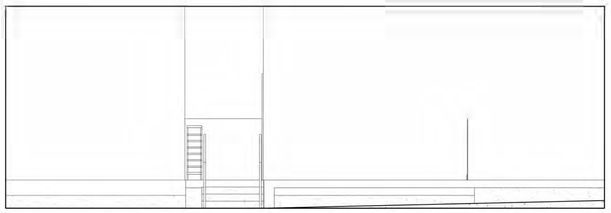

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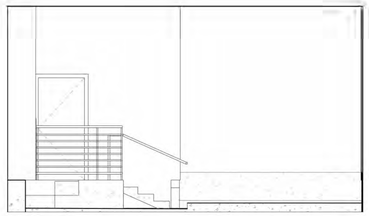
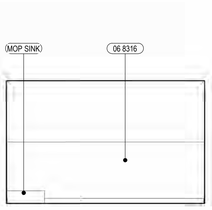
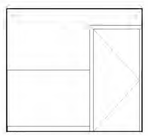


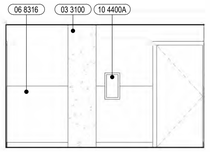
11 A5.4 TRASH ROOM - W
1/4" = 1'-0" REF: 1/A4.1B



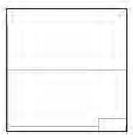
12 A5.4 TRASH VESTIBULE- N
1/4" = 1'-0" REF: 1/A4.1B



13 A5.4 TRASH VESTIBULE - E
1/4" = 1'-0" REF: 1/A4.1B



14 A5.4 TRASH VESTIBULE - S
1/4" = 1'-0" REF: 1/A4.1B



15 A5.4 TRASH VESTIBULE - W
1/4" = 1'-0" REF: 1/A4.1B

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN
06 8316	FRP WALL PANELS
10 4400A	RECESSED FIRE EXTINGUISHER CABINET
MOP SINK	

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

GROUND FLOOR INTERIOR ELEVATONS

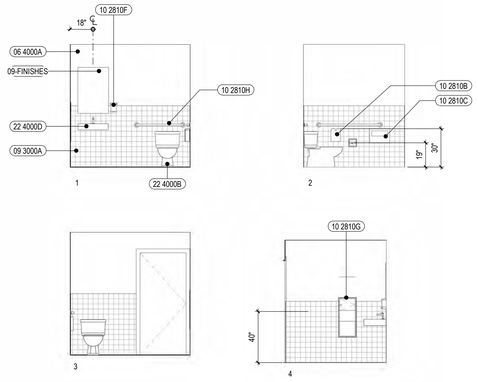
Scale:

1/4" = 1'-0"

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

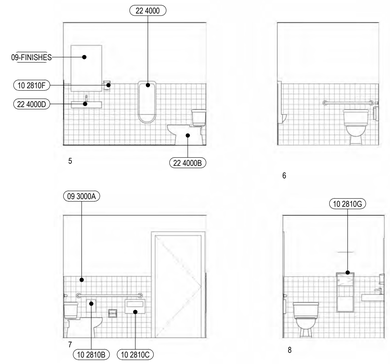
Drawn By: MC
Checked: MG
Date: 6/14/2025 9:59:24 AM

Sheet Number: A5.4



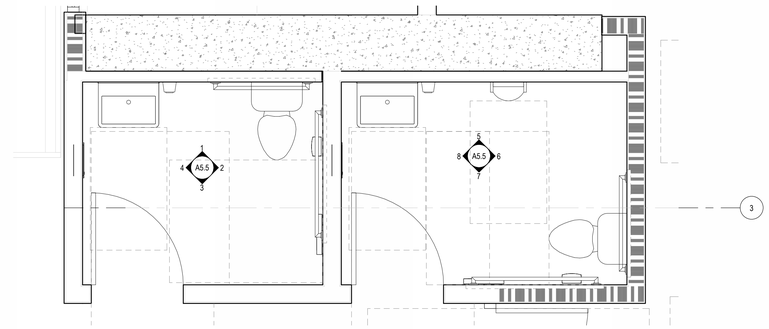
WC 103 SOUTH

1/4" = 1'-0"



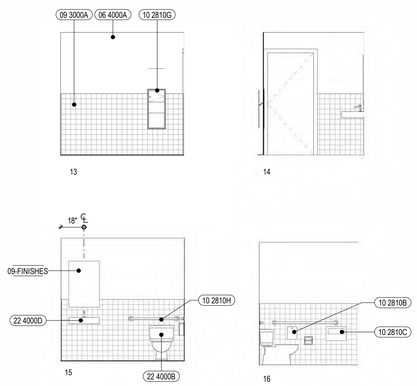
WC 103B SOUTH

1/4" = 1'-0"



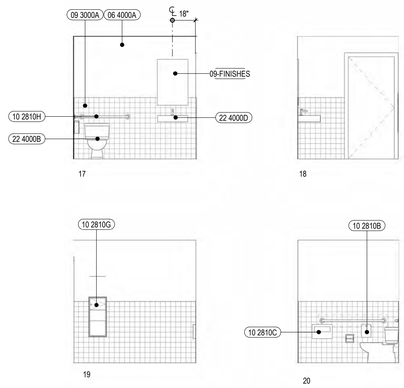
25 WC 103 104

A5.5 1/2" = 1'-0" REF. 1/A4.1A



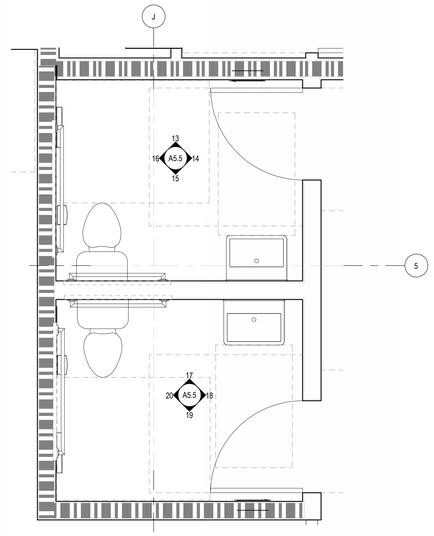
WC 128 SOUTH

1/4" = 1'-0"



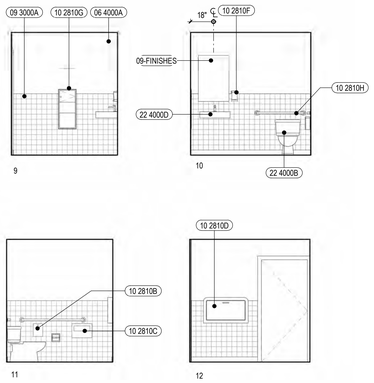
WC 129 SOUTH

1/4" = 1'-0"



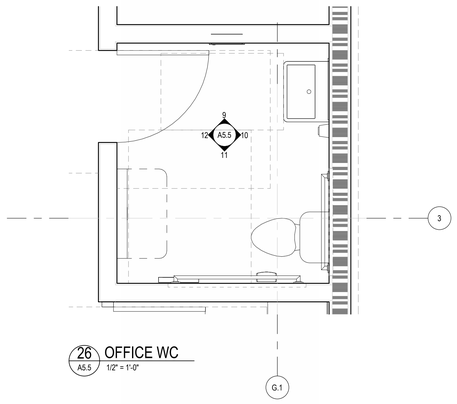
28 WC 128 129

A5.5 1/2" = 1'-0"



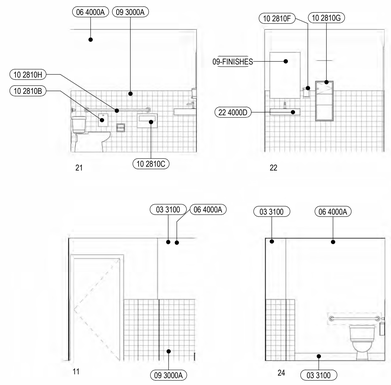
OFFICE WC SOUTH

1/4" = 1'-0"



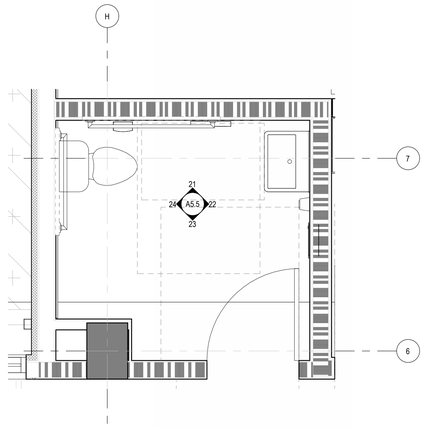
26 OFFICE WC

A5.5 1/2" = 1'-0"



WC 109 SOUTH

1/4" = 1'-0"



27 WC 109

A5.5 1/2" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
06 4000A	PLASTIC LAMINATE COUNTERTOP @ 34" AFF UON, SEE MILLWORK DETAILS
09 3000A	TILE WAINSCOT, SEE FINISH SCHEDULE
09-FINISHES	
10 2810B	SURFACE SANITARY NAPKIN DISPOSAL
10 2810C	SURFACE MOUNTED SEAT-COVER DISPENSER
10 2810D	BABY DIAPER CHANGING STATION
10 2810F	SOAP DISPENSER, MOUNTED @ 40" AFF MAX
10 2810G	RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE
10 2810H	GRAB BARS, SEE ACCESSIBILITY DETAILS FOR TYP. MOUNTING INFO
22 4000	PLUMBING FIXURES

KEYNOTE LEGEND

TAG	DESCRIPTION
22 4000B	FLOOR MOUNTED TOILET, FLUSH VALVE TO BE ON THE OPEN SIDE, SEAT @ 17" MIN.- 19" MAX., SEE DETAILS & SPD
22 4000D	WALL MOUNTED SINK WITH DECK MOUNTED FAUCET AND SINGLE LEVER CONTROL, SEE DETAILS & SPD

KEYNOTE LEGEND

TAG	DESCRIPTION

GENERAL NOTE:
ALL MOUNTING HEIGHTS TO
CONFORM WITH CODE

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Stamp:

LICENSED ARCHITECT
MARIA JOSE LA MALFA
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

PUBLIC RESTROOM ELEVATIONS

Scale: As indicated

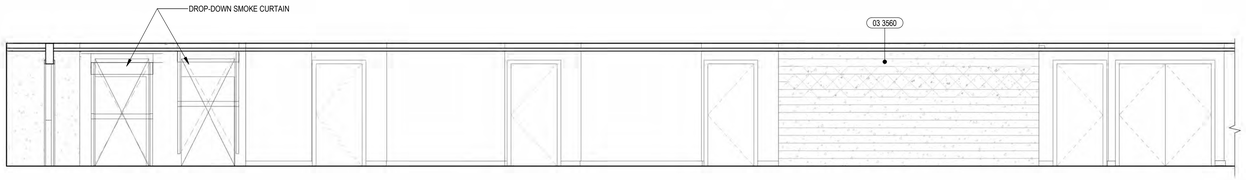
N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

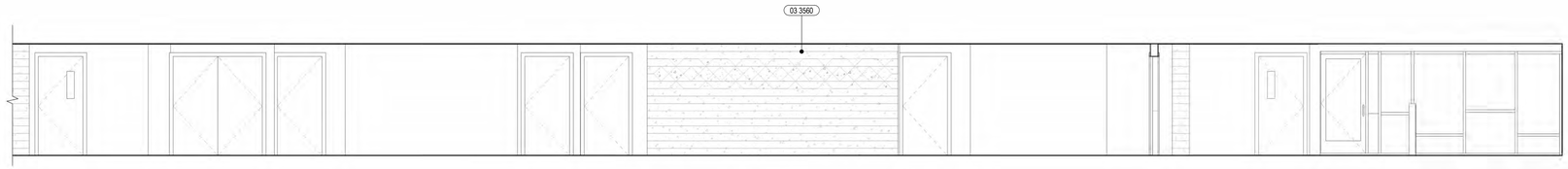
Drawn By: MB
Checked: MG
Date: 6/14/2025 9:59:31 AM

Sheet Number: A5.5

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

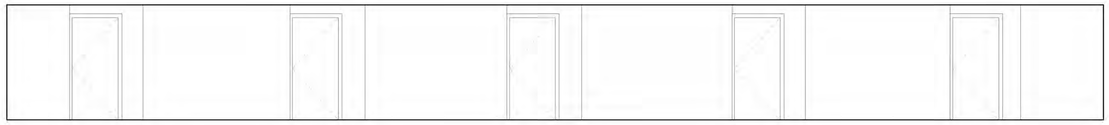


1 / A5.6 2ND FLOOR CENTRAL CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.2A



2 / A5.6 2ND FLOOR CENTRAL CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.2A

3 / A5.6 2ND FLOOR WEST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.2B



4 / A5.6 2ND FLOOR WEST CORRIDOR - E
1/4" = 1'-0" REF. 1/A4.2B

5 / A5.6 2ND FLOOR WEST CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.2B

6 / A5.6 2ND FLOOR WEST CORRIDOR - W
1/4" = 1'-0" REF. 1/A4.2B

KEYNOTE LEGEND	
TAG	DESCRIPTION
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN

KEYNOTE LEGEND	
TAG	DESCRIPTION

KEYNOTE LEGEND	
TAG	DESCRIPTION

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Stamp:

LICENSED ARCHITECT
MICHAEL GRIFFITH
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

2ND FLOOR RESIDENTIAL CORRIDOR ELEVATIONS

Scale:

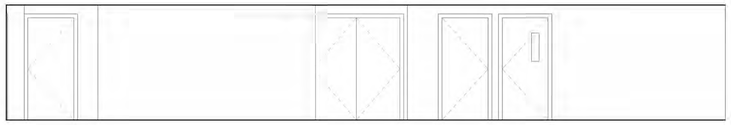
1/4" = 1'-0"

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: MG
Date: 6/14/2025 9:59:34 AM

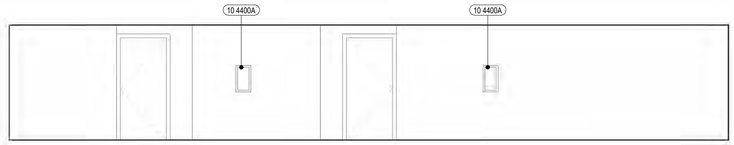
Sheet Number: A5.6

1 A5.7 3RD FLOOR WEST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.3A

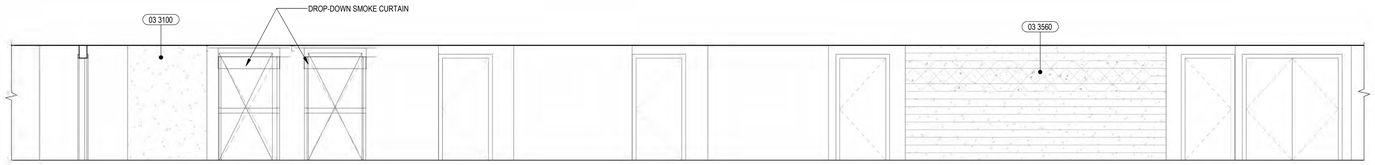


2 A5.7 3RD FLOOR WEST CORRIDOR - E
1/4" = 1'-0" REF. 1/A4.3A

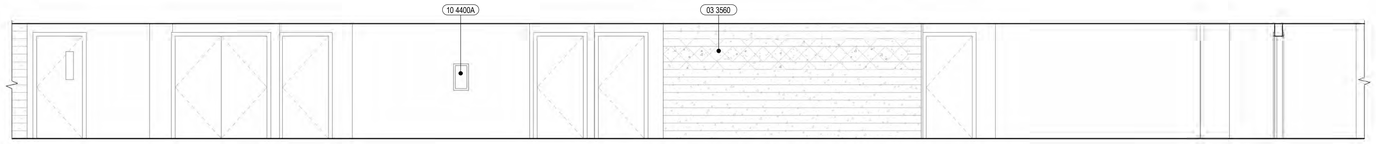
3 A5.7 3RD FLOOR WEST CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.3A



4 A5.7 3RD FLOOR WEST CORRIDOR - W
1/4" = 1'-0" REF. 1/A4.3A

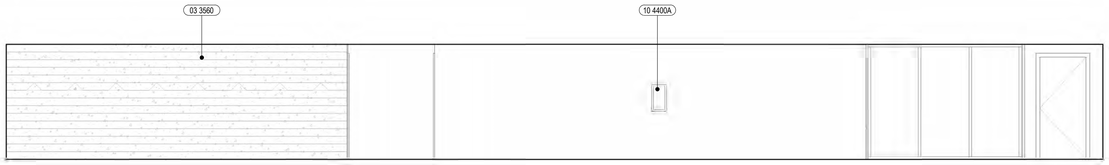


5 A5.7 3RD FLOOR CENTRAL CORRIDOR -N
1/4" = 1'-0" REF. 1/A4.3A



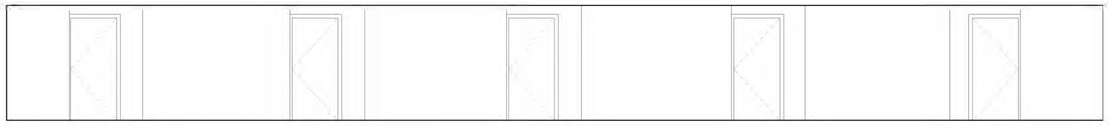
6 A5.7 3RD FLOOR CENTRAL CORRIDOR -S
1/4" = 1'-0" REF. 1/A4.3A

7 A5.7 3RD FLOOR EAST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.3B



8 A5.7 3RD FLOOR EAST CORRIDOR - W
1/4" = 1'-0" REF. 1/A4.2B

9 A5.7 3RD FLOOR EAST CORRIDOR -S
1/4" = 1'-0" REF. 1/A4.3B



10 A5.7 3RD FLOOR EAST CORRIDOR- E
1/4" = 1'-0" REF. 1/A4.2B

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN
10 4400A	RECESSED FIRE EXTINGUISHER CABINET

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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Stamp:

LICENSED ARCHITECT
MICHAEL GREG LOCUS
No C-30639
NOT FOR CONSTRUCTION
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

3RD FLOOR RESIDENTIAL CORRIDOR ELEVATIONS

Scale:

1/4" = 1'-0"

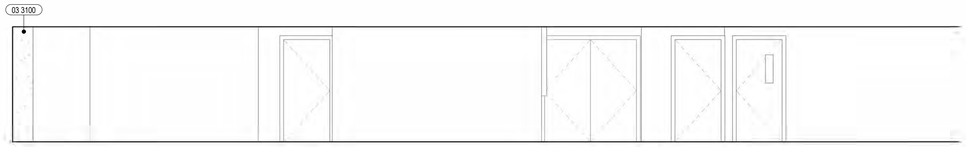
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: MG
Date: 6/14/2025 9:59:38 AM

Sheet Number:

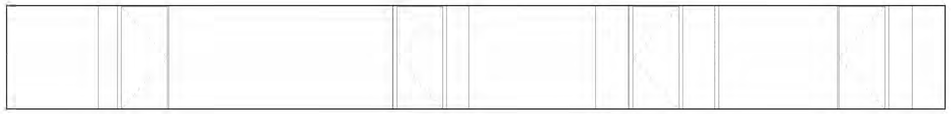
A5.7

1 A5.8 4TH FLOOR WEST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.4A

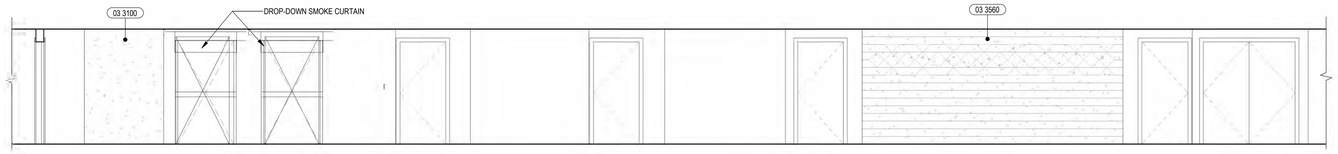


2 A5.8 4TH FLOOR WEST CORRIDOR - E
1/4" = 1'-0" REF. 1/A4.4A

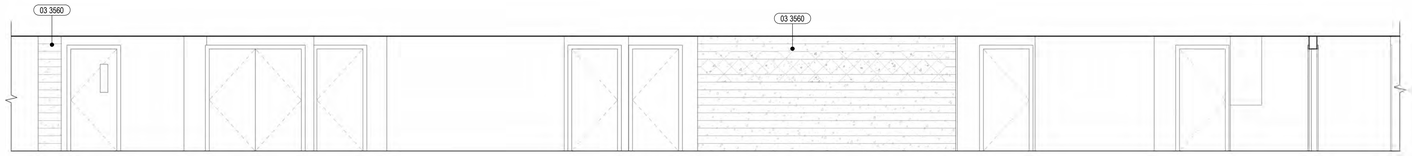
3 A5.8 4TH FLOOR WEST CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.4A



4 A5.8 4TH FLOOR WEST CORRIDOR -W
1/4" = 1'-0" REF. 1/A4.4A

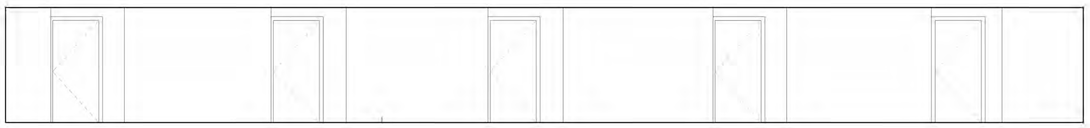


5 A5.8 4TH FLOOR CENTRAL CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.4A



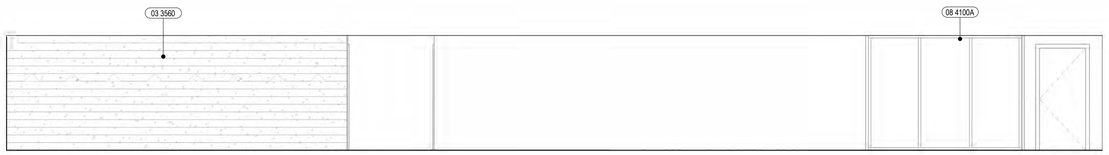
6 A5.8 4TH FLOOR CENTRAL CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.4A

7 A5.8 4TH FLOOR EAST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.4B



8 A5.8 4TH FLOOR EAST CORRIDOR - E
1/4" = 1'-0" REF. 1/A4.4B

9 A5.8 4TH FLOOR EAST CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.4B



10 A5.8 4TH FLOOR EAST CORRIDOR - W
1/4" = 1'-0" REF. 1/A4.4B

KEYNOTE LEGEND

TAG	DESCRIPTION
03 3100	CAST-IN-PLACE CONCRETE, SSD
03 3560	BOARD FORMED ARCHITECTURAL CONCRETE WITH 1" RECESSED PATTERN
08 4100A	ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE STOREFRONT SCHEDULE

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

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Stamp:

LICENSED ARCHITECT
MICHAEL CLIFFORD GALLAGHER
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

4TH-9TH FLOOR RESIDENTIAL CORRIDOR ELEVATIONS

Scale:

1/4" = 1'-0"

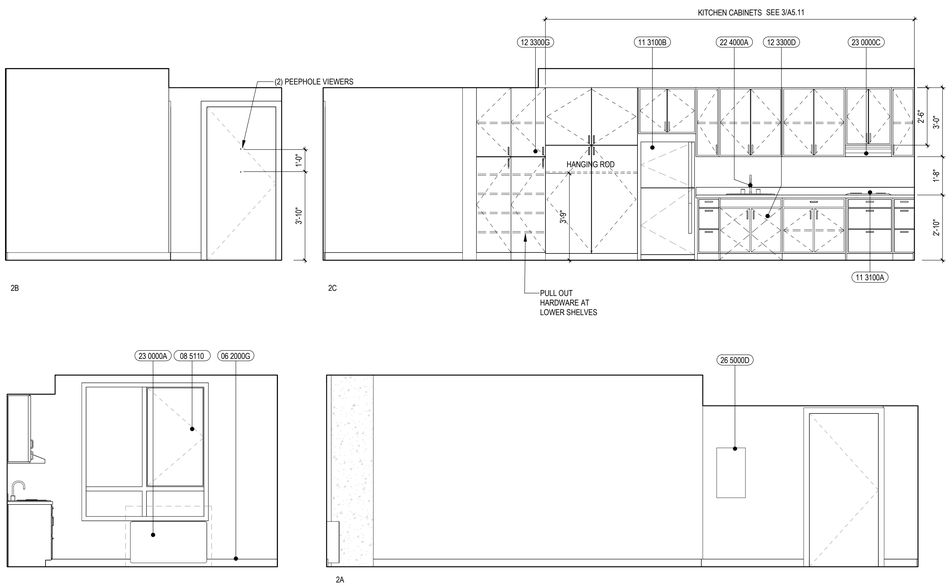
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: MG
Date: 6/14/2025 9:59:42 AM

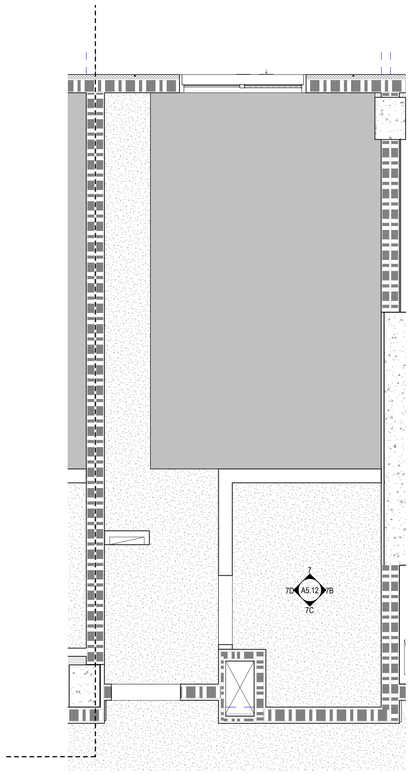
Sheet Number: A5.8

ACCESSIBLE KITCHEN STORAGE = 51SF / 91 SF = 56%

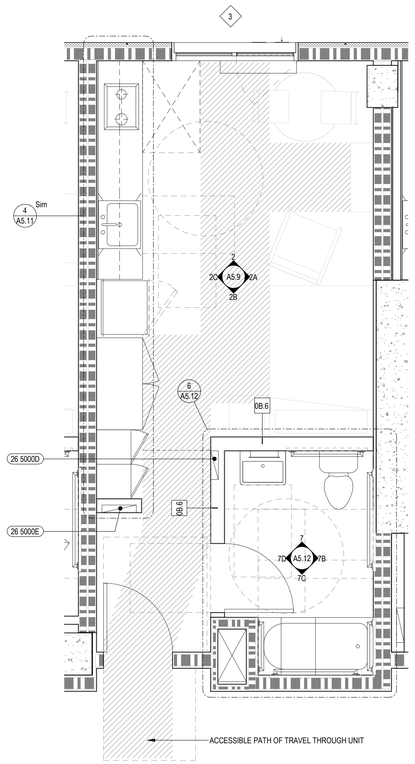
TAG	WIDTH	DEPTH	COUNT	AREA PER SHELF/DRAWER	ACCESSIBLE STORAGE COUNT	ACCESSIBLE STORAGE AREA	TOTAL STORAGE COUNT	TOTAL STORAGE AREA	Comments
L1	1'-0"	1'-10 1/2"	2	2 SF	3	11 SF	3	11 SF	
L3	2'-0"	1'-10 1/2"	1	5 SF	2	10 SF	3	15 SF	
L4	2'-0"	1'-10 1/2"	1	4 SF	3	11 SF	3	11 SF	
P2A	1'-6"	1'-6"	2	2 SF	4	18 SF	7	32 SF	
U1	2'-9"	1'-0"	2	3 SF	0	0 SF	2	11 SF	
U1C	2'-0"	1'-0"	1	2 SF	0	0 SF	1	2 SF	
U1F	2'-6"	2'-0"	1	5 SF	0	0 SF	1	5 SF	
U2	1'-0"	1'-0"	2	1 SF	0	0 SF	2	4 SF	
						51 SF		91 SF	



2 A5.9 INTERIOR ELEVATION - TYPICAL STUDIO COURTYARD SIDE
3/8" = 1'-0" REF: 1/A5.9



4 A5.9 TYPICAL STUDIO COURTYARD SIDE - RCP
3/8" = 1'-0"



1 A5.9 TYPICAL STUDIO COURTYARD SIDE - FLOOR PLAN
3/8" = 1'-0" REF: 1/A4.4A

LEGEND

- ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)
- ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)
- WHEELCHAIR CLR FLOOR SPACE
- ## — WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE
- ### — DOOR MARK SEE DOOR SCHEDULE
- ## — WALL TYPE SEE WALL TYPE SCHEDULE
- DOOR
- A00 — LIGHT FIXTURE, S.E.D.
- 2'X4' RECESSED LED TROFFERS
- WALL MOUNTED LINEAR LIGHT FIXTURE
- CEILING MOUNTED LINEAR LIGHT FIXTURE
- RECESSED LINEAR LIGHT FIXTURE
- WALL MOUNTED SCONCE
- DOWN LIGHT (RECESSED OR SURFACE MOUNTED, SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- COVE LIGHT
- PENDANT LIGHT
- EXIT SIGN
- LIGHT SWITCH
- CEILING ACCESS PANEL
- BATHROOM EXHAUST FAN/LIGHT COMBO
- AIR SUPPLY REGISTER
- AIR RETURN REGISTER
- LINEAR DIFFUSER
- SKIM COAT O/ CONCRETE SLAB
- PTD. GYP. BD. CEILING
- ACT CEILING

KEYNOTE LEGEND

TAG	DESCRIPTION
06 2000G	WALL BASE, TYP. SEE FINISH SCHED.
08 5110	ALUMINUM WINDOW, SEE WINDOW SCHEDULE
11 3100A	OVEN/RANGE WITH CONTROLS LOCATED AT THE FRONT OF THE APPLIANCE. EXHAUST HOOD ABOVE
11 3100B	REFRIGERATOR/FREEZER TOP MOUNT; 54" MAX HEIGHT TO CENTERLINE OF FREEZER
12 3300D	REMOVABLE SINK CABINET: PROVIDE 33" WIDE (30" RQD.) REMOVABLE BASE CABINET. PROVIDE WALL BASE AND FLOORING PER FINISH SCHEDULE UNDER AND BEHIND REMOVABLE BASE CABINET, AND EXTEND FINISHES AT CABINET SIDE WHERE EXPOSED IF BASE CABINET ARE REMOVED. INSULATE HOT WATER AND WASTE PIPING.
12 3300G	FULL HT. STORAGE W/ FACE FRAMED CABINET DOORS & ADJUSTABLE SHELVES
22 4000A	DECK MOUNTED S.S. SINK WITH DECK MOUNTED FAUCET AND SINGLE LEVER CONTROLS. PROVIDE KNEE SPACE IN MOBILITY UNITS AND PUBLIC SPACES, SEE DETAILS & SPO
23 0000A	WALL-MOUNTED PTAC UNIT. SMD
23 0000C	KITCHEN HOOD EXHAUST DUCT IN UPPER CABINET; BOX IN DUCT WITHIN CABINET.
26 5000D	IN UNIT ELECTRICAL PANEL
26 5000E	IN UNIT MEDIA PANEL

KEYNOTE LEGEND

TAG	DESCRIPTION

GENERAL NOTES:

1. IN ALL UNIT KITCHENS PAINT ALL WALLS FULL HEIGHT BEFORE INSTALLATION OF CABINETS AND KITCHEN APPLIANCES. LAY FLOORING FINISH WALL TO WALL OF KITCHEN. SEE PLANS.
2. TOILET EXHAUST FANS ARE LOCATED IN FURRED CEILING. EXAUST FAN CONNECTS TO VERTICAL SHAFT.
3. IN ALL UNIT KITCHENS, EXTEND FINISH FLOORING UNDER REMOVABLE CABINETS AND EXTEND FINISHES AT CABINET SIDE, WHERE EXPOSED BASE CABINETS REMOVED
4. IN ALL UNIT BATHROOMS PROVIDE BLOCKING FOR GRAB BARS @ TOILETS . SEE PLANS/ELEVATIONS FOR LOCATIONS. SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
5. SEE SHEET A9.1 FOR TYPICAL ADA DETAILS, DIMENSIONS AND CLEARANCE REQUIREMENTS NOT NOTED.
6. ALL TUB SURROUND VOIDS WITHIN 6" OF THE REQUIRED ZONE FOR BLOCKING SHALL BE FILLED WITH ADDITIONAL SOLID BACKING AS NOTED.SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
7. PROVIDE GRAB BARS @ TUB IN ALL ADAPTABLE UNITS
8. SEE A5.11 FOR ENLARGED KITCHEN PLANS

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

ACCESSIBILITY NOTES (TCAC REQUIREMENTS):
50% OF UNITS TO BE ACCESSIBLE PER CBC 11B.
10% OF UNITS TO HAVE COMMUNICATIONS FEATURES PER CBC 11B 809.5.
15% OF UNITS TO HAVE MOBILITY FEATURES PER CBC 11B 809.2-4.

Stamp:

LICENSED ARCHITECT
CALIFORNIA
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

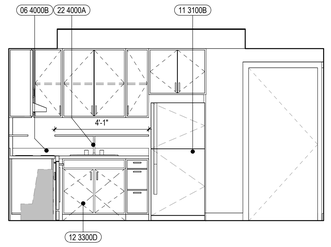
TYPICAL STUDIO - PLAN, RCP & ELEVATIONS

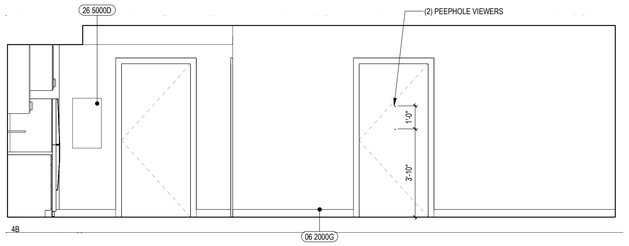
Scale: As indicated

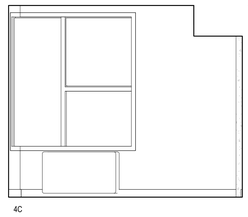
hcl architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

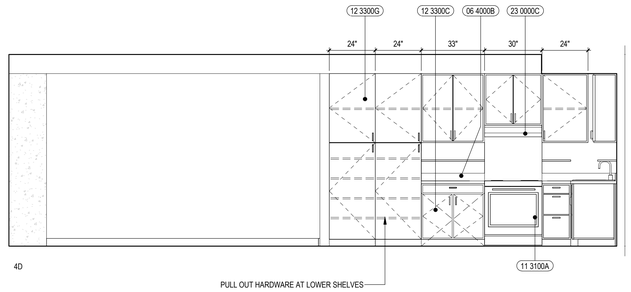
Drawn By: MB
Checked: MG
Date: 6/14/2025 9:59:44 AM

Sheet Number: A5.9



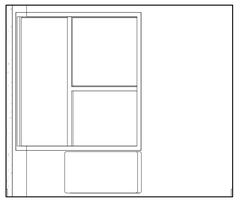


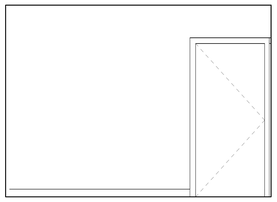


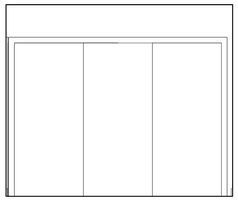


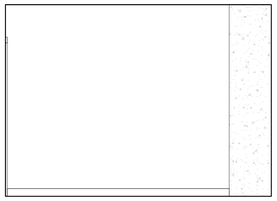
4 A5.10 INTERIOR ELEVATION - TYPICAL KITCHEN & LIVING

3/8" = 1'-0" REF. 1/A5.10







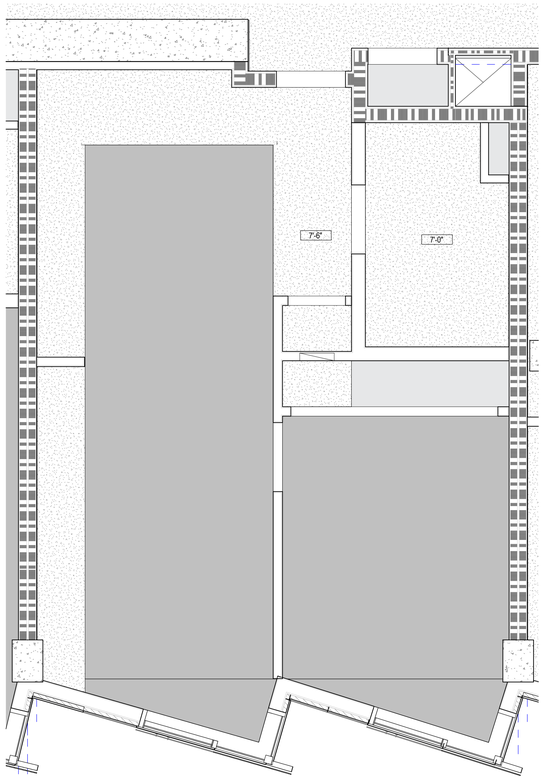


3 A5.10 INTERIOR ELEVATION - BEDROOM

3/8" = 1'-0" REF. 1/A5.10

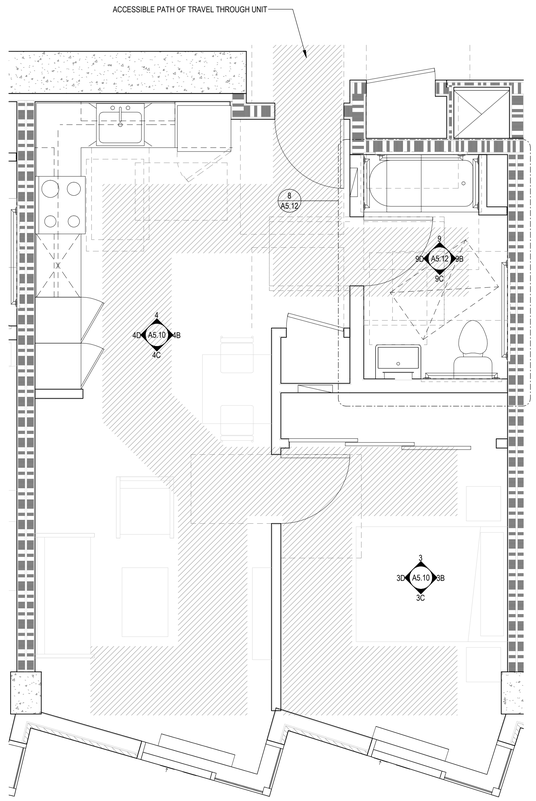
ACCESSIBLE KITCHEN STORAGE = 37SF / 73 SF = 58%

TAG	WIDTH	DEPTH	COUNT	AREA PER SHELF/DRAWER	ACCESSIBLE STORAGE COUNT	ACCESSIBLE STORAGE AREA	TOTAL STORAGE COUNT	TOTAL STORAGE AREA
	1'-3"	1'-10 1/2"	1	2 SF	3	7 SF	3	7 SF
L1	1'-0"	1'-10 1/2"	1	2 SF	3	6 SF	3	6 SF
L2	2'-9"	1'-10 1/2"	1	5 SF	1	5 SF	1	5 SF
P1	2'-0"	2'-0"	2	4 SF	3	24 SF	6	48 SF
S	8'-3"	10"	1	7 SF	1	7 SF	1	7 SF
U1	2'-9"	1'-0"	2	3 SF	0	0 SF	2	11 SF
U1F	2'-6"	2'-0"	1	5 SF	0	0 SF	1	5 SF
U1R	2'-6"	1'-0"	1	3 SF	0	0 SF	1	3 SF
U2	1'-0"	1'-0"	1	1 SF	0	0 SF	2	2 SF
U2A	1'-3"	1'-0"	1	1 SF	0	0 SF	2	3 SF
U2B	2'-0"	1'-0"	1	2 SF	0	0 SF	2	4 SF
						49 SF		100 SF



2 A5.10 TYPICAL 1 BEDROOM - RCP

3/8" = 1'-0" REF. 1/A5.10



1 A5.10 TYPCAL 1 BEDROOM - FLOOR PLAN

3/8" = 1'-0" REF. 1/A5.10

LEGEND

- ROOM 101 — UNIT W/ MOBILITY FEATURES (ACCESSIBLE UNITS)
- ROOM 101 — UNIT W/ COMMUNICATION FEATURES (HEARING AND VISUALLY IMPAIRED UNIT)
- WHEELCHAIR CLR FLOOR SPACE
- ## — WINDOW/LOUVER MARK SEE WINDOW/LOUVER SCHEDULE
- ### — DOOR MARK SEE DOOR SCHEDULE
- ## — WALL TYPE SEE WALL TYPE SCHEDULE
- DOOR
- A00 — LIGHT FIXTURE, S.E.D.
- 2'X4' RECESSED LED TROFFERS
- WALL MOUNTED LINEAR LIGHT FIXTURE
- CEILING MOUNTED LINEAR LIGHT FIXTURE
- RECESSED LINEAR LIGHT FIXTURE
- WALL MOUNTED SCONCE
- DOWN LIGHT (RECESSED OR SURFACE MOUNTED, SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- COVE LIGHT
- PENDANT LIGHT
- EXIT SIGN
- LIGHT SWITCH
- CEILING ACCESS PANEL
- BATHROOM EXHAUST FAN/LIGHT COMBO
- AIR SUPPLY REGISTER
- AIR RETURN REGISTER
- LINEAR DIFFUSER
- SKIM COAT O/ CONCRETE SLAB
- PTD. GYP. BD. CEILING
- ACT CEILING

KEYNOTE LEGEND

TAG	DESCRIPTION
06 2000G	WALL BASE, TYP. SEE FINISH SCHED.
06 4000B	SOLID POLYMER COUNTERTOP @ 34" AFF UON, SEE MILLWORK DETAILS
11 3100A	OVEN/RANGE WITH CONTROLS LOCATED AT THE FRONT OF THE APPLIANCE. EXHAUST HOOD ABOVE
11 3100B	REFRIGERATOR/FREEZER TOP MOUNT; 54" MAX HEIGHT TO CENTERLINE OF FREEZER
12 3300C	REMOVABLE WORK SURFACE: PROVIDE 33" WIDE REMOVABLE BASE CABINET (30" RQD.). PROVIDE WALL BASE AND FLOORING PER FINISH SCHEDULE UNDER AND BEHIND REMOVABLE BASE CABINETS, AND EXTEND FINISHES AT CABINET SIDES WHERE EXPOSED IF CABINETS ARE REMOVED.
12 3300D	REMOVABLE SINK CABINET: PROVIDE 33" WIDE (30" RQD.) REMOVABLE BASE CABINET. PROVIDE WALL BASE AND FLOORING PER FINISH SCHEDULE UNDER AND BEHIND REMOVABLE BASE CABINET, AND EXTEND FINISHES AT CABINET SIDE WHERE EXPOSED IF BASE CABINET ARE REMOVED. INSULATE HOT WATER AND WASTE PIPING.
12 3300G	FULL HT. STORAGE W/ FACE FRAMED CABINET DOORS & ADJUSTABLE SHELVES
22 4000A	DECK MOUNTED S.S. SINK WITH DECK MOUNTED FAUCET AND SINGLE LEVER CONTROLS. PROVIDE KNEE SPACE IN MOBILITY UNITS AND PUBLIC SPACES. SEE DETAILS & SPD
23 0000C	KITCHEN HOOD EXHAUST DUCT IN UPPER CABINET; BOX IN DUCT WITHIN CABINET.
26 5000D	IN UNIT ELECTRICAL PANEL

GENERAL NOTES:

1. IN ALL UNIT KITCHENS PAINT ALL WALLS FULL HEIGHT BEFORE INSTALLATION OF CABINETS AND KITCHEN APPLIANCES. LAY FLOORING FINISH WALL TO WALL OF KITCHEN. SEE PLANS.
2. TOILET EXHAUST FANS ARE LOCATED IN FURRED CEILING. EXAUST FAN CONNECTS TO VERTICAL SHAFT.
3. IN ALL UNIT KITCHENS, EXTEND FINISH FLOORING UNDER REMOVABLE CABINETS AND EXTEND FINISHES AT CABINET SIDE, WHERE EXPOSED BASE CABINETS REMOVED
4. IN ALL UNIT BATHROOMS PROVIDE BLOCKING FOR GRAB BARS @ TOILETS . SEE PLANS/ELEVATIONS FOR LOCATIONS. SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
5. SEE SHEET A9.1 FOR TYPICAL ADA DETAILS, DIMENSIONS AND CLEARANCE REQUIREMENTS NOT NOTED.
6. ALL TUB SURROUND VOIDS WITHIN 6" OF THE REQUIRED ZONE FOR BLOCKING SHALL BE FILLED WITH ADDITIONAL SOLID BACKING AS NOTED.SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
7. PROVIDE GRAB BARS @ TUB IN ALL ADAPTABLE UNITS
8. SEE A5.11 FOR ENLARGED KITCHEN PLANS

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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ACCESSIBILITY NOTES (TCAC REQUIREMENTS):
50% OF UNITS TO BE ACCESSIBLE PER CBC 11B.
10% OF UNITS TO HAVE COMMUNICATIONS FEATURES PER CBC 11B 809.5.
15% OF UNITS TO HAVE MOBILITY FEATURES PER CBC 11B 809.2-4.

Stamp:

LICENSED ARCHITECT — MICHAEL GOLDSTEIN — No C-30639 — OCT 31, 2025 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

TYPICAL 1 BEDROOM - PLAN, RCP & ELEVATIONS

Scale: As indicated

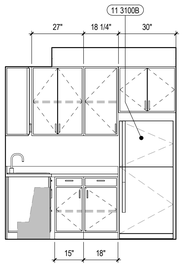
architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

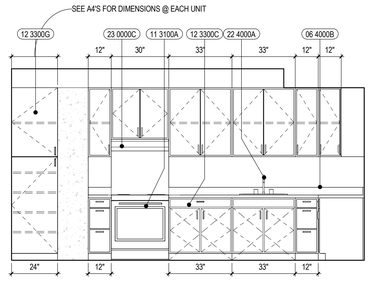
Drawn By: MB
Checked: MG
Date: 6/14/2025 9:59:47 AM

Sheet Number: A5.10

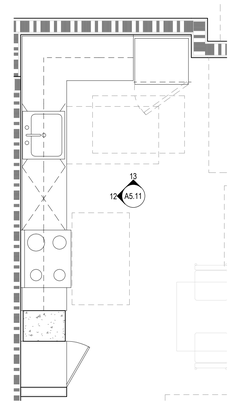
1 BEDROOM - ENLARGED KITCHEN'S FLOOR PLANS AND ELEVATIONS



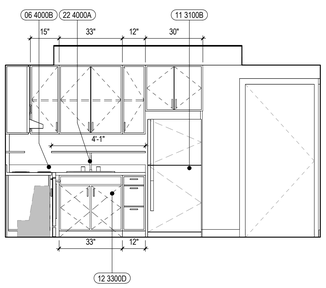
13 A5.11 1 BR KITCHEN TYPE C - ELEVATION 2
3/8" = 1'-0" REF. 1/A5.10



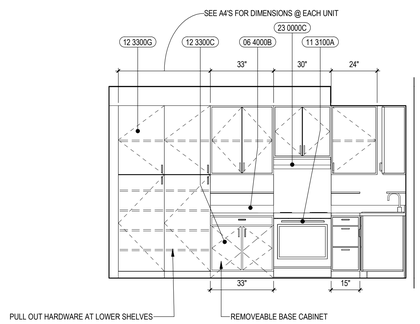
12 A5.11 1 BR KITCHEN TYPE C - ELEVATION 1
3/8" = 1'-0" REF. 8/A5.11



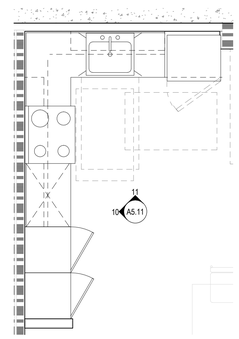
8 A5.11 1 BR CORNER KITCHEN - TYPE C
3/8" = 1'-0" REF. 1/A0.6



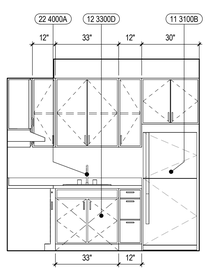
11 A5.11 1 BR KITCHEN TYPE B_ELEVATION 2
3/8" = 1'-0" REF. 9/A5.11



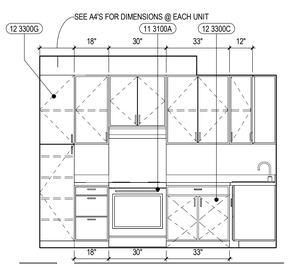
10 A5.11 1 BR KITCHEN TYPE B_ELEVATION 1
3/8" = 1'-0" REF. 5/A5.11



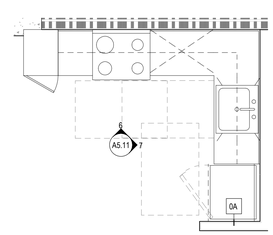
9 A5.11 1 BR CORNER KITCHEN - TYPE B - FLOOR PLAN
3/8" = 1'-0" REF. 1/A4.2A



7 A5.11 1 BR KITCHEN TYPE A_ELEVATION 2
3/8" = 1'-0" REF. 5/A5.11



6 A5.11 1 BR KITCHEN TYPE A_ELEVATION 1
3/8" = 1'-0" REF. 5/A5.11



5 A5.11 1 BR CORNER KITCHEN - TYPE A - FLOOR PLAN
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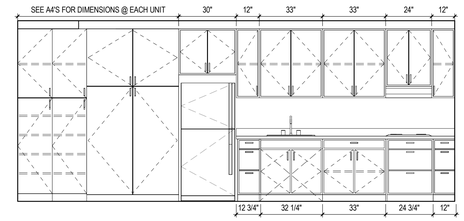
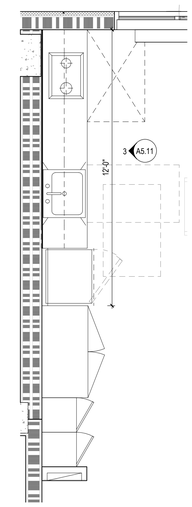
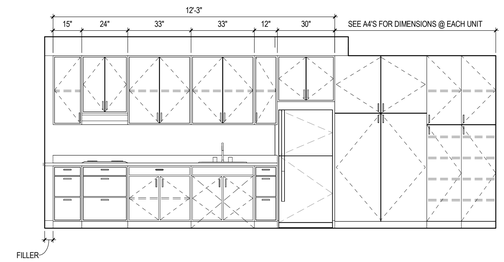
STUDIOS - ENLARGED KITCHEN'S FLOOR PLANS AND ELEVATIONS



3 A5.11 STUDIO KITCHEN - 12'-0"_ELEVATION
3/8" = 1'-0" REF. 4/A5.11



4 A5.11 STUDIO LINEAR KITCHEN - 12'-0"_FLOOR PLAN
3/8" = 1'-0" REF. 1/A0.6



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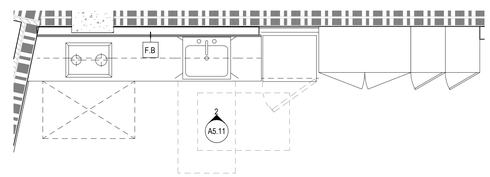
3/8" = 1'-0" REF. 1/A5.11



1 A5.11 STUDIO LINEAR KITCHEN - 12'-3"_FLOOR PLAN
3/8" = 1'-0" REF. 1/A0.6

LEGEND

WHEELCHAIR CLR FLOOR SPACE

KEYNOTE LEGEND

TAG	DESCRIPTION
06 4000B	SOLID POLYMER COUNTERTOP @ 34" AFF UON, SEE MILLWORK DETAILS.
11 3100A	OVEN/RANGE WITH CONTROLS LOCATED AT THE FRONT OF THE APPLIANCE. EXHAUST HOOD ABOVE
11 3100B	REFRIGERATOR/FREEZER TOP MOUNT; 54" MAX HEIGHT TO CENTERLINE OF FREEZER
12 3300C	REMOVABLE WORK SURFACE: PROVIDE 33" WIDE REMOVABLE BASE CABINET (30" RQD.). PROVIDE WALL BASE AND FLOORING PER FINISH SCHEDULE UNDER AND BEHIND REMOVABLE BASE CABINETS, AND EXTEND FINISHES AT CABINET SIDES WHERE EXPOSED IF CABINETS ARE REMOVED.
12 3300D	REMOVABLE SINK CABINET: PROVIDE 33" WIDE (30" RQD.) REMOVABLE BASE CABINET. PROVIDE WALL BASE AND FLOORING PER FINISH SCHEDULE UNDER AND BEHIND REMOVABLE BASE CABINET, AND EXTEND FINISHES AT CABINET SIDE WHERE EXPOSED IF BASE CABINET ARE REMOVED. INSULATE HOT WATER AND WASTE PIPING.
12 3300G	FULL HT. STORAGE W/ FACE FRAMED CABINET DOORS & ADJUSTABLE SHELVES
22 4000A	DECK MOUNTED S.S. SINK WITH DECK MOUNTED FAUCET AND SINGLE LEVER CONTROLS. PROVIDE KNEE SPACE IN MOBILITY UNITS AND PUBLIC SPACES, SEE DETAILS & SPD
23 0000C	KITCHEN HOOD EXHAUST DUCT IN UPPER CABINET; BOX IN DUCT WITHIN CABINET.

GENERAL NOTES:

1. IN ALL UNIT KITCHENS PAINT ALL WALLS FULL HEIGHT BEFORE INSTALLATION OF CABINETS AND KITCHEN APPLIANCES. LAY FLOORING FINISH WALL TO WALL OF KITCHEN. SEE PLANS.
2. TOILET EXHAUST FANS ARE LOCATED IN FURRED CEILING. EXAUST FAN CONNECTS TO VERTICAL SHAFT.
3. IN ALL UNIT KITCHENS, EXTEND FINISH FLOORING UNDER REMOVABLE CABINETS AND EXTEND FINISHES AT CABINET SIDE, WHERE EXPOSED BASE CABINETS REMOVED
4. IN ALL UNIT BATHROOMS PROVIDE BLOCKING FOR GRAB BARS @ TOILETS . SEE PLANS/ELEVATIONS FOR LOCATIONS. SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
5. SEE SHEET A9.1 FOR TYPICAL ADA DETAILS, DIMENSIONS AND CLEARANCE REQUIREMENTS NOT NOTED.
6. ALL TUB SURROUND VOIDS WITHIN 6" OF THE REQUIRED ZONE FOR BLOCKING SHALL BE FILLED WITH ADDITIONAL SOLID BACKING AS NOTED SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
7. PROVIDE GRAB BARS @ TUB IN ALL ADAPTABLE UNITS

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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Stamp:

LICENSED ARCHITECT
MICHAEL GRIFFITHS
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED UNIT'S KITCHEN PLANS AND ELEVATIONS

Scale: As indicated

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

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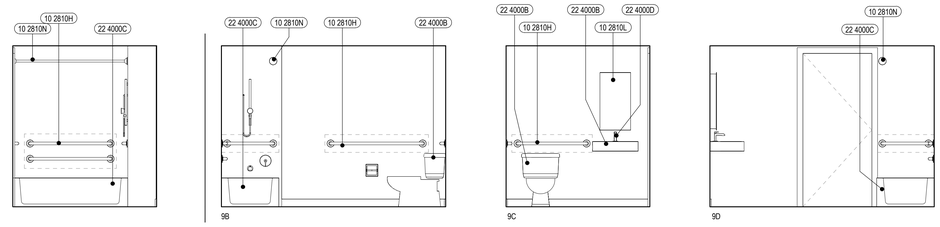
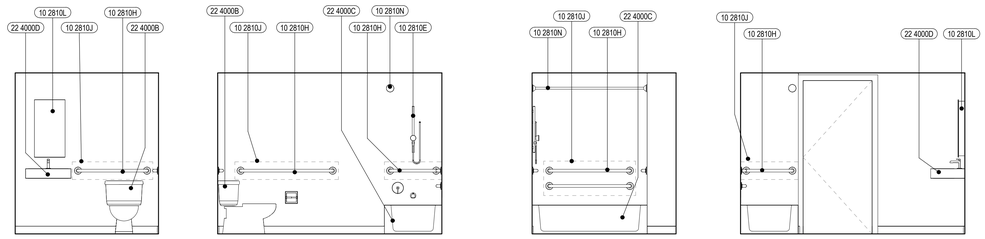
Checked: MG
Date: 6/14/2025 9:59:50 AM

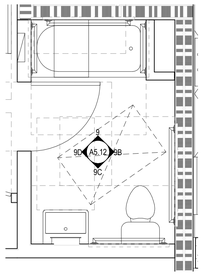
Sheet Number: A5.11



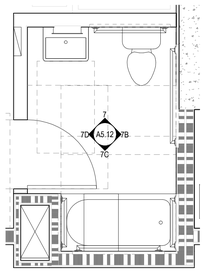
9 A5.12 INTERIOR ELEVATION - TYPICAL BATHROOM TYPE 2
3/8" = 1'-0" REF. 1/A5.10



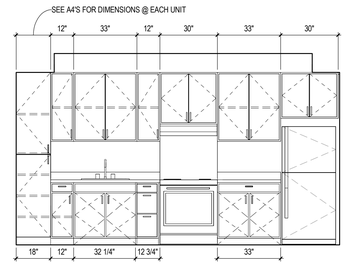
7 A5.12 INTERIOR ELEVATION - TYPICAL BATHROOM TYPE 1
3/8" = 1'-0" REF. 1/A4.3B



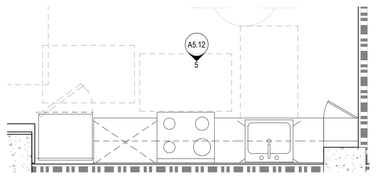
8 A5.12 TYPICAL UNIT BATHROOM_ TYPE 2
3/8" = 1'-0" REF. 1/A4.2A



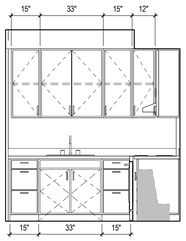
6 A5.12 TYPICAL UNIT BATHROOM_ TYPE 1
3/8" = 1'-0" REF. 1/A4.4A



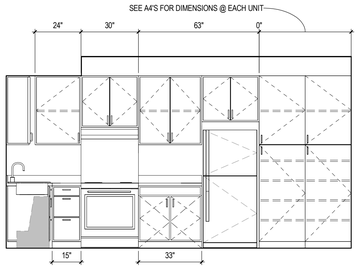
5 A5.12 1 BR KITCHEN TYPE E_ELEVATION 1
3/8" = 1'-0" REF. 4/A5.11



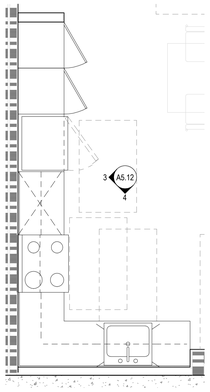
2 A5.12 1 BR LINEAR KITCHEN - TYPE E
3/8" = 1'-0" REF. 1/A0.6



4 A5.12 1 BR KITCHEN TYPE D_ELEVATION 2
3/8" = 1'-0" REF. 1/A5.12



3 A5.12 1 BR KITCHEN TYPE D_ELEVATION 1
3/8" = 1'-0" REF. 1/A5.12



1 A5.12 1 BR CORNER KITCHEN - TYPE D
3/8" = 1'-0" REF. 1/A0.6

LEGEND

WHEELCHAIR CLR FLOOR SPACE

KEYNOTE LEGEND

TAG	DESCRIPTION
10 2810E	ADJUSTABLE SHOWER SPRAY HEAD WITH 60" LONG HOSE FOR USE IN FIXED OR HAND HELD POSITION IN ALL UNITS
10 2810H	GRAB BARS, SEE ACCESSIBILITY DETAILS FOR TYP. MOUNTING INFO
10 2810J	CONT. BLOCKING SHOWN DASHED, SEE DETAILS FOR PLACEMENT AT TOILETS & TUBS, & FOR MOUNTING INFORMATION
10 2810L	SURFACE MOUNTED MEDICINE CABINET WITH MIRRORED DOOR, MOUNTED @ 40" AFF TO B.O. REFLECTIVE SURFACE
10 2810N	SHOWER CURTAIN ROD, MOUNTED @ 6'-4" A.F.F.
22 4000B	FLOOR MOUNTED TOILET, FLUSH VALVE TO BE ON THE OPEN SIDE, SEAT @ 17" MIN.- 19" MAX., SEE DETAILS & SPD
22 4000C	INTEGRAL FIBER GLASS BATHTUB AND 3-SIDE SURROUND. PROVIDE INTEGRATED GRAB BARS PER MFR., SEE DETAILS & SPD
22 4000D	WALL MOUNTED SINK WITH DECK MOUNTED FAUCET AND SINGLE LEVER CONTROL, SEE DETAILS & SPD

GENERAL NOTES:

1. IN ALL UNIT KITCHENS PAINT ALL WALLS FULL HEIGHT BEFORE INSTALLATION OF CABINETS AND KITCHEN APPLIANCES. LAY FLOORING FINISH WALL TO WALL OF KITCHEN. SEE PLANS.
2. TOILET EXHAUST FANS ARE LOCATED IN FURRED CEILING. EXAUST FAN CONNECTS TO VERTICAL SHAFT.
3. IN ALL UNIT KITCHENS, EXTEND FINISH FLOORING UNDER REMOVABLE CABINETS AND EXTEND FINISHES AT CABINET SIDE, WHERE EXPOSED BASE CABINETS REMOVED
4. IN ALL UNIT BATHROOMS PROVIDE BLOCKING FOR GRAB BARS @ TOILETS . SEE PLANS/ELEVATIONS FOR LOCATIONS. SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
5. SEE SHEET A9.1 FOR TYPICAL ADA DETAILS, DIMENSIONS AND CLEARANCE REQUIREMENTS NOT NOTED.
6. ALL TUB SURROUND VOIDS WITHIN 6" OF THE REQUIRED ZONE FOR BLOCKING SHALL BE FILLED WITH ADDITIONAL SOLID BACKING AS NOTED.SOLID BACKING AT TUB SHALL EXTEND FROM 6" ABV. RIM TO 38" A.F.F.
7. PROVIDE GRAB BARS @ TUB IN ALL ADAPTABLE UNITS

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MICHAEL GRIFFITHS
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ENLARGED UNIT'S KITCHEN / BATHROOM PLANS AND ELEVATIONS

Scale: As indicated

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423 Tehama Street San Francisco, California 94103
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1 BASEMENT
A6.0 1/8" = 1'-0" REF. 2/A0.3B

RCP'S TYPICAL NOTES:

1. UNDERSIDE OF STAIR NOT SHOWN FOR DRAWING CLARITY
2. LIGHTING SHOWN IS FOR REFERENCE ONLY. SEE ELECTRICAL PLANS FOR FIXTURE TAGS AND SPECIFICATIONS FOR FIXTURE SCHEDULE AND TYPICAL MOUNTING HEIGHT
3. LOCATION OF MOTION SENSORS, PHOTO CELLS, FIRE ALARM DEVICES, ETC., TO BE COORDINATED W/ ARCHITECT.
4. AIR REGISTERS SHOWN FOR REFERENCE ONLY. SEE MECHANICAL DRAWINGS.
5. REFLECTED CEILING PLAN DIMENSIONS & ALIGNMENTS ARE TO FACE OF FINISH U.O.N.

FINISHES

- EXPOSED CONCRETE
- SKIM COAT OVER CONCRETE SLAB
- PTD. GYPSUM BOARD CEILING/SOFFIT
- ACOUSTIC CEILING TILE
- ACOUSTIC CEILING TILE, WASHABLE
- SPECIAL ACOUSTIC CEILING PANEL SYSTEM
- SUSPENDED WOOD SLAT CEILING
- EXTERIOR FIBER CEMENT SOFFIT

FIXTURES & EQUIPMENT

- RECESSED BOX LIGHT FIXTURE (SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- LINEAR LIGHT FIXTURE (RECESSED, SURFACE MOUNTED OR PENDANT, SEE FIXTURE TYPE FOR ADD'L INFORMATION)
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- EXIT SIGN
- LIGHT SWITCH
- CEILING ACCESS PANEL
- BATHROOM EXHAUST FAN/LIGHT COMBO
- AIR SUPPLY REGISTER
- AIR RETURN REGISTER
- LINEAR DIFFUSER

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

REFLECTED CEILING PLAN - BASEMENT

Scale:

1/8" = 1'-0"

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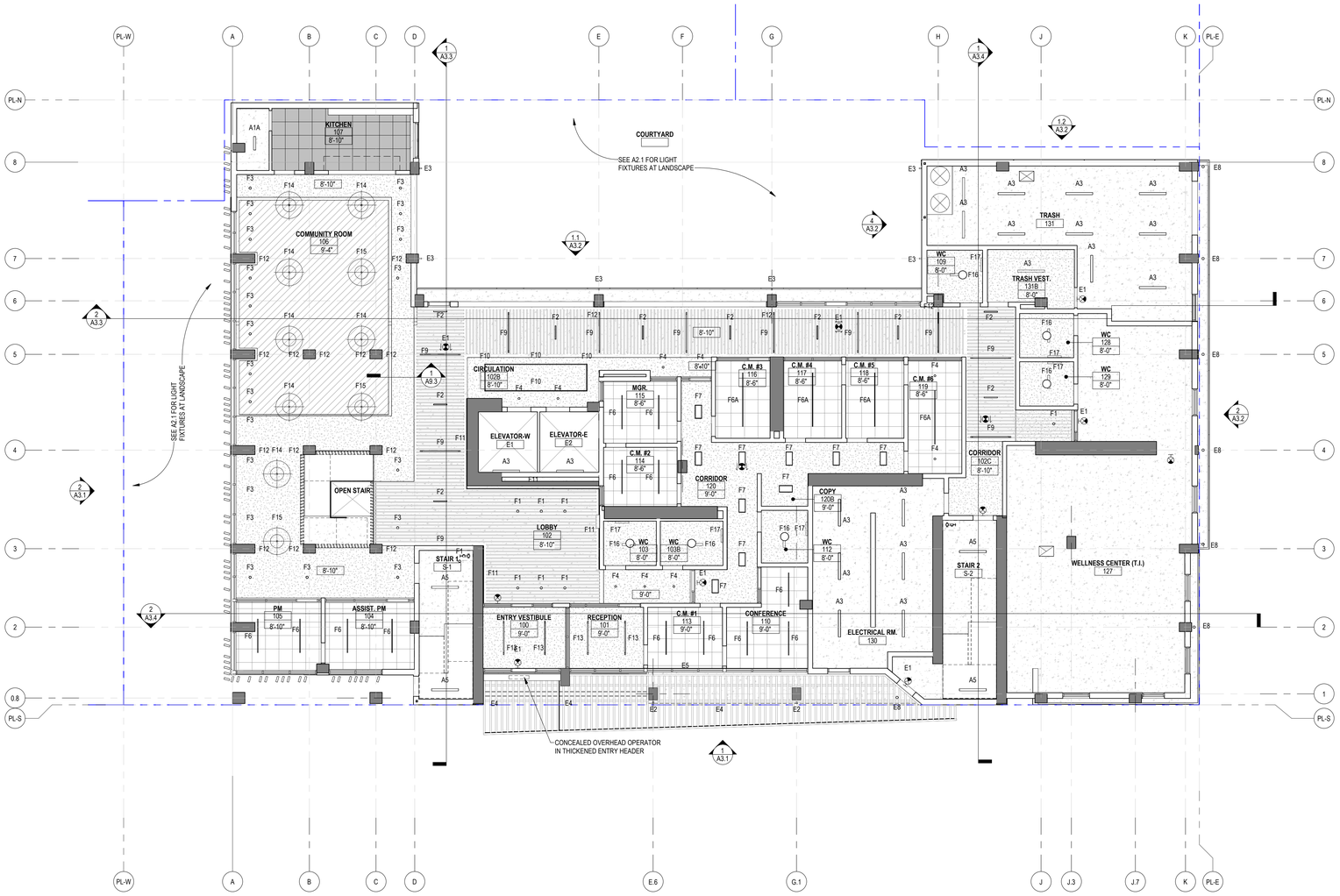

1 LEVEL 1 RCP
A6.1 1/8" = 1'-0" REF. 2/A0.3B

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FINISHES

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- ACOUSTIC CEILING TILE, WASHABLE
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- EXIT SIGN
- LIGHT SWITCH
- CEILING ACCESS PANEL
- BATHROOM EXHAUST FAN/LIGHT COMBO
- AIR SUPPLY REGISTER
- AIR RETURN REGISTER
- LINEAR DIFFUSER

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	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

REFLECTED CEILING PLAN - LEVEL 1

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

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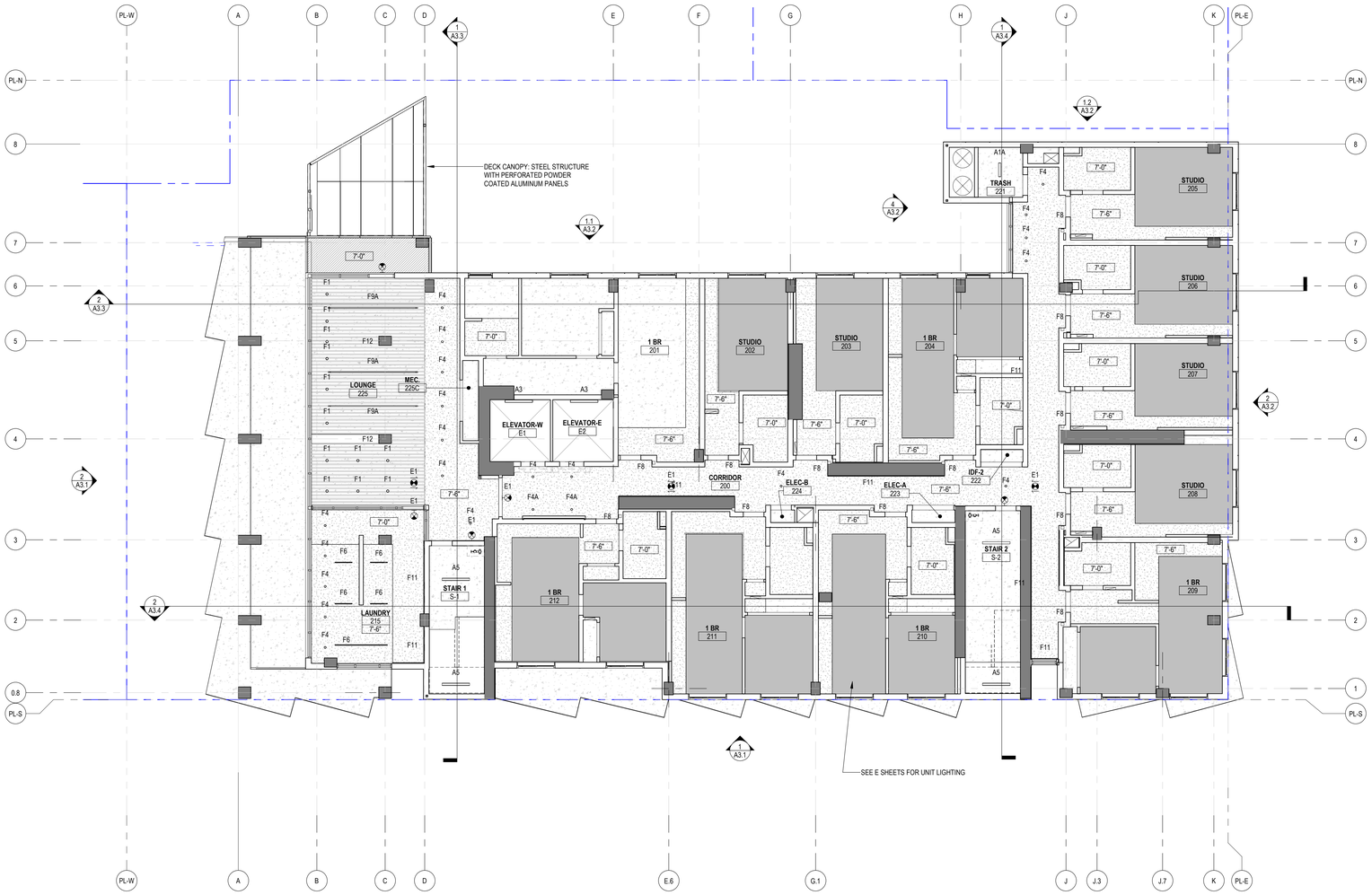

1 A6.2 LEVEL 2 RCP
1/8" = 1'-0" REF: 2/A0.3B

RCP'S TYPICAL NOTES:

1. UNDERSIDE OF STAIR NOT SHOWN FOR DRAWING CLARITY
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FINISHES

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- ACOUSTIC CEILING TILE
- ACOUSTIC CEILING TILE, WASHABLE
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FIXTURES & EQUIPMENT

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- LIGHT SWITCH
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- AIR RETURN REGISTER
- LINEAR DIFFUSER

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Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
REFLECTED CEILING PLAN - LEVEL 2

Scale: 1/8" = 1'-0"
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1 A6.3 LEVEL 3 RCP
1/8" = 1'-0" REF. 1/A0.6

RCP'S TYPICAL NOTES:

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FINISHES

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- ACOUSTIC CEILING TILE, WASHABLE
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2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

REFLECTED CEILING PLAN - LEVEL 3

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

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1 A6.4 LEVELS 4-9 RCP
1/8" = 1'-0" REF. 1/A0.6

RCP'S TYPICAL NOTES:

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- SPECIAL ACOUSTIC CEILING PANEL SYSTEM
- SUSPENDED WOOD SLAT CEILING
- EXTERIOR FIBER CEMENT SOFFIT

FIXTURES & EQUIPMENT

- RECESSED BOX LIGHT FIXTURE (SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- LINEAR LIGHT FIXTURE (RECESSED, SURFACE MOUNTED OR PENDANT, SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- WALL MOUNTED SCONCE (SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- DOWN LIGHT (RECESSED OR SURFACE MOUNTED, SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- PENDANT LIGHT (SEE FIXTURE TYPE FOR ADD'L INFORMATION)
- EXIT SIGN
- LIGHT SWITCH
- CEILING ACCESS PANEL
- BATHROOM EXHAUST FAN/LIGHT COMBO
- AIR SUPPLY REGISTER
- AIR RETURN REGISTER
- LINEAR DIFFUSER

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No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA
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NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
REFLECTED CEILING PLAN - LEVEL 4

Scale: 1/8" = 1'-0"
N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:04 AM
Sheet Number: A6.4

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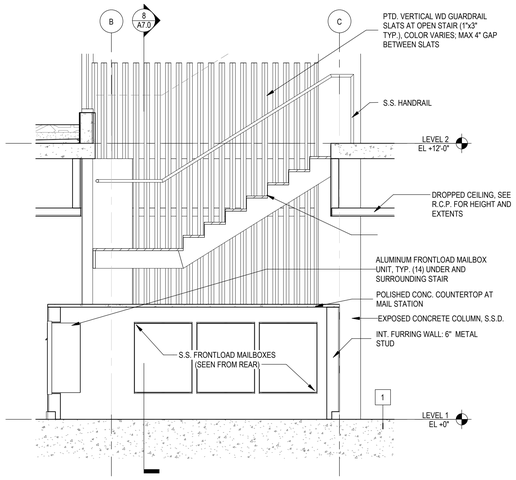
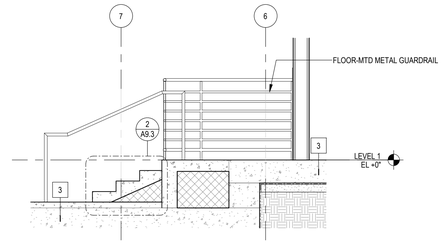


9 A7.0 OPEN STAIR SECTION 3
3/8" = 1'-0" REF. 5/A7.0



11 A7.0 TRASH STAIR SECTION
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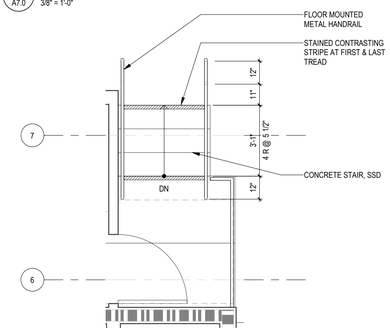
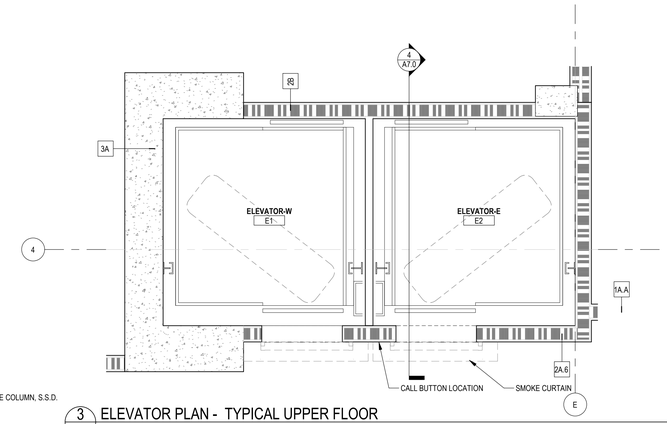


10 A7.0 STAIR AT TRASH 131
3/8" = 1'-0" REF. 1/A4.1B



3 A7.0 ELEVATOR PLAN - TYPICAL UPPER FLOOR
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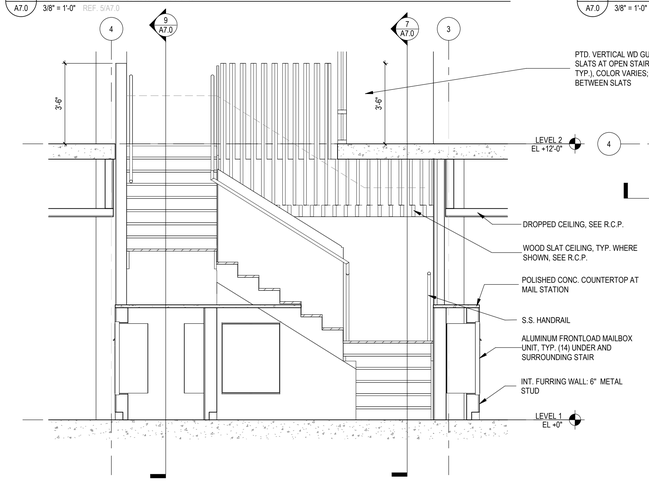

8 A7.0 OPEN STAIR SECTION 2
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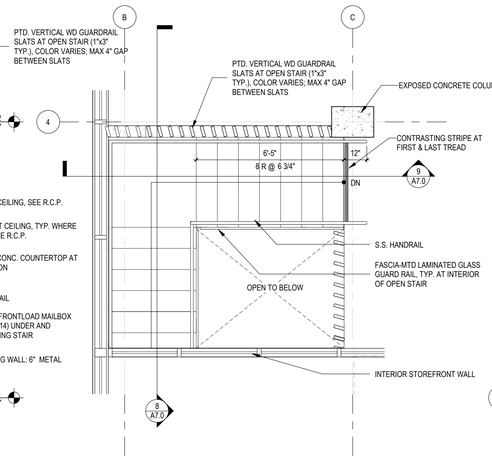
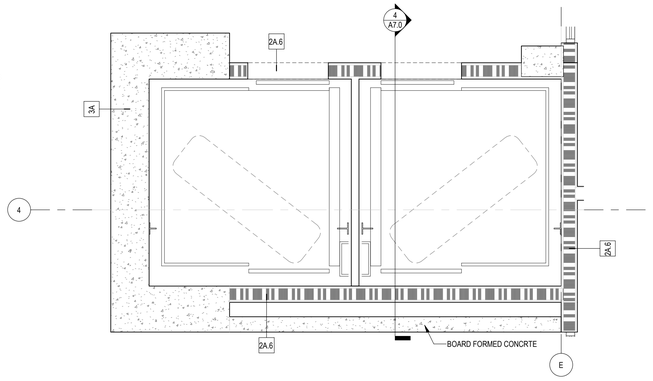


6 A7.0 OPEN STAIR - LEVEL 2
3/8" = 1'-0" REF. 1/A4.2A



2 A7.0 ELEVATOR PLAN - LEVEL 1
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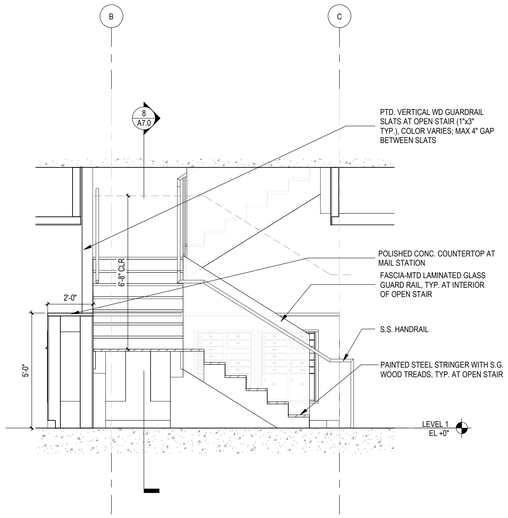

7 A7.0 OPEN STAIR SECTION
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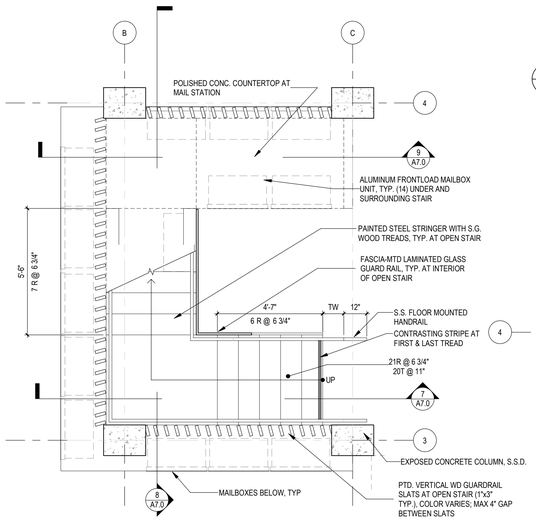
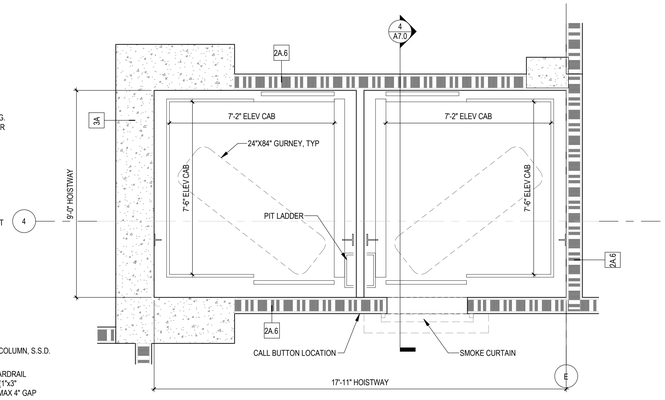


5 A7.0 OPEN STAIR - LEVEL 1
3/8" = 1'-0" REF. 1/A4.1A



1 A7.0 ELEVATOR PLAN - BASEMENT
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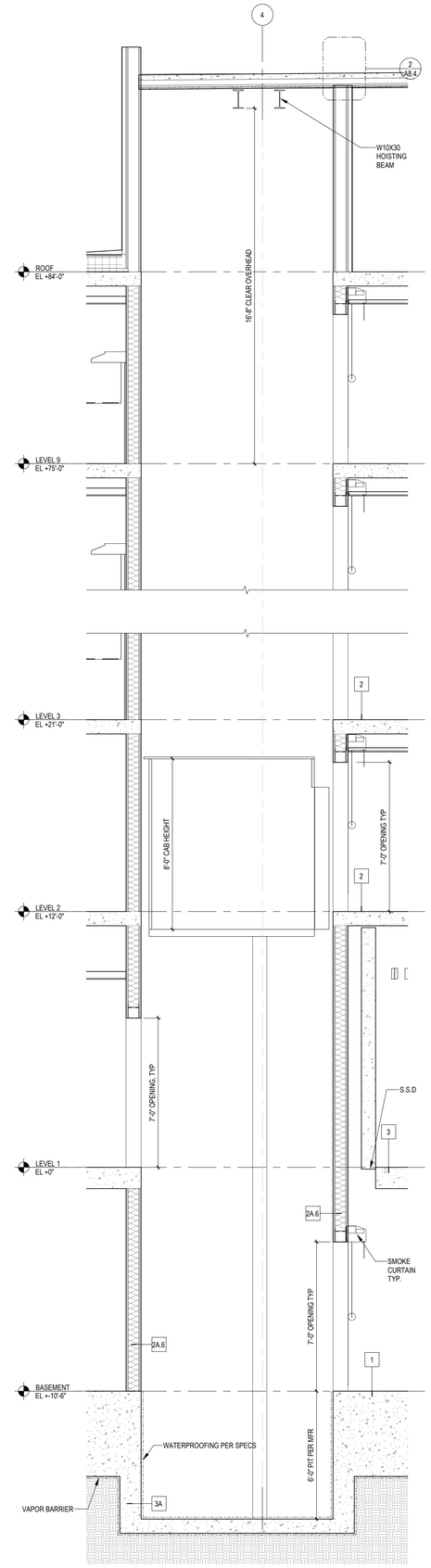

4 A7.0 ELEVATOR SECTION
3/8" = 1'-0" REF. 1/A7.0

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MICHAEL GRIFFITHS
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

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NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

ELEVATOR & OPEN STAIR - PLANS AND SECTIONS

Scale: 3/8" = 1'-0"

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

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Sheet Number: A7.0

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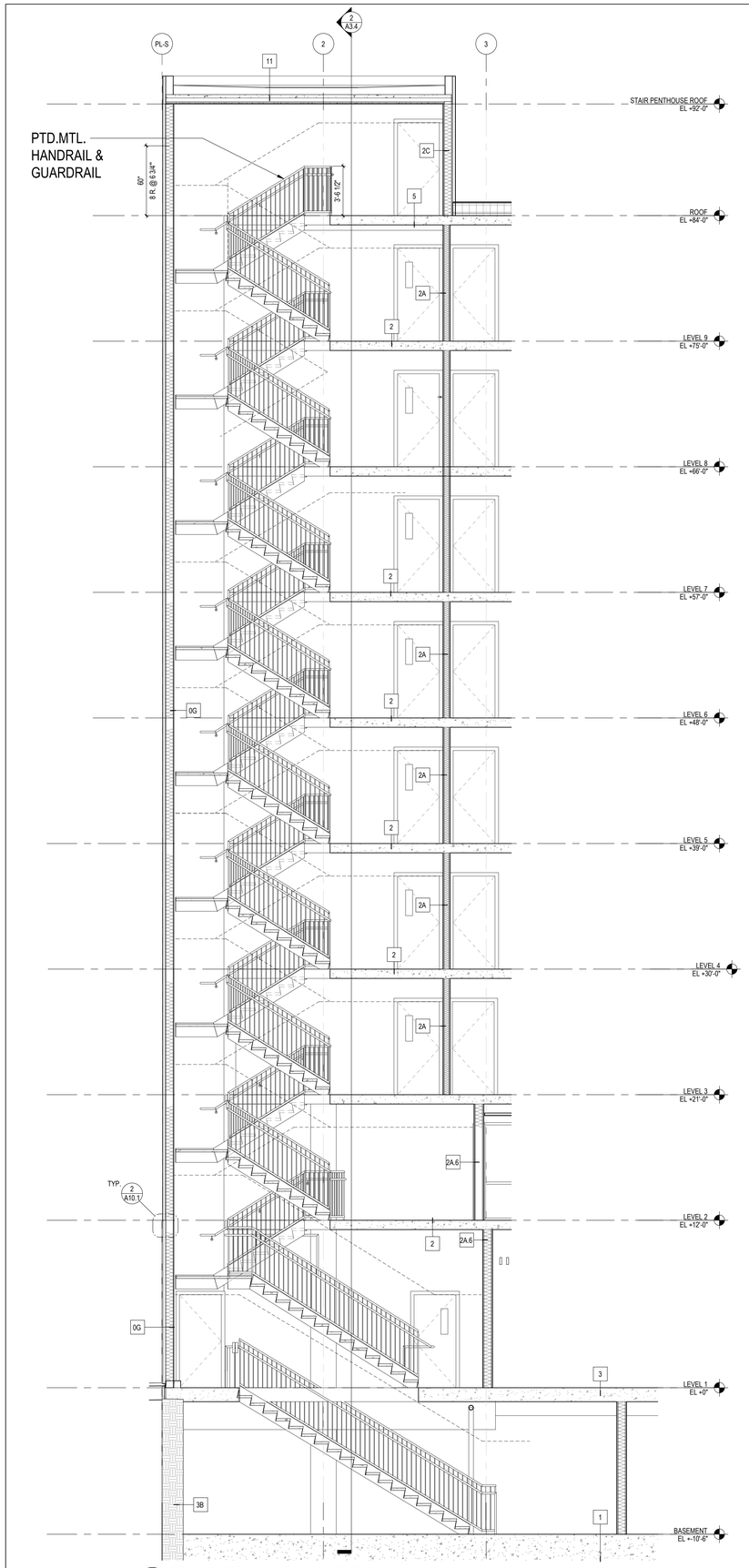
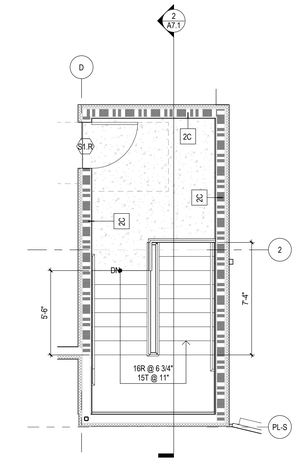


2 STAIR 1 SECTION LOOKING EAST
A7.1 1/4" = 1'-0" REF. 1/A7.1



6 STAIR 1 - ROOF
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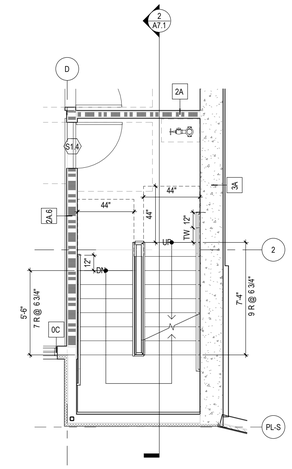

5 STAIR 1 - LEVEL 4-9
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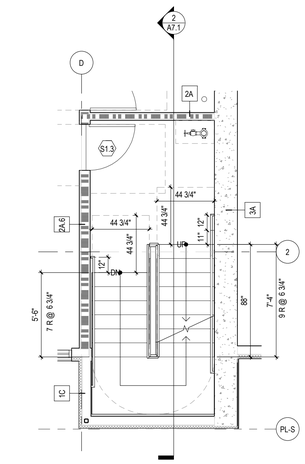
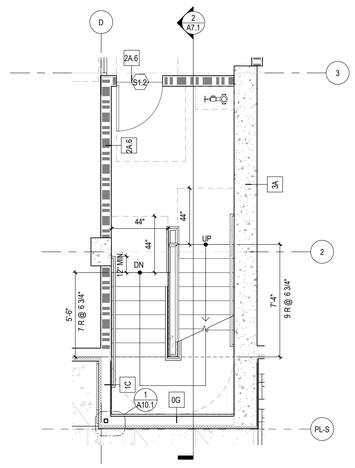


4 STAIR 1 - LEVEL 3
A7.1 1/4" = 1'-0" REF. 1/A4.3A



3 STAIR 1 - LEVEL 2
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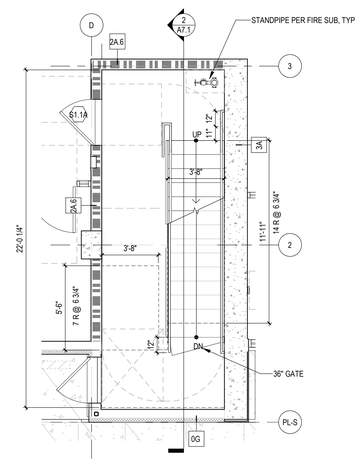
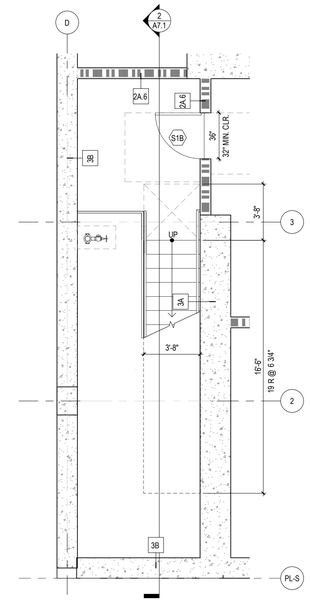


1 STAIR 1 - LEVEL 1
A7.1 1/4" = 1'-0" REF. 1/A4.1A



7 STAIR 1 - BASEMENT
A7.1 1/4" = 1'-0" REF. 1/A4.0A

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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

STAIR 1 - PLANS & SECTIONS

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

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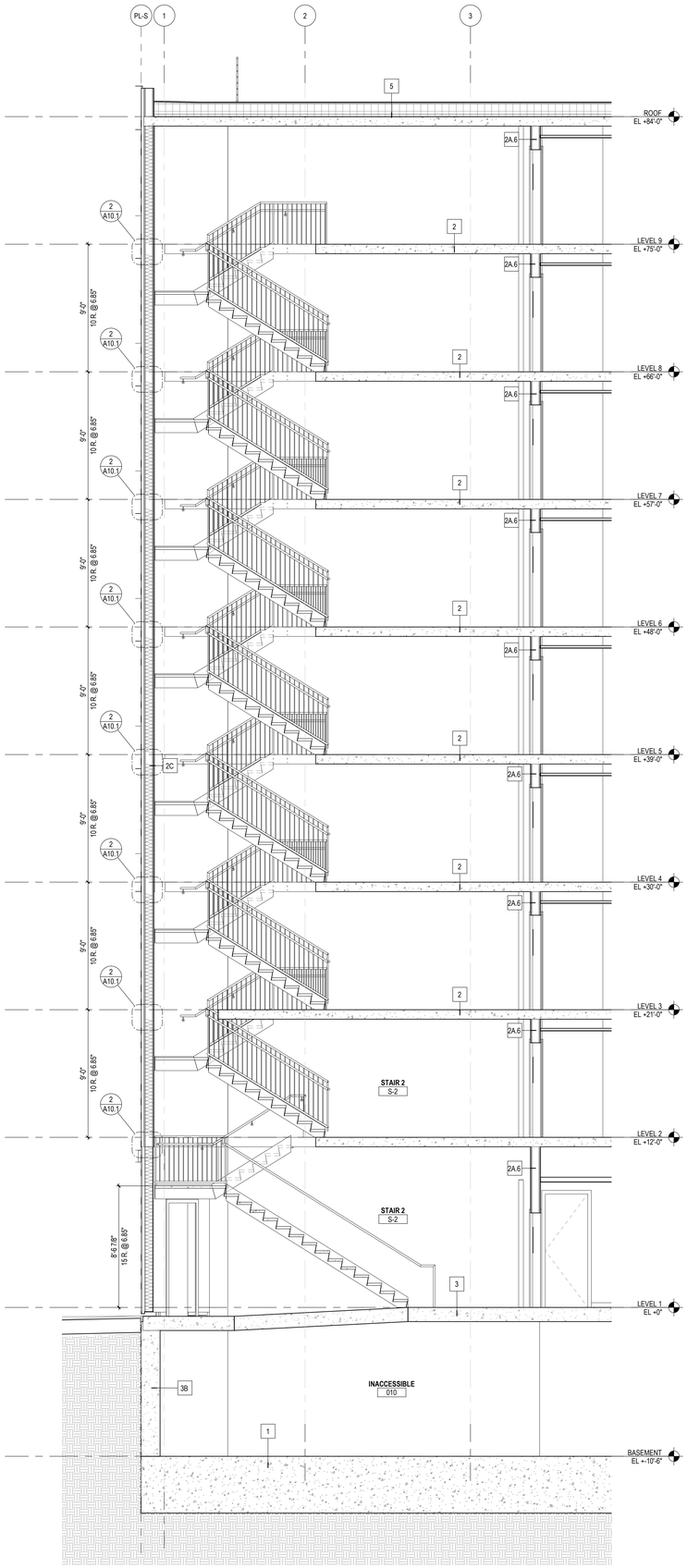
Sheet Number: A7.1



1 A7.2 SECTION STAIR 2
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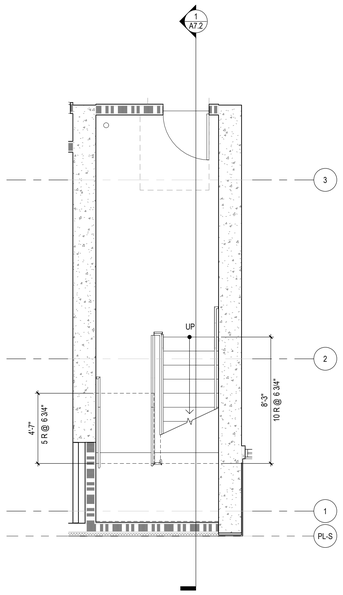
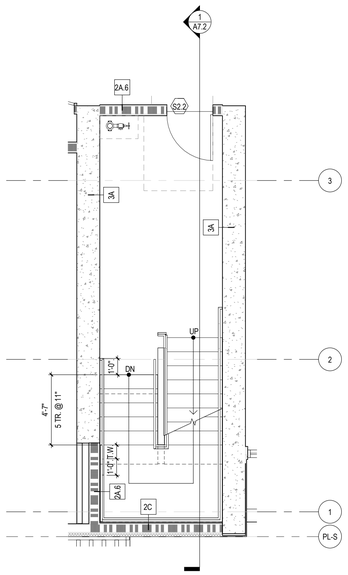


4 A7.2 STAIR 2 - LEVEL 3-9
1/4" = 1'-0" REF. 1/A4.3B



3 A7.2 STAIR 2 - LEVEL 2
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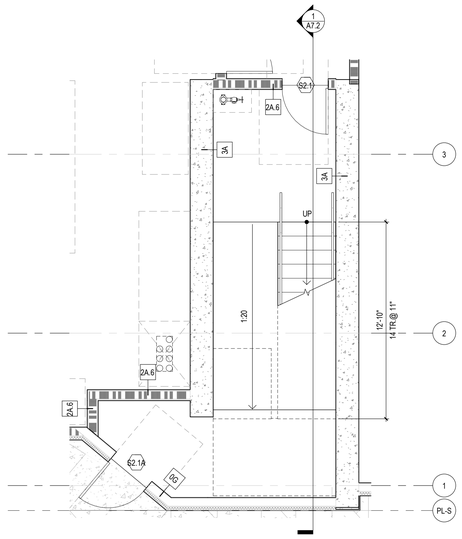

2 A7.2 STAIR 2 - LEVEL 1
1/4" = 1'-0" REF. 1/A4.1B

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Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

STAIR 2 - PLANS & SECTIONS

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

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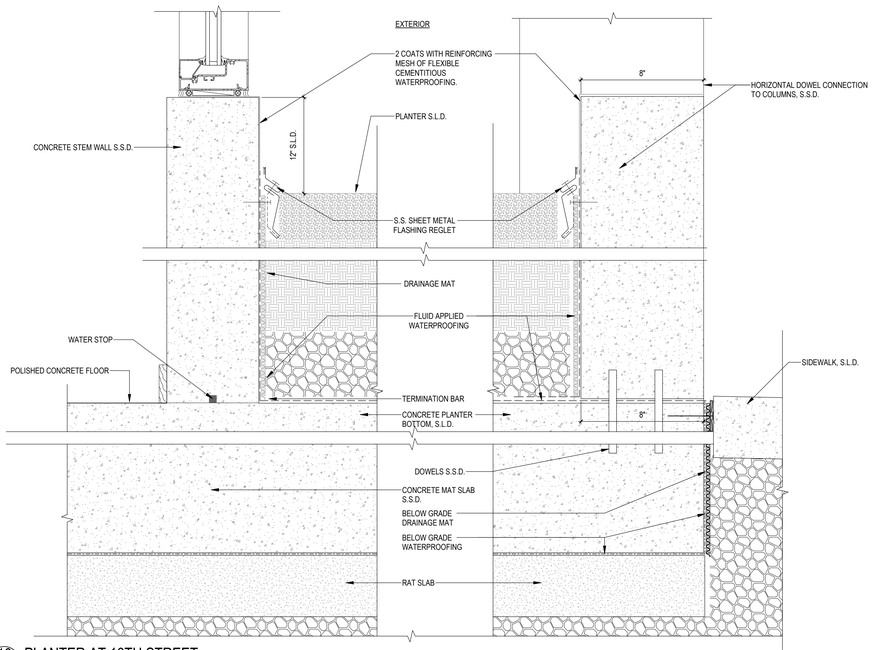
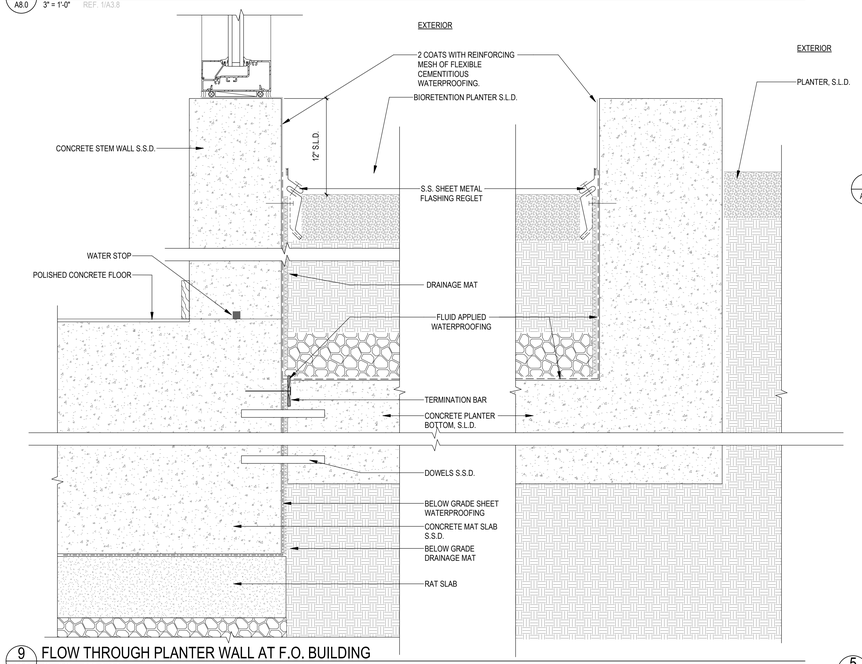


10 A8.0 PLANTER AT 16TH STREET
3" = 1'-0" REF. 1/A3.8



9 A8.0 FLOW THROUGH PLANTER WALL AT F.O. BUILDING
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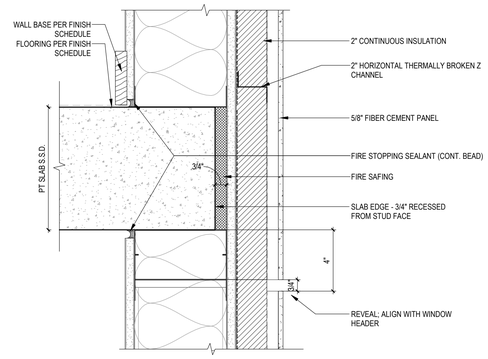

8 A8.0 FIBER CEMENT PANEL AT SLAB EDGE
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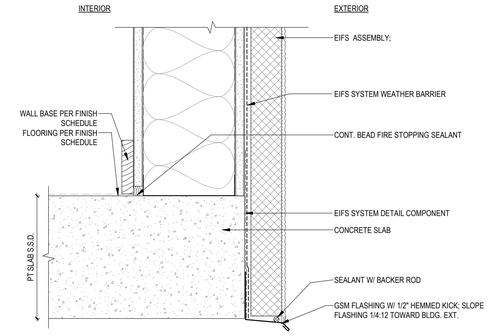
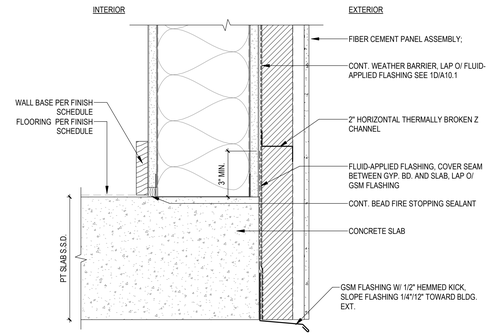


4 A8.0 EIFS WALL TERMINIATION AT SOFFIT
3" = 1'-0" REF. 1/A3.5



7 A8.0 FIBER CEMENT PANEL TERMINATION AT BAY
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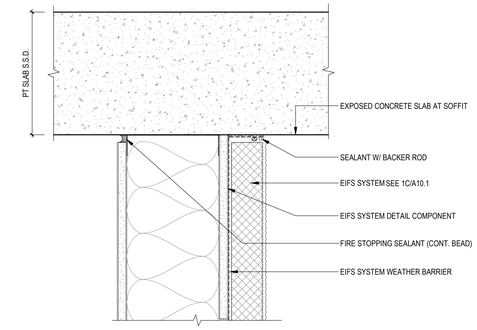
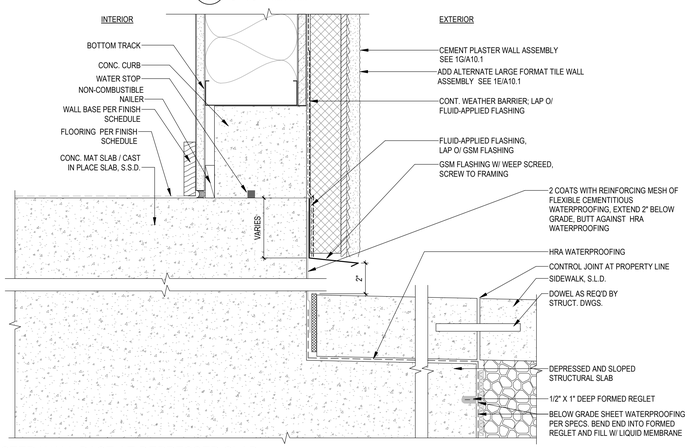
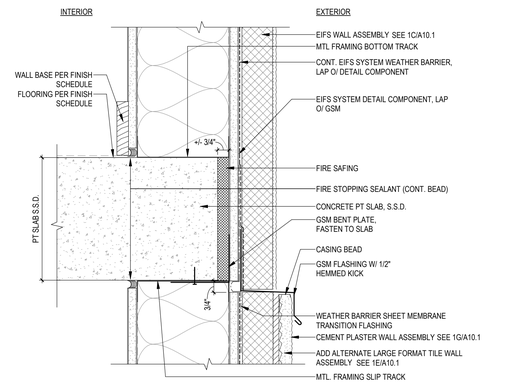


3 A8.0 EIFS - TOP OF WALL AT CONCRETE SOFFIT
3" = 1'-0" REF. 1/A3.5



6 A8.0 PLASTER WALL BASE AT DEPRESSED SLAB
3" = 1'-0" REF. 3/A3.5



2 A8.0 EIFS TO PLASTER WALL TRANSITION
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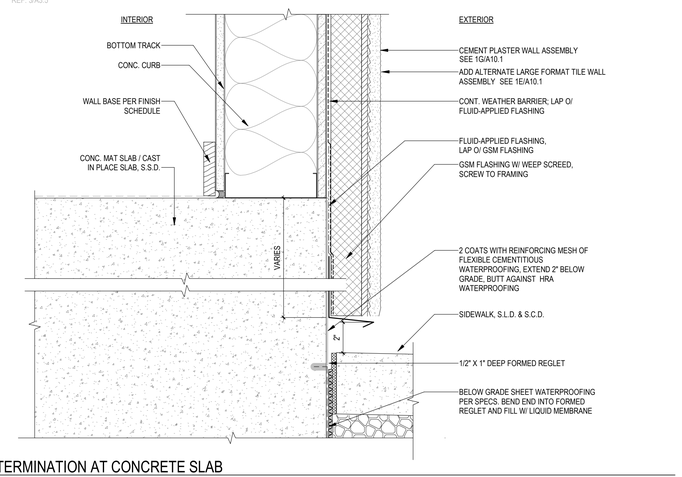
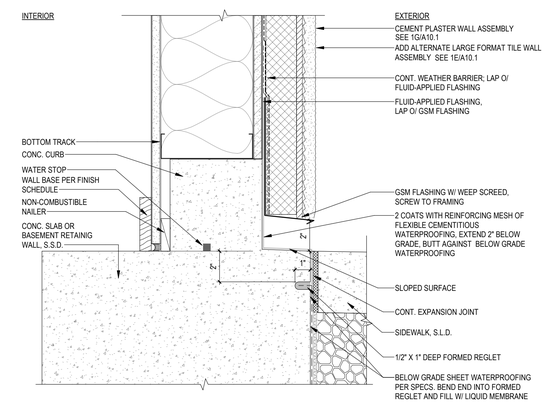


5 A8.0 WALL TERMINATION AT CONCRETE SLAB
3" = 1'-0" REF. 2/A3.8



1 A8.0 PLASTER WALL TERMINATION AT CONCRETE STEM WALL
3" = 1'-0" REF. 2/A3.5

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MICHAEL GUY GRIFFITHS
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

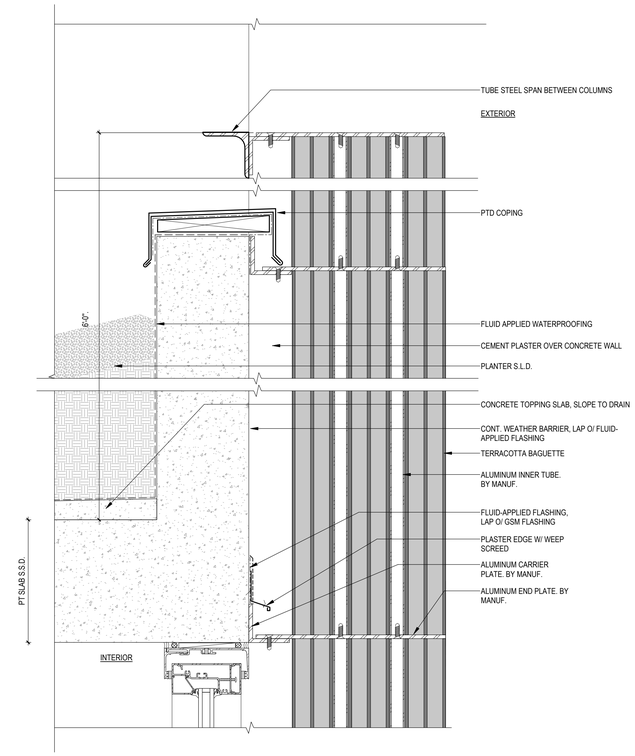
EXTERIOR DETAILS - WALLS

Scale: 3" = 1'-0"

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

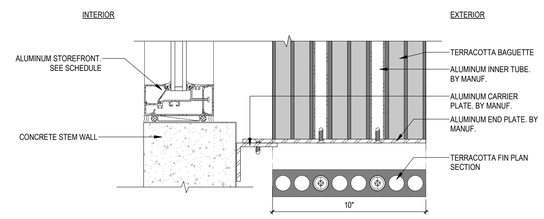
Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:12 AM

Sheet Number: A8.0



2 A8.1 TERRACOTTA BAGUETTE SLAB ATTACHMENT

3" = 1'-0" REF. 1/A3.7



1 A8.1 TERRACOTTA BAGUETTE BASE ATTACHMENT

3" = 1'-0" REF. 1/A3.7

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MICHAEL GREG LOCUS
No C-30639
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RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

EXTERIOR DETAILS - WALLS

Scale:

3" = 1'-0"

architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB
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Date: 6/14/2025 10:00:13 AM

Sheet Number: A8.1

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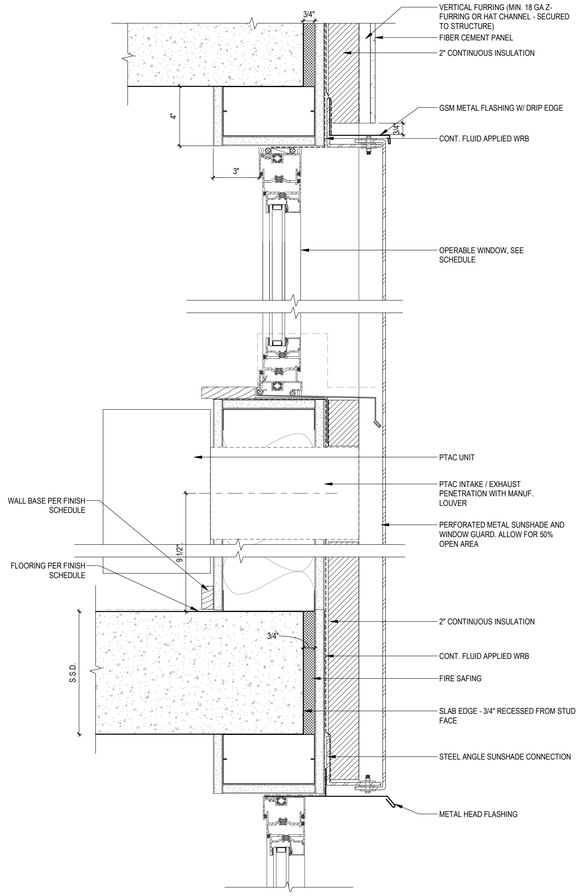

7 A8.2 TYP. METAL SUNSHADE DETAIL
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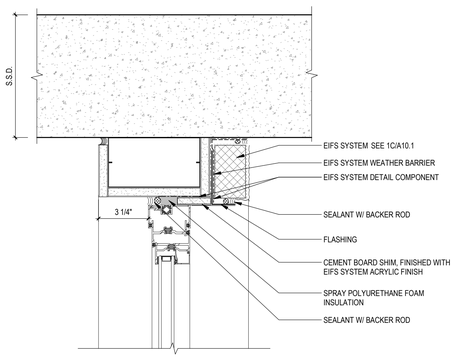

4 A8.2 WINDOW HEAD AT EIFS (SOFFIT CONDITION)
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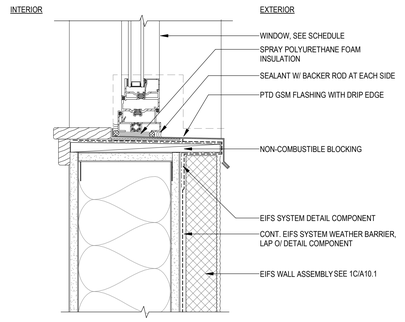

3 A8.2 WINDOW SILL AT EIFS SYSTEM
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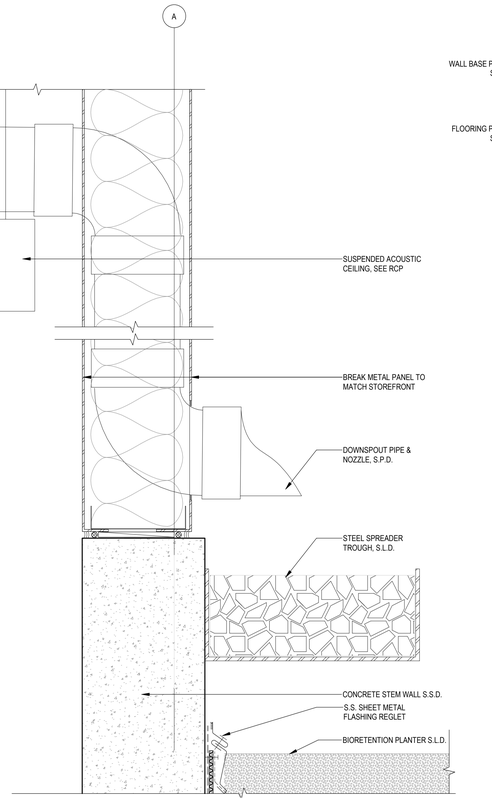

9 A8.2 CONCEALED VERTICAL PIPE - SECTION DETAIL
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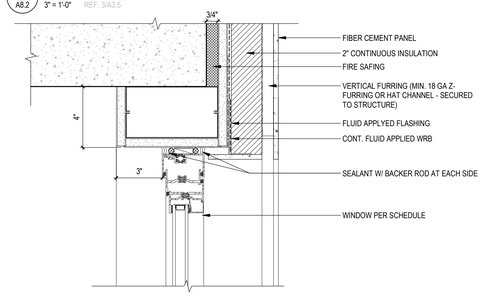
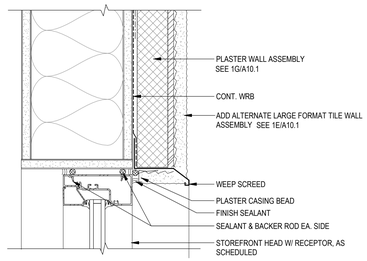
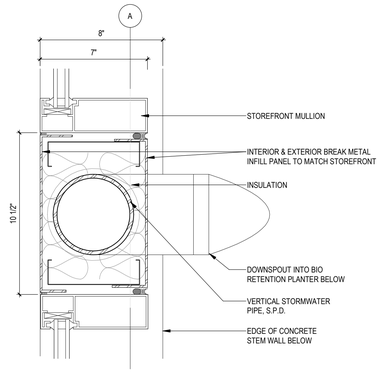


6 A8.2 WINDOW HEAD AT FIBER CEMENT PANEL (JAMB SIM.)
3" = 1'-0"



2 A8.2 STOREFRONT HEAD AT PLASTER WALL (JAMB SIM.)
3" = 1'-0" REF. 1/A3.5



8 A8.2 CONCEALED VERTICAL PIPE - PLAN DETAIL
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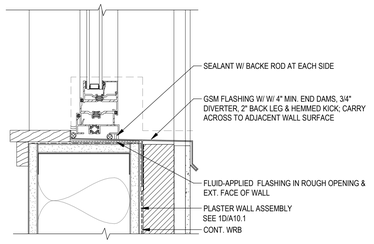

5 A8.2 WINDOW SILL AT FIBER CEMENT PANEL
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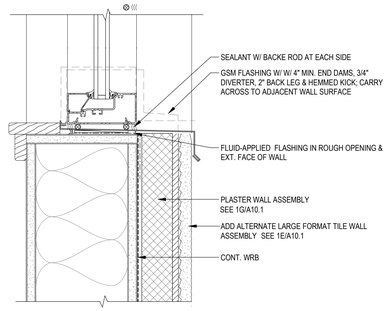

1 A8.2 STOREFRONT SILL AT PLASTER WALL
3" = 1'-0" REF. 1/A3.5

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LICENSED ARCHITECT
MICHAEL GREGG VILLALOBOS
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

EXTERIOR DETAILS - WINDOWS & STOREFRONTS

Scale: 3" = 1'-0"

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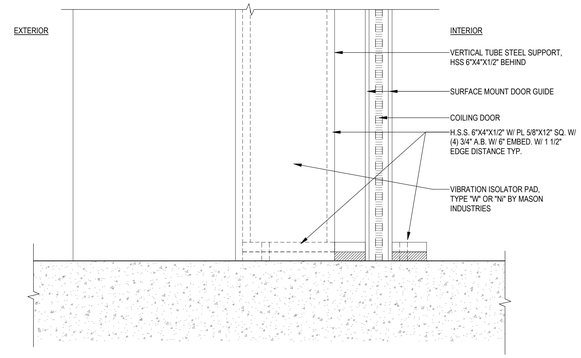
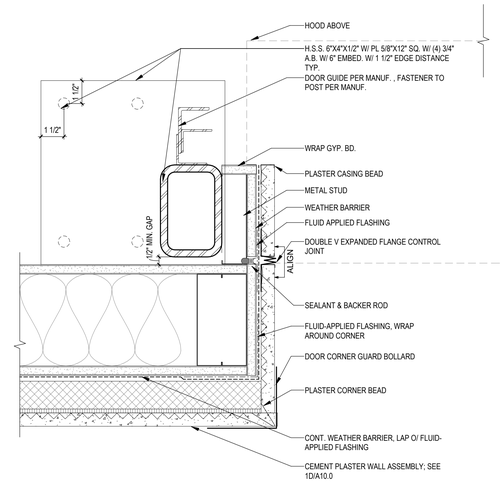
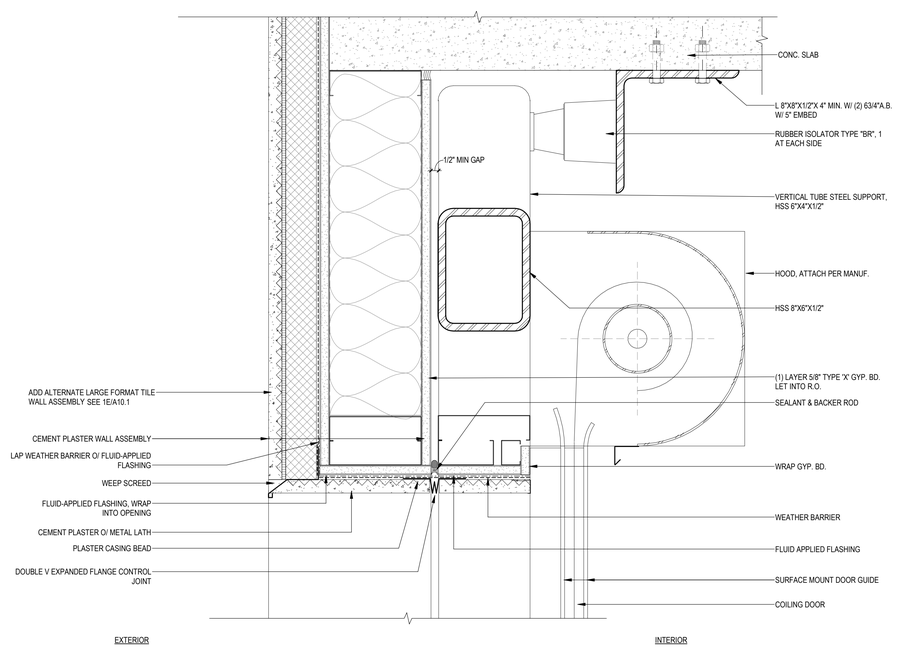


3 A8.3 COILING DOOR SILL - W.I.P.
3" = 1'-0"



2 A8.3 COILING DOOR JAMB @ FRAMED WALL - W.I.P.
3" = 1'-0"



1 A8.3 COILING DOOR HEAD - W.I.P.
3" = 1'-0" REF. 2/A3.0

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CYRUS A. JESS III
No C-30639
NOT FOR CONSTRUCTION
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NO.	REVISION	DATE
	100% DD	06.13.2025

Project Number 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

EXTERIOR DETAILS - DOORS

Scale:

3" = 1'-0"

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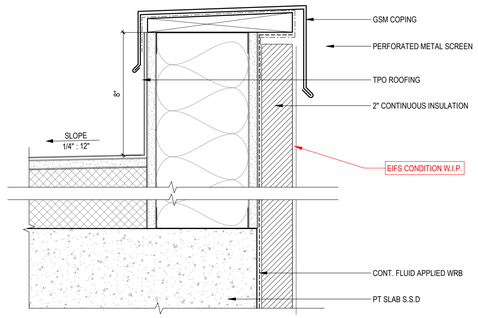
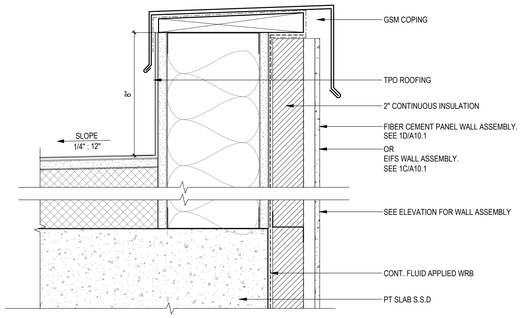


3 A8.4 DETAIL - ROOF COPING AT STAIR TOWER (EIFS)

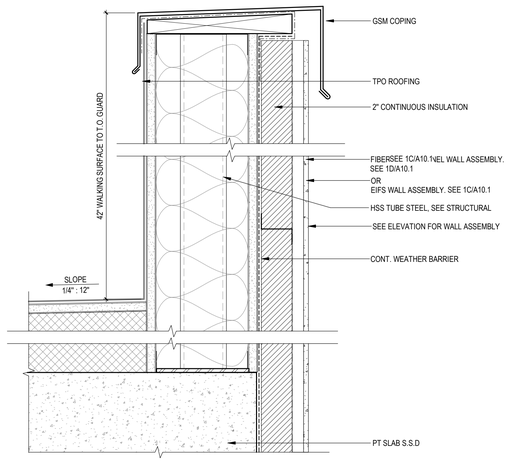
3" = 1'-0" REF. 2.A.1.1

SEE 1D/A10.1



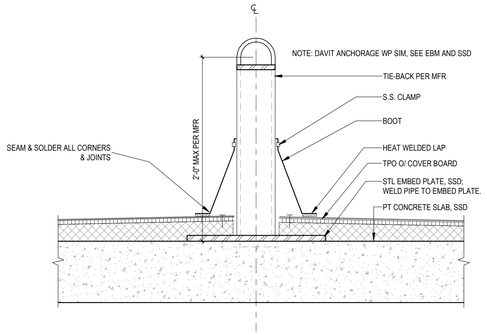
2 A8.4 DETAIL - ROOF COPING (LOW PARAPET)

3" = 1'-0" REF. 1/A3.5



1 A8.4 DETAIL - ROOF GUARDWALL (HIGH PARAPET)

3" = 1'-0" REF. 1/A3.7



4 A8.4 ROOF ANCHOR CONNECTION

1 1/2" = 1'-0"

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MICHAEL GUY GRIFFIN
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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

EXTERIOR DETAILS - ROOF

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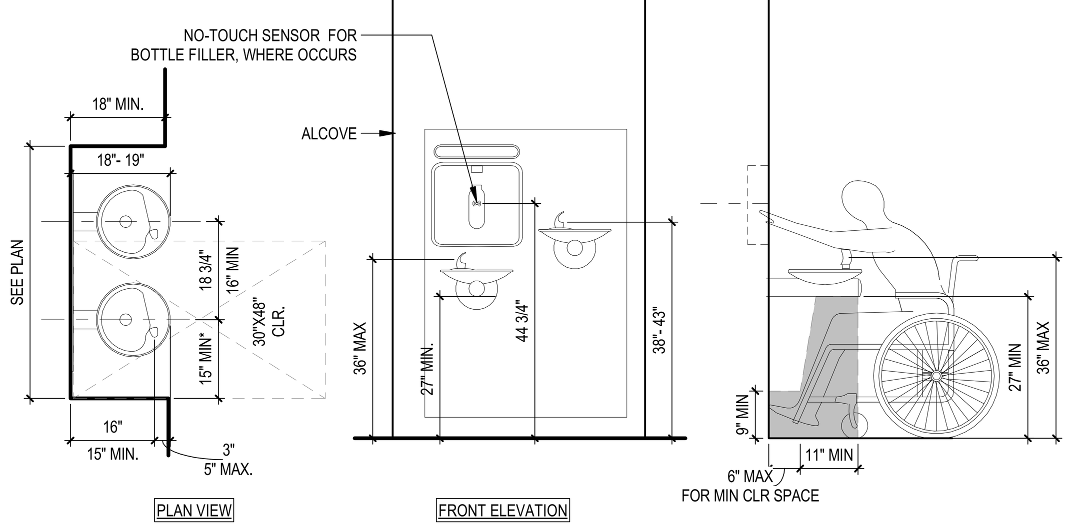
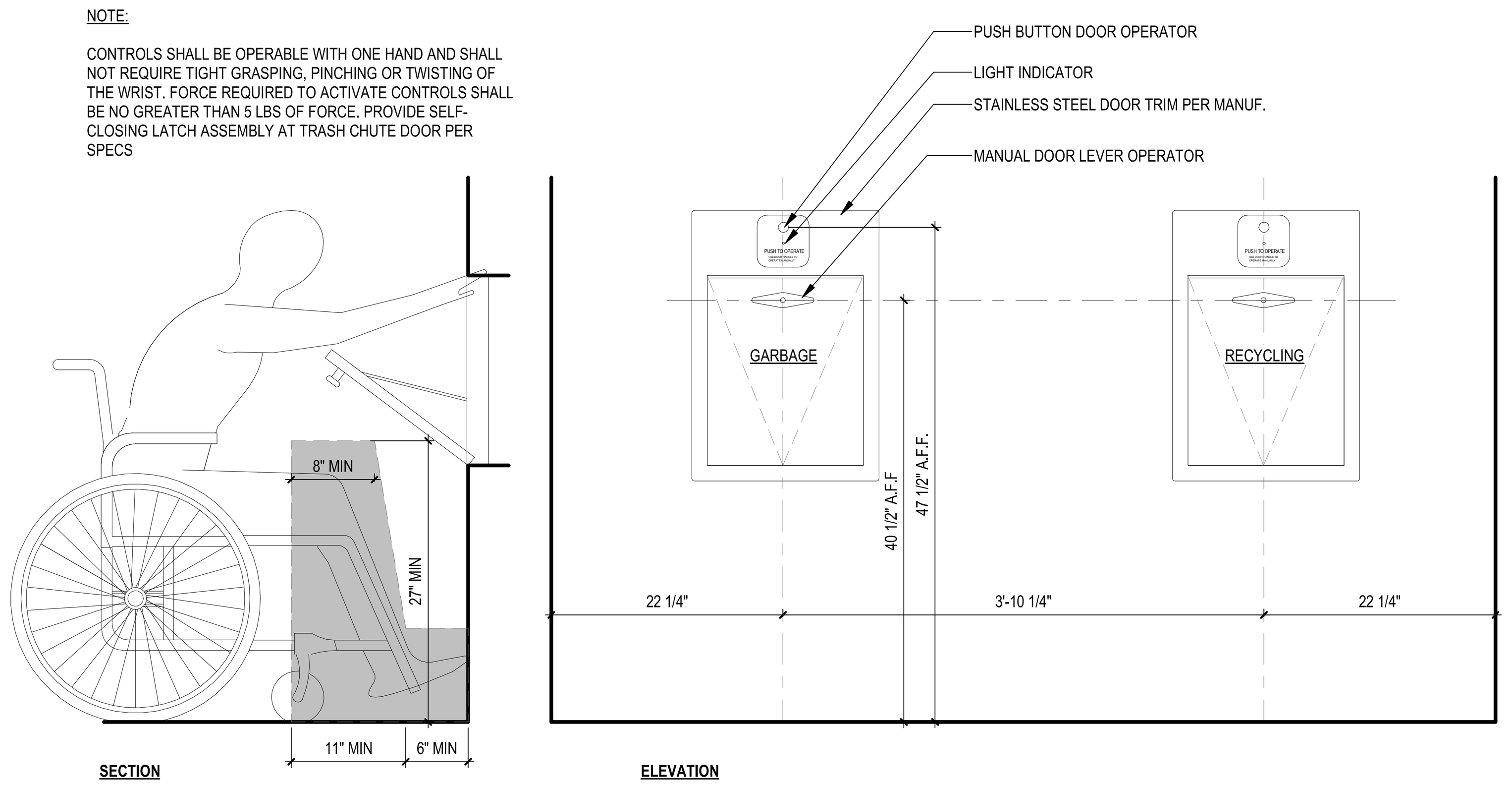
DETAIL NOTES:
1. DRINKING FOUNTAIN SHALL HAVE A CLEAR FLOOR SPACE OF 30"X48" POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING W/ SECTION 11B-306 SHAL BE PROVIDED.
2. THE SPOUT OPERATOR SHALL COMPLY WITH SECTION 11B-309 AND BE LOCATED WITHIN 6" OF THE FRONT EDGE OF THE FOUNTAIN.
3. WATER FLOW SHALL COMPLY W/ SECTION 11B-602.6
4. * 36"X48" CLEARANCE AT LOW DRINKING FOUNTAIN REQUIRED WHERE ALCOVE IS DEEPER THAN 24".



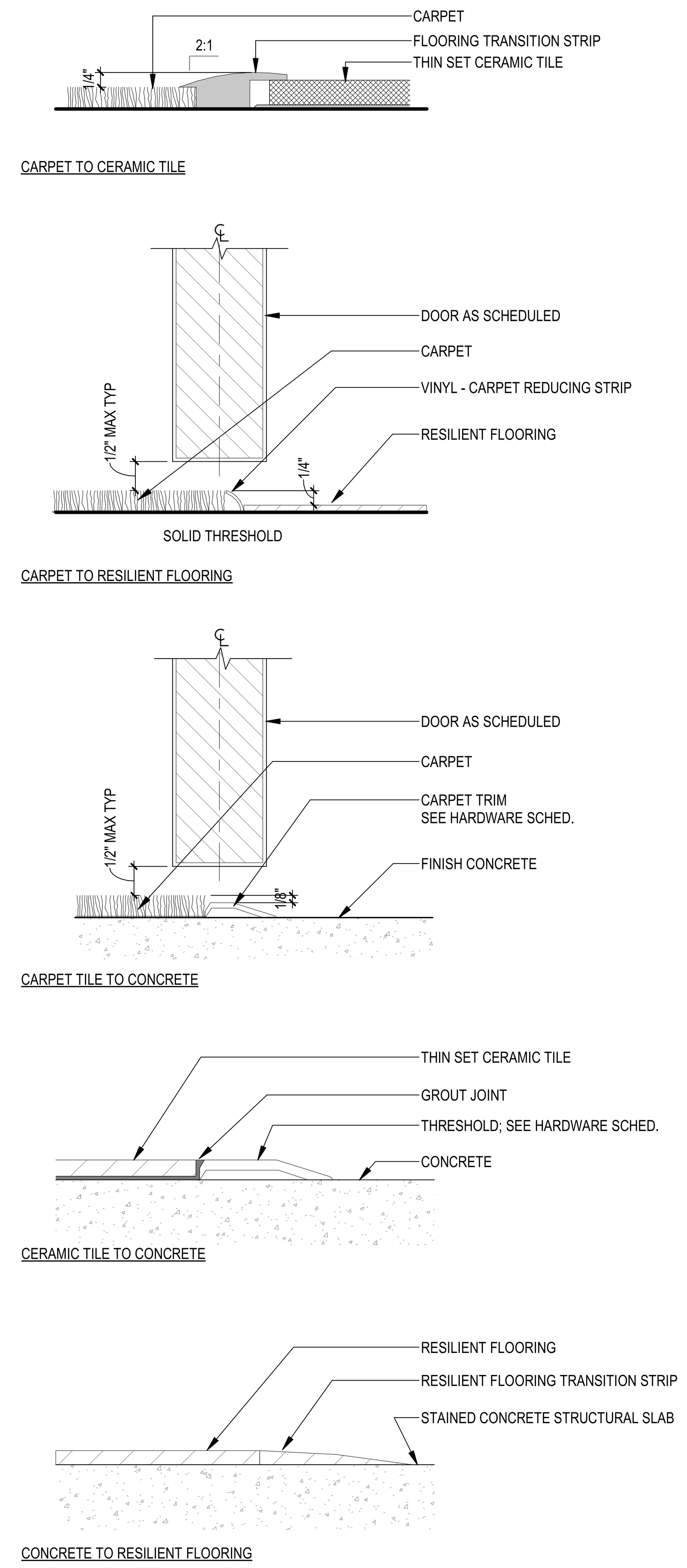
7 ADA-ACCESSIBLE DRINKING FOUNTAIN
A9.1 1/2" = 1'-0"

NOTE:

CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS OF FORCE. PROVIDE SELF-CLOSING LATCH ASSEMBLY AT TRASH CHUTE DOOR PER SPECS

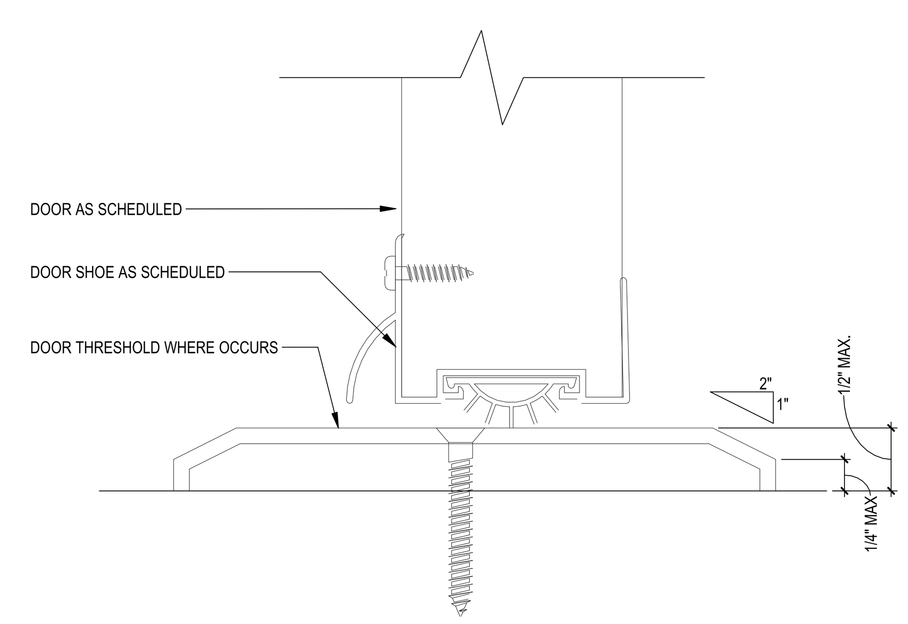


11 ACCESSIBLE GARBAGE CHUTE DOORS
A9.1 1" = 1'-0"

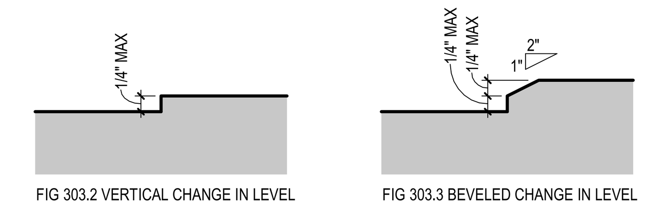


9 TYPICAL FLOOR FINISH TRANSITIONS
A9.1 6" = 1'-0"

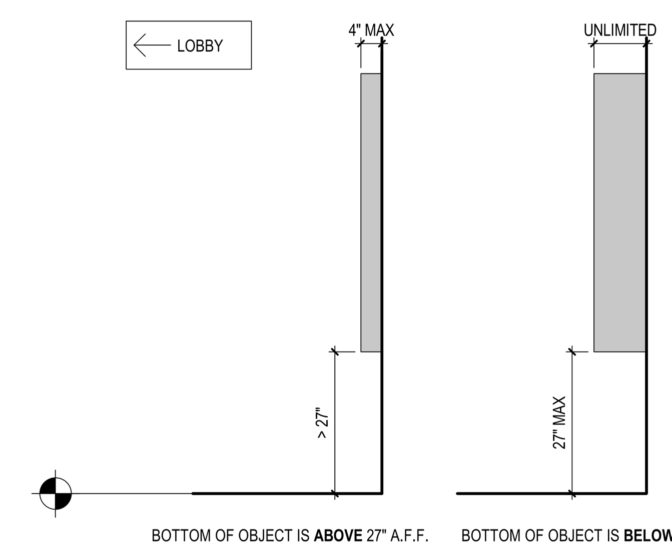
NOTES:
1. CHANGES IN LEVEL UP TO 1/4 INCH MAY BE VERTICAL AND WITHOUT EDGE.
2. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2.



6 ACCESSIBLE THRESHOLD (AT ALL EXTERIOR DOORS)
A9.1 12" = 1'-0"

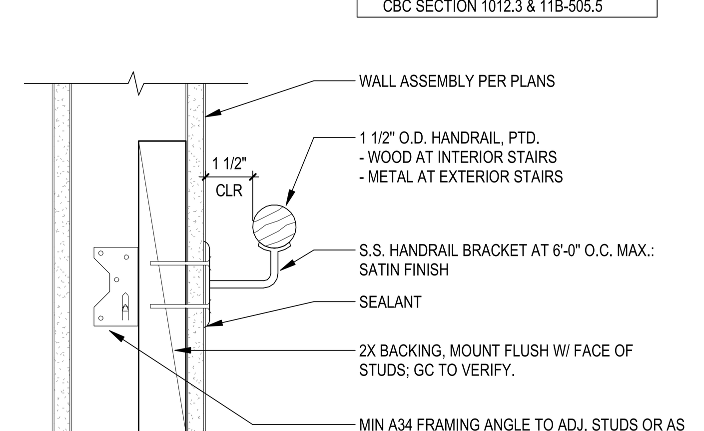


4 ACCESSIBLE CHANGES IN LEVEL PER 11B-303
A9.1 6" = 1'-0"



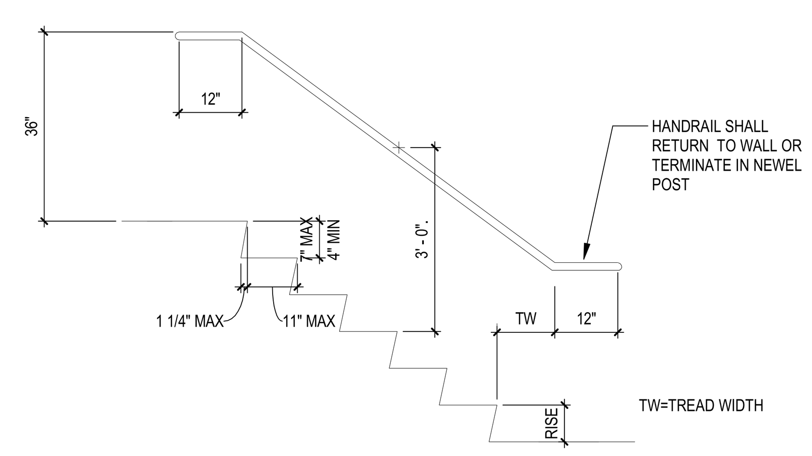
3 PROTRUDING OBJECT AT ACCESSIBLE ROUTES PER 11B-307
A9.1 1/2" = 1'-0"

NOTE:
1. ALL HANDRAILS TO CONFORM WITH 2022 CBC SECTION 1607.9.1.1
2. SSD FOR ENGINEERED DETAILS
3. ALL HANDRAIL TO CONFORM WITH 2022 CBC SECTION 1012.3 & 11B-505.5



10 TYPICAL HANDRAIL - WALL MOUNTED
A9.1 3" = 1'-0"

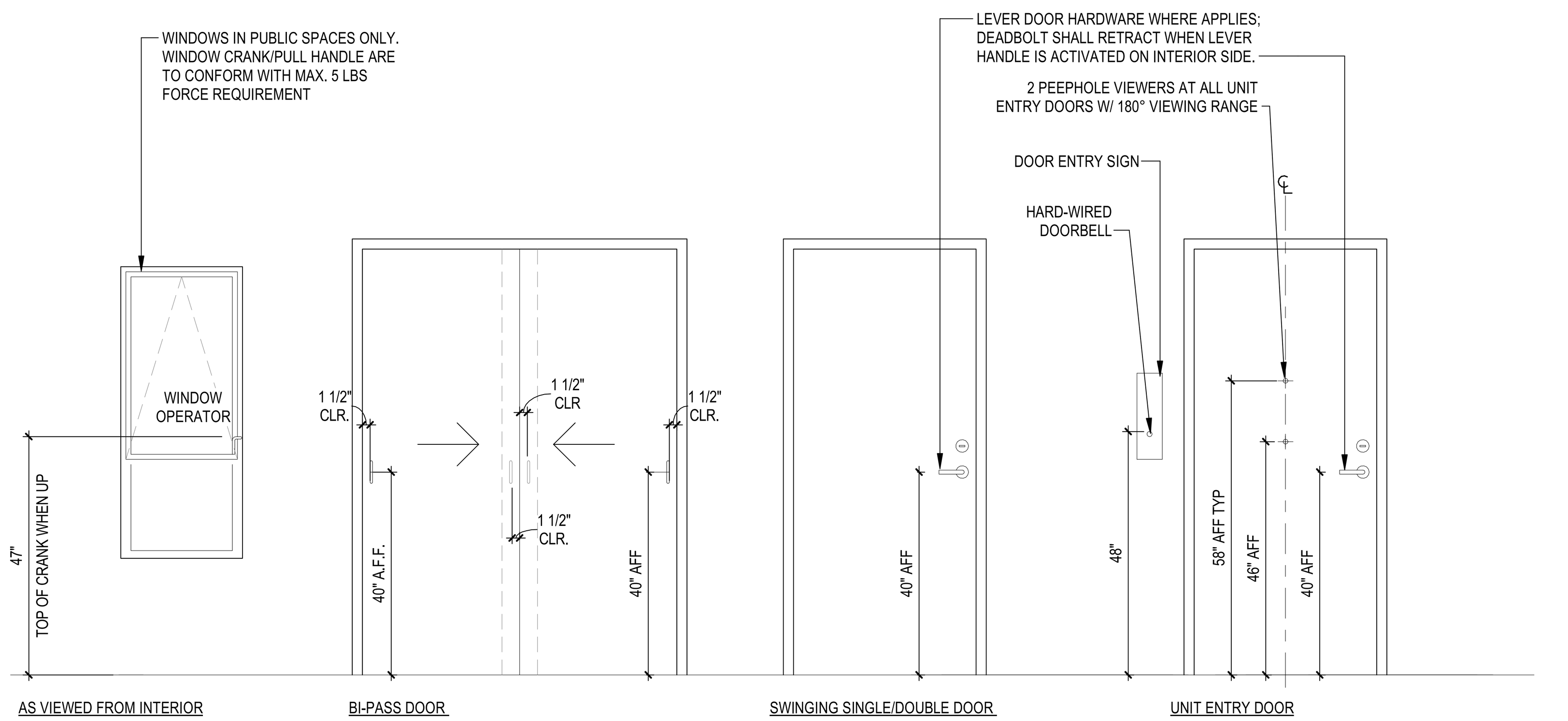
DETAIL NOTES:
1. THE UNDERSIDES OF NOSING SHALL NOT BE ABRUPT.
2. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 1/2".
3. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NO LESS THAN 60 DEGREES FROM HORIZONTAL.
4. NOSING SHALL PROJECT NO MORE THAN 1-1/4".
5. WATER SHALL NOT ACCUMULATE ON THE TREAD SURFACE, EXTERIOR TREAD SURFACES SHALL SLOPE DOWN AT 1/4" PER 1'-0".
6. TREAD SURFACE TO BE SLIP RESISTANT AT ALL STAIRS, MAX RISE =7", MIN. RUN (TW) = 11"
7. CLOSED RISERS ONLY
8. PROVIDE 2" WIDE SOLID CONTRAST STRIPING 1" MAX FROM EDGE OF TREAD PER THE FOLLOWING-
-TOP & BOT. TREAD ON INTERIOR STAIRS
-ALL TREADS ON EXTERIOR STAIRS
9. HANDRAIL NOTES & DIMENSIONS SHALL BE SIMILAR FOR RAMPS.



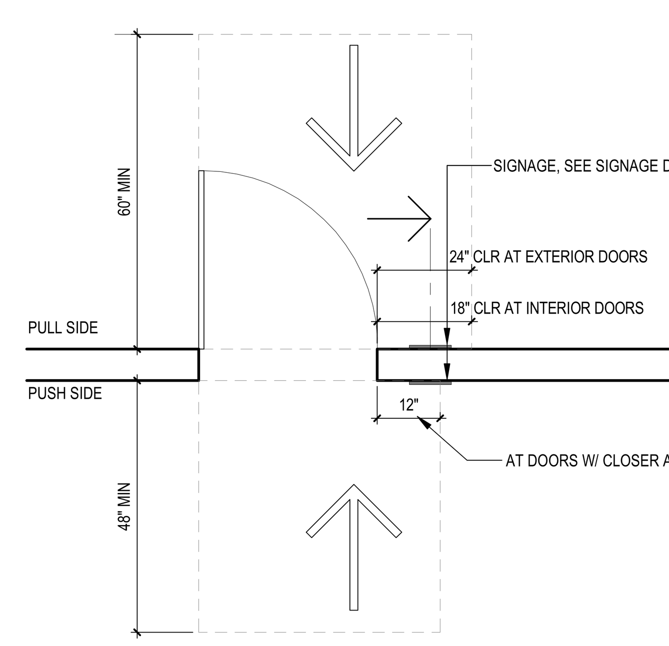
5 STAIR SECTION
A9.1 1/2" = 1'-0"

TYPICAL NOTES:

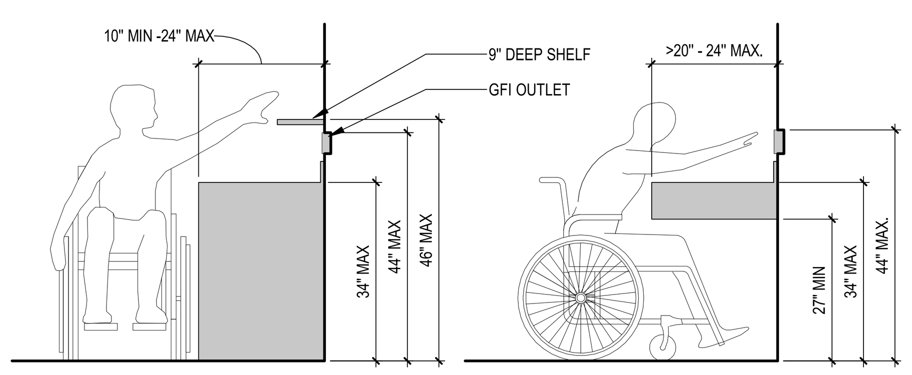
1. AT COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PREPARE WRITTEN SURVEY OF FORCES REQ'D TO OPEN DOOR/WINDOW. THEY SHALL FALL WITHIN REQUIREMENTS LISTED HERE:
   A. DOORS & GATES:
      a. INTERIOR NON FIRE-RATED: MAX. 5 LBS. FORCE
      b. INTERIOR FIRE RATED: MAX 15 LBS. FORCE
      c. EXTERIOR: MAX 5 LBS. FORCE
   B. ALL WINDOWS (EXCEPT IN DWELLING UNITS)
      1. MUST NOT REQUIRE GRASPING OR TWISTING TO OPERATE
      2. OPERABLE SASH MUST OPERATE WITH MAX 5 LBS OF EFFORT AND BE CRANK CONTROLLED
      3.
2. DOORS AND WINDOWS SHALL BE ADJUSTED SUCH THAT MINIMUM NECESSARY FORCES ARE REQUIRED FOR OPERATION.
3. ALL REQUIRED FIRE RATED DOORS SHALL BE ALLOWED TO INCREASE TO THE MINIMUM FORCE ALLOWED BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEEED 15 LBS.
4. ALL PASSAGE DOORS & GATES WITH CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
5. CRANKS AND WINDOW SASHES MAY NOT PROJECT INTO ACCESSIBLE SPACES, ROOMS, AREAS AND PATH MORE THAN 4". SEE SPECS.
6. FOR WINDOW COVERING INFORMATION SEE SPECS. COORD OPERATION AT VERTICAL BLINDS AND CHAIN FOR SHADES THAT ARE LOOPED IN ORDER TO NOT REQUIRE TIGHT PINCHING OR TWISTING AND NO MORE THAN 5 LBS PRESSURE TO OPERATE.



8 ADA - HARDWARE ACCESSIBILITY
A9.1 1/2" = 1'-0"



2 FRONT APPROACH SWINGING DOOR PER FIG 11B-404
A9.1 1/2" = 1'-0"



1 ACCESSIBLE OBSTRUCTED HIGH REACH
A9.1 1/2" = 1'-0"

NOTES_ACCESSIBILITY

1. ALL BUILDING ENTRIES SHALL BE ACCESSIBLE WITH RESPECT TO LEVEL LANDINGS, HARDWARE, GRADE CHANGES, ROUTE WIDTH AND REQUIRED CLEARANCES AND PULL FORCES
2. MAXIMUM CROSS SLOPE AT OUTDOOR AREAS TO BE 2%
3. ALL COMMON AREAS SHALL BE ACCESSIBLE. ALL PUBLIC COUNTERS SHALL BE AT A MAXIMUM 34" HEIGHT OF THE USE OF PERSONS IN WHEELCHAIRS.
4. ALL ACCESSIBLE/ADAPTABLE FEATURES OF THE HOUSING DEVELOPMENTS SHALL BE MADE KNOWN TO RESIDENTS. KEY BOWS SHALL BE PROVIDED UPON REQUEST. OUTREACH TO THE COMMUNITY SHALL BE PERFORMED TO MAKE THESE FEATURES KNOWN TO PROSPECTIVE RENTERS.
5. FIRE ALARM MANUAL PULL STATIONS SHALL BE ACCESSIBLE AND HAVE AND ADA COMPLIANT LEVER.
6. ALL WASHING MACHINES ARE PLANNED TO BE FRONT LOADING IN THE RESIDENT LAUNDRY ROOM. STACKING, FRONT-LOADING DRYERS SHALL BE PROVIDED TO MEET THE NEEDS OF THOSE WHO USE WHEELCHAIRS AS WELL AS THOSE WITH SPINAL INJURIES WHO CANNOT BEND OVER TO REACH LOWER DRYERS. ACCESSIBILITY OF COIN MECHANISMS SHALL BE VERIFIED BEFORE INSTALLATION OF THE EQUIPMENT. ALL CONTROLS TO COMPLY WITH ADA & T26. FOLDING TABLE TO BE ACCESSIBLE AT 34" A.F.F. MAX. HEIGHT. (NOTE THAT WASHERS, DRYERS, FOLDING TABLE ARE N.I.C.).
7. SLIP RESISTANCE OF ALL INTERIOR FLOORING SHALL BE AT LEAST 0.6 FOR HORIZONTAL SURFACES AND 0.8 FOR SLOPING SURFACES. EXTERIOR CONCRETE SURFACES SHALL BE PROVIDED WITH A LIGHT BROOM OR SIMILAR FINISH TO ACHIEVE SLIP RESISTANCE.
8. ALL CARPET SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 303 (I.E. CHANGES IN LEVEL OF 1/4" MAXIMUM SHALL BE PERMITTED TO BE VERTICAL. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2).
9. TRASH ROOM: TRASH AND RECYCLING CHUTE DOORS WITH PNEUMATIC PUSH-BUTTON WILL BE INSTALLED.
10. AN APPROVED INSTRUCTION MANUAL FOR THE ADAPTATION OF THE UNITS SHALL BE MADE AVAILABLE TO TENANTS. IN ADDITION, THE PARTIES WHO WILL BE RESPONSIBLE FOR MAKING ADAPTATION SHALL BE PROVIDED WITH INSTRUCTIONS FOR REMOVING KITCHEN CABINETS.
11. HVAC CONTROLS CANNOT REQUIRE TIGHT PINCHING, TWISTING OR GRASPING.
12. ALL CONTROLS IN ACCESSIBLE SPACES SHALL COMPLY WITH UFAS 4.27. THOSE PORTIONS OF HEATING, VENTILATION, AND AIR CONDITIONING EQUIPMENT REQUIRING REGULAR, PERIODIC MAINTENANCE AND ADJUSTMENT BY THE RESIDENT OF A DWELLING SHALL BE ACCESSIBLE TO PEOPLE IN WHEELCHAIRS. IF AIR DISTRIBUTION REGISTERS MUST BE PLACED IN OR CLOSE TO CEILINGS FOR PROPER AIR CIRCULATION, THIS SPECIFICATION SHALL NOT APPLY TO THE REGISTERS.
13. ALL OVERHANGING OBJECTS SUCH AS HVAC DUCTS AND EQUIPMENT RACKS WHICH OBSTRUCT THE REQUIRED 80" HEADROOM WILL BE CORDONED OFF WITH PERMANENT BARRIERS.
14. ALL MAIL BOXES TO BE INSTALLED WITHIN ACCESSIBLE REACH RANGE, BETWEEN 15" AND 48" A.F.F.

NOTES_SIGNAGE

1. INSTALL CALIFORNIA TOILET ROOM SIGNS ON DOORS CENTERED 60" A.F.F. SUCH SIGNAGE SHALL HAVE NO RAISED LETTERING, BRAILLE, OR RAISED PICTOGRAMS. THE SIGN ITSELF IS 1/4" THICK.

2. INSTALL ADAAG TOILET ROOM SIGNS ON WALLS ADJACENT TO DOORS, CENTERED 60" A.F.F. AND SO AS TO ALLOW A PERSON TO APPROACH WITHIN 3" OF THE SIGN WITHOUT BEING WITHIN A DOOR SWING.

3. INSTALL 2 SIGNS WITHIN STAIR ENCLOSURES.
- FIRST SIGN, TACTILE STAIR LEVEL ID SIGN TO BE INSTALLED NEXT TO DOOR JAMB WITH TACTILE ELEMENT CENTERED 60" A.F.F. & WITH CENTERLINE OF SIGN APPROXIMATELY 9" FROM DOOR JAMB. AT EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED FIVE POINTED STAR LOCATED TO THE LEFT OF THE IDENTIFYING FLOOR. THE OUTSIDE DIAMETER SHALL BE THE SAME HEIGHT AS THAT OF TACTILE CHARACTERS.
- SECOND SIGN, NON-TACTILE FIREFIGHTER STAIR ID SIGN, 12" HIGH. MUST BE INSTALLED CLEAR OF DOOR SWING.

4. INSTALL ROOM IDENTIFICATION SIGNS WITH 2" HIGH RAISED LETTERS AND BRAILLE. TACTILE ELEMENT CENTERED 60" A.F.F. ON WALL ADJACENT TO STRIKE SIDE OF DOOR, WITH CENTERLINE OF SIGN APPROXIMATELY 9" FROM DOOR JAMB SO AS TO ALLOW A PERSON TO APPROACH WITHIN 3" OF THE SIGN WITHOUT BEING WITHIN A DOOR SWING.

5. PROVIDE MINIMUM 6" SQUARE DECALS WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WHITE ON BLUE BACKGROUND WITH THE WHITE BORDER, APPLIED TO GLAZING OR WALL AT ACCESSIBLE BUILDING ENTRY DOORS AS WELL AS ACCESSIBLE RESTROOMS AND GARAGE ENTRY.

6. PROVIDE STAIRWAY AND FIRE EVACUATION SIGNS AS REQUIRED BY CALIFORNIA HEALTH AND SAFETY CODE SECTION 13220-TITLE 19, SECT. 3.09. PROVIDE TACTILE EVACUATION SIGNS OVER THE ELEVATOR BUTTONS IN EACH UPPER FLOOR ELEVATOR LOBBY. OTHER REQUIRED EVACUATION SIGNS ARE NON-TACTILE. INSTALL AS DIRECTED BY LOCAL FIRE INSPECTOR.

7. PERMANENT ROOM IDENTIFICATION SIGNS, EXIT SIGNS AND ELEVATOR LOBBY EVACUATION SIGNS HAVE TO INCLUDE TYPE 2 BRAILLE (PER CALIFORNIA TITLE 24). PROVIDE REFLECTORIZED ALUMINUM SIGNS WITH TEXT AND SYMBOLS MEETING REQUIREMENTS OF CALIFORNIA BUILDING CODE AND ADAAG AT PARKING AREA.

8. AT ENTRY AND EXIT TO PARKING PROVIDE 18"X24" SIGNS INDICATING UNAUTHORIZED VEHICLES PARKING IN ACCESSIBLE PARKING SPACES MAY BE TOWED AT OWNERS EXPENSE. REQUIRED TOW AWAY INFO TO BE FILLED IN ON SIGN.

9. AT THE DESIGNATED PARKING SPACE PROVIDE STATE REQUIRED SIGN, MINIMUM 70 SQUARE INCHES, DISPLAYING THE SYMBOL OF ACCESSIBILITY. IN THIS PROJECT, THE DESIGNATED PARKING SPACE IS VAN ACCESSIBLE AND WILL INCLUDE FEDERALLY REQUIRED "VAN PARKING" SIGN.

10. PROVIDE STATE REQUIRED PAVEMENT MARKING AT THE VAN ACCESSIBLE PARKING SPACE. SIGN SHALL BE PAINTED AT OUTERMOST EDGE OF PARKING SPACE SO AS NOT TO BE OBSCURED BY PARKED VEHICLE.

11. PROVIDE MAXIMUM OCCUPANT LOAD SIGNAGE.

12. PROVIDE A DIRECTORY AT MAIN LOBBY INDICATING LOCATIONS OF COMMUNITY ROOM, RESTROOMS, LAUNDRY ROOM, AND OFFICES. AT THE ELEVATOR IN THIS LOCATION PROVIDE INFORMATION ON THE LOCATIONS OF THE HOUSING OFFICE AND COMMUNITY ROOM.

13. PROOFS OF THE TACTILE EVACUATION SIGN MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO MANUFACTURE.

14. SIGNS WITH VISUAL CHARACTERS, RAISED CHARACTERS, PICTORAL SYMBOLS, BRAILLE, OR SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH CBC 1143A.5 - 1143A.8.

NOTES_DOORS AN OTHER ACCESSIBILITY NOTES

1. ALL INTERIOR DOORS SHALL HAVE AN 18" CLEAR SPACE ON THE STRIKE SIDE OF THE DOOR. AT EXTERIOR DOORS THIS CLEAR SPACE MUST BE 24". THERE SHALL BE A 12" CLEAR SPACE AT THE PUSH SIDE OF DOORS THAT HAVE BOTH A CLOSER AND A LATCH. _________
2. ALL DOORS SHALL BE PROVIDED WITH EITHER LEVER OR PANIC HARDWARE. THE MAXIMUM FORCE REQUIRED TO OPEN INTERIOR, EXTERIOR AND SLIDING DOORS SHALL NOT EXCEED 5 LB. IN SOME CASES AUTOMATIC DOOR OPENERS ARE PROVIDED TO MEET THIS REQUIREMENT.
3. ACCESSIBLE DOOR HARDWARE SHALL BE DEFINED AS HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICE WITH A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPEN OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
4. DOUBLE DOOR CONDITIONS WHICH LEAD TO ACCUPIABLE SPACE, WHERE OCCUR, MAY NOT UTILIZE MANUAL EDGE LATCHING BOLTS. IF LATCHING BOLTS ARE TO BE USED THEY MUST BE THE AUTOMATIC TYPE.
5. BUILDING MANAGEMENT SHALL PROVIDE APPROPRIATE INFORMATION TO VISION-IMPARED RESIDENTS AND VISITORS FOR EMERGENCY BUILDING EVACUATION, INCLUDING PREPARED HANDOUTS, IN BRAILLE AS REQUIRED, AUDIO RECORDERED ANNOUNCEMENTS AND INDIVIDUAL INSTRUCTION. THIS IS NOT A SUBSTITUTION FOR SIGNS REQUIRED THROUGHOUT THE BUILDING AS SPECIFIED BY CALIFORNIA HEATH AND SAFETY CODE PER SIGNAGE NOTE #6.
6. LOCKING AND LATCHING HARDWARE AT ALL DOORS WILL BE LOCATED BETWEEN 30" AND 44", 40" TYP. A.F.F. SEE 9/A9.1.
7. UNIT ENTRY DOORS: PROVIDE HARD-WIRED DOOR BELLS MOUNTED @ 48 A.F.F. O.C. TYP. TWO PEEPHOLE VIEWERS TO BE MOUNTED @46" O.C. A.F.F. AND 58" A.F.F. CENTERED ON DOOR LEAF. ALL VIEWERS MUST PROVIDE 135 DEGREE VIEWING ANGLE. _________
8. ALL LEVER HARDWARE IS DESIGNED SUCH THAT THE LEVER WILL RETURN TO WITHIN 1/2" OF THE DOOR FACE PER CBC 1132A.8.1.
9. ALL PANIC HARDWARE DEVICES SHALL BE INSTALLED WITH CONCEALED TOP AND BOTTOM RODS.
10. SEE ENLARGED PLANS A4.x FOR DOORS THAT ARE REQUIRED TO MEET SPECIAL ACOUSTIC REQUIREMENTS.
11. RESIDENTIAL DOOR GLAZING: OVERALL U-FACTOR = 0.28, OVERALL SHGC = 0.22

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No C-39639
NOT FOR CONSTRUCTION
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NO.	REVISION	DATE

Project Number: 2405

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:
ACCESSIBILITY NOTES & DETAILS

Scale: As indicated

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Checked: MG
Date: 6/14/2025 10:00:17 AM
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DWELLING UNITS ACCESSIBILITY NOTES

1. ALL COMMON AREAS SHALL BE ACCESSIBLE. COMMUNITY KITCHEN SHALL BE PROVIDED WITH COUNTERTOPS FIXED AT 34" A.F.F. A REMOVABLE BASE CABINET SHALL BE INSTALLED BENEATH THE SINK AND 30" WORKSURFACE. FINISH FLOORING SHALL EXTEND INTO THE WALL BENEATH THE SINK & WORKSURFACE. INSULATE HOT WATER AND DRAIN PIPING UNDER SINK. RANGES SHALL NOT REQUIRE THE REACHING ACROSS BURNERS TO GAIN ACCESS TO CONTROLS. ALL OVENS/RANGES TO BE SELF-CLEANING. ALL PUBLIC COUNTERS SHALL HAVE A MAX 34" HIGH SECTION FOR THE USE OF PERSONS IN WHEELCHAIRS.

2. AT ALL UNIT ENTRIES:
- MOUNT TWO PEEPHOLE VIEWERS @ 46" A.F.F. AND 56" A.F.F., CENTERED ON DOORS.
- PROVIDE HARD-WIRED DOOR BELLS MOUNTED @ 48" A.F.F. O.C. TYP.

3. AS REQUIRED, 10% OF UNITS ARE UNITS WITH MOBILITY FEATURES AND 4% ARE UNITS WITH COMMUNICATION FEATURES. SEE PLANS FOR DESIGNATED UNITS.

- UNITS WITH MOBILITY FEATURES SHALL INCLUDE THE FOLLOWING ITEMS:

BATHROOMS SHALL BE PROVIDED WITH A REMOVABLE TUB SEAT. SHOWER HEADS SHALL BE MOUNTED ON A 60' FLEXIBLE HOSE WITH ADJUSTABLE 24" BAR MOUNTED TO THE WALL. GRAB BARS SHALL BE PROVIDED AT TUB AND TOILET. IN UNITS WITH MULTIPLE BATHS, THESE FEATURES SHALL BE PROVIDED AT ONE BATHROOM PER UNIT.

KITCHEN SHALL BE PROVIDED WITH COUNTERTOPS FIXED AT 34" A.F.F. A 30" MIN. LINEAR LENGTH OF WORKSURFACE OR A COMBINED 5'-0" LENGTH OF SINK & WORKSURFACE SHALL BE PROVIDED WITH A REMOVEABLE BASE CABINET. FINISH FLOORING SHALL EXTEND INTO THE WALL BENEATH THE SINK & WORKSURFACE. INSULATE HOT WATER AND DRAIN PIPING UNDER SINK. ALL MAJOR APPLIANCES TO BE ACCESSIBLE. RANGES SHALL NOT REQUIRE THE REACHING ACROSS BURNERS TO GAIN ACCESS TO CONTROLS. REFRIGERATORS SHALL HAVE AT LEAST 50% OF FREEZER SPACE BELOW 54" AND 100% OF REFRIGERATOR SPACE AND CONTROLS BELOW 54". CONTROLS FOR KITCHEN HOOD MUST BE ACCESSIBLY MOUNTED AT BACK SPLASH.

CLOSETS ROD AND SHELF TO BE MOUNTED WITH A 30" TRACK STANDARD TO ALLOW FOR MOUNTING ADJUSTABILITY.

- UNITS WITH COMMUNICATION FEATURES SHALL HAVE STROBES THROUGHOUT LINKED TO THE FIRE ALARM SYSTEM IN SLEEPING ROOMS AND BATHROOMS, AND ALTERNATIVE LIGHTED DOORBELL INSTALLATIONS.

A) AUDIBLE ALARMS: AUDIBILITY OF FIRE ALARM HORNS SHALL PRODUCE A SOUND LEVEL IN THE ROOM OR SPACE AT LEAST 15 DECIBELS ABOVE AMBIENT NOISE AND 70 DECIBELS MIN. AT PILLOW IN SLEEPING ROOMS.

B) VISUAL ALARMS: TYPICAL HEIGHT BETWEEN 80" AND 96", EXCEPT IN SLEEPING AREAS WHERE, PER NPA 72, STROBES WITH 110-CANDELA INTENSITY SHOULD BE LOCATED 2'-0" BELOW CEILING. THE FLASHING FREQUENCY OF VISUAL ALARM DEVICES SHALL BE LESS THEN 5 HZ. ALL ALARMS TO USE ELECTRICITY FROM THE BUILDING AS A POWER SOURCE AND BE INSTALLED ON THE SAME SYSTEM AS THE AUDIBLE EMERGENCY ALARMS.

- AT ALL OTHER TYPICAL UNITS
(WITHOUT MOBILITY FEATURES):

BATHROOMS SHALL BE PROVIDED WITH MOBILITY FEATURES.

KITCHENS COUNTERTOPS SHALL BE INSTALLED AT 36" A.F.F. PROVIDE A 30" MIN. LINEAR LENGTH OF WORKSURFACE OR A COMBINED 5'-0" LENGTH OF SINK & WORK SURFACE. TWO 15" WIDE BREADBOARDS MAY BE PROVIDED IN LIEU OF 30" WORK SURFACE (CBC 1133A.4).

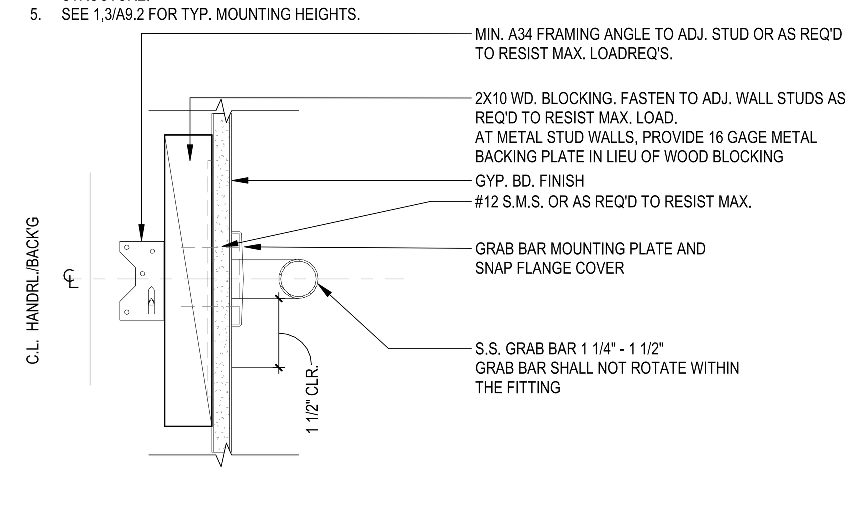
4. DURING CONSTRUCTION AND PRIOR TO CLOSING OF THE WALLS, FRAMING SHALL BE INSPECTED FOR BACKING FOR GRAB BARS.

5. AN APPROVED INSTRUCTION MANUAL FOR THE ADAPTATION OF THE UNITS SHALL BE MADE AVAILABLE TO TENANTS. IN ADDITION, THE PARTIES WHO WILL BE RESPONSIBLE FOR MAKING ADAPTATIONS SHALL BE PROVIDED WITH THE FOLLOWING INFORMATION:

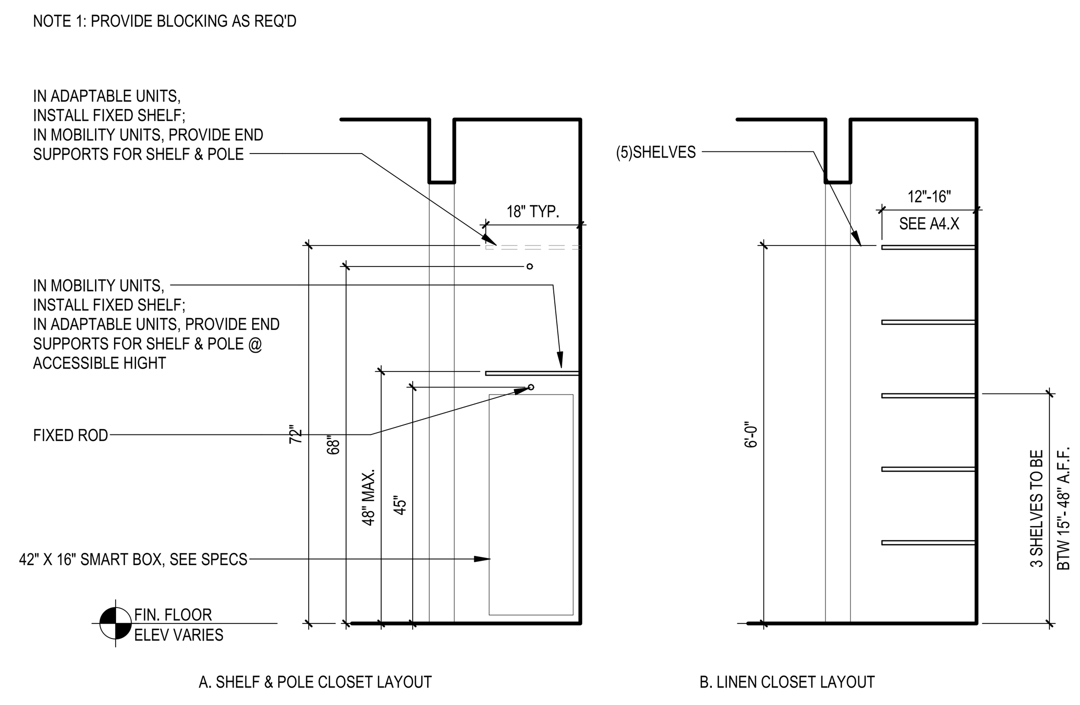
A) INSTRUCTIONS FOR REMOVING CABINETS.

B) A SCALE DRAWING SHOWING THE LOCATION OF REMOVABLE CABINETS.

NOTES:
1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.
3. SHEAR FORCE INDUCED IN FASTENER OF MOUNTING DEVICES FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OF THE MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS A SMALLER ALLOWABLE LOAD.
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION FO A 250 LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.
5. SEE 1,3/A9.2 FOR TYP. MOUNTING HEIGHTS.



5 TYPICAL GRAB BAR MOUNTING
A9.2 3" = 1'-0"



8 TYPICAL CLOSET STORAGE
A9.2 1/2" = 1'-0"

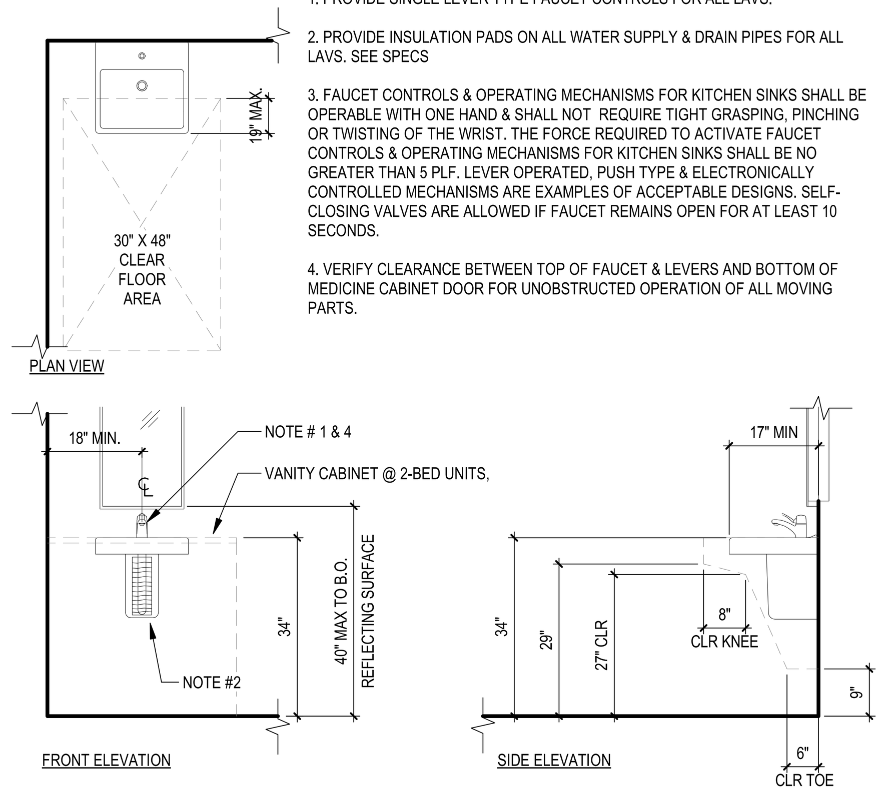
TYPICAL NOTES

1. PROVIDE SINGLE LEVER TYPE FAUCET CONTROLS FOR ALL LAVS.

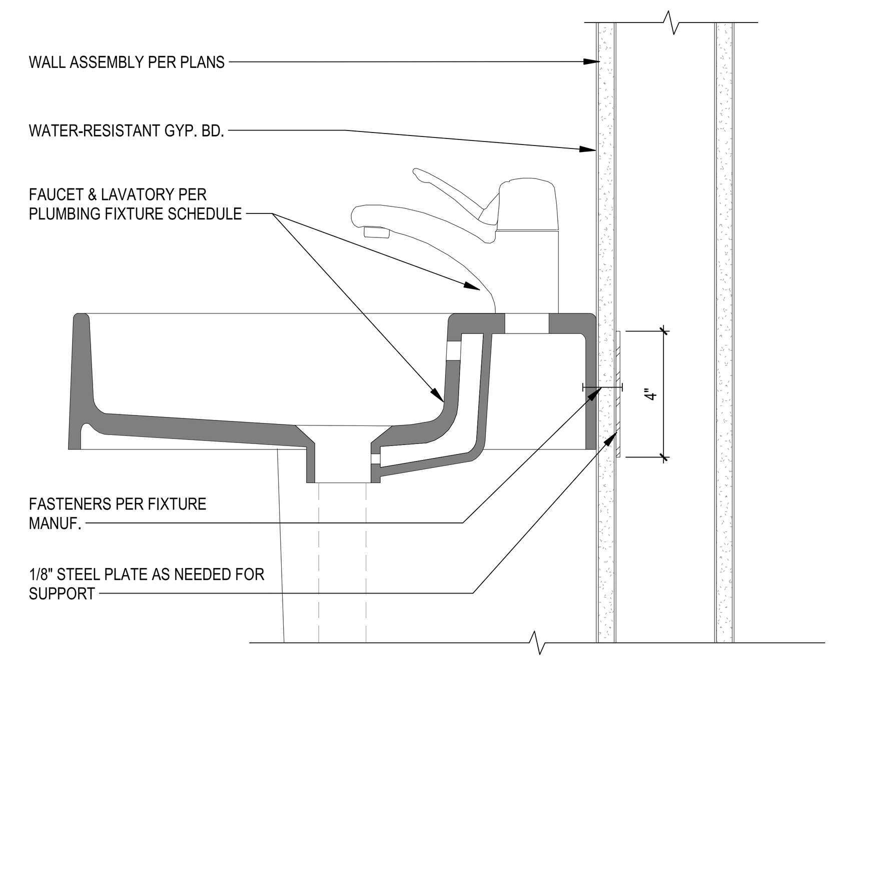
2. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ALL LAVS. SEE SPECS

3. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 PLF. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

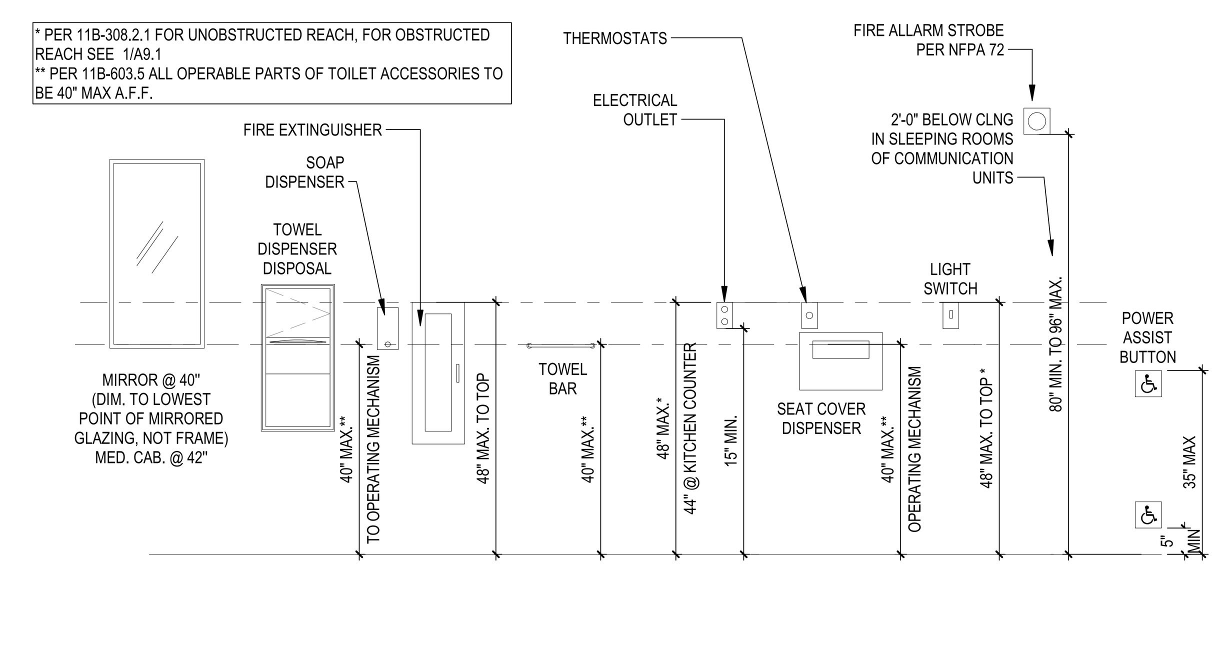
4. VERIFY CLEARANCE BETWEEN TOP OF FAUCET & LEVERS AND BOTTOM OF MEDICINE CABINET DOOR FOR UNOBSTRUCTED OPERATION OF ALL MOVING PARTS.



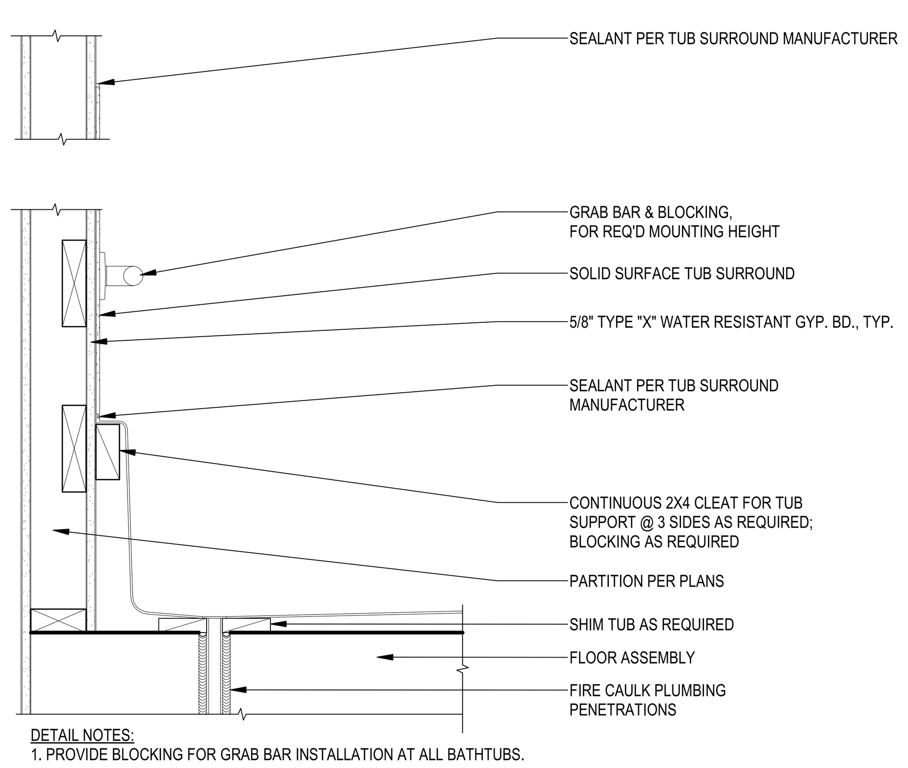
4 TYPICAL ACCESSIBLE LAVATORY
A9.2 1/2" = 1'-0"



7 WALL MOUNTED LAVATORY
A9.2 3" = 1'-0"



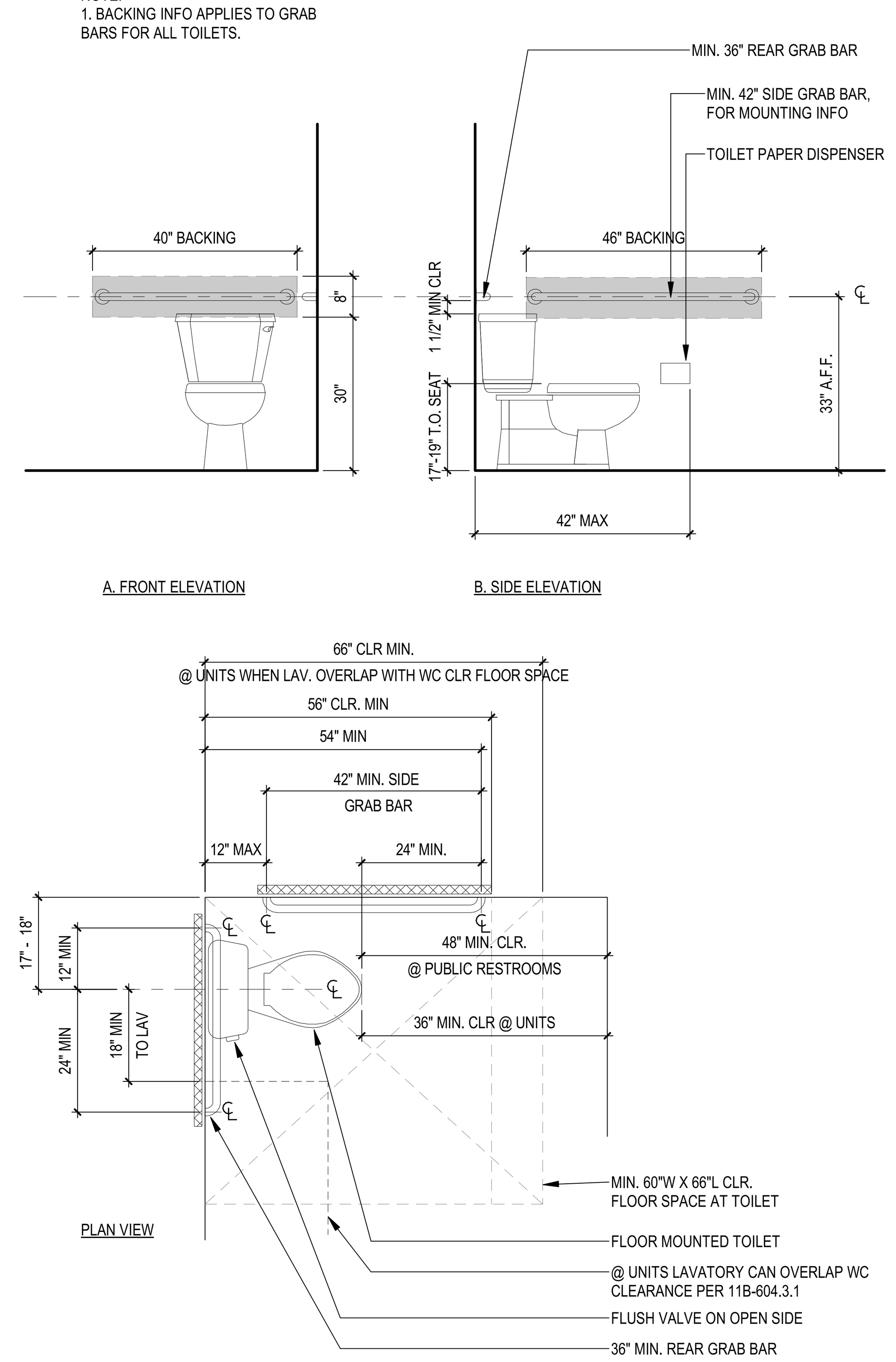
2 ACCESSIBILITY MOUNTING HEIGHTS
A9.2 1/2" = 1'-0"



DETAIL NOTES:
1. PROVIDE BLOCKING FOR GRAB BAR INSTALLATION AT ALL BATHTUBS.

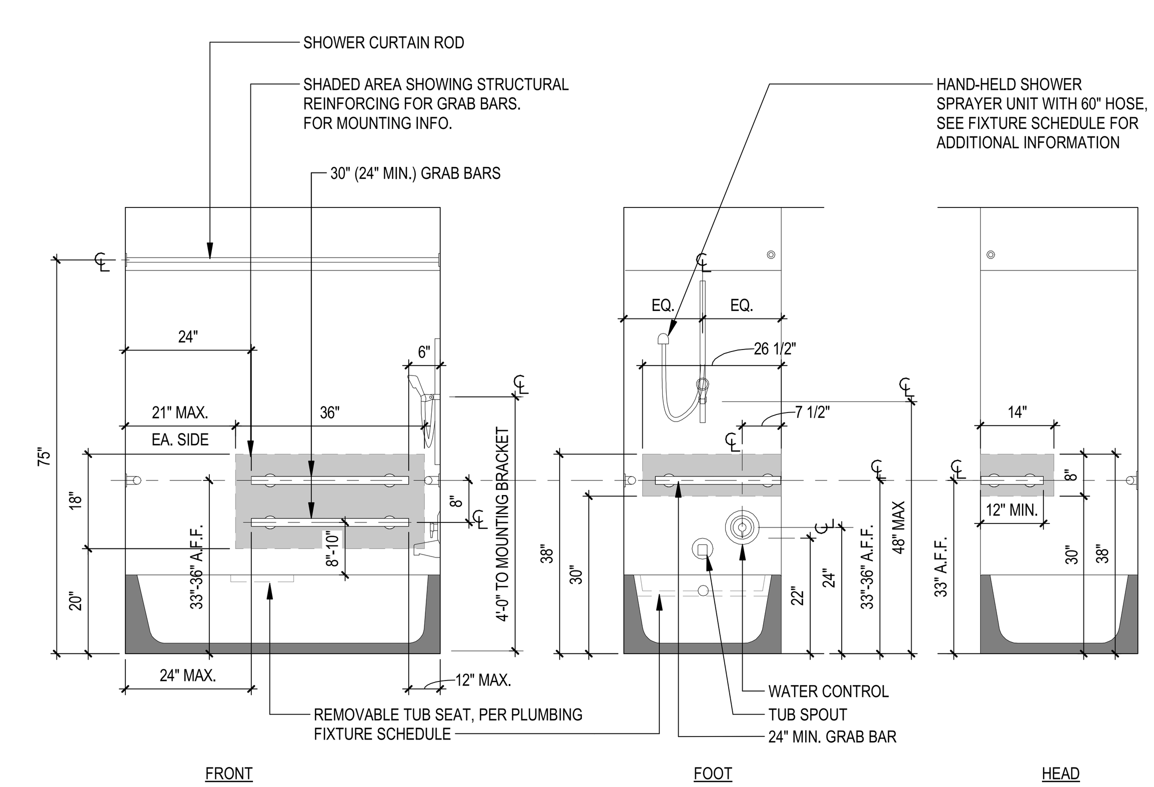
6 TYPICAL ACCESSIBLE TUB-SHOWER SURROUND
A9.2 1 1/2" = 1'-0"

NOTE:
1. BACKING INFO APPLIES TO GRAB BARS FOR ALL TOILETS.



3 TYPICAL ACCESSIBLE WC
A9.2 1/2" = 1'-0"

NOTE:
1. ALL NEW CONTROLS TO CONFORM TO CBC 11B-309 & 11B-607
2. INSTALL GRAB BARS AND TUB SEAT AT UNITS PER PLANS



1 TYPICAL ACCESSIBLE TUB ACCESSORIES
A9.2 1 1/2" = 1'-0"

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2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

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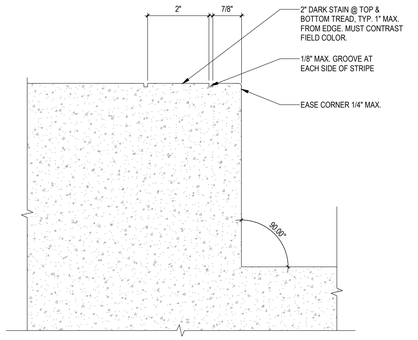
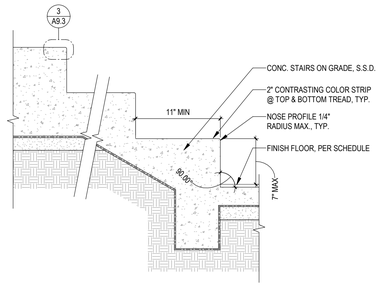
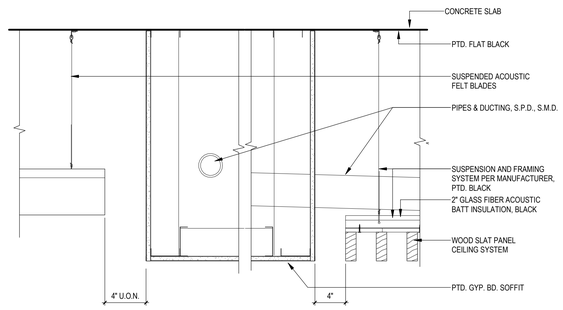


3 / A9.3 CONTRASTING STRIPE @ CONCRETE STAIR
6" = 1'-0" REF. 2/A9.3



2 / A9.3 TYPICAL INTERIOR CONCRETE STAIR
1 1/2" = 1'-0" REF. 11/A7.0



1 / A9.3 ACOUSTIC CEILING TRANSITION @ GYP SOFFIT
1 1/2" = 1'-0" REF. 10/A8.1

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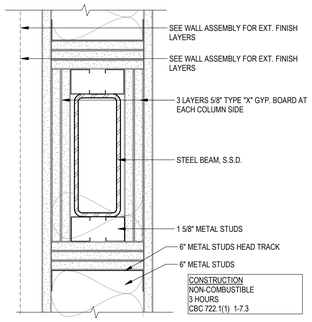
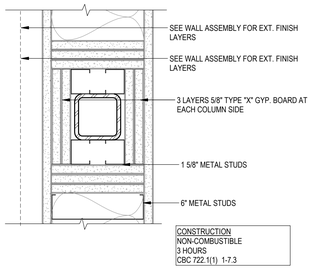
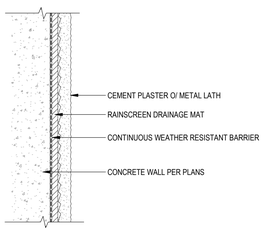


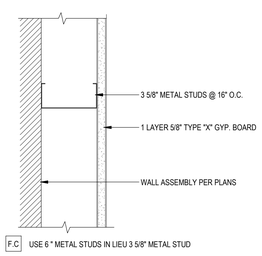
2 A10.1 3 HR STRUCTURAL STEEL BEAM FIRE PROTECTION
3" = 1'-0" REF. 2/A7.1



1 A10.1 3 HR STRUCTURAL STEEL COLUMN FIRE PROTECTION
3" = 1'-0" REF. 3/A7.1

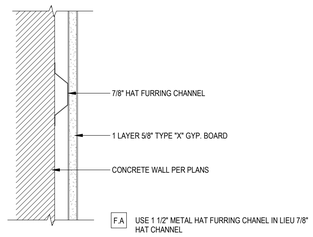


E EXT.WALL - STUCCO FINISH OVER CONCRETE



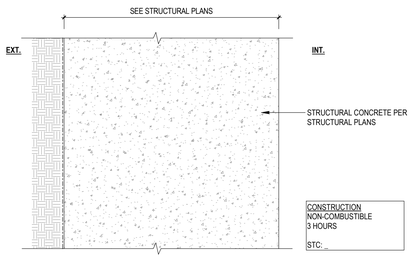
F.C USE 6 " METAL STUDS IN LIEU 3 5/8" METAL STUD

F.B N.R. FURRED WALL

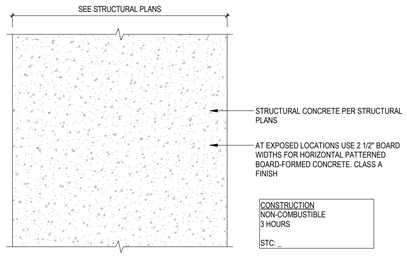


F.A USE 1 1/2" METAL HAT FURRING CHANEL IN LIEU 7/8" HAT CHANNEL

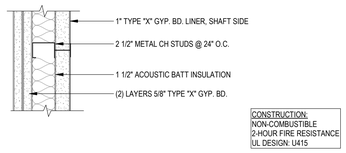
F N.R. HAT CHANNEL FURRED WALL



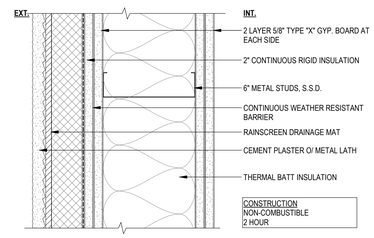
3B 3HR CONCRETE BASEMENT WALL



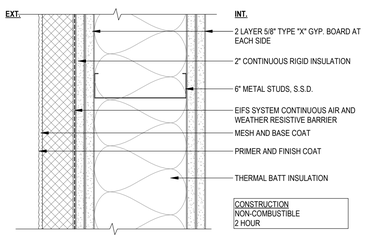
3A 3HR CONCRETE SHEAR WALL



2S 2HR INT. WALL - SHAFT

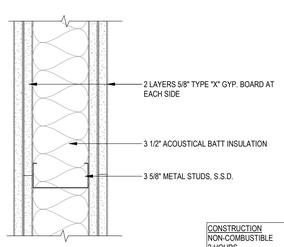


2G 2 HR EXT. MTL STUDS WALL - CEMENT PLASTER



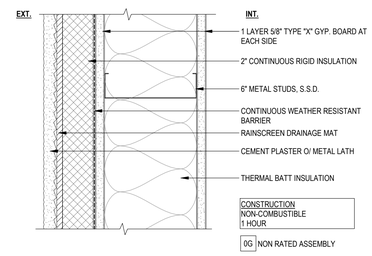
2C 2 HR EXT. MTL STUDS WALL - EIFS

2B 2HR INT. ACOUSTIC PARTITION - DOUBLE STUD



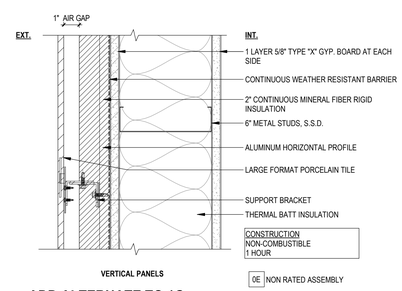
2A.6 USE 6" METAL STUD IN LIEU 3 5/8" METAL STUD

2A 2HR INT. PARTITION - METAL STUDS



0G NON RATED ASSEMBLY

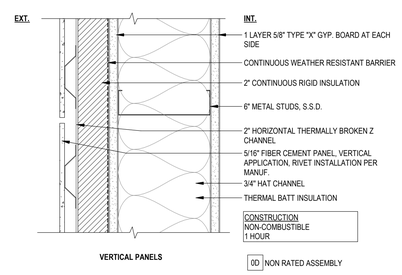
1G 1 HR EXT. MTL STUDS WALL - CEMENT PLASTER



0E NON RATED ASSEMBLY

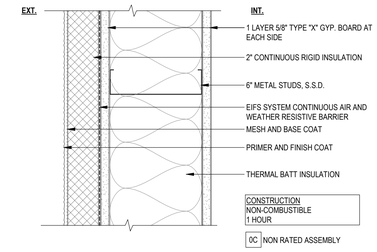
ADD ALTERNATE TO 1G

1E 1HR EXT. MTL STUDS WALL - LARGE FORMAT TILE

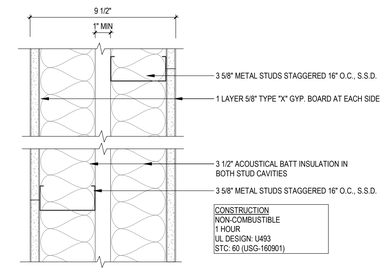


0D NON RATED ASSEMBLY

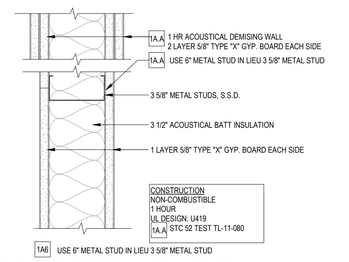
1D 1HR EXT. MTL STUDS WALL - FIBER CEMENT PANELS



1C 1 HR EXT. MTL STUDS WALL - EIFS

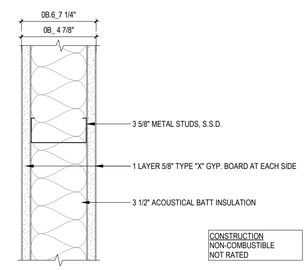


1B 1HR INT. ACOUSTIC PARTITION - DOUBLE METAL STUD



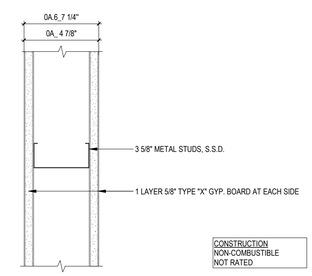
1A6 USE 6" METAL STUD IN LIEU 3 5/8" METAL STUD

1A 1HR INT. PARTITION - METAL STUDS



0B.6 USE 6" METAL STUD IN LIEU 3 5/8" METAL STUD

0B N.R. INT. PARTITION - METAL STUDS ACOUSTIC



0A.6 USE 6" METAL STUD IN LIEU 3 5/8" METAL STUD

0A N.R. INT. PARTITION - METAL STUDS

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Stamp:

LICENSED ARCHITECT
MICHAEL GUTIERREZ
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

VERTICAL ASSEMBLIES

Scale:

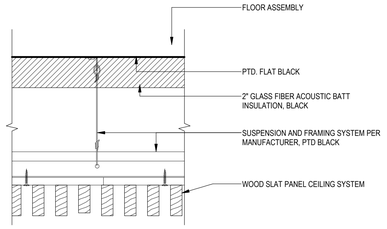
3" = 1'-0"

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

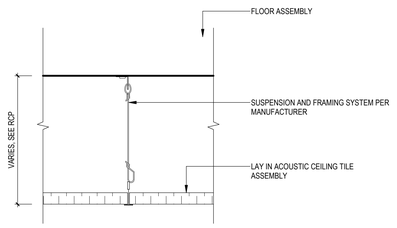
Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:19 AM

Sheet Number: A10.1

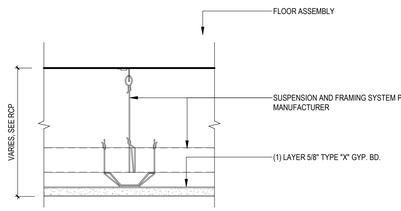
IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED



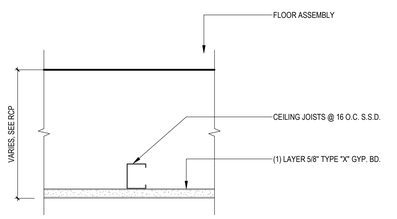
10 SUSPENDED SPECIAL ACOUSTICAL CEILING



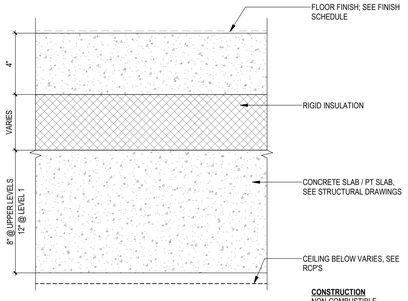
9 SUSPENDED A.C.T. CEILING



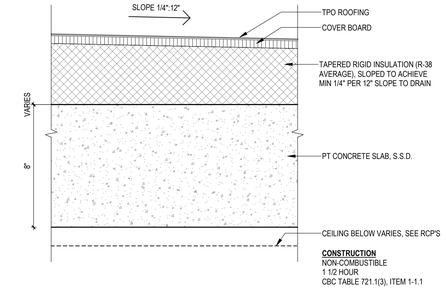
8 SUSPENDED GYP. BD. CEILING



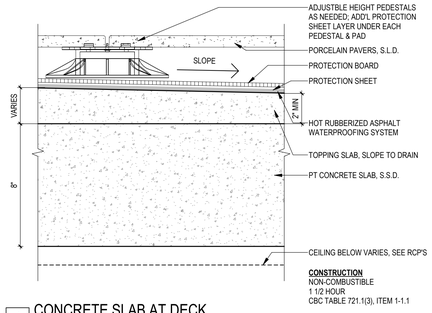
7 METAL FRAME SUSPENDED GYP. BD. CEILING



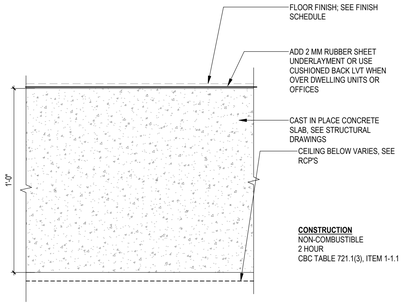
6 CONCRETE TOPPING SLAB



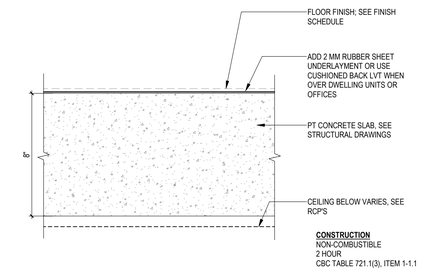
5 CONCRETE SLAB AT ROOF



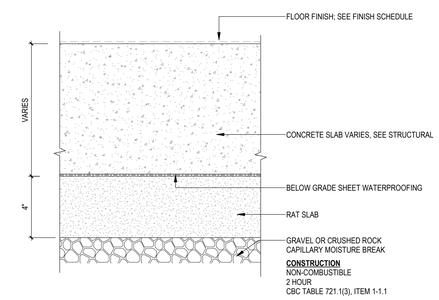
4 CONCRETE SLAB AT DECK



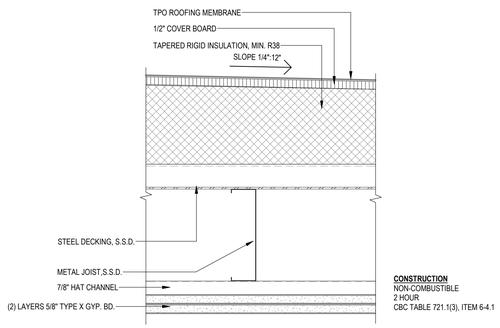
3 CAST IN PLACE CONCRETE SLAB



2 PT CONCRETE SLAB



1 CONCRETE SLAB-ON-GRADE



11 METAL DECK ROOF

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OCT 31, 2025
RENEWAL DATE
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NO.	REVISION	DATE
	AB2162 / ENTITLEMENT SUBMITTAL	03.14.2025

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

HORIZONTAL ASSEMBLIES

Scale: 3" = 1'-0"

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:20 AM

Sheet Number: A10.2

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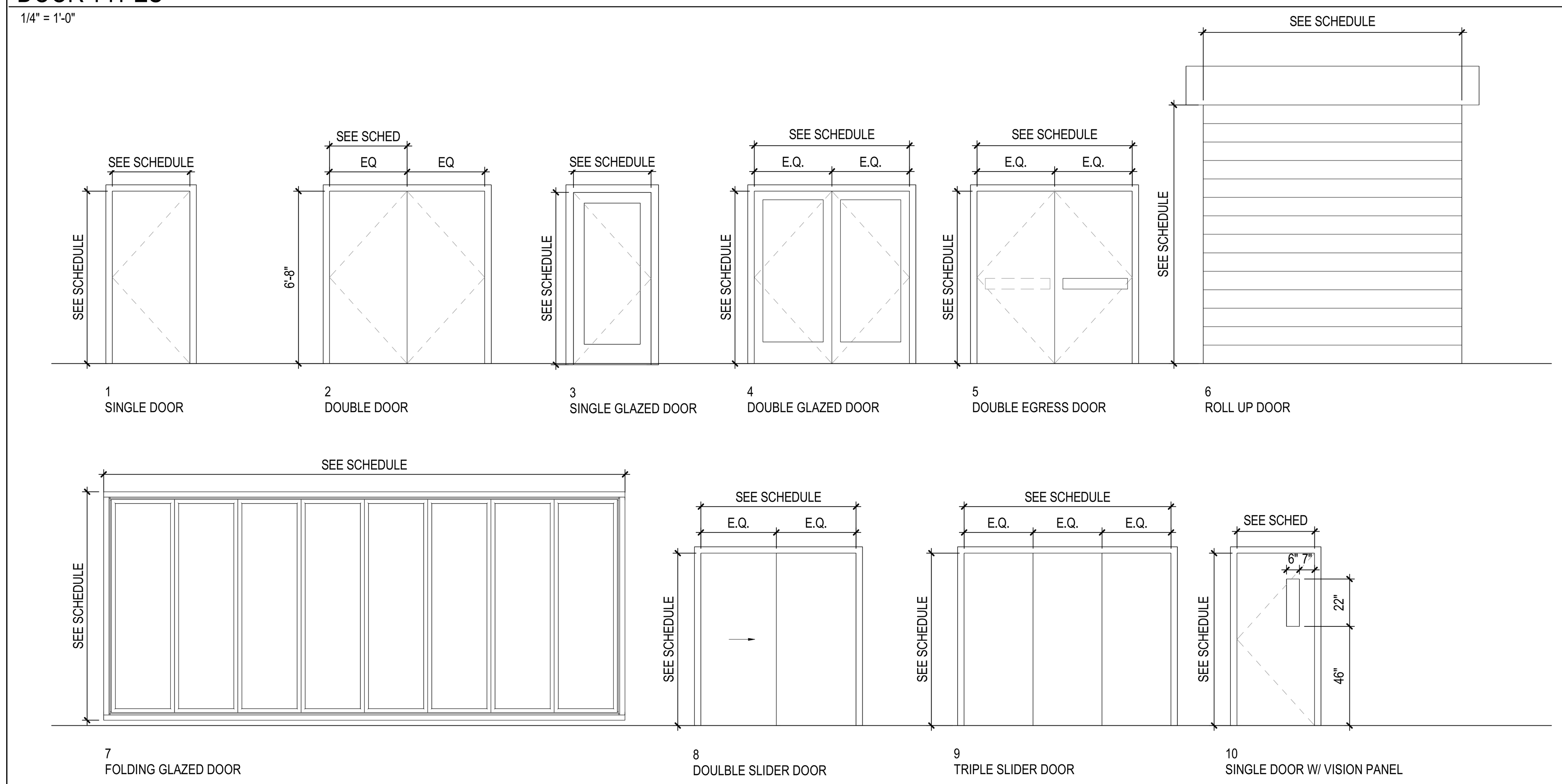
DOOR TYPES

1/4" = 1'-0"



OPENINGS LEGEND & NOTES

ALUM	ALUMINUM
ANOD	ANODIZED
FRG	FIRE-RATED GLAZING
HCW	HOLLOW CORE WOOD
HM	HOLLOW METAL
HMK	HOLLOW METAL KNOCK-DOWN
IF	INSULATED FIBERGLASS
MDF	MDF BUMP JAMBS
PTD	PAINTED
PER MFR	PER MANUFACTURER
SCW	SOLID CORE WOOD
SG	SPANDREL GLASS
TG	TEMPERED GLASS
WD	WOOD

GLASS TYPES:
- CLEAR FLOAT GLASS TYPICAL AT INTERIOR
- INSULATED CLEAR GLASS TYPICAL AT EXTERIOR
- TEMPERED GLASS (TG), AS REQUIRED PER PROXIMITY TO DOORS, FLOOR, OR GROUND, PER CBC 2406.4
- FIRE-RATED GLASS (FRG) AS REQUIRED PER FIRE RATING
- SPANDREL GLASS (SG)

NOTES:
1. DOOR HANDING VARIES PER UNIT LAYOUT. SEE A2.X FLOORPLANS & A4.X ENLARGED PLANS FOR ORIENTATION.
2. SEE ENLARGED PLANS A4.x FOR DOORS, WINDOWS, AND STOREFRONT THAT ARE REQUIRED TO MEET SPECIAL ACOUSTIC REQUIREMENTS.
3. SEE DOOR ACCESSIBILITY NOTES ON A9.1.
4. WINDOW SCHEDULE DOES NOT INCLUDE STOREFRONT. SEE STOREFRONT ELEVATIONS FOR STOREFRONT INFORMATION.SEE WINDOW SCHEDULE FOR TYPE & THICKNESS OF GLAZING. DETAILS MAY NOT REFLECT CORRECT GLAZING TYPES AT ALL LOCATIONS.
5. U-VALUE:
   - U = 0.28 @ WINDOWS
   - U = 0.4 @ STOREFRONT GLAZING.
6. WINDOW OPERATION MAY BE MIRRORED, DEPENDING ON LOCATION.
7. GLAZING TO BE CLEAR UNLESS OTHERWISE NOTED
8. WINDOW COVERINGS: ROLL-DOWN SHADES AT OFFICES AND COMMON AREAS; VERTICAL BLINDS AT DWELLING UNITS.

DOOR SCHEDULE UNITS

		DOOR							FRAME				DETAILS			
		SIZE														
MARK	LOCATION	WIDTH	HEIGHT	THICKNESS	TYPE	HARDWARE	MATERIAL	FINISH	MATERIAL	FINISH	FIRE RATING	STC	THRESHOLD	HEAD	JAMB	COMMENTS
U.1	UNIT ENTRY DOOR	3'-0"	6'-8"	1 3/4"	1		SCW	PTD	HM	PTD	20					
U.2	BEDROOM	3'-0"	6'-8"	1 3/4"	1		SCW	PTD	HM	PTD						
U.3	CLOSET	4'-0"	6'-8"	1 3/4"	8		HCW	PTD	WD	PTD						
U.4	CLOSET	5'-0"	6'-8"	1 3/4"	8		HCW	PTD	WD	PTD						
U.5	BATHROOM	3'-0"	6'-8"	1 3/4"	1		SCW	PTD	HM	PTD						
U.7	CLOSET	2'-6"	6'-8"	1 3/4"	1		HCW	PTD	HM	PTD						
U.8	CLOSET	9'-0"	6'-8"	1 3/4"	9		HCW	PTD	WD	PTD						
U.9	CLOSET	8'-0"	6'-8"	1 3/4"	9		HCW	PTD	WD	PTD						
U.10	CLOSET	6'-0"	6'-8"	1 3/4"	8		HCW	PTD	WD	PTD	-					

DOOR SCHEDULE

			DOOR							FRAME				DETAILS			
			SIZE														
MARK	ROOM	ROOM NO.	WIDTH	HEIGHT	THICKNESS	TYPE	HARDWARE	MATERIAL	FINISH	MATERIAL	FINISH	FIRE RATING	STC	THRESHOLD	HEAD	JAMB	COMMENTS
BASEMENT																	
001	FIRE PUMP	001	5' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	60					
002	WATER PUMP	002	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	60					
003	MPOE	003	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	60					
004	STORAGE	004	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	60					
005	MAINTENANCE	005	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	60					
006	ELEV. MACH.	006	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	60					
S1B	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 1																	
	STAIR 1	S-1	3' - 4"	2' - 10"													
100	ENTRY VESTIBULE	100	3' - 6"	8' - 11"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	-					ADO
100A	ENTRY VESTIBULE	100	3' - 0"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	-					
101	RECEPTION	101	3' - 0"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	-					
101A	C.M. #1	113	3' - 0"	7' - 0"	0' - 1 3/4"	1		SCW	STND	HM	PTD	45					
102	CIRCULATION	102B	3' - 0"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	-					
102A	CIRCULATION	102B	20' - 2"	8' - 10"	0' - 3 1/4"	7		ALUM	ANOD	ALUM	ANOD	-					
102B	CIRCULATION	102B	24' - 2"	8' - 10"	0' - 3 1/4"	7		ALUM	ANOD	ALUM	ANOD	-					
102C	CIRCULATION	102B	3' - 0"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	-					
103	WC	103	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
103B	WC	103B	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
104	CIRCULATION	102B	3' - 1 1/4"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					
104A	PM	105	3' - 0"	7' - 0"	0' - 1 3/4"	1		SCW	PTD	HM	PTD	-					
105	CIRCULATION	102B	3' - 0"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					
106	COMMUNITY ROOM	106	11' - 10"	8' - 10"	0' - 3 1/4"	7		ALUM	ANOD	ALUM	ANOD	-					
107	COMMUNITY ROOM	106	3' - 0"	8' - 0"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
107A	STORAGE	010	3' - 0"	7' - 0"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
107B	KITCHEN	107	10' - 0"	6' - 0"	0' - 3"	6		PER MANUF	PTD	PER MANUF	PTD	-					
108	CORRIDOR	120	3' - 0"	7' - 0"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					ADO
108A	CORRIDOR	120	3' - 0"	7' - 10"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					ADO
109	WC	109	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
110	CONFERENCE	110	3' - 0"	8' - 4"	0' - 1 3/4"	3		SCW	STND	ALUM	ANOD	-					
110A	CONFERENCE	110	3' - 0"	8' - 0"	0' - 1 3/4"	1		SCW	STND	HM	PTD	-					
112	WC	112	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
113	C.M. #1	113	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
114	C.M. #2	114	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
114A	C.M. #2	114	3' - 0"	8' - 0"	0' - 1 3/4"	1		SCW	STND	HM	PTD	-					
115	MGR.	115	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
116	C.M. #3	116	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
116	C.M. #3	116	3' - 0"	7' - 10"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					
117	C.M. #4	117	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
117A	C.M. #4	117	3' - 0"	8' - 0"	0' - 1 3/4"	1		SCW	STND	HM	PTD	-					
118	C.M. #5	118	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
118A	C.M. #5	118	3' - 0"	8' - 0"	0' - 1 3/4"	1		SCW	STND	HM	PTD	-					
119	C.M. #6	119	3' - 0"	7' - 10"	0' - 1 3/4"	3		SCW	STND	HM	PTD	-					
127	WELLNESS CENTER (T.I.)	127	3' - 0"	8' - 2"	0' - 1 3/4"	3		HM	PTD	HM	PTD	45					
128	WC	128	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
129	WELLNESS CENTER (T.I.)	127	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
130	ELECTRICAL RM.	130	3' - 0"	8' - 0"	0' - 1 3/4"	1		HCW	PTD	HM	PTD	90					
130A	ELECTRICAL RM.	130	3' - 0"	8' - 0"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
131	TRASH	131	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
131A	TRASH	131	8' - 0"	9' - 6"	0' - 3"	6		PER MANUF	PTD	PER MANUF	PTD	-					
131B	TRASH VEST.	131B	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	90					ADO
S1.1A	CIRCULATION	102B	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S1.1B	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	1											
S2.1	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.1A	STAIR 2	S-2	3' - 0"	8' - 0"	0' - 1 3/4"	1		HM	PTD	HM	PTD	-					
LEVEL 2																	
200	CORRIDOR	200	5' - 8"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
215	LAUNDRY	215	3' - 0"	6' - 8"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					ADO
221	TRASH	221	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
222	IDF-2	222	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
223	ELEC-A	223	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
224	ELEC-B	224	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
225	LOUNGE	225	3' - 6"	6' - 10"	0' - 1 3/4"	3		ALUM	ANOD	ALUM	ANOD	45					
225C	MEC.	225C	6' - 0"	6' - 8"	0' - 1 3/4"	2		HCW	PTD	HM	PTD	-					
S1.2	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.2	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 3																	
300	CORRIDOR-E	300E	5' - 8"	6' - 8"	0' - 1 3/4"	5						90					
321	TRASH	321	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
322	IDF-3	322	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
323	ELEC-3A	323	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
324	ELEC-3B	324	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
325	JANITOR	325	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.3	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.3	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 4																	
400	CORRIDOR-E	400	6' - 0"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
421	TRASH	421	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
422	IDF-4	422	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
423	ELEC-4A	423	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
424	ELEC-4B	424	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
425	JANITOR	425	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.4	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.4	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 5																	
500	CORRIDOR-E	500	6' - 0"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
521	TRASH	521	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
522	IDF-5	522	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
523	ELEC-A	523	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
524	ELEC-B	524	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
525	JANITOR	525	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.5	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.5	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 6																	
600	CORRIDOR-E	600	6' - 0"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
621	TRASH	621	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
622	IDF-6	622	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
623	ELEC-A	623	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
624	ELEC-B	624	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
625	JANITOR	625	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.6	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.6	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 7																	
700	CORRIDOR-E	700	6' - 0"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
721	TRASH	721	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
722	IDF-7	722	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
725	JANITOR	725	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
869	ELEC-A	723	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
1779	ELEC-B	724	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.7	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.7	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 8																	
800	CORRIDOR-E	800	6' - 0"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
821	TRASH	821	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
822	IDF-8	822	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
823	ELEC-A	823	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
824	ELEC-B	824	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
825	JANITOR	825	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.8	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.8	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
LEVEL 9																	
900	CORRIDOR-E	900	6' - 0"	6' - 8"	0' - 1 3/4"	5		HM	PTD	HM	PTD	90					
921	TRASH	921	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					ADO
922	IDF-9	922	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
923	ELEC-A	923	6' - 0"	6' - 8"	0' - 1 3/4"	2		HM	PTD	HM	PTD	45					
924	ELEC-B	924	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
925	JANITOR	925	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	45					
S1.9	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
S2.9	STAIR 2	S-2	3' - 0"	6' - 8"	0' - 1 3/4"	10		HM	PTD	HM	PTD	90					
ROOF																	
327			3' - 0"	6' - 8"	0' - 1 3/4"	1											
S1.R	STAIR 1	S-1	3' - 0"	6' - 8"	0' - 1 3/4"	1		HM	PTD	HM	PTD	90					

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT
No C-39639
NOT FOR CONSTRUCTION
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

DOOR SCHEDULE & TYPES

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

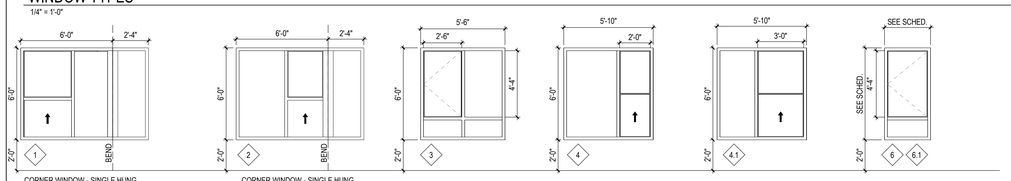
architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	ER	Sheet Number:
Checked:	MG	A10.5
Date:	6/14/2025 10:00:22 AM	

WINDOW TYPES

1/4" = 1'-0"

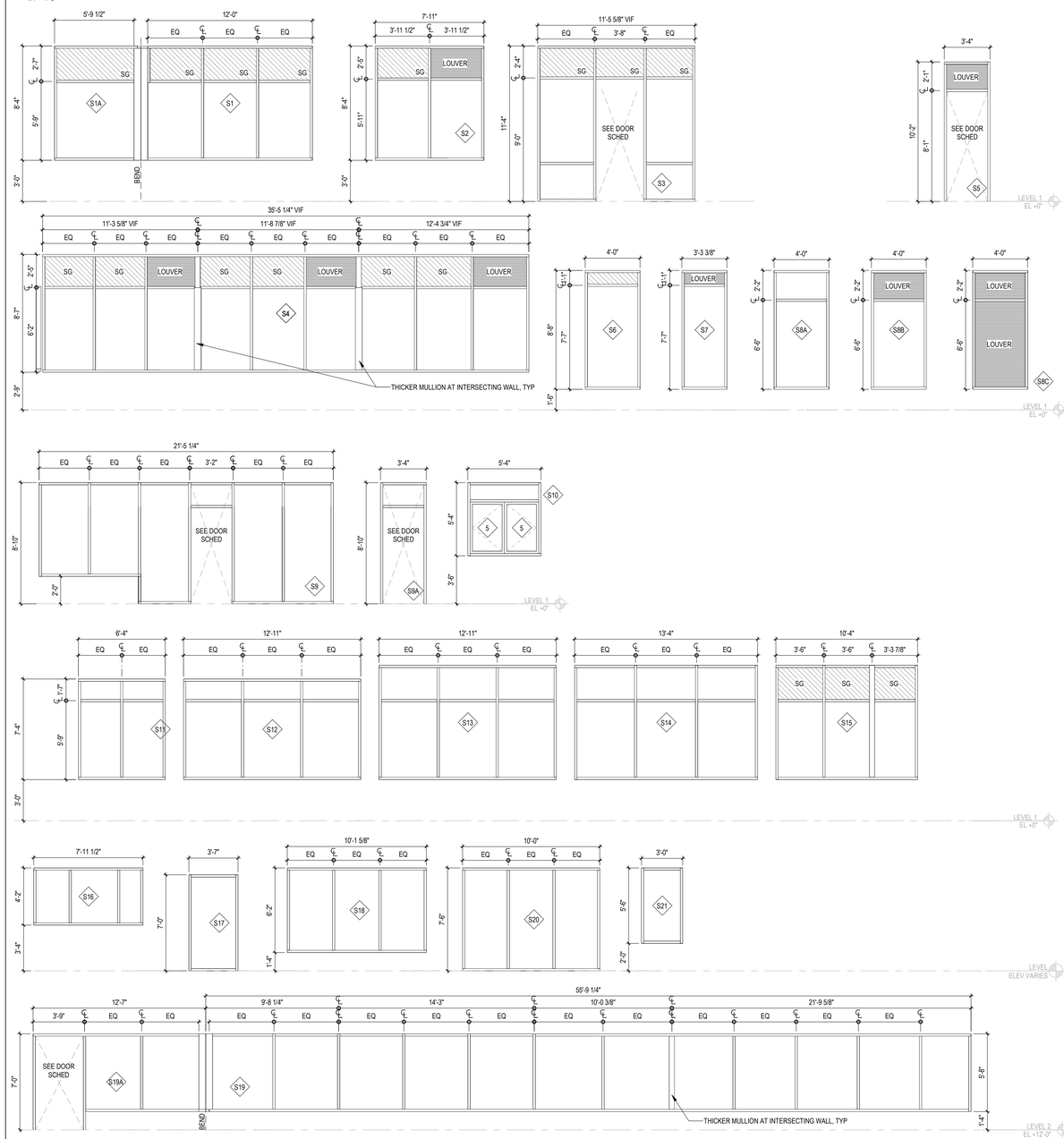


CORNER WINDOW - SINGLE HUNG AND FIXED RIGHT PANEL

CORNER WINDOW - SINGLE HUNG AND FIXED LEFT PANEL

STOREFRONT TYPES

1/4" = 1'-0"



WINDOW SCHEDULE

TAG	OPERATION	FRAME WIDTH	FRAME HEIGHT	FRAME MATERIAL	FRAME FINISH	COMMENTS
1	CORNER - SINGLE HUNG & FIXED PANEL	6'-0"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL
2	CORNER - SINGLE HUNG & FIXED PANEL	6'-0"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL
3	CASEMENT & FIXED PANEL	5'-6"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL
4	HUNG + FIXED	5'-10"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL
4.1	HUNG + FIXED	5'-10"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL
5	CASEMENT	2'-6"	3'-9"	ALUM	ANOD	IN STOREFRONT
6	CASEMENT O/ FIXED	3'-6"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL
6.1	CASEMENT O/ FIXED	3'-0"	6'-0"	ALUM	DARK GRAY	45M RATED IN 1HR WALL

STOREFRONT SCHEDULE

TAG	FRAME WIDTH	FRAME HEIGHT	FRAME RATING	FRAME MATERIAL	FRAME FINISH	DETAIL REFERENCE HEAD	DETAIL REFERENCE JAMB	DETAIL REFERENCE SILL	STOREFRONT GLAZING	COMMENTS
LEVEL 1										
	3'-8"	2'-10"								
IS1	12'-8 1/256"	8'-10"	45	ALUM	ANOD					INTERIOR
IS2	13'-7 1/2"	9'-0"	45	ALUM	ANOD					INTERIOR
IS3	10'-4"	9'-0"	-	ALUM	ANOD					INTERIOR
IS4	10'-7"	9'-0"	-	ALUM	ANOD					INTERIOR
IS5	9'-0 7/8"	5'-11 99/256"	-	ALUM	ANOD					INTERIOR
IS6	5'-0"	9'-0"	45	ALUM	ANOD					INTERIOR
IS7	5'-4 5/8"	8'-6"	-	ALUM	ANOD					INTERIOR
IS8	2'-11 11/16"	8'-6"	45	ALUM	ANOD					INTERIOR
IS9	3'-3 5/8"	7'-0"	45	ALUM	ANOD					INTERIOR
IS10	4'-0"	8'-0"	45	ALUM	ANOD					INTERIOR
IS11	4'-9 5/8"	8'-0"	45	ALUM	ANOD					INTERIOR
IS12	7'-10 7/8"	8'-0"	45	ALUM	ANOD					INTERIOR
IS13	8'-7 7/8"	8'-0"	45	ALUM	ANOD					
IS14	9'-3 1/8"	8'-0"	45	ALUM	ANOD					
IS15	8'-3 5/8"	8'-0"	45	ALUM	ANOD					
IS16	4'-8"	8'-6"	45	ALUM	ANOD					
S1	12'-0"	8'-4"	-	ALUM	ANOD					
S1A	6'-0 1/2"	8'-4"	45	ALUM	ANOD					
S2	7'-11"	8'-4"	-	ALUM	ANOD					
S3	11'-5 5/8"	11'-4"	-	ALUM	ANOD					
S4	35'-5 1/4"	8'-7"	-	ALUM	ANOD					
S5	3'-4"	10'-2"	-	ALUM	ANOD					
S6	4'-0"	8'-8"	-	ALUM	ANOD					
S7	3'-3 3/8"	8'-8"	-	ALUM	ANOD					
S8A	4'-0"	8'-8"	-	ALUM	ANOD					
S8A	4'-0"	8'-8"	-	ALUM	ANOD					
S8B	4'-0"	8'-8"	-	ALUM	ANOD					
S8B	4'-0"	8'-8"	-	ALUM	ANOD					
S8C	4'-0"	8'-8"	-	ALUM	ANOD					
S9	21'-5 1/4"	8'-10"	-	ALUM	ANOD					
S9A	3'-4"	8'-10"	-	ALUM	ANOD					
S10	5'-4"	5'-4"	-	ALUM	ANOD					OPERABLE
S11	6'-4"	7'-4"	45	ALUM	ANOD					
S12	12'-11"	7'-4"	45	ALUM	ANOD					
S13	12'-11"	8'-4"	45	ALUM	ANOD					
S14	13'-4"	8'-4"	45	ALUM	ANOD					
S15	10'-4"	8'-4"	45	ALUM	ANOD					
LEVEL 2										
IS17	16'-6 5/8"	7'-0"	45	ALUM	ANOD					INTERIOR
IS17A	4'-10 1/4"	7'-0"	45	ALUM	ANOD					INTERIOR
S16	7'-11 1/2"	4'-2"	-	ALUM	ANOD					
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S18	10'-1 5/8"	6'-2"	-	ALUM	ANOD					
S19	55'-6 1/4"	5'-8"	45	ALUM	ANOD					
S19A	12'-1"	7'-0"	45	ALUM	ANOD					
LEVEL 3										
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S20	10'-0"	7'-6"	-	ALUM	ANOD					
LEVEL 4										
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S20	10'-0"	7'-6"	-	ALUM	ANOD					
S21	3'-0"	5'-6"	45	ALUM	ANOD					
LEVEL 5										
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S20	10'-0"	7'-6"	-	ALUM	ANOD					
S21	3'-0"	6'-0"	45	ALUM	ANOD					
LEVEL 6										
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S17	3'-7 3/4"	7'-0"	-	ALUM	ANOD					
S20	10'-0"	7'-6"	-	ALUM	ANOD					
S21	3'-0"	6'-0"	45	ALUM	ANOD					
LEVEL 7										
S17	3'-7 1/2"	7'-0"	-	ALUM	ANOD					
S17	3'-7 3/4"	7'-0"	-	ALUM	ANOD					
S20	10'-0 3/4"	7'-6"	-	ALUM	ANOD					
S21	3'-3"	6'-0"	45	ALUM	ANOD					
LEVEL 8										
S17	3'-7 1/2"	7'-0"	-	ALUM	ANOD					
S17	3'-7 3/4"	7'-0"	-	ALUM	ANOD					
S20	10'-0 3/4"	7'-6"	-	ALUM	ANOD					
S21	3'-3"	6'-0"	45	ALUM	ANOD					
LEVEL 9										
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S17	3'-7"	7'-0"	-	ALUM	ANOD					
S20	10'-0"	7'-6"	-	ALUM	ANOD					
S21	3'-3"	6'-0"	45	ALUM	ANOD					

OPENINGS LEGEND & NOTES

ALUM	ALUMINUM
ANOD	ANODIZED
FRG	FIRE-RATED GLAZING
HCW	HOLLOW CORE WOOD
HM	HOLLOW METAL
HMK	HOLLOW METAL KNOCK-DOWN
IF	INSULATED FIBERGLASS
MDF	MDF BUMP JAMBS
PTD	PAINTED
PER MFR	PER MANUFACTURER
SCW	SOLID CORE WOOD
SG	SPANDREL GLASS
TG	TEMPERED GLASS
WD	WOOD

GLASS TYPES:

- CLEAR FLOAT GLASS TYPICAL AT INTERIOR
- INSULATED CLEAR GLASS TYPICAL AT EXTERIOR
- TEMPERED GLASS (TG), AS REQUIRED PER PROXIMITY TO DOORS, FLOOR, OR GROUND, PER CBC 2406.4
- FIRE-RATED GLASS (FRG) AS REQUIRED PER FIRE RATING
- SPANDREL GLASS (SG)

NOTES:

1. DOOR HANDING VARIES PER UNIT LAYOUT. SEE A2.X FLOORPLANS & A4.X ENLARGED PLANS FOR ORIENTATION.
2. SEE ENLARGED PLANS A4.x FOR DOORS, WINDOWS, AND STOREFRONT THAT ARE REQUIRED TO MEET SPECIAL ACOUSTIC REQUIREMENTS.
3. SEE DOOR ACCESSIBILITY NOTES ON A9.1.
4. WINDOW SCHEDULE DOES NOT INCLUDE STOREFRONT. SEE STOREFRONT ELEVATIONS FOR STOREFRONT INFORMATION.SEE WINDOW SCHEDULE FOR TYPE & THICKNESS OF GLAZING. DETAILS MAY NOT REFLECT CORRECT GLAZING TYPES AT ALL LOCATIONS.
5. U-VALUE:
   - U = 0.28 @ WINDOWS
   - U = 0.4 @ STOREFRONT GLAZING.
6. WINDOW OPERATION MAY BE MIRRORED, DEPENDING ON LOCATION.
7. GLAZING TO BE CLEAR UNLESS OTHERWISE NOTED
8. WINDOW COVERINGS: ROLL-DOWN SHADES AT OFFICES AND COMMON AREAS; VERTICAL BLINDS AT DWELLING UNITS.

Disclaimer:

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Stamp:

LICENSED ARCHITECT
MICHAEL GUTIERREZ
No C-30639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

WINDOW / STOREFRONT SCHEDULE & TYPES

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

architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: ER
Checked: MG
Date: 6/14/2025 10:00:26 AM

Sheet Number: A10.6

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FINISH FLOOR	FINISH BASE	FINISH WALL	FINISH CEILING	COMMENTS
BASEMENT						
001	FIRE PUMP	CONC-1	RUB-1	PTD-1	-	
002	WATER PUMP	CONC-1	RUB-1	PTD-1	-	
003	MPOE	CONC-1	RUB-1	PTD-1	-	
004	STORAGE	CONC-1	RUB-1	PTD-1	-	
005	MAINTENANCE	CONC-1	RUB-1	PTD-1	-	
006	ELEV. MACH.	CONC-1	RUB-1	PTD-1	-	
007	CIRCULATION	CONC-1	RUB-1	PTD-1	-	
S-1	STAIR 1	RUB-1	RUB-1	PTD-1	-	
LEVEL 1						
-	OPEN STAIR	CONC-2	WD-1	PTD-1	-	
010	STORAGE	EPOXY-1	EPOXY-1	PTD-1	-	
100	ENTRY VESTIBULE	CONC-2	WD-1	PTD-1/CONC-3	PTD-1	RECESSED VINYL ENTRY MAT AT ENTRANCE (ALT: RECESSED ALUMINUM GRATE ENTRY MAT)
101	RECEPTION	LP-2	RUB-1	PTD-1	PTD-1	
102	LOBBY	CONC-2	WD-1	PTD-1/CONC-3	WD-2	
102B	CIRCULATION	CONC-2	WD-1	PTD-1/CONC-3	WD-2	
102C	CORRIDOR	CONC-2	WD-1	PTD-1	WD-2/PTD-1	SEE RCP
103	WC	CT-1	CT-1	PTD-1	PTD-1	
103B	WC	CT-1	CT-1	PTD-1	PTD-1	
104	ASSIST. PM	LP-2	RUB-1	PTD-1	ACT-1	
105	PM	LP-2	RUB-1	PTD-1	ACT-1	
106	COMMUNITY ROOM	CONC-2	WD-1	PTD-1	ACST-1/WD-2	SEE RCP
107	KITCHEN	EPOXY-1	EPOXY-1	PTD-1	ACT-2	
109	WC	CT-1	CT-1	PTD-1	PTD-1	
110	CONFERENCE	LP-2	RUB-1	PTD-1	ACT-1	
112	WC	CT-1	CT-1	PTD-1	PTD-1	
113	C.M. #1	LP-2	RUB-1	PTD-1	ACT-1	
114	C.M. #2	LP-2	RUB-1	PTD-1	ACT-1	
115	MGR.	LP-2	RUB-1	PTD-1	ACT-1	
116	C.M. #3	LP-2	RUB-1	PTD-1	ACT-1	
117	C.M. #4	LP-2	RUB-1	PTD-1	ACT-1	
118	C.M. #5	LP-2	RUB-1	PTD-1	ACT-1	
119	C.M. #6	LP-2	RUB-1	PTD-1	ACT-1	
120	CORRIDOR	LP-2	RUB-1	PTD-1	ACT-1	
120B	COPY	LP-2	RUB-1	PTD-1	ACT-1	
127	WELLNESS CENTER (T.I.)					
128	WC	CT-1	CT-1	PTD-1	PTD-1	
129	WC	CT-1	CT-1	PTD-1	PTD-1	
130	ELECTRICAL RM.	CONC-1	RUB-1	PTD-1	-	
131	TRASH	EPOXY-1	SS-1	PTD-1	-	WAINSCOT TO B.O. CHUTES
131B	TRASH VEST.	LS-1	FRP-1	PTD-1	PTD-1	
E1	ELEVATOR-W	CT-1	SS-1	SS-1	SS-1	
E2	ELEVATOR-E	CT-1	SS-1	SS-1	SS-1	
S-2	STAIR 2	RUB-1	RUB-1	PTD-1	-	
LEVEL 2						
200	CORRIDOR	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
215	LAUNDRY	LS-2	RUB-1	PTD-1/PTD-2	PTD-1	
221	TRASH	LS-2	FRP-1	PTD-1	-	
222	IDF-2	LP-2	RUB-1	PTD-1	-	
223	ELEC-A	LP-2	RUB-1	PTD-1	-	
224	ELEC-B	LP-2	RUB-1	PTD-1	-	
225	LOUNGE	LP-2	WD-1	PTD-1	WD-2/PTD-1	SEE RCP
225C	MEC.	LP-2	RUB-1	PTD-1	-	
LEVEL 3						
300E	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
300W	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
321	TRASH	LS-2	FRP-1	PTD-1	-	
322	IDF-3	LP-2	RUB-1	PTD-1	-	
323	ELEC-3A	LP-2	RUB-1	PTD-1	-	
324	ELEC-3B	LP-2	RUB-1	PTD-1	-	
325	JANITOR	LS-2	FRP-1	PTD-1	-	
LEVEL 4						
400	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
400B	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
421	TRASH	LS-2	FRP-1	PTD-1	-	
422	IDF-4	LP-2	RUB-1	PTD-1	-	
423	ELEC-4A	LP-2	RUB-1	PTD-1	-	
424	ELEC-4B	LP-2	RUB-1	PTD-1	-	
425	JANITOR	LS-2	FRP-1	PTD-1	-	
LEVEL 5						
500	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
500B	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
521	TRASH	LS-2	FRP-1	PTD-1	-	
522	IDF-5	LP-2	RUB-1	PTD-1	-	
523	ELEC-A	LP-2	RUB-1	PTD-1	-	
524	ELEC-B	LP-2	RUB-1	PTD-1	-	
525	JANITOR	LS-2	FRP-1	PTD-1	-	
LEVEL 6						
600	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
600B	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
621	TRASH	LS-2	FRP-1	PTD-1	-	
622	IDF-6	LP-2	RUB-1	PTD-1	-	
623	ELEC-A	LP-2	RUB-1	PTD-1	-	
624	ELEC-B	LP-2	RUB-1	PTD-1	-	
625	JANITOR	LS-2	FRP-1	PTD-1	-	
LEVEL 7						
700	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
700B	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
721	TRASH	LS-2	FRP-1	PTD-1	-	
722	IDF-7	LP-2	RUB-1	PTD-1	-	
723	ELEC-A	LP-2	RUB-1	PTD-1	-	
724	ELEC-B	LP-2	RUB-1	PTD-1	-	
725	JANITOR	LS-2	FRP-1	PTD-1	-	
LEVEL 8						
800	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
800B	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
821	TRASH	LS-2	FRP-1	PTD-1	-	
822	IDF-8	LP-2	RUB-1	PTD-1	-	
823	ELEC-A	LP-2	RUB-1	PTD-1	-	
824	ELEC-B	LP-2	RUB-1	PTD-1	-	
825	JANITOR	LS-2	FRP-1	PTD-1	-	
LEVEL 9						
900	CORRIDOR-E	LP-2	WD-1	PTD-1/PTD-2/CONC-3	PTD-1	
900B	CORRIDOR - W	LP-2	WD-1	PTD-1/PTD-2	PTD-1	
921	TRASH	LS-2	FRP-1	PTD-1	-	
922	IDF-9	LP-2	RUB-1	PTD-1	-	
923	ELEC-A	LP-2	RUB-1	PTD-1	-	
924	ELEC-B	LP-2	RUB-1	PTD-1	-	
925	JANITOR	LS-2	FRP-1	PTD-1	-	
ROOF						
R01	M.E.P. ROOM					

FINISH SCHEDULE - DWELLING UNITS

ROOM NAME	FINISH FLOOR	FINISH BASE	FINISH WALL	FINISH CEILING	COMMENTS
LIVING/DINING/KITCHEN	LP-1	WD-1	PTD-1	PTD-1	
BEDROOM	LP-1	WD-1	PTD-1	PTD-1	
BATHROOM	LS-1	LS-1	PTD-1	PTD-1	COVED BASE
CLOSET	MATCH ADJ.	MATCH ADJ.	PTD-1	PTD-1	

APPLIANCES & ACCESSORIES

DWELLING UNITS:
- RANGE:
- RANGE HOOD: SEE MECHANICAL DRAWINGS
- COOKTOP:
- REFRIGERATOR:
- WALL-MTD GRAB BARS:
- MEDICINE CABINET:
- TOILET TISSUE HOLDER:
- TOWEL BAR:
- COAT HOOK:
- MIRROR:

COMMON SPACES:
- DISHWASHER:
- RANGE:
- RANGE HOOD: SEE MECHANICAL DRAWINGS
- REFRIGERATOR:
- UNDERCOUNTER FRIDGE:
- MICROWAVE:
- SANITARY NAPKIN DISPOSAL:
- SINGLE JUMBO-ROLL TOILET TISSUE DISPENSER:
- SEAT COVER DISPENSER:
- AUTOMATIC SOAP DISPENSER:
- ELECTRIC HAND DRYER:
- WALL-MTD GRAB BARS:
- MIRROR:
- BABY CHANGING TABLE:
- SHELF:
- COAT HOOKS:

FINISHES KEY

KEY	DESCRIPTION	COMMENTS
ACST-1	SPECIAL ACOUSTIC CEILING PANELS	ARMSTRONG FELTWORKS BLADES - VARAFFIX
ACT-1	ACOUSTIC CEILING TILE	
ACT-2	ACOUSTIC CEILING TILE - WASHABLE	
CONC-1	CONCRETE - SEALED	
CONC-2	CONCRETE - STAINED & POLISHED	
CONC-3	CONCRETE - BOARD FORMED	SEE INT ELEVS
CT-1	CERAMIC TILE	48" WAINSCOT UON
EPOXY-1	EPOXY FLOORING	WITH COVED EPOXY BASE
FRP-1	FIBER REINFORCED PANEL	48" WAINSCOT UON
LP-1	LINOLEUM PLANK IN UNITS	FORBO MARMOLEUM CINCH LOC SEAL - WOOD APPEARANCE
LP-2	LINOLEUM PLANK IN COMMON AREAS	FORBO MARMOLEUM CINCH LOC SEAL - WOOD APPEARANCE
LS-1	LINOLEUM SHEET IN UNITS	FORBO MARMOLEUM SOLID W/ WELDED SEAMS
LS-2	LINOLEUM PLANK IN COMMON AREAS	FORBO MARMOLEUM SOLID W/ WELDED SEAMS
PTD-1	PAINTED - WHITE	
PTD-2	PAINTED - ACCENT	SEE INT ELEVS
RUB-1	RUBBER	
SS-1	STAINLESS STEEL	
WD-1	WOOD BASE	SQUARE STOCK; PTD TO MATCH WALL
WD-2	WOOD SLAT CEILING	

FINISH NOTES

1. REFER TO SPECIFICATIONS FOR DETAILED INFORMATION REGARDING ALL FINISHES.
2. SEE TYPICAL FLOORING TRANSITION DETAILS ON A9.X.

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

Stamp:

LICENSED ARCHITECT
No C-30639
NOT FOR CONSTRUCTION
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

NO.	REVISION	DATE

Project Number: 2405

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103
BLOCK/LOT: 3553/052

Sheet Title:

FINISH SCHEDULE

Scale: 12" = 1'-0"

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: ER
Checked: MG
Date: 6/14/2025 10:00:28 AM

Sheet Number: A10.7

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

STRUCTURAL ABBREVIATIONS

A

A.B.	ANCHOR BOLT
AC	ALASKA CEDAR (WOOD)
ABT	ABOUT
ABV	ABOVE
ADD'L	ADDITIONAL
ADJ.	ADJACENT
ALT.	ALTERNATE
AMP.	AMPLITUDE
AGGR.	AGGREGATE
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URE)(URAL)

B

BD	BOARD
B.E.	BOUNDARY ELEMENT
BF	BRACED FRAME
B.F.	BOUNDARY FASTENER
B.L.	BOTTOM LOWER
BLDG	BUILDING
BLK.	BLOCK
BLKG	BLOCKING
BM	BEAM
B.N.	BOUNDARY NAIL(ING)
BOT.	BOTTOM
B.A.	BOTTOM OF
B.A.C.	BOTTOM OF CONCRETE
B.A.F.	BOTTOM OF FOOTING
B.A.S.	BOTTOM OF STEEL
BRG	BEARING
B.S.	BOTH SIDES
BSMT	BASEMENT
B.U.	BOTTOM UPPER
BTWN	BETWEEN

C

C	CHANNEL (STEEL SHAPE)
CFS	COLD-FORMED STEEL
CIDH	CAST-IN-DRILLED HOLE
C.I.P.	CAST-IN-PLACE
C.J.	CONSTRUCTION JOINT
C.J.P.	COMPLETE JOINT PENETRATION (GROOVE WELD)
CLG	CEILING
CLR	CLEAR, CLEARANCE
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
COLL.	COLLECTOR
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCT(ING)(ION)
CONT.	CONTINUOUS
CONTR.	CONTRACT(OR)
CRVD.	CURVED
C.P.	COMPLETE PENETRATION (WELD)
CST.	CONSTRUCTION
CTR.	CENTER, CENTRAL
CTSK	COUNTERSINK
CWT	COUNTERWEIGHT
CVN	CHARPY V-NOTCH

D

d	PENNY WEIGHT (NAIL)
D2L	NELSON WELDED REBAR
D.B.A.	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEMO.	DEMOLITION
DTL	DETAIL
DF	DOUGLAS FIR (WOOD)
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISCONT.	DISCONTINUOUS
DN	DOWN
DO	DITTO
DP	DEEP
DWG	DRAWING

E

(E)	EXISTING
EA.	EACH
E.A.	EACH FACE
E.B.	SUCH AS
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEVR	ELEVATOR
E.J.	EXPANSION JOINT
EMBED.	EMBEDMENT
E.N.	EDGE NAIL(ING)
E.O.	EDGE OF
E.O.S.	EDGE OF SLAB
E.P.S.	EXPANDED POLYSTYRENE
EQ.	EQUAL (EQUIVALENT)
EQ. SP.	EQUALLY SPACED
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
E.W.	EACH WAY
E.W.E.F.	EACH WAY, EACH FACE
E/W	EAST/WEST
EXP.	EXPANSION
EXT.	EXTERIOR

F

FB	FLAT BAR (STEEL SHAPE)
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.F.	FAR FACE OR FIELD FASTENER
FIN.	FINISH(ED)
FLG.	FLANGE
FLR	FLOOR
F.N.	FIELD NAIL
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD OR FACE OF STEEL
F.P.	FULL PENETRATION (WELD)
FPRF.	FIREPROOFING
FRMG	FRAMING
F.S.	FAR SIDE
FT	FEET OR FOOT
FTG.	FOOTING

G

ga	GAUGE
GALV.	GALVANIZED
GAR.	GARAGE
G.B.	GRADE BEAM
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL
GLB	GLUED LAMINATED TIMBER BEAM
GLC	GLUED LAMINATED TIMBER COLUMN
GR.	GRADE
GYP.	GYPSUM

H

(H), HORIZ.	HORIZONTAL
H.A.	HOLLOW CLAY TILE
HD	HOLDOWN
H.D.G.	HOT-DIP GALVANIZED
HDPE	HIGH-DENSITY POLYETHYLENE
HDR	HEADER
HGR	HANGER
HK	HOOK
H.S.	HEADED STUD OR HIGH STRENGTH (BOLT)
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT

I

I.D.	INSIDE DIAMETER
I.E.	THAT IS, SPECIFICALLY
I.F.	INSIDE FACE
IN.	INCH
INCL.	INCLUDED
INFO.	INFORMATION
INSP.	INSPECTION
INSUL.	INSULATION
INT.	INTERIOR
IRREG.	IRREGULAR

J

JCT.	JUNCTION
JST	JOIST
JT, JNT	JOINT

K

K	KIP (1,000 POUNDS)
K.D.	KILN DRIED
KSI	KIPS PER SQUARE INCH
KSF	KIPS PER SQUARE FOOT

L

L	ANGLE (STEEL SHAPE)
LB.	POUND
LGS	LIGHT-GAUGE STEEL
L.L.B.B.	LONG LEGS BACK TO BACK
L.L.C.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LMBR	LUMBER
L.P.S.	LAP PER SCHEDULE
L.S.	LONG SLOTTED (HOLE)
LSL	LAMINATED STRAND LUMBER
LSLH	LONG SLOTTED (HOLE) W/ LONG AXIS HORIZ.
LSLT.	LONG SLOTTED (HOLE)
LSLV	LONG SLOTTED (HOLE) W/ LONG AXIS VERT.
LTWT	LIGHTWEIGHT
LVL	LEVEL OR LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE

M

MAX.	MAXIMUM (NO MORE THAN; AT MOST)
M.B.	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL (STEEL SHAPE)
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ.	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURE(R)
M.I.	MALLEABLE IRON
MIN.	MINIMUM (NO LESS THAN; AT LEAST)
MISC.	MISCELLANEOUS
MOD.	MODIF(Y)(ICATION)
MT	MISCELLANEOUS TEE (STEEL SHAPE)
MTL	METAL
MANUF.	MANUFACTURER
MATL	MATERIAL

N

N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N/FS	NEAR & FAR SIDE
N.T.S.	NOT TO SCALE
NR	NEAR
N.S.	NEAR SIDE
N/S	NORTH/SOUTH
N.W.	NORMAL WEIGHT
NWC	NORMAL WEIGHT CONCRETE

O

O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OG	OPEN GRAIN (REDWOOD)
O.H.	OPPOSITE HAND
OPG	OPENING
OPNG	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
O.S.	OVERSIZED (HOLE)

P

P.A.F.	POWDER ACTUATED FASTENER(S)
PC, PCS	PIECE, PIECES
PCF	POUNDS PER CUBIC FOOT
PCI	POUNDS PER CUBIC INCH
P.D.	POWDER DRIVEN
P.D.F.	POWDER DRIVEN FASTENER(S)
P.E.F.	(PLYWOOD) PANEL EDGE FASTENER
P.E.N.	(PLYWOOD) PANEL EDGE NAILING
PERF.	PERFORATED
PIPE-X	EXTRA STRONG PIPE
PIPE-XX	DOUBLE EXTRA STRONG PIPE
P.J.P.	PARTIAL JOINT PENETRATION (GROOVE WELD)
PL	PLATE
P.L.	PROPERTY LINE
PLWD.	PLYWOOD
PLYWD	PLYWOOD
P.P.	PARTIAL PENETRATION (WELD)
PREFAB.	PREFABRICATE(D)
PRELIM.	PRELIMINARY
PRESTR.	PRESTRESSED
PREV.	PREVIOUS(LY)
PROJ.	PROJECT(ED)(ING)(ION)
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POINT
P.T.	POST-TENSION(ED)(ING)

R

(R)	REUSED
RAD.	RADIUS
RB	ROUND BAR (STEEL SHAPE)
R.C.	REINFORCED CONCRETE
REINF.	REINFORC(ED)(ING)
REBAR	REINFORCING BAR
REF.	REFERENCE
REQ'D	REQUIRED
RET.	RETAINING
REV.	REVIS(E)(ION)
RF	ROOF
RFG	ROOFING
RND	ROUND
R.O.	ROUGH OPENING
RW	REDWOOD

S

S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.B.	SOLID BLOCKING
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SEP.	SEPARATION
SFHCS	SOCKET FLAT HEAD CAP SCREW
SHT	SHEET
SHTG	SHEATHING
SIM.	SIMILAR
S.L.B.B.	SHORT LEGS BACK TO BACK
S.L.D.	SEE LANDSCAPE DRAWINGS
SLRS	SEISMIC LOAD RESISTING SYSTEM
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.O.G.	SLAB ON GRADE
SP	SOUTHERN PINE (WOOD)
SPC.	SPAC(ES)(ING)
S.P.D.	SEE PLUMBING DRAWINGS
SPEC(S).	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.	SHORT SLOTTED (HOLE)
SSLT.	SHORT SLOTTED (HOLE)
ST	AMERICAN STANDARD TEE (STEEL SHAPE)
STAG.	STAGGER(ED)
STAGG.	STAGGER(ED)
STD	STANDARD
STFNR.	STIFFENER
STL	STEEL
STRUC.	STRUCTURAL
SUP.	SUPPORT
SUSP.	SUSPENDED
SYM., SYMM.	SYMMETRICAL

T

T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
T.B.D.	TO BE DETERMINED
TD	TIE DOWN
THD	THREADED
THK	THICK(NESS)
THRD	THREADED
THRU	THROUGH
T.L.	TOP LOWER
T.N.	TOE NAIL
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE ELEVATION
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
TS	TUBE STEEL
T.U.	TOP UPPER
TYP.	TYPICAL

U

U.O.N.	UNLESS OTHERWISE NOTED
URM	UNREINFORCED MASONRY

V

(V), VERT.	VERTICAL
VOL.	VOLUME
V.I.F.	VERIFY IN FIELD
V.W.M.	VERIFY W/ MANUF.

W

W/	WITH
WD	WOOD
WF	WIDE FLANGE
W.H.	WEB HORIZONTAL
W/IN	WITHIN
WKG	WORKING
W.O.	WHERE OCCURS
W/O	WITHOUT
W.P.	WORK POINT
WPFG	WATERPROOFING
WT	WIDE-FLANGE TEE (STEEL SHAPE)
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

X

XS	EXTRA STRONG (PIPE)
XXS	DOUBLE EXTRA STRONG (PIPE)

SPECIAL CHARACTERS

&	AND
∠	ANGLE (MEASUREMENT)
@	AT
℄	CENTER LINE
Ø	DIAMETER OR ROUND
//	PARALLEL
⊥	PERPENDICULAR
ℙ	PLATE, PROPERTY LINE
#	POUND OR NUMBER
±	TOLERANCE

OTHER ABBREVIATIONS (PRODUCT ABBREVIATIONS):

FOR WOOD FRAMING FASTENER AND CONNECTOR ABBREVIATIONS, SEE SIMPSON STRONG-TIE WOOD CONSTRUCTION CONNECTORS CATALOG (available at www.strongtie.com).

FOR POWDER-DRIVEN FASTENERS AND CONCRETE ANCHOR ABBREVIATIONS, SEE HILTI NORTH AMERICAN PRODUCT TECHNICAL GUIDE (available at www.us.hilti.com) AND SIMPSON STRONG-TIE ANCHOR SYSTEMS CATALOG (available at www.strongtie.com).

FOR LIGHT-GAUGE STEEL CONNECTOR ABBREVIATIONS, SEE STEEL NETWORK LIGHT STEEL FRAMING CONNECTION CATALOG (available at www.steelnetwork.com) AND SIMPSON STRONG-TIE COLD-FORMED STEEL CONNECTORS CATALOG (available at www.strongtie.com).

FOR ENGINEERED WOOD PRODUCT ABBREVIATIONS, SEE ILEVEL CATALOG (available at www.ilevel.com), LP BUILDING PRODUCTS CATALOG (available at www.lpcorp.com), REDBUILT CATALOG (available at www.redbuilt.com), AND STANDARD STRUCTURES, INC., CATALOG (available at www.standardstructures.com).

"THRD STUD" INDICATES FULL FUSION WELDED STUD PER SPECIFICATION SECTION 05120.

STRUCTURAL DRAWING SHEET INDEX

S0.00	STRUCTURAL ABBREVIATIONS, SHEET INDEX, & SPECIAL INSP. FORM
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S1.01	GENERAL NOTES
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S2.00	FOUNDATION/BASEMENT PLAN
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S2.02	LEVEL 2 FRAMING PLAN
S2.03	LEVEL 3 FRAMING PLAN
S2.04	LEVELS 4-9 FRAMING PLAN
S2.10	ROOF FRAMING PLAN
S3.01	CONCRETE SHEAR WALL ELEVATIONS
S3.02	CONCRETE SHEAR WALL ELEVATIONS
S3.03	CONCRETE SHEAR WALL ELEVATIONS
S3.04	CONCRETE SHEAR WALL ELEVATIONS
S3.05	CONCRETE COLUMN SCHEDULE
S4.01	TYPICAL CONCRETE DETAILS
S4.02	TYPICAL CONCRETE DETAILS
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S4.05	TYPICAL STUDRAIL CONFIGURATIONS
S4.06	TYPICAL PT DETAILS
S4.07	TYPICAL PT DETAILS
S4.10	TYPICAL MAT SLAB DETAILS
S4.11	TYPICAL MAT SLAB DETAILS
S4.12	BASEMENT WALL DETAILS
S4.13	BASEMENT WALL DETAILS
S4.20	CONCRETE DETAILS
S4.21	CONCRETE DETAILS
S4.30	TYPICAL CONCRETE ROOF DETAILS
S5.02	STEEL DETAILS
S7.05	TYPICAL CFS SW DETAILS

Disclaimer:

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	50% DD	04.30.2025
	100% DD	06.13.2025

MSD Project Number 2024.010.01

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

STRUCTURAL ABBREVIATIONS, SHEET INDEX, & SPECIAL INSP. FORM

Scale: 1" = 1'-0"

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hcl architecture
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Date: 6/13/2025 6:00:11 PM

Sheet Number: S0.00

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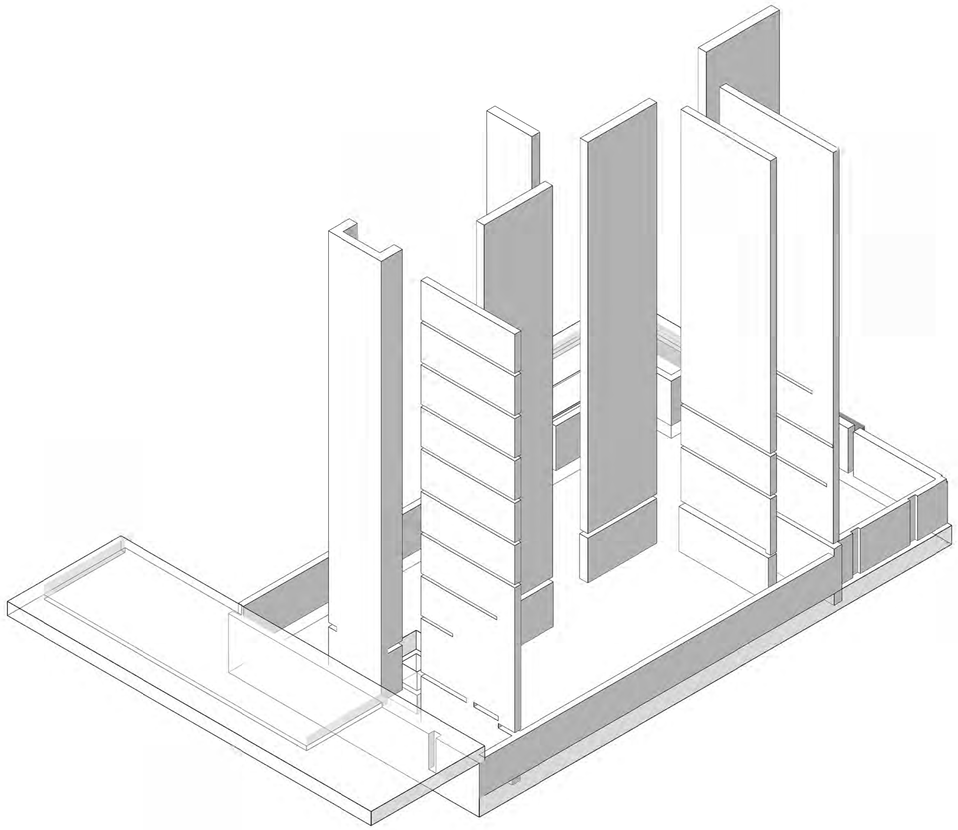
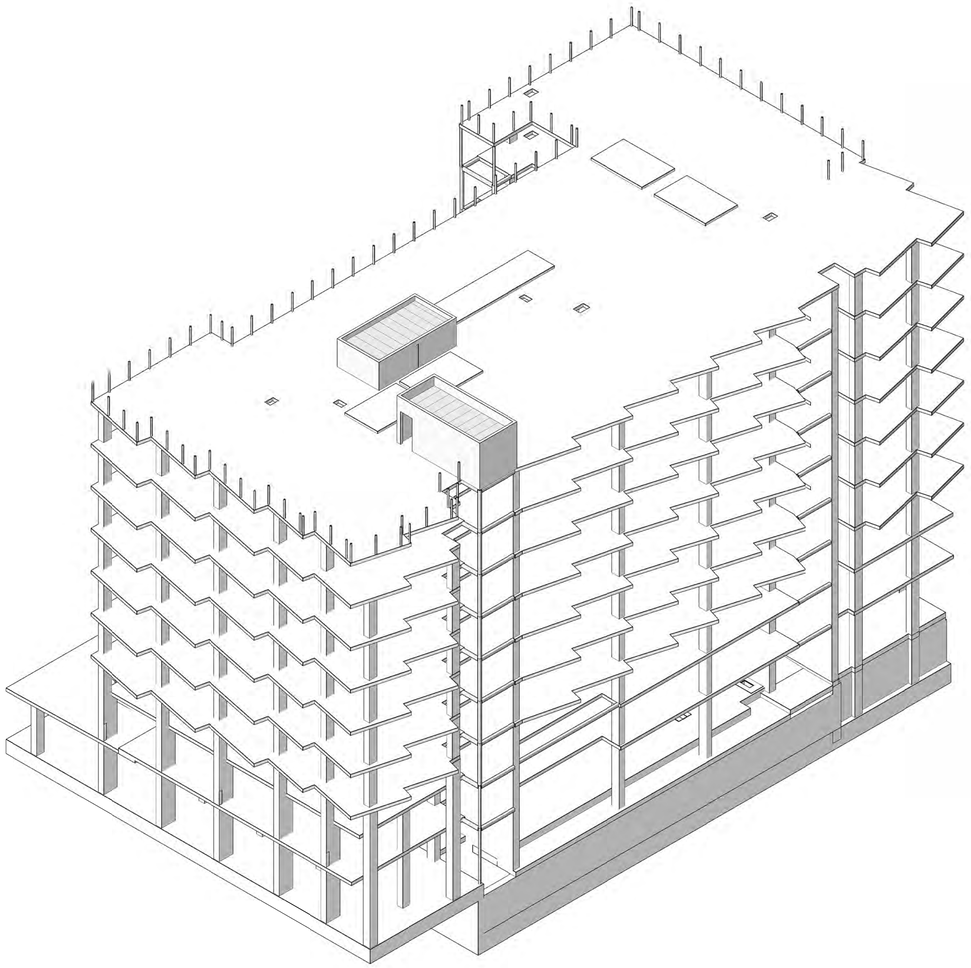


2 S0.01 3D VIEW - LATERAL SYSTEM ONLY



1 S0.01 3D VIEW - OVERALL

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
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Sheet Title:

3D PERSPECTIVES

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STRUCTURAL NOTES

DIVISION 01: GENERAL CONDITIONS

SECTION A: GENERAL REQUIREMENTS

1. These Structural Notes supplement the Project Specifications, and provide design loads and material properties not listed in the Project Specifications.

2. These structural drawings are copyrighted instruments of service of Mar Structural Design (MSD), for sole use for this project.

3. The Structural Drawings show the structural features. Some dimensions and elevations are defined on the Architectural Drawings. See Architectural and other project drawings for finishes, depressions, curbs, openings, inserts and other features that need to be coordinated with these drawings.

4. Bound specifications have been prepared for this project. These notes complement the project specifications that will, among other things, define responsibilities, products, and workmanship issues. Reading these notes without reading the specifications can result in misunderstandings. There is not a one-to-one correspondence between these notes and the specifications, i.e., some numbered sections appear in the notes but not the specifications and vice versa.

5. In the event of conflict between these structural notes, the project specifications and the drawings, consult with the Architect before proceeding.

6. Verify all existing conditions and dimensions. Compare structural drawings with architectural, mechanical, and electrical and plumbing drawings before commencing work. Notify Architect of any discrepancies and do not proceed with affected work until they are resolved. In the case of conflict between the drawings and the specifications, the most costly option to the Contractor applies unless otherwise expressly allowed by the Architect's response to RFI.

7. All work shown is new unless called out as existing (E).

8. Do not scale the drawings to determine dimensions, instead use written dimensions. Where no dimension is provided, consult with the Architect for clarification before proceeding with the work. Where member locations are not specifically dimensioned, members are either located on column lines, or equally spaced between members on column lines or between members otherwise located.

9. Unless otherwise shown or noted, all typical details shall be used where applicable. All details shall be considered typical at similar conditions.

10. Submit shop drawings, design-build calculations, and product data for review as required by specifications prior to fabrication. Do not fabricate prior to receiving review comments. Each shop drawing submittal to the Engineer shall be submitted electronically:
    1. Except for mock-ups, samples, and as otherwise specified, all submittals to be in electronic form (Adobe Portable Document Format).
    2. Submit shop drawings, design-build calculations, and product data for review as required by specifications prior to fabrication. Do not fabricate prior to receiving review comments. In addition submit the following:
        1. Shop drawings and structural calculations for lateral and vertical support of any equipment exceeding 400 pounds.
        2. Penetration plans, using structural drawings as backgrounds, showing the size and location of all slab openings, sleeves, cores and penetrations, including HVAC, electrical, telephone, fire sprinkler, plumbing and any other utilities. This includes pipes or conduits routed through or embedded within structural elements such as beams, slabs or walls.

11. Safety Measures:
    1. Contractor is solely and completely responsible for job site conditions including safety of people and property, and for all necessary independent engineering reviews of these conditions.
    2. Install shoring and bracing of soil, and of existing and new structures, where needed to adequately support imposed vertical and lateral loads. Maintain shoring and bracing until the new structure can support the anticipated loads. Submit shoring calculations by independent engineer for information only.
    3. Engineer's job site visits are not intended to include review of adequacy of Contractor's safety measures.

12. Any openings, holes, cuts or discontinuities not shown on the structural drawings and extending into or through structural elements require Engineer's prior approval and may require special structural detailing.

SECTION B: STRUCTURAL TESTING, INSPECTION, AND OBSERVATION

1. Tests and inspections for all items will be provided as required by the San Francisco Building Code and all applicable local ordinances.

2. The owner will retain an independent testing agency to perform all required testing and inspections.

3. The Contractor is responsible for coordinating with Owner's Testing Agency and Special Inspector to schedule all required tests and inspections. See specifications for specific items requiring testing and inspection.

4. Structural Observation: In addition to inspection by Special Inspector, Structural Engineer will review construction for general conformance with Structural Drawings. Contractor shall notify Architect and Structural Engineer at least five working days prior to concealing structural elements. Structural Engineer will then determine if a site visit is appropriate. Notification shall include the following items:
    1. Reinforcement, post-tensioning tendons, and embedded items, prior to concrete or shotcrete placement.
    2. Structural framing and shear walls, prior to concealment by fireproofing or finish surfaces.

SECTION C: STRUCTURAL DESIGN BASIS

1. Design is based on the 2022 San Francisco Building Code and applicable local ordinances.

2. Design vertical live loads (unfactored loads not including live load reductions):
    1. Floor
        1. Residential — 40 psf
        2. Lobbies & Corridors — 100 psf
        3. Public rooms & accessible decks — 100 psf
        4. Offices — 50 psf
    2. Stairs
        1. Treads and Landings — 100 psf (300 lbs on 2" x 2" area)
        2. Railings — 50 plf (200 lbs any direction)
        3. Balusters & Panels — 50 psf horiz
    3. Roofs
        1. Ordinary — 20 psf (300 lbs on 2'-6"x2'-6" area)
        2. Patios & Terraces — 100 psf

3. Design lateral loads are based on the following criteria:
    1. Risk Category — II
    2. Wind
        1. Basic Wind Speed, V — 92 mph(3-second gust)
        2. ASD Wind Speed, Vasd — 71 mph
        3. Exposure Category — B
           C for design-build cladding/glazing
        4. Importance Factor, Iw — 1.00
        5. Internal Pressure Coef — +/- 0.18 for main bldg
           +/- 0.55 for penthouse
        6. Cladding Pressure — [xx psf], unless specifications require design-build calculations
    3. Seismic
        1. Importance Factor, Ie — 1.00
        2. Ss — 1.50g (0.2 sec site-specific response)
        3. S1 — 0.60g (1.0 sec site-specific response)
        4. Site Soil Class — D
        5. Sds — 1.00g (0.2 sec site-specific response)
        6. Sd1 — 1.02g (1.0 sec site-specific response)
        7. SDC — D (Seismic Design Category)
        8. Basic Lateral System:
           1. Item A.1, Special Reinforced Concrete Shear Walls
        9. T-a — 0.55 sec (Approximate Fundamental Period)
        10. Cs — 0.20 (Seismic Response Coefficient)
        11. R — 5 (Response Modification Factor)
        12. Design Base Shear — 3,510 kips
        13. Analysis Procedure — Modal Response Spectrum Analysis
    4. The seismic load resisting system (SLRS) of the structure comprises the following elements described in the drawings:
        1. Shear walls, collectors, and associated connections;
        2. Other elements labeled "COLL" and "SLRS" in the drawings.

SECTION D: DESIGN-BUILD CRITERIA

1. Deferred Design-Build Items
    1. Stairs, unless otherwise shown on plans.
    2. Interior and Exterior Non-Load Bearing Walls, unless otherwise shown on plans.
    3. Cladding, Storefronts, and Curtain Walls.
    4. Support and seismic bracing for Mechanical, Electrical, Plumbing, and Fire Protection systems.
    5. Acoustic isolation systems that transmit structural forces, including:
        1. Spring isolated ceilings (both vertical hangers and lateral braces)
        2. Top of wall isolators (design to transmit wall out-of-plane seismic forces)
        3. Floating floor isolators (both floor mounts and perimeter seismic restraints).
    6. Fall Protection Anchors.
    7. Davits for Window Washing or Other Maintenance.
    8. Support and Seismic Bracing for Solar Arrays.
2. General:
    1. Submit shop drawings and structural calculations for all design-build items, stamped and signed by a California-licensed Civil or Structural Engineer.
    2. All deferred items shall not be installed until respective shop drawings and structural calculations have been approved by the Architect and Building Official.
3. Design-Build Criteria:
    1. Stairs:
        1. Shall accommodate interstory seismic drifts of at least 2% without loss of support and 1.0% without damage. Stairs shall be designed to maintain egress function after a code design-basis earthquake.
    2. Cladding, glazing, and exterior non-bearing walls:
        1. Cladding, glazing and non-load bearing walls shall accommodate interstory seismic drifts of at least 2% without damage that could result in falling hazards or injuries and 1% while remaining weathertight and substantially free of damage.
        2. Cladding and glazing systems shall resist out-of-plane wind loads per Section C "Structural Design Basis."
        3. Wall out-of-plane deflections shall not exceed L/240 for exterior facades under code minimum design wind loads, unless designer demonstrates that facade can accommodate greater deflections without loss of watertightness.
        4. Walls, cladding, and glazing systems shall accommodate the greater of 3/4" and L/360 vertical deflection on all beams and headers above and below, under live load plus that portion of dead load imposed after cladding or glazing system installation. L is defined as the overall length of the framing member above or below the glazing system.
        5. Install glazing systems only after all sustained (dead) loads are in place.
    3. Interior partitions:
        1. Connection at top of partitions shall accommodate the greater of 3/4" and L/360 vertical deflection, under live load plus that portion of dead load imposed after cladding or glazing system installation. L is defined as the overall length of the framing member above or below the glazing system.
        2. Out-of-plane deflection under wind or seismic load shall not exceed L/240.
        3. Elevator shaft walls shall be designed for elevator "piston effect" pressures defined by the elevator manufacturer.
    4. Mechanical, electrical, plumbing and fire protection systems and equipment:
        1. Contractor is responsible for vertical and lateral support and anchorage of all equipment and utilities, and transfer of such forces back to primary structural elements shown on the structural drawings.
        2. Support and bracing shall be designed to comply with CBC and ASCE 7, Chapter 13.
        3. Lateral seismic design forces on all life-safety systems and equipment shall be increased by an importance factor of 1.50.
        4. Shop drawings and structural calculations shall be submitted for support and bracing of all floor-mounted equipment over 400 pounds and all ceiling-hung equipment over 20 pounds.
    5. Pipes, conduits and ducts: Unless specifically designed by a California-licensed Civil or Structural Engineer, bracing shall conform to Seismic Hazard Level A in SMACNA "Seismic Restraint Manual: Guidelines for Mechanical Systems," most recent edition, except:
        1. Bracing of life-safety systems and components shall be increased by 50% (Importance factor = 1.50).
        2. Hangers 12 inches or less in length shall be capable of swaying at least 30 degrees out of plumb in either direction without losing strength, unless augmented by seismic bracing.
        3. Ducts four square feet or greater in cross-sectional area shall be braced.
        4. Pipes:
            1. Brace all pipes containing gas or liquid fuel.
            2. Brace all pipes 1-1/4 inch nominal diameter or greater in boiler, electrical and mechanical rooms.
            3. Brace all other pipes 2-1/2-inch nominal diameter or greater.
            4. Fire sprinkler pipe bracing shall comply with both ASCE 7, Chapter 13, and NFPA 13.)

DIVISION 31: EARTHWORK

SECTION 31 60 00: FOUNDATIONS

1. The foundation design is based on a Geotechnical Report prepared by Langan dated February 21, 2025.

2. Allowable soil pressure for mat foundations:
    1. Dead + live loads: 5000 psf
    2. Total loads: 6667 psf

3. Except where otherwise shown, excavations shall be made as near as possible to the neat lines required by the size and shape of the structure. Foundations may be poured without the use of side forms where possible. If the trenches cannot stand, fully form sides to dimensions shown.

4. Do not allow water to stand in trenches. If bottoms of trenches become softened due to rain or other water before concrete is cast, excavate softened material and replace with properly compacted backfill or concrete at no cost to the owner.

5. Notify the owner ten days prior to excavation and subgrade preparation work to allow owner to schedule observation by the Geotechnical Engineer. Excavations and subgrade preparation will be observed by the Geotechnical Engineer.

DIVISION 03: CONCRETE

SECTION 03 20 00: REINFORCING STEEL

1. All mild-steel reinforcing steel shall have a minimum yield stress (Fy) of 60 ksi (420 MPa). For additional requirements see Specifications.

2. T-heads:
    1. T1-Head: End anchorage plate with net area at least 4 times reinforcing bar area.
    2. T2-Head: End anchorage plate with net area at least 9 times reinforcing bar area.
    3. T2-heads shall be used unless otherwise noted on the drawings.
    4. See specifications for additional T-head requirements.

3. Ends of Bars: all reinforcing ending at wall and slab edges, and at the ends of beams, shall terminate with hooks (90, 135 or 180 degree), T-heads (T1 or T2), or shall lap splice with U-bar end caps or with dowels fastened into existing adjacent concrete or structural steel.

4. Anchor Bolts and Rods (unless otherwise noted on the drawings):
    1. Steel Framing:
        1. Anchor rods for typical base plates and steel connections: F1554, Gr. 55.
        2. Nuts and Washers: see Specifications.

5. Concrete Cover: Unless otherwise shown on the drawings, maintain coverage to face of reinforcing bars as follows:

Location	Clear Cover
Cast against earth:	3 in.
Slab-on-grade over earth or VB:	2 in.
Exposed to earth or weather:	
PT Slabs	1 in.
Non-PT Slabs, Walls	2 in. (1-1/2 in. for #5 & smaller)
Beam ties	1-1/2 in.
Beam primary reinf.	1-1/2 in.
Not exposed to earth or weather:	
Slabs, walls, joists	3/4 in. (1 in. for shotcrete)
Beam & column ties	1-1/2 in.
Beam & column primary reinf.	1-1/2 in.

Notes:
1. Tolerances per ACI 117, except that clear cover may not be reduced in fire-rated members or assemblies.
2. See POST-TENSIONING REINFORCEMENT section for tendon coverage.

6. Pipes, Conduits and Other Embedded Items: See Specifications.

SECTION 03 23 00: POST-TENSIONING REINFORCEMENT

1. Tendons conforming to ASTM A416 with the following requirements:

Cross-sectional area:	
0.5-in. diameter tendon	0.153 sq. in.
Grade	270 Low Relaxation
Jacking stress	216 ksi
Anchoring stress	189 ksi

2. Stressing and dead ends cannot be interchanged without approval from the Architect (re-design may be required). The design was based on the following friction coefficients. If actual values are expected to exceed these numbers notify the Architect and Structural Engineer.
   Friction Wobble Coefficient: 0.00014/ft.
   Friction Curvature Coefficient: 0.07/radian

3. Tendon Cover: All dimensions showing the location of prestressing tendons not noted as "clear," are to center of steel. See REINFORCING STEEL section for cover requirements at mild steel reinforcing bars. Unless drawings require more cover, clear concrete cover over tendons in post-tensioned beams and slabs shall be as follows:

Location	Clear Cover	Tolerance (+ only)
Exposed to earth or weather:		
Slabs, joists	1 inch	1/8 inch
Beam tendons	1-1/2 inches	3/8 inch
Not exposed earth or weather:		
Slabs, joists	3/4 inch	1/8 inch
Beams tendons	1-1/2 inches	3/8 inch

SECTION 03 25 00: CONCRETE AND MASONRY ANCHORS

1. Epoxy dowels in concrete:
    1. Epoxy dowels are not permitted for shear wall holdown or braced frame anchor rods.
    2. Owner's Testing Agency to verify diameter, depth and cleanliness of drilled holes.
    3. Owner's Testing Agency to torque test all epoxy-grouted threaded rods and bolts:

1/2" diam. thrd. rod	20 ft lbs
5/8" diam. thrd. rod	30 ft lbs
3/4" diam. thrd. rod	45 ft lbs
7/8" diam. thrd. rod	60 ft lbs
1" diam. thrd. rod	80 ft lbs

    4. Owner's Testing Agency to test 25% of the first 100 dowels installed in direct tension to the following values:

#3 bar	5,000	3/8" Thrd. Rod	3,500 #
#4 bar	9,000	1/2" Thrd. Rod	6,000 #
#5 bar	14,000	5/8" Thrd. Rod	9,000 #
#6 bar	20,000	3/4" Thrd. Rod	12,000 #
#7 bar	27,000	7/8" Thrd. Rod	18,000 #
#8 bar	36,000	1" Thrd. Rod	22,000 #

    5. If testing of the first 100 dowels results in a "pass" rate of 95% or better, sampling may be reduced to 10% of the remaining work.
2. Mechanical anchors: Owner's Testing Agency to make periodic inspections during anchor installation to verify anchor type and dimensions, concrete thickness and type (normal weight vs. lightweight), anchor embedment, and adherence to manufacturer's installation instructions.

SECTION 03 30 00: CAST-IN-PLACE CONCRETE

1. Concrete Mix Schedule:

Location	f'c (psi)	Aggr. Age (days)	Aggr. Type	Aggregate Max. Size (inches)	Max. Portland SCM (lb/cy)	SCM* (%)
Mat Foundation	6,000	90	Normal	1	200	50-70
S.O.G. & Curbs	3,000	56	Normal	¾	200	50-70
CIP Walls	3,000	56	Normal	¾	200	50-70
Columns	6,000	56	Normal	¾	200	50-70
Elevated Slabs	6,000	56	Normal	¾	300	30-60
PT Slabs	6,000	56	Normal	¾	350	30-50
	3,000	7				
Metal Deck Fill	3,000	56	Ltwt.	3/8	200	50-70
Basement Retaining Walls	6,000	56	Normal	½	300	30-60

* SCM = Supplementary Cementitious Material content, measured as percentage of total cementitious material by weight. See Specifications for further SCM requirements.

2. Water-to-cementitious material (W/CM) ratio not to exceed 0.45. Use water-reducing admixtures as needed.

DIVISION 04: MASONRY

SECTION 04 20 00: CONCRETE UNIT MASONRY

1. Specified compressive strength of masonry, f'm: 1,500 psi.
    1. Concrete masonry units (CMU) shall have a minimum net area compressive strength of 1,900 psi.
    2. Mortar shall conform to ASTM C270, Type M or S, and attain a minimum compressive strength of 1,800 psi at 28 days.
    3. Grout shall conform to ASTM C476 and attain a minimum compressive strength of 2,000 psi at 28 days.

DIVISION 05: METALS

SECTION 05 12 00: STRUCTURAL STEEL

1. Structural steel wide-flange shapes shall conform to ASTM A913 or ASTM A992 (Fy = 50 ksi). See Specifications for additional requirements for moment frame members and members with flange thickness exceeding 2 inches.

2. Pipe sections shall conform to ASTM A53, Type E or S, Grade B (Fy = 35 ksi). Finish black, except where required to receive hot-dip galvanized coating.

3. Round HSS shall conform to ASTM A500 Grade C (Fy = 46 ksi); ASTM A847 (Fy = 50 ksi) may be substituted.

4. Square or rectangular HSS shall conform to ASTM A500 Grade C (Fy = 50 ksi); ASTM A847 (Fy = 50 ksi) may be substituted.

5. HP sections shall conform to A572 Grade 50.

6. M and S sections shall conform to ASTM A36 (Fy = 36 ksi).

7. Structural steel channels, angles and miscellaneous iron shall conform to ASTM A36 (Fy = 36 ksi); ASTM A572 Grade 50 may be substituted.

8. Non-seismically loaded structural steel plates and bars:
    1. ASTM A36 (Fy = 36 ksi); ASTM A572 Grade 50 may be substituted.
    2. See Specifications for additional requirements where thickness exceeds 2 inches.

9. Seismically loaded structural steel plates and bars:
    1. ASTM A572 Grade 50 meeting minimum notch toughness requirements given in Specifications.
    2. Seismically loaded plates include, but are not limited to, gusset and connection plates in braced frames, splice plates in collectors, continuity plates in moment frames and any other plate designated "SLRS" or "CVN tough" on the drawings.

10. "Group A" or "A325" indicates a high-strength bolt assembly conforming to ASTM A325 Type 1 or F1852, with ASTM A563 heavy hex nuts and ASTM F436 or F959 Grade 325 washers as required by RCSC. ASTM A325 Type 3 bolts may be substituted only where hot-dip galvanizing is not required.

11. "Group B" or "A490" indicates a high-strength bolt assembly confirming to ASTM A490 or F2280, with ASTM A563 heavy hex nuts and ASTM F436 or F959 Grade 490 washers as required by RCSC. "Group B" or "A490" shall not be hot-dip galvanized.

12. All high-strength bolts shall be fully pre-tensioned unless otherwise noted. Bolts other than high-strength shall be installed snug-tight.

13. For anchor bolt material specifications, see Section 03 20 00, Reinforcing Steel.

14. Threaded studs and headed shear studs shall conform to AWS D1.1, and shall be carbon steel studs conforming to ASTM A108 Grades 1010 through 1020, unless otherwise noted. Stud bases shall be full-fusion arc welded. Stud welding through metal deck and all other configurations shall be qualified through tests per AWS D1.1, Section 7.6-7.8. Where stainless steel studs are required by the Notes or Drawings, studs to be post-annealed as required to prevent brittle failure.

15. Welds shall be E70XX unless otherwise noted in the Project Specifications, and shall have a CVN toughness of at least 40 ft-lbs at 70 degrees Fahrenheit, unless otherwise noted in the Project Specifications

16. Exposure to Weather: all steel and steel fasteners exposed to weather and moisture shall be hot-dip galvanized, corrosion resistant (e.g. weathering steel or stainless steel) or otherwise protected from corrosion. See Project Specifications for additional information.

SECTION 05 31 00: METAL DECKING

1. See the metal decking schedule in these drawings and the Metal Decking section of the specifications.

SECTION 05 40 00: COLD FORMED METAL FRAMING

1. Steel Studs, Joists, Tracks, and Channels: ASTM A1003.
    1. Grade 33 Type H, for all material 43 mils (18 ga) and thinner.
    2. Grade 50 Type H, for all material 54 mils (16 ga) and thicker.
    3. Zinc coating per ASTM A653, G60 minimum. Touch up abrasions and welds in the field after erection.
    4. Structural section properties to be computed in accordance with AISI S100, and meet or exceed those specified for the corresponding member size in Steel Stud Manufacturers Association (SSMA) Product Technical Information (ICC-ES Report No. ER-4943P).
    5. Provide punched webs for studs.
    6. Bottom and top track gauge to match stud gauge; except that 54-mil (16 ga) tracks may be used at 68- or 97-mil (12 or 14 ga) studs.
    7. Install stud and joist bridging in accordance with manufacturer's recommendations.
2. Fasteners:
    1. Screws: ASTM C1513 self-drilling/tapping, installed in accordance with AISI S200 Section D1.
    2. Welds: fillet, plug, butt or seam and made in accordance with AWS D1.3, "Structural Welding Code - Steel Sheet," and AISI S200 Section D2. Electrodes to be E6X or E7X unless otherwise noted.
    3. Bottom tracks at non-bearing walls to be attached to concrete with powder-driven fastener pins with 0.145-inch minimum shank diameter and 1-1/4-inch minimum embedment at 24 inches on center staggered, unless otherwise noted.
3. Unless a larger gap is shown on the drawings, non-bearing walls shall allow at least 3/4-inch vertical movement between floors, or between floor and roof, by use of nested top tracks or top tracks with vertical slots for screws.
4. Attach joist rim tabs or support clips to hard side of joist unless otherwise noted. Align joists, rafters and trusses with wall studs in accordance with AISI S200 section C1.

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GENERAL NOTES

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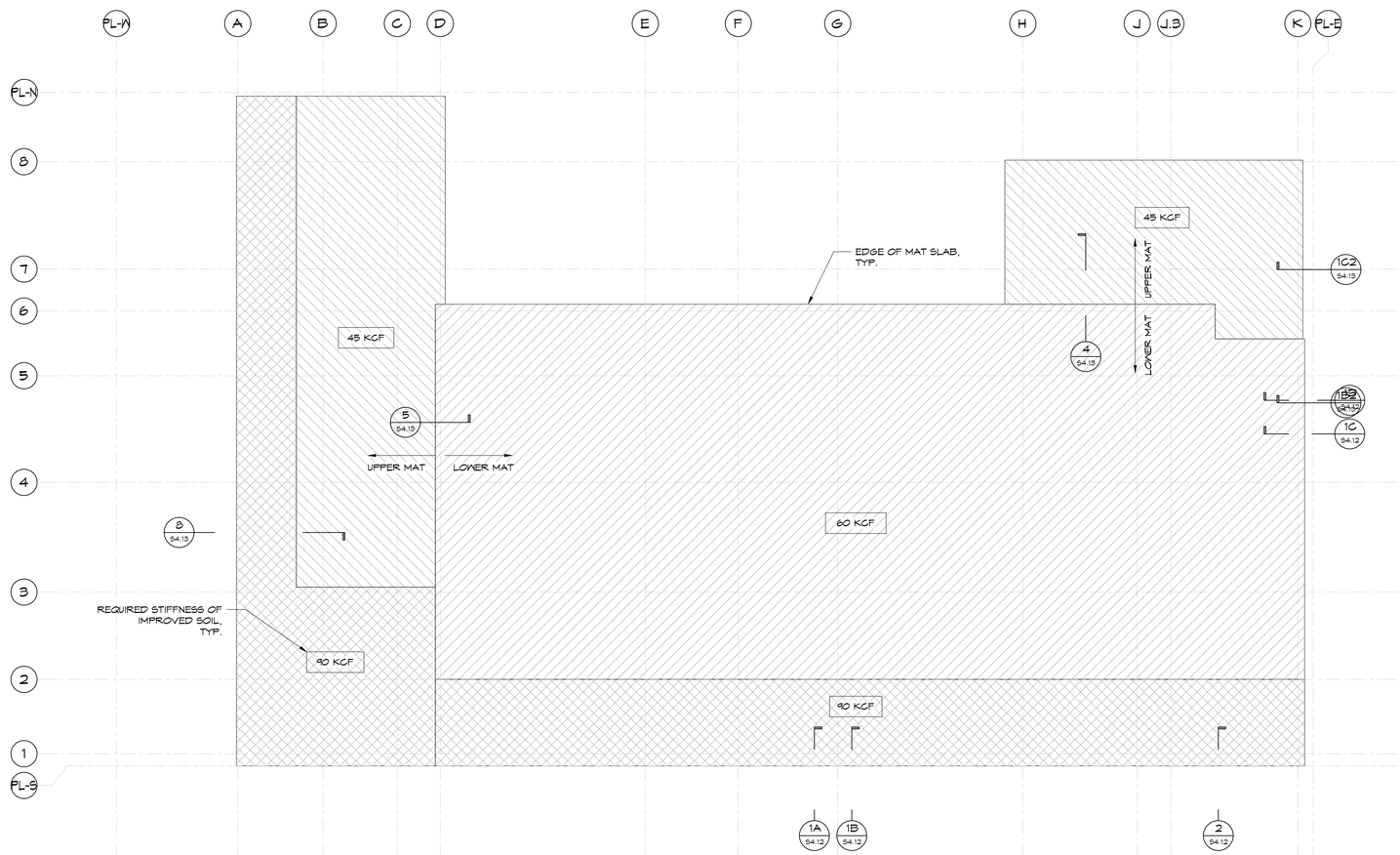
PLAN NOTES

1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
2. SEE MEP DWGS FOR ALL MECH. EQUIPMENT & PAD, PENETRATION SIZES & LOCATIONS NOT SHOWN.
3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
4. MAINTAIN MINIMUM SLAB THICKNESS AS NOTED ON PLAN AT ALL LOCATIONS, U.O.N.
5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

GEOTECHNICAL DESIGN ASSUMPTIONS

1. PROPOSED BUILDING & ITS FOUNDATION ARE NOT IN BART ZOI
2. GROUND IMPROVEMENTS CONSIDERED TO ACHIEVE MODULUS AS NOTED ON PLAN.



1 / S1.10 GROUND IMPROVEMENT PLAN

1/8" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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	100% DD	06.13.2025

MSD Project Number 2024,010.01

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

GROUND IMPROVEMENT PLAN

Scale:

As indicated

N
REF. NORTH

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herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

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Sheet Number: S1.10

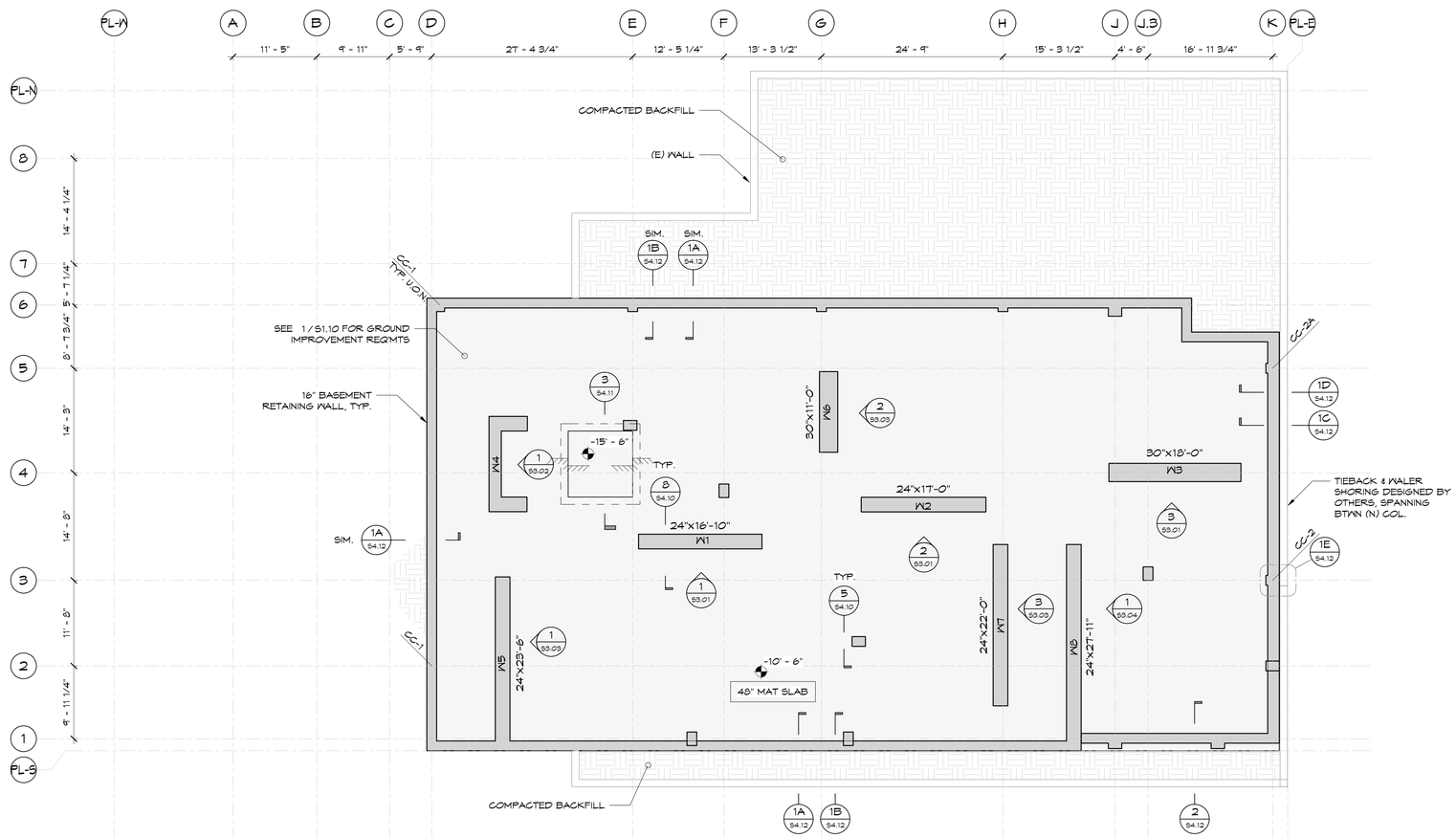
PLAN NOTES

1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
2. SEE MEP DWGS FOR ALL MECH. EQUIPMENT & PAD, PENETRATION SIZES & LOCATIONS NOT SHOWN.
3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
4. MAINTAIN MINIMUM SLAB THICKNESS AS NOTED ON PLAN AT ALL LOCATIONS, U.O.N.
5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

PLAN LEGEND

- W1 / 22"x1'-0" — CONC. WALL / CURB; WALL ID; DIMENSIONS
- WALL BELOW
- COL MARK
- CONC. COL., SEE 1/S3.05
- STL COLUMN
- STL BEAM
- CONC. SLAB
- SLAB STEP
- SLAB SLOPE CHANGE
- SLAB STEP W/SLOPE CHANGE

MILD REINFORCING SCHEDULE	
GRADE 80 KSI	
RETAINING WALLS:	175#/CY
MAT SLAB:	250#/CY
L1 ELEVATED FLOOR SLAB:	150#/CY
OTHER ELEVATED SLABS:	SEE S2.02



1 / S2.00 FOUNDATION/BASEMENT PLAN
1/8" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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MSD Project Number: 2024.010.01

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

FOUNDATION/BASEMENT PLAN

Scale: As indicated

REF. NORTH

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Date: 6/13/2025 6:00:21 PM

Sheet Number: S2.00

SLAB REINFORCING NOTES

1. ALL SLAB REBAR SHALL BE GRADE 80 U.O.N.
2. HOOK REBAR AT ALL SLAB EDGES.
3. PROVIDE ADDED REINF. @ SLAB OPNG'S, EDGES, & CORNERS PER TYPICAL DETAILS.
4. COLLECTORS, CALLED OUT AS "COLL." ON THE PLANS, SHALL BE CONTINUOUS AND MECHANICALLY SPLICED W/ TYPE 2 COUPLERS PER ACI 318.
5. ADDITIONAL REINF. NOT SHOWN MAY BE REQUIRED TO ACHIEVE SPECIFIED TENDON PROFILES.
6. STAGGER ALL TOP & BOTTOM REBARS PER DETAIL
7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 7/S4.02 .

PLAN NOTES

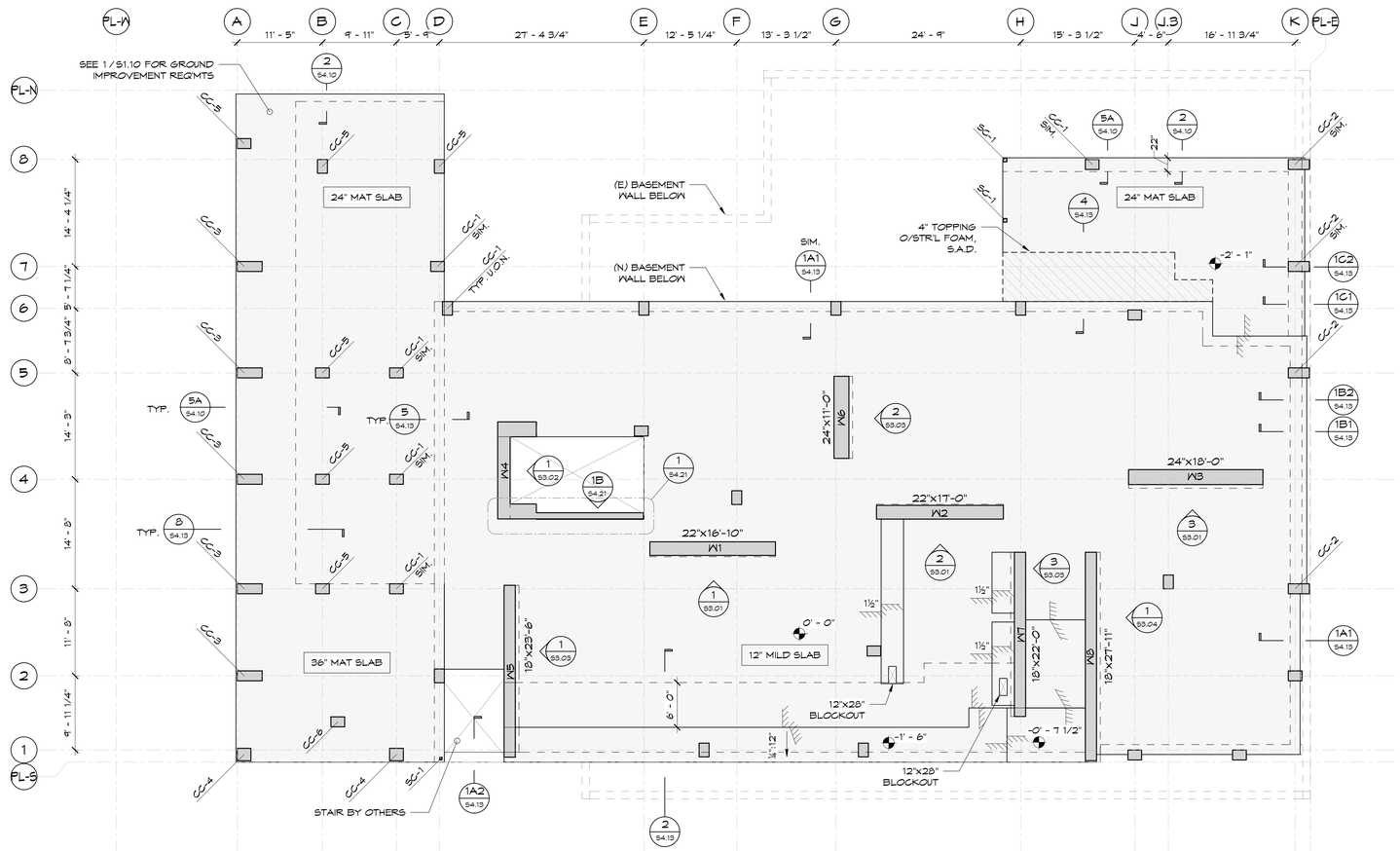
1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
2. SEE MEP DWGS FOR ALL MECH. EQUIPMENT & PAD, PENETRATION SIZES & LOCATIONS NOT SHOWN.
3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
4. MAINTAIN MINIMUM SLAB THICKNESS AS NOTED ON PLAN AT ALL LOCATIONS, U.O.N.
5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

PLAN LEGEND

- W1 — CONC. WALL / CURB
- 22"x1'-0" — WALL ID
- DIMENSIONS
- WALL BELOW
- COL MARK
- CONC. COL., SEE 1/S3.05
- STL COLUMN
- STL BEAM
- CONC. SLAB
- SLAB STEP
- SLAB SLOPE CHANGE
- SLAB STEP W/SLOPE CHANGE

MILD REINFORCING SCHEDULE	
GRADE 80 KSI	
RETAINING WALLS:	175#/CY
MAT SLAB:	250#/CY
L1 ELEVATED FLOOR SLAB:	150#/CY
OTHER ELEVATED SLABS:	SEE S2.02

GEOTECHNICAL DESIGN ASSUMPTIONS
1. PROPOSED BUILDING & ITS FOUNDATION ARE NOT IN BART ZOI
2. GROUND IMPROVEMENTS CONSIDERED TO ACHIEVE MODULUS AS NOTED ON PLAN.



1 (S2.01) LEVEL 1 FRAMING PLAN
1/8" = 1'-0"

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

LEVEL 1 FRAMING PLAN

Scale:

As indicated

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REF. NORTH

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SLAB REINFORCING NOTES

1. ALL SLAB REBAR SHALL BE GRADE 80 U.O.N.
2. HOOK REBAR AT ALL SLAB EDGES.
3. PROVIDE ADDED REINF. @ SLAB OPNG'S, EDGES, & CORNERS PER TYPICAL DETAILS.
4. COLLECTORS, CALLED OUT AS "COLL." ON THE PLANS, SHALL BE CONTINUOUS AND MECHANICALLY SPLICED W/ TYPE 2 COUPLERS PER ACI 318.
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6. STAGGER ALL TOP & BOTTOM REBARS PER DETAIL
7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 7/S4.02 .

PLAN NOTES

1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
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3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
4. MAINTAIN MINIMUM SLAB THICKNESS AS NOTED ON PLAN AT ALL LOCATIONS, U.O.N.
5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

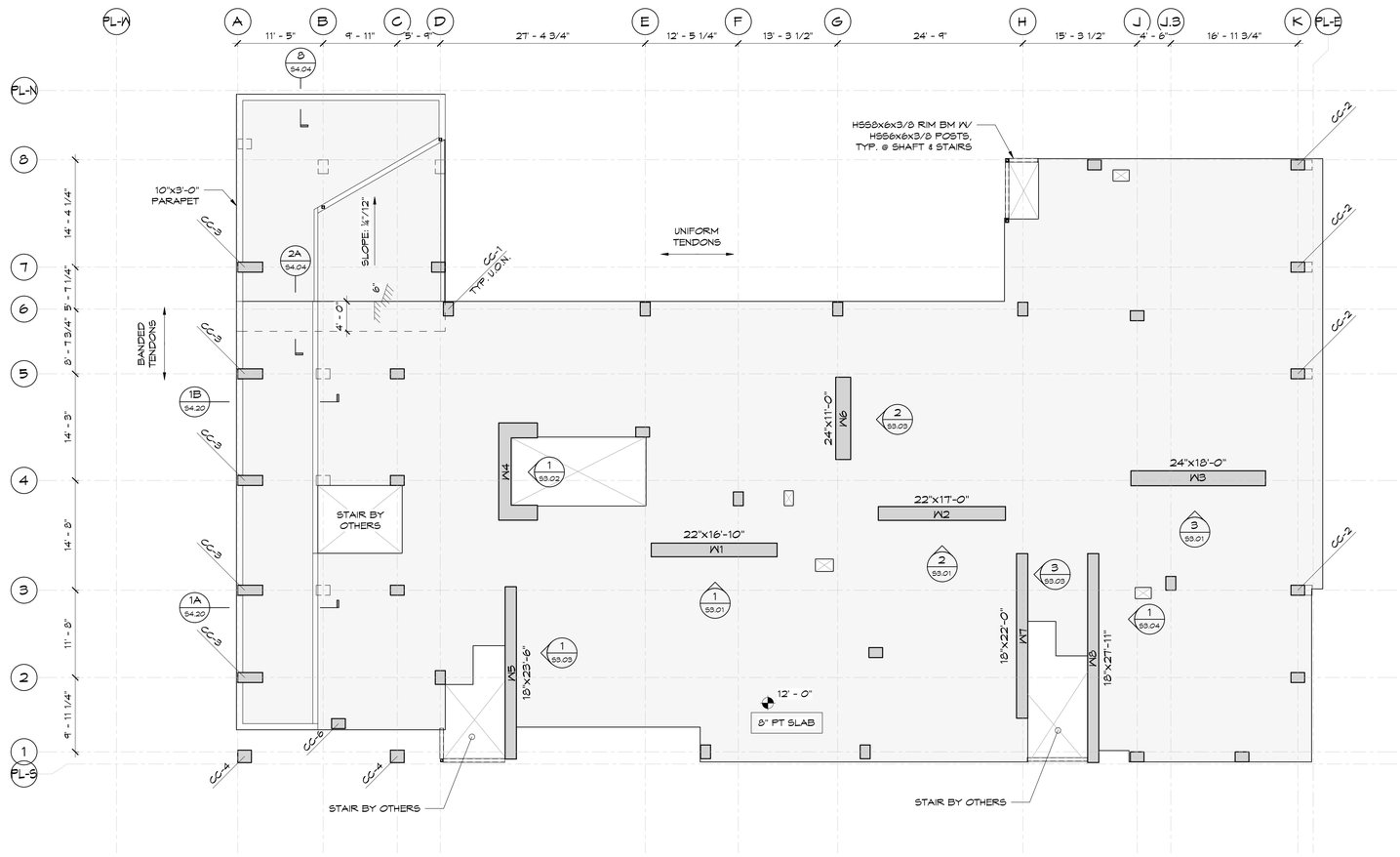
PLAN LEGEND

- W1 / 22"x1'-0" — CONC. WALL / CURB; WALL ID; DIMENSIONS
- WALL BELOW
- COL MARK
- CONC. COL., SEE 1/S3.05
- STL COLUMN
- STL BEAM
- CONC. SLAB
- SLAB STEP
- SLAB SLOPE CHANGE
- SLAB STEP W/SLOPE CHANGE

TYP. ELEVATED SLAB REINF. SCHEDULE

PT: 0.75 PSF
MILD: 60#/CY

STUDRAILS:
TYP. 3'-0" LONG RAIL W/ 1/2" STUDS @ 3" O.C.
RAIL QTY:
(12) @ INT. COL
(9) @ EDGE COL
(6) @ CORNER COL
(11) @ EA END OF WALLS



1 / S2.02 LEVEL 2 FRAMING PLAN
1/8" = 1'-0"

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Sheet Title:
LEVEL 2 FRAMING PLAN

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Sheet Number: S2.02

SLAB REINFORCING NOTES

1. ALL SLAB REBAR SHALL BE GRADE 80 U.O.N.
2. HOOK REBAR AT ALL SLAB EDGES.
3. PROVIDE ADDED REINF. @ SLAB OPNG'S, EDGES, & CORNERS PER TYPICAL DETAILS.
4. COLLECTORS, CALLED OUT AS "COLL." ON THE PLANS, SHALL BE CONTINUOUS AND MECHANICALLY SPLICED W/ TYPE 2 COUPLERS PER ACI 318.
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6. STAGGER ALL TOP & BOTTOM REBARS PER DETAIL
7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 7/S4.02 .

PLAN NOTES

1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
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4. MAINTAIN MINIMUM SLAB THICKNESS AS NOTED ON PLAN AT ALL LOCATIONS, U.O.N.
5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

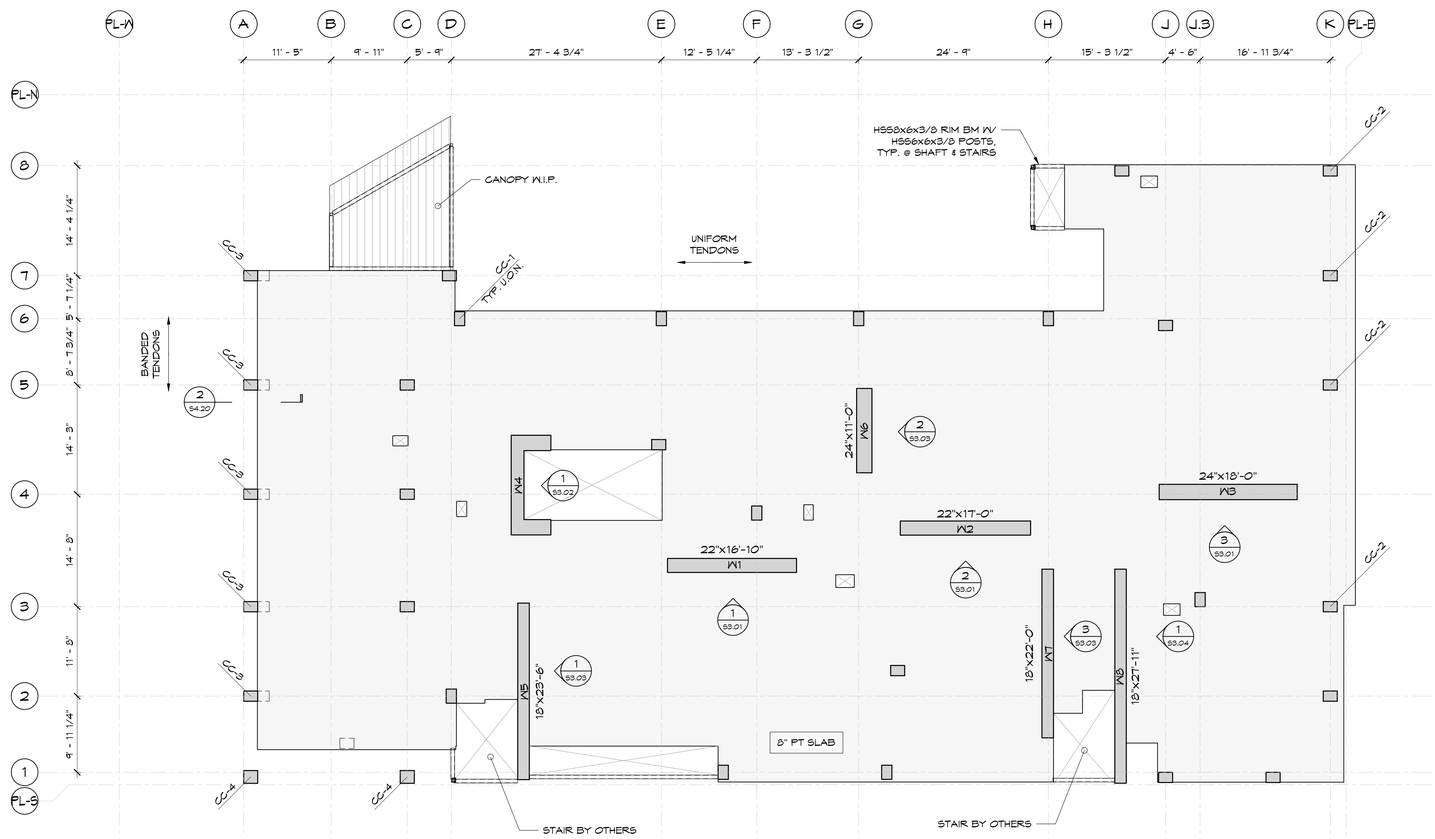
PLAN LEGEND

- W1 / 22"x17'-0" — CONC. WALL / CURB; WALL ID; DIMENSIONS
- WALL BELOW
- COL MARK
- CONC. COL., SEE 1/S3.05
- STL COLUMN
- STL BEAM
- CONC. SLAB
- SLAB STEP
- SLAB SLOPE CHANGE
- SLAB STEP W/SLOPE CHANGE

TYP. ELEVATED SLAB REINF. SCHEDULE

PT: 0.75 PSF
MILD: 60#/CY

STUDRAILS:
TYP. 3'-0" LONG RAIL W/ 1/2" STUDS @ 3" O.C.
RAIL QTY:
(12) @ INT. COL
(9) @ EDGE COL
(6) @ CORNER COL
(11) @ EA END OF WALLS



1 / S2.03 LEVEL 3 FRAMING PLAN
1/8" = 1'-0"

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
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Sheet Title:

LEVEL 3 FRAMING PLAN

Scale:
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S2.03

SLAB REINFORCING NOTES

1. ALL SLAB REBAR SHALL BE GRADE 80 U.O.N.
2. HOOK REBAR AT ALL SLAB EDGES.
3. PROVIDE ADDED REINF. @ SLAB OPNG'S, EDGES, & CORNERS PER TYPICAL DETAILS.
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6. STAGGER ALL TOP & BOTTOM REBARS PER DETAIL
7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 7/S4.02 .

PLAN NOTES

1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
2. SEE MEP DWGS FOR ALL MECH. EQUIPMENT & PAD, PENETRATION SIZES & LOCATIONS NOT SHOWN.
3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
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5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

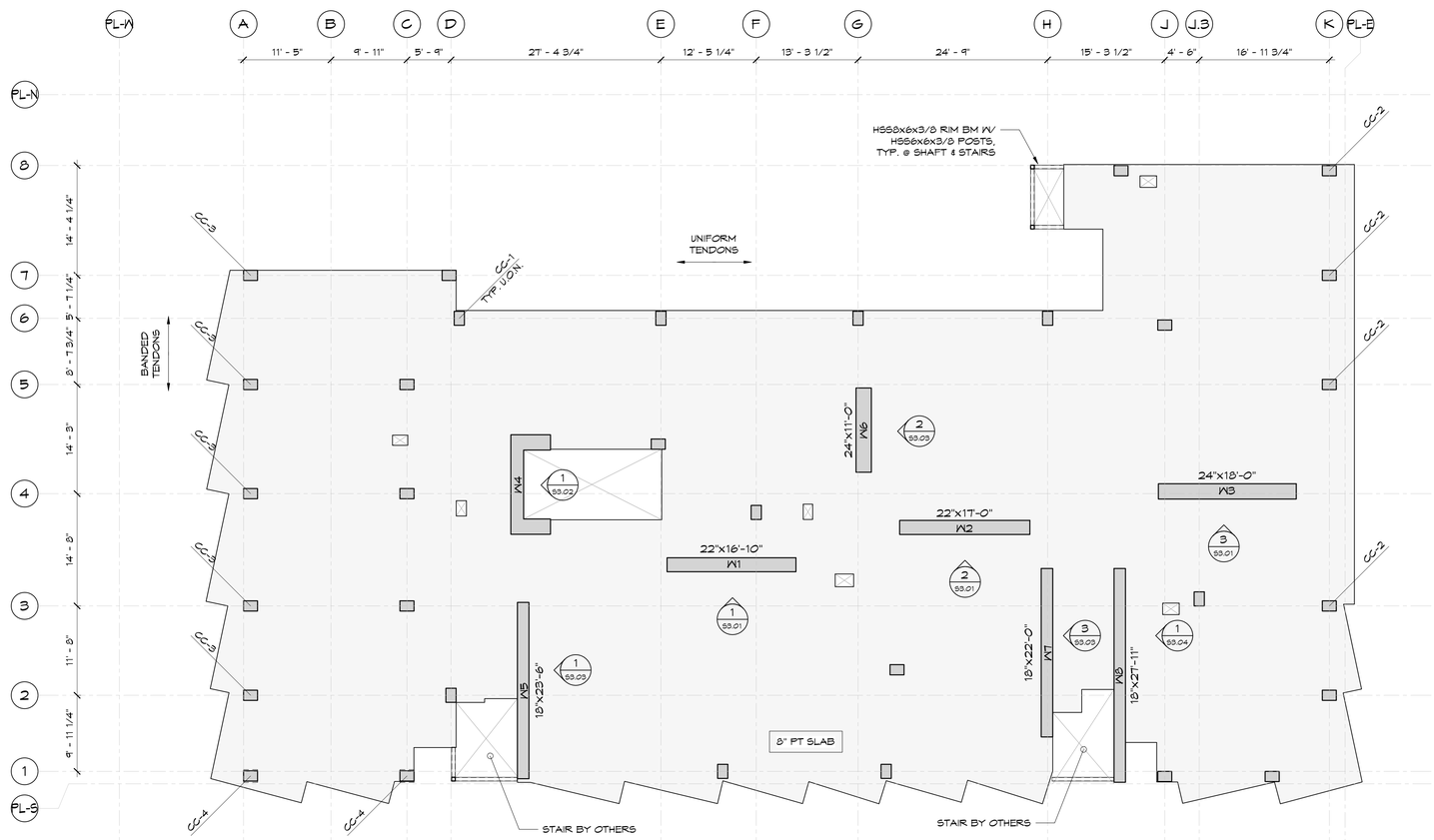
PLAN LEGEND

- W1 / 22"x1'-0" — CONC. WALL / CURB; WALL ID; DIMENSIONS
- WALL BELOW
- COL MARK
- CONC. COL., SEE 1/S3.05
- STL COLUMN
- STL BEAM
- CONC. SLAB
- SLAB STEP
- SLAB SLOPE CHANGE
- SLAB STEP W/SLOPE CHANGE

TYP. ELEVATED SLAB REINF. SCHEDULE

PT: 0.75 PSF
MILD: 60#/CY

STUDRAILS:
TYP. 3'-0" LONG RAIL W/ 1/2" STUDS @ 3" O.C.
RAIL QTY:
(12) @ INT. COL
(9) @ EDGE COL
(6) @ CORNER COL
(11) @ EA END OF WALLS



1 / S2.04 LEVELS 4-9 FRAMING PLAN
1/8" = 1'-0"

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

LEVELS 4-9 FRAMING PLAN

Scale: As indicated

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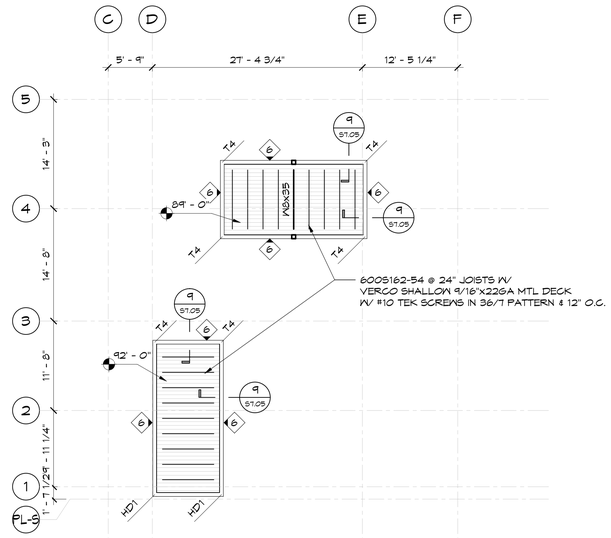
Sheet Number: S2.04



2 / S2.10 PENTHOUSE ROOF FRAMING PLAN

1/8" = 1'-0"

SLAB REINFORCING NOTES

1. ALL SLAB REBAR SHALL BE GRADE 80 U.O.N.
2. HOOK REBAR AT ALL SLAB EDGES.
3. PROVIDE ADDED REINF. @ SLAB OPNG'S, EDGES, & CORNERS PER TYPICAL DETAILS.
4. COLLECTORS, CALLED OUT AS "COLL." ON THE PLANS, SHALL BE CONTINUOUS AND MECHANICALLY SPLICED W/ TYPE 2 COUPLERS PER ACI 318.
5. ADDITIONAL REINF. NOT SHOWN MAY BE REQUIRED TO ACHIEVE SPECIFIED TENDON PROFILES.
6. STAGGER ALL TOP & BOTTOM REBARS PER DETAIL
7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 1/S4.02 .

PLAN NOTES

1. SEE ARCHITECTURAL DWGS FOR ALL DIMENSIONS, NON-STR'L PARTITIONS, FINISH FLOOR ELEVATIONS, SLOPE, & DRAINAGE NOT SHOWN.
2. SEE MEP DWGS FOR ALL MECH. EQUIPMENT & PAD, PENETRATION SIZES & LOCATIONS NOT SHOWN.
3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
4. MAINTAIN MINIMUM SLAB THICKNESS AS NOTED ON PLAN AT ALL LOCATIONS, U.O.N.
5. FOR REBAR SPLICE, HOOKS, BENDING, & SIZE SCHEDULE, SEE 1, 3, 4, 6/S4.01 RESPECTIVELY.
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

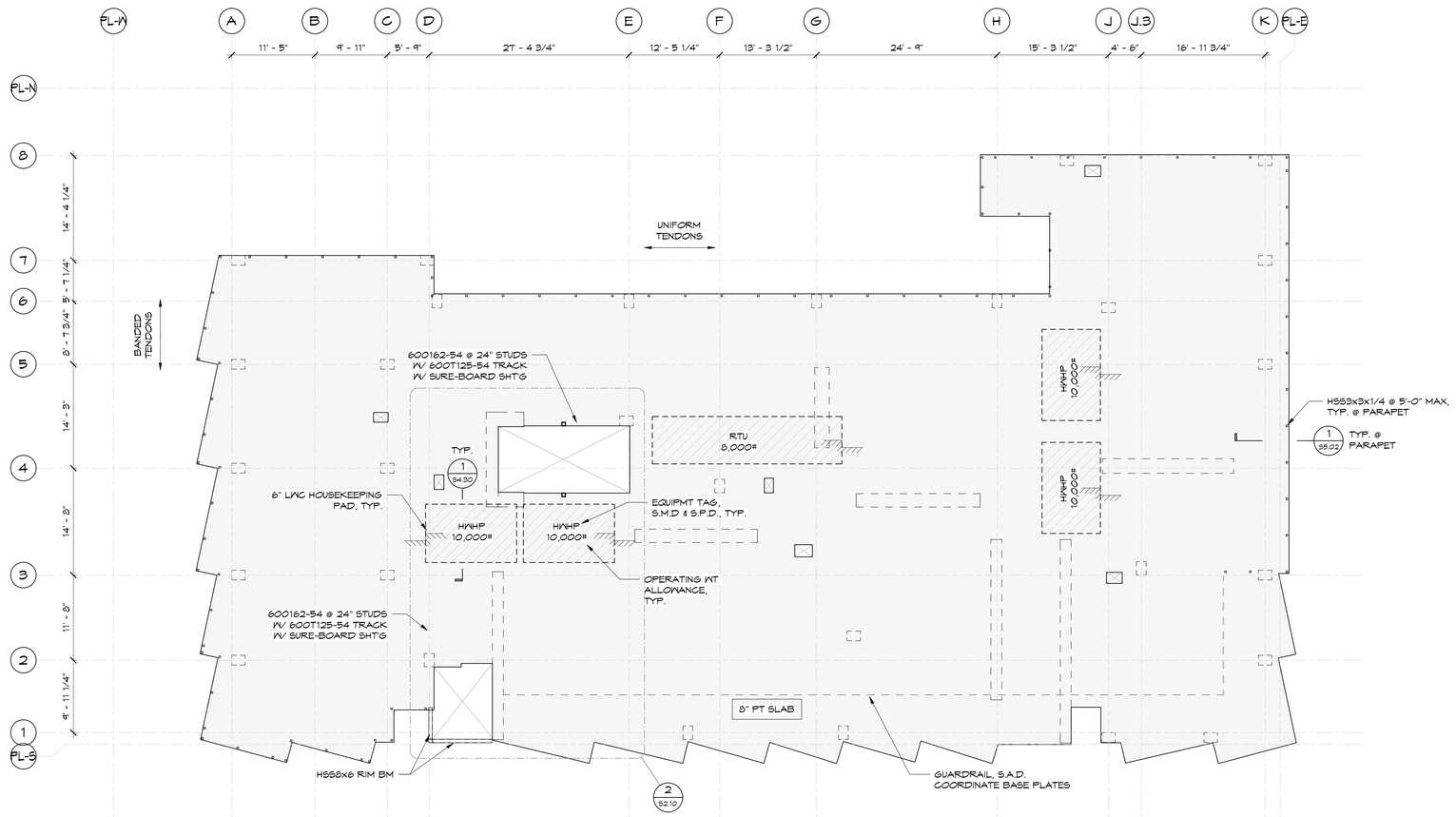
PLAN LEGEND

- W1 — CONC. WALL / CURB
- 22"x1'-0" — WALL ID
- DIMENSIONS
- WALL BELOW
- COL MARK
- CONC. COL., SEE 1/S3.05
- STL COLUMN
- STL BEAM
- CONC. SLAB
- SLAB STEP
- SLAB SLOPE CHANGE
- SLAB STEP W/SLOPE CHANGE

TYP. ELEVATED SLAB REINF. SCHEDULE

PT: 0.75 PSF
MILD: 60#/CY

STUDRAILS:
TYP. 3'-0" LONG RAIL W/ 1/2" STUDS @ 3" O.C.
RAIL QTY:
(12) @ INT. COL
(9) @ EDGE COL
(6) @ CORNER COL
(11) @ EA END OF WALLS



1 / S2.10 ROOF FRAMING PLAN

1/8" = 1'-0"

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Structural Design
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Berkeley, CA 94710
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MSD Project Number 2024,010.01

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

ROOF FRAMING PLAN

Scale:

As indicated

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REF. NORTH

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423 Tehama Street San Francisco, California 94103
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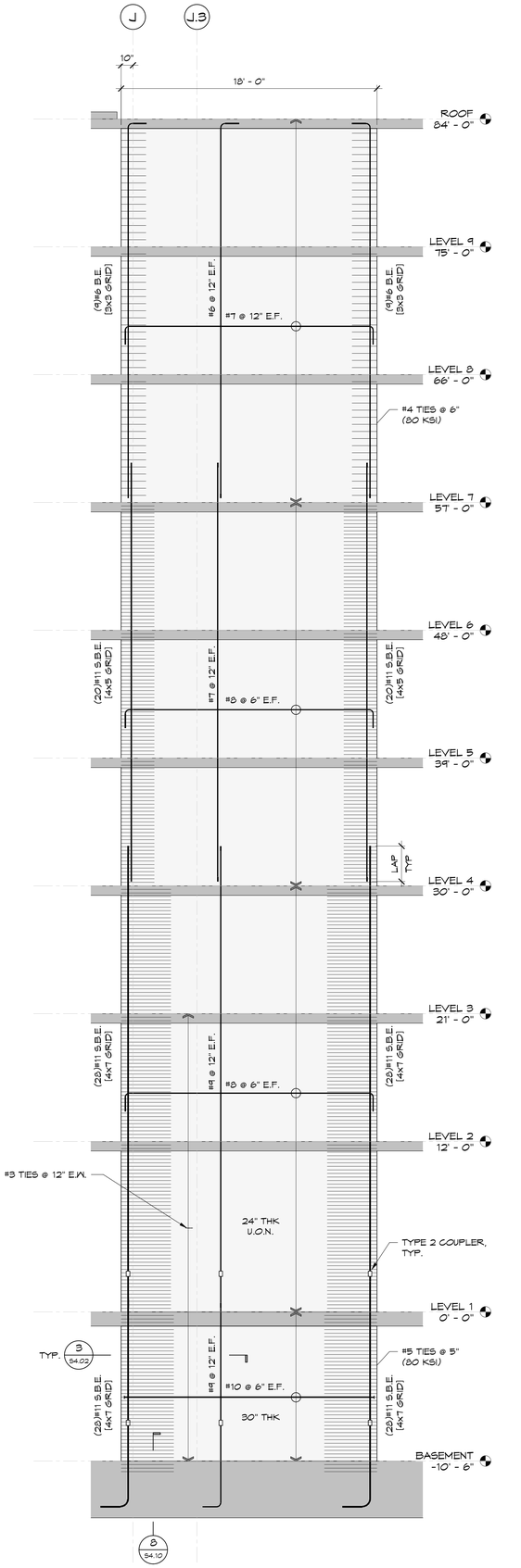
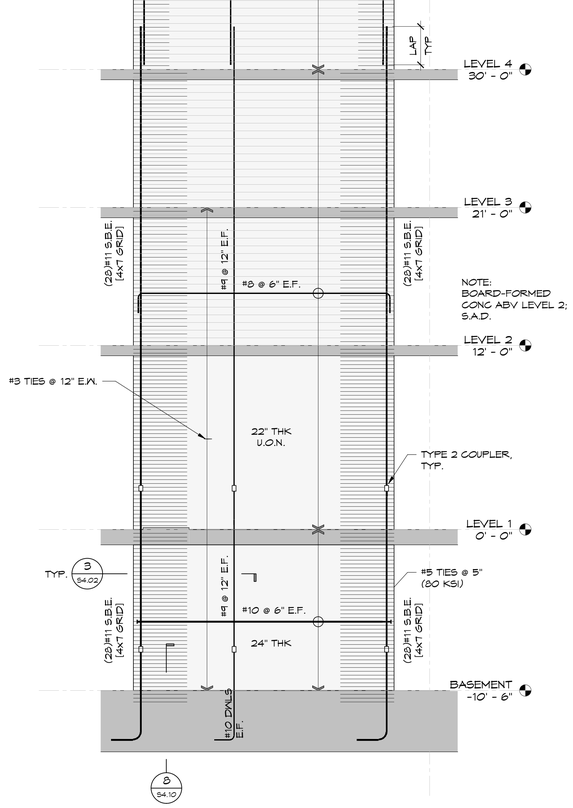
Drawn By: AXP
Checked: DCM
Date: 6/13/2025 6:00:22 PM

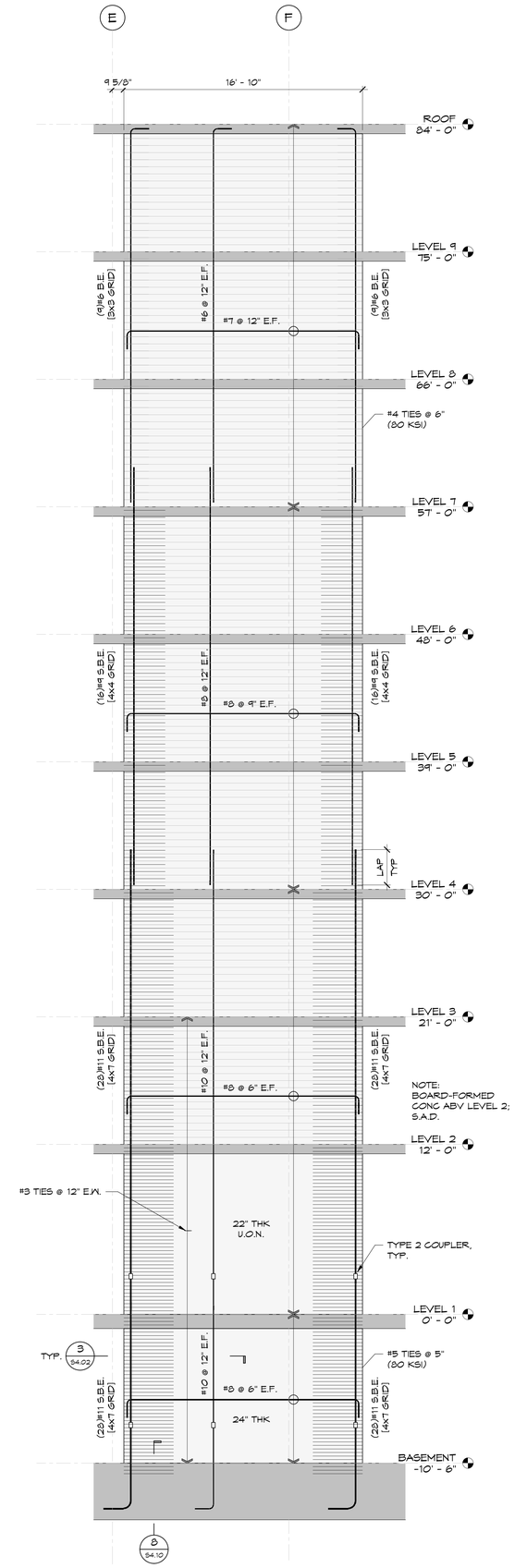
Sheet Number:
S2.10



3 S3.01 W3
1/4" = 1'-0"



2 S3.01 W2
1/4" = 1'-0"



1 S3.01 W1
1/4" = 1'-0"

SHEAR WALL NOTES

1. ALL SHEAR WALL REINFORCEMENT TO BE A706 GRADE 60 U.O.N.
2. TYPE 2 COUPLERS TO BE HRC 500/510.
3. NO INCREASES OR DECREASES IN BAR SIZE, GRADE, OR QUANTITY ARE PERMITTED.
4. NO OPENINGS OR PENETRATIONS PERMITTED THRU WALL UNLESS SPECIFICALLY NOTED.

Disclaimer:
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	50% DD	04.30.2025
	100% DD	06.13.2025

MSD Project Number 2024.010.01

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING
2970 16th Street
San Francisco, CA 94103

Sheet Title:
CONCRETE SHEAR WALL ELEVATIONS

Scale: 1/4" = 1'-0"
N REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: AXP
Checked: DCM
Date: 6/13/2025 6:00:23 PM
Sheet Number: S3.01

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SHEAR WALL NOTES

1. ALL SHEAR WALL REINFORCEMENT TO BE A706 GRADE 60 U.O.N.
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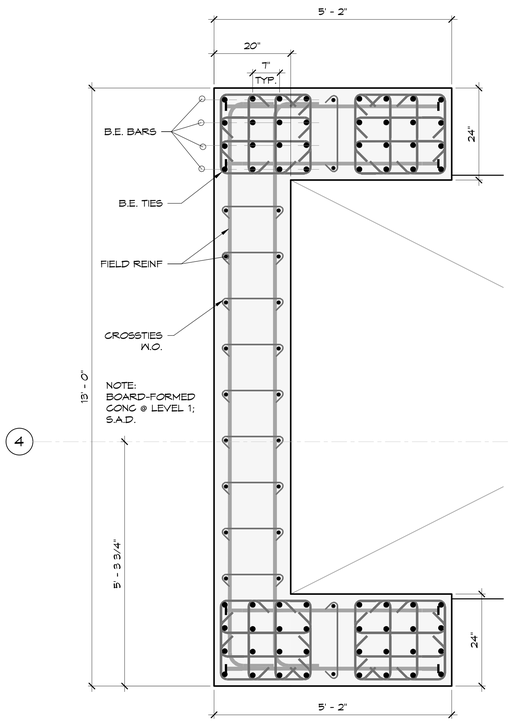
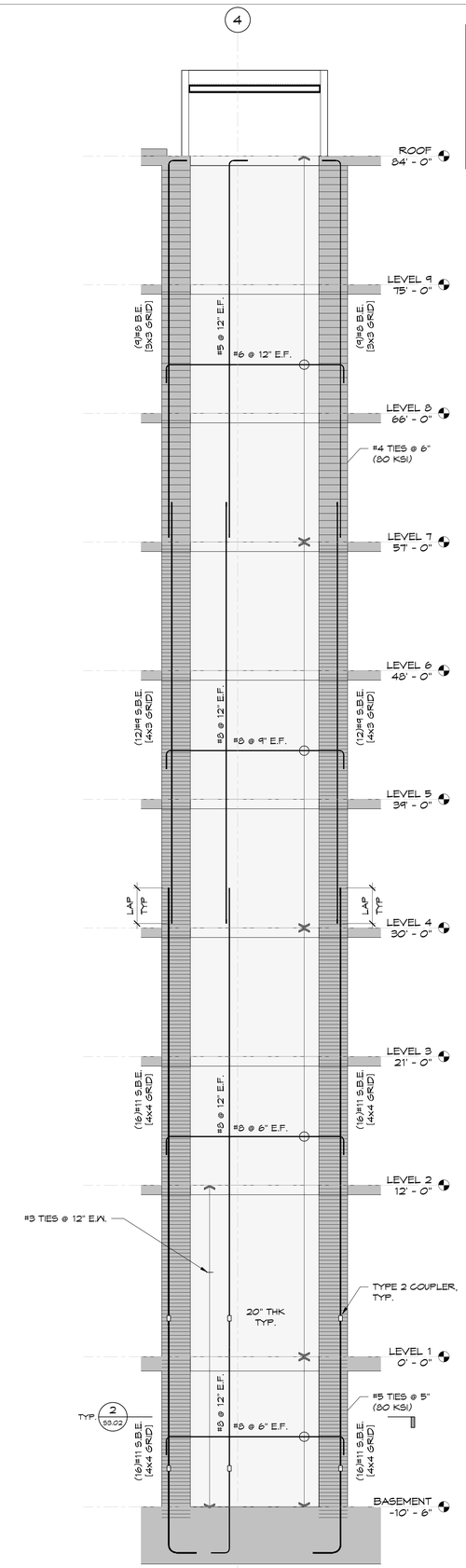


NOTE: SEE 1/S3.02 FOR REINF SIZE & SPC'G

2 / S3.02 W4 WALL SECTION
3/4" = 1'-0"



1 / S3.02 W4
1/4" = 1'-0"

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San Francisco, CA 94103

Sheet Title:

CONCRETE SHEAR WALL ELEVATIONS

Scale: As indicated

N REF. NORTH

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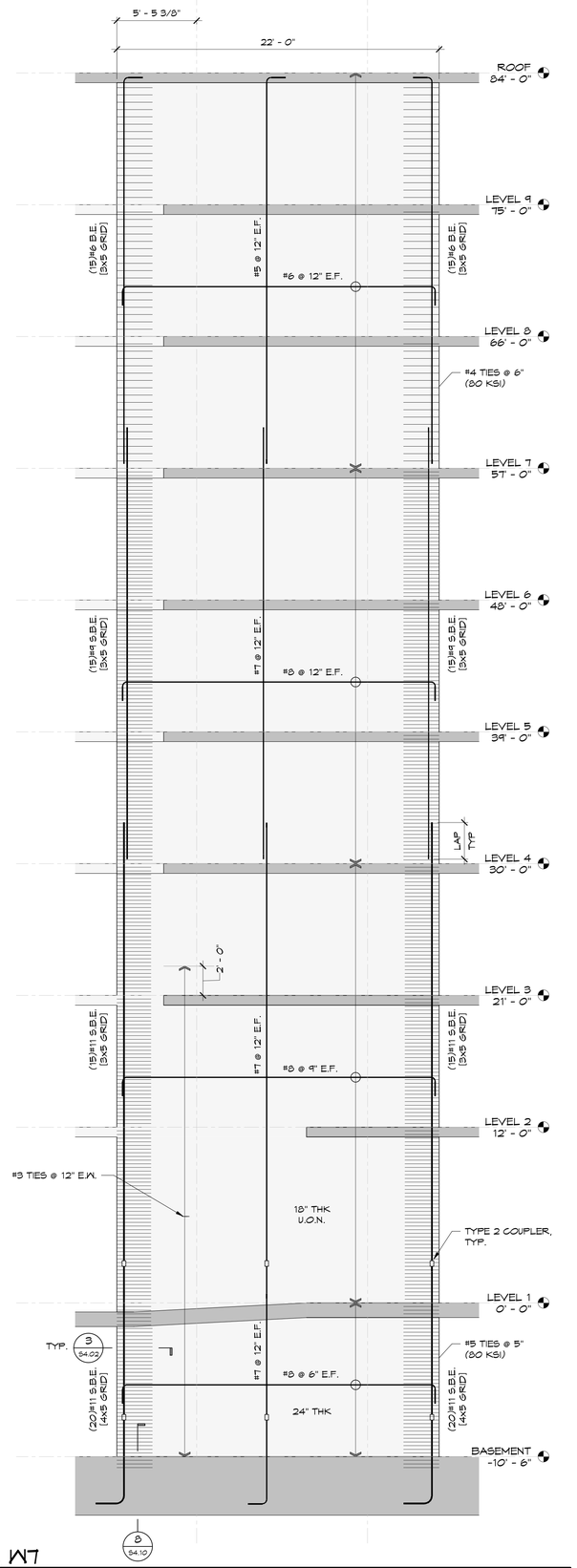
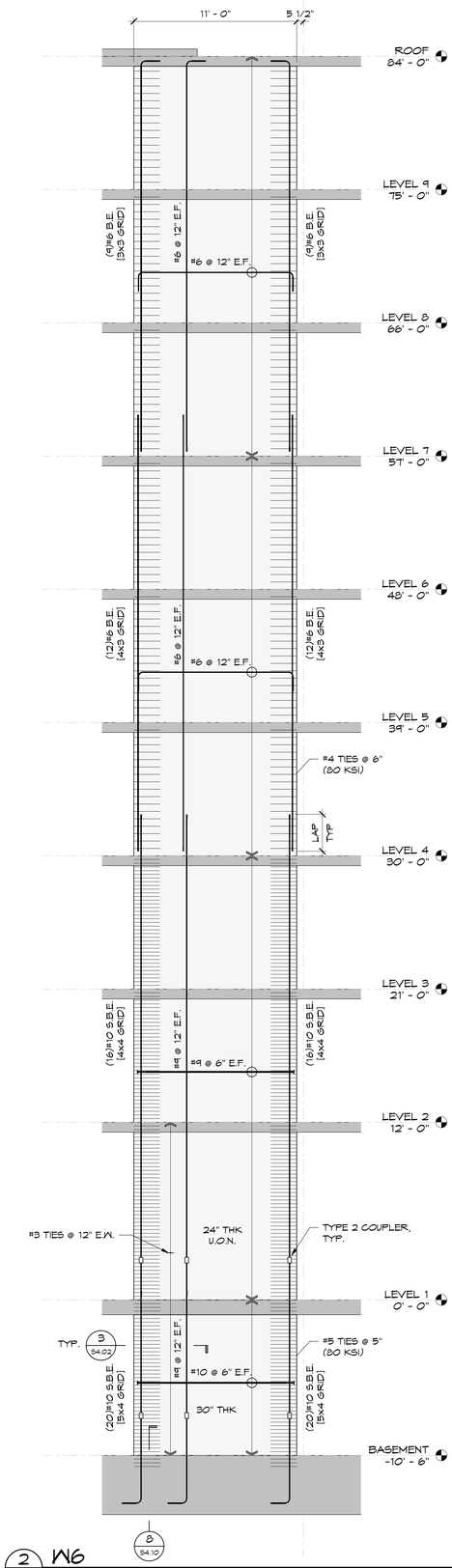
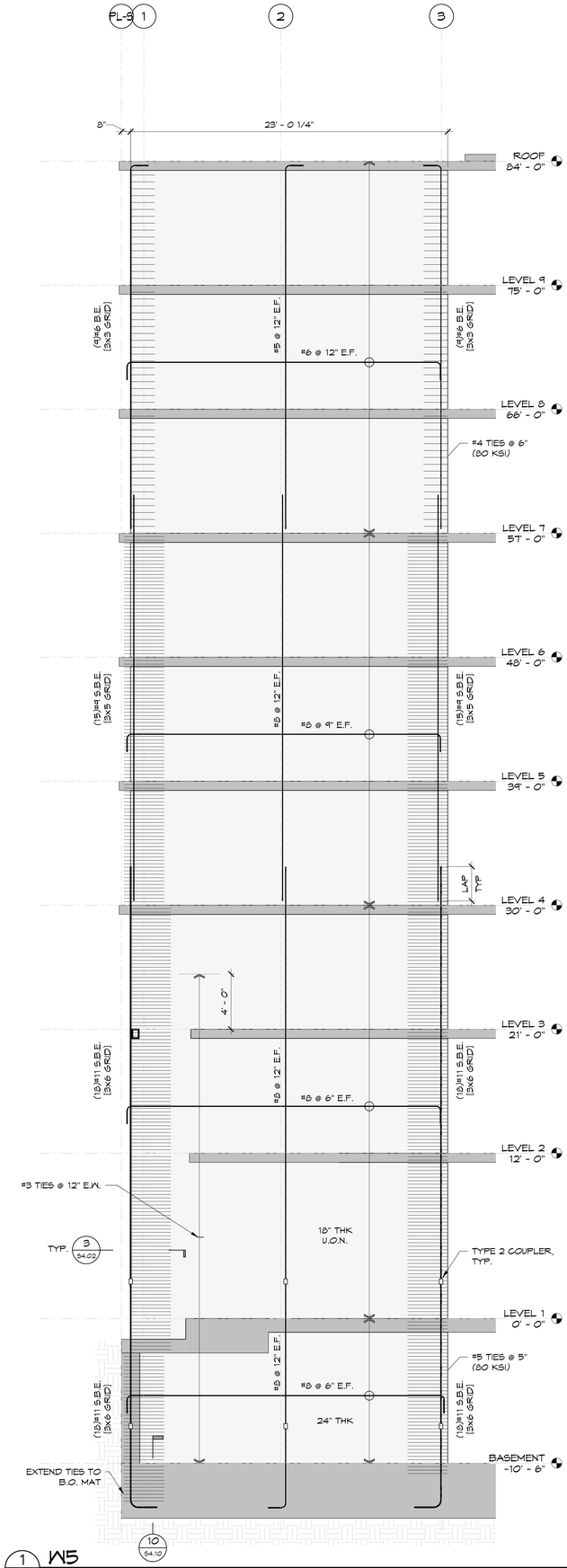
Sheet Number: S3.02



3 S3.03 W7
1/4" = 1'-0"



2 S3.03 W6
1/4" = 1'-0"



1 S3.03 W5
1/4" = 1'-0"

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2970 16th Street
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Sheet Title:
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Scale:
1/4" = 1'-0"

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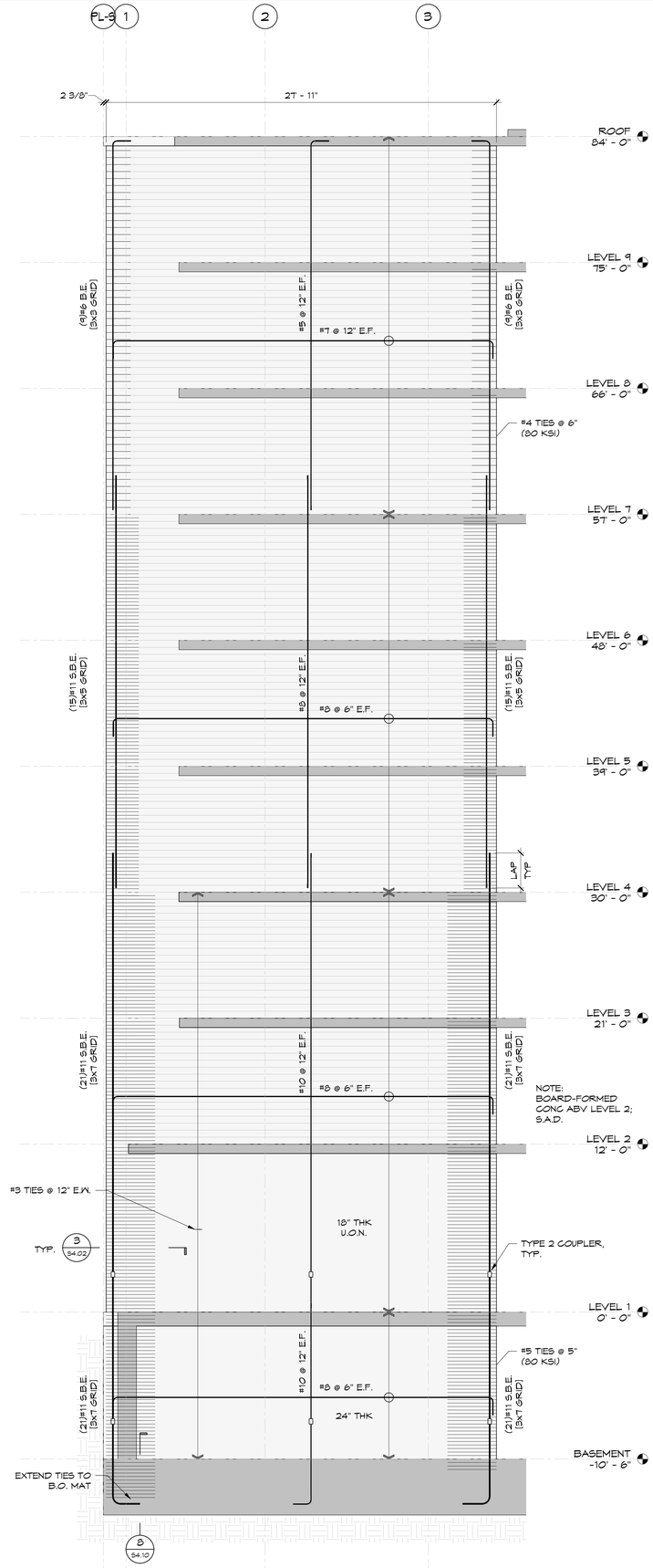
Sheet Number: S3.03



1 / S3.04 W8
1/4" = 1'-0"

SHEAR WALL NOTES

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Sheet Number: S3.04

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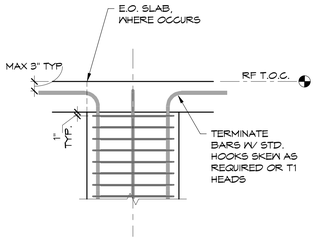
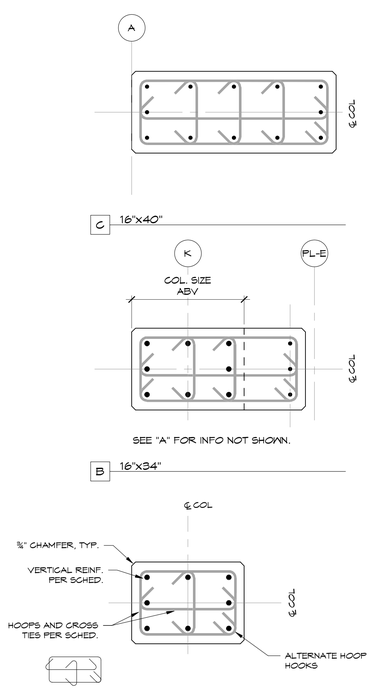
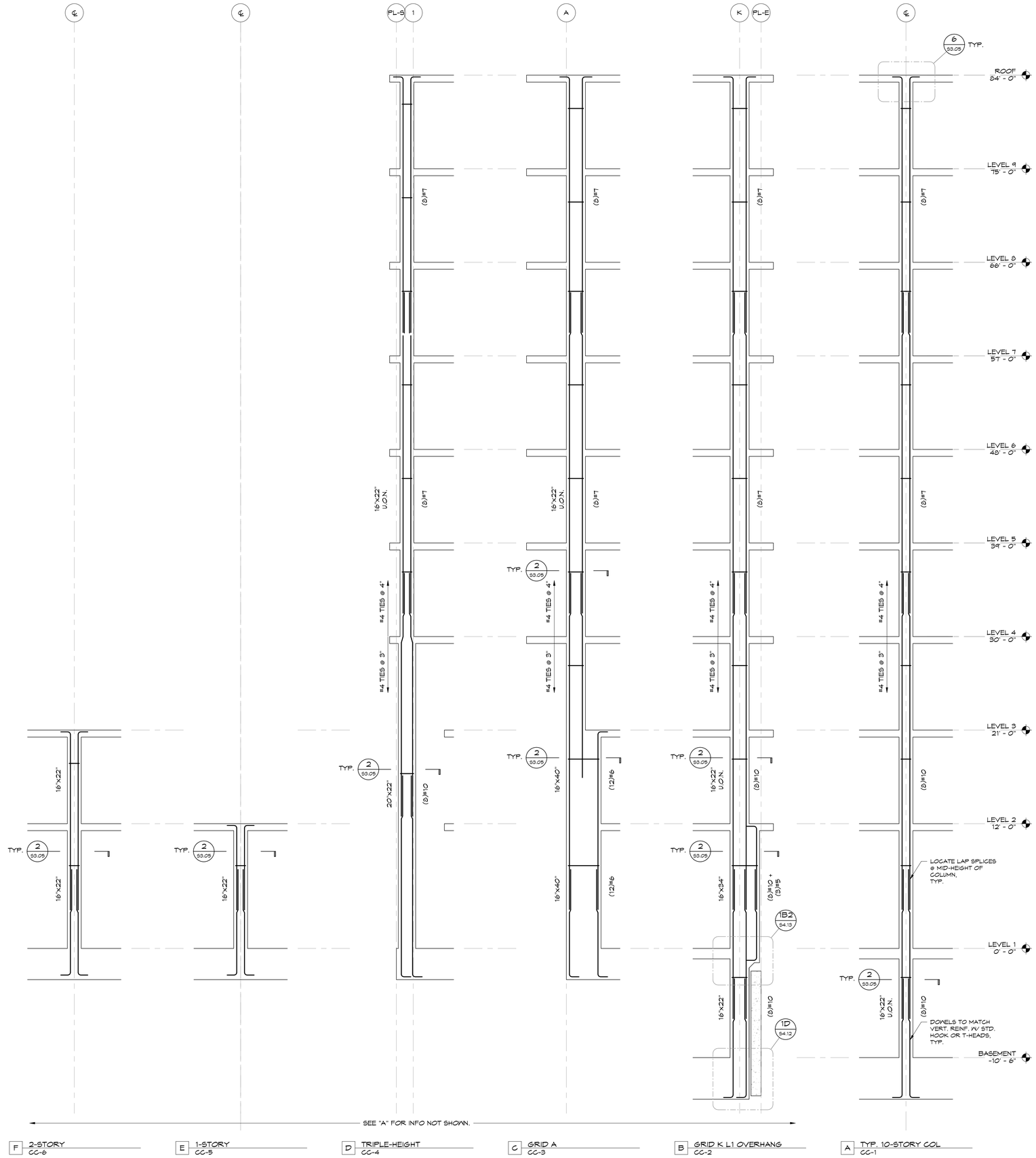


6 / S3.05 T.O. COL.
3/4" = 1'-0"



2 / S3.05 COLUMN SECTIONS
1" = 1'-0"



1 / S3.05 CONCRETE COLUMN SCHEDULE
1/4" = 1'-0"

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Sheet Title:
CONCRETE COLUMN SCHEDULE

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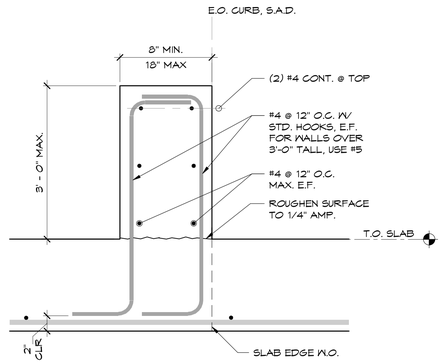
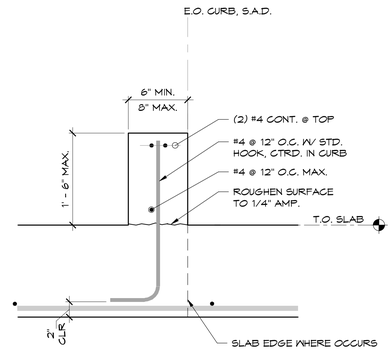


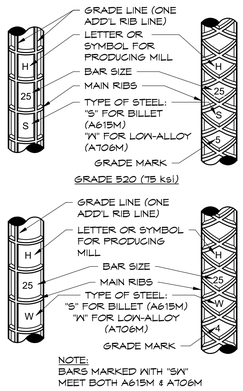
B 3'-0" MAX. HT



A 1'-6" MAX. HT

10 / S4.01 TYPICAL CURB & STEM WALL

1 1/2" = 1'-0"



REBAR METRIC MARKINGS

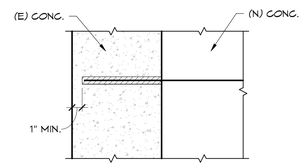
REBAR SIZES	
POUND-INCH UNITS USED IN THESE DRAWINGS	METRIC EQUIVALENTS (mm)
#3	#10
#4	#13
#5	#16
#6	#19
#7	#22
#8	#25
#9	#29
#10	#32
#11	#36
#14	#43
#18	#57

REBAR TYPE AND GRADE	
POUND-INCH UNITS USED IN THESE DRAWINGS	METRIC EQUIVALENTS (MPa)
A615, GRADE 60 (ksi)	A615M, GRADE 420 (MPa)
A706 (Fy = 60 ksi)	A615M, GRADE 520 (MPa)
A615, GRADE 75 (ksi)	A706M (Fy = 420 MPa)

REBAR METRIC EQUIVALENTS

7 / S4.01 REBAR METRIC MARKINGS & EQUIVALENTS

3/4" = 1'-0"

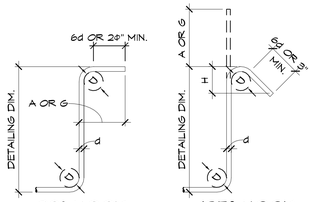


DOWEL SIZE	THREADED ROD SIZE	DRILLED HOLE DIAM.(1)	MINIMUM EMBEDMENT LENGTH(2),(3)
#3	3/8"φ	1/2"-5/8"	4 1/2"
#4	1/2"φ	5/8"-3/4"	6"
#5	5/8"φ	3/4"-7/8"	7 1/2"
#6	3/4"φ	7/8"-1"	9"
#7	7/8"φ	1"-1 1/8"	10 1/2"
#8	1"φ	1 1/8"-1 1/4"	12"
#9	1 1/8"φ	1 1/4"-1 3/8"	15"

NOTES:
1. FOLLOW SPECIFIC MANUFACTURER GUIDELINES FOR DRILLED HOLE DIAMETER.
2. EMBEDMENT LENGTHS SHOWN ON SPECIFIC DETAILS OVERRULE THIS SCHEDULE.
3. DOWEL EMBEDMENT INTO WALLS & SLABS SHALL NOT EXCEED THICKNESS (IN DIRECTION OF DRILLING) MINUS ONE INCH.
4. SCHEDULE DOES NOT APPLY TO DOWELS IN BRICK MASONRY.
5. SEE SPECIFICATIONS FOR EPOXY & SUBMIT EPOXY TECHNICAL INFORMATION TO STRUCTURAL ENGINEER FOR APPROVAL.
6. LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING. DO NOT CUT OR DAMAGE EXISTING REINFORCEMENT.

6 / S4.01 EPOXY GROUTED DOWEL SCHED

3/4" = 1'-0"



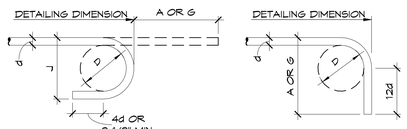
90° HOOK 135° HOOK

BAR SIZE	D	90° HOOK	135° HOOK	
		A or G	A or G	H (APPROX.)
#3	1 1/2"	4"	4 1/4"	3"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 1/2"
#6	4 1/2"	12"	8"	4 1/2"

NOTES:
1. 135° COLUMN TIE HOOKS MAY NOT BE BENT TO LESS THAN THE DIAMETER OF THE COLUMN VERTICAL BAR ENCLOSED IN THE HOOK.
2. INSIDE DIAMETER OF BEND IN WELDED WIRE FABRIC SHALL NOT BE LESS THAN 4d FOR DEFORMED WIRE LARGER THAN D6 AND 2d FOR ALL OTHER WIRES. BENDS SHALL NOT BE LESS THAN 4d FROM NEAREST WELDED INTERSECTION.

3 / S4.01 STIRRUPS & TIE STANDARD HOOKS

1 1/2" = 1'-0"



180° HOOK 90° HOOK

BAR SIZE	D		180° HOOKS		90° HOOKS
			A or G	J	A or G
#3	2 1/4"	6d	5"	3"	6"
#4	3"		6"	4"	8"
#5	3 3/4"		7"	5"	10"
#6	4 1/2"		8"	6"	12"
#7	5 1/4"		10"	7"	14"
#8	6"		11"	8"	16"
#9	9 1/2"	8d	15"	11 3/4"	19"
#10	10 3/4"		17"	13 1/4"	22"
#11	12"		19"	14 3/4"	24"
#14	18 1/4"	10d	27"	21 3/4"	31"
#18	24"		36"	28 1/2"	41"

2 / S4.01 STANDARD HOOKS

1 1/2" = 1'-0"

TENSION LAP SPLICE SCHEDULE (1), (2), (4)		
BAR SIZE	HARDROCK CONCRETE (5) F'C = 8,000 psi	
	NON-SHEAR WALLS, SLABS, BEAMS & COLUMNS	SHEAR WALLS, MOMENT FRAMES, COLLECTORS & SHOTCRETE
#3	16"	20"
#4	18"	24"
#5	22"	29"
#6	27"	35"
#7	39"	51"
#8	44"	57"
#9	49"	64"
#10	56"	73"
#11	62"	81"

TENSION LAP SPLICE SCHEDULE (1), (2), (4)		
BAR SIZE	HARDROCK CONCRETE (5) F'C = 6,000 psi	
	NON-SHEAR WALLS, SLABS, BEAMS & COLUMNS	SHEAR WALLS, MOMENT FRAMES, COLLECTORS & SHOTCRETE
#3	16"	20"
#4	21"	27"
#5	26"	34"
#6	31"	41"
#7	44"	57"
#8	51"	66"
#9	57"	74"
#10	65"	85"
#11	72"	93"

TENSION LAP SPLICE SCHEDULE (1), (2), (4)		
BAR SIZE	HARDROCK CONCRETE (5) F'C = 5,000 psi	
	NON-SHEAR WALLS, SLABS, BEAMS & COLUMNS	SHEAR WALLS, MOMENT FRAMES, COLLECTORS & SHOTCRETE
#3	17"	26"
#4	22"	34"
#5	29"	42"
#6	34"	51"
#7	49"	73"
#8	56"	83"
#9	62"	94"
#10	70"	105"
#11	78"	117"

TENSION LAP SPLICE SCHEDULE (1), (2), (4)		
BAR SIZE	HARDROCK CONCRETE (5) F'C = 4,000 psi	
	NON-SHEAR WALLS, SLABS, BEAMS & COLUMNS	SHEAR WALLS, MOMENT FRAMES, COLLECTORS & SHOTCRETE
#3	20"	25"
#4	25"	32"
#5	31"	41"
#6	38"	49"
#7	55"	71"
#8	62"	81"
#9	70"	91"
#10	79"	103"
#11	87"	113"

TENSION LAP SPLICE SCHEDULE (1), (2), (4)		
BAR SIZE	HARDROCK CONCRETE (5) F'C = 3,000 psi	
	NON-SHEAR WALLS, SLABS, BEAMS & COLUMNS	SHEAR WALLS, MOMENT FRAMES, COLLECTORS & SHOTCRETE
#3	22"	28"
#4	29"	37"
#5	36"	47"
#6	43"	56"
#7	63"	81"
#8	72"	93"
#9	81"	105"
#10	91"	118"
#11(3)	101"	131"

NOTES:
1. THE LAP LENGTHS LISTED ABOVE ARE APPLICABLE UNDER THE FOLLOWING CONDITIONS:
   - MIN CLEAR SPACING OF 2 BAR DIAMETERS
   - MIN COVER OF 1 BAR DIAMETER.
   FOR CONDITIONS OTHER THAN THOSE LISTED, CONTACT STRUCTURAL ENGINEER.
2. FOR CLASS A LAP SPLICES, MULTIPLY TABULATIONS BY 0.75.
3. BARS LARGER THAN #11 SHALL BE MECHANICALLY COUPLED; SMALLER BARS MAY ALSO BE MECHANICALLY COUPLED. COUPLERS SHALL BE STAGGERED AT LEAST 30".
4. WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER BAR LAP APPLIES, U.O.N.
5. FOR LIGHTWEIGHT AGGREGATE CONCRETE, MULTIPLY TABULATIONS BY 1.3 TIMES.
6. FOR GRADE 80 BARS, MULTIPLY TABULATIONS BY 1.6 TIMES.

1 / S4.01 LAP SPLICE SCHEDULE

3/4" = 1'-0"

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

TYPICAL CONCRETE DETAILS

Scale: As indicated

N
REF. NORTH

hcl architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: AXP
Checked: DCM
Date: 6/13/2025 6:00:25 PM

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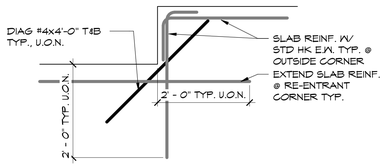
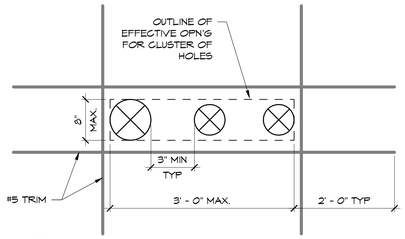


SLAB REINF. @ RE-ENTRANT CORNER

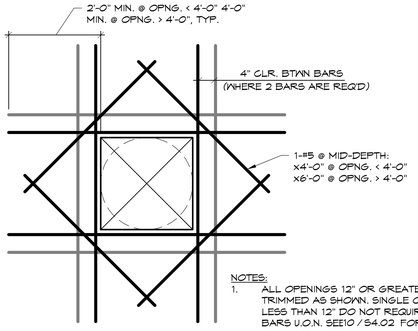
11 / S4.02 — 3/4" = 1'-0"



NOTE:
THIS DETAIL APPLIES TO GROUP OF HOLES THAT ARE SEPARATED 18" CLEAR OR LESS.

TRIM REINF. AROUND GROUP OF CLOSELY SPACED HOLES IN SLABS

10 / S4.02 — 1" = 1'-0"

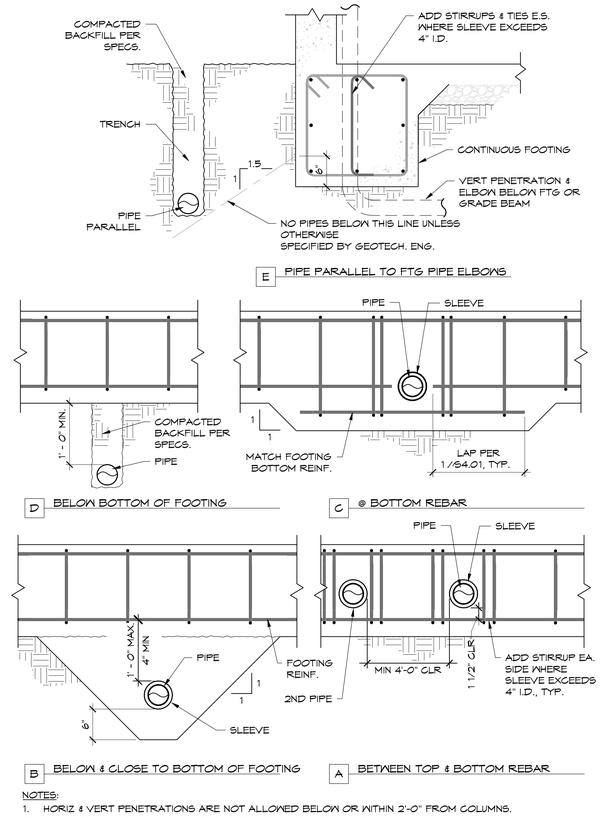


DIMENSION	REINFORCING
12" TO 18"	1-#5 E.S.
18" TO 2'-6"	1-#5 T&B E.S.
2'-6" & LARGER	2-#5 T&B E.S.

NOTES:
1. ALL OPENINGS 12" OR GREATER SHALL BE TRIMMED AS SHOWN. SINGLE OPENINGS LESS THAN 12" DO NOT REQUIRE TRIM BARS U.O.N. SEE10 / S4.02 FOR GROUPED OPENINGS.
2. THIS REINF. IS IN ADDITION TO ANY REINF. INDICATED ON THE PLANS.
3. THIS DETAIL ONLY APPLIES TO OPENINGS SHOWN ON PLAN. ADDITIONAL OPENINGS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW.

TRIM REINF. @ SLAB OPENINGS

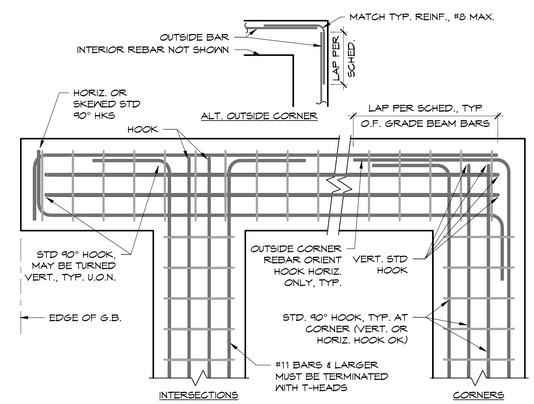
7 / S4.02 — 3/4" = 1'-0"



NOTES:
1. HORIZ & VERT PENETRATIONS ARE NOT ALLOWED BELOW OR WITHIN 2'-0" FROM COLUMNS.
2. MAX 6"Ø PIPE FOR PENETRATIONS. CONTACT SEOR FOR LARGER PIPES.
3. PIPES SHALL PENETRATE PERPENDICULAR TO FACES OF FOOTINGS & GRADE BEAMS.
4. PROVIDE SLEEVES W/ I.D. AT LEAST 1 1/2" GREATER THAN PIPE O.D.. PIPES MAY BE WRAPPED IN FORM W/ SEOR APPROVAL.

PIPES PENETRATING & ADJACENT TO FOOTINGS & GRADE BEAMS

6 / S4.02 — 1" = 1'-0"



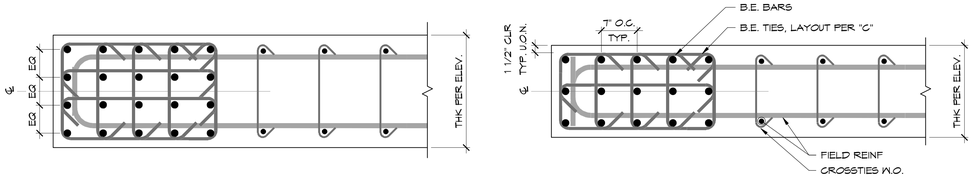
TYP. WALL, BEAM & GRADE BEAM INTERSECTION, PLAN DETAIL

1 / S4.02 — 3/4" = 1'-0"

WALL THK	18"	22"	24"+
SINGLE HOOP + CROSSTIES	3x5 GRID MAX.	4x6 GRID MAX.	4x7 GRID MAX.
OVERLAPPING HOOPS + CROSSTIES	3x6 GRID: 3x5 HOOP + 3x4 HOOP + CROSSTIES; 3x7 GRID: 3x5 HOOP + 3x5 HOOP CROSSTIES	4x7 GRID: 4x6 HOOP + 4x5 HOOP + CROSSTIES	

NOTES:
1. "GRID" REFERS TO LAYOUT OF VERTICAL BARS PER WALL ELEVATIONS.
2. PROVIDE ALL CROSSTIES AS SHOWN
3. TIE SIZE, SPC'G, AND GRADE PER WALL ELEVATIONS.

C S.B.E. TIE LAYOUT



NOTE: SIMILAR TO DETAIL "A" U.O.N.

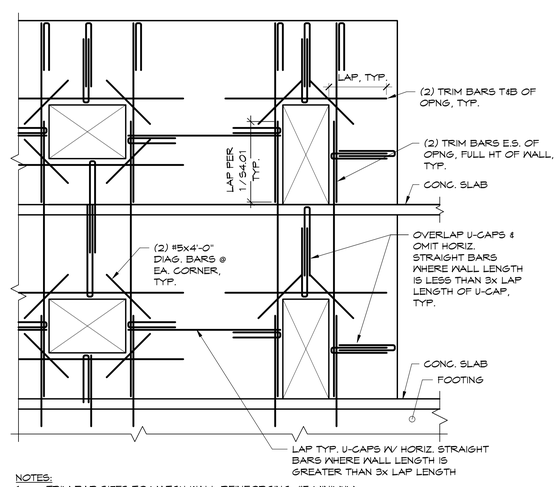
B S.B.E.: 4 ROWS

NOTE: SEE WALL ELEVATIONS FOR WALL THICKNESS , REINF SIZE, & REINF SPC'G

A S.B.E.: 3 ROWS

TYP S.B.E.

3 / S4.02 — 1" = 1'-0"



NOTES:
1. TRIM BAR SIZES TO MATCH WALL REINFORCING, #5 MINIMUM.
2. TRIM BARS ARE IN ADDITION TO TYPICAL WALL REINFORCING
3. VERTICAL STEEL SHALL BE FULL HEIGHT EACH SIDE OF OPENINGS. PROVIDE LAP SPLICES TO MATCH VERTICAL STEEL.
4. APPLIES ONLY TO WALLS 2'-0" OR THINNER. FOR OPENINGS THROUGH THICKER WALLS, SEE STRUCTURAL ENGINEER FOR SPECIAL DETAILS.
5. U-BARS MAY BE REPLACED WITH LONGITUDINAL BARS W/ STD HKS.

MIN. REINF. AROUND CONC. WALL OPNGS

2 / S4.02 — 1/4" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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	100% DD	06.13.2025

MSD Project Number: 2024,010.01

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING
2970 16th Street
San Francisco, CA 94103

Sheet Title:
TYPICAL CONCRETE DETAILS

Scale: As indicated
N REF. NORTH

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herman coliver locus
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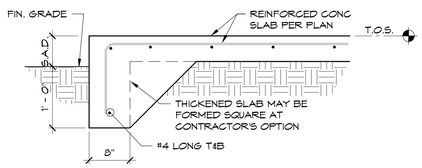
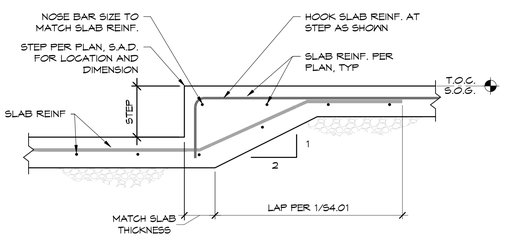
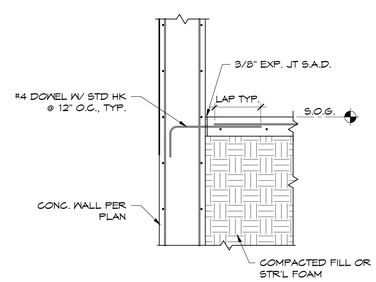
Checked: DCM
Date: 6/13/2025 6:00:26 PM
Sheet Number: S4.02



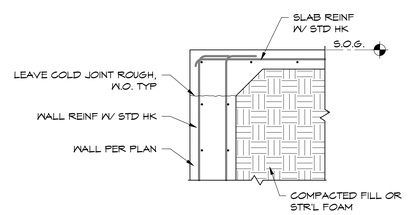
12 / S4.03 THICKENED SLAB EDGE
1" = 1'-0"



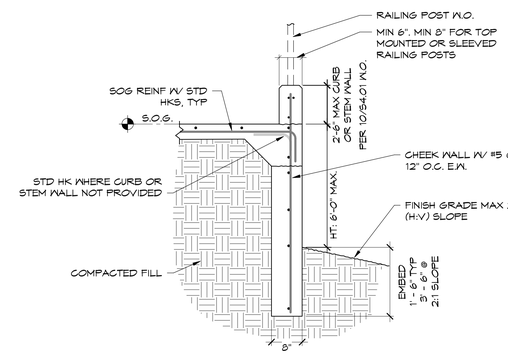
8 / S4.03 TYP SLAB ON GRADE STEP
1" = 1'-0"



7 / S4.03 SOG ABUTTING @ WALL (SIM @ TOPPING SLAB)
3/4" = 1'-0"

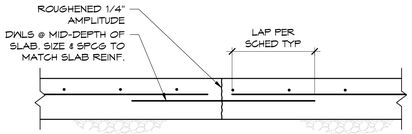


6 / S4.03 SOG @ T.O. WALL
3/4" = 1'-0"



NOTE:
SEE 8 / S4.03 FOR 12" OR LESS STEP HEIGHT.

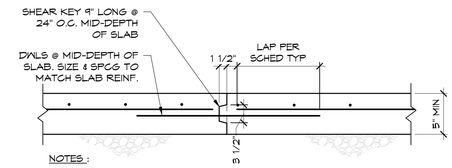
5 / S4.03 SKIRT WALL @ STAIRS OR RAMP
3/4" = 1'-0"



NOTES:

1. ALL CONSTRUCTION JOINT LOCATIONS REQUIRE PRIOR APPROVAL BY STRUCTURAL ENGINEER.
2. BEFORE PLACING SECOND POUR, ROUGHEN SURFACE & CLEAN JOINT OF LOOSE MATERIAL & DEBRIS.

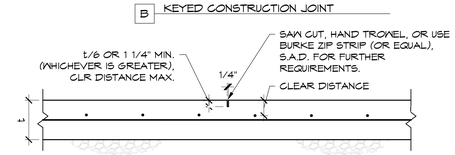
C ROUGHENED CONSTRUCTION JOINT



NOTES:

1. ALL CONSTRUCTION JOINT LOCATIONS REQUIRE PRIOR APPROVAL BY SEOR.
2. BURKE KEYED KOLD JOINT WITH REMOVABLE CAP MAY BE SUBSTITUTED FOR FORMED KEY.
3. POUR ADJACENT SLABS AT LEAST 8 HOURS APART.
4. EXPANDED METAL LATH EDGE FORM MAY BE USED SEOR APPROVAL.

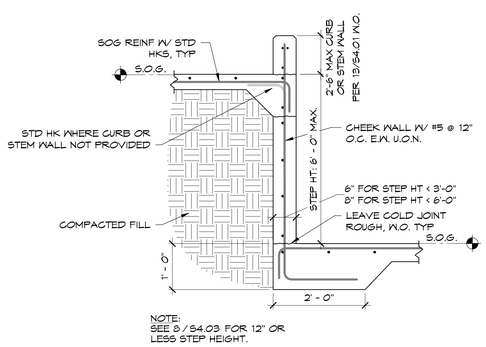
B KEYED CONSTRUCTION JOINT



NOTE SAW CUT TO BE MADE WITHIN 12 HOURS OF PLACEMENT.

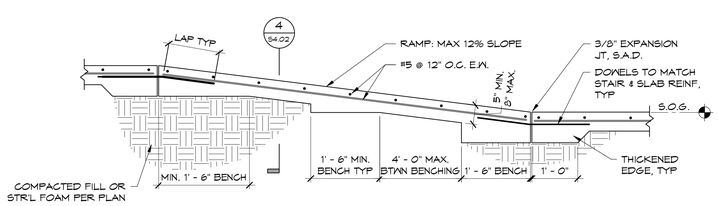
A CRACK CONTROL JOINT

9 / S4.03 SLAB ON GRADE JOINTS
1" = 1'-0"

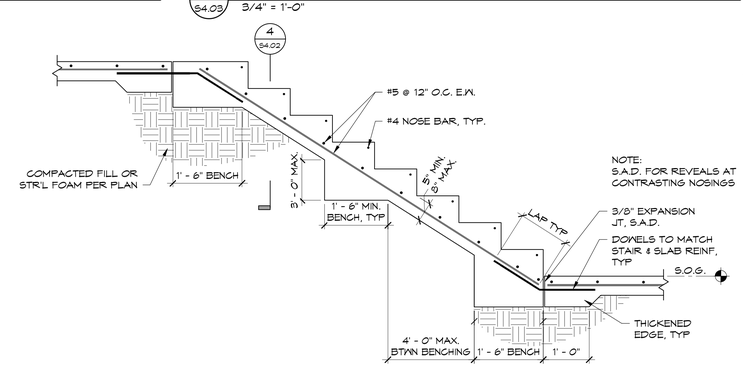


NOTE:
SEE 8 / S4.03 FOR 12" OR LESS STEP HEIGHT.

3 / S4.03 STEPPED SOG
3/4" = 1'-0"



2 / S4.03 TYP SOG RAMP (SIM RAMP ON FOAM)
3/4" = 1'-0"



1 / S4.03 TYP SOG STAIRS (SIM STAIRS ON FOAM)
3/4" = 1'-0"

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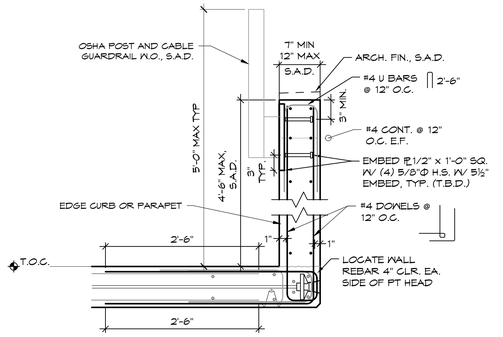
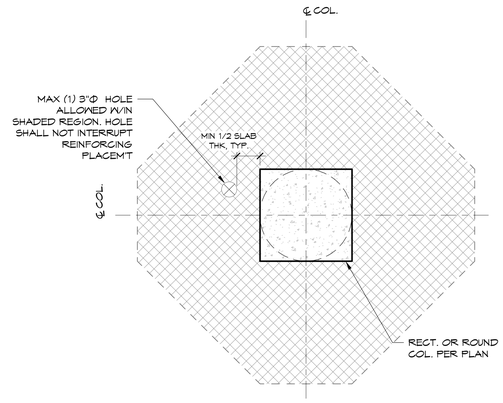
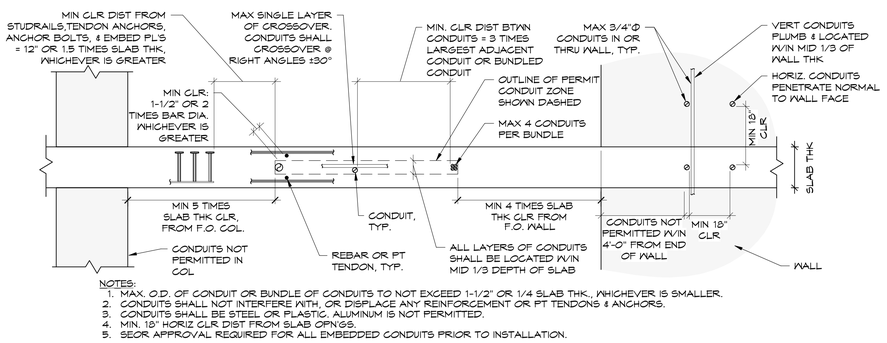


8 / S4.04 TYP EDGE CURB OR PARAPET
1" = 1'-0"

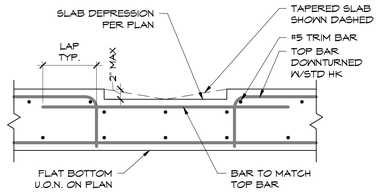


5 / S4.04 ALLOWABLE SLAB PENETRATIONS AROUND COLUMNS
1" = 1'-0"

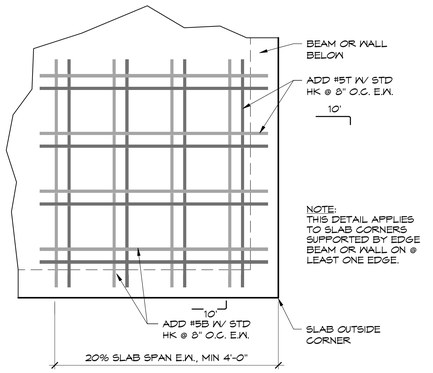


NOTES:
1. MAX. O.D. OF CONDUIT OR BUNDLE OF CONDUITS TO NOT EXCEED 1-1/2" OR 1/4 SLAB THK., WHICHEVER IS SMALLER.
2. CONDUITS SHALL NOT INTERFERE WITH, OR DISPLACE ANY REINFORCEMENT OR PT TENDONS & ANCHORS.
3. CONDUITS SHALL BE STEEL OR PLASTIC. ALUMINUM IS NOT PERMITTED.
4. MIN. 18" HORIZ CLR DIST FROM SLAB OPN'GS.
5. SEOR APPROVAL REQUIRED FOR ALL EMBEDDED CONDUITS PRIOR TO INSTALLATION.

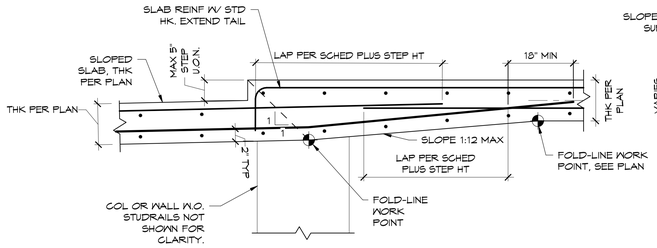
7 / S4.04 EMBEDDED CONDUITS IN SLAB
1" = 1'-0"



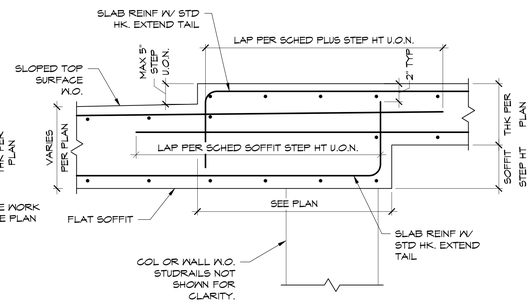
6 / S4.04 SLAB DEPRESSION
1" = 1'-0"



4 / S4.04 TYP. SLAB CORNER REINF. PLAN VIEW
1" = 1'-0"

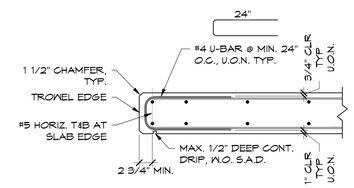


B UNIFORM SLAB THK



A FLAT/LEVEL SOFFIT

2 / S4.04 TYP. STEP SLAB
1" = 1'-0"



NOTE: U-BAR NOT REQUIRED IN SLAB REGION W/ TOP & BOT BARS W/ STD HOOK

1 / S4.04 TYP. SLAB EDGE
1" = 1'-0"

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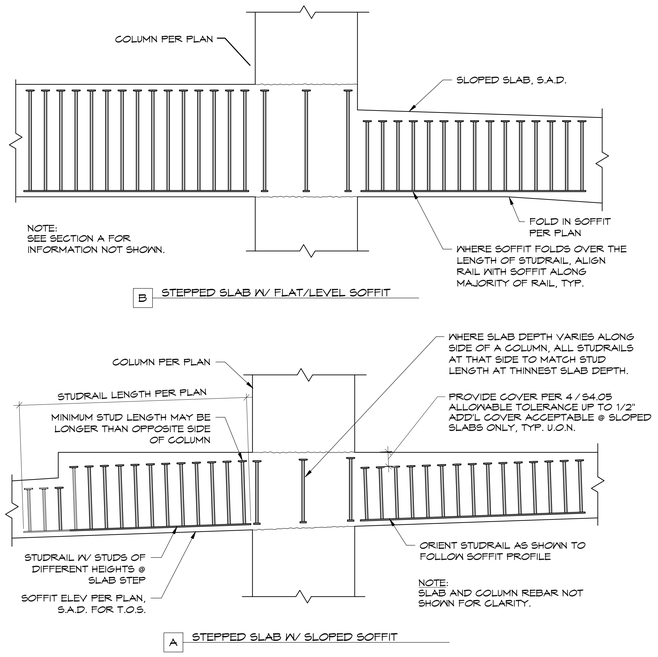
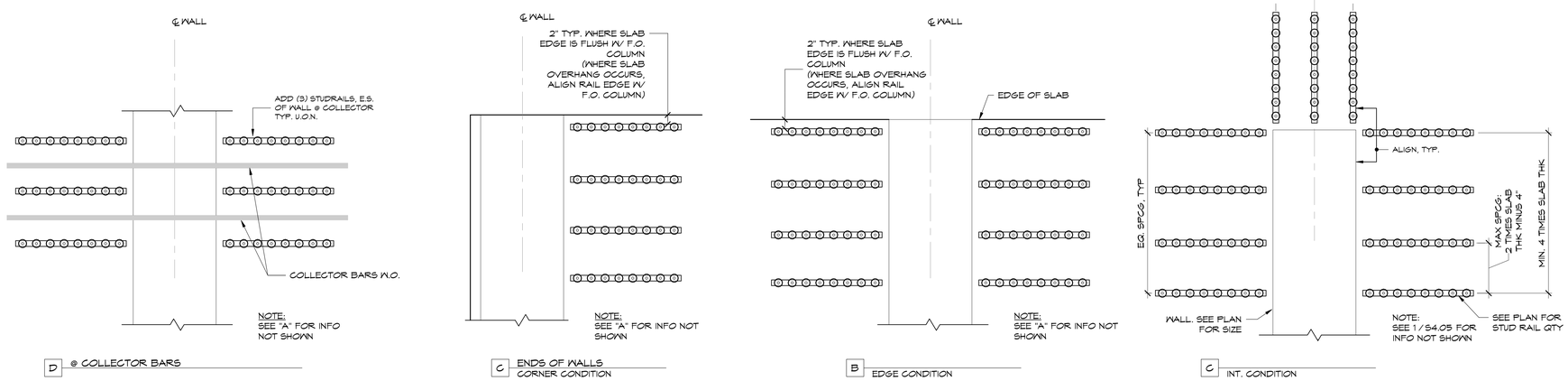


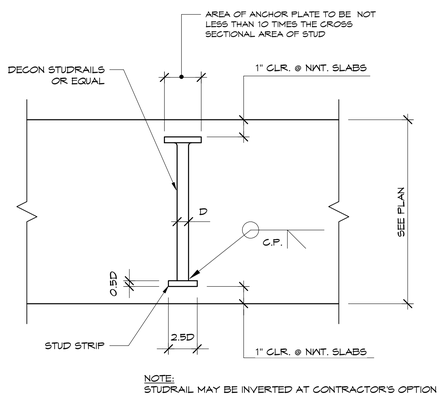
12 / S4.05 STUDRAILS @ VARIABLE DEPTH SLABS

1" = 1'-0"



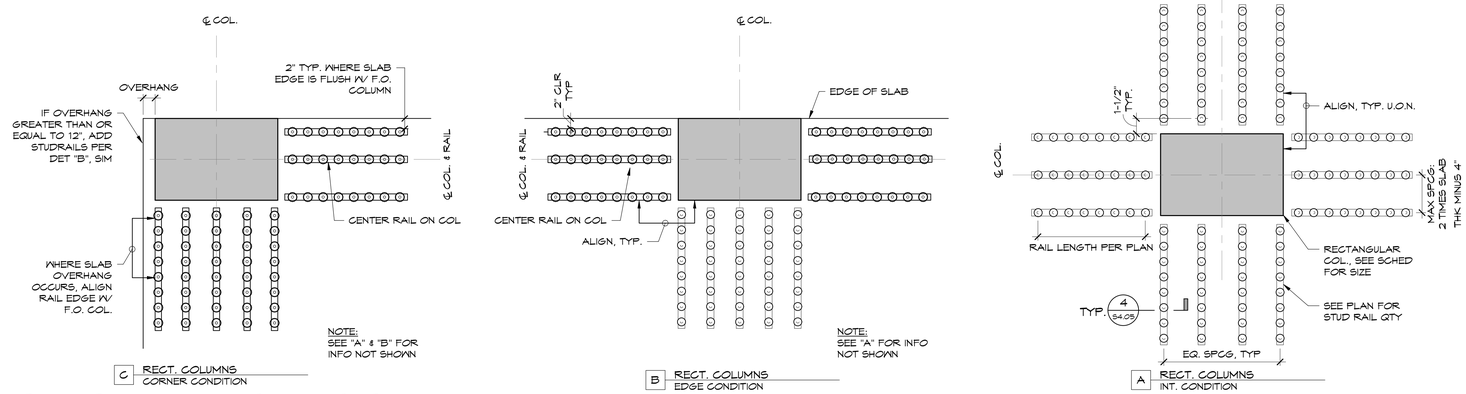
5 / S4.05 TYPICAL STUDRAIL CONFIGURATION - WALLS

1" = 1'-0"



4 / S4.05 TYPICAL STUDRAIL

1 1/2" = 1'-0"



1 / S4.05 TYP STUDRAIL CONFIG - RECT COLS

1" = 1'-0"

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Sheet Title:

TYPICAL STUDRAIL CONFIGURATIONS

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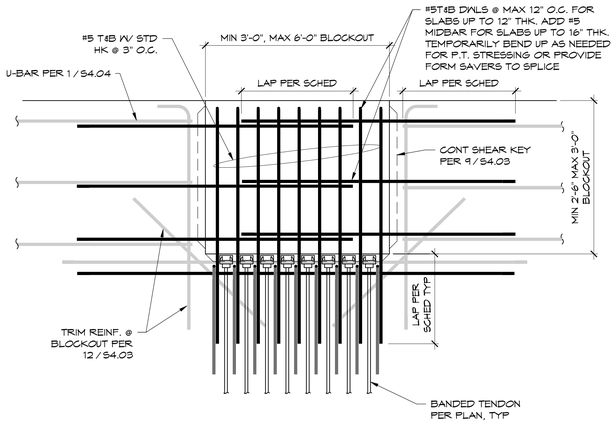
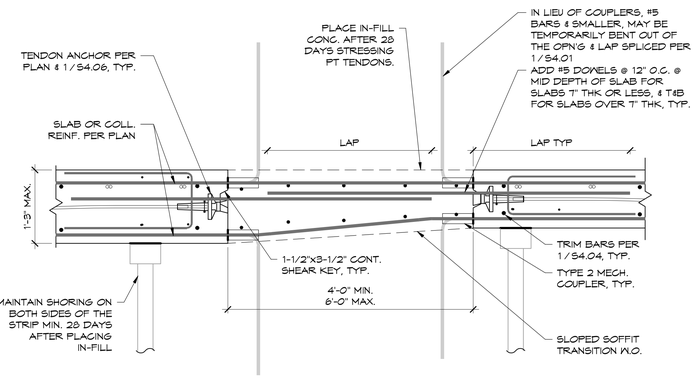
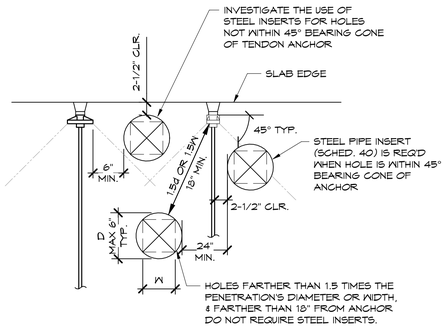


7 S4.06 TYP. PT TENDON STRESSING POCKET
1" = 1'-0"

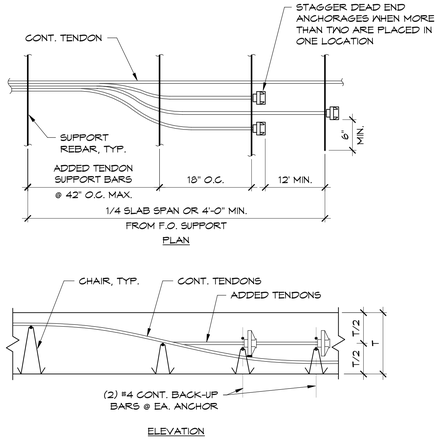


6 S4.06 TYP. SLAB POUR STRIP
1" = 1'-0"

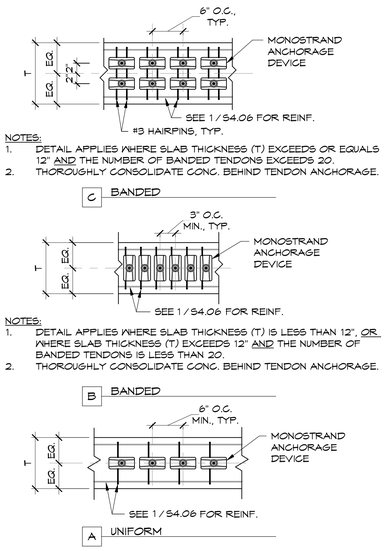


NOTES:
1. ALL HOLES W/IN 3'-0" FROM ANCHORS REQUIRE SEOR APPROVAL PRIOR TO INSTALLATION.

4 S4.06 HOLES NEAR TENDON ANCHORS
1" = 1'-0"



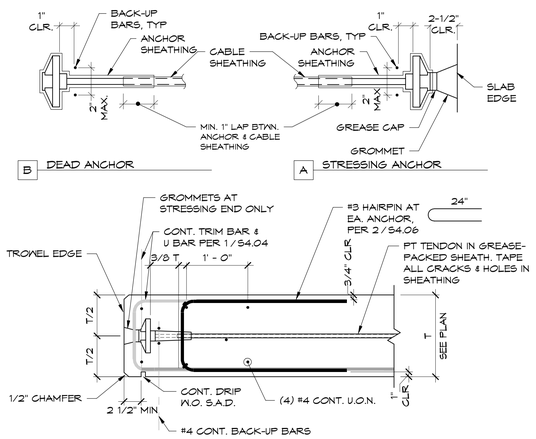
3 S4.06 ADDED TENDON ANCHORAGES
1" = 1'-0"



NOTES:
1. DETAIL APPLIES WHERE SLAB THICKNESS (T) EXCEEDS OR EQUALS 12" AND THE NUMBER OF BANDED TENDONS EXCEEDS 20.
2. THOROUGHLY CONSOLIDATE CONC. BEHIND TENDON ANCHORAGE.

NOTES:
1. DETAIL APPLIES WHERE SLAB THICKNESS (T) IS LESS THAN 12", OR WHERE SLAB THICKNESS (T) EXCEEDS 12" AND THE NUMBER OF BANDED TENDONS IS LESS THAN 20.
2. THOROUGHLY CONSOLIDATE CONC. BEHIND TENDON ANCHORAGE.

2 S4.06 TYP. TENDON ANCHORAGE @ SLAB EDGE
1" = 1'-0"



1 S4.06 SLAB EDGE & TENDON ANCHOR DETAIL
1" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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	100% DD	06.13.2025

MSD Project Number 2024,010.01

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:
TYPICAL PT DETAILS

Scale: 1" = 1'-0"
N
REF. NORTH

hl architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

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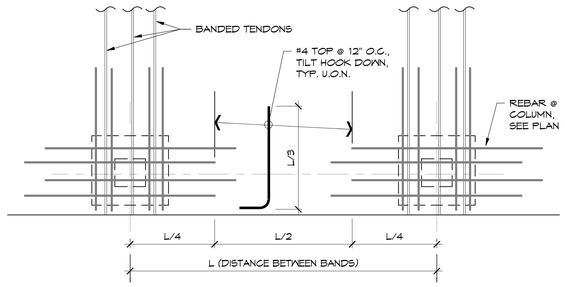
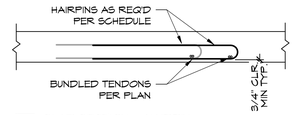
Checked: DCM
Date: 6/13/2025 6:00:30 PM
Sheet Number: S4.06



NOTE:
THIS DETAIL IS NOT REQ'D WHEN "L" = 15'-0" OR LESS.

4 / S4.07 ADDED REBAR BETWEEN BANDED TENDONS
1" = 1'-0"

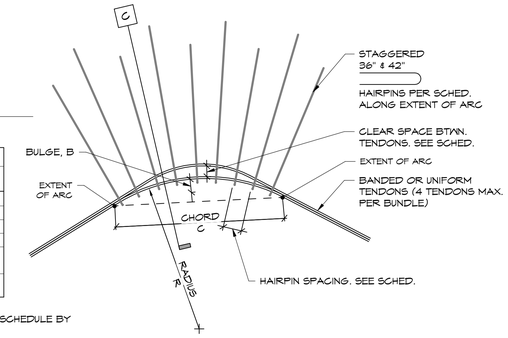


C SLAB SECTION @ HAIRPIN

		RADIUS, R			
		R < 5'-0"	5'-0" < R < 10'-0"	10'-0" < R < 20'-0"	20'-0" < R
CHORD C	2'-0"	B > 1¼"	½" < B < 1¼"	¼" < B < ½"	B < ¼"
	3'-0"	B > 2⅜"	1¼" < B < 2⅜"	⅜" < B < 1¼"	B < ⅜"
	4'-0"	B > 5"	2½" < B < 5"	1¼" < B < 2½"	B < 1¼"
	6'-0"	B > 12"	5½" < B < 12"	2⅜" < B < 5½"	B < 2⅜"
HAIRPINS		NOT ALLOWED	#4 @ 3" O.C.	#4 @ 6" O.C.	NO HAIRPINS REQUIRED
CLEAR SPACE		N/A	2"	1¼"	0"

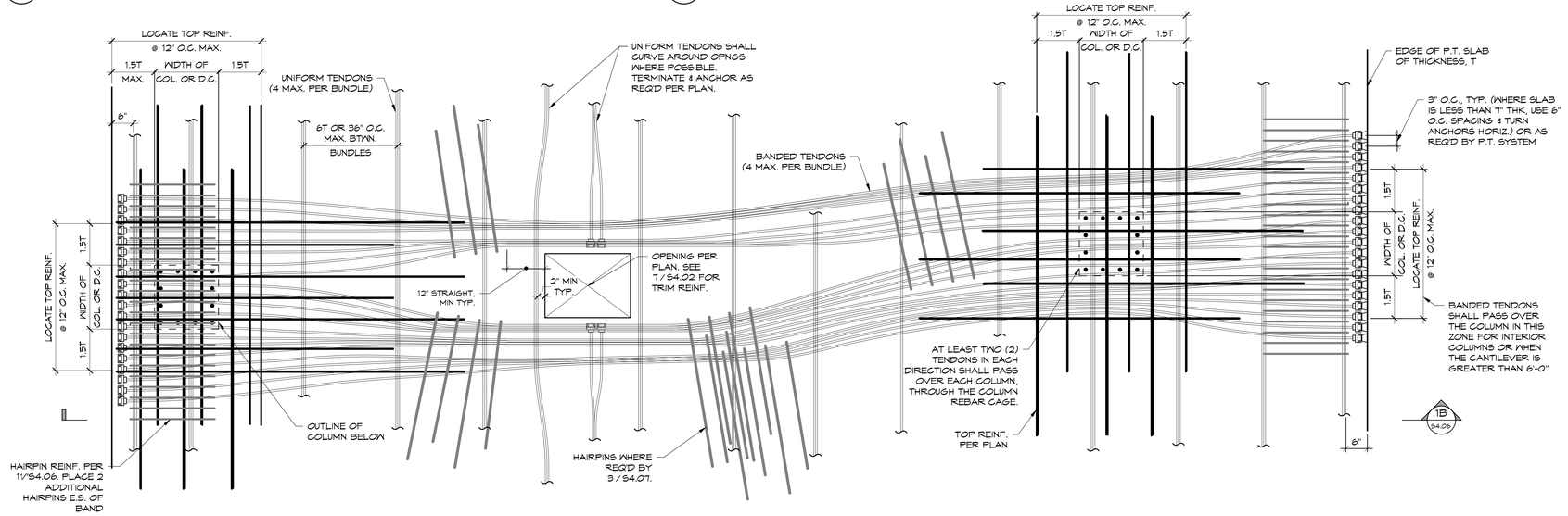
NOTE:
RADIUS OF CURVE MAY BE MEASURED DIRECTLY OR MAY BE FOUND IN THE SCHEDULE BY MEASURING ANY CHORD AND CORRESPONDING BULGE ALONG THE CURVE.

B HAIRPIN SCHEDULE

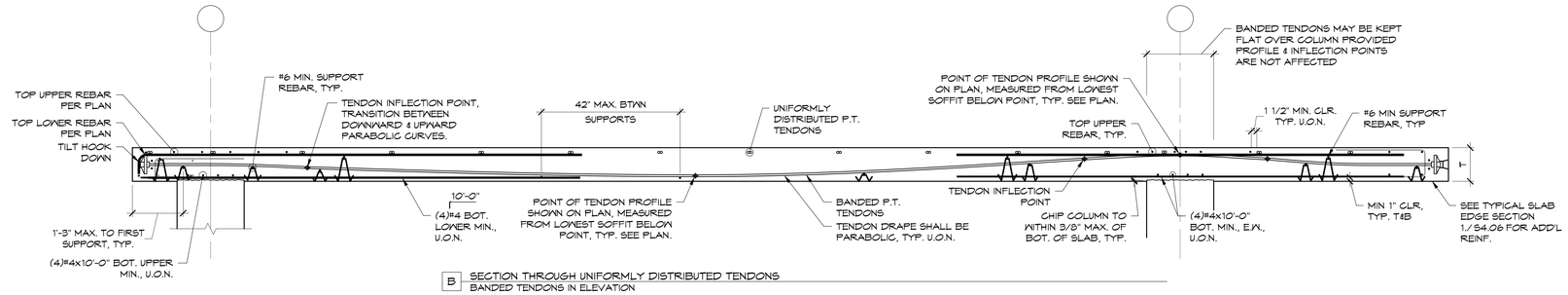


A HORIZONTAL CURVE - PLAN VIEW

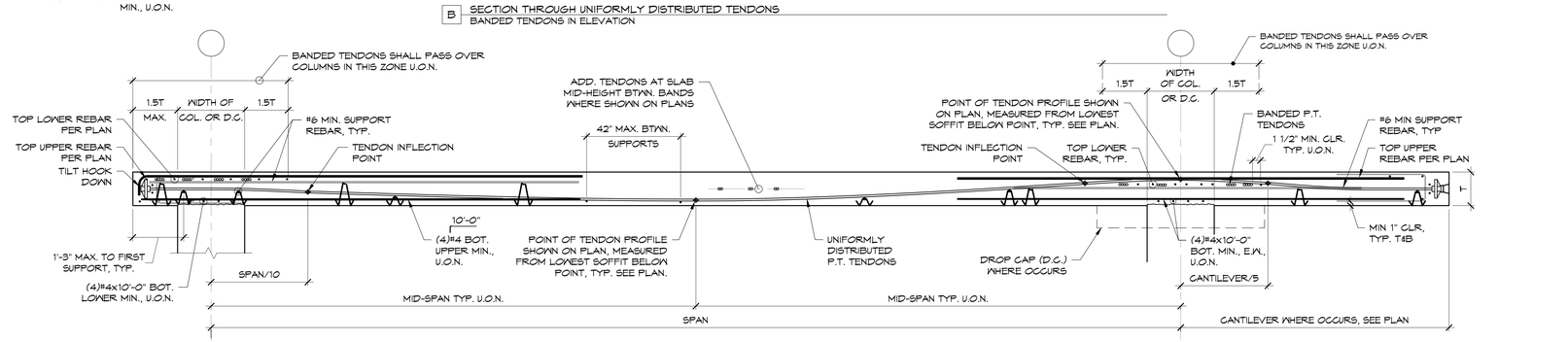
3 / S4.07 HORIZONTAL TENDON CURVE DETAIL
3/4" = 1'-0"



2 / S4.07 TYPICAL PLAN DETAIL OF BANDED TENDON
3/4" = 1'-0"



B SECTION THROUGH UNIFORMLY DISTRIBUTED TENDONS
BANDED TENDONS IN ELEVATION



A SECTION THROUGH BANDED TENDONS
UNIFORMLY DISTRIBUTED TENDONS IN ELEVATION

1 / S4.07 TYPICAL SLAB SECTION
3/4" = 1'-0"

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2970 16th Street
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Sheet Title:
TYPICAL PT DETAILS

Scale: As indicated
N REF. NORTH

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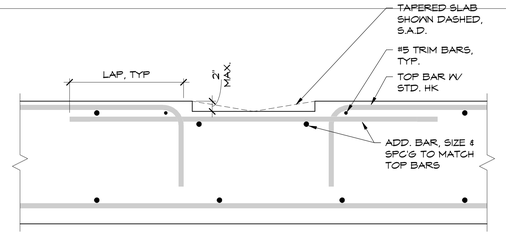
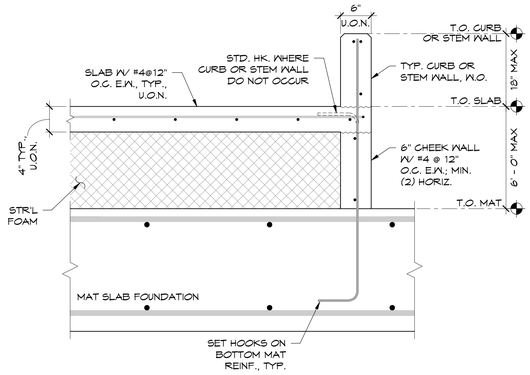
Sheet Number: S4.07

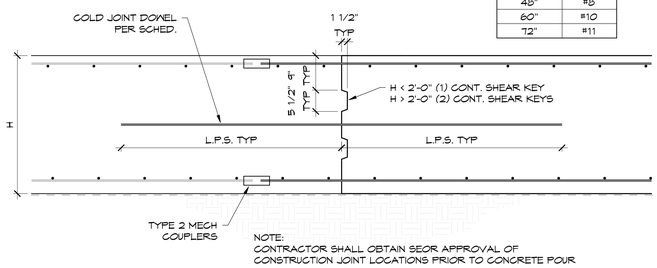


11 / S4.10 MAT SLAB DEPRESSION OR SLOPE
1" = 1'-0"



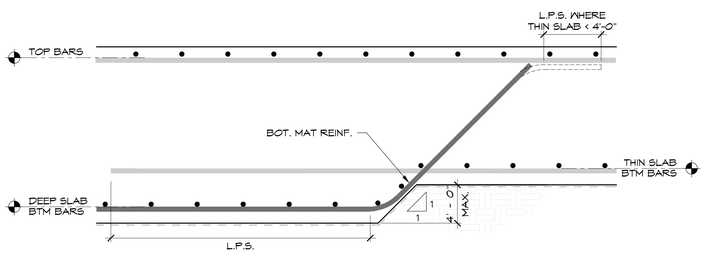
10 / S4.10 TOPPING SLAB OVER MAT SLAB
1" = 1'-0"

COLD JT DOWEL	
SLAB THK	DOWELS
20"	#6
24"	#7
48"	#8
60"	#10
72"	#11

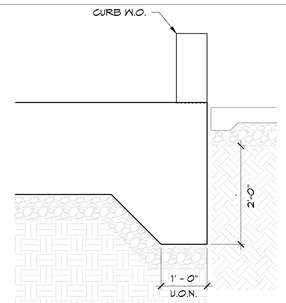


NOTE:
CONTRACTOR SHALL OBTAIN SEOR APPROVAL OF CONSTRUCTION JOINT LOCATIONS PRIOR TO CONCRETE POUR

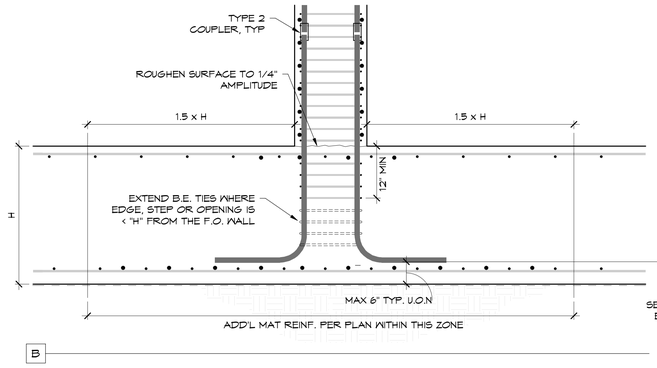
7 / S4.10 TYP MAT SLAB CONSTRUCTION JOINT
3/4" = 1'-0"

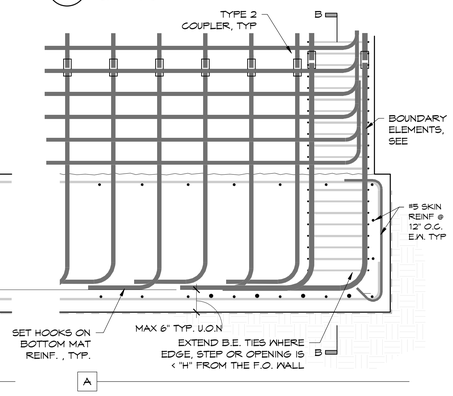


3 / S4.10 MAT SLAB SOFFIT
3/4" = 1'-0"

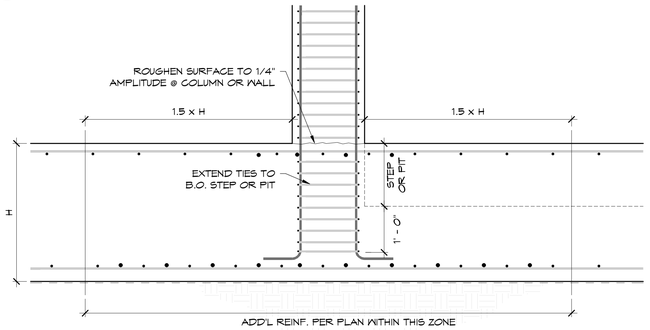


2 / S4.10 TYPICAL MAT TURNDOWN EDGE
3/4" = 1'-0"

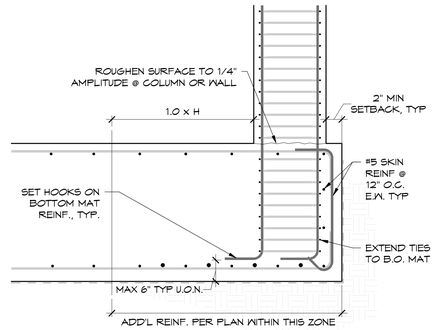




8 / S4.10 TYPICAL SHEAR WALL @ MAT SLAB
3/4" = 1'-0"

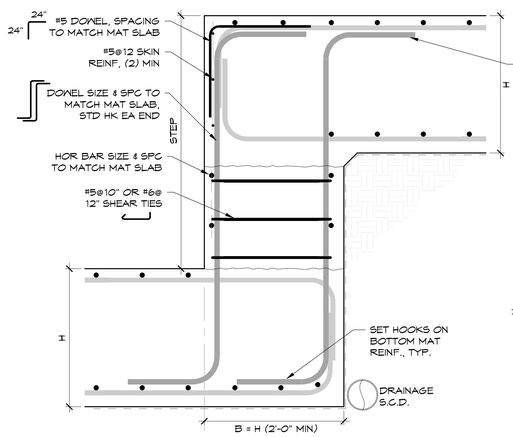


B INTERIOR



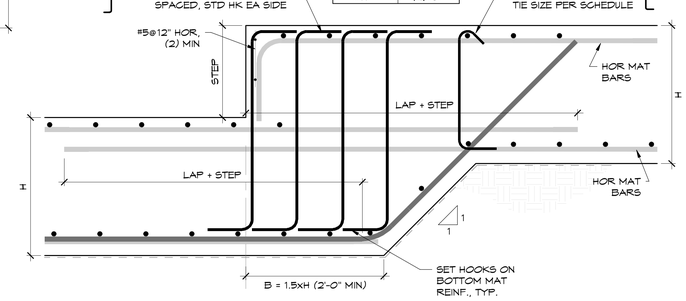
A EDGE

5 / S4.10 TYPICAL COLUMN OR WALL @ MAT
3/4" = 1'-0"



B 3xH > STEP > H
(MAX STEP = 12'-0")

VERT TIE SCHEDULE	
MAT BARS	VERT TIES
#7	(2)#5
#8	(2)#6
#9	(3)#5
#10	(3)#6
#11	(4)#6



A H1 - 6" > STEP

1 / S4.10 STEP @ MAT SLAB
3/4" = 1'-0"

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Sheet Title:
TYPICAL MAT SLAB DETAILS

Scale:
As indicated
N
REF. NORTH

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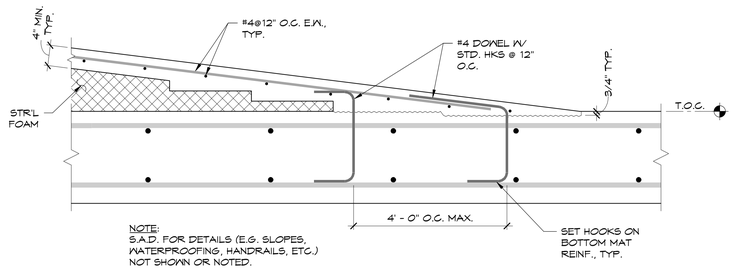
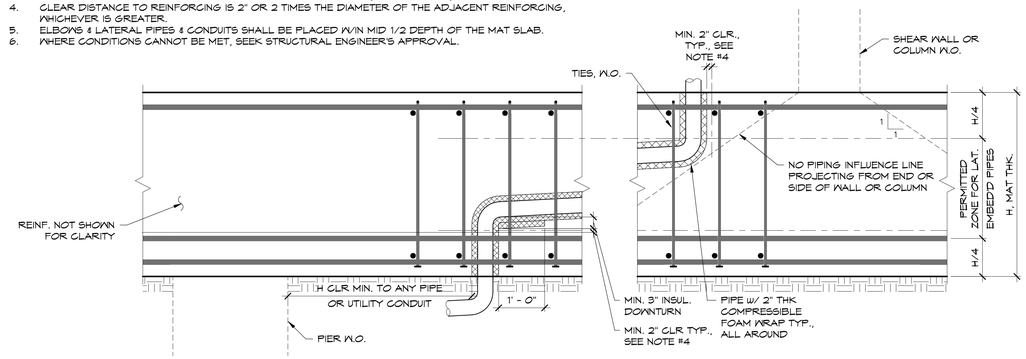
Date: 6/13/2025 6:00:32 PM
Sheet Number: S4.10

NOTES:
1. PIPES & CONDUITS SHALL NOT INTERFERE W/ ANY REINFORCEMENT.
2. MIN. SCH. 40 PVC AND STEEL PIPES & CONDUITS ARE PERMITTED.
3. PROVIDE MIN. H HORIZONTAL CLEAR DISTANCE FROM COLUMNS, SHEAR WALLS, PIERS & PIT OPENINGS.
4. CLEAR DISTANCE TO REINFORCING IS 2" OR 2 TIMES THE DIAMETER OF THE ADJACENT REINFORCING, WHICHEVER IS GREATER.
5. ELBOWS & LATERAL PIPES & CONDUITS SHALL BE PLACED W/IN MID 1/2 DEPTH OF THE MAT SLAB.
6. WHERE CONDITIONS CANNOT BE MET, SEEK STRUCTURAL ENGINEER'S APPROVAL.

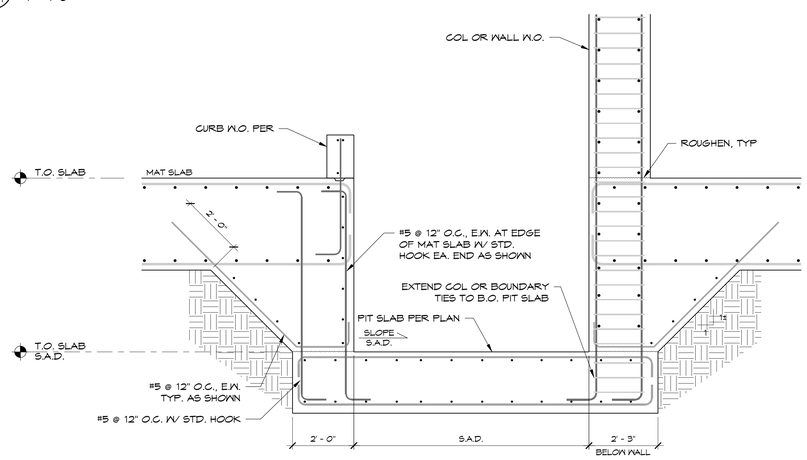


NOTE:
S.A.D. FOR DETAILS (E.G. SLOPES, WATERPROOFING, HANDRAILS, ETC.) NOT SHOWN OR NOTED.

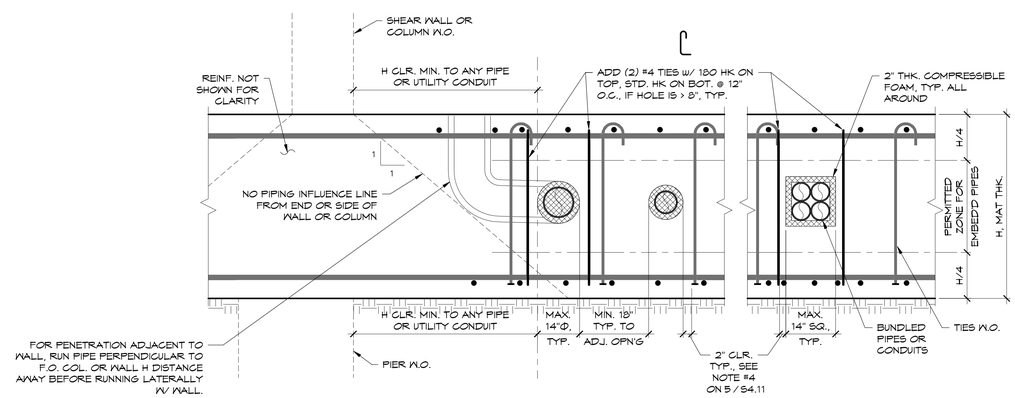
7 / S4.11 TYP. INTERIOR RAMP OVER MAT
1" = 1'-0"



5 / S4.11 TYP. EMBEDED LATERAL PIPE / CONDUIT ELBOW PEN. IN MAT SLAB
3/4" = 1'-0"



3 / S4.11 ELEVATOR PIT - MAT
1/2" = 1'-0"



1 / S4.11 TYP. EMBEDED LATERAL PIPE / CONDUIT IN MAT SLAB
3/4" = 1'-0"

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2970 16th Street
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Sheet Title:
TYPICAL MAT SLAB DETAILS

Scale:
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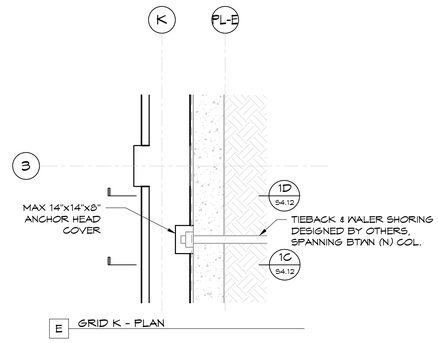
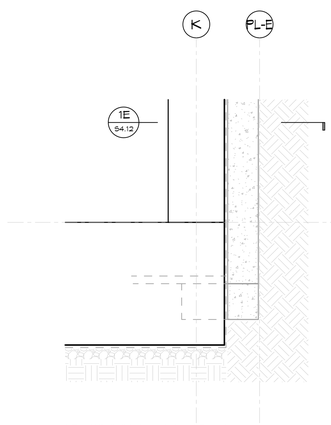
Date: 6/13/2025 6:00:33 PM
Sheet Number: S4.11

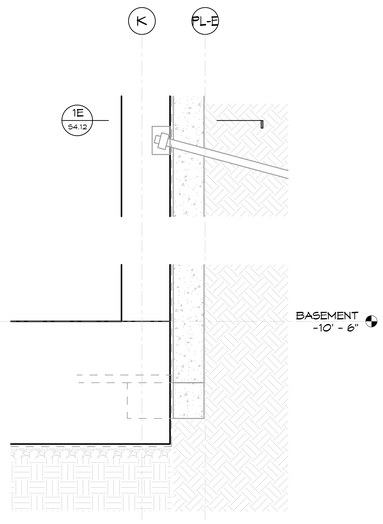


E GRID K - PLAN



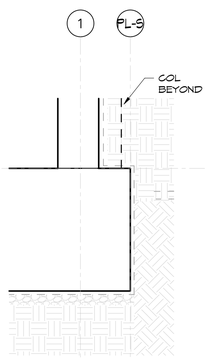
NOTE: SEE "C" FOR INFO NOT SHOWN.

E GL K - COL



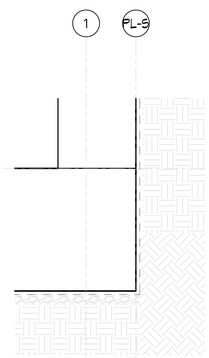
NOTE: SEE "A" FOR INFO NOT SHOWN.

D GL K - WALL



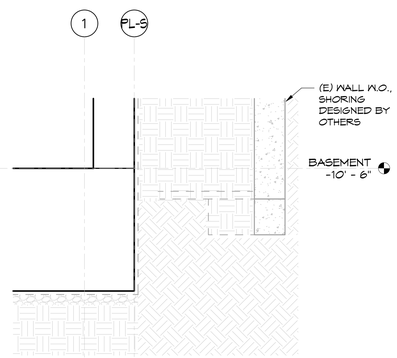
NOTE: SEE "A" FOR INFO NOT SHOWN.

C GL 1 - WALL SETBACK



NOTE: SEE "A" FOR INFO NOT SHOWN.

B GL 1 - COL



NOTE: SEE 5A / S4.10 FOR INFO NOT SHOWN.

A GL 1 - WALL

1 S4.12 BASEMENT SLAB EDGE

1/2" = 1'-0"

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Sheet Title:

BASEMENT WALL DETAILS

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

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herman coliver locus
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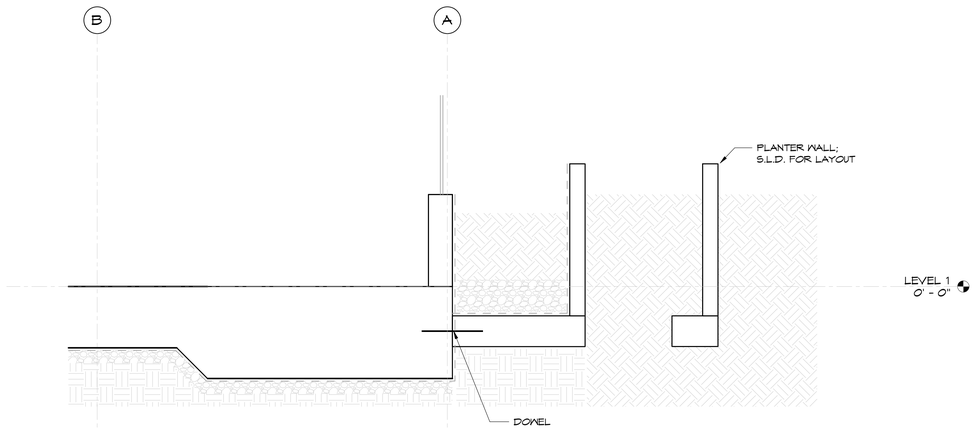
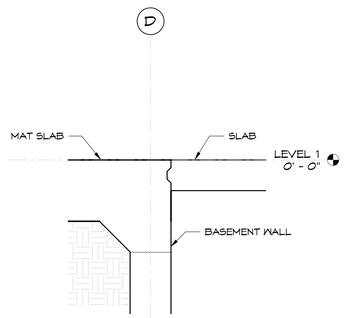
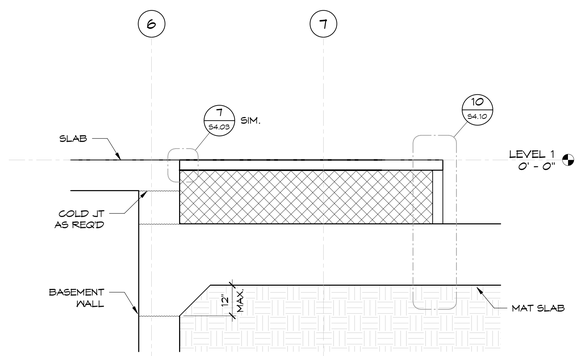
Sheet Number: S4.12



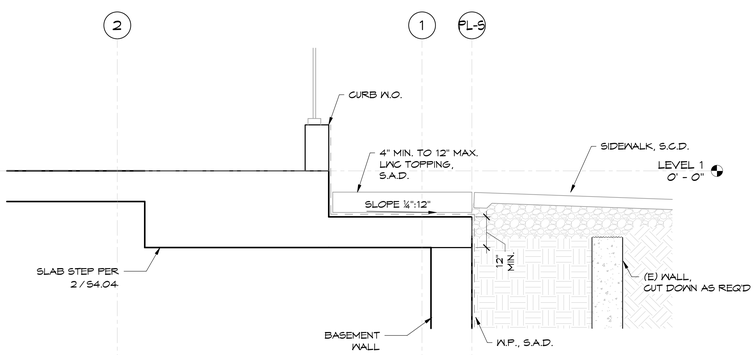
8 / S4.13 L1 WEST EDGE
1/2" = 1'-0"



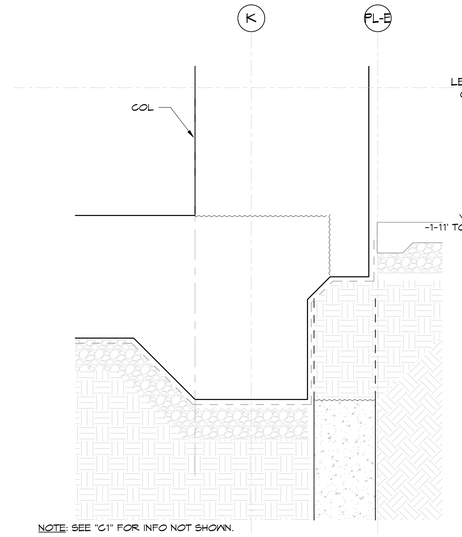
5 / S4.13 L1 GRID D TRANSITION
1/2" = 1'-0"



4 / S4.13 L1 GRID 6 TRANSITION
1/2" = 1'-0"

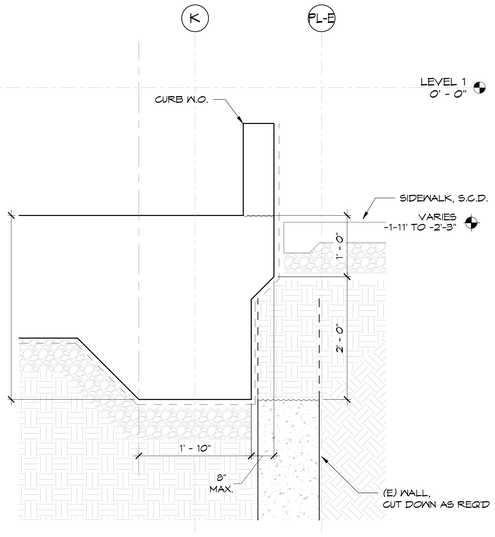


2 / S4.13 L1 GRID 1
1/2" = 1'-0"

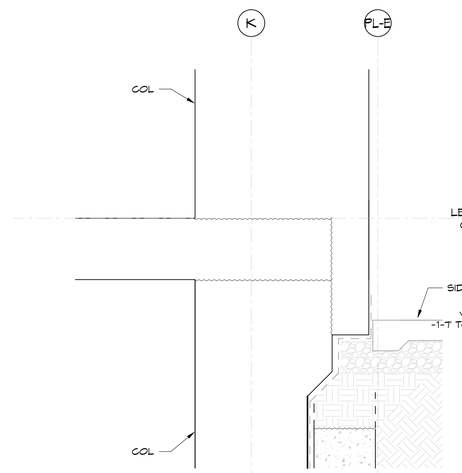


NOTE: SEE "C1" FOR INFO NOT SHOWN.

C2 TRASH ROOM

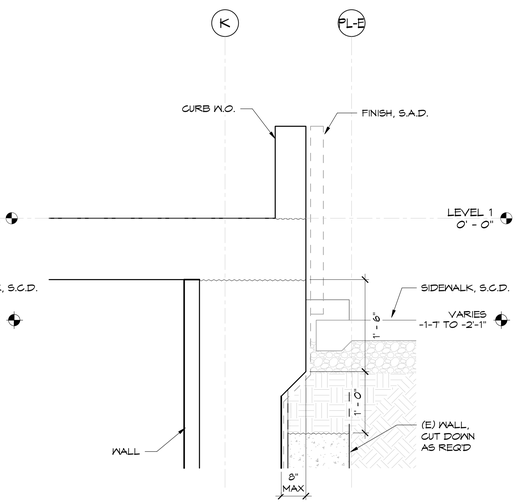


C1 TRASH ROOM

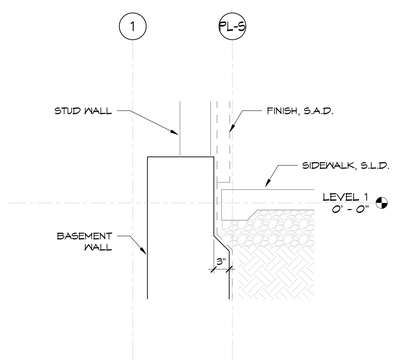


NOTE: SEE "B1" FOR INFO NOT SHOWN.

B2 SLAB PAST WALL

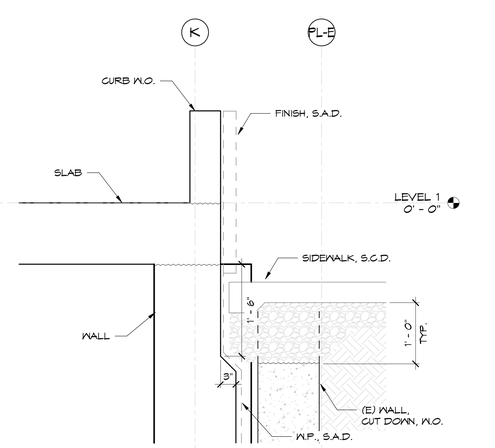


B1 SLAB PAST WALL



NOTE: SEE "A1" FOR INFO NOT SHOWN.

A2 @ STAIR 1



A1 NARROW T.O. WALL

1 / S4.13 L1 SLAB EDGE
1" = 1'-0"

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NO.	REVISION	DATE
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	100% DD	06.13.2025

MSD Project Number 2024,010.01

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:
BASEMENT WALL DETAILS

Scale:
As indicated
N
REF. NORTH

herman coliver locus
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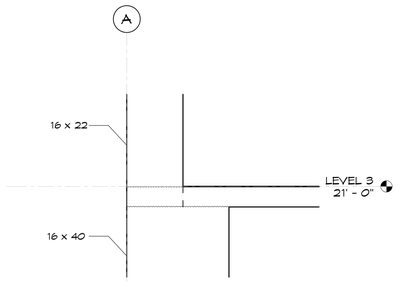
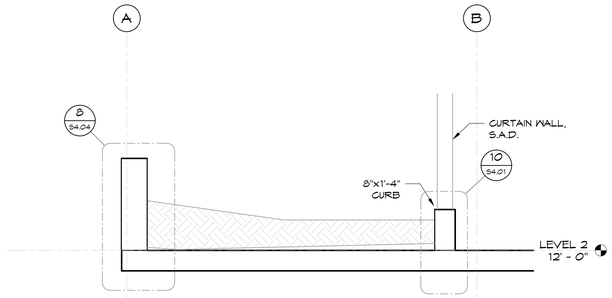
Checked: DCM
Date: 6/13/2025 6:00:34 PM

Sheet Number:
S4.13

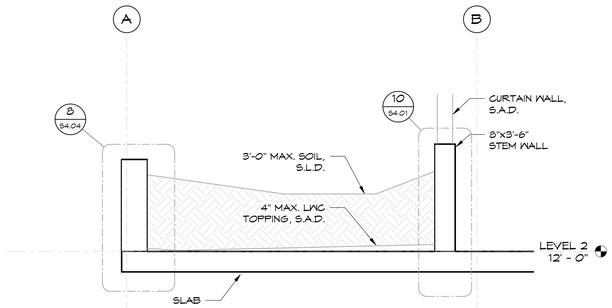


2 / S4.20 L3 COL TRANSITION
1/2" = 1'-0"



NOTE: SEE "A" FOR INFO NOT SHOWN.

B LOUNGE



A LAUNDRY

1 / S4.20 L2 WEST EDGE
1/2" = 1'-0"

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MSD Project Number 2024,010.01

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

CONCRETE DETAILS

Scale:

1/2" = 1'-0"

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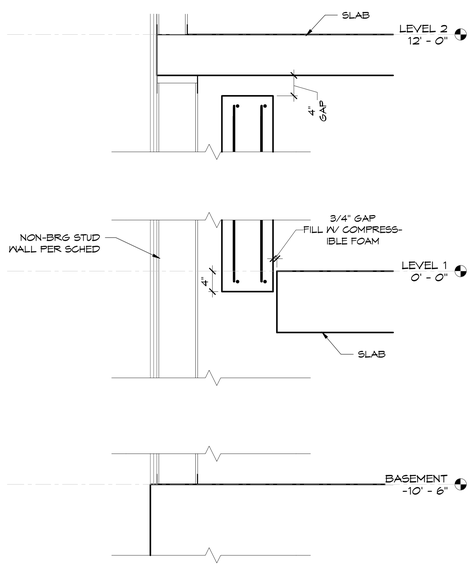
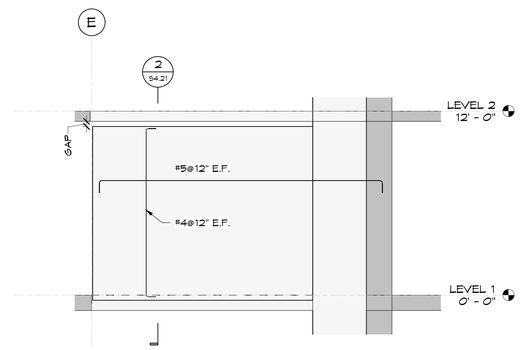
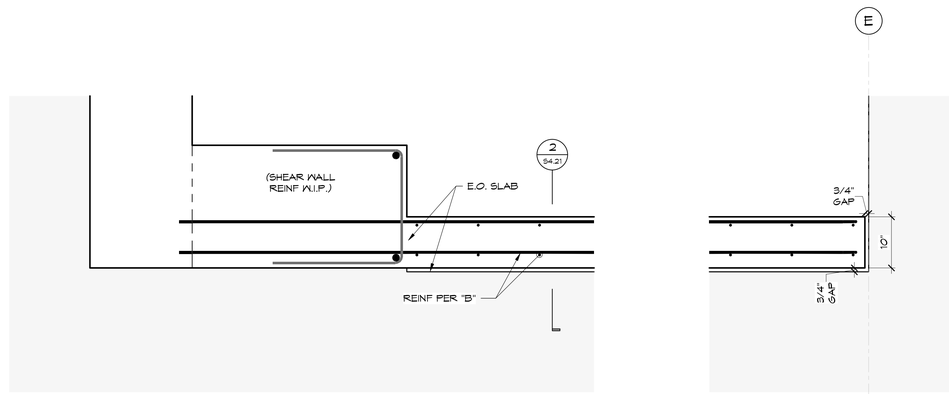


2 S4.21 L1 "FLAG" WALL
1" = 1'-0"



B ELEVATION
1/4" = 1'-0"



A ENLARGED PLAN
1" = 1'-0"

1 S4.21 L1 "FLAG" WALL - ENLARGED PLAN
1" = 1'-0"

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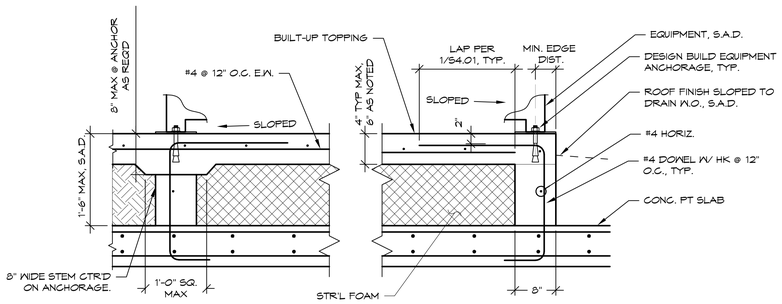
S4.21



NOTE: CAST PAD AFTER STRESSING.

1 / S4.30 ROOF EQUIPMENT PAD
1" = 1'-0"

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

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San Francisco, CA 94103

Sheet Title:

TYPICAL CONCRETE ROOF DETAILS

Scale: 1" = 1'-0"

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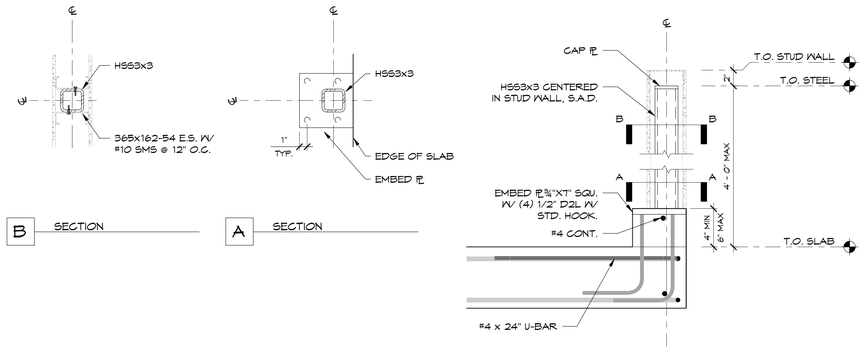

1 / S5.02 PARAPET AT EDGE OF SLAB

1 1/2" = 1'-0"

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

STEEL DETAILS

Scale:

1 1/2" = 1'-0"

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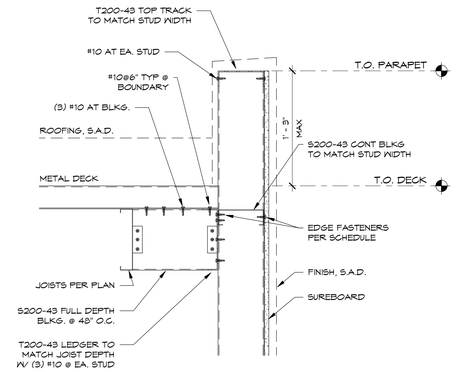
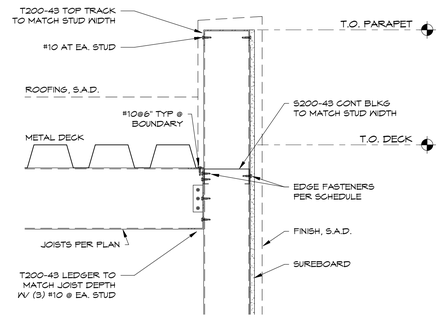


B PERPENDICULAR TO DECK



A PARALLEL TO DECK

9/S7.05 PARAPET AT CFS WALL

1 1/2" = 1'-0"

SHEAR WALL SCHEDULE

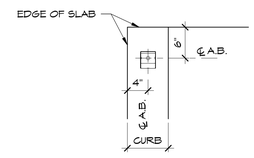
MARK	SIDES	FRAMING MEMBER (TRACK ga. TO MATCH STUDS) 1	SHEATHING 2	EDGE FASTENERS 3	FIELD FASTENERS 5	HOLDOWN INFO: HOLDOWN TYPE 7	HOLDOWN INFO: END POST 8	ANCHOR BOLTS (W/ ℄1/4"X2-1/2" SQ. WASHERS) 9	ALLOW. SHEAR VALUES
6	SINGLE	600S162-54 MIN. PER PLAN	SURE BOARD SERIES 200	#10 S.M.S. @ 6" O.C.	#8 S.M.S. @ 12" O.C.	PER PLAN	2-600S162-68 OR 2-600S200-68	5/8"Φ A.B. (J-BOLT OR THRD ROD) @ 24" O.C. MAX.	675 plf
4	SINGLE	600S162-54 MIN. PER PLAN	SURE BOARD SERIES 200	#10 S.M.S. @ 4" O.C.	#8 S.M.S. @ 12" O.C.	PER PLAN	2-600S162-68 OR 2-600S200-68	5/8"Φ A.B. (J-BOLT OR THRD ROD) @ 24" O.C. MAX.	920 plf
3	SINGLE	600S162-54 MIN. PER PLAN	SURE BOARD SERIES 200	#10 S.M.S. @ 3" O.C.	#8 S.M.S. @ 12" O.C.	PER PLAN	2-600S162-68 OR 2-600S200-68	5/8"Φ A.B. (J-BOLT OR THRD ROD) @ 24" O.C. MAX.	1,090 plf
2	SINGLE	600S162-54 MIN. PER PLAN	SURE BOARD SERIES 200	#10 S.M.S. @ 2" O.C.	#8 S.M.S. @ 12" O.C.	PER PLAN	2-600S162-68 OR 2-600S200-68	5/8"Φ A.B. (J-BOLT OR THRD ROD) @ 24" O.C. MAX.	1,250 plf

NOTES:
1. S.A.D. & DIMENSIONS OF ALL LIGHT GAUGE METAL STUD WALLS. CONFIRM WIDTH OF ALL WALLS W/ ARCH. PRIOR TO INSTALLATION.
2. ALL SURE-BOARD WALLS SHALL BE BUILT IN ACCORDANCE WITH ICC-ER-5762, SURE-BOARD SERIES 200 STRUCTURAL PANELS.
3. ALL SURE-BOARD PANEL EDGES SHALL BE FULLY BLOCKED.
4. MAXIMUM STUD SPACING IS 16" O.C.
5. SHEARWALL OPENINGS SHALL NOT BE PERMITTED.

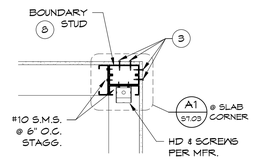
HOLDOWN SCHEDULE

MARK	HOLDOWN TYPE	EMBED (le)	HOLDOWN BOLT
T4	S/HDU4	6-1/2"	5/8"Φ HEAVY HEX A.B. Gr. 36
T6	S/HDU6	6-1/2"	5/8"Φ HEAVY HEX A.B. Gr. 36
T9	S/HDU9	6-1/2"	5/8"Φ HEAVY HEX A.B. Gr. 36

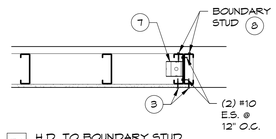
NOTE: SEE MANUF. CATALOG FOR OTHER HOLDOWNS.



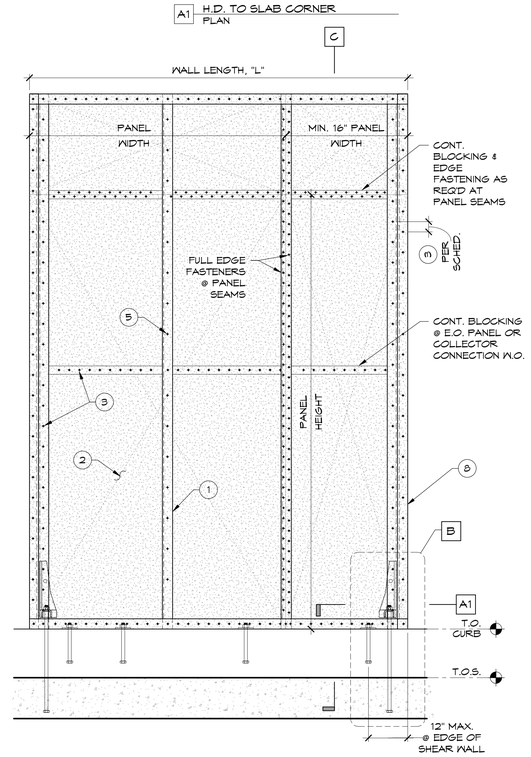
A1 H.D. TO SLAB CORNER PLAN



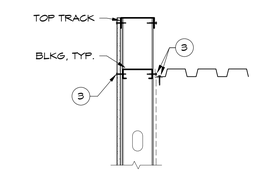
B2 H.D. TO CORNER STUD PLAN



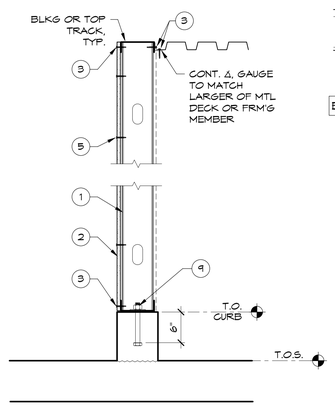
B1 H.D. TO BOUNDARY STUD PLAN



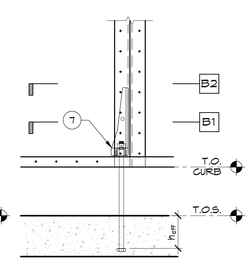
A SURE-BOARD SHEAR WALL



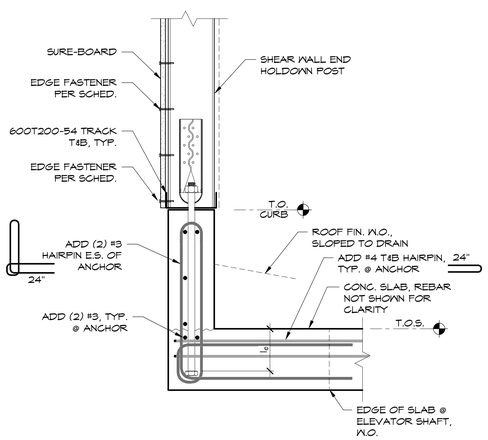
BALLOON-FRAMED PARAPET COND.



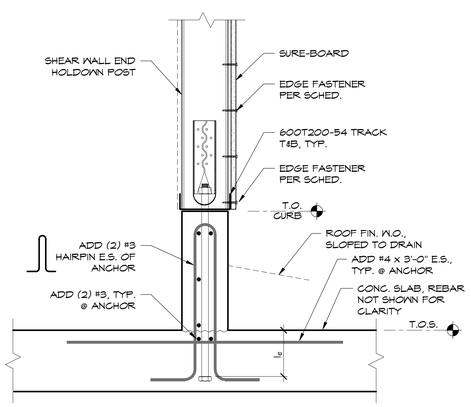
C SURE-BOARD SHEAR WALL SECTION
N.T.S.



B SHEAR WALL END CONDITION
N.T.S.



4/S7.05 H.D. TO CONC. SLAB @ EDGE
1 1/2" = 1'-0"



3/S7.05 H.D. TO CONC. SLAB
1 1/2" = 1'-0"

1/S7.05 TYPICAL LIGHT-GAUGE SHEAR WALL SCHEDULE
1" = 1'-0"

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MSD Project Number: 2024,010.01

Project Title:
LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING
2970 16th Street
San Francisco, CA 94103

Sheet Title:
TYPICAL CFS SW DETAILS

Scale: As indicated
N REF. NORTH

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423 Tehama Street San Francisco, California 94103
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Drawn By: AXP
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Date: 6/13/2025 6:00:37 PM
Sheet Number: S7.05

CONTROL SYMBOLS

- POWER WIRING BY DIV. 16
- FIRE ALARM SYSTEM WIRING BY DIV. 16
- WIRING BY TEMPERATURE CONTROLS CONTRACTOR
- M — ELECTRIC ACTUATOR (MODULATING OR 2-POSITION, AS INDICATED)
- SD — SMOKE DETECTOR (BY DIV. 16). SHOWN WHERE EQP. SHUT-OFF REQUIRED. REFER TO DIV.16.
- T — WALL MOUNT THERMOSTAT, +44" AFF U.N.O. SEE ARCH. DWGS FOR EXACT LOCATIONS.
- TEMPERATURE SENSOR (WITH BULB WELL)
- WATER FLOW METER
- M — MOTOR
- FILTER (BAG)
- FILTER (PANEL)
- DPS — DIFF. PRESSURE INDICATOR
- M — ELECTRIC MOTOR
- HOA — HAND-OFF-AUTO SWITCH
- MS — MOTOR STARTER
- CONTROL WIRING
- FIRE ALARM WIRING
- DS — DISCONNECT SWITCH
- AFS — AIRFLOW SENSOR(AVERAGING)
- VFD — VARIABLE FREQUENCY DRIVE
- ES — ELECTRICAL SUPPLY
- SD — DUCT SMOKE DETECTOR
- SP — DUCT STATIC PRESSURE SENSOR
- PLUG FAN
- CENTRIFUGAL FAN
- CC — COIL
- DUCT MOUNT TEMPERATURE SENSOR (WITH AVERAGING BULB)
- DUCT MOUNT AIR FLOW SWITCH (DIFFERENTIAL PRESSURE TYPE)
- DUCT THERMOMETER, BY MECHANICAL CONTRACTOR, SEE SPECIFICATIONS
- PG — PRESSURE GAUGE, BY MECHANICAL CONTRACTOR, SEE SPECIFICATIONS
- DS — DISCONNECT SWITCH, DIVISION 16
- MS — MAGNETIC STARTER WITH H-O-A
- VFD — VARIABLE FREQUENCY DRIVE
- TS — DUCT OR PIPE TEMPERATURE SENSOR
- M — MOTORIZED DAMPER
- RH — RELATIVE HUMIDITY SENSOR
- CS — CONDENSATE SENSOR
- DP — DEW POINT SENSOR
- AFS — AIR FLOW SENSOR
- FS — FIRE STAT
- CO2 — CARBON DIOXIDE SENSOR
- T — RADIANT FLOOR TEMPERATURE SENSOR
- HS — HUMIDITY SENSOR
- # — CONTROL POINT
- DI — DIGITAL INPUT
- DO — DIGITAL OUTPUT
- AI — ANALOG INPUT
- AO — ANALOG OUTPUT
- C — CONTROLLER
- XX — ADJUSTABLE SET POINT

ABREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
AS	AIR SEPERATOR
BDD	BACKDRAFT DAMPER
BFP	BACK FLOW PREVENTER
BHP	BRAKE HORSEPOWER
BOD	BOTTOM OF DUCT
BMS	BUILDING MANAGEMENT SYSTEM
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
CC	COOLING COIL
CD	CEILING DIFFUSER
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CONN	CONNECTION
CONT	CONTINUATION
CU FT	CUBIC FEET
CU IN	CUBIC INCHES
DB	DRY BULB
DIA	DIAMETER OR ∅
DR	DRAIN
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EG	EXHAUST GRILLE
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
EMS	EMERGENCY MANAGEMENT SYSTEM
ESP	EXTERNAL STATIC PRESSURE
ES	ELECTRICAL SUPPLY
°F	DEGREE FAHRENHEIT
FA	FACE AREA
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FSD	COMBINATION FIRE/SMOKE DAMPER
FLA	FULL LOAD AMP
FPM	FEET PER MINUTE
FT	FEET
GAL	GALLON
GPM	GALLON PER MINUTE
HHWS	HEATING HOT WATER SUPPLY
HHWR	HEATING HOT WATER RETURN
HP	HORSEPOWER
IN	INCHES
KW	KILOWATT
(L)	LINED DUCTWORK
LB	POUND
LD	LINEAR DIFFUSER
LDB	LEAVING DRY BULB TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MIN	MINIMUM
(N)	NEW
NC	NORMALLY CLOSED (DAMPER OR VALVE)
NO	NORMALLY OPEN (DAMPER OR VALVE)
NO.	NUMBER
OPER.WT.	OPERATING WEIGHT
OPNG	OPENING
OSA	OUTSIDE AIR
PD	PRESSURE DROP
PF	PRE-FILTER
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PSIG	PSI GAUGE
RA	RETURN AIR
RC	REHEAT COIL
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SEE ARCHITECTURAL DRAWINGS
SD	SUPPLY DIFFUSER
SF	SUPPLY FAN
SP	STATIC PRESSURE
SPD	SEE PLUMBING DWGS.
SQ.FT.	SQUARE FEET
TEMP	TEMPERATURE
TYP	TYPICAL
UC	DOOR UNDERCUT
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
WB	WET BULB
WC	WATER COLUMN

PIPING SYMBOLS

- D — DRAIN LINE
- GATE VALVE OR TYPE AS SPECIFIED
- ANGLE VALVE
- GLOBE VALVE
- BALL VALVE
- BUTTERFLY VALVE
- PLUG VALVE
- PRESS. REDUCING VALVE
- PRESS. & TEMP. RELIEF VALVE
- CHECK VALVE
- STRAINER WITH BLOWDOWN
- AIR VENT
- PRESS./TEMP. TAP
- FLEXIBLE CONNECTION
- REDUCER/INCREASER
- DIRECTION OF FLOW
- PIPE ANCHOR
- THERMOMETER
- BALANCING VALVE (CIRCUIT SETTING)
- AUTOMATIC FLOW CONTROL VALVE
- VALVE NORMALLY CLOSED
- BFP — BACKFLOW PREVENTER
- PIPE CAP
- PIPE RISE
- PIPE DROP
- PIPE CONNECTION, BOTTOM
- PIPE CONNECTION, TOP
- P — PRESSURE GAUGE WITH COCK
- EXPANSION JOINT
- POINT OF CONNECTION
- FC — FLOW CONTROL VALVE
- FS — FLOW SWITCH
- DRAIN VALVE
- TWO WAY CONTROL VALVE
- THREE WAY CONTROL VALVE

GENERAL NOTES

10. COMPLY WITH ALL APPLICABLE GOVERNMENTAL REGULATIONS. COMPLY WITH ALL FEDERAL, STATE, CITY AND OTHER APPLICABLE CODES AND ORDINANCES. IF ANY CONFLICT ARISES BETWEEN SPECIFICATIONS, DRAWINGS, CODES AND ORDINANCES, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER. DO NOT DEVIATE FROM THE DRAWINGS AND SPECIFICATIONS NOR INSTALL ANY WORK THAT MAY BE IN CONFLICT WITH CODES AND ORDINANCES UNTIL THE CONFLICT IS RESOLVED AND THE SOLUTION APPROVED BY THE ENGINEER IN WRITING.
11. THE LOCATIONS OF FIXTURES, EQUIPMENT, PIPING, DUCTS, AND OTHER EQUIPMENT INDICATED ON THE DRAWINGS ARE APPROXIMATELY CORRECT, BUT THEY ARE UNDERSTOOD TO BE SUBJECT TO SUCH REVISION AS MAY BE FOUND NECESSARY OR DESIRABLE AT THE TIME THE WORK IS INSTALLED, OR IN ORDER TO MEET FIELD CONDITIONS OR TO COORDINATE WITH MODULAR REQUIREMENTS OF CEILINGS, OR TO SIMPLIFY THE WORK, OR FOR OTHER LEGITIMATE CAUSES.
12. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ENGINEER INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
13. ALL WORK SHALL COMPLY WITH THE CURRENT ADDITION OF NFPA AND THE LOCAL BUILDING CODES. ALL NEW DEVICES AND EQUIPMENT SHALL BE U.L. LISTED WHERE COMPONENTS OF EXISTING SYSTEMS ARE TIED INTO NEW SYSTEMS. THE ENTIRE ASSEMBLY TO BE U.L. LISTED. IF THE ASSEMBLY IS NOT U.L. LISTED AND DOES NOT MEET PRESENT CODES. CONTRACTOR TO REPLACE AT HIS COST; NO EXTRAS WILL BE PERMITTED.
14. CLEARLY LABEL ALL NEW EQUIPMENT AT THE COMPLETION OF WORK.
15. COORDINATE THE DISPOSAL OR RE-USE OF REMOVED ITEMS WITH THE CONSTRUCTION MANAGER. ANY ITEMS THAT ARE BEING RE-USED MUST BE IN GOOD WORKING CONDITION AT COMPLETION OF WORK. RETURN ALL EQUIPMENT NOT BEING USED TO CONSTRUCTION MANAGER (OWNER).
16. COORDINATE ALL SYSTEM (HVAC, WATER, FIRE PROTECTION, ETC.) INTERRUPTIONS WITH CONSTRUCTION MANAGER AND OWNER AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF OUTAGE. INCLUDE ANY PREMIUM HOUR TIME AND COSTS IN BID.
17. CONTRACTOR SHALL SECURE BUILDING PERMIT AND PAY ALL FEES PRIOR TO WORK.
18. REFERENCE ARCHITECTURAL DRAWINGS FOR THERMOSTAT MOUNTING HEIGHTS AND LOCATIONS FOR ALL UNITS AND RANGE SWITCH MOUNTING HEIGHTS AND LOCATIONS FOR UNITS WITH MOBILITY FEATURES.
19. PENETRATION THROUGH ALL SPECIAL WALL CONSTRUCTION AND FIRE RATED WALLS TO BE COMPLETELY SEALED AND FIRE RATED TO ORIGINAL SPECIFICATION.
20. SUBSTITUTION OF ANY KIND WILL NOT BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
21. SUBMIT TO THE ENGINEER SHOP DRAWINGS (FIVE (5) COPIES) OF ALL COMPONENTS OF THE MECHANICAL, ELECTRICAL, PLUMPING AND FIRE PROTECTION SYSTEMS PRIOR TO ORDER OR FABRICATION.
22. ALL MECHANICAL DUCTS, PIPES, AND EQUIPMENT TO BE SUPPORTED AND BRACED PER THE 2019 CALIF. BLD. CODE. DESIGN OF SUCH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER.
23. DUE TO THE TYPE OF INSTALLATION AND THE FAST TRACK NATURE OF THE PROJECT, A FIXED SEQUENCE OF OPERATION IS REQUIRED TO PROPERLY INSTALL THE COMPLETE SYSTEMS. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE. ANY COST RESULTING FROM DEFECTIVE OR ILL TIMED WORK PERFORMED UNDER THIS SECTION SHALL BE BORNE BY THE CONTRACTOR.
24. ACCEPTANCE OR REJECTIONS OF THE SUBSTITUTIONS WHEN PERMITTED SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER. UNDER NO CIRCUMSTANCES WILL THE ENGINEER BE REQUIRED TO PROVE THAT AN ITEM PROPOSED FOR SUBSTITUTION IS EQUAL TO THE SPECIFIED ITEMS. IT IS MANDATORY THAT THE CONTRACTOR SUBMIT TO THE ENGINEER IN WRITING ALL EVIDENCE REQUIRED TO SUPPORT HIS CONTENTION THAT THE ITEM PROPOSED FOR SUBSTITUTION IS EQUAL TO THE ITEM INDICATED IN THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL INCLUDE ALL ENGINEERING COSTS FOR REVIEW OF SUBSTITUTIONS.
25. INSPECTION, TESTS AND GUARANTEES
    A. THE WORK SHALL BE SUBJECT TO INSPECTION BY THE ENGINEER OR THEIR REPRESENTATIVES AT ALL TIMES.
    B. AFTER THE INSTALLATION IS COMPLETED AND AT SUCH TIMES AS THE ENGINEER MAY DIRECT. THE CONTRACTOR SHALL CONDUCT AN OPERATING TEST FOR APPROVAL. THE INSTALLATION SHALL BE DEMONSTRATED TO BE IN ACCORDANCE REVEALED SHALL BE CORRECTED PROMPTLY AT THE CONTRACTOR'S EXPENSE AND THE TEST RE-CONDUCTED.
    C. ALL MECHANICAL, ELECTRICAL, PLUMPING AND FIRE PROTECTION WORK, EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR (365 DAYS) FROM THE DATE OF ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL BE NOTIFIED IN WRITING OF ANY DEFECTIVE ITEMS AND SHALL REPAIR OR REPLACE SUCH ITEMS PROMPTLY WITHOUT COST TO THE OWNER.
26. FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, AND PERFORM ALL REQUIRED OPERATIONS TO PROVIDE COMPLETE AND OPERABLE MECHANICAL SYSTEM, IN ACCORDANCE WITH THE FULL INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AND PER STANDARD TRADE PRACTICES.
27. LOCATIONS OF DUCTWORK AND EQUIPMENT ARE SHOWN DIAGRAMATICALLY. ADHERE TO EQUIPMENT LOCATIONS AND DUCT RUNS AS CLOSELY AS POSSIBLE AS ACTUAL CONSTRUCTION WILL PERMIT. PROVIDE ADDITIONAL OFF-SETS AND VARY RUNS OR SHAPE OF DUCTWORK AS REQUIRED TO CLEAR STRUCTURAL AND OTHER INTERFERENCES SO FINISHED INSTALLATION IS NEAT AND ORDERLY AND CONCEALED BEHIND ALL WALL AND CEILING FINISHES. NO ABRUPT FITTINGS SHALL BE ALLOWED WITHOUT PRIOR APPROVAL BY PROJECT ENGINEER.
28. MECHANICAL CONTRACTOR SHALL DIMENSIONALLY FIELD VERIFY ALL DUCT, PIPING, CONDUIT AND EQUIPMENT LAYOUTS AND COORDINATE THE EXACT LOCATIONS AND ELEVATIONS OF HIS/HER WORK IN RELATION TO THE WORK OF ALL OTHER TRADES BEFORE FABRICATION AND INSTALLATION OF WORK. ANY ADDITIONAL OFF-SETS REQUIRED TO CLEAR MAJOR COMPONENTS OF OTHER TRADES SHALL BE PROVIDED AT NO ADDITIONAL COSTS TO THE OWNER. COORDINATE ANY REROUTING OF WORK OF ANY OTHER TRADE IF OFF-SETS IN MECHANICAL SYSTEMS WOULD BE TOO ABRUPT OR RESULT IN INADEQUATE SENSORS.
29. REFER TO ARCHITECTURAL REFLECTED CEILING AND FLOOR PLANS AS WELL AS INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF AIR OUTLETS, THERMOSTATS, AND ROOM TEMPERATURE SENSORS.
30. THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL AIR OUTLETS WITH REFLECTED CEILING PLAN, FLOOR PLAN, EXISTING SITE CONDITIONS AND ALL DUCTWORK LOCATIONS WITH WORK OF OTHER TRADES BEFORE PROCEEDING WITH FABRICATION.
31. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF THERMOSTATS, TEMPERATURE SENSORS AND ALL OTHER WALL MOUNTED CONTROLS WITH ARCHITECT BEFORE INSTALLATION. IF NOT DIRECTED OTHERWISE, MOUNT ALL WALL MOUNTED CONTROL ELEMENTS AT 44" AFF.
32. INSTALL ALL DUCTWORK WITH VOLUME DAMPERS AND ANY OTHER ITEMS REQUIRING MAINTENANCE ACCESS AT AN ELEVATION AS TO BE WITHIN REACH OF THE ACCESSIBLE CEILING. REFER TO ARCHITECTURAL DRAWINGS FOR FINISHED CEILING ELEVATIONS.
33. DUCT DIMENSIONS INDICATED ON PLAN ARE NET INTERIOR DIMENSIONS. PROVIDE MINIMUM LENGTHS OF ACOUSTICALLY LINED SA AND RA DUCTS AS INDICTED ON PLANS.
34. BRANCH CONNECTIONS TO ACOUSTICALLY LINED SA PLENUMS SHALL BE LOCATED AS FAR DOWNSTREAM AS POSSIBLE. RA PLENUM CONNECTIONS SHALL BE AS FAR UPSTREAM AS POSSIBLE.
35. BRANCH DUCTWORK RUNOUTS SAME SIZE AS DIFFUSER CONNECTION SIZE, EXCEPT WHERE FLEXIBLE DUCT IS USED. PROVIDE FLEX DUCT ONE SIZE LARGER, UNLESS OTHERWISE SHOWN. TERMINAL BOX BRANCH RUNOUTS MIN. 1 SIZE LARGER THAN BOX INLET SIZE.
36. ALL EQUIPMENT SHALL BE INSTALLED WITH SUFFICIENT ACCESS TO CONTROLS, FILTERS, ELECTRIC MOTORS, ETC. CONTRACTOR SHALL PROVIDE ACCESS PANELS WHERE REQUIRED.
37. THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ARCHITECT FOR ACCESS TO ALL DAMPERS AND EQUIPMENT.
38. THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL EQUIPMENT PLATFORMS AND CURB LOCATIONS WITH THE GENERAL CONTRACTOR AND ARCHITECT.
39. FLASH AND COUNTERFLASH ALL ROOF PENETRATIONS AS REQUIRED TO SEAL WEATHER TIGHT.
40. MECHANICAL CONTRACTOR SHALL PROVIDE BIRD SCREENS AT ALL INTAKE AND EXHAUST OPENINGS.
41. ALL VISIBLE INTERIOR PORTIONS OF DUCTWORK AND AIR TERMINALS SHALL BE PAINTED FLAT BLACK BY MECHANICAL CONTRACTOR.
42. WHERE EQUIPMENT ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE DESIGN SHALL BE THE RESOPNSIBILITY OF THE CONTRACTOR AND SUBJECT TO THE APPROVAL OF THE ARCHITECT OR STRUCTURAL ENGINEER.
43. ALL HVAC DUCTS AND PIPES SHALL BE SUPPORTED AND BRACED PER LATEST VERSION OF "SMACNA" GUIDELINES.
44. EXACT LOCATION OF ALL ROOFTOP OPENINGS AND THE LOCATION OF ALL ROOFTOP MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE ARCHITECTURAL PLANS.
45. PLATFORMS, CURBS, AND FLASHINGS FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
46. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOF.
47. TURNING VANES SHALL BE PROVIDED ON ELBOWS AT TOP AND BOTTOM OF ALL MAIN SUPPLY AND RETURN DUCT RISERS AND AT ALL 90° ELBOWS.
48. DUCTWORK SHALL BE INSULATED OR LINED PER SPECIFICATIONS OR AS NOTED ON DRAWINGS. ALL DUCT SIZES ARE CLEAR INTERNAL SIZES. ALL DUCT JOINTS AND SEAMS SHALL BE SEALED PER SPECIFICATIONS. ALL FACTORY MADE AIR DUCT SHALL BE OF CLASS 1 OR 0.
49. COORDINATE MECHANICAL AND ELECTRICAL INSTALLATION TO ASSURE ADEQUATE MAINTENANCE ACCESS IS PROVIDED FOR ABOVE CEILING EQUIPMENT.
50. PROVIDE TAGS AND LABELS ON CEILING TO INDICATE LOCATION OF ELECTRICAL DISCONNECTS AND MECHANICAL EQUIPMENT LOCATIONS.
51. ALL CONNECTIONS BETWEEN AC UNIT/FAN AND DUCTWORK SHALL HAVE FIREPROOF, HEAVY FLEX CONNECTIONS (LOCAL JURISDICTION APPROVED) WITH 3" MIN. CLEARANCE. ISOLATE ALL HVAC UNIT/FAN AND EQUIPMENT FROM STRUCTURE WITH APPROVED ISOLATION MOUNTS.
52. ALL DUCTWORK SHALL BE SUPPORTED AS PER MINIMUM REQUIREMENTS AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. COMPLY WITH LATERAL SEISMIC RESTRAINT GUIDELINES AS PER SMACNA. ALL DUCT PENETRATIONS SHALL HAVE TRIM RINGS.
53. BLANK-OFF ALL UNUSED LOUVERS WITH METAL PANEL TO MATCH LOUVER FINISH.
54. ALL DUCTWORK SHALL BE LEAK TESTED IN ACCORDANCE WITH CMC 603.10.1

DUCTWORK SYMBOLS

- 22x10 / 22x10 — DOUBLE-LINE AND SINGLE LINE DUCT FIRST NUMBER REFERS TO SIDE IN VIEW
- 22" / 22" — DOUBLE-LINE AND SINGLE-LINE ROUND DUCT NUMBER INDICATES DIAMETER IN INCHES
- 10x8(L) / 10x8(L) — ACOUSTICAL LINED DUCTWORK,SIZES GIVEN ARE CLEAR INSIDE DIMENSIONS IN INCHES
- RorD / RorD — INCLINED RISE OR DROP IN DIRECTION OF AIR FLOW
- RECTANGULAR DUCT BRANCH
- CIRCULAR DUCT BRANCH
- FLEXIBLE CONNECTION (DOUBLE LINE)
- FLEXIBLE CONNECTION (SINGLE LINE)
- VOLUME DAMPER
- FSD — FIRE SMOKE DAMPER
- BDD — BACKDRAFT DAMPER
- M — MOTORIZED DAMPER
- L / (SQ.FT.)FA — LOUVER (DOOR AND WALL) AND LOUVER FREE AREA
- UC — UNDERCUT DOOR
- P / 1 — EQUIPMENT DESIGNATION TAG; EQUIPMENT #
- 1 / M-1 — DETAIL #; SHEET #
- 1 / M-1 — SECTION #; SHEET #
- RADIANT FLOOR BOX ZONE DESIGNATION; HEATING/COOLING CAPACITY REQUIREMENTS
- CV / 1 — TERMINAL AIR VOLUME BOX (DESIGNATION) - (SIZE) (CFM)
  DESIGNATION : CV - CONSTANT VOLUME; VAV - VARIABLE AIR VOLUME
- DIRECTION OF AIR FLOW
- TRANSITION
- T= — THROAT SIZE IN INCHES
- RADIUS ELBOW WITH TURNING VANES & MITER ELBOW WITH TURNING VANES
- VANED ELBOW OR RADIUS ELBOW (USE SHORT RADIUS ELBOW WHERE SPACE WILL NOT PERMIT THE USE OF LONG RADIUS ELBOW)
- PANEL RADIATOR
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- EXHAUST AIR DIFFUSER
- CIRCULAR CEILING DIFFUSER
- CD-1 / 12"□ / 100 — (DESTINATION)-(TYPE); SIZE; (CFM)
- LINEAR DIFFUSER, SLOT DIFFUSER, FLOOR GRILLE
- CD-1 / 12"□ / 100 — (DESTINATION)-(TYPE); SIZE; (CFM)-(ACTIVE LENGHT IN.)
- SOUND ATTENUATOR
- VAV BOX WITH PLENUM
- VAV BOX WITH PLENUM/REHEAT COIL
- DUCT BELLMOUTH
- OR — DUCT OR PIPE CAP
- SUPPLY AIR DUCT (UP AND DOWN)
- RETURN AIR DUCT (UP AND DOWN)
- EXHAUST AIR DUCT (UP AND DOWN)
- OUTSIDE AIR DUCT (UP AND DOWN)
- ROOF EXHAUST FAN

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS (C.C.R.) AND THE CALIFORNIA MECHANICAL CODE, CBC, AND ALL OTHER LOCAL CODES AND REGULATIONS.
2. PRIOR TO SUBMITTING BID, VISIT SITE AND THOROUGHLY INVESTIGATE LOCATIONS, CONNECTIONS AND DETAILS OF ALL SERVICES AND SYSTEMS WHICH WOULD IN ANY WAY AFFECT OR TIE-IN WITH WORK OF THESE DRAWINGS.
3. NO ADDITIONAL MONIES WILL BE ALLOWED FOR WORK RESULTING FROM CONDITIONS WHICH WOULD HAVE BEEN EVIDENT UPON A THOROUGH EXAMINATION OF THE SITE.
4. NOTIFY THE ENGINEER PRIOR TO BID CLOSING DATE OF ANY DISCREPANCIES OR POINTS OF DOUBT OR CONTENTION. FAILING THIS, ALLOW IN TENDER FOR THE MOST EXPENSIVE COURSE OF ACTION.
5. COORDINATE EXACT LOCATIONS OF EQUIPMENT AND DEVICES WITH ARCHITECT, PROJECT MANAGER, AND ALL CONTRACTORS PRIOR TO ROUGH-IN.
6. CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH ANY FIELD CHANGES REQUIRED BY THE OWNER, TENANT OR BY FIELD CONDITIONS.
7. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING THEIR BID, WITH PARTICULAR ATTENTION TO ERRORS, OMISSIONS, CONFLICTS WITH THE PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWING OR DRAWINGS AND SPECIFICATIONS AND AMBIGUOUS DEFINITION OF THE EXTENSION OF COVERAGE BETWEEN CONTRACTS, ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER FOR CORRECTION.
8. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK: OTHERWISE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE PROCEED WITH THE WORK.
9. THE MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATION ARE INTENDED TO BE USED TOGETHER AS CONSTRUCTION DOCUMENTS FORMING AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THEY ARE INTENDED TO DEFINE, NOT LIMIT THE REQUIRED CONSTRUCTION AND DELIVERY TO THE OWNER OF COMPLETE SYSTEMS, IN PERFECT OPERATING CONDITION. SPECIAL ITEMS REQUIRED MAY BE SHOWN OR MENTIONED IN EITHER DRAWINGS OR THE SPECIFICATIONS, OR BOTH. HOWEVER, IT IS THE INTENT OF THE CONTRACT THAT THESE SYSTEMS SHALL BE CONSTRUCTED COMPLETELY AND CORRECTLY AND SHALL INCLUDE ALL ELEMENTS NECESSARY TO THE END. ANY ITEM NOT SPECIFICALLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THESE SPECIFICATIONS, BUT NORMALLY REQUIRED TO CONFORM WITH THE INTENT, ARE TO BE CONSIDERED A PART OF THE CONTRACT. PERFORM START-UP AND CHECK-OUT OF EACH ITEM AND SYSTEM TO PROVIDE FULLY OPERABLE SYSTEMS.

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

MECHANICAL DRAWINGS SHEET LIST

M0.01	MECHANICAL LEGEND & NOTES
M0.02	MECHANICAL SCHEDULES
M2.00	MECHANICAL FLOOR PLAN - BASEMENT
M2.01	MECHANICAL FLOOR PLAN - LEVEL 1
M2.02	MECHANICAL FLOOR PLAN - LEVEL 2
M2.03	MECHANICAL FLOOR PLAN - LEVEL 3
M2.04	MECHANICAL FLOOR PLAN - LEVEL 4,5,6,7,8
M2.05	MECHANICAL FLOOR PLAN - LEVEL 9
M2.06	MECHANICAL ROOF PLAN
M4.01	MECHANICAL ENLARGED UNIT PLANS

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NO.	REVISION	DATE

Project Number

Project Title:

Sheet Title:

MECHANICAL LEGEND & NOTES

Scale: 12" = 1'-0"

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Drawn By:	Author	Sheet Number:	M0.01
Checked:	Checker		
Date:	04 DEC 2017		

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

HEAT PUMP UNIT SCHEDULE

ITEM	MANUFACTURER & MODEL NO.	AREA SERVED	LOCATION	INDOOR UNIT SERVED	MIN COP	MIN EER	OUTSIDE AIR CONDITION OADB °F	RATED HEATING CAPACITY BTUH	RATED COOLING CAPACITY BTUH	ELECTRICAL DATA					REFRIGERANT TYPE	VIBRATION ISOLATION		WEIGHT	NOTES
										VOLTS	HZ	PHASE	MCA	MOP		TYPE	INCHES		
HP-1	DAIKIN REYA240AATJA	OWNER COMMON AREAS	ROOF	VRV-1A - VRV-18			95/38	205,238	226,909	208	60	3	79.1	90.0	R32	-	-	972.2	1,2,3

NOTES:
1. SEE ELECTRICAL DRAWINGS FOR DISCONNECT AND POWER WIRING.
2. PROVIDE ALL FITTINGS AND FIXTURES FOR A COMPLETELY FUNCTIONAL SYSTEM.
3. UNIT TO BE MOUNTED ON SPRING ISOLATORS MODEL MASON TYPE SLFH. SIZED AND INSTALLED FOR MIN 2" STATIC DEFLECTION AND INDEPENDENT SNUBBERS SUCH AS MASON Z-1225.

CAR DAMPER SCHEDULE

ITEM	MANUFACTURER & MODEL NO.	TYPE	NECK SIZE (IN. DIA.)	CFM	MAX. N.C.
CAR-1	ALDES CAR-II	CONSTANT AIRFLOW REGULATION	4"Ø	40	20
CAR-2	ALDES CAR-II	CONSTANT AIRFLOW REGULATION	6"Ø	60	20

NOTES:
1. SEE ARCH. RCP FOR EXACT LOCATION OF UNIT.

VARIABLE REFRIGERANT VOLUME UNIT SCHEDULE

ITEM	MANUFACTURER & MODEL NO.	AREA SERVED	LOCATION	OUTDOOR UNIT SERVED	AIRFLOW (CFM)	CLG (BTUH)	HTG (BTUH)	OSA (CFM)	ELECTRICAL DATA					WEIGHT	NOTES
									VOLTS	HZ	PHASE	MCA	MOP		
VRV-1A	DAIKIN FXSA24AAVJU	106 COMMUNITY ROOM	CLG	HP 1	742	16,147	9,468	218	208	60	1	1.8	50	81.6	1,2,4,5,6,7
VRV-1B	DAIKIN FXSA24AAVJU	106 COMMUNITY ROOM	CLG	HP 1	742	16,147	9,468	218	208	60	1	1.8	50	81.6	1,2,4,5,6,7
VRV-1C	DAIKIN FXSA24AAVJU	106 COMMUNITY ROOM	CLG	HP 1	742	16,147	9,468	218	208	60	1	1.8	50	81.6	1,2,4,5,6,7
VRV-1D	DAIKIN FXSA24AAVJU	106 COMMUNITY ROOM	CLG	HP 1	742	16,147	9,468	218	208	60	1	1.8	50	81.6	1,2,4,5,6,7
VRV-2	DAIKIN FXSA15AAVJU	107 KITCHEN	CLG	HP 1	530	10,476	5,044	97	208	60	1	1.4	15	66.1	1,2,4,5,6,7
VRV-3	DAIKIN FXMA54AAVJU	102 LOBBY	CLG	HP 1	1,519	46,000	4,804	91	208	60	1	3.6	15	115.0	1,2,4,5,6,7
VRV-4	DAIKIN FXSA09AAVJU	104 ASSIST PM	CLG	HP 1	318	6,346	1,883	22	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-5	DAIKIN FXSA09AAVJU	105 PM	CLG	HP 1	318	6,721	2,483	21	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-6	DAIKIN FXSA09AAVJU	101 RECEPTION	CLG	HP 1	318	6,430	1,434	17	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-7	DAIKIN FXSA09AAVJU	113 CM #1	CLG	HP 1	318	5,694	1,401	18	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-8	DAIKIN FXSA05AAVJU	114 CM #2	CLG	HP 1	281	1,219	688	17	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-9	DAIKIN FXSA05AAVJU	115 MGR	CLG	HP 1	281	1,560	709	17	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-10	DAIKIN FXSA05AAVJU	116 CM #3	CLG	HP 1	281	1,629	735	18	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-11	DAIKIN FXSA05AAVJU	117 CM #4	CLG	HP 1	281	1,523	706	17	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-12	DAIKIN FXSA05AAVJU	118 CM #5	CLG	HP 1	281	1,524	707	17	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-13	DAIKIN FXSA05AAVJU	119 CM #6	CLG	HP 1	281	1,872	888	22	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-14	DAIKIN FXSA12AAVJU	110 CONFERENCE	CLG	HP 1	335	9,473	3,819	90	208	60	1	0.8	15	55.0	1,2,4,5,6,7
VRV-15	DAIKIN FXSA05AAVJU	OFFICE CORRIDOR	CLG	HP-1	281	2,497	2,840	72	208	60	1	0.5	15	55.0	1,2,4,5,6,7
VRV-16	DAIKIN FXSA48AAVJU	102.B CIRCULATION	CLG	HP 1	1,307	30,231	11,384	161	208	60	1	2.8	15	105.8	1,2,4,5,6,7
VRV-17	DAIKIN FXSA05AAVJU	106.2 CORRIDOR	CLG	HP-1	281	2,294	1,635	39	208	60	1	0.5	15	55.0	1,2,4,5,6,7
VRV-18	EPHOCA AIO VERTICAL STACK W/900W ELEC HEAT	237 LOUNGE	CLOSET	HP 1	400	15,000	18,000	435	208	60	1	15	25	190.0	1,2,4,5,6,7
BSB-A1	DAIKIN BSF6A54AAVJ	VRV-1A TO -1D, VRV-2,-4,-5,18	CLG	HP 1	-	-	-	-	208	60	1	1.9	15	99.2	1,4,5
BSB-A2	DAIKIN BSF6A54AAVJ	VRV-3,-6,-7, -14,-15	CLG	HP 1	-	-	-	-	208	60	1	1.9	15	99.2	1,4,5
BSB-B	DAIKIN BSF8A54AAVJ	VRV-8 TO -13, -16, -17	CLG	HP 1	-	-	-	-	208	60	1	1.9	15	110.2	1,4,5

NOTES:
1. SEE ELECTRICAL DRAWINGS FOR DISCONNECT AND POWER WIRING.
2. CONTRACTOR TO COORDINATE AND PROVIDE DRAIN LINES. PROVIDE WITH L-CONNECTOR PIPE FOR CONDENSATE LINE.
3. CONTRACTOR TO PROVIDE CONDENSATE PUMP FROM MANUFACTURER.
4. PROVIDE WITH SPRING HANGER SUCH AS MASON TYPE 30N OR EQUAL SIZED FOR MIN. 1" STATIC DEFLECTION.
5. BRANCH SELECTION BOX TO SERVE AS CONNECTION BETWEEN HP & VRV UNITS.
6. PROVIDE WITH MERV 13 FILTERS.
7. PROVIDE WITH DAIKINONE+ SMART THERMOSTAT.

SPLIT SYSTEM SCHEDULE

ITEM	MANUFACTURER	AREA SERVED	MODEL	CAPACITY CLG.	SEER2	ELECTRICAL DATA					WEIGHT	NOTES
						VOLTS	HZ	PHASE	MCA	MOP		
SS-1	DAIKIN	003 MPOE	FTXM12/RXM12	12,000	25.2	208	60		12.3	15	29/96	-

SUPPLY AND EXHAUST FAN SCHEDULE

ITEM	MANUFACTURER & MODEL NO.	AREA SERVED	CFM	SONES	SP (IN WG)	ELECTRICAL DATA			WEIGHT	VIBRATION ISOLATION		NOTES
						VOLT	PHASE	MOTOR HP (W)		TYPE	DEFLECTION	
EF-1	GREENHECK CSP-A1300	FIRE PUMP ROOM	1000	3.5	0.9	115	1	520	59	NP HANGERS	0.3" MIN.	1,2,3,4,5,6,7
SF-1	GREENHECK CSP-A1300	FIRE PUMP ROOM	1000	3.5	0.9	115	1	520	59	NP HANGERS	0.3" MIN.	1,2,3,4,5,6,7

NOTES:
1. ENERGYSTAR RATED
2. BACKDRAFT DAMPER
3. SEE ELECTRICAL DRAWINGS FOR DISCONNECT AND POWER WIRING.
4. ALL FANS TO HAVE FLEXIBLE CONNECTION BETWEEN FAN INLET/OUTLET AND DUCT.
5. PROVIDE WITH MERV-13 FILTER BOX.
6. FRONT INTAKE / SIDE EXHAUST
7. PROVIDE WITH VFD AND FAN CONTROL. REFER TO M7.01.

ENERGY RECOVERY VENTILATOR

ITEM	MANUFACTURER & MODEL NO.	AREA SERVED	LOCATION	CFM	MAX ES.P. IN. WC	SENSIBLE RECOVERY @ 0°C	FILTER	WATTS	VOLT	PHASE	WEIGHT	NOTES
ERV-1	OXYGEN 8 H10IN-ERV-BP	VRV-1A TO -2	CEILING	967	0.75	72.5%	MERV 13	780	208	1	623	1,2,3,4,5,6,7,8,9,10,11
ERV-2	OXYGEN 8 H05IN-ERV-BP	VRV-3 TO -6	CEILING	152	0.75	77.7%	MERV 13	500	208	1	442	1,2,3,4,5,6,7,8,9,10,11
ERV-3	OXYGEN 8 H05IN-ERV-BP	VRV-7 TO -17	CEILING	489	0.75	77.7%	MERV 13	500	208	1	442	1,2,3,4,5,6,7,8,9,10,11
ERV-4	OXYGEN 8 NOVA A16	VRV-18	CLOSET	435	0.75	72.5%	MERV 13	780	208	1	623	1,2,3,4,5,6,7,8,9,10,11

NOTES:
1. ELECTRICAL TO PROVIDE DISCONNECT
2. PROVIDE WITH SPRING HANGER SUCH AS MASON TYPE 30N OR EQUAL SIZED FOR MIN. 1" STATIC DEFLECTION.
3. UNIT TO COMPLY WITH CMC-504.5.
4. TO HAVE FULL BYPASS FOR SUMMER INTEGRAL IN THE UNIT
5. UNIT TO INCLUDE ISOLATION ON BOTH SA AND EA TUNNELS.
6. UNIT TO INCLUDE A CONTROLLER TO ALLOW THE FIELD BALANCE OF EACH FAN.
7. UNIT SHALL BE CAPABLE OF MODULATING SF AND EF TO MAINTAIN BALANCED AIRFLOW AS FILTERS LOAD.
8. UNIT TO BE CAPABLE OF BEING REMOTE STARTED AND STOPPED BY THE VRF MASTER CONTROLLER.
9. UNIT TO RUN CONSTANT VOLUME DURING OCCUPANCY.
10. UNIT SHALL BE DOUBLE-WALL CONSTRUCTION.
11. UNIT SHALL BE CONTROLLED ON A 7-DAY SCHEDULE. UNIT SHALL HAVE AN ECONOMY CYCLE MODE TO BYPASS THE UNIT.

PACKAGE TERMINAL AIR CONDITIONER UNIT SCHEDULE

ITEM	MANUFACTURER & MODEL NO.	LOCATION	COOLING (BTUH)	HEATING (BTUH)	EER/ COP	ELECTRICAL DATA				NOTES
						VOLTS	HZ	PHASE	MCA	
PTAC-1	OLIMPIA MAESTRO 02283	WALL MOUNTED	8,150	8,150	10.1/ 3.6	208	60	1	7	1,2,3

NOTES:
1. UNIT TO BE PROVIDED WITH A HARDWIRED REMOTE DIGITAL THERMOSTAT.
2. UNIT TO BE HARDWIRED.
3. UNIT TO BE PROVIDED WITH INTAKE AND EXHAUST SLEEVES AND LOUVERS. (MODEL NUMBER: B1026)

ROOFTOP UNIT SCHEDULE

ITEM	MANUFACTURER & MODEL NO.	LOCATION	AREA SERVED	AIRFLOW (CFM)	EER	TOTAL COOLING CAPACITY (BTUH)	COOLING EDB (°F)	COOLING EWB (°F)	COOLING LDB (°F)	COOLING LWB (°F)	HEAT PUMP HEATING OUTPUT (BTUH)	HEATING EAT (°F)	HEATING LAT (°F)	OUTSIDE AIR (CFM)	EXT S.P. W.G.	NUMBER OF COMPRESSORS	AMBIENT DB TEMPERATURE COOLING / HEATING (°F)	FILTERS	REFRIGERANT TYPE	ERV		ELECTRICAL DATA				WEIGHT	NOTES
																				UNIT SIZE	SENSIBLE RECOVERY @ 0° C	VOLTS	HZ	MCA	PHASE		
RTU-1	DAIKIN REBEL DPSH16B	ROOF	CORRIDORS	5,140	11.0	190,149	77.8	62.4	49.9	48.6	170,506	60.8	91.3	100%	1.00	1	84 / 36	MERV-14	R-32	H16	69%	208	60	104.0	3	5859	1,2,3,4,5,6,7,8

NOTES:
1. PROVIDE VIBRATION ISOLATION PACKAGE KINETICS KSCR SPRING CURB W/ MINIMUM 1" DEFLECTION.
2. ISOLATE DUCT FROM FAN WITH FLEX CONNECTION.
3. PROVIDE BIRD SCREEN AND RAIN HOOD.
4. PROVIDE 24" CURB FROM MANUFACTURER TO ALLOW FOR SIDE OUTLET THROUGH CURB.
5. PROVIDE AIR INTAKE WEATHER HOOD.
6. SUPPLY DUCT MOUNTED SMOKE DETECTOR. PROVIDED &WIRED BY DIV. 26
7. UNIT EQUIPPED WITH VARIABLE SPEED SUPPLY FAN WITH VFD.
8. PROVIDE WITH UNITS OWN MICROPROCESSOR CONTROL TO MANAGE BYPASS DAMPER/ECONOMIZER, DISCHARGE AIR TEMPERATURE AND TWO ROOM LEVEL SPACE TEMPERATURE INPUT SENSORS.

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MECHANICAL SCHEDULES

Scale:

12" = 1'-0"

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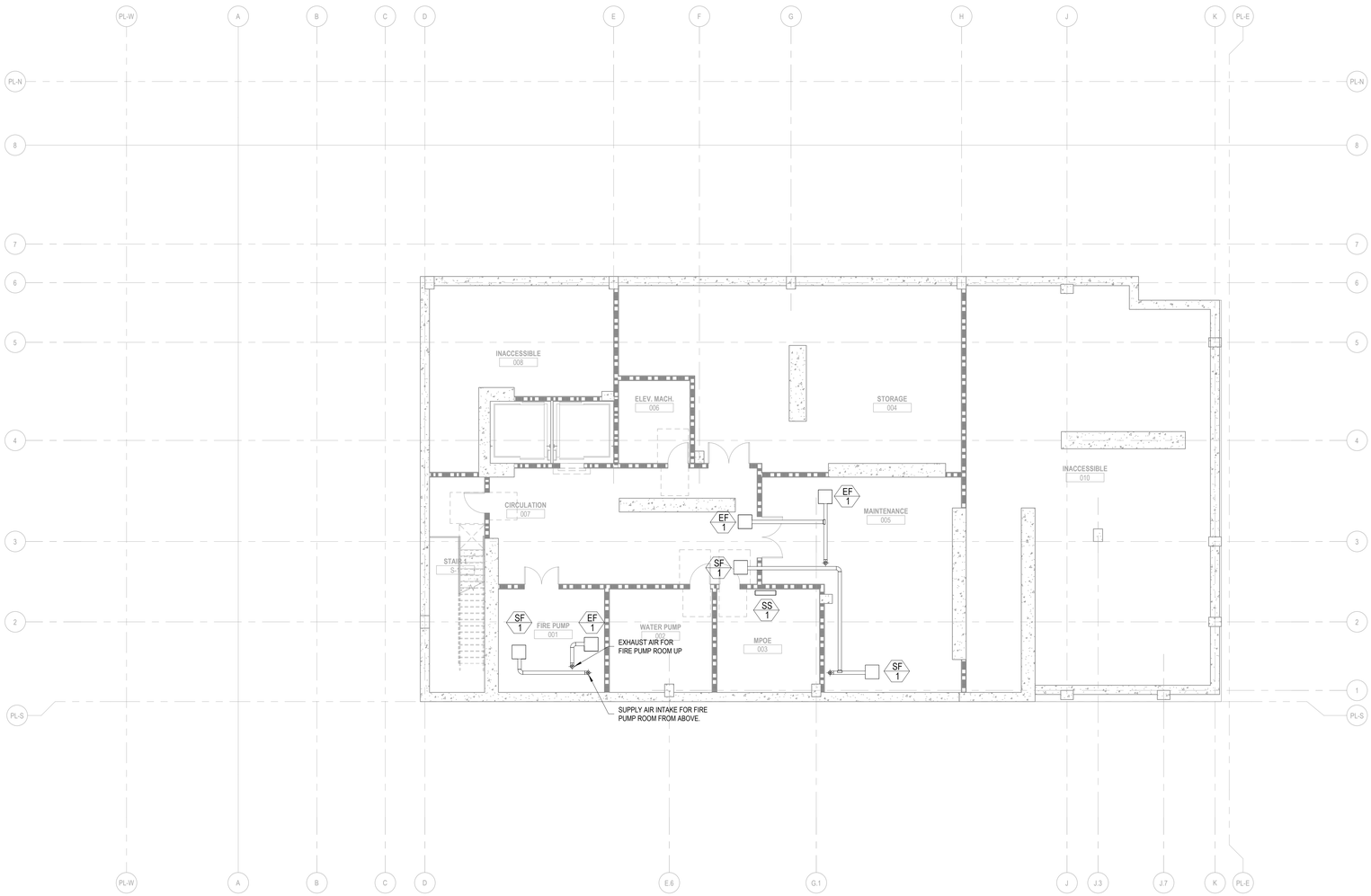
Sheet Number:

M0.02



1 MECHANICAL BASEMENT
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MECHANICAL FLOOR PLAN - BASEMENT

Scale:

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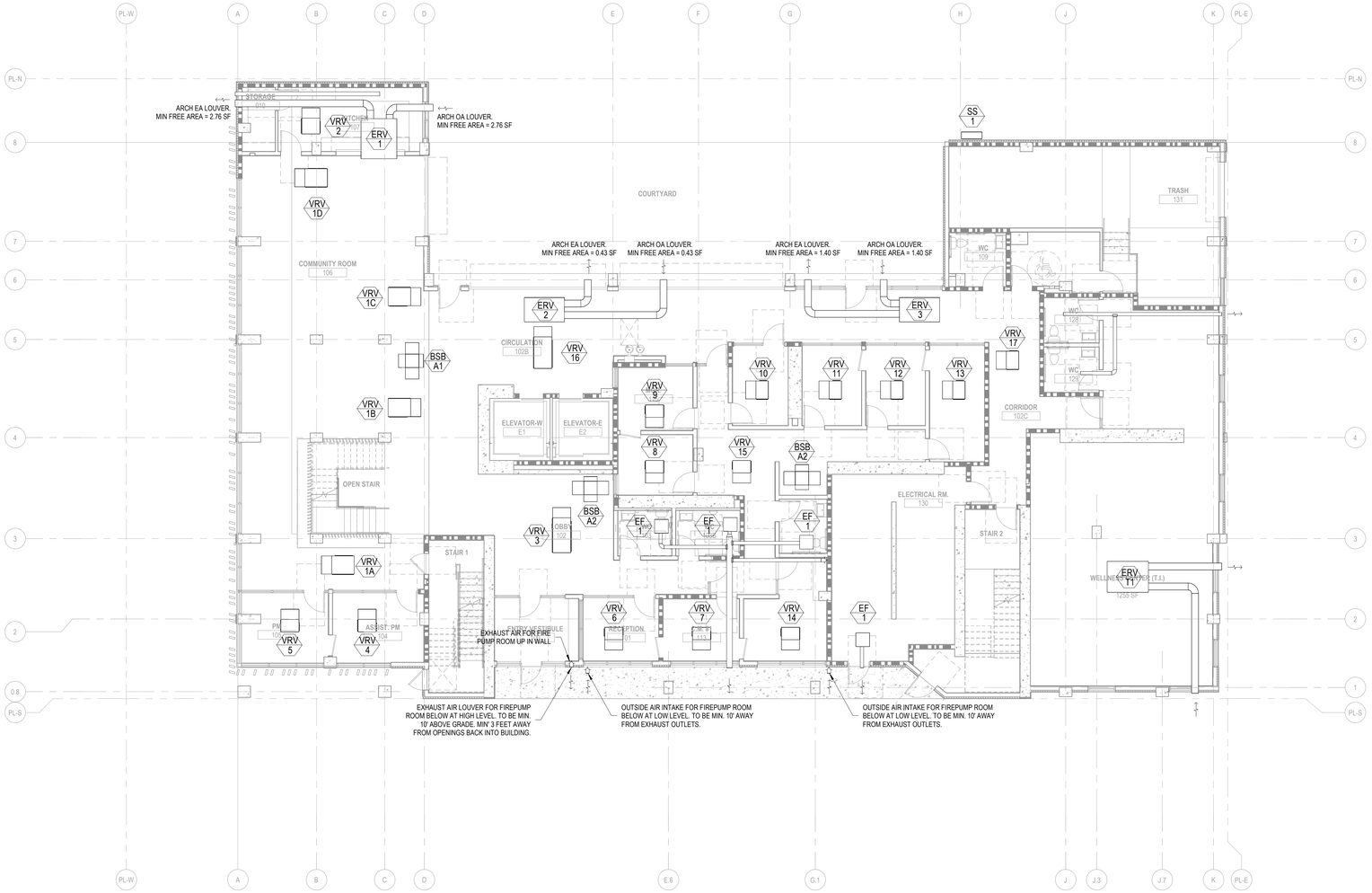

1 MECHANICAL LEVEL 1
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

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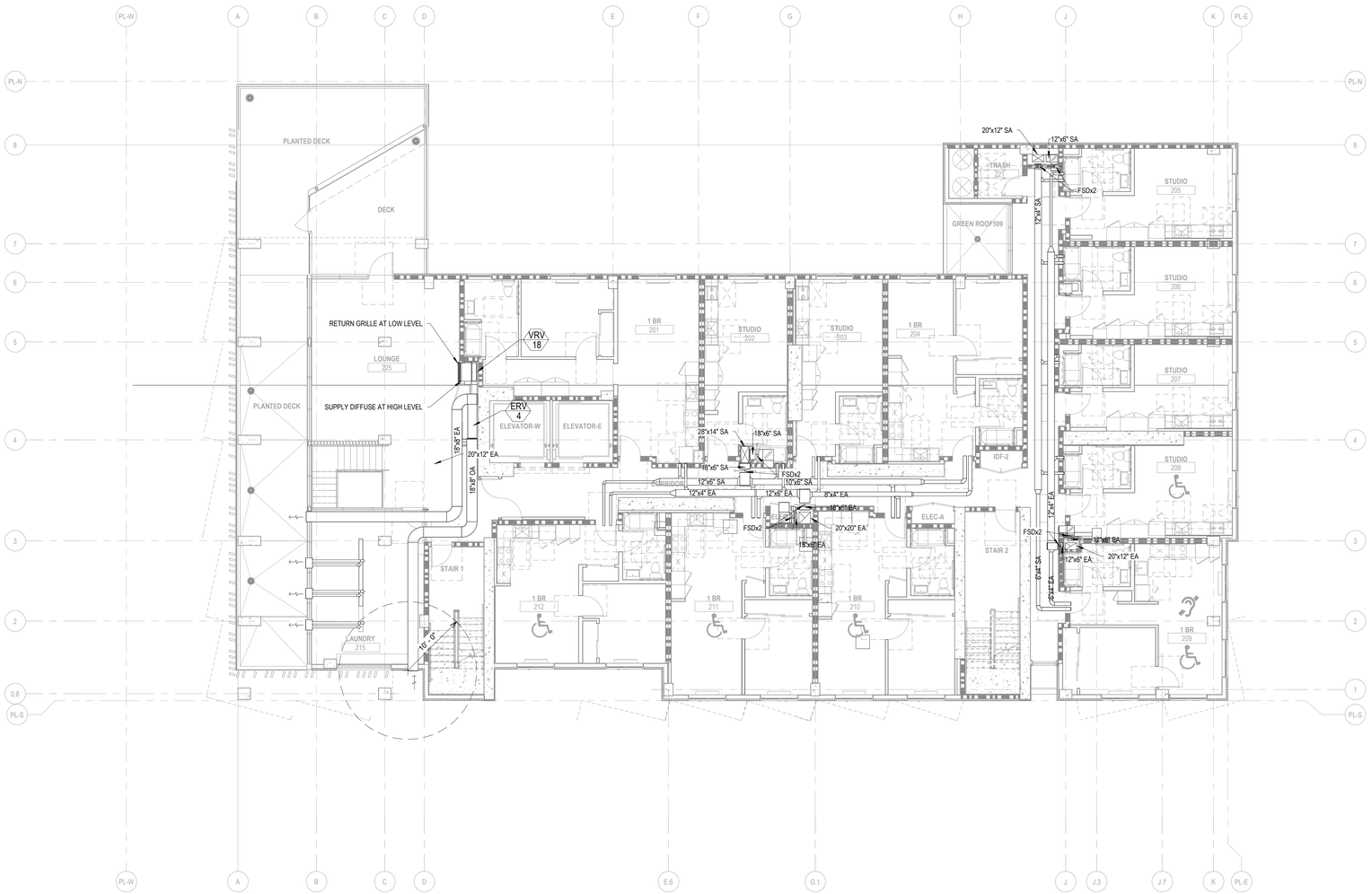

1 MECHANICAL LEVEL 2
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

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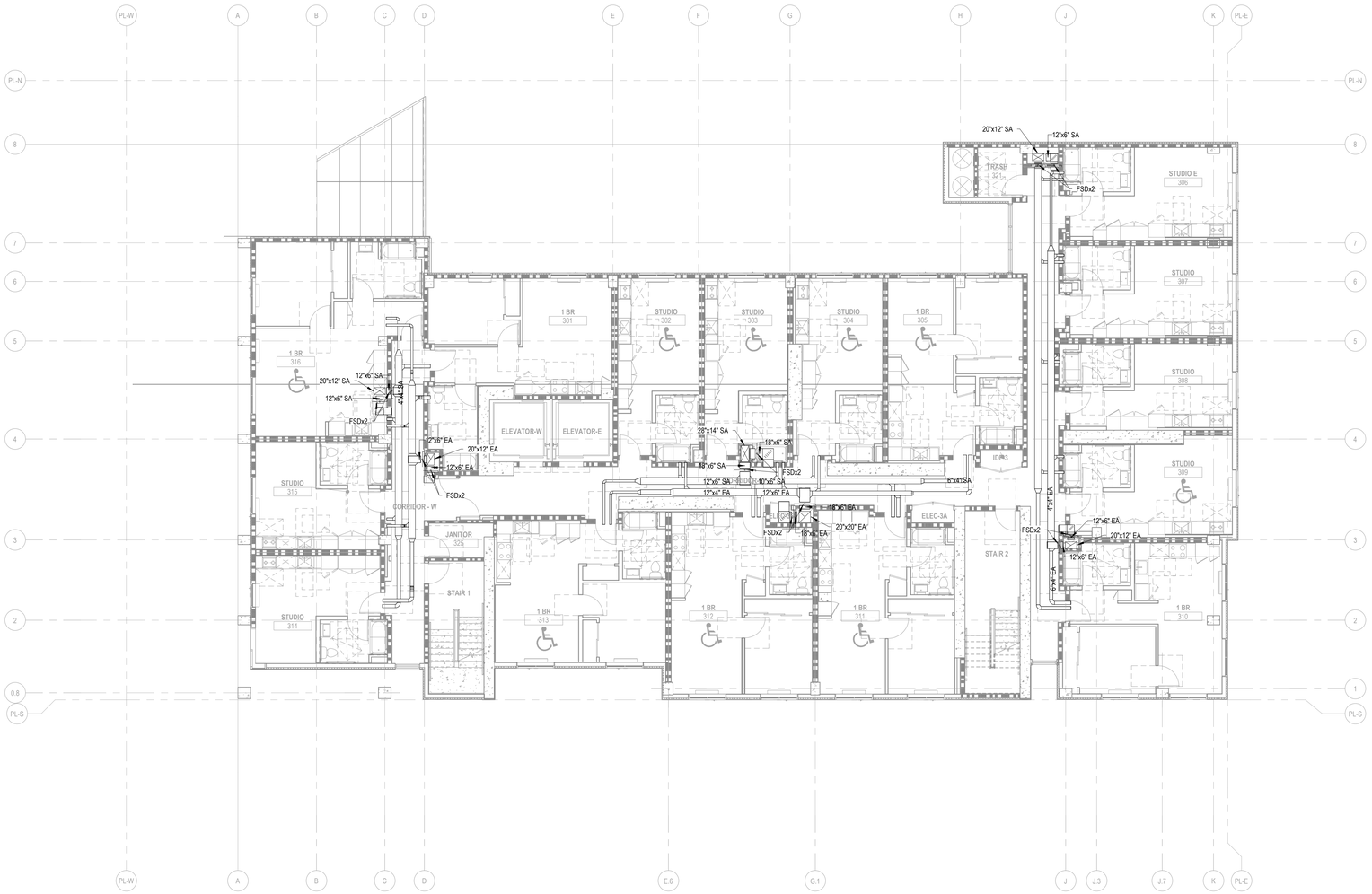

1 MECHANICAL LEVEL 3
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 3

Scale:

1/8" = 1'-0"

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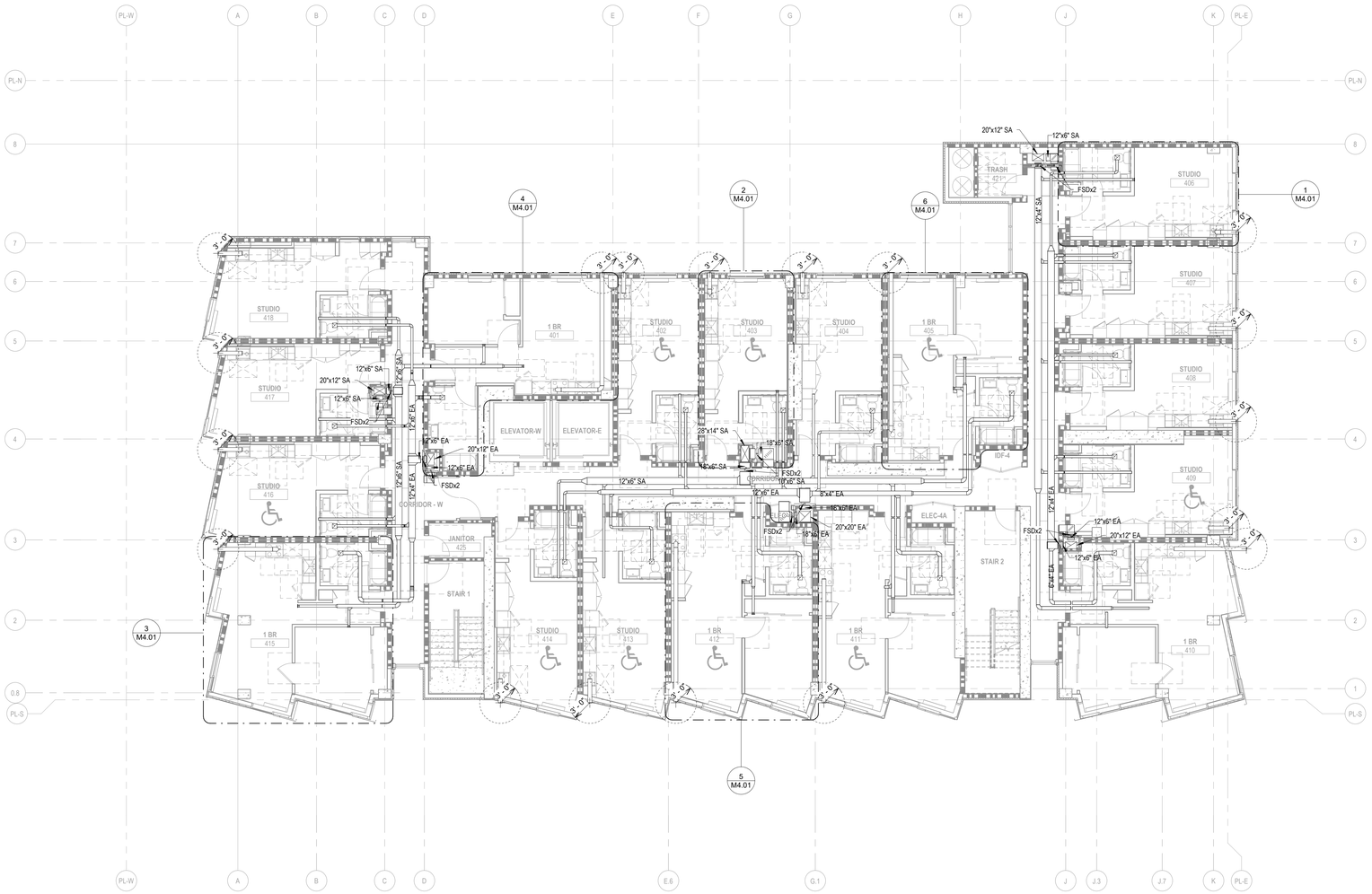

1 MECHANICAL LEVEL 4
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 4, 5, 6, 7, 8

Scale:

1/8" = 1'-0"

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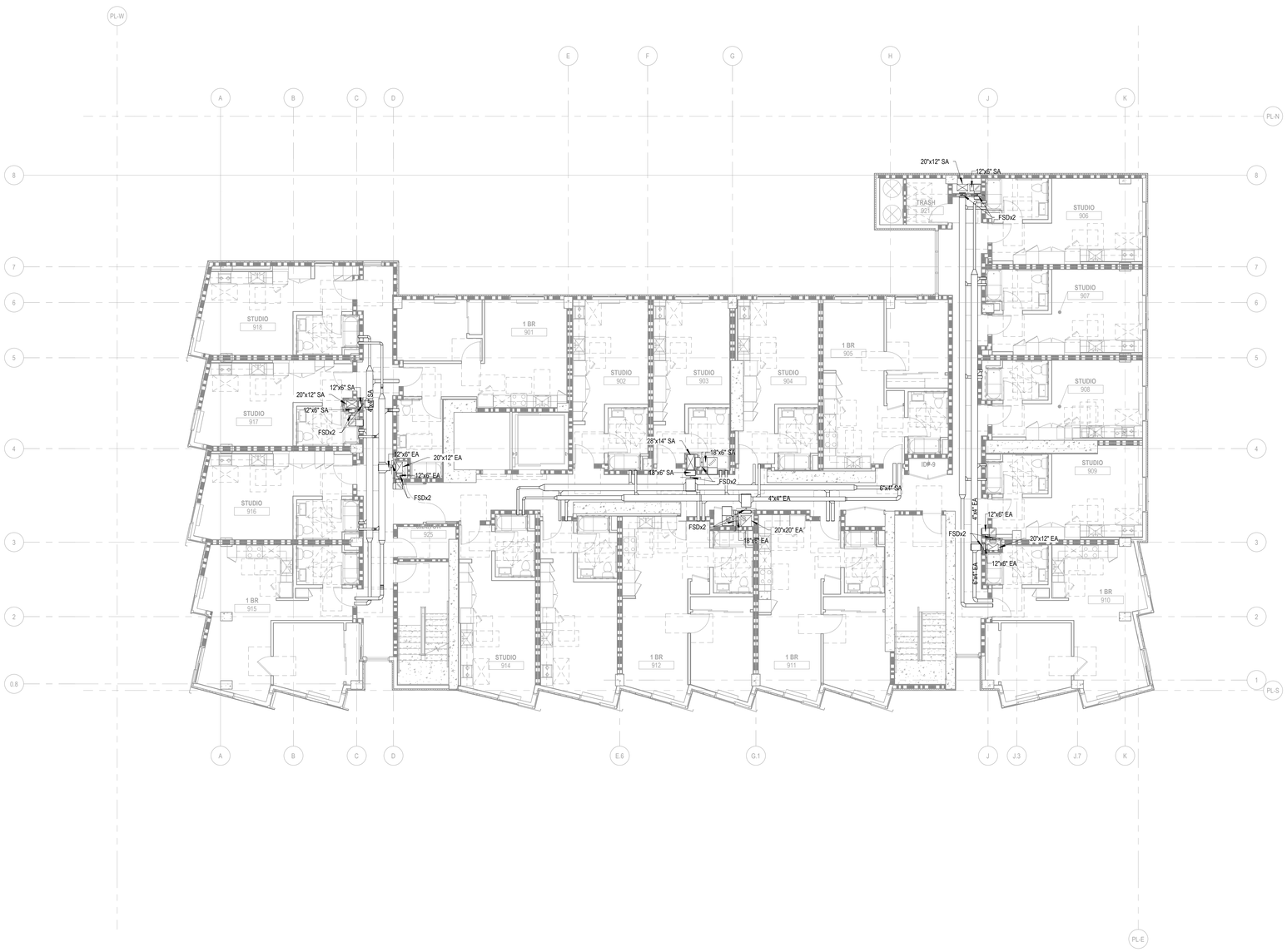

1 MECHANICAL LEVEL 9
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 9

Scale:

1/8" = 1'-0"

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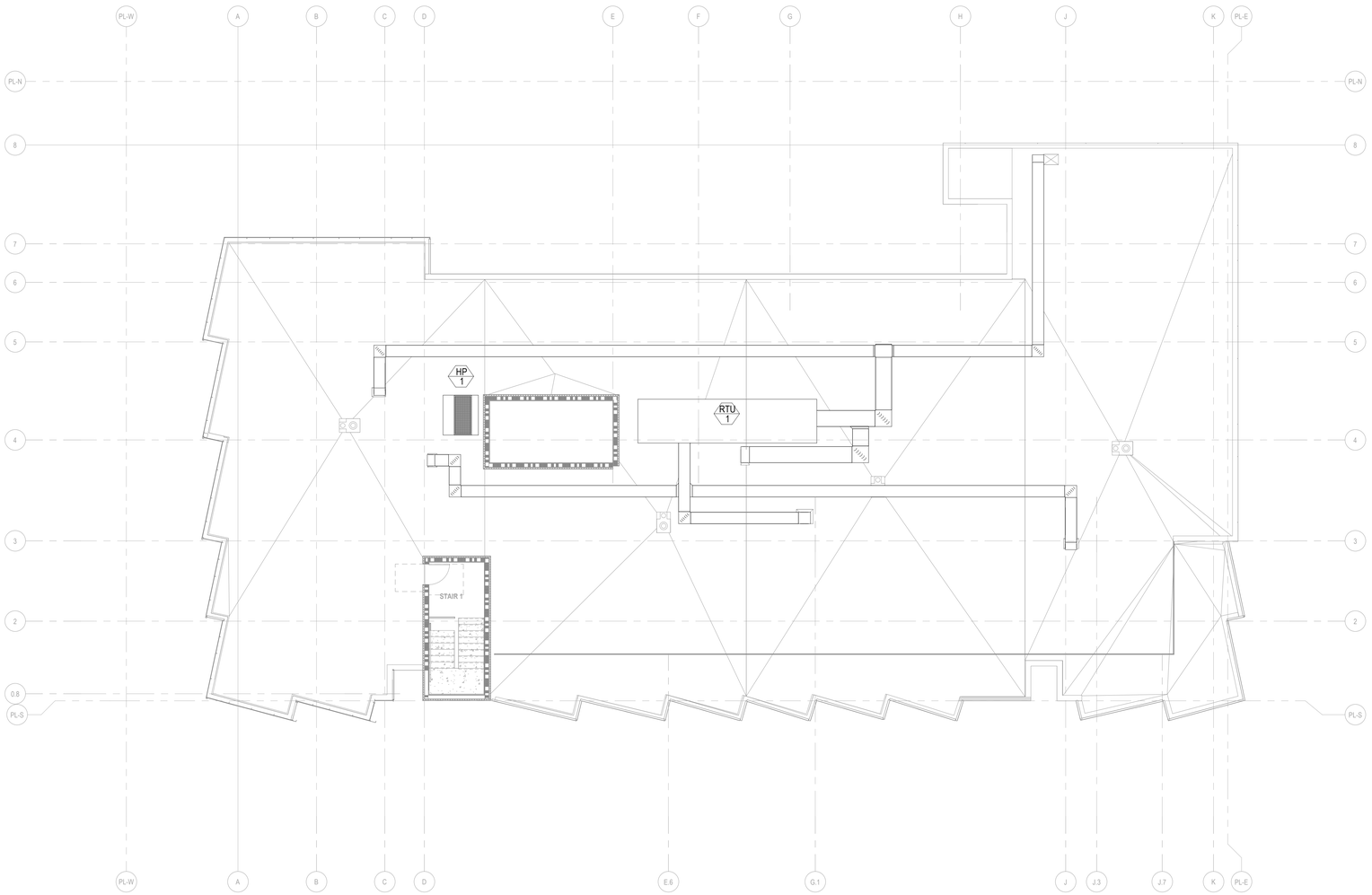

1 MECHANICAL ROOF
1/8" = 1'-0"

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MECHANICAL ROOF PLAN

Scale:

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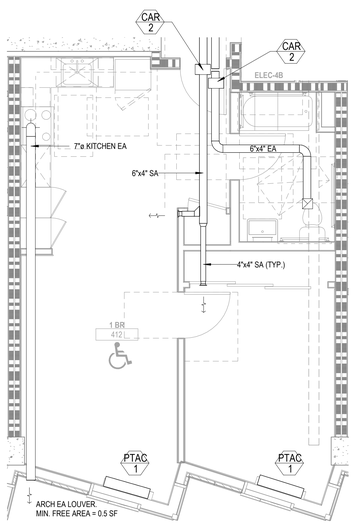
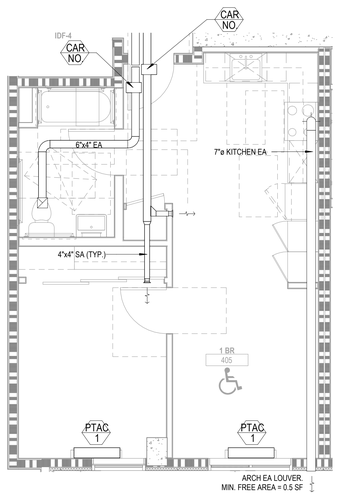
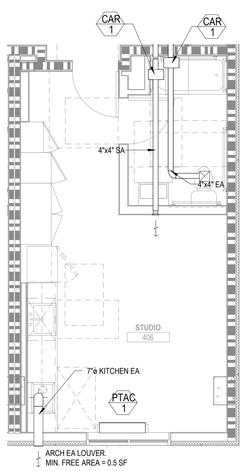


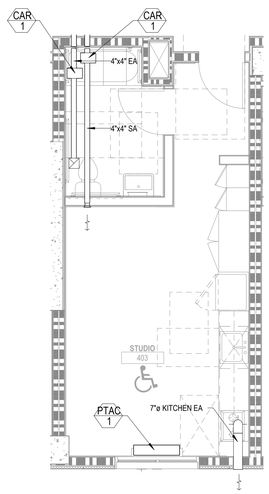
5 MECHANICAL ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



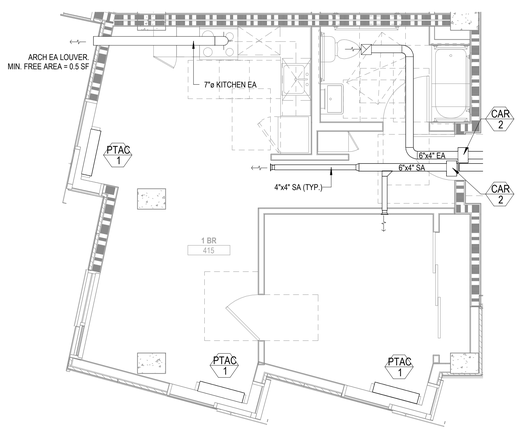
6 MECHANICAL ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"



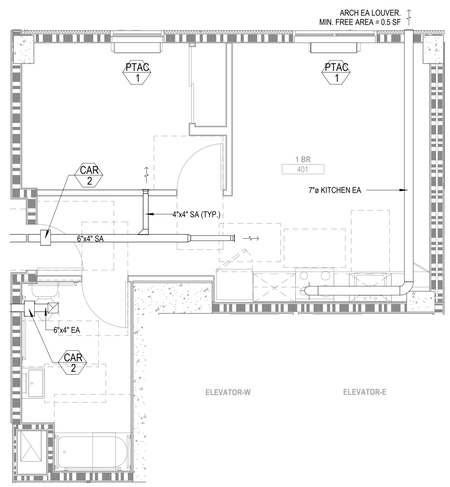
1 MECHANICAL ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"



2 MECHANICAL ENLARGED UNIT PLAN - STUDIO TYPE 2 (403)
1/4" = 1'-0"



3 MECHANICAL ENLARGED UNIT PLAN - 1 BR TYPE 1 (415)
1/4" = 1'-0"



4 MECHANICAL ENLARGED UNIT PLAN - 1 BR TYPE 2 (401)
1/4" = 1'-0"

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MECHANICAL ENLARGED UNIT PLANS

Scale:

1/4" = 1'-0"

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POWER SYMBOLS

- MAIN SWITCHBOARD, DISTRIBUTION BOARD OR MOTOR CONTROL CENTER SIZE APPROXIMATELY AS SHOWN
- PANELBOARD, 120/208V, SURFACE MOUNTED SIZE APPROXIMATELY AS SHOWN
- PANELBOARD, 120/208V, FLUSH MOUNTED SIZE APPROXIMATELY AS SHOWN
- ELECTRICAL MOTOR CONNECTION
- J — JUNCTION BOX, MOUNT ABOVE ACCESSIBLE CEILING UON
- J — JUNCTION BOX, WALL MOUNTED, +18" UON
- J — JUNCTION BOX, FLOOR MOUNTED
- PB — PULL BOX
- SB — SPLICE BOX
- GROUND ROD
- G — GROUND ROD CABINET
- DRIVEN GROUND ROD
- SINGLE CONVENIENCE RECEPTACLE OUTLET, MOUNT AT + 18" UON. 125V, TAMPER RESISTANT TYPE
- DUPLEX CONVENIENCE RECEPTACLE OUTLET, WITH GROUND MOUNT AT +18" UON, 125V, TAMPER RESISTANT TYPE
- DOUBLE DUPLEX CONVENIENCE RECEPTACLE OUTLET, WITH GROUND MOUNT AT +18" UON, 125V
- G — GFCI DUPLEX CONVENIENCE RECEPTACLE OUTLET, WITH GROUND MOUNT AT +18" UON, 125V
- SPLIT-WIRED CONTROLLED DUPLEX CONVENIENCE RECEPTACLE OUTLET, UON, 125V, 20A
- C — DUPLEX GROUND RECEPTACLE OUTPUT FLUSH MOUNTED IN CEILING. 125V
- G — GFCI DUPLEX CONVENIENCE RECEPTACLE OUTLET, MOUNT HORIZONTALLY AT 44" AFF UON, 125V
- SPECIALTY RECEPTACLE OUTLET, MOUNT AT +18" UON TYPE AS INDICATED
- SPECIALTY RECEPTACLE OUTLET IN FLUSH FLOOR BOX. TYPE AS INDICATED.
- CONNECTION POINT FOR ELECTRICAL EQUIPMENT.
- HEAVY DUTY DISCONNECT SWITCH, 3 POLE UON DISCONNECT FOR MOTORS SHALL BE RATED IN HORSEPOWER NOT LESS THAN THE MOTOR HORSEPOWER.
- L — HEAVY DUTY DISCONNECT SWITCH WITH FUSE L = LOCKABLE
- ENCLOSED MAGNETIC STARTER, FVNR UON, NUMBER INDICATES NEMA SIZE
- 2 — COMBINATION MAGNETIC STARTER/DISCONNECT SWITCH, FVNR UON. NUMBER INDICATES NEMA SIZE DISCONNECT SWITCH SPECIFIED HERE.
- SECURITY CAMERA
  - P = PANNING
  - F = FIXED
- DB — DOORBELL
- DC — DOORBELL CHIME
- CS — DOORBELL CHIME & STROBE
- $a — SINGLE POLE SWITCH, MOUNT AT +42" UON, LETTER INDICATES THE SWITCH LEG UON
- $2 — DOUBLE POLE SWITCH, MOUNT AT +42" UON
- $3 — THREE-WAY SWITCH, MOUNT AT +42" UON
- $4 — FOUR-WAY SWITCH, MOUNT AT +42"UON
- $D — DIMMER SWITCH, MOUNT AT +42" UON
- $H — ILLUMINATED HANDEL SWITCH
- $OS — WALL MOUNTED MOTION SENSOR LIGHT SWITCH. FOR ROOMS WITH MULTIPLE SWITCHING ZONES, SENSOR IS TO CONTROL ALL LIGHTS IN THAT SPACE.
- $K — KEY OPERATED SWITCH, MOUNT AT +42" UON
- $MS — MOTORIZED SHADE CONTROLLER (FBO)
- $MD — MOTORIZED DOOR CONTROLLER (FBO)
- $P — SWITCH WITH PILOT LIGHT, MOUNT AT +42" UON
- $F — TRANSFER FAN SWITCH
- $PS — PROJECTION SCREEN CONTROLLER (FBO)
- $T — MANUAL MOTOR STARTER WITH CONTROL RELAY WHERE INDICATED. INSTALL NEAR MOTOR.
- $TS — ASTRONOMICAL TIME SWITCH, MOUNT AT +42" UON BOD: WATTSTOPPER RT-200 OR APPROVED EQUAL
- OS a — CEILING MOUNTED MOTION SENSOR COMPLETE WITH RELAY FOR ROOMS WITH MULTIPLE SWITCHING ZONES. SENSOR IS TO CONTROL ALL LIGHTS IN THAT SPACE.
- P — CONNECTION TO PUSH PAD DOOR OPERATOR WALL MOUNTED
- P — CONNECTION TO BOLLARD MOUNTED PUSH PAD DOOR OPERATOR
- PC — PHOTOCELL
- POWER POKE THRU PEDESTAL TELECOM OUTLET
- POWER POKE THRU PEDESTAL TELECOM CONNECTION TO ELECTRIFIED FURNITURE SYSTEM
- RECESSED FLUSH DUPLEX RECEPTACLE OUTLET FLOOR MOUNTED 125V, 20A.
- RECESSED FLUSH DUPLEX RECEPTACLE OUTLET FLOOR MOUNTED 125V, 20A.
- RECESSED FLUSH DOUBLE DUPLEX RECEPTACLE FLOOR MOUNTED OUTLET, 125V, 20A.
- RECESSED FLUSH TELECOM OUTLET FLOOR MOUNTED
- R — MAGNETIC DOOR HOLD OPEN
- I — INTERCOM
- PUSHBUTTON
- CR — CARD READER
- AP-X — DOOR ACCESS CONTROL PANEL X = ACCESS PANEL NUMBER
- RESIDENTIAL COMBINATION SMOKE/CO ALARM SURFACE MOUNTED IN CEILING WITH INTERNAL BATTERY BACKUP 120V WITH INTERNAL BATTERY BACKUP

ALL SWITCHES AND RECEPTACLES SHALL BE MOUNTED NO HIGHER THAN 44" A.F.F. TO THE TOP OF THE BOX. COORDINATE WITH ARCHITECT PRIOR TO ROUGH-IN NO EXCEPTIONS.

FIRE ALARM(FOR REFERENCE ONLY)

- S — SYSTEM SMOKE DETECTOR, SURFACE MOUNTED IN CEILING
- S — SYSTEM SMOKE DETECTOR, WALL MOUNTED
- S D — SYSTEM SMOKE DETECTOR, DUCT MOUNTED
- H — SYSTEM HEAT DETECTOR, SURFACE MOUNTED IN CEILING
- F — FIRE ALARM SYSTEM MANUAL PULL STATION, WALL MOUNTED AT +48" UON
- FV — FIRE ALARM HORN/STROBE STATION, WALL MOUNTED AT +80" AFF UON TO BOTTOM OF LENS
- F — FIRE ALARM HORN STATION, WALL MOUNTED AT HEIGHT TO MATCH STROBE
- V — FIRE ALARM VISUAL STROBE. WALL MOUNTED AT +80" AFF UON TO BOTTOM OF LENS
- F — FIRE ALARM HORN, SURFACE MOUNTED IN CEILING
- FS — FIRE SPRINKLER SYSTEM MONITORED FLOW SWITCH CONNECTION
- TS — FIRE SPRINKLER SYSTEM MONITORED TAMPER SWITCH CONNECTION(S)
- FACP — FIRE ALARM CONTROL PANEL
- IM — FIRE ALARM INTERFACE MODULE
- SCE — FIRE ALARM CONTROL ELEMENT
- NAC — FIRE ALARM NAC EXPANDER PANEL
- FARP — FIRE ALARM REMOTE PANEL
- FATC — FIRE ALARM TERMINAL CABINET
- FARA — FIRE ALARM REMOTE ANNUNCIATOR
- FTS — FIREFIGHTER'S TELEPHONE SYSTEM
- VCS — VOICE COMMUNICATION SYSTEM
- GSP — GENERATOR REMOTE STATUS PANEL
- FPSP — FIRE PUMP REMOTE STATUS PANEL
- FCIP — FIREFIGHTER'S CONTROL AND INDICATING PANEL
- R — MAGNETIC DOOR HOLD-OPEN/RELEASE DEVICE - INSTALL & CONNECT DEVICE SPECIFIED UNDER OTHER DIVISION
- DH — MAGNETIC DOOR HOLD-OPEN/RELEASE DEVICE WITH BUILT-IN SMOKE DETECTOR
- F — FIRE ALARM BELL
- E — EMERGENCY TELEPHONE
- J — FIREFIGHTER'S PHONE JACK
- TGB — TELECOMMUNICATION GROUND BUS BAR
- FIRE SMOKE DAMPER CONNECTION
- SD — SMOKE DAMPER CONNECTION
- B — SPRINKLER BELL
- C — WALL MOUNTED OUTLET AT +80" UON INCLUDING SINGLE OUTLET BOX WITH SINGLE MUD RING AND 1-1/4" CONDUIT FOR COAX TV CABLE.

TELECOM

- # W — WALL MOUNTED TELEPHONE OUTLET WITH TELEPHONE. BOD: AT&T 210M TRIMLINE CORDED PHONE. NUMBER INDICATES QUANTITY OF JACKS, OTHERWISE 2-PORT JACK.
- # E — ELEVATOR CONNECTION. NUMBER INDICATES QUANTITY OF JACKS, OTHERWISE 2-PORT JACK.
- # — DATA CAT6, NUMBER INDICATES QUANTITY OF JACKS, OTHERWISE 2-PORT JACK.
- TV — TV OUTLET
- WAP — CEILING MOUNTED WIRELESS ACCESS POINT. TWO DATA CABLES.
- TV & DATA OUTLET
- # AP — DAS SYSTEM ACCESS POINT, TERMINATE IN J-BOX WITH FINISHED COVER. NUMBER INDICATES QUANTITY OF JACKS, OTHERWISE SINGLE JACK.
- MDU — MEDIA DISTRIBUTION CENTER. INSTALL RECEPTACLE INSIDE.

RACEWAYS

- CONDUIT AND WIRE RUN CONCEALED IN WALL OR CEILING SPACE
- CONDUIT AND WIRE RUN EXPOSED ON WALL OR CEILING
- CONDUIT AND WIRE RUN CONCEALED IN SLAB, UNDER SLAB OR UNDERGROUND
- TELEPHONE/ DATA/ TV SYSTEM CONDUIT, MINIMUM 1-1/4", WITH PULLWIRE
- DAS SYSTEM CONDUIT
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- CONDUIT STUBOUT AND CAPPED
- J — J HOOKS WITH IW CEILING VOID FOR COMMUNICATION CABLE
- G — GROUNDING SYSTEM RACEWAY
- AV — AUDIO/VISUAL SYSTEM RACEWAY
- S — SECURITY SYSTEM RACEWAY
- FA — FIRE ALARM SYSTEM RACEWAY
- BF — WIRE BASKET TRAY UNDER RAISED FLOOR 6"x 4" DEEP FOR COMMUNICATION CABLE.
- BC — WIRE BASKET TRAY IN CEILING 12"x 4" FOR COMMUNICATION CABLE TELEPHONE/ DATA/ TV SYSTEM RACEWAY
- DAS SYSTEM RACEWAY

RESIDENTIAL FIRE ALARM HORN/STROBES

1. UPON ACTIVATION OF ANY BUILDING FIRE ALARM SYSTEM MANUAL STATION, AUTOMATIC DETECTION DEVICE, OR SPRINKLER FLOW SWITCH DEVICES, ALL VISUAL AND AUDIBLE APPLIANCES SHALL OPERATE AS INDICATED BELOW.
   - 1.1. ALARM INDICATING APPLIANCES SHALL SOUND UNTIL SILENCED BY THE ALARM SILENCE SWITCH AT THE CONTROL PANEL OR THE REMOTE ANNUNCIATOR. HORNS SHALL BE CAPABLE OF SOUNDING AN AUDIBLE ALARM 15dB OVER AMBIENT NOISE AND 75dB AT PILLOW AREA.
   - 1.2. ALL VISUAL ALARM LAMPS, XENON STROBES, SHALL OPERATE IN A CONTINUOUS PATTERN UNTIL EXTINGUISHED BY THE ALARM SILENCE SWITCH. VISUAL INDICATING APPLIANCES SHALL BE COMPRISED OF A XENON FLASH TUBE AND BE ENTIRELY SOLID STATE. THESE DEVICES SHALL BE UL LISTED AND BE CAPABLE OF WALL MOUNTING. VISUAL UNITS SHALL BE STAND ALONE TYPE OR BE INCORPORATED AS PART OF THE HORN UNIT. STROBES SHALL BE 75 CANDELA MINIMUM RATING AT ANY POINT OF ROOM WITH FLASH RATE OF 1-3Hz PER ADA ACCESSIBILITY GUIDELINES.
2. HORN/STROBES OR STROBE UNITS SHALL BE MOUNTED AT +80"AFF OR 6" BELOW CEILING WHICH EVER IS LOWER.

ARCHITECTURAL NOTES

1. REFER TO ARCHITECTS DRAWINGS FOR ELEVATIONS AND CASEWORK. OUTLETS MOUNTED BELOW OR ABOVE COUNTER, OR ADJACENT TO CASEWORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. ELECTRICAL DRAWING SHALL BE FOR RECEPTACLE QUANTITIES, TYPES AND CIRCUITING ONLY. ALL LOCATIONS SHALL BE AS INDICATED ON ARCHITECTURAL ELEVATIONS. PROVIDE CONDUIT, WIRE AND OUTLETS FOR WORK REQUIRED IN CASEWORK INSTALLATIONS. REFER TO ARCHITECTS DETAILS FOR ROUTING OF CONDUIT WITHIN CASEWORK . PROVIDE BOX EXTENSIONS AS REQUIRED. AND FINISH FLUSH WITH FACE OF SPLASH, CABINETS. ETC. MOUNTING HEIGHTS OF ALL DEVICES ARE FROM FINISHED FLOOR UNLESS OTHERWISE NOTED. WHERE BOXES ARE INSTALLED IN WRONG LOCATIONS NOT APPROVED BY THE ARCHITECT SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE ARCHITECT OR OWNER.
2. DRAWINGS ARE DIAGRAMMATIC ONLY AND DO NOT SHOW SPECIAL CONDUIT ROUTING OR LENGTHS REQUIRED FOR A COMPLETE INSTALLATION. ROUTING OF RACEWAY SHALL BE AT THE OPTION OF THE CONTRACTOR BUT SHALL BE IN STRICT COMPLIANCE WITH STRUCTURAL REQUIREMENTS AND SPECIFICATIONS, UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER TRADES, DO NOT SCALE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL ARCHITECTURAL, STRUCTURAL, CIVIL OR MECHANICAL ITEMS OR FEATURES. REFER TO ARCHITECTURAL AND STRUCTURAL DIMENSIONAL DRAWINGS.
3. ALL RECEPTACLES, LIGHT FIXTURES, ELECTRICAL DEVICES ETC MOUNTED ON COMMON WALLS BETWEEN TWO UNITS SHALL BE ON SEPARATE BOXES AND OFFSET AT LEAST 6". INSTALL FIRE-RATED PUTTY PAD AROUND EACH INDIVIDUAL OUTLET BOX TO MAINTAIN FIRE RATINGS OF WALLS. SEE ARCHITECTURAL DRAWINGS FOR RATING OF WALLS.

CODE COMPLIANCE

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE FOLLOWING CODES AND REGULATIONS AS APPLICABLE:

- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR)
- 2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, CCR)
- 2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, CCR)
- 2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, CCR)
- 2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, CCR)
- 2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, CCR)
- 2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, CCR)
- 2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, CCR)
- TITLE 19 PUBLIC SAFETY - STATE FIRE MARSHAL (CCR)
- NFPA 72, 2016 EDITION, NATIONAL FIRE ALARM CODE, AS AMENDED

LIGHTING SYMBOLS

SEE LIGHTING SCHEDULE FOR FIXTURE TYPES

INTERIOR LIGHTING:

- a / A1 13 — LIGHTING FIXTURE, REFER TO FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION
  - A1 = FIXTURE TYPE
  - 13 = CIRCUIT
  - a = SWITCH LEG
- ROUND PENDANT LIGHTING FIXTURE, REFER TO FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION
- ROUND RECESSED DOWNLIGHT, REFER TO FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION
- LIGHTING FIXTURE, WALL MOUNTED, REFER TO FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION
- EXIT SIGN WITH INTEGRAL EMERGENCY BACKUP, CEILING OR WALL MOUNTED. DIRECTIONAL ARROW(S) AS INDICATED, ILLUMINATED FACE AS INDICATED BY SHADING.
- EM — EMERGENCY (EM) FIXTURE FED FROM LIGHTING INVERTER TO MEET EGRESS REQUIREMENTS
- CEILING MOUNTED FAN/ LIGHT
- EMERGENCY LIGHTING UNIT

EXTERIOR LIGHTING:

- EX1 / LCP1-R2 — EXTERIOR LIGHTING FIXTURE, REFER TO FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION
  - EX1 = FIXTURE TYPE
  - LCP1-R2 = LIGHTING CONTROL PNL. RELAY

CONVENTIONS

- 1 — KEY NOTES: REFERS TO NOTES ON SAME SHEET AS REFERENCE
- GN1 — GENERAL NOTE. REFER TO NOTES ON THIS SHEET
- EF 1 — EQUIPMENT IDENTIFICATION TAG
- P130D — CABLE AND/OR RACEWAY TAG P = POWER T = TELEPHONE SEE FEEDER SCHEDULE
- A / E-3 — DETAIL REFERENCE:
  - DETAIL DESIGNATION
  - SHEET NUMBER REFERENCE
- A3 / L1-8d — LIGHTING FIXTURE IDENTIFICATION TAG:
  - FIXTURE TYPE
  - SWITCH LEG
  - PANELBOARD AND CIRCUIT NUMBER

SINGLE LINE

- CIRCUIT BREAKER NA = NON-AUTOMATIC, ST = WITH SHUNT TRIP
- TRANSFORMER, KVA RATING AS SHOWN ON DRAWING
- GROUND CONNECTION
- FUSED SWITCH
- PANELBOARD SCHEDULE
- AUTOMATIC TRANSFER SWITCH
- G — GENERATOR
- NORMALLY OPEN
- NORMALLY CLOSED
- BUSWAY RISER WITH PLUG IN UNIT
- BUS WAY
- M — SOCKET FOR UTILITY METER
- CURRENT TRANSFORMER (CT)

RESIDENTIAL UNIT GENERAL NOTES

1. FOR EXACT LOCATION OF LOAD CENTERS SEE ENLARGED ELECTRICAL PLANS.
2. REFER TO ARCHITECTS PLANS FOR EXACT LOCATION OF LIGHT FIXTURES AND ALL ELECTRICAL AND LOW VOLTAGE MOUNTING HEIGHTS.

FIRE ALARM GENERAL NOTES

1. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT BE STARTED UNTIL THE CONTRACTOR HAS SUBMITTED DETAILED PLANS AND SPECIFICATIONS, INCLUDING CALIFORNIA STATE FIRE MARSHAL LISTING NUMBERS, BATTERY AND VOLTAGE DROP CALCULATIONS, AND HAS RECEIVED APPROVAL FROM THE AUTHORITY HAVING JURISDICTION.
2. ALL REFERENCES TO FIRE ALARMS ON THESE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. FIRE ALARM SYSTEM IS A DESIGN BUILD SYSTEM.
3. UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, AN ACCEPTANCE TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF THE FIRE MARSHAL FOR APPROVAL.
4. ALL WORK SHALL CONFORM TO CALIFORNIA ELECTRICAL CODE ARTICLE 760.
5. USE MINIMUM 3/4"C. TO CONNECT ALL FA DEVICES.
6. ALL PROVIDED DEVICES SHALL BE NEW.

GENERAL NOTES

1. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DOCUMENTS FOR EXACT LOCATION, MOUNTING HEIGHTS AND SUSPENSION LENGTHS OF ALL ELECTRIC EQUIPMENT AND LIGHTING FIXTURES.
2. THIS SET OF ELECTRICAL DRAWINGS IS SUPPLEMENTED BY A WRITTEN SET OF DIV. 26, 27 AND 28 SPECIFICATIONS WITH WHICH THE CONTRACTOR MUST COMPLY.
3. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DOCUMENTS THROUGHOUT CONSTRUCTION INDICATING CONDUIT ROUTING, JUNCTION BOX LOCATIONS AND ACTUAL CIRCUIT NUMBER USED AT EACH ELECTRICAL DEVICE. AS-BUILT DOCUMENTS SHALL ACCURATELY REFLECT NEW AND EXISTING CONDITIONS.
4. PROVIDE ACCURATE UPDATED PANELBOARD DIRECTORIES FOR ALL PANELBOARDS. INDICATE CIRCUITS USED AS WELL AS SPARE CIRCUITS AND BREAKER SPACES. TURN "OFF" ALL SPARE BREAKERS.
5. CIRCUIT BREAKERS SERVING RECEPTACLE CIRCUITS IN DWELLING UNITS RECEPTACLES AT THESE LOCATIONS SHALL BE TAMPER RESISTANT TYPE PER CEC 406.12.
6. MAKE PROVISIONS IN ALL APARTMENT UNITS SO THAT ADA COMPLIANT FIRE ALARM STROBES CAN BE INSTALLED IN THE FUTURE IN ANY SLEEPING ROOM.
7. ALL WORK TO COMPLY WITH CALIFORNIA ELECTRICAL CODE.
8. ALL EQUIPMENT TO BE INSTALLED OR PERMANENTLY CONNECTED (HARD WIRED) MUST BE LISTED, LABELED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
9. SEAL ALL CONDUIT PENETRATIONS THROUGH FIRE RATED PARTITIONS WITH CSFM AND UL LISTED FIRE STOP SYSTEMS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATED PARTITION LOCATION.
10. NOTES SHOWN ON INDIVIDUAL SHEETS ARE DESIGNATED WITH A DIAMOND SURROUNDING THE NOTE NUMBER OR WITHOUT THE DIAMOND. WITH THE DIAMOND, THE NOTE APPLIES TO A SPECIFIC LOCATION ON THE SHEET AND WITHOUT THE DIAMOND, THE NOTE APPLIES TO THE ENTIRE SHEET.
11. PROVIDE A SEPARATE GREEN INSULATED GROUND CONDUCTOR FOR EACH CONDUIT. GROUND AT BOTH ENDS OF THE CONDUIT.
12. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES. CONTRACTOR SHALL VERIFY CEILING TYPE COMPATIBILITY WITH LIGHTING FIXTURES PRIOR TO ORDERING.
13. EXTEND WIRING FROM ALL JUNCTION BOXES, RECEPTACLES, SWITCHES, ETC. AND MAKE FINAL CONNECTION AS REQUIRED TO ALL BUILDING EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
14. COORDINATE THE LOCATION OF ALL WALL OUTLET BOXES FOR SWITCHES, STROBE/AUDIBLE DEVICES, FIRE ALARM STATIONS, RECEPTACLES ETC. WITH CABINETS, FURNITURES, EQUIPMENTS ETC. TO AVOID CONFLICT. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION OF WALL MOUNTED DEVICES.
15. ALL EXTERIOR AND LANDSCAPE LUMINAIRES SHALL BE CIRCUITED VIA PHOTOCELL AND TIME CLOCK.
16. FOR MPOE AND TELEPHONE CLOSETS ON ALL FLOORS PROVIDE AS FOLLOWS
    - 16.1. 3/4" THICK FIRE RATED PLYWOOD BACKBOARDS ON ALL 4 WALLS. PAINTED WITH A L.I.
    - 16.2. COPPER GROUND REFERENCE BUS.
    - 16.3. GROUNDING AND BONDING
    - 16.4. TWO(2) SEPARATE 120V, 20A RECEPTACLES.
17. ALL OUTLET AND SWITCH PLACEMENT IN DWELLING UNITS MUST BE COORDINATED BETWEEN THE ELECTRICAL CONTRACTOR AND BUILDING INSPECTOR FROM SAN FRANCISCO MAYOR'S OFFICE OF DISABILITY ON SITE PRIOR TO ELECTRICAL SYSTEM INSTALLATION.
18. OUTLETS OR SWITCHES SHALL NOT BE PLACED BEHIND LAVATORIES OR VANITIES DUE TO REACH LIMITATIONS. THEY SHOULD BE PLACED AT SIDE WALLS OR CENTERED BETWEEN THE WATER CLOSET AND LAVATORY WHERE A CLEAR FRONT APPROACH IS POSSIBLE.
19. ENGINEERING 350 ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS OR OTHER SUBCONTRACTORS TO DEVELOPER.
20. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING AND OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ENGINEER MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN.
21. CONTRACTOR SHALL OBTAIN THE SERVICES OF A UTILITY SURVEYOR TO LOCATE AND MARK EXACT LOCATION OF ALL UTILITIES IN THE AREA OF WORK. CALL A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION.
22. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF THE UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THIS PROJECT.
23. ALL WORK IS SUBJECT TO APPROVAL BY THE INSPECTORS OF THE RESPECTIVE UTILITY COMPANIES. IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED PRIOR TO ANY BACKFILLING.
24. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT IN PLACE (BY ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHER WISE SPECIFIED ON THESE PLANS OR AS DIRECTED BY PG&E OFFICIAL CONTRACTS DOCUMENT. ALL CROSSING OVER OR UNDER EXISTING UTILITIES (SEWER, STORM, WATER ETC) AND DOING NECESSARY WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED EXTRA WORK.
25. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL CIVIL ENGINEERING PLANS IN ACCORDANCE WITH THESE PLANS AND BID HIS WORK ACCORDINGLY.
26. DESIGN, ENGINEER AND SUBMIT FOR REVIEW STRUCTURAL SEISMIC SUPPORT FOR EQUIPMENT OVER 400 POUNDS AND MAJOR RACEWAYS SYSTEMS SUCH AS CABLE TRAYS AND CONDUITS 2" AND LARGER. DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED BY THE STATE OF CALIFORNIA.
27. VIBRATION ISOLATED EQUIPMENT CONNECTIONS SHALL BE MADE WITH FLEXIBLE CONDUITS. NO BENDS SHALL HAVE A DIAMETER LESS THAN 1/10TH OF THE FLEXIBLE RACEWAY LENGTH.
28. CONDUIT MUST NOT BRIDGE ACROSS DOUBLE FRAMED SOUND RATED PARTITIONS. FLEXIBLE CONNECTS ARE REQUIRED. CONDUIT MUST NOT CONTACT PIPING AND DUCTWORK IN SOUND-RATED CONSTRUCTION.

ABBREVIATIONS

- AC — ABOVE COUNTER
- AFF — ABOVE FINISHED FLOOR
- AIC — AMPERES INTERRUPTING CAPACITY
- AHU — AIR HANDLING UNIT
- ATS — AUTOMATIC TRANSFER SWITCH
- A/V — AUDIO VISUAL
- ADA — AMERICANS WITH DISABILITIES ACT
- B — BOILER
- BMS — BUILDING MANAGEMENT SYSTEM
- BP — BOOSTER PUMP
- C — CONDUIT
- C.O. — CONDUIT ONLY
- CB — CIRCUIT BREAKER
- CEC — CALIFORNIA ELECTRIC CODE
- CH — CHILLER
- CHWP — CHILLED WATER PUMP
- CKT — CIRCUIT
- CL — CENTER LINE
- CM — COFFEE MAKER
- CP — CIRCULATION PUMP
- CT — CURRENT TRANSFORMER
- CU — CONDENSING UNIT
- D — DEDICATED (POWER & SIGNAL) /DIMMING (LIGHTING)
- DP — DIMMING PANEL
- DAS — DISTRIBUTED ANTENNA SYSTEM
- (E) — EXISTING TO REMAIN
- EC — EMPTY CONDUIT
- ECC — ENGINEERING CONTROL CENTER
- ECH — ELECTRIC CABINET HEATER
- ECS — EMERGENCY COMMUNICATION SYSTEM
- EF — EXHAUST FAN
- ELEV — ELEVATOR
- EM — EMERGENCY
- EMT — ELECTRICAL METALLIC TUBING
- ERRCS — EMERGENCY RESPONDER RADIO COVERAGE SYSTEM
- EPO — EMERGENCY POWER OFF
- EWH — ELECTRIC WATER HEATER
- EWC — ELECTRIC WATER COOLER
- F — FUSED
- FA — FIRE ALARM
- FARA — FIRE ALARM ANNUNCIATOR PANEL
- FACP — FIRE ALARM CONTROL PANEL
- FATC — FIRE ALARM TERMINAL CABINET
- FBO — FURNISHED BY OTHERS
- FCC — FIRE CONTROL CENTER
- FCU — FAN COIL UNIT
- FLUOR — FLUORESCENT
- FP — FIRE PUMP
- FVNR — FULL VOLTAGE NON-REVERSING
- G, GND — GROUND
- GD — GARBAGE DISPOSAL
- GFI — GROUND FAULT INTERRUPTER
- HID — HIGH INTENSITY DISCHARGE
- HP — HEAT PUMP
- HX — HEAT EXCHANGER
- IC — INTERRUPTING CAPACITY
- IG — ISOLATED GROUND
- IWH — INSTANT WATER HEATER
- IP — IRRIGATION PUMP
- JB — JUNCTION BOX
- LCP — LIGHTING CONTROL PANEL
- MAU — MAKE UP AIR UNIT
- MCC — MOTOR CONTROL CENTER
- MIC — MINERAL INSULATED CABLE
- MD — MOTORIZED DOOR
- MS — MOTORIZED SHADES
- MW — MICROWAVE
- MDU — MEDIA DISTRIBUTION CENTER
- MOD — MAYOR'S OFFICE ON DISABILITY
- (N) — NEW
- N, NEUT — NEUTRAL
- NIC — NOT IN CONTRACT
- NC — NORMALLY CLOSED
- NO — NORMALLY OPEN
- NEC — NATIONAL ELECTRICAL CODE
- NTS — NOT TO SCALE
- OL — OVERLOAD RELAY
- OG — OZONE GENERATOR
- P — PUMP
- PB — PUSHBUTTON SWITCH
- PC — PHOTOCELL
- PIV — POST INDICATING VALVE
- PNL — PANELBOARD
- POC — POINT OF CONNECTION
- POS — POINT OF SALE
- PRT — PRINTER
- PVC — POLYVINYL CHLORIDE CONDUIT
- (R) — EXISTING TO BE RELOCATED
- RAC — RIGID ALUMINUM CONDUIT
- RS — RIGID STEEL
- RSC — RIGID STEEL CONDUIT
- SCC — SECURITY CONTROL CENTER
- SDR — STUDIO DIMMER RACK
- SEP — SEWAGE EJECTOR PUMP
- SP — SUMP PUMP
- ST — STANDBY
- TBB — TELEPHONE BOARD
- TBA — TO BE ADVISED
- TBC — TO BE CONFIRMED
- TEL — TELECOM
- TF — TRANSFER FAN
- TP — TRANSFER PANEL
- TYP — TYPICAL
- TRX.1 — FLOOR SERVICE DISTRIBUTION R.
- UG — UNDER GROUND
- UON — UNLESS OTHERWISE NOTED
- VFD — VARIABLE FREQUENCY DRIVE
- VP — VIDEO PROJECTOR
- VSD — VARIABLE SPEED DRIVE
- WP — WEATHERPROOF
- WT — WATER TIGHT
- (X) — EXISTING TO BE REMOVED
- XFMR — TRANSFORMER
- XP — EXPLOSION PROOF

Disclaimer:

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

ELECTRICAL DRAWINGS SHEET LIST

E0.01	ELECTRICAL LEGEND & NOTES
E0.02	ELECTRICAL SCHEDULES
E0.03	LIGHTING SCHEDULES
E0.04	LIGHTING SCHEDULES
E1.00	ELECTRICAL SITE PLAN
E1.01	ELECTRICAL FEEDER DISTRIBUTION PLANS
E2.00	ELECTRICAL FLOOR PLAN - BASEMENT
E2.01	ELECTRICAL FLOOR PLAN - LEVEL 1
E2.02	ELECTRICAL FLOOR PLAN - LEVEL 2
E2.03	ELECTRICAL FLOOR PLAN - LEVEL 3
E2.04	ELECTRICAL FLOOR PLAN - LEVEL 4,5,6,7,8
E2.05	ELECTRICAL FLOOR PLAN - LEVEL 9
E2.06	ELECTRICAL ROOF PLAN
E3.00	LIGHTING PLAN - BASEMENT
E3.01	LIGHTING PLAN - LEVEL 1
E3.02	LIGHTING PLAN - LEVEL 2
E3.03	LIGHTING PLAN - LEVEL 3
E3.04	LIGHTING PLAN - LEVEL 4,5,6,7,8
E3.05	LIGHTING PLAN - LEVEL 9
E3.06	LIGHTING PLAN - ROOF
E4.00	ELECTRICAL ENLARGED PLAN
E4.01	ELECTRICAL ENLARGED UNIT PLANS
E4.02	ELECTRICAL ENLARGED UNIT PLANS
E5.01	ELECTRICAL SINGLE LINE DIAGRAM
E6.00A	ELECTRICAL PG&E APP
E6.00B	ELECTRICALPG&E APP DETAILS
E6.01	ELECTRICAL DETAILS
E6.02	ELECTRICAL DETAILS
E6.03	ELECTRICAL DETAILS

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ELECTRICAL LEGEND & NOTES

Scale:

12" = 1'-0"

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Drawn By:	Author	Sheet Number:	E0.01
Checked:	Checker		
Date:	04 DEC 2017		

1979 MISSION PSH- ELECTRICAL LOAD ESTIMATION - OPTIONAL METHOD (NEC 220.82)

Number of Units:	136	units							
Residentials Area:	57,947	sf							
Non-Residential Area:	35,175	sf							
Commercial Area:	1,593	sf							
Roof/Outdoor/Garage Area:	3,260	sf							

Residential Loads

Description	Quantity		VA		Factor	Connected	Demand	Reference	Comment
Lighting & Receptacle	57,947	sf	3.0 VA/sf			173,841 VA		NEC Table 220.14(J)	
Small Appliance Circuits	272	ea.	1,500 VA			408,000 VA		NEC 220.52(A)	
				Subtotal:	23%	581,841 VA	133,823 VA	NEC 220.84	
Fixed Appliances									
Disposal (1/2 HP)	136	ea.	720 VA			97,920 VA			
Kitchen Hood	136	ea.	300 VA			40,800 VA			
Dishwasher	136	ea.	1,068 VA			145,248 VA			
Range (Elec)	136	ea.	8,000 VA			1,088,000 VA			
Washer(Manager Unit Only)	1	ea.	1,500 VA			1,500 VA			
Dryer(Manager Unit Only)	1	ea.	5,000 VA			5,000 VA			
				Subtotal:	23%	1,371,968 VA	315,553 VA	NEC 220.84	
HVAC									
EF-1	136	ea.	10 VA			1,360 VA			
TF-1	136	ea.	17 VA			2,312 VA			
PTACS	57,947	sf	8.0 VA/sf			463,576 VA			
				Subtotal:	23%	467,248 VA	107,467 VA	NEC 220.84	
			Residential Loads Sub-Total:			2,421 kVA	557 kVA		
				10%	Spare		56 kVA		
							613 kVA		

Non-Residential Loads

Common Areas and Offices	Quantity		VA		Factor	Connected	Demand	Reference	Comment
Window Washing	1	ea.	6,240 VA		100%	6,240 VA	6,240 VA		
Trash Compactor	2	ea.	6,304 VA		100%	12,609 VA	12,609 VA		
Roof/Outdoor Lights	3,260	sf	.2 VA/sf		125%	652 VA	815 VA		
House Lights	33,113	sf	1.0 VA/sf		125%	33,113 VA	41,391 VA		
House Receptacles	33,113	sf	3.0 VA/sf		*	99,339 VA	54,670 VA	NEC 220.44	* = First 10kVA at 100% and remainder at 50%
Office Lights	2,062	sf	1.8 VA/sf		125%	3,712 VA	4,640 VA		
Office Receptacle	2,062	sf	5.0 VA/sf		*	10,310 VA	10,155 VA	NEC 220.45	* = First 10kVA at 100% and remainder at 50%
Community Room Refrigerator	1	ea.	480 VA		100%	480 VA	480 VA		
Community Room Range(Elec)	1	ea.	10,000 VA		100%	10,000 VA	10,000 VA		
Community Room Hood	1	ea.	300 VA		100%	300 VA	300 VA		
Community Room Microwave	1	ea.	1,500 VA		100%	1,500 VA	1,500 VA		
Community Room Dishwasher	1	ea.	1,068 VA		100%	1,068 VA	1,068 VA		
Laundry Room									
Washer	12	ea.	1,200 VA		100%	14,400 VA	14,400 VA		
Dryer(Elec)	12	ea.	5,000 VA		100%	60,000 VA	60,000 VA		
Plumbing									
Plumbing System DHWP	93,122	sf	1.0 VA/sf		125%	93,122 VA	116,403 VA		
Mechanical									
HVAC	35,175	sf	3.0 VA/sf		125%	105,525 VA	131,906 VA		Estimated
Fire Pump Jockey Pump (5HP)	1	ea	6,319 VA		100%	6,319 VA	6,319 VA		Estimated
Elevator									
Motor (30HP, 208V, 3-Ph)	2	ea.	33,145 VA		100%	66,289 VA	66,289 VA		Additional 25% of Largest Motor
Fire Pump									
Motor 50HP	1	ea	54,040 VA		125%	54,040 VA	67,550 VA		
						Sized for LRC	**840 A**		CODE F = FLC *5.6
			Non-Residential Sub-Total:			579 kVA	607 kVA		
				10%	Spare		61 kVA		
							667 kVA		

Commercial Loads

Description	Quantity		VA		Factor	Connected	Demand	Reference	Comment
Lights	1,593	sf	1.6 VA/sf		125%	2,549 VA	3,186 VA		Estimated
Receptacles	1,593	sf	5.0 VA/sf		100%	7,965 VA	7,965 VA		Estimated
Misc	1,593	sf	10.0 VA/sf		100%	15,930 VA	15,930 VA		Estimated
Plumbing	1	ea.	50,000 VA		100%	50,000 VA	50,000 VA		Estimated
HVAC	1,593	sf	5.0 VA/sf		125%	7,965 VA	9,956 VA		Estimated
			Commercial Sub-Total:			84 kVA	87 kVA		
				10%	Spare		9 kVA		
							96 kVA	265.9471528	

2 Services:	**Residential: (SERVICE #1 SIZE: 2000A)**	**613 kVA**	**1,700 A**	**@ 120/208V 3-phase, 4-wire**
	Non-Residential + Commercial: (SERVICE #2 SIZE: 2500A)	**763 kVA**	**2,118 A**	**@ 120/208V 3-phase, 4-wire**

1 ELECTRICAL LOAD ESTIMATION

SCALE: NONE

CIRCUIT RATING	WIRING SCHEDULE - COPPER CONDUCTORS (0-600V) CONDUIT SIZE (INCHES)							CONDUCTOR SIZE	
	NONE	G	N	NG	NGI	NNG	NNGI	PHASE/ NEUTRAL	GND/* IG
15	0.75	0.75	0.75	0.75	0.75	0.75	0.75	12	12
20	0.75	0.75	0.75	0.75	0.75	0.75	0.75	12	12
30	0.75	0.75	0.75	0.75	0.75	0.75	0.75	10	10
40	0.75	0.75	0.75	1	1	1	1	8	10
50	1	1	1	1.25	1.25	1.25	1.25	6	10
60	1	1.25	1.25	1.25	1.5	1.5	1.5	4	10
70	1	1.25	1.25	1.25	1.5	1.5	1.5	4	8
80	1.25	1.25	1.25	1.5	2	2	2	2	8
90	1.25	1.25	1.25	1.5	2	2	2	2	8
100	1.25	1.5	1.5	2	2	2	2.5	1	8
110	1.25	1.5	1.5	2	2	2	2.5	1	6
125	1.25	1.5	1.5	2	2	2	2.5	1/0	6
150	1.5	2	2	2	2.5	2.5	2.5	1/0	6
175	1.5	2	2	2	2.5	2.5	2.5	2/0	6
200	2	2	2	2.5	2.5	2.5	3	3/0	6
225	2	2.5	2.5	2.5	3	3	3	4/0	4
250	2.5	2.5	2.5	3	3	3	3.5	250	4
300	2.5	3	3	3.5	3.5	3.5	4	350	4
350	3	3.5	3.5	4	4	4	5	500	2
400	2@2	2@2	2@2	2@2.5	2@2.5	2@2.5	2@3	3/0	2
450	2@2	2@2.5	2@2.5	2@2.5	2@3	2@3	2@3	4/0	2
500	2@2.5	2@2.5	2@2.5	2@3	2@3	2@3	2@3.5	250	1
600	2@2.5	2@3	2@3	2@3.5	2@3.5	2@3.5	2@4	350	1
700	2@3	2@3.5	2@3.5	2@4	2@4	2@4	2@5	500	1/0
800	3@2.5	3@3	3@3	3@3	3@3.5	3@3.5	3@3.5	300	1/0
1000	3@3	3@3	3@3	3@3.5	3@4	3@4	3@4	400	2/0
1200	4@2.5	4@3	4@3	4@3.5	4@3.5	4@3.5	4@4	350	3/0
1600	5@3	5@3	5@3	5@3.5	5@4	5@4	5@4	400	4/0
2000	6@3.5	6@3.5	6@3.5	6@4	6@4	6@4	6@5	500	250
2500	7@3.5	7@3.5	7@3.5	7@4	7@4	7@4	7@4	500	350
3000	8@3.5	8@3.5	8@3.5	8@4	8@4	8@4	8@4	500	400

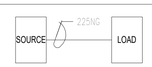
SUBSCRIPT KEY	
SUBSCRIPT	CONDUCTORS PER CONDUIT
NONE	3 PHASE CONDUCTORS, CONDUIT GROUND
G	3 PHASE CONDUCTORS, 1 GROUNDING CONDUCTOR
N	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, CONDUIT GROUND
NG	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR
NGI	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR, 1 ISOLATED GROUNDING CONDUCTOR
NNG	3 PHASE CONDUCTORS, 2 NEUTRAL CONDUCTORS*, 1 GROUNDING CONDUCTOR
NNGI	3 PHASE CONDUCTORS, 2 NEUTRAL CONDUCTORS*, 1 GROUNDING CONDUCTOR, 1 ISOLATED GROUNDING CONDUCTOR

* SINGLE NEUTRAL CONDUCTOR SIZES FOR CIRCUIT RATING 125 AND LESS

PARALLEL CONDUCTORS ARE NOT PERMITTED UNDER #1/0. WHERE DOUBLE NEUTRAL CONDUCTORS ARE INDICATED, PROVIDE AN OVERSIZED NEUTRAL CONDUCTOR IN ACCORDANCE WITH THE FOLLOWING TABLE:

CIRCUIT RATING	15	20	30	40	50	60
SINGLE NEUTRAL CONDUCTOR SIZE	10	8	4	2	1	1/0
CIRCUIT RATING	70	80	90	100	125	
SINGLE NEUTRAL CONDUCTOR SIZE	2/0	3/0	4/0	250	250	

EXAMPLES



225 NG

CIRCUIT RATING — SUBSCRIPT

NOTES

1. SCHEDULE IS BASED ON 3 CURRENT CARRYING CONDUCTORS IN RACEWAY, CABLE OR EARTH, AT AMBIENT AIR TEMPERATURE OF 30°C (86°F).
2. MODIFY IF USE OF 600MCM CONDUCTORS ARE DESIRED CONFIRM LUG SIZES ARE AVAILABLE.
3. REDUCE NUMBER OF WIRES FOR SINGLE PHASE AND 2-POLE CIRCUITS.

2 WIRING SCHEDULE

SCALE: NONE

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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ELECTRICAL SCHEDULES

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Date:	04 DEC 2017		

LIGHTING FIXTURE SCHEDULE - UNITS

TYPE	DESCRIPTION	MANUFACTURER	CATALOGUE #	CCT/ CRI	DRIVER/ DIMMING TYPE	VOLTS	WATTS	MOUNTING	MOUNTING HEIGHT	LOCATION
U1	3" DOWNLIGHT, WET LOCATION, 950 LUMENS, TITLE 24, JA8 RATED	VISUAL COMFORT	VRSE 3" LED	3000K/ 90	DIMMING LED DRIVER / REVERSE FW	120	9	RECESSED	CEILING HEIGHT	UNIT TYPICAL
U2	7" SURFACE MOUNTED DOWNLIGHT, WET LOCATION, 1000 LUMENS, TITLE 24, JA8 RATED	JUNO	7" JSF SERIES	3000K/ 90	DIMMING LED DRIVER / REVERSE FW	120	13	SURFACE/ CEILING	CEILING HEIGHT	UNIT ENTRY HALLWAY
U3	VANITY LIGHTING FIXTURE, 24" LENGTH, HORIZONTAL MOUNTING, 1550 LUMENS, COORDINATE FINISH WITH ARCHITECT, JA8 RATED.	LITHONIA	FMVCSLS 24IN	3000K/ 90	DIMMING LED DRIVER / TRIAC	120	18	SURFACE / WALL	OVER VANITY MIRROR, SEE ARCHITECTURAL DRAWINGS	UNIT BATHROOM
U4	14" SURFACE MOUNTED DOWNLIGHT, 1500 LUMENS, TITLE 24, JA8 RATED	MODERN FORMS	PUCK FM-4514	3000K / 90	DIMMING LED DRIVER / TRIAC	120	20	SURFACE/ CEILING	CEILING HEIGHT	UNIT TYPICAL
U6	SURFACE MOUNTED LIGHT CHANNEL, 450 LUMENS PER FOOT, TITLE 24, JA8 RATED	TECH LIGHTING	ESSENCE 0604	3000K / 97	DIMMING LED DRIVER / MLV	120	4.6 / LF	SURFACE	UNDERCABINET	UNIT KITCHEN
U7	48" SURFACE MOUNTED DOWNLIGHT, 3424 LUMENS, TITLE 24, JA8 RATED	STARTEK	NOVAPRO DIRECT	3000K / 90	DIMMING LED DRIVER / 0-10V	120	27	SURFACE/ CEILING	CEILING HEIGHT	UNIT KITCHEN

LIGHTING FIXTURE SCHEDULE - BACK OF HOUSE

TYPE	DESCRIPTION	MANUFACTURER	CATALOGUE #	CCT / CRI	DRIVER / DIMMING TYPE	VOLTS	WATTS	MOUNTING	MOUNTING HEIGHT	LOCATION
A1	NARROW STRIP, 4' LENGTH, 5000 LUMENS. ADD EMERGENCY DRIVER TO FIXTURES IN TI SPACE.	WILLIAMS	MAIN BUILDING: 75R-4-L50-9-30-WG75-DIM-120 TI SPACE: 75R-4-L50-9-30-WG75-DIM-120-EM/10W	3000K / 90	DIMMING LED DRIVER / 0-10V	120	33	SURFACE / CEILING	CEILING HEIGHT	UTILITY ROOMS
A1A	NARROW STRIP, 2' LENGTH, 2500 LUMENS.	WILLIAMS	75R-2-L25-9-30-WG75-DIM-120	3000K / 90	DIMMING LED DRIVER / 0-10V	120	18.2	SURFACE / CEILING	CEILING HEIGHT	UTILITY ROOMS
A2	SEALED INDUSTRIAL FIXTURE, WET LOCATION, 4300 LUMENS.	DAYBRITE	DWAE-43L-835-4-UNV	3500K / 80	DIMMING LED DRIVER / 0-10V	120	38	SURFACE / WALL	COORDINATE WITH ELEVATOR MANUFACTURER	ELEVATOR PIT/SHAFT
A3	SEALED INDUSTRIAL FIXTURE, WET LOCATION, 4300 LUMENS. PROVIDE EMERGENCY DRIVER.	DAYBRITE	DWAE-43L-835-4-UNV-EMLED	3500K / 80	DIMMING LED DRIVER / 0-10V	120	38	SURFACE / CEILING	CEILING HEIGHT	ELECTRICAL ROOM
A4	WALL SCONCE FIXTURE, FULL CUTOFF, WITH INTEGRATED PHOTOCELL AND MOTION SENSOR, 3000 LUMENS, BUG RATING B1-U0-G1.	WILLIAMS	WPCS-L30-840-BZ-OCC-S23-PC-DIM-UNV	4000K / 80	STANDARD LED DRIVER / NON-DIM	120	28	SURFACE / WALL	7.0' AFF, U.O.N.	EXTERIOR. STAIR ROOF ACCESS DOOR.
A5	STAIRWELL LIGHTING FIXTURE, 4' NOMINAL LENGTH, 5200 LUMENS. INTEGRATED HIGH/LOW SIDE-MOUNT OCCUPANCY SENSOR.	WILLIAMS	SLF-4-L52/930-HIA-TP-OCCWS FSP-321-L2-120-DIM-120	3000K / 90	DIMMING LED DRIVER / 0-10V	120	37.2	SURFACE / WALL OR CEILING	CEILING HEIGHT OR 7.0' AFF, SEE ARCHITECTURAL DRAWINGS	STAIRS
A5A	STAIRWELL LIGHTING FIXTURE, 4' NOMINAL LENGTH, 9815 LUMENS. INTEGRATED HIGH/ LOW SIDE-MOUNT OCCUPANCY SENSOR.	WILLIAMS	SLF-4-L98/930-HIA-TP-OCCWS FSP-321-L2-120-DIM-120	LED	N/A	120	74.8	SURFACE / WALL OR CEILING	SEE ARCHITECTURAL DRAWINGS	STAIRS
EX1	EDGE-LIT EXIT SIGN. GREEN LETTER ON MIRROR BACKGROUND. SINGLE FACE. WALL OR PENDANT MOUNTED.	EVENLITE	EX1: SOVII-EM-G-1M-SW-UC-SD EX1P: SOVII-EM-G-1M-PX-UC-SD	LED	N/A	120	3	SURFACE / WALL	7.0' AFF, U.O.N.	TYPICAL
EX2	EDGE-LIT EXIT SIGN. GREEN LETTER ON MIRROR BACKGROUND. DOUBLE FACE. WALL OR PENDANT MOUNTED.	EVENLITE	EX2: SOVII-EM-G-2M-SC-UC-SD EX2P: SOVII-EM-G-2M-PX-UC-SD	LED	N/A	120	3	SURFACE / CEILING	CEILING HEIGHT	TYPICAL
EX3	EXIT SIGN, BACK MOUNT, WET LOCATION. SINGLE FACE, NICKEL-CADMIUM BATTERY OPERATION AND TEST SWITCH.	EVENLITE	CDW-EM-G-1-COLOR-CN	LED	N/A	120	2.7	SURFACE / WALL	7.0' AFF, U.O.N.	EXTERIOR
EX3A	EXIT SIGN/COMBO, WET LOCATION. SINGLE FACE, NICKEL-CADMIUM BATTERY OPERATION AND TEST SWITCH.	EVENLITE	CDW-EM-G-1-BB-CN	LED	N/A	120	-	SURFACE / WALL	7.0' AFF, U.O.N.	EXTERIOR

LIGHTING NOTES:

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES. CONTRACTOR SHALL VERIFY CEILING TYPE COMPATIBILITY WITH LIGHTING FIXTURES PRIOR TO ORDERING. VERIFY COLOR AND TRIMS REQUIRED WITH ARCHITECT PRIOR TO ORDERING.
2. ALL LIGHTING FIXTURES SHALL BE SUPPLIED WITH THE MOUNTING ACCESSORIES, TRIMS AND/OR SHROUDS NECESSARY TO PROPERLY AND COMPLETELY INSTALL THE FIXTURES IN THE TYPE OF CEILING SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. CONTRACTOR SHALL VERIFY WITH ARCHITECT THE COLOR AND FINISH OF FIXTURES TO THE CLOSEST STANDARD COLOR AND FINISH BEFORE ORDERING.
3. ALL LUMINAIRES IN LOBBY, STAIRWELLS, CORRIDORS, UTILITY AND STORAGE ROOMS, EXCEPT MECHANICAL AND ELECTRICAL ROOMS, ARE CONTROLLED BY THE AREA OCCUPANCY SENSOR. ALL ROOMS REQUIRE WALL OR CEILING OCCUPANCY SENSOR. SELECT THE TYPE OF OCCUPANCY SENSOR PER MANUFACTURER RECOMMENDATION TO AVOID NUISANCE TRIPPING AND ACTIVATION.
4. STAIRS AND CORRIDOR LIGHTING FIXTURES ARE ALWAYS ON AT THE HALF LEVEL WHEN THE AREA IS UNOCCUPIED. OCCUPANCY SENSOR SHALL TURN LIGHTING FIXTURES IN THEIR AREA TO FULL BRIGHTNESS PER TITLE 24 REQUIREMENTS.

1 LIGHTING FIXTURE SCHEDULE

SCALE: NONE

LIGHTING SEQUENCE OF OPERATION

ROOMTYPE / FUNCTION	OCCUPANCY SENSOR-AUTO ON	OCCUPANCY SENSOR-MANUAL OFF	OCCUPANCY SENSOR-AUTO OFF	OCCUPANCY SENSOR-PARTIAL ON/OFF	ON/OFF SWITCH	DAYLIGHT SENSOR + AUTO DIMMING	MANUAL DIMMING	ASTRONOMICAL TIME CLOCK
ENCLOSED ROOM >100 SF		•	•		•		•	
ENCLOSED ROOM <100 SF		•	•		•			
STAIRS,CORRIDORS				•				
RESTROOMS	•	•	•		•			
ROOMS WITH DAYLIT AREA*		•	•		•	•	•	
PARKING GARAGE				•	•			
EXTERIOR LIGHTING						•		•

*ONLY APPLIES IF THE TOTAL INSTALLED GENERAL LIGHTING POWER IN DAYLIT AREA IS OVER 120W AND ROOM GLAZING AREA OVER 24 SF

2 LIGHTING SEQUENCE OF OPERATION

SCALE: NONE

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LIGHTING SCHEDULES

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Drawn By: Author
Checked: Checker
Date: 04 DEC 2017

Sheet Number:

E0.03

2025.06.10

2970 16TH STREET PSH
100% Schematic Design Light Fixture Schedule

TYPE	MANUFACTURER AND CATALOG NUMBER	DESCRIPTION	LAMP		FIXTURE		NOTES
			DIM	DESCRIPTION	WATTS	VOLTAGE	
F1	DMF LIGHTING DC4-SM-S-S-D-12-GA-00-00-30-FINISH-0-00-R	Suspended round 4" cylinder 4"H	TO 1% 0-10	LED INCLUDED	14.3	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F2	CORONET LED LS1.SHARP.BEVEL-2-35-LO-UNV-DB-FINISH-MOUNTING-WFL-NA-NA-	Suspended Linear Downlight with Louvers	TO 1% 0-10	LED INCLUDED	10	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F3	DMF LIGHTING DC4-SM-S-M-D-12-GA-00-00-35-FINISH-0-00-R	Suspended round 4" cylinder 4"H	TO 1% 0-10	LED INCLUDED	14	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM
F4	COOPER LIGHTING - HALO ML2LSFS1ERMW	Recessed 2in. Round downlight	TO 5%	LED INCLUDED	8.36	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F4A	COOPER LIGHTING - HALO ML2LSFS1ERMW	Recessed 2in. Round adjustable downlight	TO 5%	LED INCLUDED	8.36	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F5	COOPER LIGHTING - HALO ML2LSFSE010R-FINISH	Recessed 2in. Round downlight	TO 5% 0-10	LED INCLUDED	8.36	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F6	FOCAL POINT FSM1-FL-500LF-930K-1C-UNV-L11-CEILING-FINISH-5ft0in	Recessed 5ft linear	TO 1% 0-10	LED INCLUDED	24	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F6A	FOCAL POINT FSM1-FL-500LF-930K-1C-UNV-L11-CEILING-FINISH-8ft0in	Recessed 8ft linear	TO 1% 0-10	LED INCLUDED	38	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F7	FOCAL POINT FAM-12-ACR-3000LH-930K-1C-UNV-L11-MOUNTING-FINISH	Recessed 1x2 Troffer	TO 1% 0-10	LED INCLUDED	22	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM

TYPE	MANUFACTURER AND CATALOG NUMBER	DESCRIPTION	LAMP		FIXTURE		NOTES
			DIM	DESCRIPTION	WATTS	VOLTAGE	
F8	FOCAL POINT FSM6L-FL-375-930K-1C-UNV-L11-CEILING-FINISH-LENGTH PER DWGS	Recessed vertical linear Length per drawings	TO 1% 0-10	LED INCLUDED	4.55W/LF	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH WALL SYSTEM AND CONTROLS SYSTEM
F9	FOCAL POINT FSM1S-FL-125LF-930K-1C-UNV-L11-MOUNTING-FINISH-5FT-6IN	Suspended linear	TO 1% 0-10	LED INCLUDED	8.25	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F10	ALUZ A2-ZELO-KNF-30K-5W-5W-10V-DRY-UNV-LENGTH PER DWGS	knife edge ceiling cove	TO 0.1% 0-10	LED INCLUDED	10	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM EC/GC TO CONFIRM ACCESSORIES REQUIRED FOR FULL FUNCTIONING SYSTEM AND INSTALLATION AT SPECIFIED MOUNTING HEIGHTS
F11	FOCAL POINT FWSL-FL-250LF-930K-1C-UNV-L11-FINISH-LENGTH PER DWGS	Perimeter wall wash Length per drawings	TO 1% 0-10	LED INCLUDED	2.5W/LF	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F12	FOCAL POINT FSM1-FL-125LF-930K-1C-UNV-L11-XFN-FINISH	Recessed Vertical Linear on concrete column Length per drawings	TO 1% 0-10	LED INCLUDED	1.5W/LF	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH WALL SYSTEM AND CONTROLS SYSTEM
F12A	FOCAL POINT FSM1-FL-125LF-930K-1C-UNV-L11-XFF-FINISH	Recessed Vertical Linear on finished column Length per drawings	TO 1% 0-10	LED INCLUDED	1.5W/LF	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH WALL SYSTEM AND CONTROLS SYSTEM
F13	FOCAL POINT FSM1BS-BWBW-375DN-500UP-930K-2C-UNV-L11-MOUNTING-FINISH-5FT0IN	Suspended direct/indirect linear 90CRI 3000K	TO 1% 0-10	LED INCLUDED	37.5	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F14	FOCAL POINT FSM1FBP-T-6-FL-3000DN-3000UP-930K-2C-UNV-L11-MOUNTING-FINISH	Recessed linear in "Y" shape 90CRI 3000K	TO 1% 0-10	LED INCLUDED	40	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM

TYPE	MANUFACTURER AND CATALOG NUMBER	DESCRIPTION	LAMP		FIXTURE		NOTES
			DIM	DESCRIPTION	WATTS	VOLTAGE	
F15	FOCAL POINT FSM1FBP-Q-6-BWFL-2250DN-2250UP-930K-2C-UNV-L11-MOUNTING-FINISH	Suspended Direct/Indirect "X" shape 90CRI 3000K	TO 1% 0-10	LED INCLUDED	63	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F16	OXYGEN 32-664-24	Surface mounted round diffuse light 90 CRI, 3000K	TO 10% 0-10	LED INCLUDED	15	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH CEILING SYSTEM AND CONTROLS SYSTEM
F17	OXYGEN 3-537-FINISH	Linear Vanity Sconce 90 CRI, 3000K	TO 10% 0-10	LED INCLUDED	14.7	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH WALL SYSTEM AND CONTROLS SYSTEM

TYPE	MANUFACTURER AND CATALOG NUMBER	DESCRIPTION	LAMP		FIXTURE		NOTES
			DIM	DESCRIPTION	WATTS	VOLTAGE	
	EXTERIOR LIGHITNG						
E1	BK LIGHTING MATERIAL-CK-LED-TR-X124-SP-FINISH-12-C-010-VOLTAGE	Column mounted direct down high output sconce with light beam spread	TO 3% 0-10V	LED INCLUDED	21	PER EE	EC/GC TO CONFIRM COMPATIBILITY WITH STRUCTURAL SYSTEM AND CONTROLS SYSTEM
E2	BK LIGHTING MATERIAL-EC-LED-e81-MFL-FINISH-12-C	Column mounted direct down	TO 10%	LED INCLUDED	7	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH STRUCTURAL SYSTEM AND CONTROLS SYSTEM
E3	BK LIGHTING MATERIAL-ED-LED-e64/e64-MFL/MFL-A9/A9-FINISH-12/12-C/C	Column mounted up/down sconce	TO 10%	LED INCLUDED	7	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH STRUCTURAL SYSTEM AND CONTROLS SYSTEM
E4	LED LINEAR ADONIS ARCHITECTURAL SW HE05 835 HOUSING COLOR OP MOUNTING ACCESSORY CABLE / CONNECTOR LUMINAIRE APPLICATION LENGTH PER DWGS	Canopy mounted linear direct-view LED Length per drawings	To 5% 0-10V	LED INCLUDED	1.5W/LF	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH CANOPY SYSTEM AND CONTROLS SYSTEM. EC/GC TO CONFIRM ACCESSORIES REQUIRED FOR FULL FUNCTIONING SYSTEM AND INSTALLATION AT SPECIFIED MOUNTING HEIGHTS
E5	LED LINEAR ADONIS ARCHITECTURAL RGBW HC20 930 HOUSING COLOR MOUNTING SURFACE CABLE / CONNECTOR LUMINAIRE APPLICATION LENGTH PER DWGS	Canopy mounted linear direct-view LED blue light Length per drawings	To 5% 0-10V	LED INCLUDED	6.1W/LF	120/277	EC/GC TO CONFIRM COMPATIBILITY WITH CANOPY SYSTEM AND CONTROLS SYSTEM
E6	OPTIC ARTS KBL-W-BEND DIRECTION-LENGTH PER DWGS-38LO-27K-SF-MOUNTING-FINISH-FEED POSITION LEFT-FEED POSITION RIGHT	Toe Kick	0-10V	LED INCLUDED	4.5W/LF	PER EE 24VDC	EC/GC TO CONFIRM COMPATIBILITY WITH CONTROLS SYSTEM
E7	KELVIX Z5-LENGTH PER DWGS-8W-27-2540-MOUNTING-FINISH	Exterior wall moutned wall grazer	0-10	LED INCLUDED	8W/LF	PER EE 24VDC	EC/GC TO CONFIRM COMPATIBILITY WITH STRUCTURAL SYSTEM AND CONTROLS SYSTEM
E8	DMF LIGHTING M4CC-INSTALLATION-R-S DRD2M-07-930-WF-O M4TRS-FINISH-iP	Exterior recessed downlight	TO 1% 0-10	LED INCLUDED	9.5	UNV	EC/GC TO CONFIRM COMPATIBILITY WITH STRUCTURAL SYSTEM AND CONTROLS SYSTEM
E9	KLIK USA LP40-27K-A-RAIL WALL THICKNESS-LENS-TP-350-ANODIZED BEZEL OPTIONS LP100WPRITRNDIM	Handrail See Arch Drawings for handrail quantities driver to be confirmed by EE/EC/GC	1.5 0-10V	LED INCLUDED	1.5W/FT	110-277 350mA	EC/GC TO CONFIRM COMPATIBILITY WITH HANDRAIL AND CONTROLS SYSTEM

TYPE	MANUFACTURER AND CATALOG NUMBER	DESCRIPTION	LAMP		FIXTURE		NOTES
			DIM	DESCRIPTION	WATTS	VOLTAGE	
E10	HYDREL CEDAR-MATERIAL-P1-80CRI-27K-12-40DEG-MOUNTING-LENS-FINISH	Tree uplight		LED INCLUDED	4.5	24VDC	EC/GC TO CONFIRM COMPATIBILITY WITH CONTROLS SYSTEM
E11	VISTA MOUNTING-5013i-FINISH-3.5-W-SP-ACCESSORIES	Plant uplight	3.5	LED INCLUDED	3.5	PER EE 9-15 VAC	EC/GC TO CONFIRM COMPATIBILITY WITH CONTROLS SYSTEM

1 LIGHTING FIXTURE SCHEDULE FROM LIGHTING DESIGNER

SCALE: NONE

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LIGHTING SCHEDULES

Scale:

12" = 1'-0"

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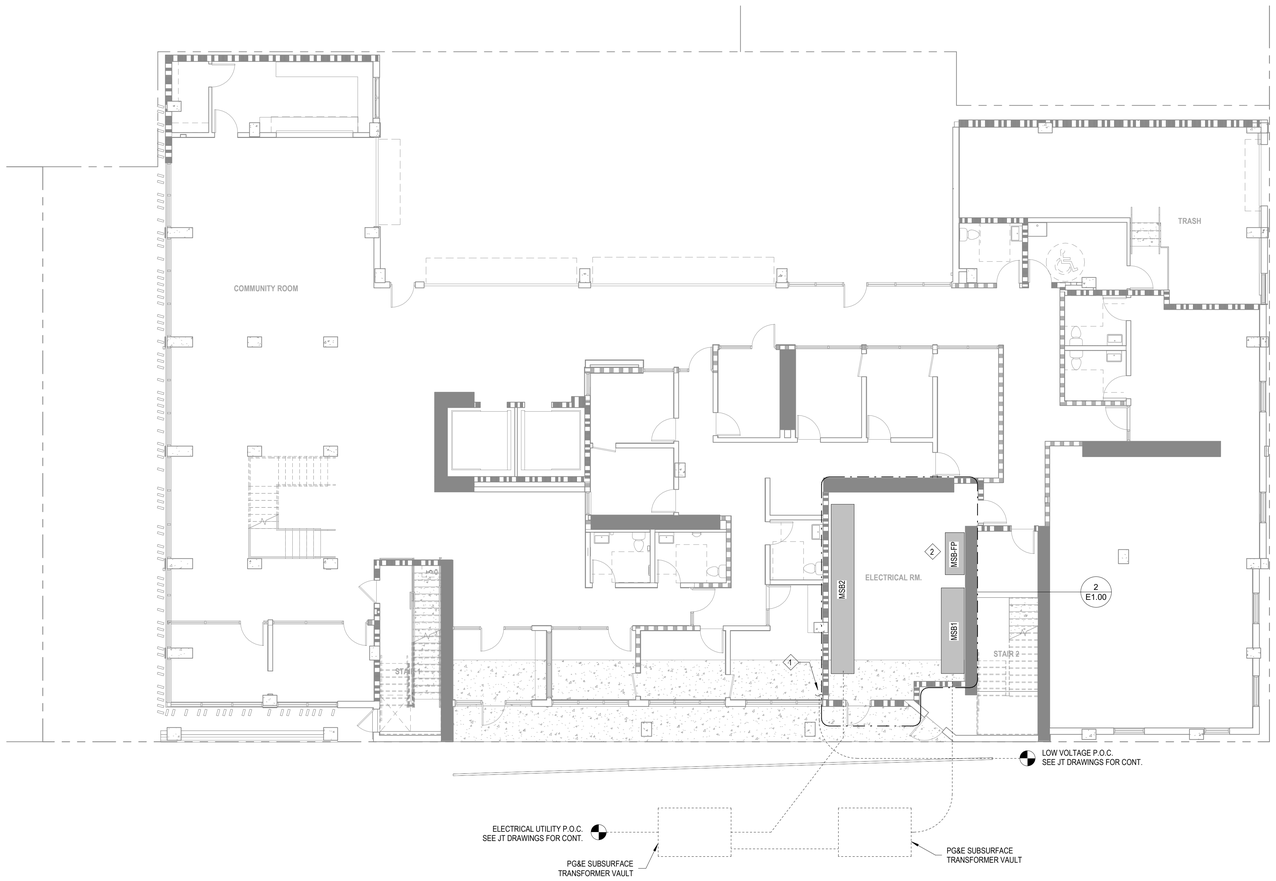
SHEET NOTES:

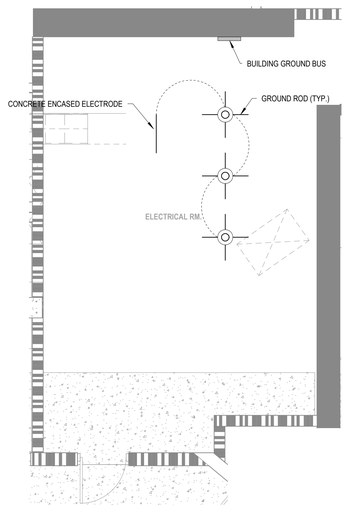
1. THIS DRAWING INDICATES DIAGRAMMATICALLY THE ROUTING OF ELECTRICAL FEEDERS BELOW SLAB.
2. REFER TO SINGLE LINE DIAGRAM ON E.501 FOR FEEDER AND RACEWAY SIZES.

KEY NOTES:

1. LOW VOLTAGE FEEDERS TO BE ROUTED TO THE MPOE ROOM IN THE BASEMENT.
2. FIRE PUMP FEEDER CONDUCTORS SHALL BE ENCASED IN A MIN. 2" CONCRETE FROM FIRE PUMP SWITCHBOARD TO FIRE CONTROL PANEL IN BASEMENT FIRE PUMP ROOM.



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



2 ELECTRICAL ENLARGED PLAN - ELECTRICAL ROOM BELOW SLAB
1/4" = 1'-0"

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ELECTRICAL SITE PLAN

Scale:

As indicated

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Date:	04 DEC 2017		

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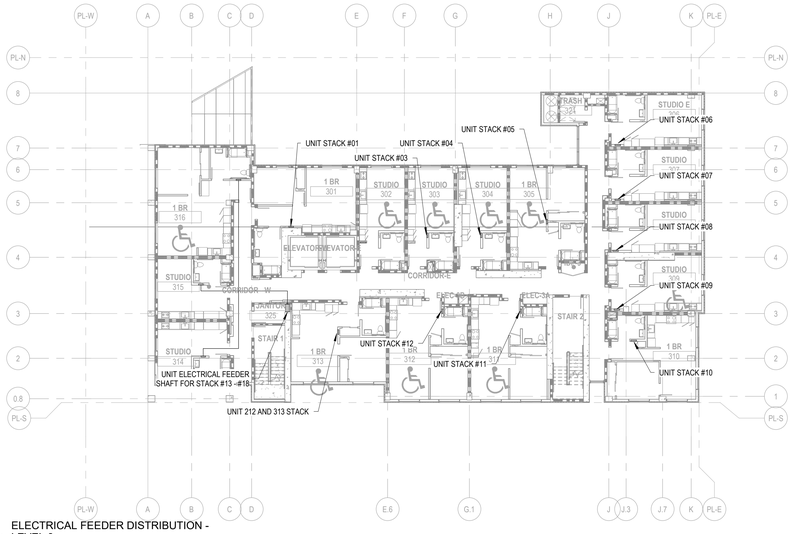
SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS.

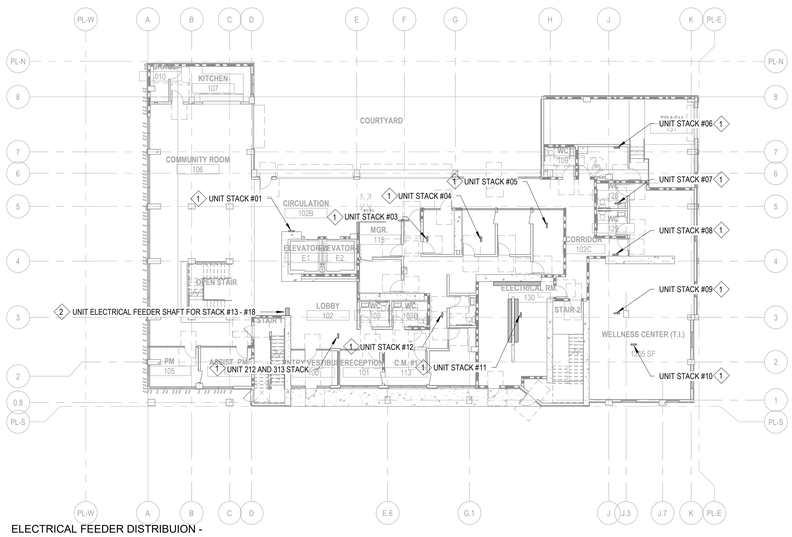
KEY NOTES:

1. UNIT FEEDERS SHALL BE ROUTED ON CEILING THEN UP TO UNIT LOAD CENTERS ON FLOORS ABOVE.
2. UNIT FEEDERS FOR STACKS #13 - #18 SHALL BE ROUTED UP ELECTRICAL SHAFT THEN ON CORRIDOR CEILING TO EACH DWELLING UNIT LOAD CENTER.

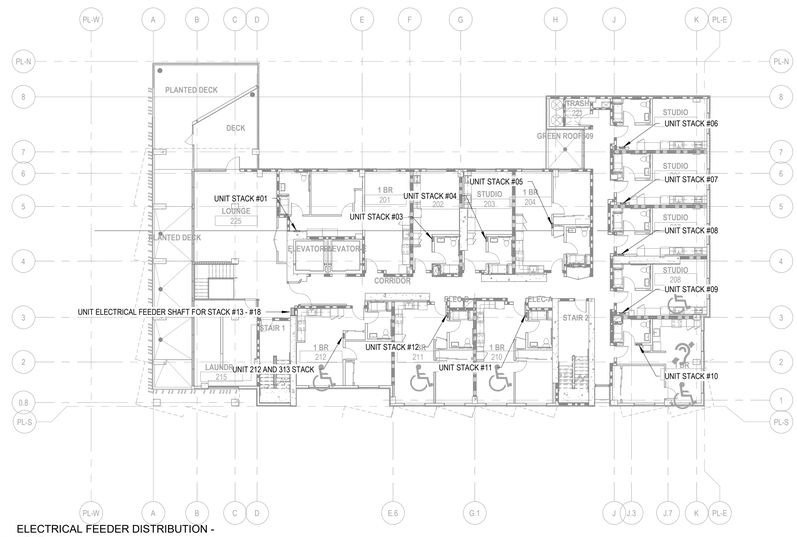


3 ELECTRICAL FEEDER DISTRIBUTION - LEVEL 3
1/16" = 1'-0"

4 ELECTRICAL FEEDER DISTRIBUTION - LEVEL 4 (TYP. 4-9)
1/16" = 1'-0"



1 ELECTRICAL FEEDER DISTRIBUION - LEVEL 1
1/16" = 1'-0"



2 ELECTRICAL FEEDER DISTRIBUTION - LEVEL 2
1/16" = 1'-0"

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ELECTRICAL FEEDER DISTRIBUTION PLANS

Scale:

1/16" = 1'-0"

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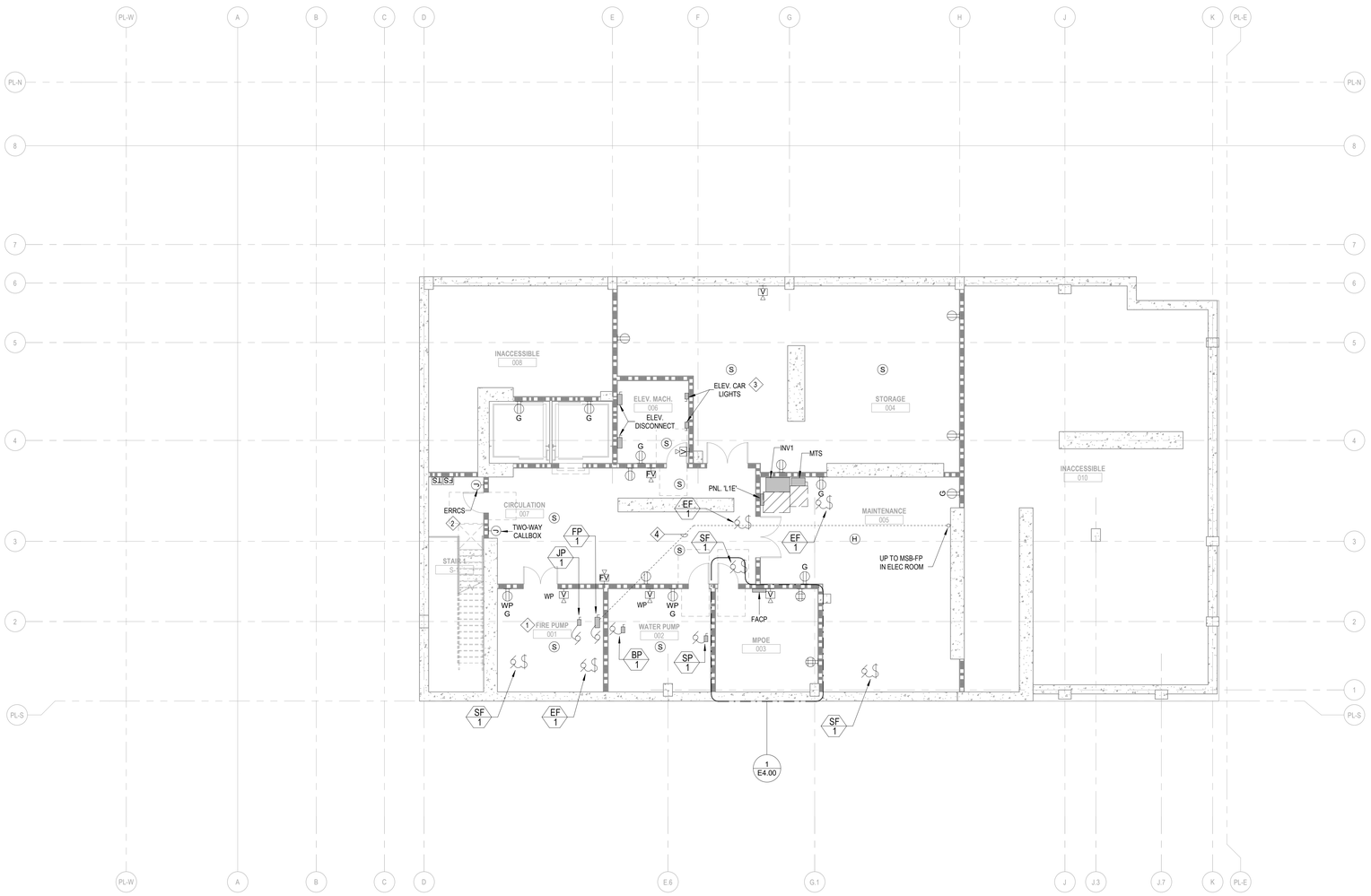
SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
2. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
3. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" TO BOTTOM OF BOX. DEVICES REQUIRING REACH OVER OBSTRUCTIONS SHALL BE LOCATED AT MAX. 44" AFF TO TOP OF BOX.

KEY NOTES:

1. ALL WIRING METHODS AND MATERIALS INSTALLED IN THE FIRE PUMP ROOM SHALL BE SUITABLE FOR USE IN A WET LOCATION.
2. ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.
3. PROVIDE FUSED DISCONNECT SWITCH IN ELEVATOR MACHINE ROOM FOR EACH ELEVATOR CAR LIGHTS. INSTALL PER NEC 620.53.
4. FIRE PUMP FEEDER CONDUCTORS SHALL BE ENCASED IN A MIN. 2" OF CONCRETE FROM FIRE PUMP SWITCHBOARD TO FIRE PUMP CONTROL PANEL



1 ELECTRICAL BASEMENT
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - BASEMENT

Scale:

1/8" = 1'-0"

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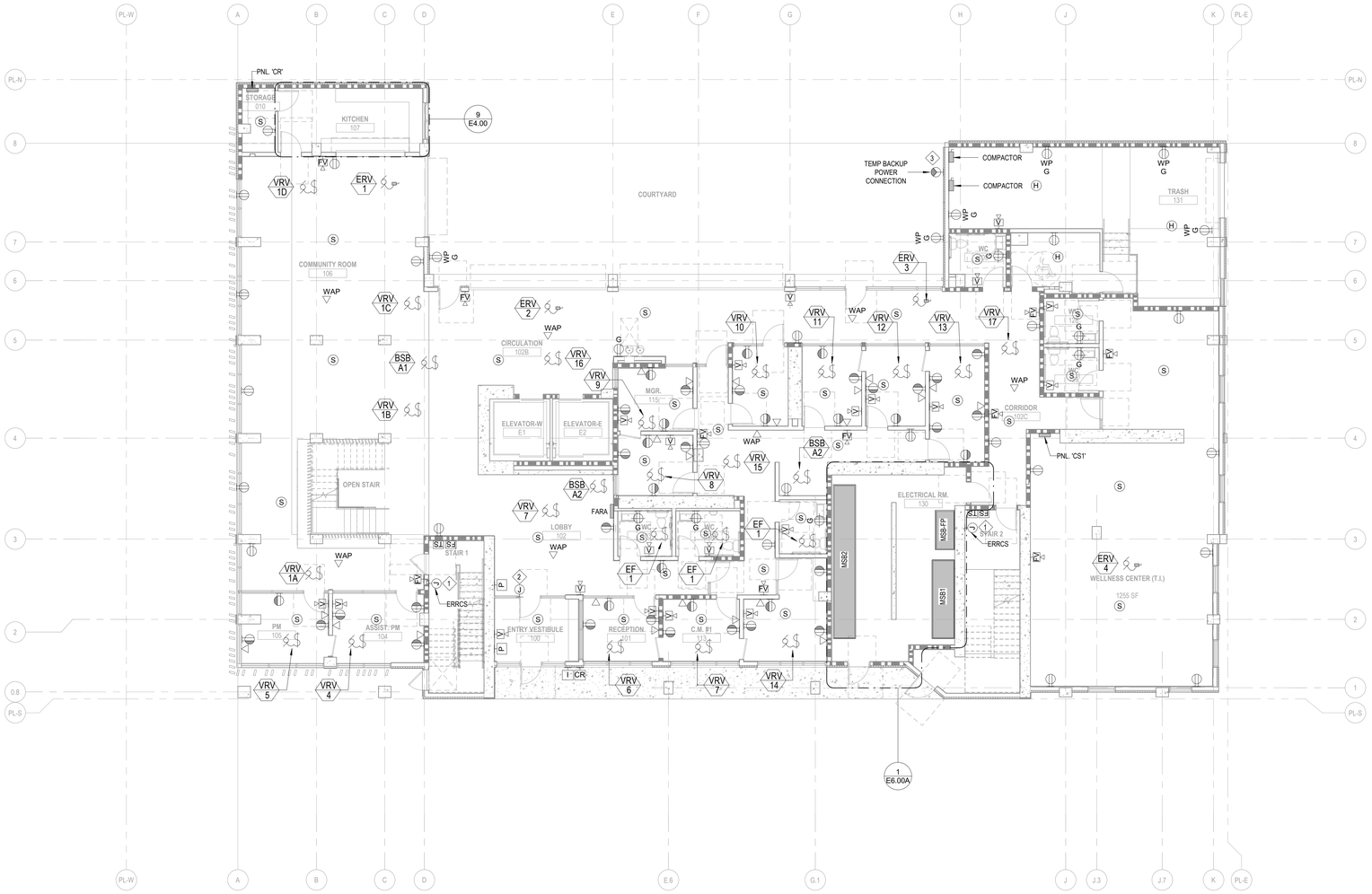
SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
2. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
3. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" TO BOTTOM OF BOX. DEVICES REQUIRING REACH OVER OBSTRUCTIONS SHALL BE LOCATED AT MAX. 44" AFF TO TOP OF BOX.
4. CONNECT CONTROLLED RECEPTACLES TO ROOM PLUG-IN CONTROLLER AND OCCUPANCY SENSOR. CONTROLLED RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES. INSTALL PER TITLE 24 SECTION 130.5(*d*).

KEY NOTES:

1. ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.
2. AUTOMATIC DOOR OPERATOR. CONNECT TO DOOR PUSH PAD.
3. OWNER TO PROVIDE TERMPORARY POWER SOURCE IF THE BUILDING IS OCCUPIED AND THE LIGHTING INVERTER IS OUT OF SERVICE FOR MAINTENANCE. PROVIDE TWIST LOCK CS8269 RECEPTACLE WITH LOCKABLE NEMA 3R ENCLOSURE. INSTALL FLUSH AND COORDINATE EXACT LOCATION WITH ARCHITECT.



1 ELECTRICAL LEVEL 1
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

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SHEET NOTES:

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2. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
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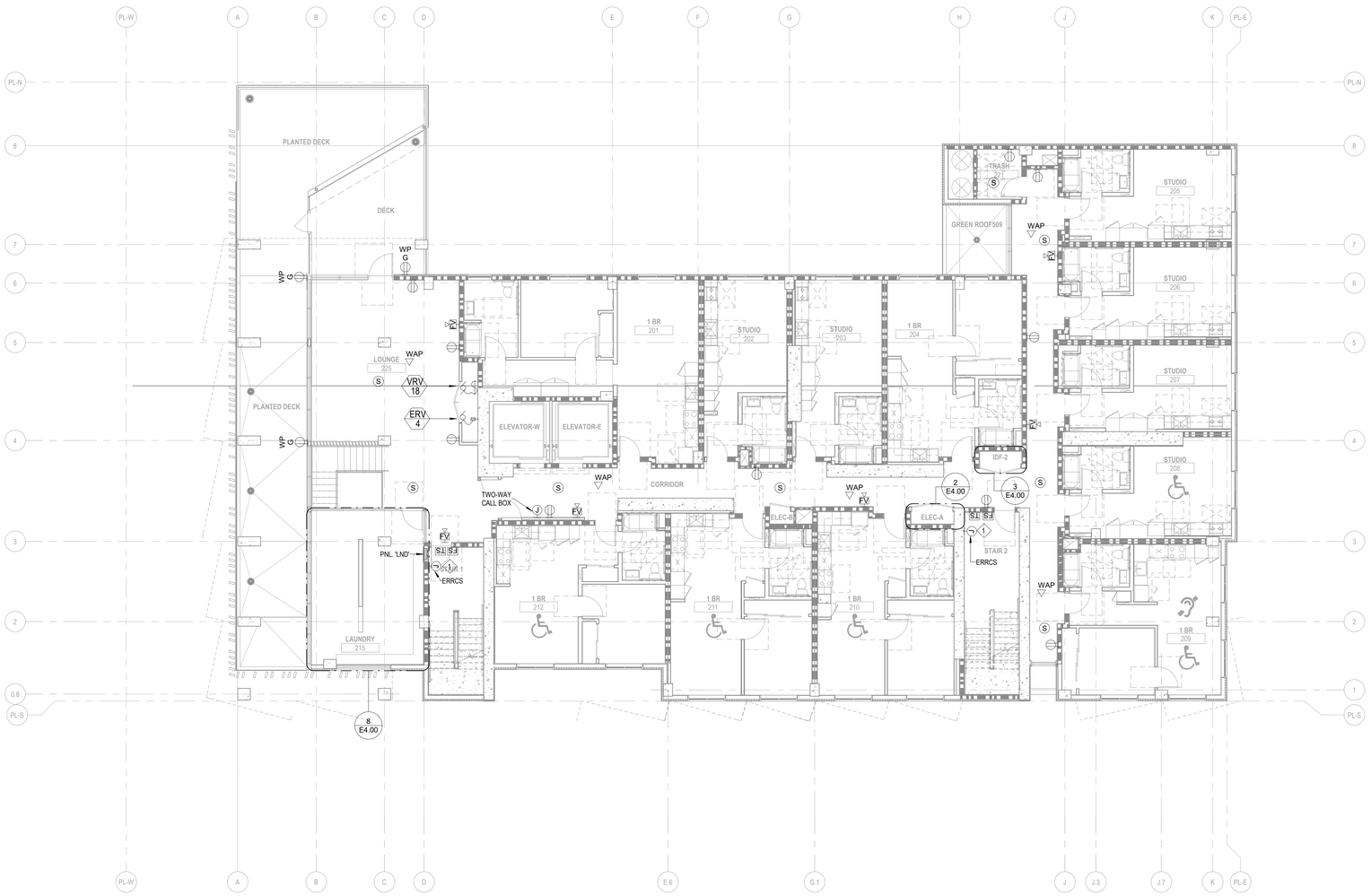
4. CONNECT CONTROLLED RECEPTACLES TO ROOM PLUG-IN CONTROLLER AND OCCUPANCY SENSOR. CONTROLLED RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES. INSTALL PER TITLE 24 SECTION 130.5(*d*).

KEY NOTES:

1. ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.



1 ELECTRICAL LEVEL 2
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

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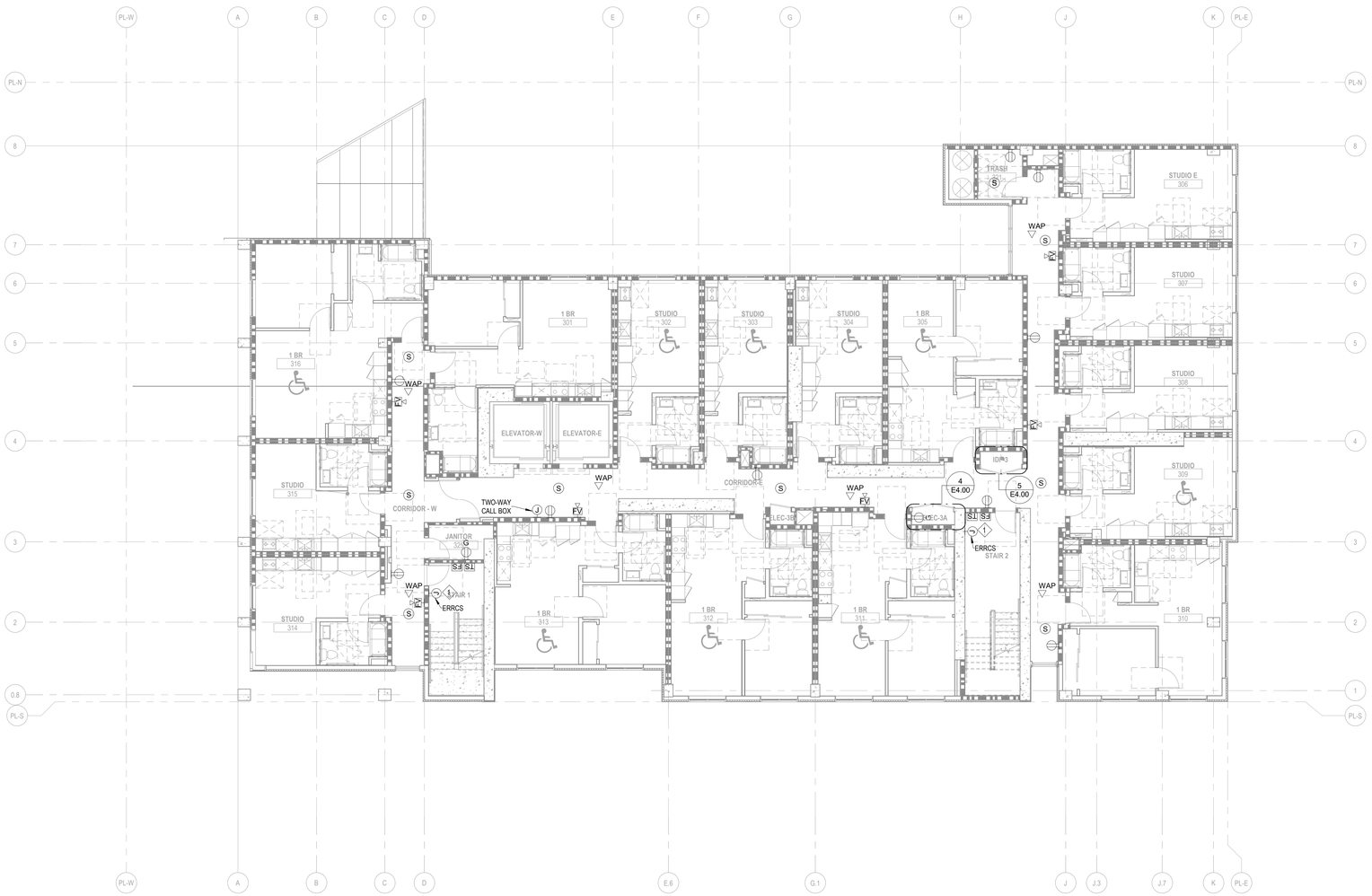
SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
2. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
3. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" TO BOTTOM OF BOX. DEVICES REQUIRING REACH OVER OBSTRUCTIONS SHALL BE LOCATED AT MAX. 44" AFF TO TOP OF BOX.
4. CONNECT CONTROLLED RECEPTACLES TO ROOM PLUG-IN CONTROLLER AND OCCUPANCY SENSOR. CONTROLLED RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES. INSTALL PER TITLE 24 SECTION 130.5(d).

KEY NOTES:

1. ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.



1 ELECTRICAL LEVEL 3
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 3

Scale:

1/8" = 1'-0"

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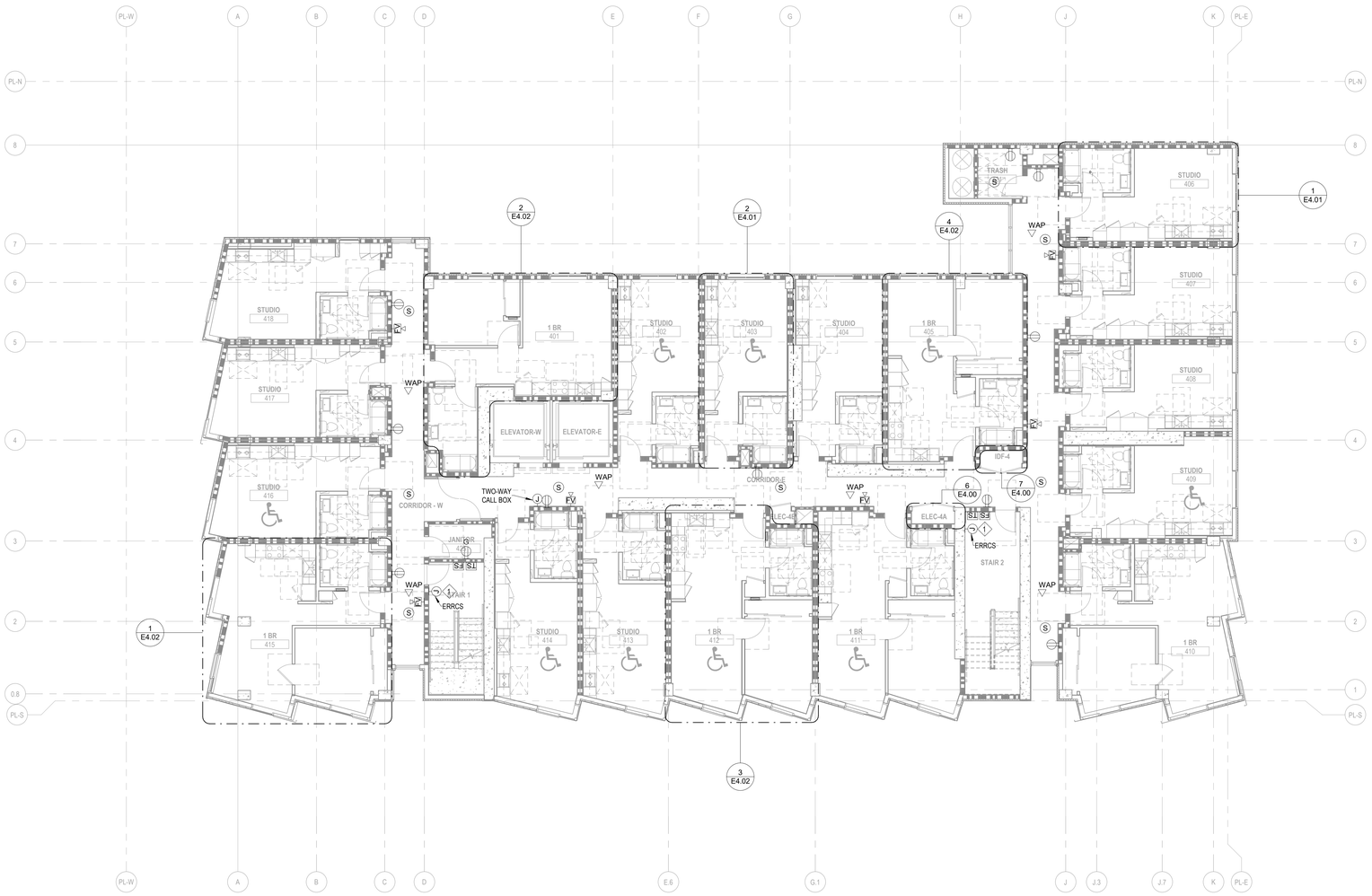
E2.03

SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
2. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
3. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND MIN. 15" TO BOTTOM OF BOX. DEVICES REQUIRING REACH OVER OBSTRUCTIONS SHALL BE LOCATED AT MAX. 44" AFF TO TOP OF BOX.
4. CONNECT CONTROLLED RECEPTACLES TO ROOM PLUG-IN CONTROLLER AND OCCUPANCY SENSOR. CONTROLLED RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES. INSTALL PER TITLE 24 SECTION 130.5(*d*).

KEY NOTES:

1 ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.



1 ELECTRICAL LEVEL 4 - 8
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 4, 5, 6, 7, 8

Scale:

1/8" = 1'-0"

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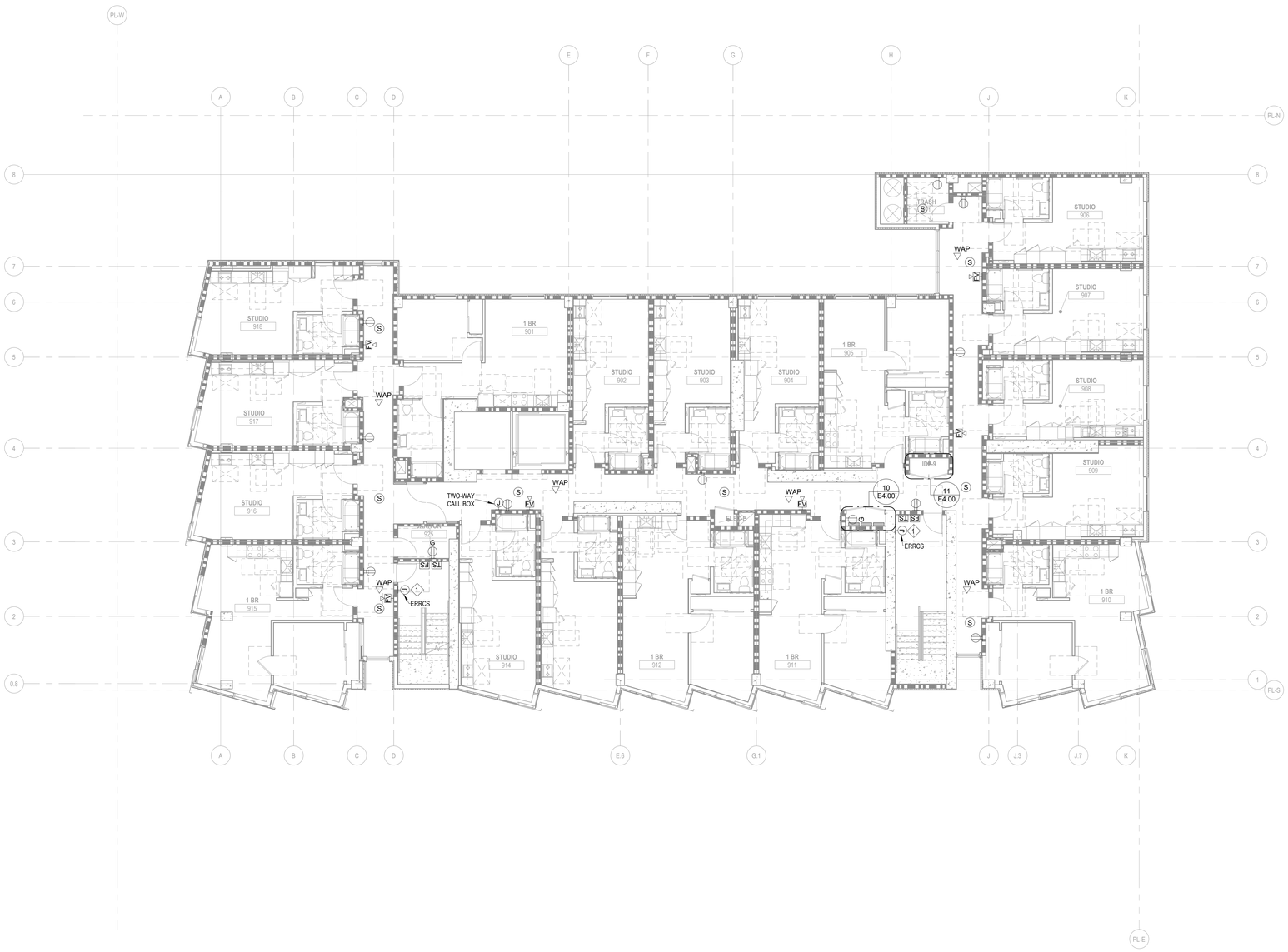

1 ELECTRICAL LEVEL 9
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 9

Scale:

1/8" = 1'-0"

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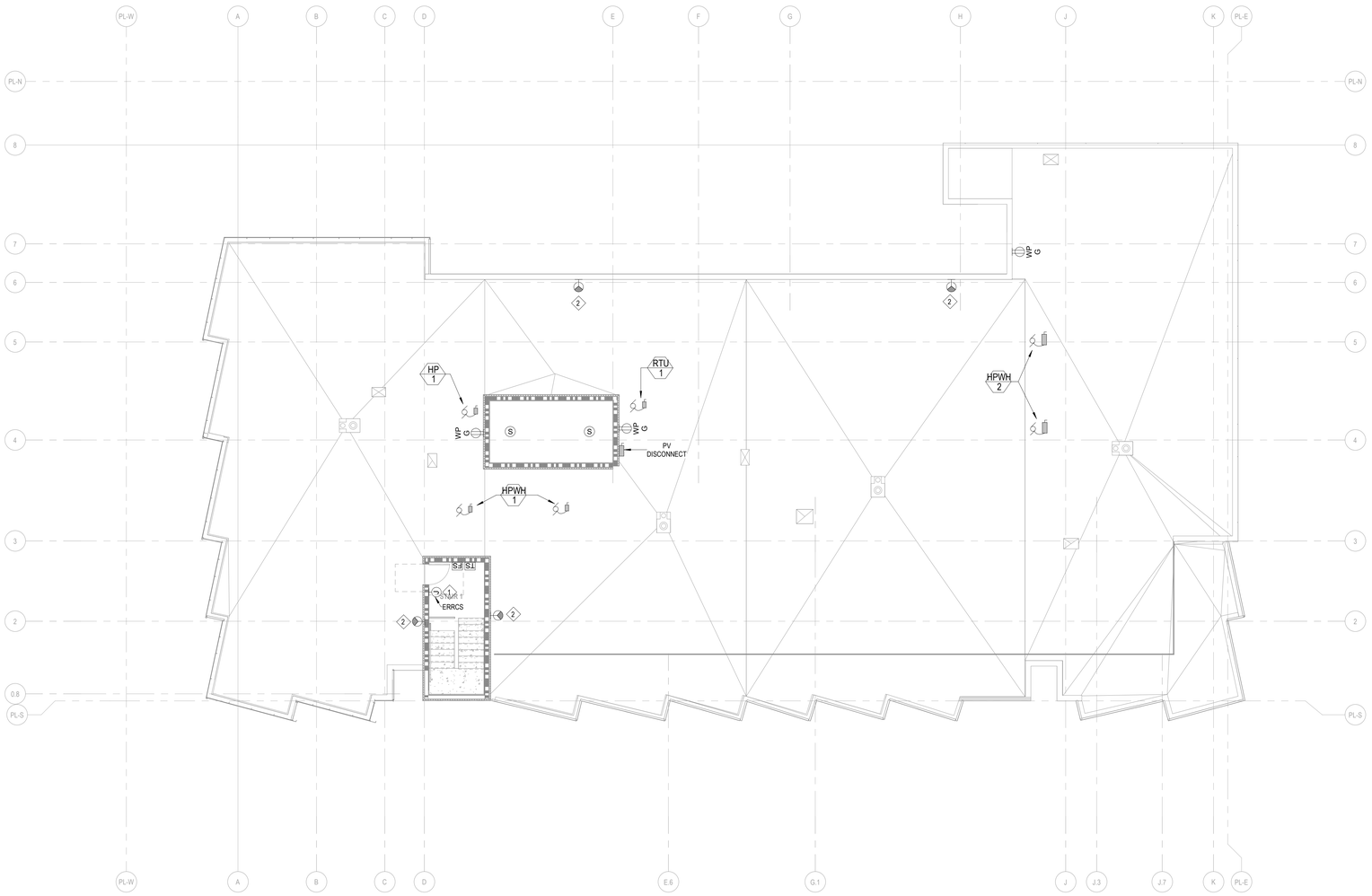

1 ELECTRICAL ROOF
1/8" = 1'-0"

SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
2. ALL EXTERIOR EQUIPMENT SHALL BE OUTDOOR RATED.
3. PROVIDE GFCI RECEPTACLES WITHIN 25' AND ON SAME LEVEL OF MECHANICAL EQUIPMENT AT ROOF AREA.
4. RECEPTACLE LOADS ON ROOF LEVEL ARE FED FROM PNL. 'R9' ON LEVEL 9 U.O.N.
5. SEAL ALL ROOF PENETRATIONS PER ARCHITECTURAL DETAILS AND SPECIFICATIONS.
6. SEAL END OF UNUSED CONDUITS.

KEY NOTES:

1. ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.
2. PRIVIDE NEMA L6-30R WATERTIGHT OUTLET WITH STRAIN RELIEF ATTACHMENT FOR EBM EQUIPMENT. COORDINATE EXACT LOCATION WITH ARCHITECTURAL DRAWINGS.

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ELECTRICAL ROOF PLAN

Scale:

1/8" = 1'-0"

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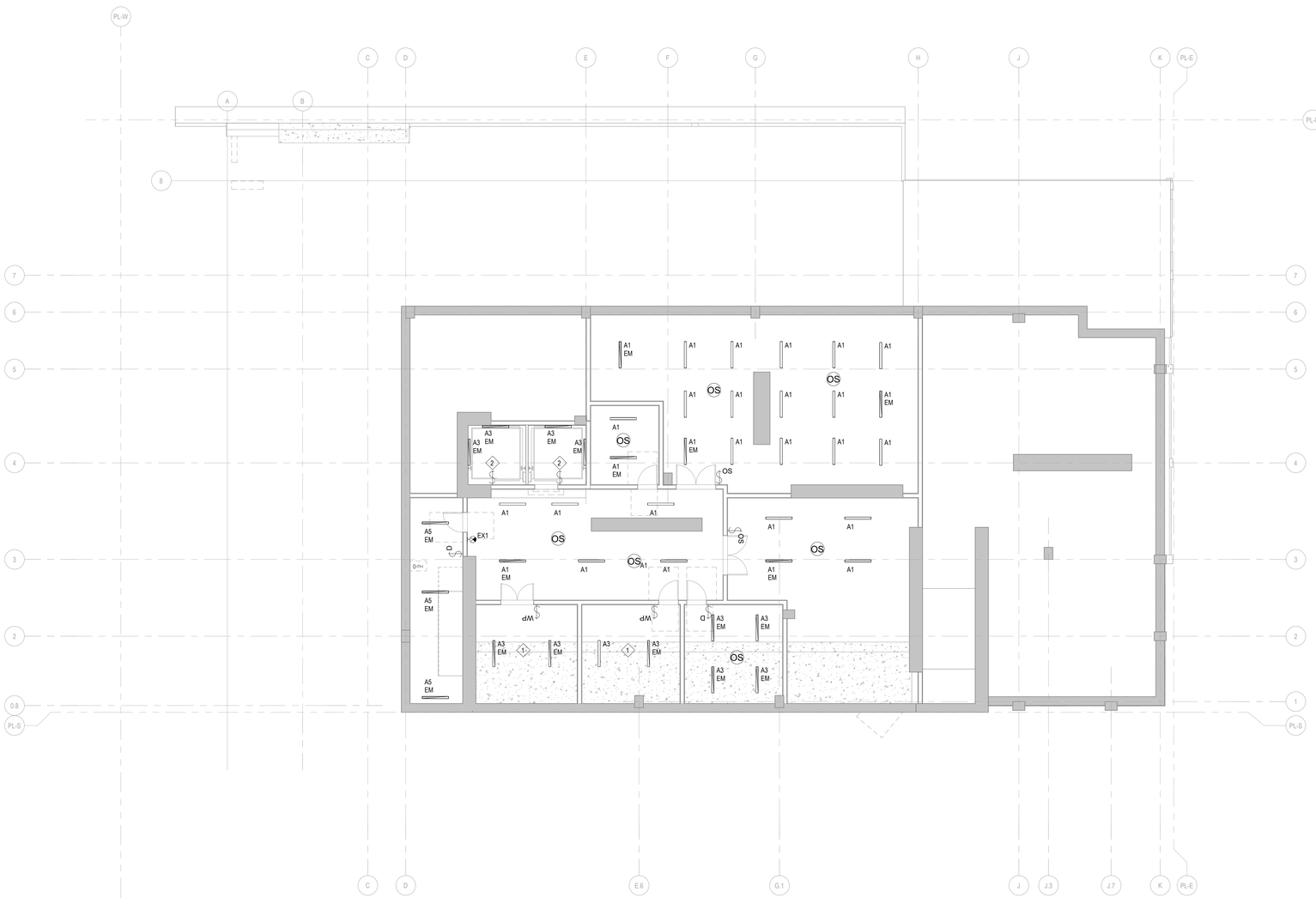
SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
2. STAIR, LOBBY, AND CORRIDOR LIGHTINS ARE ALWAYS ON AT THE HALF LEVEL WHEN THE AREA IS UNOCCUPIED. OCCUPANCY SENSOR SHALL TURN LIGHTING FIXTURES IN THEIR AREA TO FULL BRIGHTNESS.
3. LIGHTING CONTROLS SHALL BE CAPABLE OF AUTOMATICALLY REDUCING LIGHTING POWER BY A MINIMUM OF 15% IN RESPONSE TO A DEMAND RESPONSE SIGNAL PER 2022 ENERGY EFFICIENCY STANDARDS.
4. EMERGENCY 'EM' EGRESS LIGHTING FIXTURES SHALL BE FED FROM ERMERGENCY LIGHTING INVERTER VIA EMERGENCY LIGHTING PANELBOARD.

KEY NOTES:

1. ALL WIRING METHODS AND MATERIALS INSTALLED IN THE PUMP ROOM SHALL BE SUITABLE FOR USE IN A WET LOCATION.
2. INSTALL LIGHTING FIXTURE WITH SWITCH IN ELEVATOR PIT. COORDINATE WITH ELEVATOR MANUFACTURER.



1 LIGHTING BASEMENT
1/8" = 1'-0"

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LIGHTING PLAN - BASEMENT

Scale:

1/8" = 1'-0"

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SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
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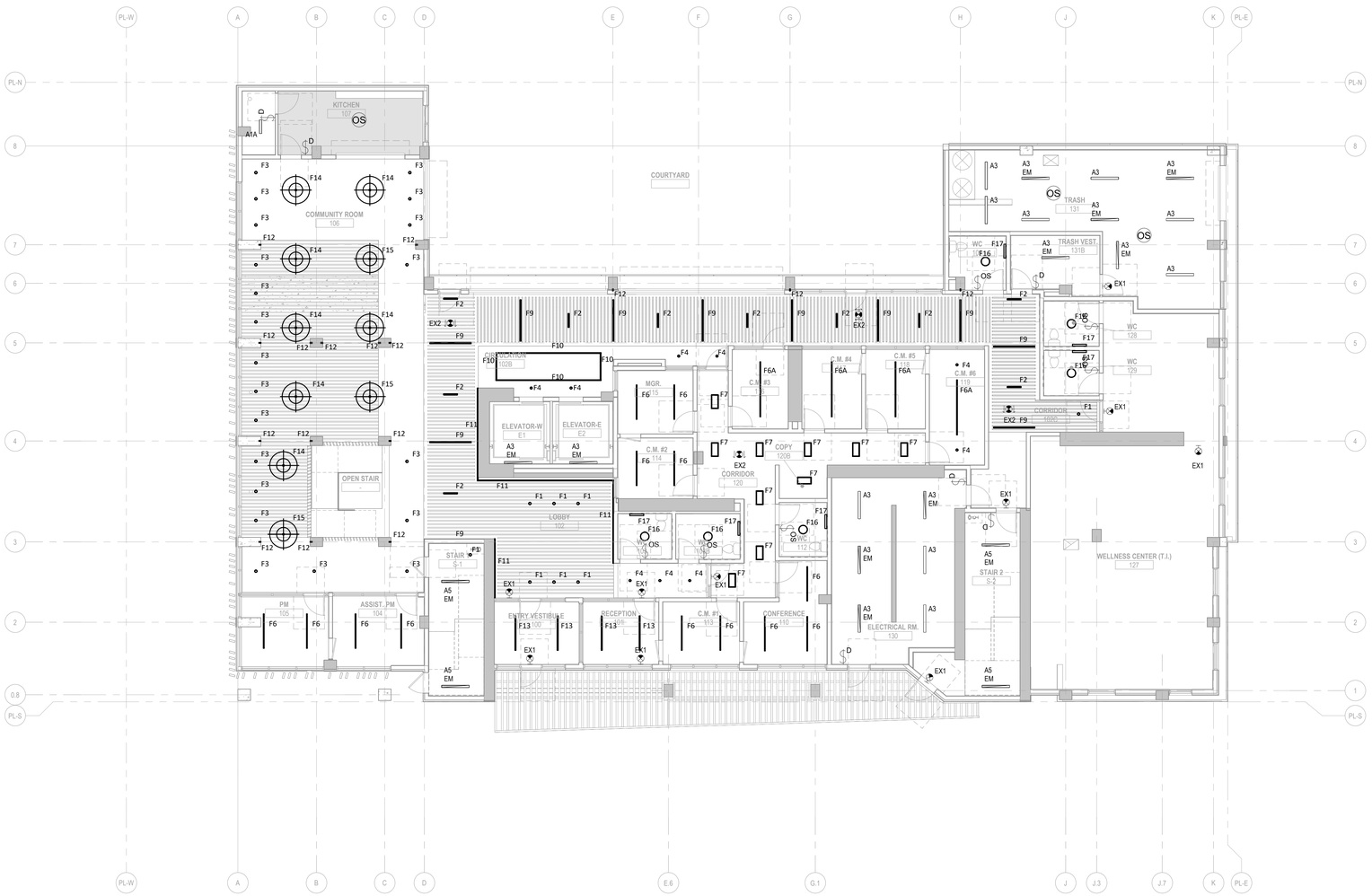
4. EMERGENCY 'EM' EGRESS LIGHTING FIXTURES SHALL BE FED FROM ERMERGENCY LIGHTING INVERTER VIA EMERGENCY LIGHTING PANELBOARD.
5. SEE A2 SERIES FOR SITE LIGHTING.

KEY NOTES:

1 XX



1 LIGHTING LEVEL 1
1/8" = 1'-0"

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LIGHTING PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

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SHEET NOTES:

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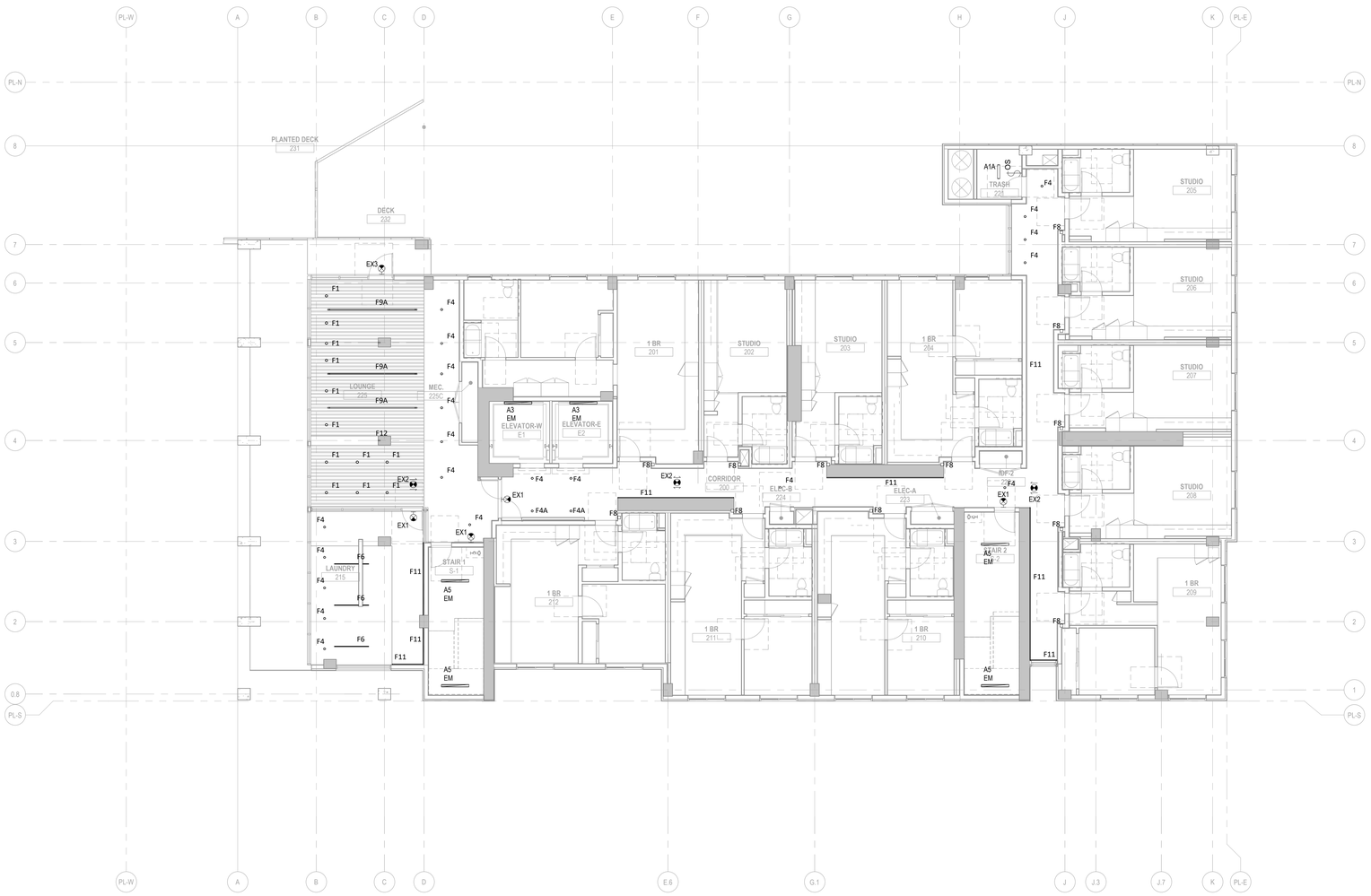
4. EMERGENCY 'EM' EGRESS LIGHTING FIXTURES SHALL BE FED FROM ERMERGENCY LIGHTING INVERTER VIA EMERGENCY LIGHTING PANELBOARD.

KEY NOTES:

1 XX



1 LIGHTING LEVEL 2
1/8" = 1'-0"

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LIGHTING PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

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4. EMERGENCY 'EM' EGRESS LIGHTING FIXTURES SHALL BE FED FROM ERMERGENCY LIGHTING INVERTER VIA EMERGENCY LIGHTING PANELBOARD.

KEY NOTES:

1 XX

1 LIGHTING LEVEL 3
1/8" = 1'-0"

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LIGHTING PLAN - LEVEL 3

Scale:

1/8" = 1'-0"

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Date:	04 DEC 2017	

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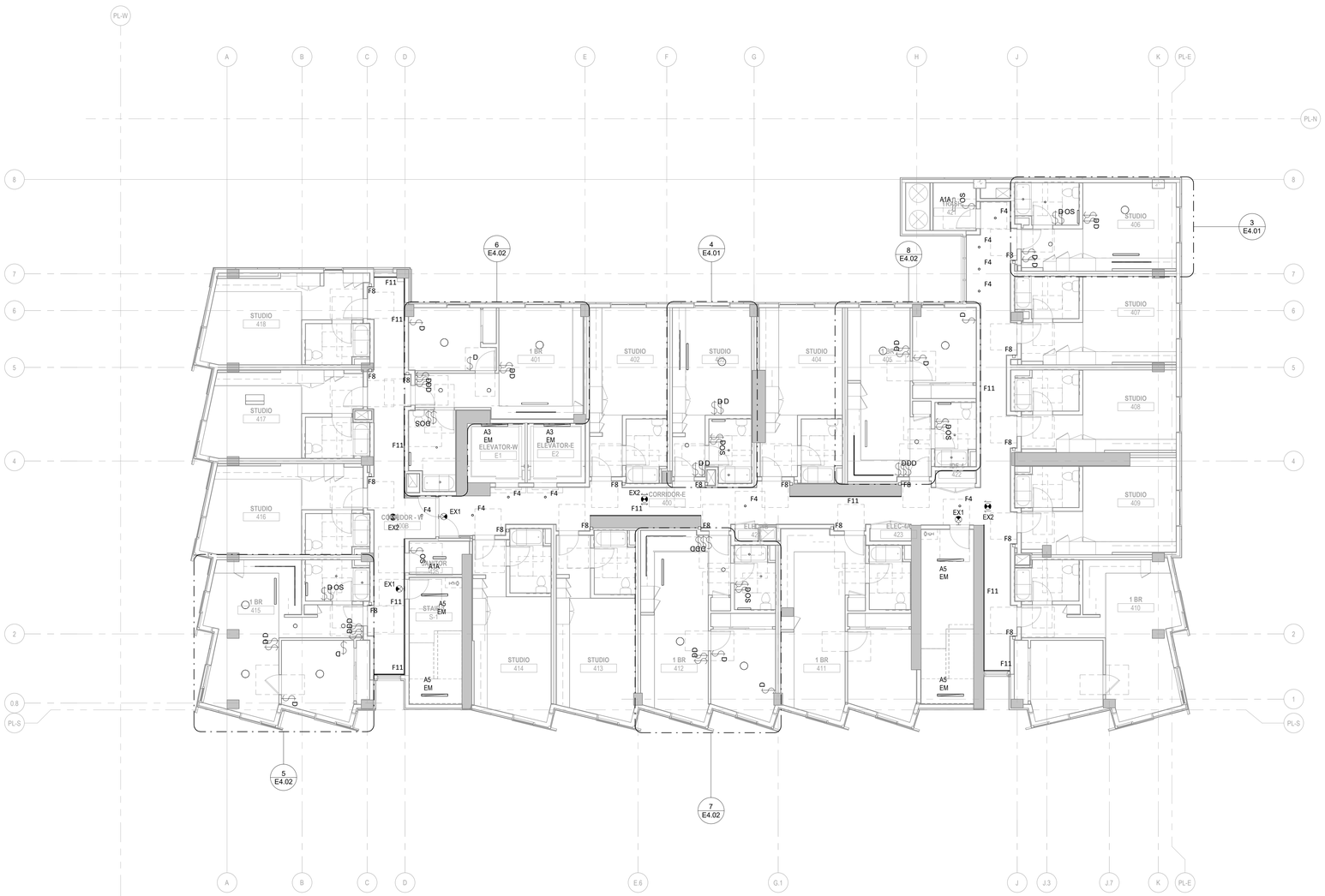
KEY NOTES:

1 XX



1 LIGHTING LEVEL 4
1/8" = 1'-0"

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LIGHTING PLAN - LEVEL 4, 5, 6, 7, 8

Scale:

1/8" = 1'-0"

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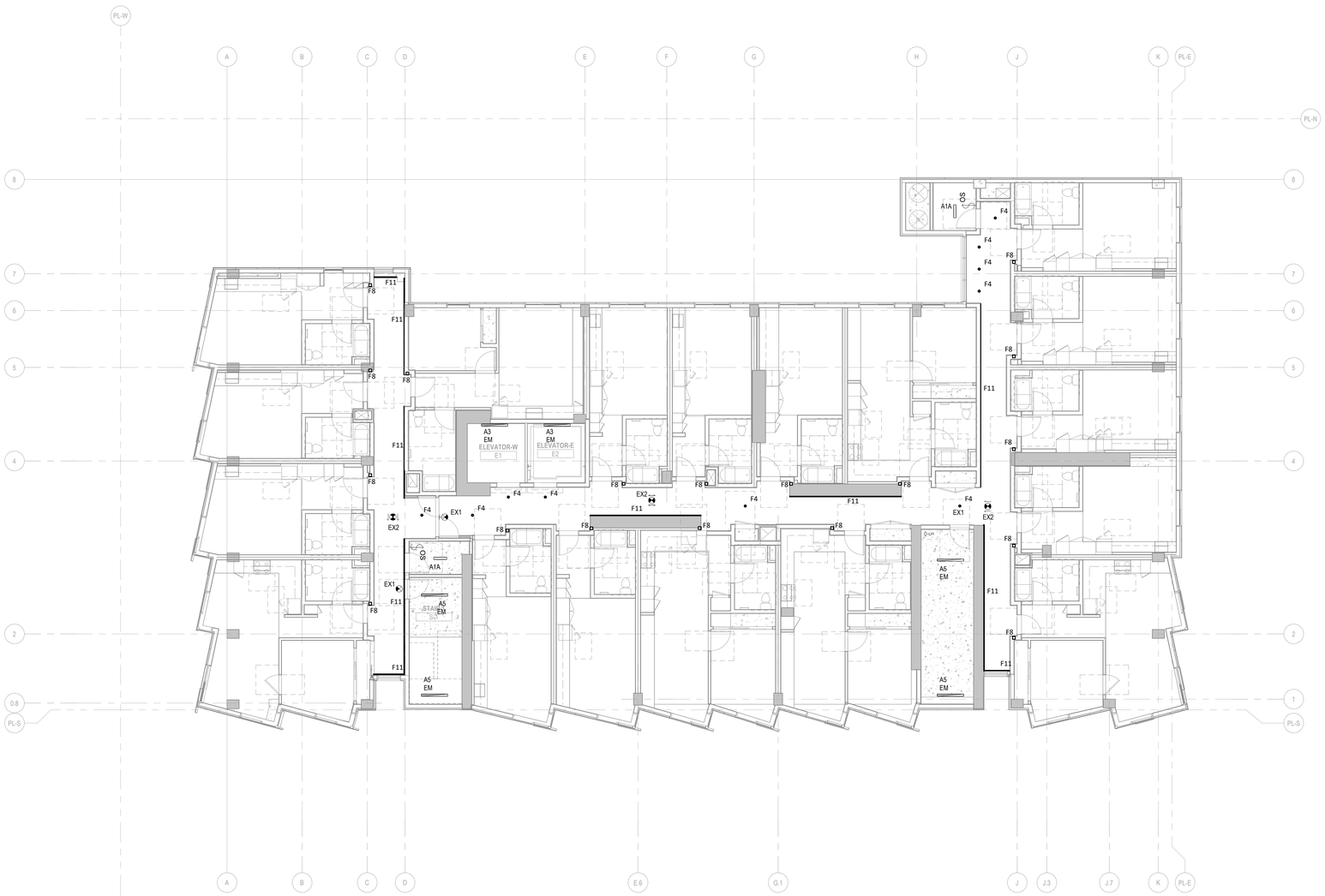
KEY NOTES:

1 XX



1 LIGHTING LEVEL 9
1/8" = 1'-0"

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LIGHTING PLAN - LEVEL 9

Scale:

1/8" = 1'-0"

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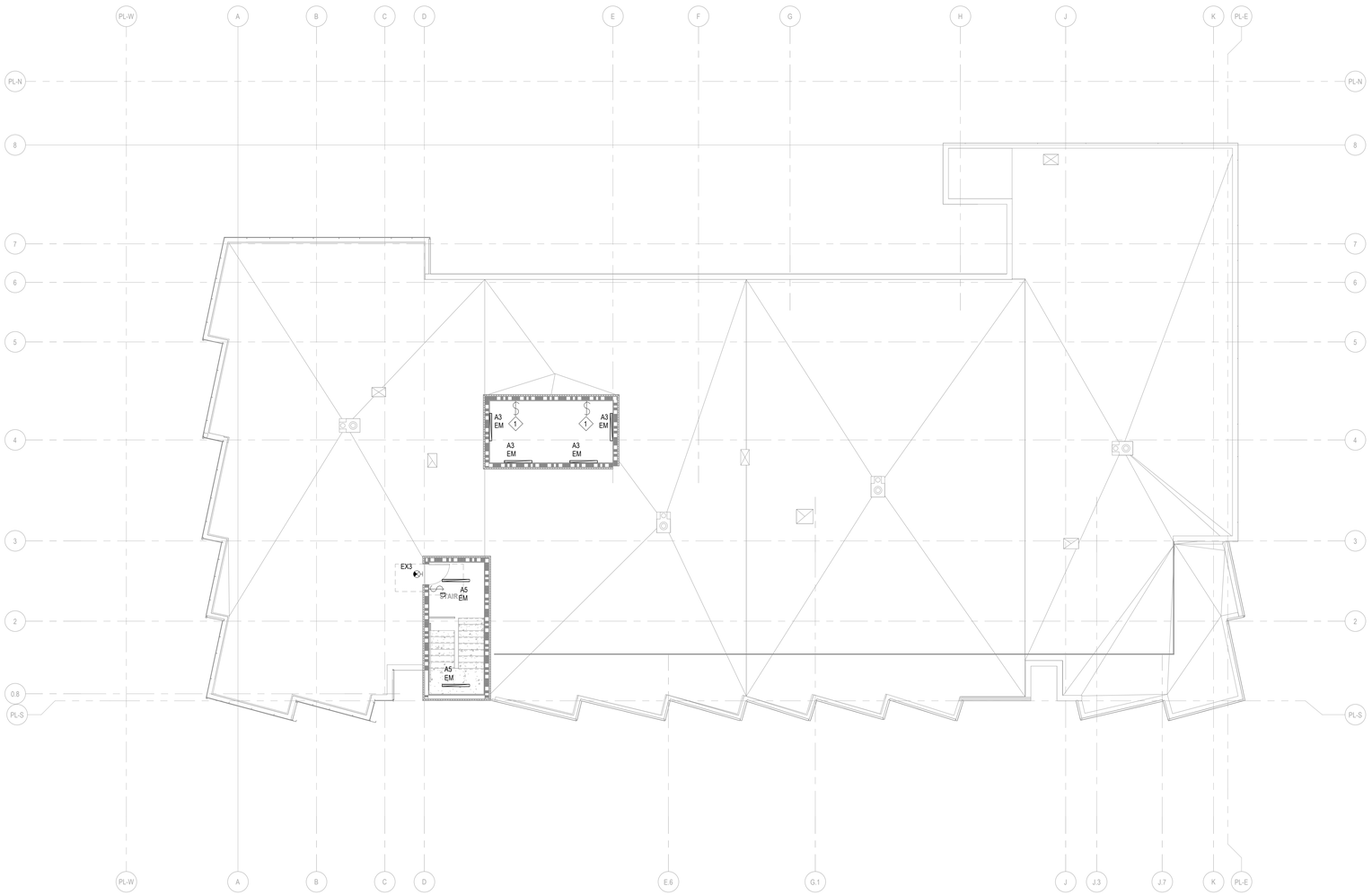
4. EMERGENCY 'EM' EGRESS LIGHTING FIXTURES SHALL BE FED FROM ERMERGENCY LIGHTING INVERTER VIA EMERGENCY LIGHTING PANELBOARD.

KEY NOTES:

1. INSTALL LIGHTING FIXTURE WITH SWITCH IN TOP OF ELEVATOR SHAFT. COORDINATE WITH ELEVATOR MANUFACTURER.



1 LIGHTING ROOF
1/8" = 1'-0"

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LIGHTING ROOF PLAN

Scale:

1/8" = 1'-0"

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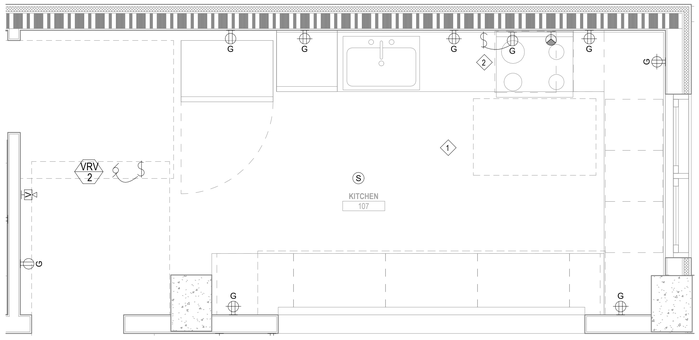
SHEET NOTES:

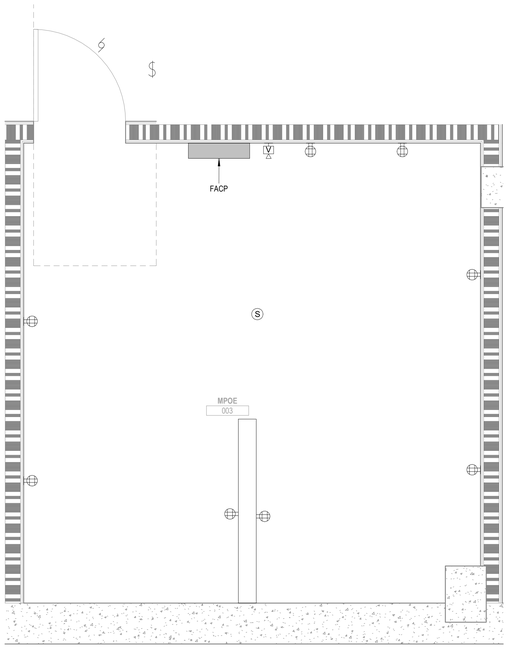
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.

KEY NOTES:

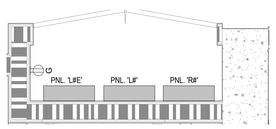
1. LIGHTING FIXTURES IN THIS ROOM BY LIGHTING DESIGNER.
2. PROVIDE COMPATIBLE DUAL SWITCH FOR HOOD FAN AND LIGHT. FAN AND LIGHT SHALL BE CONTROLLED SEPARATELY AND HAVE SAME FUNCTIONALITY AS FACTORY HOOD. DUAL SWITCH SHALL BE PER ARCHITECTURAL SPECS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.



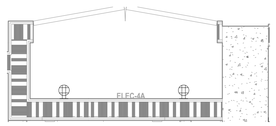
9 ELECTRICAL ENLARGED PLAN - COMMUNITY KITCHEN
1/2" = 1'-0"



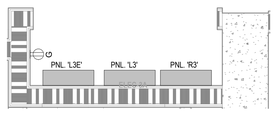
1 ELECTRICAL ENLARGED PLAN - MPOE ROOM
1/2" = 1'-0"



10 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 5, 7, 9
1/2" = 1'-0"

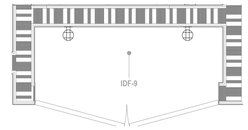


6 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 4, 6, 8
1/2" = 1'-0"

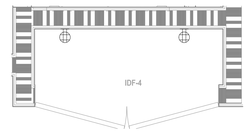


4 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 3
1/2" = 1'-0"

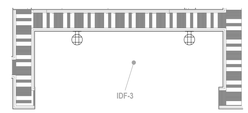
2 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 2
1/2" = 1'-0"



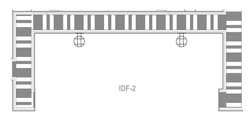
11 ELECTRICAL ENLARGED PLAN - IDF CLOSET LEVEL 9
1/2" = 1'-0"



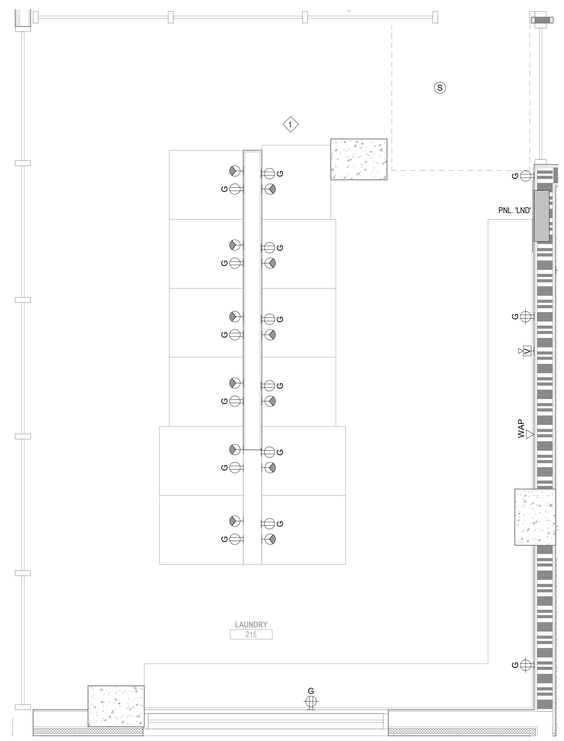
7 ELECTRICAL ENLARGED PLAN - IDF CLOSET LEVEL 4, 6, 8
1/2" = 1'-0"



5 ELECTRICAL ENLARGED PLAN - IDF CLOSET LEVEL 3
1/2" = 1'-0"



3 ELECTRICAL ENLARGED PLAN - IDF CLOSET LEVEL 2
1/2" = 1'-0"



8 ELECTRICAL ENLARGED PLAN - LAUNDRY ROOM
1/2" = 1'-0"

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ELECTRICAL ENLARGED PLANS

Scale:

1/2" = 1'-0"

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Date:	04 DEC 2017	

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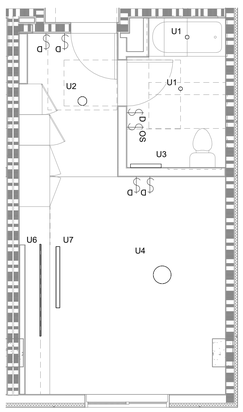
KEY NOTES:

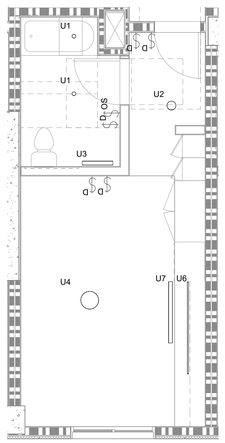
1. INSTALL RECEPTACLE INSIDE MDU PANEL.
2. FOR MOBILITY UNITS: PROVIDE COMPATIBLE DUAL SWITCH FOR HOOD FAN AND LIGHT. FAN AND LIGHT SHALL BE CONTROLLED SEPARATELY AND HAVE SAME FUNCTIONALITY AS FACTORY HOOD. DUAL SWITCH SHALL BE PER ARCHITECTURAL SPECS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

SHEET NOTES:

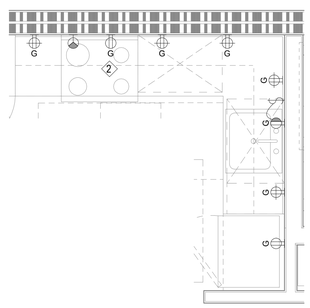
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.
2. ENSURE OUTLETS ARE IN COMPLIANCE WITH ALL FEDERAL AND LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL 2/ E6.02 FOR COUNTERTOP REACH RANGE.
3. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX AND NOT REQUIRE GRASPING OR TWISTING TO OPERATE.
4. DEVICE BOXES FOR OUTLETS AND SWITCHES SHALL BE LOCATED AT MAX. 48" AFF TO TOP OF BOX, AND MIN. 15" AFF TO BOTTOM OF BOX. DEVICES REQUIRING REACH OVER OBSTRUCTIONS SHALL BE LOCATED AT MAX. 44" AFF TO TOP OF BOX.
5. IN EACH SECTION OF KITCHEN COUNTERTOP ALL OUTLETS SHALL BE PLACED WITH A REACH RAGE OF MAX. 24" FROM EDGE OF COUNTERTOP OR FACE OF APPLIANCE, TO FACE OF OUTLET. LOCATE AT LEAST 12" FROM INSIDE CORNERS OF CABINET LAYOUTS OR FROM PROJECTING APPLIANCES.
6. FIRE ALARM HORN IN ADAPTABLE UNITS: THE BACK BOX AND CONDUITS ARE PROVISIONS FOR FUTURE FIRE ALARM HORN/ STROBE STATIONS.



3 LIGHTING ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"

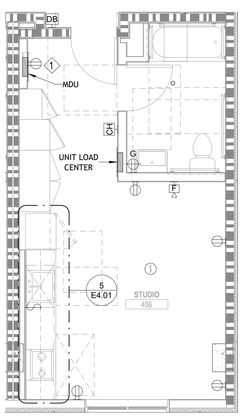


4 LIGHTING ENLARGED UNIT PLAN - STUDIO TYPE 2 (403)
1/4" = 1'-0"

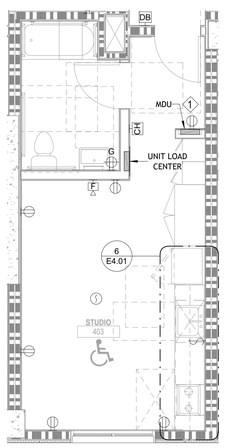


7 ELECTRICAL ENLARGED UNIT KITCHEN PLAN - TYPE 3
1/2" = 1'-0"

CORRIDOR-E



1 ELECTRICAL ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"



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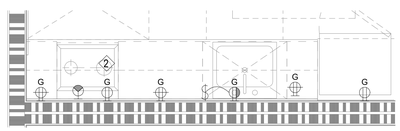
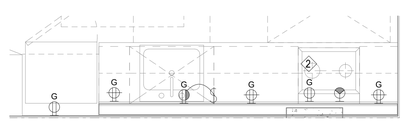
1/4" = 1'-0"



6 ELECTRICAL ENLARGED UNIT KITCHEN PLAN - TYPE 2
1/2" = 1'-0"



5 ELECTRICAL ENLARGED UNIT KITCHEN PLAN - TYPE 1
1/2" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

Disclaimer:

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ELECTRICAL ENLARGED UNIT PLANS

Scale:

As indicated

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Drawn By:	Author	Sheet Number:
Checked:	Checker	E4.01
Date:	04 DEC 2017	

KEY NOTES:

1. INSTALL RECEPTACLE INSIDE MDU PANEL.

SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.
2. ENSURE OUTLETS ARE IN COMPLIANCE WITH ALL FEDERAL AND LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL 2/ E6.02 FOR COUNTERTOP REACH RANGE.
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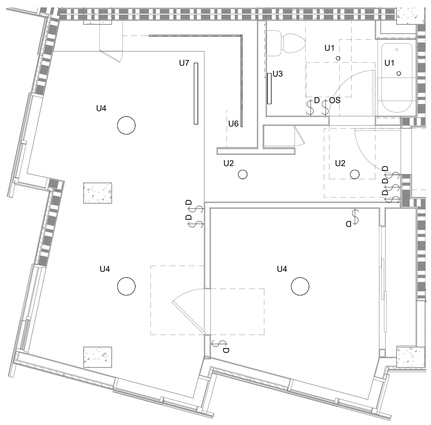
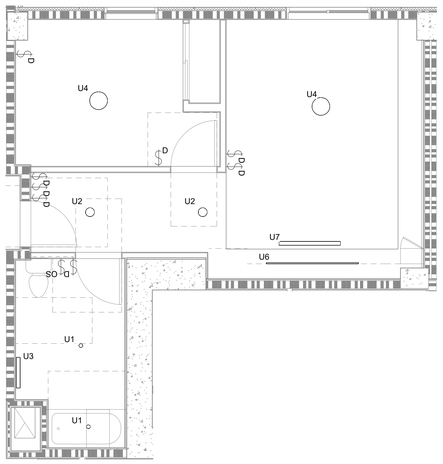
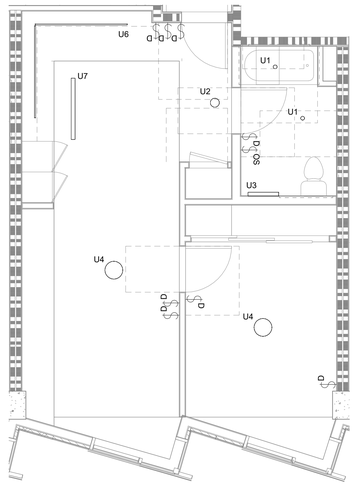


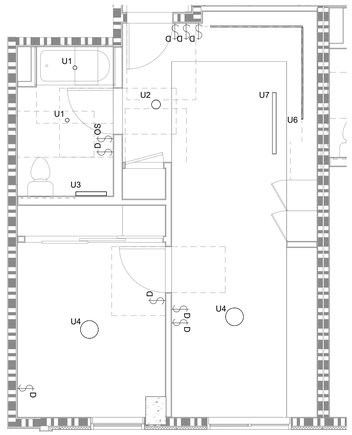
5 LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 1 (415)
1/4" = 1'-0"



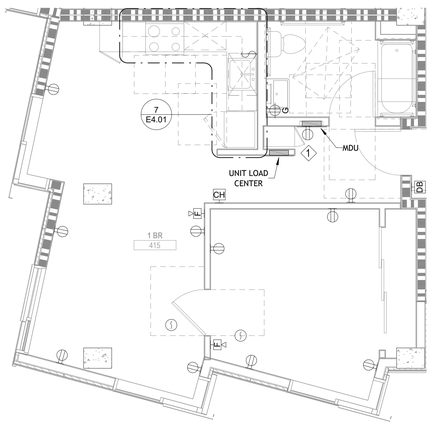
6 LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 2 (401)
1/4" = 1'-0"



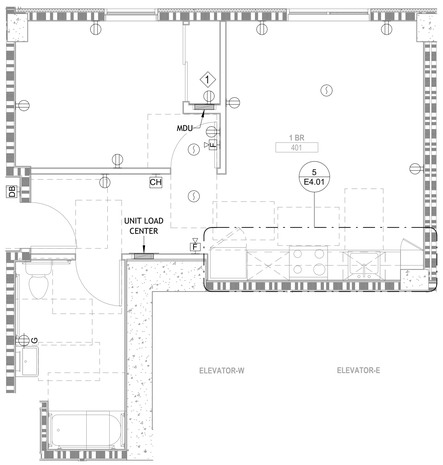
7 LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



8 LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"



1 ELECTRICAL ENLARGED UNIT PLAN - 1 BR TYPE 1 (415)
1/4" = 1'-0"



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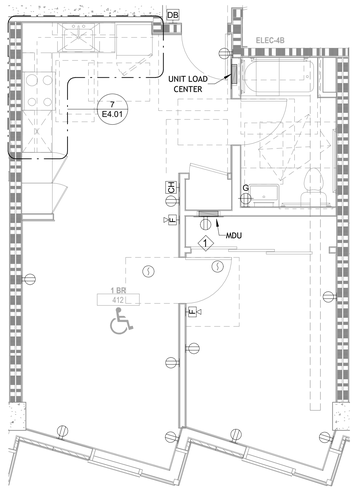
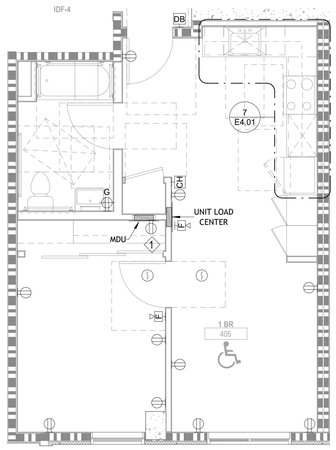
1/4" = 1'-0"



3 ELECTRICAL ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



4 ELECTRICAL ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

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Project Title:

Sheet Title:

ELECTRICAL ENLARGED UNIT PLANS

Scale:

1/4" = 1'-0"

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hcl architecture

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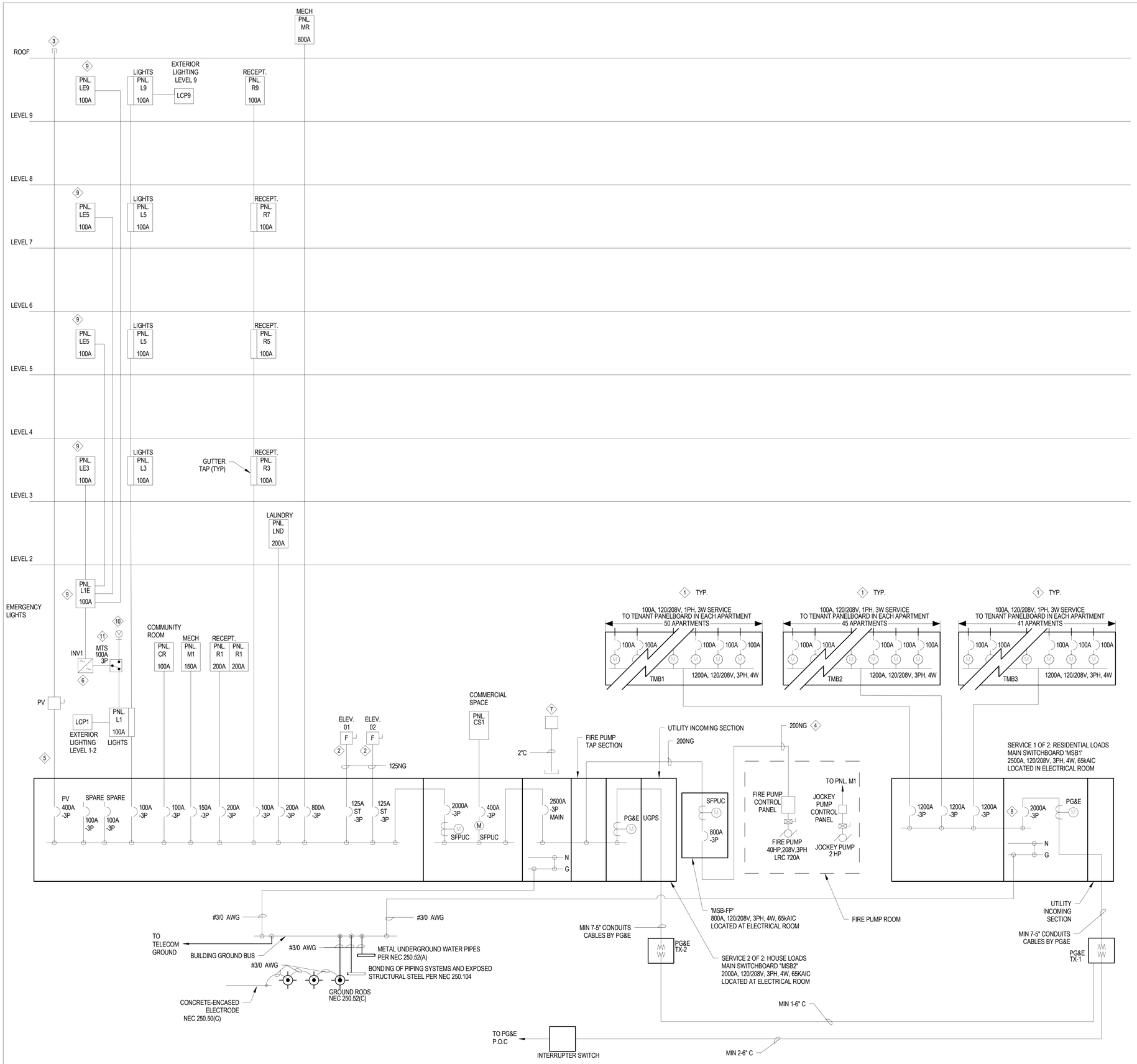
Date:	04 DEC 2017	



1 ELECTRICAL SINGLE LINE DIAGRAM

SCALE: NONE

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

SHEET NOTES:

1. REFER TO SHEET E0.02 FOR ELECTRICAL LOAD CALCULATION.
2. RESIDENTIAL LOAD CENTER MAIN FEEDER: COPPER WIRING SHOWN AS BASIS OF DESIGN.
3. PROVIDE SHORT CIRCUIT, ARC-FLASH AND COORDINATION STUDIES OF POWER DISTRIBUTION TO DETERMINE FINAL SYMMETRICAL INTERRUPTING CAPACITY, ARC-FLASH PROTECTION AND COORDINATION SETTINGS OF SWITCHBOARDS, METER CENTERS, DISTRIBUTION BOARDS, PANEL BOARDS AND LOAD CENTERS.
4. PROVIDE CONCRETE ENCASED GROUNDING ELECTRODE CONDUCTOR IN ACCORDANCE WITH CEC TABLE 250.66. PROVIDE 1/0 KCMIL COPPER ELECTRODE CONDUCTOR. PROVIDE A SEPARATELY DERIVED BONDING JUMPER FROM BUILDING STEEL AND UNDERGROUND WATER PIPES.
5. PROVIDE A MULTIFUNCTION METER WITH A,V L-L, W, VAAR VA, HZ, PF AND KWH.
6. INSTALL A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT LOCATION TO IDENTIFY ALL OTHER SERVICES SUPPLYING THE BUILDING AND THE AREA SERVED BY EACH SERVICE AS SHOWN ON DRAWING.
7. FURNISH AND INSTALL ARC-FLASH HAZARD MARKINGS FOR ALL EQUIPMENT PER 110.16. MARKINGS SHALL MEET THE REQUIREMENTS OF 110.21(B) AND SHALL BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE OF EQUIPMENT.
8. PROVIDE ALL DWELLING UNIT LOAD CENTERS WITH SURGE PROTECTION DEVICE PER NEC 215.18.

KEY NOTES:

1. UNIT LOAD CENTER RISERS SHALL BE DEDICATED FEEDERS USING MC CABLES. RUN INSIDE WALLS. FIRESTOP PENETRATIONS. REFER TO FEEDER SCHEDULE ON E0.04.
2. PROVIDE FUSED DISCONNECT FOR ELEVATOR CONTROLLER AT ELEVATOR CONTROL ROOM
3. STUB OUT (2) 4"C & 2"C FOR FUTURE CONNECTION TO PV INVERTER.
4. FIRE PUMP FEEDER CONDUCTORS SHALL BE ENCASED IN A MIN. 2" OF CONCRETE FROM FIRE PUMP SWITCHBOARD TO FIRE PUMP CONTROL PANEL.
5. PROVIDE PV SYSTEM WITH BACKUP BATTERY STORAGE PER TITLE 24 SECTION 140.10.
6. LIGHTING INVERTER FOR EMERGENCY LIGHTING. MODEL MYERS "SUPERNOVA" OR APPROVED EQUAL, 480V, 1-PH, 16.7 KVA MINIMUM, SEALED LEAD ACID BATTERIES.
7. UTILITY SMART METER ENCLOSURE. INSTALL A 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE METER PANEL OR SWITCHBOARD AND TERMINATE IN A NEMA 3R, 6-INCH X 6-INCH X 6-INCH ENCLOSURE LOCATED 8 FEET TO 10 FEET ABOVE GRADE ON THE OUTSIDE SURFACE OF THE BUILDING.
8. PROVIDE SURGE PROTECTION DEVICE PER NEC 230.67.
9. A LISTED SURGE PROTECTION DEVICE SHALL BE INSTALLED ON ALL EMERGENCY SYSTEMS PANELBOARDS PER CEC 700.8 REQUIREMENTS.
10. TEMPORARY BACKUP POWER CONNECTION. CONNECT TO TRANSFER SWITCH AND INSTALL PER CEC 700.3(F).
11. TRANSFER SWITCH SHALL BE ASCO SERIES 300.

FIRE PUMP NOTES:

1. THE SUPPLY CONDUCTORS SHALL DIRECTLY CONNECT THE POWER SOURCE TO EITHER A LISTED FIRE PUMP CONTROLLER OR LISTED COMBINATION FIRE PUMP CONTROLLER AND TRANSFER SWITCH (695.4(A)).
2. FIRE PUMP SERVICE CONDUCTORS SHALL BE PHYSICALLY ROUTED OUTSIDE A BUILDING AND SHALL BE INSTALLED AS SERVICE-ENTRANCE CONDUCTORS IN ACCORDANCE WITH 230.6, 230.9 AND PARTS III AND IV OF ARTICLE 230. (695.6(A))
3. ALL WIRING METHODS THAT CONNECT TO THE FIRE PUMP, DRIVER, AND CONTROLLER SHALL BE SUITABLE FOR USE IN WET LOCATIONS. IN ADDITION, LISTED CONDUIT HUBS SHALL BE USED TO TERMINATE RACEWAY (CONDUIT) TO THE FIRE PUMP CONTROLLER. THE TYPE OF CONDUIT RATING SHALL BE AT LEAST EQUAL TO THAT OF THE FIRE PUMP CONTROLLER AS PER SAN FRANCISCO ELECTRICAL CODE 695.6 AND THE SAN FRANCISCO FIRE CODE SECTION 913.
4. OVERCURRENT PROTECTION FOR FIRE PUMP SERVICES SHALL BE RATED TO CARRY INDEFINITELY THE SUM OF THE LOCKED-ROTOR CURRENT (695.4(B)).
5. WHEN STARTING, THE VOLTAGE AT THE FIRE PUMP CONTROLLER LINE TERMINALS SHALL NOT DROP MORE THAN 15% BELOW NORMAL VOLTAGE (695.7).
6. WHEN THE MOTOR IS OPERATING AT 115% OF THE FULL-LOAD CURRENT RATING, THE VOLTAGE AT THE LOAD TERMINALS OF THE FIRE PUMP CONTROLLER SHALL NOT DROP MORE THAN 5% BELOW THE VOLTAGE RATING OF THE MOTOR (695.7(B)).
7. FIRE PUMP SUPPLY CONDUITS ON THE LOAD SIDE SHALL BE PROTECTED TO RESIST POTENTIAL DAMAGE BY FIRE, STRUCTURAL FAILURE, OR OPERATIONAL ACCIDENT (695.6(A)).
8. A LISTED SURGE PROTECTION DEVICE SHALL BE INSTALLED IN OR ON FIRE PUMP CONTROLLER PER 695.15.

WHERE THE HIGHEST CONTINUOUS CURRENT TRIP SETTING FOR WHICH THE ACTUAL OVERCURRENT DEVICE INSTALLED IN A CIRCUIT BREAKER IS RATED OR CAN BE ADJUSTED IS 1200A OR HIGHER, REDUCED ENERGY LET-THROUGH MODE (MAINTENANCE SWITCH) METHOD SHALL BE USED TO REDUCE CLEARING TIME PER NEC 240.87 REQUIREMENTS. PROVIDE REQUIRED DOCUMENTATION.

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ELECTRICAL SINGLE LINE DIAGRAM

Scale:

12" = 1'-0"

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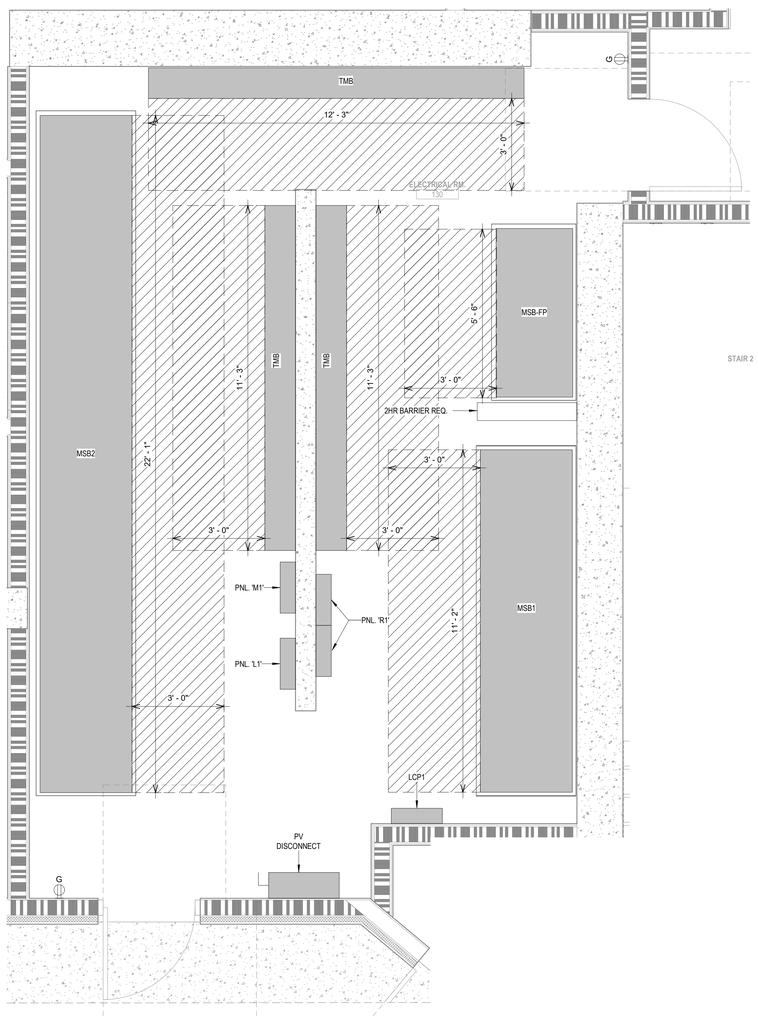
Date:	04 DEC 2017	



1 ELECTRICAL ENLARGED PLAN - ELECTRICAL ROOM
1/2" = 1'-0"

IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

SHEET NOTES:

1. ENGINEERING 350 ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUBCONTRACTORS TO DEVELOPER.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING AND/ OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ENGINEER MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/ OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN.
3. CONTRACTOR SHALL OBTAIN THE SERVICES OF A UTILITY SURVEYOR TO LOCATE AND MARK EXACT LOCATION OF ALL UTILITIES IN THE AREA OF WORK. CALL A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION.
4. ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THIS PROJECT.
5. ALL WORK IS SUBJECT TO APPROVAL BY THE INSPECTORS OF THE RESPECTIVE UTILITY COMPANIES. IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED PRIOR TO ANY BACKFILLING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT IN PLACE (BY ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR AS DIRECTED BY PG&E OFFICIAL CONTRACTORS DOCUMENT. ALL CROSSING OVER OR UNDER EXISTING UTILITIES (SEWER, STORM, WATER, ETC.) AND DOING NECESSARY WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED EXTRA WORK.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL CIVIL ENGINEERING PLANS IN ACCORDANCE WITH THESE PLANS AND BID HIS WORK ACCORDINGLY.

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ELECTRICAL PG&E APP

Scale:

1/2" = 1'-0"

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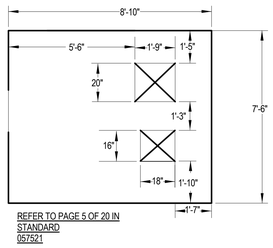
Drawn By:	Author
Checked:	Checker
Date:	04 DEC 2017

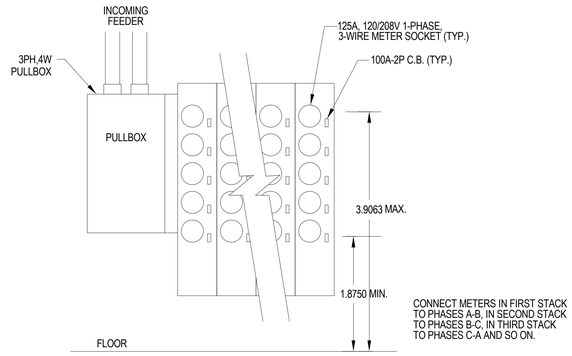
Sheet Number:

E6.00A



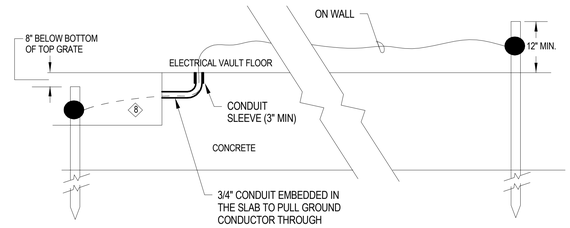
1 E600B **TRANSFORMER PAD LAYOUT**

Scale: NONE



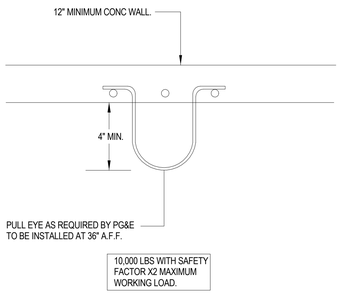
2 E600B **TYPICAL TENANT METERING BOARD LAYOUT**

Scale: NONE



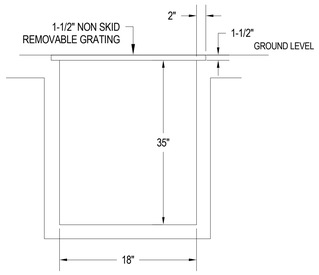
3 E600B **GROUNDING DETAIL**

Scale: NONE



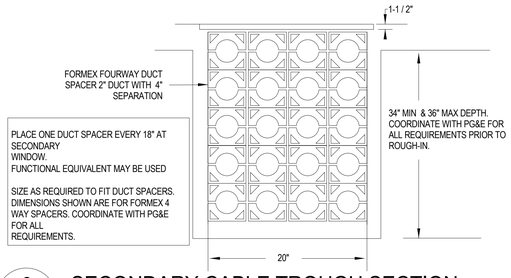
4 E600B **TYPICAL PULL EYE DETAIL**

Scale: NONE



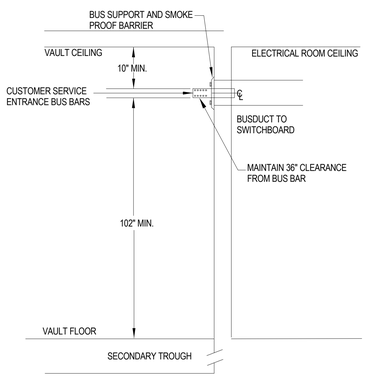
5 E600B **PRIMARY CABLE TROUGH SECTION**

Scale: NONE



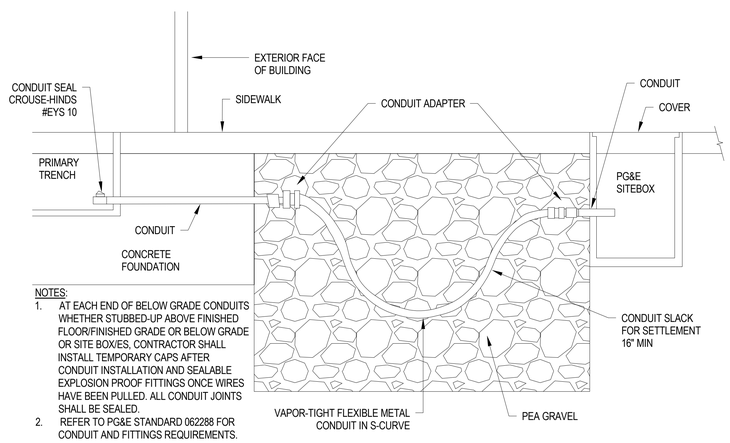
6 E600B **SECONDARY CABLE TROUGH SECTION**

Scale: NONE



7 E600B **THROUGH WALL BUS MOUNTING DETAIL**

Scale: NONE

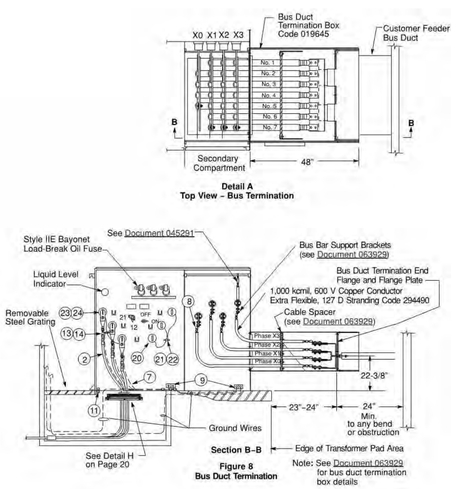


NOTES:

1. AT EACH END OF BELOW GRADE CONDUITS WHETHER STUBBED-UP ABOVE FINISHED FLOOR/FINISHED GRADE OR BELOW GRADE OR SITE BOX/ES, CONTRACTOR SHALL INSTALL TEMPORARY CAPS AFTER CONDUIT INSTALLATION AND SEALABLE EXPLOSION PROOF FITTINGS ONCE WIRES HAVE BEEN PULLED. ALL CONDUIT JOINTS SHALL BE SEALED.
2. REFER TO PG&E STANDARD 062288 FOR CONDUIT AND FITTINGS REQUIREMENTS.

8 E600B **CONDUIT SETTLEMENT DETAIL - PG&E PRIMARY CONDUIT**

Scale: NONE



9 E600B **PAD-MOUNTED TRANSFORMER INSTALLED INDOORS**

Scale: NONE

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ELECTRICAL PG&E APP DETAILS

Scale:

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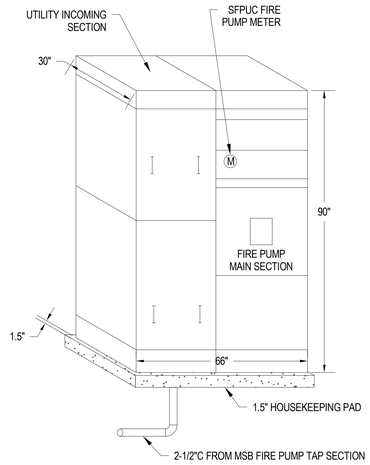
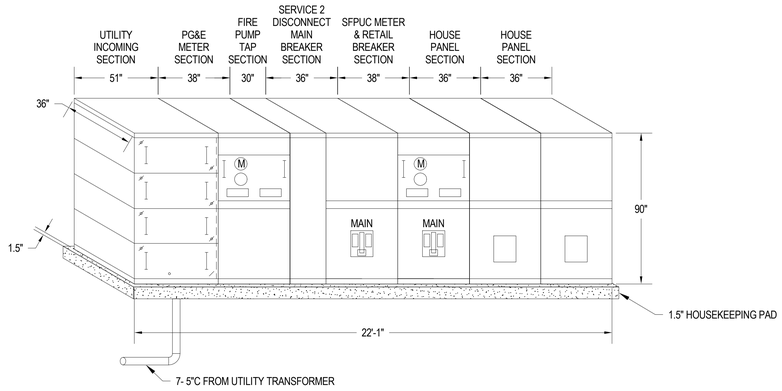


NOTES:
1. PROVIDE DEDICATED ELECTRICAL SPACE ABOVE ELECTRICAL EQUIPMENT PER NEC 110.26(E)(1). NO EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE.
2. PROVIDE MAXIMUM 1.5" HOUSEKEEPING PAD. COORDINATE FINAL DIMENSIONS WITH MANUFACTURER TO COMPLY WITH PG&E GREENBOOK REQUIREMENTS. FINAL PAD DIMENSIONS SHALL BE VERIFIED BY STRUCTURAL.
3. MAXIMUM UTILITY METER HEIGHT SHALL BE 72-1/2" AFF.

1 / E6.01 FIRE PUMP SWITCHBOARD ELEVATION DETAIL (FOR REFERENCE ONLY)

Scale: NONE



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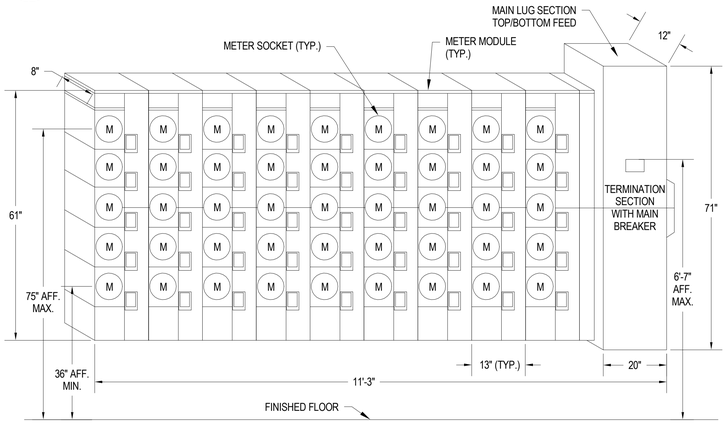
3. MAXIMUM UTILITY METER HEIGHT SHALL BE 72-1/2" AFF.

2 / E6.01 MSB2 ELEVATION DETAIL (FOR REFERENCE ONLY)

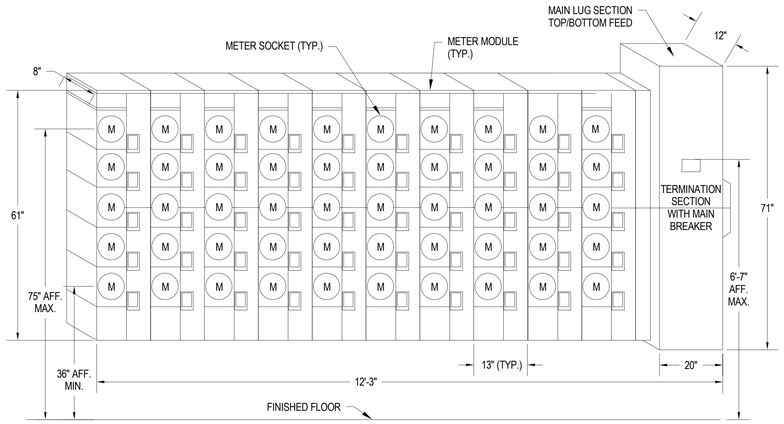
Scale: NONE



NOTES:
1. TOP VIEW OF METER MODULES HAS BLANK END WALL (NO KNOCKOUTS).

3 / E6.01 TYP. RESIDENTIAL METERING MODULE ELEVATION DETAIL (TMB2 & TMB3)

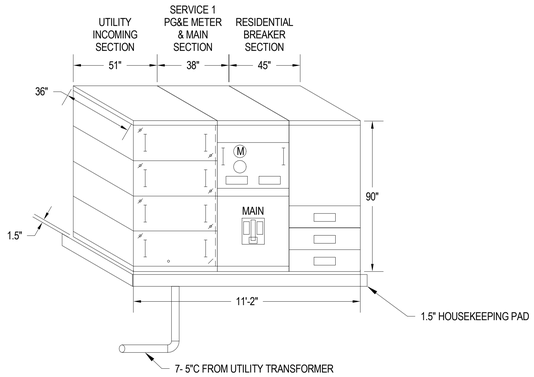
Scale: NONE



NOTES:
1. TOP VIEW OF METER MODULES HAS BLANK END WALL (NO KNOCKOUTS).

4 / E6.01 TYP. RESIDENTIAL METERING MODULE ELEVATION DETAIL (TMB1)

Scale: NONE



NOTES:
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2. PROVIDE MAXIMUM 1.5" HOUSEKEEPING PAD. COORDINATE FINAL DIMENSIONS WITH MANUFACTURER TO COMPLY WITH PG&E GREENBOOK REQUIREMENTS. FINAL PAD DIMENSIONS SHALL BE VERIFIED BY STRUCTURAL.
3. MAXIMUM UTILITY METER HEIGHT SHALL BE 72-1/2" AFF.

5 / E6.01 MSB1 ELEVATION DETAIL (FOR REFERENCE ONLY)

Scale: NONE

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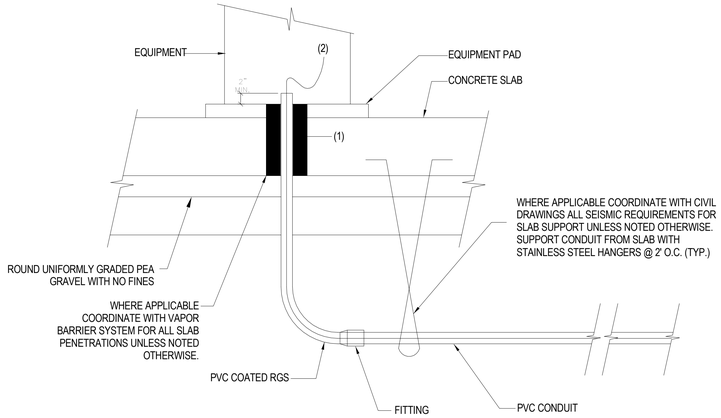
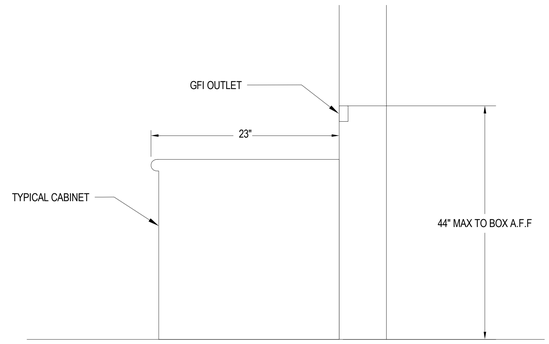


NOTES:
1. PROVIDE 1/4" FOAM AROUND THE CONDUIT COMING THRU THE CONCRETE SLAB. TO ALLOW MOVEMENT OF CONDUIT. FOAM SHALL BE 3M OR RAYCHEM.
2. LEAVE 12" LOOP FOR CABLES BEFORE TERMINATING AT THE EQUIPMENT ON BOTH ENDS.
3. PROVIDE VAPOR SEALS INSIDE OF CONDUIT WITHIN 18" OF PENETRATION TO PREVENT VAPORS WITHIN CONDUIT FROM ESCAPING INTO ENCLOSED BUILDING SPACE. SHALL BE POLYWATER FOAM SEALANT.

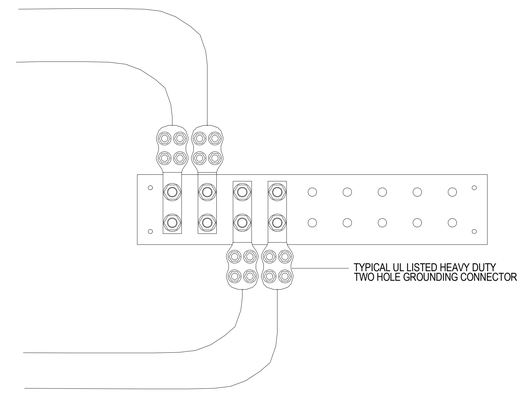
1 / E6.02 UNDERGROUND CONDUITS AND STUB-UPS AT STRUCTURAL SLAB

Scale: NONE



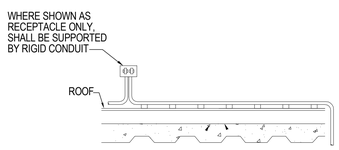
2 / E6.02 ALLOWABLE REACH RANGE AND HEIGHT IN KITCHEN AND BATHROOM IN UNITS AND COMMON AREAS.

Scale: NONE



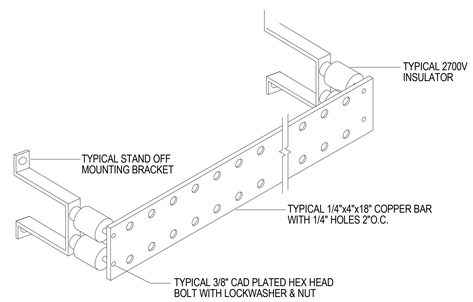
3 / E6.02 WALL MOUNTED GROUND BAR CONNECTION DETAIL

Scale: NONE



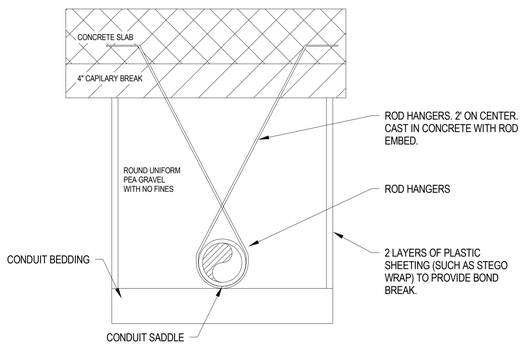
4 / E6.02 ROOF RECEPTACLE DETAIL

Scale: NONE



5 / E6.02 TYPICAL WALL MOUNTED GROUND BAR DETAIL

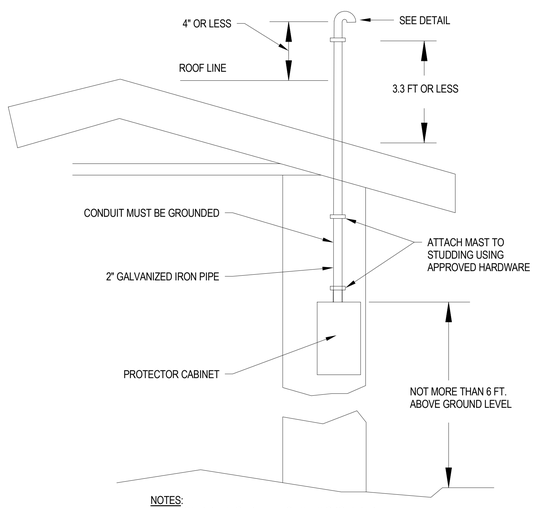
Scale: NONE



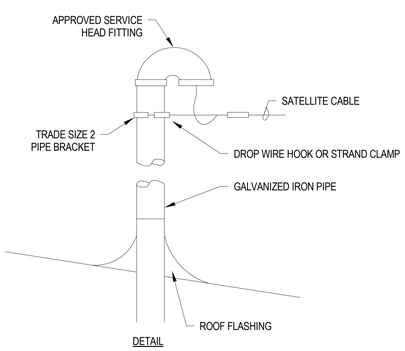
NOTES:
1) ROUND UNIFORM PEA GRAVEL WITH NO FINES SHALL BE USED TO BACKFILL HUNG UTILITY TRENCHES.
2) 2 LAYERS OF PLASTIC SHEETING (SUCH AS STEGO WRAP) SHOULD LINE THE SIDES OF THE TRENCH TO REDUCE FRICTION BETWEEN BACKFILL AND TRENCH WALLS.
3) HANGERS SHOULD BE DESIGNED IN STRENGTH AND SPACING TO SUPPORT THE WEIGHT OF THE CONDUIT, THE CONTENTS OF THE CONDUIT, ALL PEA GRAVEL (WIDTH OF THE TRENCH), AND THE CAPILLARY BREAK MATERIAL ABOVE THE PEA GRAVEL.

6 / E6.02 TYPICAL BELOW SLAB CONDUIT SUPPORT IN CELLULAR CONCRETE

Scale: NONE

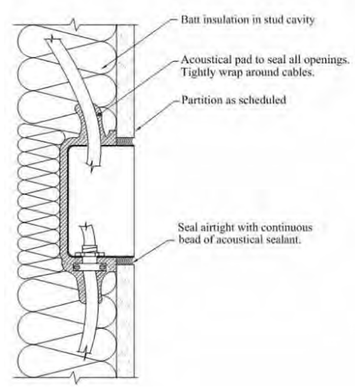


NOTES:
1. IRON PIPE MUST BE EFFECTIVELY GROUNDED.



7 / E6.02 VERTICAL CONDUIT MAST DETAIL

Scale: NONE



NOTES:
1. ELECTRICAL BOXES ON OPPOSITE SIDES OF PARTITIONS SHOULD NOT SHARE THE SAME STUD CAVITY. KEEP A MINIMUM OF 24" BETWEEN JUNCTION BOXES.

2. USE FIRE RATED PUTTY PADS SUCH AS:
- FSP BY NELSON FIRESTOP (WWW.NELSONFIRESTOP.COM)
- SPECSEAL PUTTY PADS (WWW.STIFIRESTOP.COM)
- DOTTIE #68 (WWW.LHDOTTIE.COM)
- BIOSTOP (WWW.BIOFIRESHIELD.COM)

8 / E6.02 OUTLET BOX ACOUSTICAL TREATMENT - SCHEMATIC DETAIL

Scale: NONE

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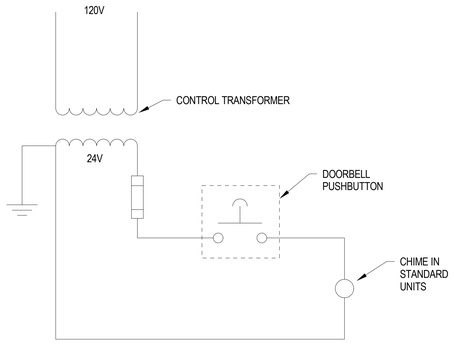
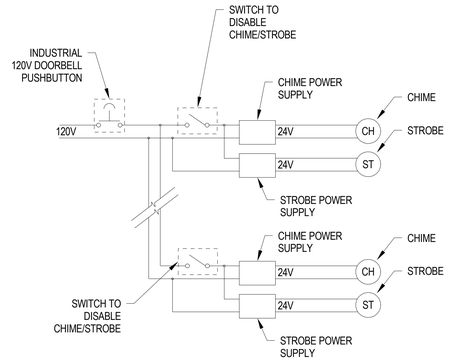


NOTES:
SYSTEM SHALL BE NUTONE TWO-NOTE CHIME WITH MATCHING PUSHBUTTON & TRANSFORMER

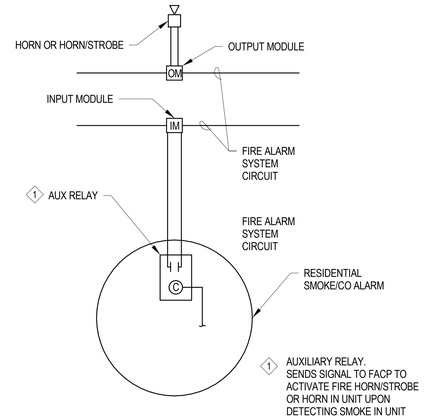
1 / E6.03 TYPICAL DOORBELL CHIME DIAGRAM

Scale: NONE



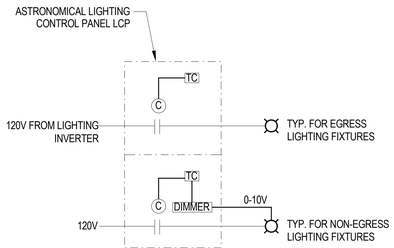
2 / E6.03 DOORBELL CHIME AND STROBE DIAGRAM FOR UNITS WITH COMMUNICATION FEATURES

Scale: NONE



3 / E6.03 TYPICAL SMOKE ALARM DETAIL IN ALL UNITS

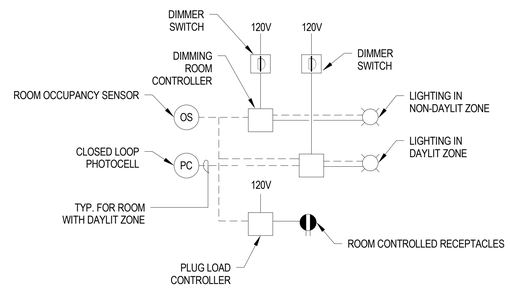
Scale: NONE



NOTES:
1. FOR EGRESS LIGHTING FIXTURES: LIGHTS SHALL TURN ON AT DUSK AND TURN OFF AT A PRE-PROGRAMMED TIME.
2. FOR NON-EGRESS LIGHTING FIXTURES: LIGHTS SHALL TURN ON AT FULL BRIGHTNESS AT DUSK, DIM DOWN TO A PRESET LEVEL AT A PRE-PROGRAMMED TIME AND TURN OFF AT DAWN.
3. ASTRONOMICAL LIGHTING CONTROL PANEL SHALL BE DIVIDED IN ORDER TO SEPARATE EGRESS CIRCUITS FROM NORMAL CIRCUITS.

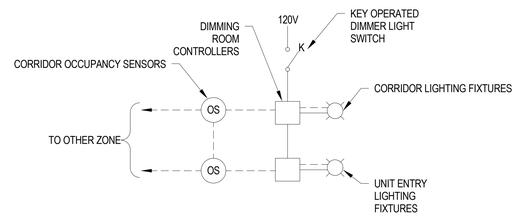
4 / E6.03 TYPICAL EXTERIOR LIGHTING CONTROL DIAGRAM

Scale: NONE



5 / E6.03 TYPICAL LIGHTING AND CONTROLLED RECEPTACLE DIAGRAM

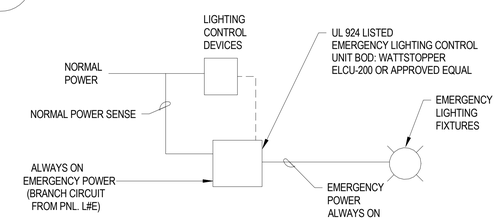
Scale: NONE



NOTES:
1. ALL CORRIDOR LIGHTS, ARE ALWAYS ON AT HALF LEVEL WHEN THE AREA IS UNOCCUPIED. OCCUPANCY SENSOR SHALL TURN LIGHTING FIXTURES IN THEIR AREA TO FULL BRIGHTNESS.
2. SEE PLANS FOR ZONES BEING CONTROLLED BY EACH SENSOR.

6 / E6.03 TYPICAL COMMON CORRIDOR LIGHTING CONTROL DIAGRAM

Scale: NONE



NOTES:
1. CONTROL DEVICES IN BRANCH CIRCUITS FOR EMERGENCY LIGHTING SHALL COMPLY WITH CEC 700.17 REQUIREMENTS.
2. DURING NORMAL CONDITIONS, EMERGENCY LIGHTING CONTROL UNIT SENSES NORMAL POWER OPERATION AND ALLOWS EMERGENCY POWER SOURCE TO OPERATE EMERGENCY LIGHTING VIA THEIR LIGHTING CONTROLS.
3. IN THE EVENT OF NORMAL POWER LOSS, THE EMERGENCY LIGHTING CONTROL UNIT BYPASSES THE CONTROL DEVICE, FORCING THE EMERGENCY LIGHTING FIXTURE TO BE AT FULL BRIGHTNESS DURING EMERGENCY CONDITIONS.

7 / E6.03 TYPICAL EMERGENCY LIGHTING CONTROL DIAGRAM IN COMMON AREAS

Scale: NONE

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SYMBOLS

- WALL CLEANOUT
- FLOOR CLEANOUT
- RD — ROOF DRAIN
- FD — FLOOR DRAIN
- OFD — OVERFLOW DRAIN
- EQUIPMENT DRAIN
- FLOOR SINK
- FLOOR SINK, 1/2 GRATE
- FLOOR SINK GRATE WITH CENTER HOLE
- BALANCING VALVE
- TEMP BASED AUTO-BALANCING VALVE
- GATE VALVE
- BALL VALVE
- PLUG VALVE
- ANGLE VALVE
- CHECK VALVE
- OUTSIDE STEM AND YOKE GATE VALVE
- PRESSURE REDUCING VALVE
- STRAINER WITH HOSE BIBB
- ANGLE CLEANOUT
- THREE WAY VALVE
- POST INDICATING VALVE
- RPBP — REDUCED PRESSURE BACKFLOW PREVENTER
- PRV — PRESSURE REDUCING VALVE ASSEMBLY
- REDUCER
- FS — FLOW SWITCH
- TRAP PRIMER
- PRESSURE GUAGE
- HOSE BIBB
- DCA — DOUBLE CHECK ASSEMBLY
- SHOCK ABSORBER
- LETTER INDICATES PDI STANDARD
- M — METER
- FLEXIBLE CONNECTION
- EXPANSION JOINT
- THERMOMETER
- FLANGED CONNECTION
- PIPE CONNECTION, BOTTOM
- PIPE RISE
- PIPE DROP
- POINT OF CONNECTION
- FLOOR PENETRATION
- P-TRAP
- VENT THRU ROOF
- PIPING CAPPED FOR CONNECTION
- DIRECTION OF FLOW
- PIPE ANCHOR
- PIPE CONTINUATION
- UNION
- WALL CLEANOUT
- (E) SERVICE
- PENDANT SPRINKLER HEAD
- UPRIGHT SPRINKLER HEAD
- SIDEWALL SPRINKLER HEAD
- EQ / NO — EQUIPMENT TAG
- SYS / NO — SYSTEM TAG
- NO — KEYNOTE
- NO — SHEET NOTE DESIGNATION
- NO — TAG
- NUMBER — TAG
- HV-1-5 — RISER TAG
- PUMP
- SOLENOID
- PRESSURE BALANCING VALVE
- MIXING VALVE
- SLEEVE
- FIRE DEPARTMENT CONNECTION
- FIRE HOSE VALVE
- SPRINKLER FLOOR CONTROL VALVE ASSEMBLY
- DCVA — DOUBLE CHECK VALVE ASSEMBLY
- WATER HAMMER ARRESTER

ABBREVIATIONS

AD	AREA DRAIN
AP/AD	ACCESS PANEL/ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
ARCH	ARCHITECTURAL
AS	AUTOMATIC FIRE SPRINKLER PIPING
BG/BF	BELOW GRADE/BELOW FLOOR
BHP	BRAKE HORSEPOWER
BP	BOOSTER PUMP
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
BV	BALANCING VALVE
C	CONVERTOR
CA	COMPRESSED AIR PIPING
CAC	CALIFORNIA ADMINISTRATIVE CODE
CFF	PIPING CAPPED FOR FUTURE CONNECTION
CFM	CUBIC FEET PER MINUTE
CHV	CHECK VALVE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CP	CIRCULATION PUMP
CSP	COMBINATION STANDPIPE (FIRE)
CU FT	CUBIC FEET
CU IN	CUBIC INCHES
CW	DOMESTIC COLD WATER PIPING
DIA	DIAMETER
DR	DRAIN
ED	EQUIPMENT DRAIN
EL	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
ES	EMERGENCY SAFETY SHOWER
ET	THERMAL EXPANSION TANK
EW	EYE WASH
EWC	ELECTRIC WATER COOLER
(E)	EXISTING
FCO	FLOOR CLEANOUT
FCV	FLOW CONTROL VALVE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDHV	FIRE DEPARTMENT HOSE VALVE
FHV	FIRE HOSE VALVE
F/N.FLR.	FINISH FLOOR
FLA	FULL LOAD AMP
FP	FIRE PUMP
FPM	FEET PER MINUTE
FSK	FLOOR SINK
FS	FLOW SWITCH
FT	FEET
FTP	FLOW THRU PLANTER (SEE L4.01)
GAL	GALLON
GC	GAS COCK
GD	GARBAGE DISPOSAL
GPM	GALLON PER MINUTE
GV	GATE VALVE
HB	HOSE BIBB
HD	HUB DRAIN
HP	HORSEPOWER
HW	DOMESTIC HOT WATER PIPING
HZ	HERTZ
HX	HEAT EXCHANGER
IN	INCHES
I.E.	INVERT ELEVATION
IW	INDUSTRIALIZED WATER
JP	JOCKEY PUMP
KS	KITCHEN SINK
KW	KILOWATT
LA	LABORATORY COMPRESSED AIR PIPING
LAV	LAVATORY
LB	POUND
LPG	LIQUIFIED PETROLEUM GAS
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MCC	MOTOR CONTROL CENTER
MH	MANHOLE
MIN	MINIMUM
MS	MOP SINK
(N)	NEW
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NO.	NUMBER
OFD	OVERFLOW DRAIN
OST	OVERFLOW DRAINAGE PIPING
OPER.WT.	OPERATING WEIGHT
OPNG	OPENING
O.S&Y GV	OUTSIDE STEM AND YOKE GATE VALVE
P	PUMP
PD	PRESSURE DROP
PG	PRESSURE GAUGE
PIV	POST INDICATING VALVE
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE ASSEMBLY
PSI	POUNDS PER SQUARE INCH
PSIG	PSI GAUGE
RC	ROOF RECEPTOR
RD	ROOF DRAIN
RIC	ROUGH-IN AND CONNECT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
SEP	SEWAGE EJECTOR PUMP
SED	SEWAGE EJECTOR PUMPED DISCHARGE
SD	STORM DRAINAGE PIPING
SK	SINK
S or W	SOIL OR WASTE PIPING
SH	SHOWER
SOV	SHUT-OFF VALVE
SP	SUMP PUMP
SPD	SUMP DISCHARGE
SQ.FT.	SQUARE FEET
SSK	SERVICE SINK
SV	SEISMIC VALVE
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TDL	TOTAL DEVELOPED LENGTH
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
V	SANITARY VENT PIPING
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WCO	WALL CLEAN OUT
WHA	WATER HAMMER ARRESTER
WSP	WET STANDPIPE (FIRE)

PIPING LEGEND

- DOMESTIC COLD WATER SUPPLY PIPING
- DOMESTIC HOT WATER SUPPLY PIPING
- DOMESTIC HOT WATER RETURN PIPING
- RCW — RECLAIMED WATER SUPPLY PIPING
- SAN — SANITARY PIPING
- V — SANITARY VENT PIPING
- SOIL OR WASTE PIPING BELOW FLOOR SLABS
- SD — STORM DRAIN PIPES BELOW FLOOR
- RD — STORM DRAIN PIPING
- ORD — OVERFLOW DRAIN PIPING
- CD — CONDENSATE DRAIN
- RWL — RAINWATER LEADER PIPING
- F — FIRE MAIN PIPING
- SP — AUTOMATIC FIRE SPRINKLER PIPING
- SPD — SUMP PUMP DISCHARGE
- SED — SEWAGE EJECTOR PUMP DISCHARGE
- ICW — INDUSTRIAL COLD WATER PIPING
- IW — IRRIGATION WATER
- (E) — (E) PIPE
- DR — DRAIN PIPING
- GW — GREASE WASTE
- F — FIRE WATER SUPPLY
- CSP — COMBINED SPRINKLER STAND PIPE
- FOS — FUEL OIL SUPPLY
- FOR — FUEL OIL RETURN
- FOF — FUEL OIL FILL
- FOV — FUEL OIL VENT
- FLOOR CLEAN OUT
- PLUG CLEAN OUT
- SPD — SPRINKLER DRAIN
- RW — RAIN WATER

PLUMBING GENERAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, CITY OF MOUNTAIN VIEW CODES, NATIONAL FIRE PROTECTION CODES, ALL OTHER APPLICABLE CODES AND REGULATIONS, AND AUTHORITIES HAVING JURISDICTIONS.
2. COORDINATE PLUMBING SYSTEMS WITH WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
3. COORDINATE LOCATIONS OF ALL ROOF OPENINGS WITH STRUCTURAL, MECHANICAL, AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
4. PLATFORMS, CURBS, AND FLASHINGS FOR PLUMBING EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, UNLESS NOTED OTHERWISE. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
6. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER.
7. PIPES SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
8. HOUSEKEEPING PADS SHALL BE 4 INCHES HIGH WITH A MINIMUM OF 6 INCHES CLEAR AROUND EQUIPMENT.
9. ALL CLEANOUTS SHALL BE INSTALLED PER SECTION 707.0 AND SECTION 719.0 OF THE CALIFORNIA PLUMBING CODE, 2022 EDITION.
10. LAVATORIES IN PUBLIC RESTROOMS SHALL HAVE HOT WATER CONTROLS THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
    - 10.1. MAXIMUM FLOW RATE OF 0.5 GPM.
    - 10.2. FLOW RATE (GAL/CYCLE) FOR SELF- CLOSING VALVES OF 0.25.
    - 10.3. MAXIMUM OUTLET TEMPERATURE OF 110°F.
    - 10.4. CIRCULATING SERVICE WATER HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP WHEN HOT WATER IS NOT REQUIRED.
11. SANITARY PIPING SHALL BE SLOPED AT 2% MINIMUM AND STORM DRAINAGE PIPING SHALL BE SLOPED AT 1% MINIMUM.
12. PLUMBING AND FIRE PROTECTION PIPING IS NOT TO BE INSTALLED IN ELECTRICAL ROOMS OR CLOSETS, TELEPHONE ROOMS, OR ELEVATOR EQUIPMENT ROOMS, EXCEPT PIPING SERVING THAT SPECIFIC ROOM.
13. DRAWINGS ARE ESSENTIAL DIAGRAMMATIC TO THE EXTENT THAT ALL OFF-SETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. EXAMINE DRAWINGS AND PREMISES IN ORDER TO DETERMINE BEST METHODS, EXACT LOCATIONS, ROUTES AND BUILDING CONSTRUCTIONS. INSTALL APPARATUS AND EQUIPMENT IN ACCESSIBLE LOCATIONS.
14. FOLLOW AS CLOSE AS POSSIBLE LAYOUT INDICATED ON DRAWINGS.
15. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ELEVATIONS OF PLUMBING EQUIPMENT.
16. ALL PIPING IN FINISHED AREAS SHALL BE PAINTED. EXPOSED PIPING, WHERE NECESSARY, SHALL BE RUN AS HIGH AS POSSIBLE AND TIGHT TO THE WALLS.
17. LOCATIONS OF PIPING, FIXTURES AND EQUIPMENT INDICATED ON THE DRAWINGS ARE APPROXIMATE ONLY, AND SHALL BE CHANGED TO MEET THE ARCHITECTURAL AND STRUCTURAL CONDITIONS AS REQUIRED, AT NO EXTRA COST TO THE OWNER.
18. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATING VALVES, ACCESSIBLE SHUT-OFF VALVE ON ALL WATER SUPPLY LINES AND GAS LINES.
19. THE PLUMBING CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AT SITE AND SHALL MAKE CONNECTIONS TO STUBS ON SITE.
20. THE PLUMBING CONTRACTOR SHALL FILL FLOOR DRAINS WITH WATER UPON COMPLETION OF WORK AND TESTING.
21. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT ELEVATION OF UTILITIES IN THE FIELD.
22. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES.
23. INSULATE ALL WATER PIPING PER TITLE 24 REQUIREMENTS.
24. ABSOLUTE ACCURACY OF DRAWING AND SPECIFICATIONS CANNOT BE GUARANTEED. THE DRAWINGS ARE SCHEMATIC IN NATURE AND WHILE EVERY EFFORT HAS BEEN MADE TO COORDINATE THE LOCATIONS OF EQUIPMENT PIPING, DUCT, AND ETC. WITH OTHER TRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE EXACT REQUIREMENTS GOVERNED BY ACTUAL JOB CONDITION.
25. ALL FLOOR DRAINS AND FLOOR SINKS WILL HAVE TRAP PRIMERS AND VENT PIPE CONNECTION. CONTRACTOR TO PROVIDE 1/2" TP AND MINIMUM 2"V PIPING TO ALL FD'S AND FS'S.
26. PENETRATION OF RATED ASSEMBLY SHALL BE FIRE-STOPPED. FOR STOPPING SYSTEM (MATERIAL AND DESIGN) SHALL CONFORM TO BOTH FLAME(F) AND TEMPERATURE(T) RATING AS REQUIRED BY LOCAL BUILDING CODE AND AS TESTED BY NATIONALLY ACCEPTED TEST AGENCIES PER ASTM E814 OR REPRESENTABLE OF FIELD CONDITION.
27. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL WORK TO MEET OR EXCEED MINIMUM REQUIREMENTS STIPULATED IN CURRENT ISSUE OF APPLICABLE STANDARDS, CODES, OR REGULATIONS.
28. ALL PIPING SHALL BE HELD BACK 1 1/2" FROM FACE OF STUD GRAB BAR BLOCKING LOCATIONS (EVEN THOUGH BLOCKING IS SHEET METAL), SO SCREWS DON'T HIT PIPES, AS REQUIRED BY THE S.F MAYOR'S OFFICE ON DISABILITY. S.A.D FOR BAR BLOCKING LOCATIONS.
29. HORIZONTAL PIPING THROUGH METAL STUDS SHALL BE EQUIPPED WITH ACOUSTIC ESCUTCHEONS.
30. THE WATER SYSTEM SHALL BE PURGED OF DELETERIOUS MATTER AND DISINFECTED IN ACCORDANCE WITH SECTION CPC 606.9, PROVIDE THE BACTERIAL REPORT TO THE JURISDICTION.

FIRE PROTECTION GENERAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA PLUMBING CODE, NATIONAL FIRE PROTECTION CODES, SMACNA GUIDE LINES AND OTHER APPLICABLE CODES AND REGULATIONS BY AUTHORITIES HAVING JURISDICTION.
2. FIRE PROTECTION SYSTEM PIPING SHALL CONFORM TO THE 2022 EDITION NFPA 13 STANDARD FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEMS, STATE OF CALIFORNIA FIRE MARSHAL AND FACTORY MUTUAL (FM).
3. CONTRACTOR TO PERFORM A HYDRANT FLOW TEST TO DETERMINE FLOW AND PRESSURE AVAILABLE PRIOR TO DESIGN OF FIRE PROTECTION SYSTEMS. CALCULATIONS AND FLOW/PRESSURE INFORMATION SHOWN ON THESE DRAWINGS ARE PRELIMINARY AND SHALL NOT BE USED FOR FINAL DESIGN AND CALCULATIONS.
4. INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT BE STARTED UNTIL COMPLETE PLANS AND SPECIFICATIONS (INCLUDING WATER SUPPLY INFORMATION AND TYPE OF EXISTING SYSTEM, IF ANY) HAVE BEEN APPROVED BY THE FIRE MARSHAL. AT VARIOUS STAGES AND UPON COMPLETION, THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF THE CITY FIRE MARSHAL.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS OF CONSTRUCTION.
6. COORDINATE ELECTRICAL EQUIPMENT PRIOR TO ORDERING EQUIPMENT TO MATCH AVAILABLE VOLTAGES AT EQUIPMENT LOCATION.
7. SPRINKLER CONTROL VALVE ASSEMBLIES AND OTHER SPRINKLER EQUIPMENT SHALL BE INSTALLED DIRECTLY IN FRONT OF ACCESS DOOR. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ACCESS DOORS.
8. COORDINATE LOCATIONS OF ALL SPRINKLERS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING LAY-OUT. PRIOR TO FABRICATION SUBMIT LAYOUT DRAWINGS FOR ARCHITECTURAL ACCEPTANCE. COORDINATE LOCATIONS OF ALL SPRINKLER MAINS, BRANCH PIPING, ETC. WITH OTHER TRADES.
9. FIRE SPRINKLER CONTRACTOR SHALL OBTAIN APPROVAL FROM THE AUTHORITIES HAVING JURISDICTION FOR THE SPRINKLER SYSTEM PRIOR TO INSTALLATION.
10. ALL REFERENCES TO FIRE SPRINKLER, UNDERGROUND FIRE SERVICE MAINS, STANDPIPE SYSTEMS, OR SPECIAL FIRE SUPPRESSION SYSTEMS ON THESE DRAWINGS SHALL BE USED FOR BIDDING NOT BE USED FOR CONSTRUCTION.
11. FIRE PROTECTION SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD. THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM SHALL NOT COMMENCE UNTIL THE SHOP DRAWINGS ARE APPROVED BY THE CITY FIRE MARSHAL. DRAWINGS SHALL BE STAMPED BY C-16, C-34 OR C-36 SPECIALTY CONTRACTOR, A CLASS "A" GENERAL CONTRACTOR, OR A FIRE PROTECTION ENGINEER. CIVIL ENGINEER OR MECHANICAL ENGINEER.
12. ALL DEVICES AND EQUIPMENT SHALL BE UL (UNDERWRITERS LABORATORY) LISTED AND FM (FACTORY MANUAL) APPROVED.
13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE AN APPROVED MATERIAL AS PRESCRIBED IN CALIFORNIA STATE FIRE MARSHAL STANDARD 43-1.
14. PROVIDE SEISMIC BRACING FOR ALL PIPING.
15. CONTRACTOR TO COORDINATE SPRINKLER PIPING WITH ALL NEW DUCTWORK, ELECTRICAL, PLUMBING, AND STRUCTURAL WORK.
16. CONTRACTOR TO COORDINATE SPRINKLER HEAD LOATIONS WITH ARCHITECTURAL REFLECTED CEILING PIPING.
17. THE SPACING AND DETAILS OF THE SUPPORT AND BRACING OF FIRE SPRINKLER PIPING SHALL COMPLY WITH THE LATEST EDITION OF NFPA 13. PROVIDE ANCHORAGE DETAILS AND CALCULATIONS FOR THE CONNECTION OF SWAY BRACING TO THE STRUCTURE. DESIGN LOADS FOR THE ANCHORAGE MAY BE COMPUTED PER APPENDIX A-3-10.3.5.1 OF NFPA 13, 2022 EDITION, OR BY TABLE 3-5,3.5.1 0F NFPA 13, 2022 EDITION.
18. SYSTEM SHALL BE DESIGNED FOR THE PROPER CLASSIFICATION FOR THE OCCUPANCY TYPE INTENDED. VERIFY EXACT CLASSIFICATION WITH THE CITY FIRE MARSHAL PRIOR TO SYSTEM DESIGN.
19. THE FIRE PROTECTION SYSTEM IS DESIGN/BUILD AND IT IS THE SOLE RESPONSIBILITY OF THE DESIGNING SUB-CONTRACTOR TO PROVIDE A COMPLETE AND OPERATING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
20. PROVIDE UPRIGHT AND/ OR SIDEWALL SPRINKLER HEADS WHERE THERE IS NO CEILING. PROVIDE PENDENT SPRINKLER HEADS WHERE CEILING OCCURS.
21. FURNISH AND INSTALL AND INCIDENTAL WORK NOT SHOWN OR SPECIFIED WHICH ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE SYSTEM.

MATERIAL SPECIFICATIONS

1. SANITARY SEWER AND STORM DRAIN
   - BELOW GRADE: CPVC
   - ABOVE GRADE: DWV
2. VENT
   - BELOW GRADE: CPVC
   - ABOVE GRADE: DWV
3. DOMESTIC WATER & RECLAIMED WATER
   - BELOW GRADE: CPVC
   - ABOVE GRADE: COPPER TYPE "L"
4. HOT WATER SUPPLY AND RETURN
   - PIPE: COPPER TYPE "L"
   - FITTINGS: WROUGHT COPPER/
   - JOINTS: LEAD FREE SOLDER/ SOLVENT.
   - VALVES: BALL TYPE, NIBCO #S-580 OR EQUAL.
5. CONDENSATE PIPING SYSTEM
   - PIPE: CPVC OR DWV

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PLUMBING DRAWINGS SHEET LIST

P0.01	PLUMBING LEGEND & NOTES
P0.02	PLUMBING SCHEDULES
P2.00	PLUMBING FLOOR PLAN - BASEMENT
P2.01	PLUMBING FLOOR PLAN - LEVEL 1
P2.02	PLUMBING FLOOR PLAN - LEVEL 2
P2.03	PLUMBING FLOOR PLAN - LEVEL 3
P2.04	PLUMBING FLOOR PLAN - LEVEL 4,5,6,7,8
P2.05	PLUMBING FLOOR PLAN - LEVEL 9
P2.06	PLUMBING ROOF PLAN
P4.01	PLUMBING ENLARGED UNIT PLANS

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PLUMBING LEGEND & NOTES

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Sheet Number: P0.01

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	ROUGH-IN				FLOW	REMARKS
		SAN	V	CW	HW		
WC-1	WATER CLOSET (ADA)	4"	2"	1/2"	-	0.8 GPF	NIAGARA 'THE ORIGINAL' N7717 WHITE PORCELAIN ELONGATED BOWL WITH N7714TFH TANK. PROVIDE WITH SS14 SOFTCLOSE SEAT. #01 COTTON FINISH.
LAV-1	LAVATORY (WITH AERATOR)	2"	1-1/2"	1/2"	1/2"	1.0 GPM	SINK: SWANSTONE VANITY TOP WITH INTEGRAL SINK. FAUCET: KOHLER K-98827-4-CP WITH AN AERATOR.
BT/SH-1	BATH TUB / SHOWER	2"	1-1/2"	1/2"	1/2"	1.5 GPM	BATHTUB: KOHLER K-715-0 TUB WITH SWANSTONE SURROUND MODEL #SS-72-3. DELTA CLASSIC MONITOR 13 SERIES TUB AND SHOWER TRIM. SHOWER ARM MOUNT HAND SHOWER 54434-20-PK W/ FACTORY APPLIED PLYWOOD BACKING AT SURROUNDS. HAND HELD SHOWER BAR & SLIDE DELTA 52003-DS, U495-69-PK
SK-1	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	1.5 GPM	SINK: ELKAY GE125211. FAUCET: DELTA 101-DST PLUS AERATOR.
WSB-1	WASHING MACHINE HOOK-UP BOX	2"	1-1/2"	1/2"	1/2"	-	LSP MODEL# 0B-508- WHITE ENAMELED 20 GAUGE STEEL RECESS WALL UNIT-2" DRAIN OPENING - 1/2" MP VALVE & EXPOSED SHOCK ABSORBER-OVERFLOW GUARD-PROVIDE OATEY REMOVABLE DRAIN PLUG ON DRAIN OPENING.
HB-1	HOSE BIB	-	-	3/4"	-	-	ZURN Z-1341-BFP WALL HYDRANT WITH INTEGRAL BACK FLOW PREVENTER
MS-1	MOP SINK	2"	2"	3/4"	3/4"	1.5 GPM	STERN WILLIAMS MTB-2424
WH-1	WALL HYDRANT	-	-	3/4"	3/4"	-	ZURN Z1348-BFP WALL HYDRANT WITH INTEGRAL BACK FLOW PREVENTER
DF-1	DRINKING FOUNTAIN	1-1/4"	1-1/4"	3/8"	-	N/A	HAWS MODEL 1117L AND MURDOCK BF3 BOTTLE FILLER. PROVIDE WITH HAWS MODEL 6800 SUPPORT FRAME AND 6700.4 MOUNTING PLATE
EEW-1	EMERGENCY EYE WASH	2"	1-1/2"	1/2"	1/2"	3.2 GPM	SPEAKMAN SE-580 WALL MOUNTED ROUND EYEWASH BOWL. PROVIDE WITH SPEAKMAN'S 9.7 GPM THERMOSTATIC MIXING VALVE.
CW-BFP-1	REDUCED PRESSURE BACKFLOW PREVENTER (DOMESTIC WATER)	-	-	4"	-	-	WILKINS 475 LEAD FREE, 250 GPM, 4", 10 PSI PRESSURE DROP
CW-BFP-2	REDUCED PRESSURE BACKFLOW PREVENTER (DOMESTIC WATER)	-	-	4"	-	-	WILKINS 475 LEAD FREE, xxx GPM, 1", 10 PSI PRESSURE DROP
FP-BFP-1	REDUCED PRESSURE BACKFLOW PREVENTER (FIRE)	-	-	6"	-	-	FEBCO LEAD FREE, 500 GPM, 6", 10 PSI PRESSURE DROP
IRR-BFP-1	REDUCED PRESSURE BACKFLOW PREVENTER (IRRIGATION)	-	-	4"	-	-	WILKINS 475 LEAD FREE, xxx GPM, 2", 10 PSI PRESSURE DROP

DRAIN SCHEDULE

FIXT. ID	MANUFACTURER	MODEL	SERVICE	SAN	VENT	CW	REMARKS
FD-1	ZURN	ZN415	SEE DRAWINGS	2"	1-1/2"	1/4"	8"X8" GENERAL DUTY FLOOR DRAIN. SEE PLUMBING DRAWINGS FOR PIPE SIZE. PROVIDE AND CONNECT TRAP PRIMER.
FD-2	ZURN	ZN415	SEE DRAWINGS	2"	1-1/2"	1/4"	8"X8" GENERAL DUTY FLOOR DRAIN. SEE PLUMBING DRAWINGS FOR PIPE SIZE. PROVIDE AND CONNECT TRAP PRIMER.
PD-1	ZURN	Z-125-113 -E-SC	RAISED PLANTERS	4"	-	-	BI-LEVEL DRAIN WITH DOMED STRAINER. SEE LANDSCAPE & ARCH. DRAWINGS FOR DETAILS. SEE PLUMBING DRAWINGS FOR PIPE SIZE.
RD-1	ZURN	Z-125	ROOF DRAIN	3"	-	-	8" DIAMETER ROOF DRAIN. SEE PLUMBING DRAWINGS FOR PIPE SIZE.
OD-1	ZURN	Z-125-89	OVERFLOW DRAIN	3"	-	-	8" DIAMETER ROOF DRAIN. SEE PLUMBING DRAWINGS FOR PIPE SIZE.

SUMP PUMP

ITEM	MANUFACTURER	MODEL	CAP (GPM)	TDH	ELEC DATA				NOTES
					HP	V	PH	HZ	
SP-1	WEIL 1607	DUPLEX				208	3	60	1,2,3,4,5,6

NOTES
1. SUBMERSIBLE DUPLEX HEAVY DUTY NON-CLOG PUMPS, CAST IRON CONSTRUCTION, NON-CLOG IMPELLER, STAINLESS STEEL SHAFT, MECHANICAL SEALS. 1750 RPM, CONTROL AND POWER CABLE AS REQUIRED, AND REMOVAL SYSTEM.
2. PROVIDE SUPPORT RODS & MOUNTING PLATES.
3. CONTROL PANEL: UL LISTED WALL MOUNTED MAIN DISCNNECT. PUMP CIRCUIT BREAKERS, STARTERS, TRANSFORMERS, H.O.A. SELECTOR SWITCH AND PUMP RUNNING LIGHT. PROVIDE, WEIL OIL SMART CONTROLLER AND ALL ACCESSORIES REQUIRED TO MANAGE PUMP OPERATION.
4. PIPING: GALVANIZED STEEL PIPE & SCREWED FITTINGS ON DISCHARGE PIPING. NON-SLAM CHECK VALVES. ISOLATION VALVES.
5. MOUNT SYSTEM IN CAST-IN-PLACE SUMP (S.S.D.) LINE SUMP WITH BITUMOUS CONCRETE SEALANT. SEALED COVER 44"Ø WITH 24"x24" SQUARE ACCESS OPENING. SEAL COVER IN RECESS PROVIDED IN CONCRETE. PIPE SEAL SYSTEM FOR INPUT AND DISCHARGE PIPING.
6. SYSTEM TO BE PROVIDED AS A COMPLETE PACKAGE FROM CALIFORNIA HYDRONICS. CONTACT: JEREMY MARTINEX (510)-695-1415.

STORM WATER SAND INTERCEPTOR SCHEDULE

ITEM	DESCRIPTION	LOCATION	MANUFACTURER & MODEL NUMBER	CAPACITY [GPM]	DIMENSIONS			WEIGHT [LBS]	REMARKS
					LENGTH	WIDTH	HEIGHT		
SI-1 & 2	STORM WATER SAND INTERCEPTOR	BELOW GRADE/ BASEMENT (SEE P2.00)	ZURN Z1187-300	300	60"	36"	60"	1600	INTERCEPTOR TO HAVE SEALED AND SEGMENTED LID SECTIONS FOR EASE OF REMOVAL.

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PLUMBING SCHEDULES

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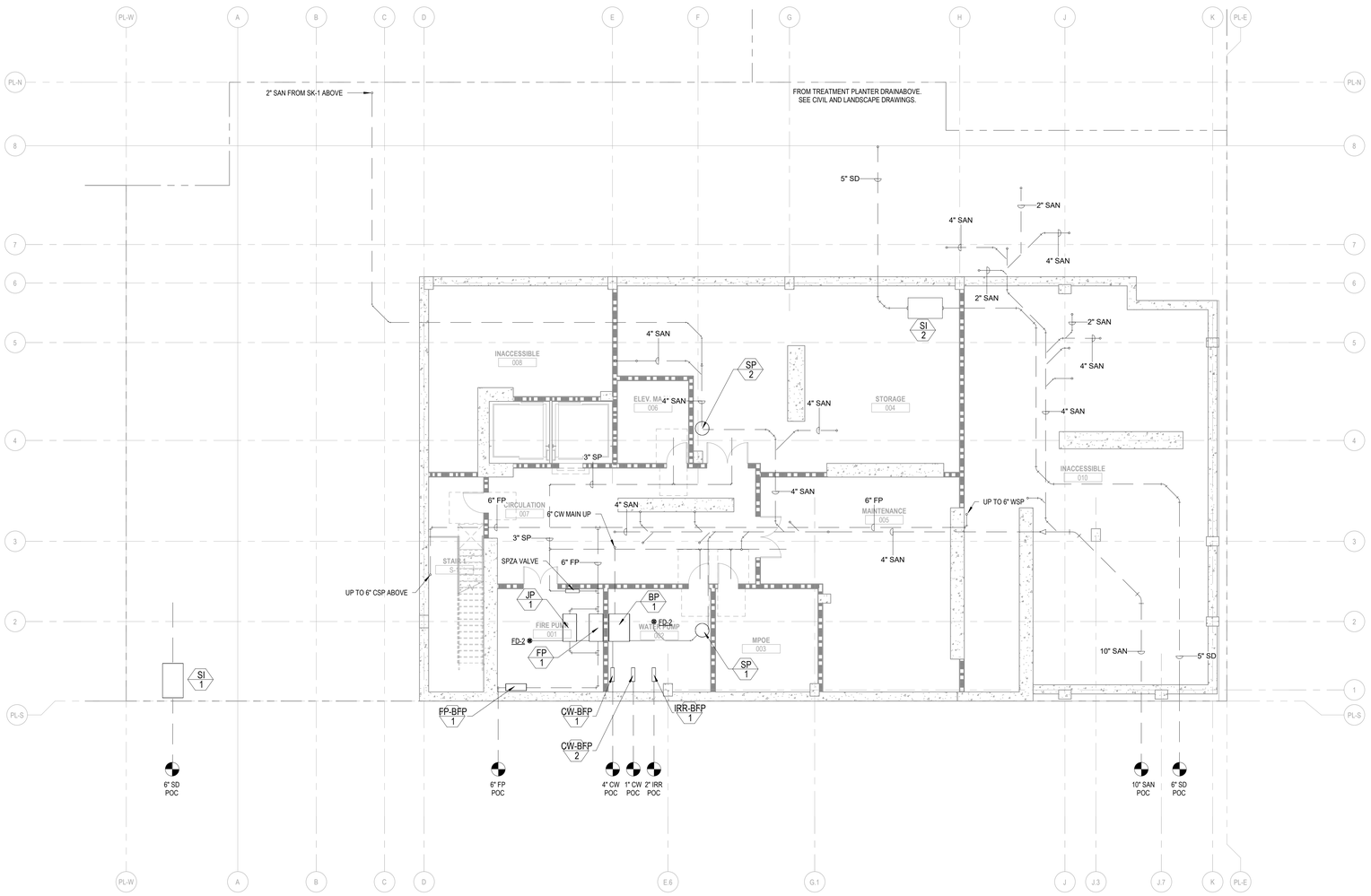

1 PLUMBING BASEMENT
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - BASEMENT

Scale:

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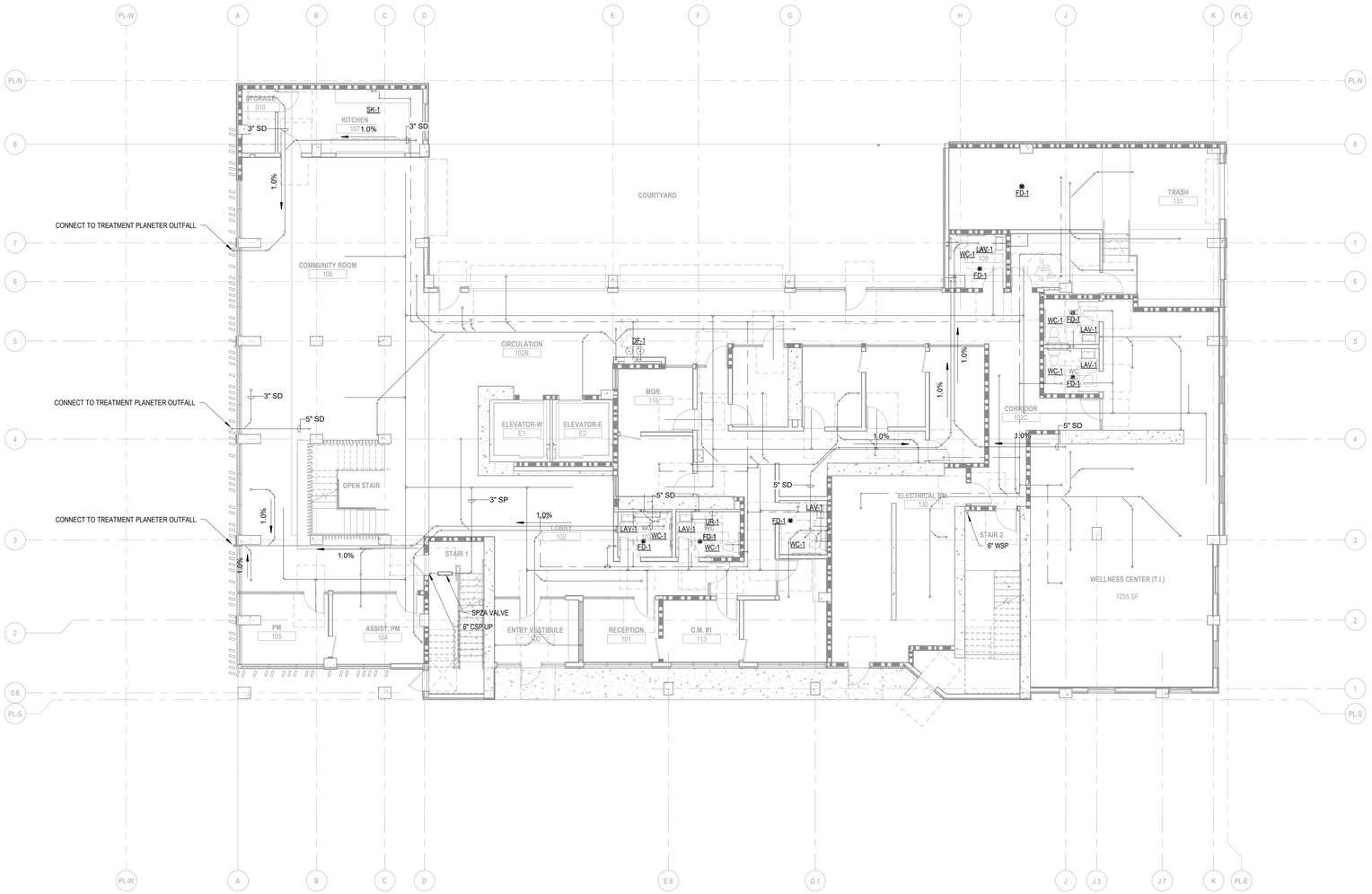

1 PLUMBING LEVEL 1
1/8" = 1'-0"

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Project Title:

Sheet Title:

PLUMBING FLOOR PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

N
REF. NORTH

hl architecture
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	Author	Sheet Number:
Checked:	Checker	P2.01
Date:	04 DEC 2017	

1 PLUMBING LEVEL 2
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

N
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hlo architecture

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P2.02

1 PLUMBING LEVEL 3
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - LEVEL 3

Scale:

1/8" = 1'-0"

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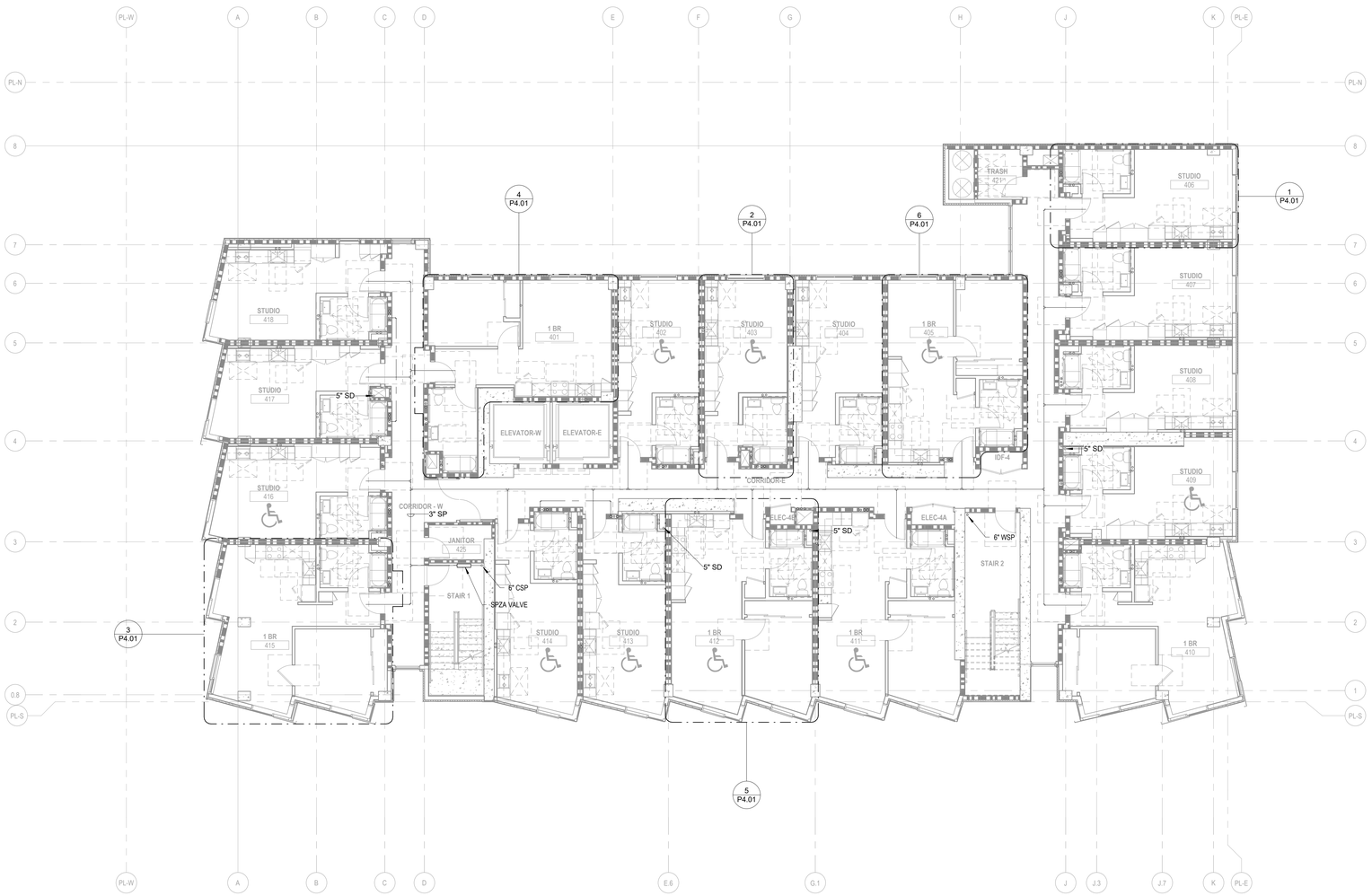
Date:	04 DEC 2017	

SHEET NOTES:

1. STORM DRAINAGE (SD) PIPE LATERALS TO OCCUR IN CEILING ON LEVEL 8.



1 PLUMBING LEVEL 4
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - LEVEL 4, 5, 6, 7, 8

Scale:

1/8" = 1'-0"

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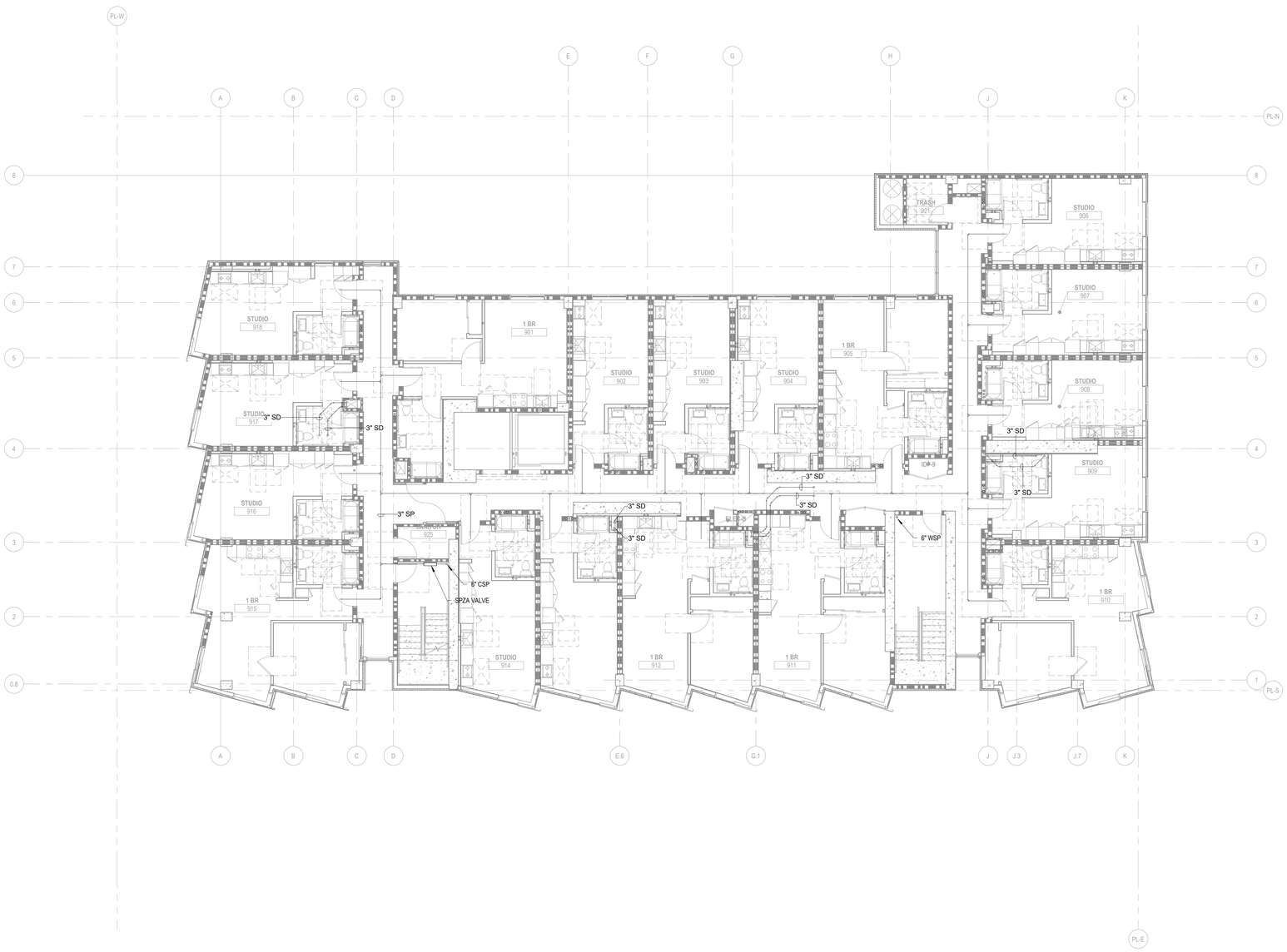

1 PLUMBING LEVEL 9
1/8" = 1'-0"

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Sheet Title:

PLUMBING FLOOR PLAN - LEVEL 9

Scale:

1/8" = 1'-0"

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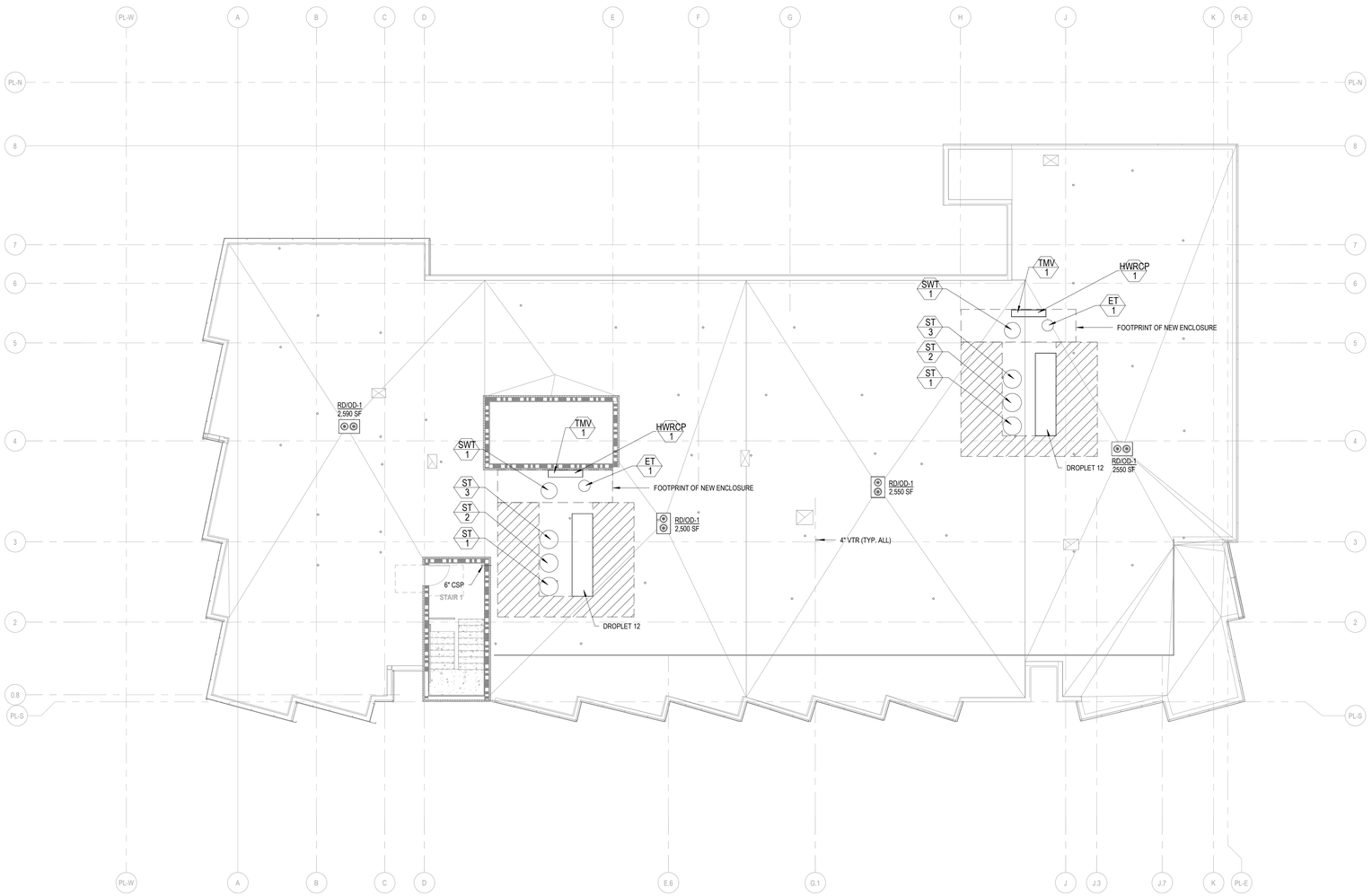

1 PLUMBING ROOF
1/8" = 1'-0"

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Sheet Title:

PLUMBING ROOF PLAN

Scale:

1/8" = 1'-0"

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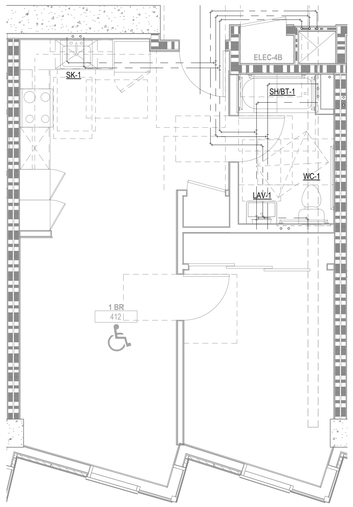
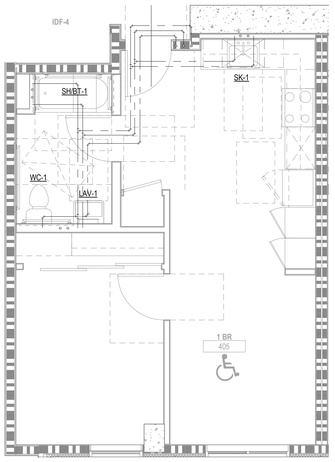
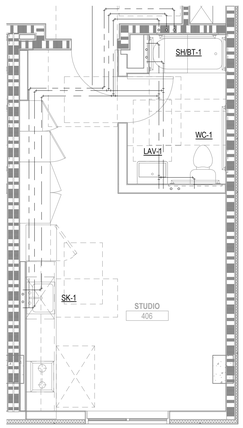
Date:	04 DEC 2017	



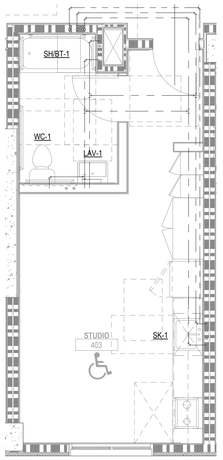
5 PLUMBING ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



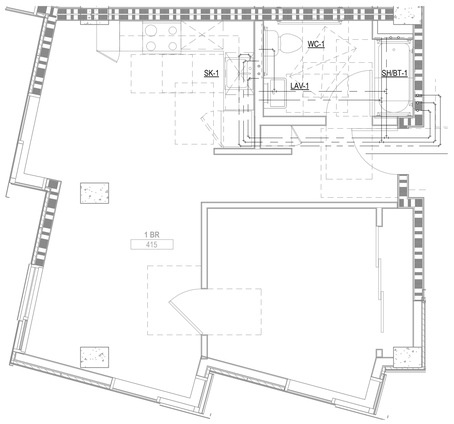
6 PLUMBING ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"



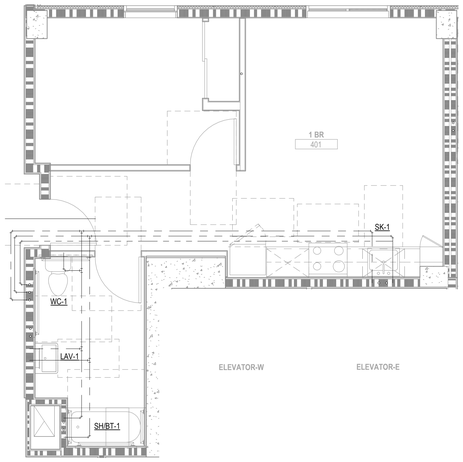
1 PLUMBING ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"



2 PLUMBING ENLARGED UNIT PLAN - STUDIO TYPE 2 (403)
1/4" = 1'-0"



3 PLUMBING ENLARGED UNIT PLAN - 1 BR TYPE 1 (415)
1/4" = 1'-0"



4 PLUMBING ENLARGED UNIT PLAN - 1 BR TYPE 2 (401)
1/4" = 1'-0"

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PLUMBING ENLARGED UNIT PLANS

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

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SHEET INDEX

Sheet Number	Sheet Name
L0.00	COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	MATERIALS PLAN
L2.01	IRRIGATION PLAN
L3.01	SECTIONS
L4.01	DETAILS
L4.02	STORMWATER DETAILS
L4.03	PLANTING DETAILS
L5.01	PLANTING PLAN

GENERAL LANDSCAPE NOTES

1. REFER TO PROJECT GEOTECHNICAL REPORT, INFILTRATION TESTING REPORT AND PHASE I AND II ENVIRONMENTAL ASSESSMENT REPORTS (ESA); ALL WORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT DATED FEBRUARY 21, 2025 BY LANGAN CA, INC. INFILTRATION TESTING REPORT DATED MARCH 30, 2023 BY ROCKRIDGE GEOTECHNICAL. AEW ENGINEERING, INC COMPLETED PHASE I ESA ON DECEMBER 9, 2024 AND PHASE II ESA ON MAY 28, 2025.

2. PROJECT TOPOGRAPHY, PROPERTY LINES AND EXISTING SITE INFORMATION IS PER SURVEY BY LUK AND ASSOCIATES. DATED FEBRUARY 2025.

3. PRIOR TO ANY CONTRACTOR CHANGES TO APPROVED LANDSCAPE PLANS, CONTRACTOR SHALL OBTAIN APPROVAL IN WRITING FROM LANDSCAPE ARCHITECT.

4. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO SITE WORK PRIOR TO COMMENCING CONSTRUCTION.

6. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 30"X42".

7. REFER TO CIVIL DRAWINGS FOR ALL DEMO, GRADING, DRAINAGE AND UTILITY IMPROVEMENTS.

8. REFER TO CIVIL DRAWINGS FOR ALL VEHICULAR AND SIDEWALK IMPROVEMENTS SUCH AS CURBS, GUTTERS, STRIPING AND CURB RAMPS.

9. THE EXISTENCE AND LOCATIONS OF ANY UNDERGROUND UTILITY PIPELINES OR STRUCTURES SHOWN ON THE LANDSCAPE PLANS WERE OBTAINED BY OTHERS. USE CAUTION IN ALL EXCAVATION OPERATIONS. UNDERGROUND UTILITIES INDICATED ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. IT IS THE CONTRACTOR'S RESPONSIBLITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. WHERE ELEVATIONS OF EXISTING UTILITIES ARE UNKNOWN, POTHOLE AND VERIFY PRIOR TO STARTING CONSTRUCTION.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING STREETS, 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.

LANDSCAPE LAYOUT & CONSTRUCTION NOTES

1. REFER TO CIVIL DRAWINGS FOR INFORMATION ON DEMOLITION, GRADING, UTILITIES, STORMWATER AND SIDEWALK IMPROVEMENTS.

2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

SITE WALL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND LANDSCAPE DRAWINGS FOR MATERIALS AND FINISHES.

2. REFER TO CIVIL DRAWINGS FOR STORMWATER DESIGN & STORM DRAIN CONNECTIONS.

3. REFER TO ARCHITECTURE DRAWINGS FOR WALL DRAIN MAT AND WATERPROOFING.

LANDSCAPE PLANTING NOTES

1. VERIFY LOCATIONS OF UTILITIES AND DEPTHS OF UTILITIES BEFORE DIGGING. SEE CIVIL, STRUCTURAL, ELECTRICAL, LANDSCAPE DRAWINGS.

2. VERIFY SOIL DEPTHS ABOVE STRUCTURES BEFORE DIGGING. SEE CIVIL, STRUCTURAL, ARCHITECTURAL AND LANDSCAPE DRAWINGS.

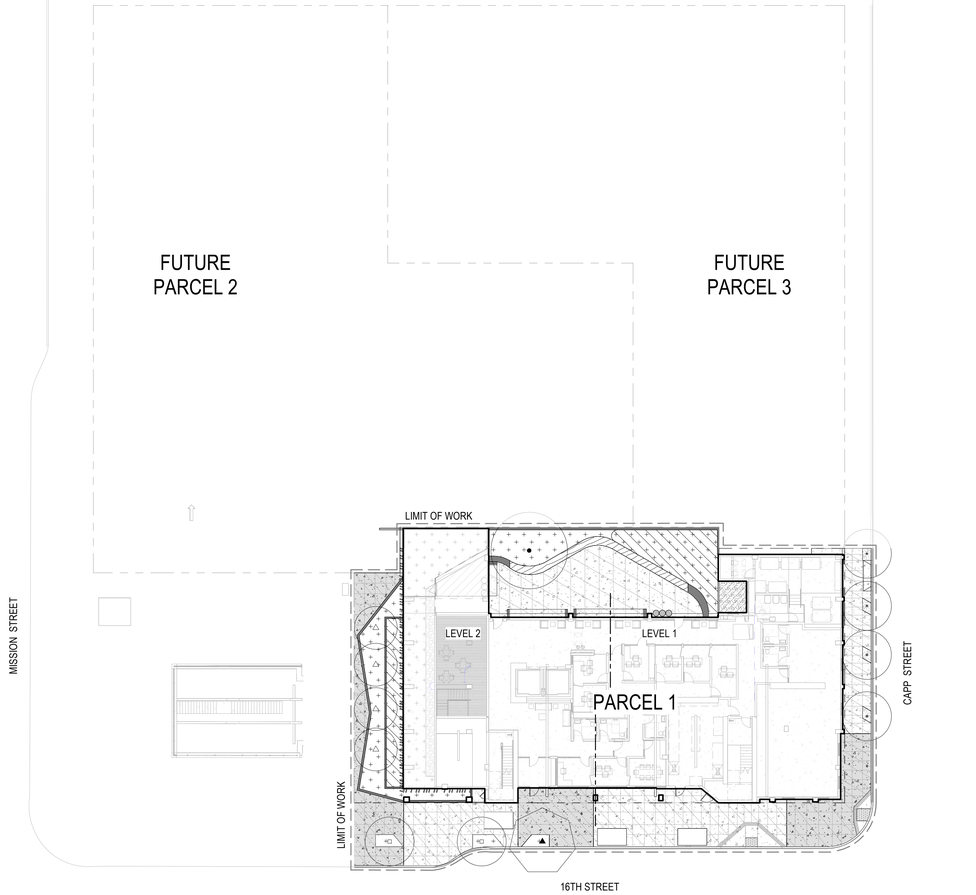
3. GROUNDCOVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. HATCHING ON PLAN MAY NOT EXTEND UNDER SHRUB SYMBOLS FOR GRAPHIC CLARITY.

4. PLANT QUANTITY TOTALS ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES COVER THE AREAS INDICATED AT THE SPACING NOTED.

5. REFER TO THE MODEL WATER EFFICIENT LANDSCAPE ORDANCE (MWELO) FOR MULCH REQUIREMENTS.

LANDSCAPE ABBREVIATIONS

ARCH.	ARCHITECTURE
ADJ	ADJACENT
AD	AREA DRAIN
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CIP	CAST-IN-PLACE
℄	CENTER LINE
CLR	CLEAR
CNTR	CENTER
CO	CLEAN OUT
CONC	CONCRETE (CIP UNLESS OTHERWISE SPECIFIED)
CONT	CONTINUOUS
CONN	CONNECTION
DIA	DIAMETER
DICA	DRILLED IN CONCRETE ANCHOR
DN	DOWN
EA	EACH
EJ	EXPANSION JOINT
FG	FINISH GRADE
FIN	FINISH
FS	FINISHED SURFACE
FTG	FOOTING
GALV	GALVANIZED
GB	GRADE BREAK
H	HEIGHT
HD	HOT DIPPED
HSS	HIGH STRENGTH STEEL
INCL	INCLUDE(D)
LED	LIGHT EMITTING DIODE
LOD	LIMITS OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
MFG	MANUFACTURING
MJ	MORTAR JOINT
NIC	NOT IN CONTRACT
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTED AREA
PERF	PERFORATED
PL	PROPERTY LINE, PLATE
POB	POINT OF BEGINNING
PT	POINT
PVR	PAVER
REINF	REINFORCED
SAD	SEE ARCHITECTURAL DRAWINGS
SIM	SIMILAR
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SS	STAINLESS STEEL
STL	STEEL
STD	STANDARD
STRC	STRUCTURE (AL)
T	TREAD
TH	THICK
THRU	THROUGH
TBD	TO BE DETERMINED
TC	TOP OF CURB
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VERT	VERTICAL
VFY	VERIFY
VIF	VERIFY IN FIELD
W/	WITH
WD	WOOD
W/O	WITHOUT
WP	WATERPROOFING SYSTEM
	FLUSH
POB	POINT OF BEGINNING



1 OVERALL SITE PLAN
1" = 20'-0"

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MITHŪN

BASE LANDSCAPE ARCHITECTURE

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	SITE PERMIT	05.30.2025
	100% DD	06.13.2025

Project Number 2424401

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

Sheet Title:

COVER SHEET

Scale: 1" = 20'-0"

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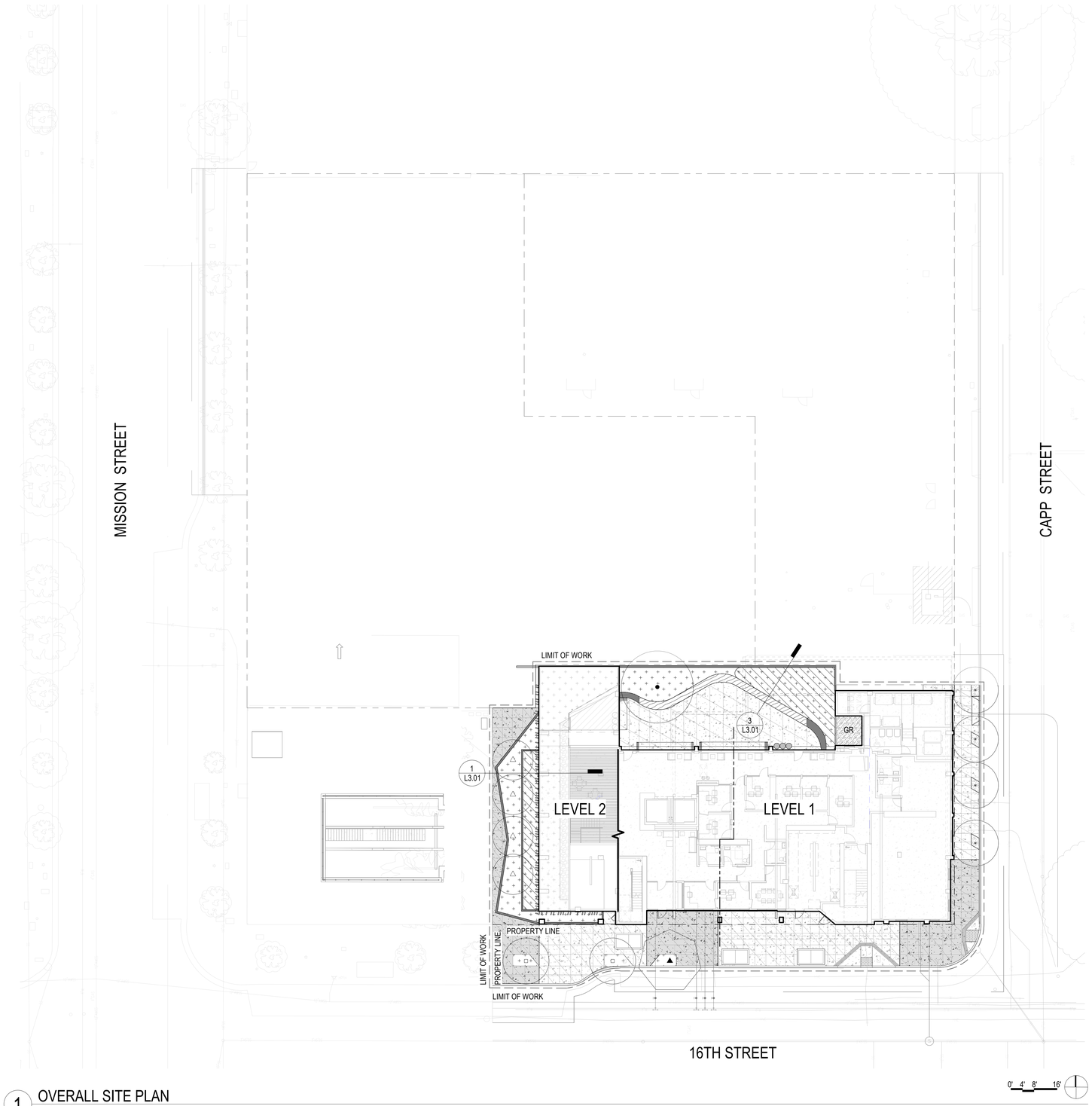

1 OVERALL SITE PLAN
1/16" = 1'-0"

SDAT STANDARDS

THE FOLLOWING STANDARD SDAT COMMENTS HAVE BEEN REVIEWED TO ENSURE THAT ALL PLANS ARE CONSISTENT WITH GUIDELINES/STANDARDS ENUMERATED IN THE "STANDARD SDAT COMMENTS" NOTED BELOW:

1. **ON-STREET BIKE RACK COORDINATION**
   - PER TDM THIS PROJECT IS NOT REQUIRED TO PROVIDE CLASS 2 BIKE RACKS.
2. **LOADING**
   - NO ON STREET LOADING TO BE PROVIDED AS NEEDED UNLESS OTHERWISE DETERMINED BY THE OWNER. ALL LOADING AND DELIVERY SERVICES TO BE ACCESSED ALONG CAPP STREET.
3. **VISION ZERO**
   - SIDEWALK WIDTHS MEET THE BETTER STREET PLAN RECOMMENDED MINIMUMS AND ACHIEVE RECOMMENDED ENLARGEMENTS FOR 34% OF THE SIDEWALKS.
4. **TRANSIT FIRST POLICY AND CITYWIDE TRANSIT NETWORK [CITY CHARTER SEC. 8A.115].**
   - PLEASE SEE TDM ATTACHMENT FOR BIKE INFRASTRUCTURE AND TRANSIT IMPROVEMENTS.
5. **CITYWIDE BICYCLE NETWORK**
   - PROJECT DOES NOT FACE EXISTING BIKEWAYS ON MISSION STREET OR CAPP STREET.
6. **REFUSE COLLECTION AND LOADING**
   - TRASH COLLECTION WILL BE STAGED AT THE CURB CUT ON CAPP STREET.
7. **ELECTRICAL TRANSFORMERS**
   - TRANSFORMER ARE SHOWN IN SIDEWALK VAULTS ON MISSION STREET TO BE COMPLIANT WITH ADA REQUIREMENTS AND CITY STANDARDS.
8. **STREET IMPROVEMENTS (CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY)**
   - STREET IMPROVEMENT PLAN TO BE ISSUED TO SF PUBLIC WORKS BUREAU OF STREET USE AND MAPPING ONCE ENTITLEMENTS ARE APPROVED AND THE PROJECT SUBMITS TO BUILDING PERMIT APPLICATION.
9. **MODIFIED CURB LINES (WIDENED OR NARROWED SIDEWALK AND CORNER BULB OUTS)**
   - THERE IS A PROPOSED CURB CUT MODIFICATION ON CAPP STREET FOR TRASH ACCESS.
10. **ACCESSIBILITY**
    - ALL PROPOSED NEW SIDEWALKS TO BE COMPLIANT WITH ADA REQUIREMENTS.
11. **ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY**
    - DRIP LINE IRRIGATION FOR NEW TREES WILL BE THE ONLY ENCROACHMENT REQUESTED TO ENSURE PROPER DEVELOPMENT OF NEW TREES.
12. **SPECIAL (NON-STANDARD) PROJECTS IN THE PUBLIC RIGHT-OF-WAY (PLAZAS, PARKS, SHARED STREETS, ETC.)**
    - NO SPECIAL OR NON-CITY STANDARD PROJECT ELEMENTS ARE PROPOSED IN THE PUBLIC RIGHT-OF-WAY.
13. **STREET TREES**
    - STREET TREES AND SPECIAL PAVING TO COMPLY AND BE CONSISTENT WITH BETTER STREETS PLAN.
14. **TREE PROTECTION**
    - THERE ARE NO EXISTING STREET TREES TO REMAIN OR REQUIRE COMPLIANCE WITH PUBLIC WORKS CODE ARTICLE 16 (URBAN FORESTRY ORDINANCE) SECTION 808.
15. **TREE PLANTING**
    - ALL NEW TREE PLANTING TO COMPLY WITH PUBLIC WORKS ORDER NO: 187246.
16. **TREE REMOVAL**
    - THREE (3) EXISTING TREES IN THE PUBLIC RIGHT-OF-WAY NEED TO BE REMOVED. NO TREES WITHIN THE PROPERTY BOUNDARY EXIST OR NEED TO BE REMOVED.

MATERIALS LEGEND

- 2 / L4.01 — CONCRETE SIDEWALK PAVING WITH MEDIUM GRAY INTEGRAL COLOR SCOFIELD "COOL GRAY" 1266, SAW CUT CUT SCORE JOINTS, MEDIUM BROOM FINISH, S.C.D.
- 2 / L4.01 — CONCRETE SIDEWALK PAVING WITH DARK GRAY INTEGRAL COLOR SCOFIELD C-34, SAW CUT CUT SCORE JOINTS, MEDIUM BROOM FINISH WITH SILICA CARBIDE SPARKLE GRAINS, S.C.D.
- DECOMPOSED GRANITE AT TREE WELLS
- WOOD DECKING AT ROOF DECK ON PEDESTAL SYSTEM
- STEEL AND ALUMINUM CANOPY WITH GALV/PTD STEEL POST SUPPORTS AT ROOF DECK, S.A.D.
- 3 / L4.01 — DECORATIVE ROCK MULCH AT MAINTENANCE PATH
- CAST IRON DETECTABLE WARNING PLATES, S.C.D.
- 8 / L4.01 — WOOD AND STEEL BENCH WITH BACK AND ARMRESTS
- CIP CONCRETE WALL, IRON OXIDE (860) DAVIS COLOR, TROWEL FINISH
- DECORATIVE STEEL FENCE AND MAINTENANCE ACCESS GATE AT ROOF DECK
- METAL EDGE RESTRAINT AT PLANTER EDGES
- 11 / L4.03 — GR — 6" GREEN ROOF TRAYS, S.A.D. AND S.P.D. FOR DRAIN LOCATION AND DETAILS
- PA — PLANTING AREA WITH DECORATIVE ROCK MULCH
- 4 / L4.02 — BR PA — BIORETENTION PLANTER WITH DECORATIVE ROCK MULCH
- PLANTER DRAIN, S.C.D.
- 4 / L4.02 — STEEL RAIN WATER LEADER WITH BASALT COLUMN SPLASH BLOCK
- EXISTING POLE LIGHT TO REMAIN, SEE LIGHTING PLAN
- EXISTING MUNI GUY POLE TO REMAIN
- EXISTING FIRE HYDRANT
- TRASH, RECYCLING AND COMPOST BINS, SEE SPECS
- NEW TREES, SEE PLANTING PLAN L5.01
- CONTROL JOINT
- EXPANSION JOINT
- EXISTING WALLS FOR DEMO BELOW
- STRUCTURE BELOW
- STRUCTURE OVERHEAD
- LIMIT OF WORK
- PROPERTY LINE

NOTES:
1. SEE CIVIL DRAWINGS FOR ALL UTILITIES AND GRADING INFORMATION
2. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
3. PER ADA, THERE SHALL BE NO ELEVATIONAL CHANGE IN WALKING SURFACES ABOVE 1/4" AND NO OPENINGS GREATER THAN 1/2".
4. SEE SPECS FOR ALL MATERIALS AND FURNISHING INFORMATION.
5. PROVIDE CONTRACTION JOINTS AT 4' O.C. MAX UNLESS OTHERWISE NOTED.
6. PROVIDE EXPANSION JOINTS EVERY 20' O.C. AND AT ALL VERTICAL FACES.
7. REFER TO CIVIL DRAWINGS AND GEOTECH REPORT FOR PAVEMENT SECTION AND SUBGRADE REQUIREMENTS.
8. ASSUME EXPANSION JOINTS 15' O.C. FOR HORIZONTAL FLATWORK, PROPERTY LINES AND AT ALL VERTICAL WALL EDGES
9. SEE PLUMBING DRAWINGS FOR STORM DRAIN CONNECTIONS; L1.01 CONNECTIONS ARE SHOWN FOR REFERENCE ONLY
10. SEE L1.01 FOR AREA TAKE-OFFS AND QUANTITIES

Disclaimer:

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BASE LANDSCAPE ARCHITECTURE

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NO.	REVISION	DATE
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	100% DD	06.13.2025

Project Number 2424401

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

Sheet Title:

OVERALL SITE PLAN

Scale: As indicated

N REF. NORTH

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
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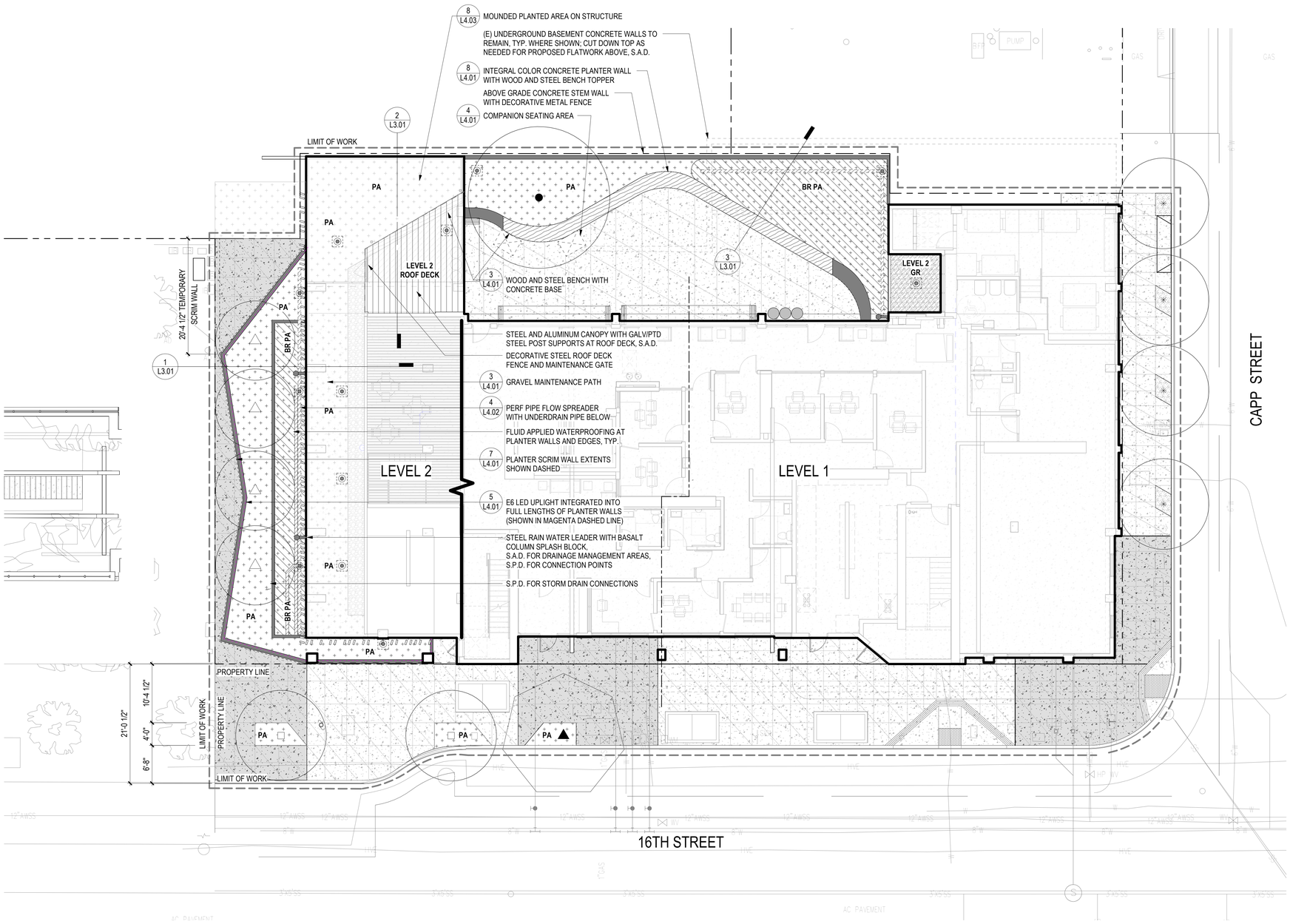
SDAT STANDARDS

THE FOLLOWING STANDARD SDAT COMMENTS HAVE BEEN REVIEWED TO ENSURE THAT ALL PLANS ARE CONSISTENT WITH GUIDELINES/STANDARDS ENUMERATED IN THE "STANDARD SDAT COMMENTS" NOTED BELOW:

1. **ON-STREET BIKE RACK COORDINATION**
   - PER TDM THIS PROJECT IS NOT REQUIRED TO PROVIDE CLASS 2 BIKE RACKS.
2. **LOADING**
   - NO ON STREET LOADING TO BE PROVIDED AS NEEDED UNLESS OTHERWISE DETERMINED BY THE OWNER. ALL LOADING AND DELIVERY SERVICES TO BE ACCESSED ALONG CAPP STREET.
3. **VISION ZERO**
   - SIDEWALK WIDTHS MEET THE BETTER STREET PLAN RECOMMENDED MINIMUMS AND ACHIEVE RECOMMENDED ENLARGEMENTS FOR 34% OF THE SIDEWALKS.
4. **TRANSIT FIRST POLICY AND CITYWIDE TRANSIT NETWORK [CITY CHARTER SEC. 8A.115].**
   - PLEASE SEE TDM ATTACHMENT FOR BIKE INFRASTRUCTURE AND TRANSIT IMPROVEMENTS.
5. **CITYWIDE BICYCLE NETWORK**
   - PROJECT DOES NOT FACE EXISTING BIKEWAYS ON MISSION STREET OR CAPP STREET.
6. **REFUSE COLLECTION AND LOADING**
   - TRASH COLLECTION WILL BE STAGED AT THE CURB CUT ON CAPP STREET.
7. **ELECTRICAL TRANSFORMERS**
   - TRANSFORMER ARE SHOWN IN SIDEWALK VAULTS ON MISSION STREET TO BE COMPLIANT WITH ADA REQUIREMENTS AND CITY STANDARDS.
8. **STREET IMPROVEMENTS (CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY)**
   - STREET IMPROVEMENT PLAN TO BE ISSUED TO SF PUBLIC WORKS BUREAU OF STREET USE AND MAPPING ONCE ENTITLEMENTS ARE APPROVED AND THE PROJECT SUBMITS TO BUILDING PERMIT APPLICATION.
9. **MODIFIED CURB LINES (WIDENED OR NARROWED SIDEWALK AND CORNER BULB OUTS)**
   - THERE IS A PROPOSED CURB CUT MODIFICATION ON CAPP STREET FOR TRASH ACCESS.
10. **ACCESSIBILITY**
    - ALL PROPOSED NEW SIDEWALKS TO BE COMPLIANT WITH ADA REQUIREMENTS.
11. **ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY**
    - DRIP LINE IRRIGATION FOR NEW TREES WILL BE THE ONLY ENCROACHMENT REQUESTED TO ENSURE PROPER DEVELOPMENT OF NEW TREES.
12. **SPECIAL (NON-STANDARD) PROJECTS IN THE PUBLIC RIGHT-OF-WAY (PLAZAS, PARKS, SHARED STREETS, ETC.)**
    - NO SPECIAL OR NON-CITY STANDARD PROJECT ELEMENTS ARE PROPOSED IN THE PUBLIC RIGHT-OF-WAY.
13. **STREET TREES**
    - STREET TREES AND SPECIAL PAVING TO COMPLY AND BE CONSISTENT WITH BETTER STREETS PLAN.
14. **TREE PROTECTION**
    - THERE ARE NO EXISTING STREET TREES TO REMAIN OR REQUIRE COMPLIANCE WITH PUBLIC WORKS CODE ARTICLE 16 (URBAN FORESTRY ORDINANCE) SECTION 808.
15. **TREE PLANTING**
    - ALL NEW TREE PLANTING TO COMPLY WITH PUBLIC WORKS ORDER NO: 187246.
16. **TREE REMOVAL**
    - THREE (3) EXISTING TREES IN THE PUBLIC RIGHT-OF-WAY NEED TO BE REMOVED. NO TREES WITHIN THE PROPERTY BOUNDARY EXIST OR NEED TO BE REMOVED.



1 MATERIALS PLAN
1/8" = 1'-0"

MATERIALS LEGEND

- 2 L4.01 — CONCRETE SIDEWALK PAVING WITH MEDIUM GRAY INTEGRAL COLOR SCOFIELD "COOL GRAY" 1266, SAW CUT CUT SCORE JOINTS, MEDIUM BROOM FINISH, S.C.D. [3500 SF]
- 2 L4.01 — CONCRETE SIDEWALK PAVING WITH DARK GRAY INTEGRAL COLOR SCOFIELD C-34, SAW CUT CUT SCORE JOINTS, MEDIUM BROOM FINISH WITH SILICA CARBIDE SPARKLE GRAINS, S.C.D. [1700 SF]
- DECOMPOSED GRANITE AT TREE WELLS [140 SF]
- WOOD DECKING AT ROOF DECK ON PEDESTAL SYSTEM [260 SF]
- STEEL AND ALUMINUM CANOPY WITH GALV/PTD STEEL POST SUPPORTS AT ROOF DECK, S.A.D.
- 3 L4.01 — DECORATIVE ROCK MULCH AT MAINTENANCE PATH [200 SF]
- DETECTABLE WARNING PLATES, S.C.D.
- 8 L4.01 — WOOD AND STEEL BENCH WITH BACK AND ARMRESTS [85 LF]
- CIP CONCRETE WALL, IRON OXIDE (860) DAVIS COLOR, TROWEL FINISH [255 LF]
- METAL EDGE RESTRAINT AT PLANTER EDGES
- PA — PLANTING AREA WITH DECORATIVE ROCK MULCH [1820 SF]
- 4 L4.02 — BR PA — BIORETENTION PLANTER WITH DECORATIVE ROCK MULCH [785 SF]
- 11 L4.03 — GR — 6" GREEN ROOF TRAYS, S.A.D. AND S.P.D. FOR DRAIN LOCATION AND DETAILS [90 SF]
- DECORATIVE STEEL FENCE AND MAINTENANCE ACCESS GATE AT ROOF DECK [35 LF]
- PLANTER DRAIN, SHOWN FOR REFERENCE ONLY; S.A.D., S.P.D., S.C.D.
- CLEANOUT, SHOWN FOR REFERENCE ONLY; S.P.D., S.C.D.
- 4 L4.02 — STEEL RAIN WATER LEADER WITH BASALT COLUMN SPLASH BLOCK
- EXISTING POLE LIGHT TO REMAIN
- EXISTING MUNI GUY POLE TO REMAIN
- EXISTING FIRE HYDRANT
- TRASH, RECYCLING AND COMPOST BINS, SEE SPECS
- NEW TREES, SEE PLANTING PLAN L5.01
- 4 L4.02 — FLOW SPREADER WITH UNDERDRAIN PIPE BELOW, S.P.D.
- SOLID STORM DRAIN PIPE, S.P.D.
- CONTROL JOINT
- EXPANSION JOINT
- EXISTING WALLS FOR DEMO BELOW
- STRUCTURE BELOW
- STRUCTURE OVERHEAD
- LIMIT OF WORK
- PROPERTY LINE

NOTES:
1. SEE CIVIL DRAWINGS FOR ALL UTILITIES AND GRADING INFORMATION
2. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING INFORMATION.
3. PER ADA, THERE SHALL BE NO ELEVATIONAL CHANGE IN WALKING SURFACES ABOVE 1/4" AND NO OPENINGS GREATER THAN 1/2".
4. SEE SPECS FOR ALL MATERIALS AND FURNISHING INFORMATION.
5. PROVIDE CONTRACTION JOINTS AT 4' O.C. MAX UNLESS OTHERWISE NOTED.
6. PROVIDE EXPANSION JOINTS EVERY 20' O.C. AND AT ALL VERTICAL FACES.
7. REFER TO CIVIL DRAWINGS AND GEOTECH REPORT FOR PAVEMENT SECTION AND SUBGRADE REQUIREMENTS.
8. ASSUME EXPANSION JOINTS 15' O.C. FOR HORIZONTAL FLATWORK, PROPERTY LINES AND AT ALL VERTICAL WALL EDGES
9. SEE PLUMBING DRAWINGS FOR STORM DRAIN CONNECTIONS; L1.01 CONNECTIONS ARE SHOWN FOR REFERENCE ONLY

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BASE LANDSCAPE ARCHITECTURE

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

Sheet Title:

MATERIALS PLAN

Scale: As indicated

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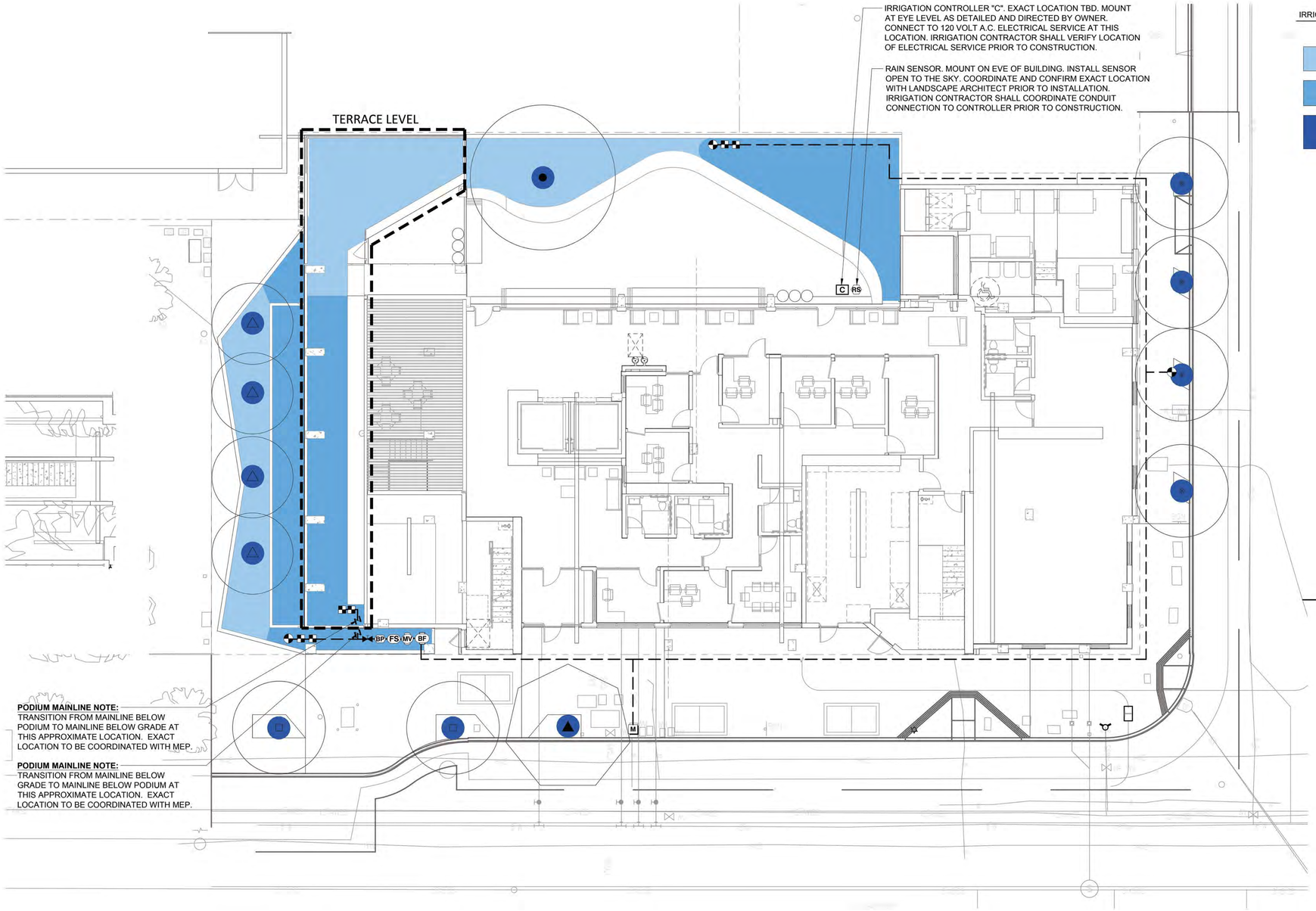

1 IRRIGATION PLAN
1/8" = 1'-0"

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LOW WATER SHRUBS AND GROUNDCOVERS DRIPLINE WITH 0.60 GPH EMITTERS AT 12" O.C., ROW SPACING AT 12" O.C.	1,077 SF
	LOW-MED WATER BIORETENTION ECOWRAP DRIPLINE WITH 0.60 GPH EMITTERS AT 12" O.C., ROW SPACING AT 12" O.C.	1,309 SF
	MEDIUM WATER TREES ROOTZONE TREE BUBBLERS. 1.5' RADIUS PER BUBBLER. SPACED EQUIDISTANT FROM TREE ON BOTH SIDES OF TRUNK. 2 PER TREE.	147.8 SF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	3
	LEEMCO LBT-BB 1IN.-4IN. (FPT X FPT) BRASS BALL VALVE.	1
MV	HUNTER IBV 1-1/2" 1-1/2IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	HUNTER I2C-1600-M 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.	1
RS	HUNTER WR-CLIK RAIN SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED.	1
FS	HUNTER HFS-150 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
BP	BOOSTER PUMP. MAKE/MODEL TBD.	1
M	WATER METER 1-1/2" EXISTING WATER METER. EXACT SIZE AND LOCATION TBD.	1
	IRRIGATION MAINLINE: SCHEDULE 40 STD. STEEL PIPE	336.9 LF

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
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Sheet Title:

IRRIGATION PLAN

Scale:

1/8" = 1'-0"

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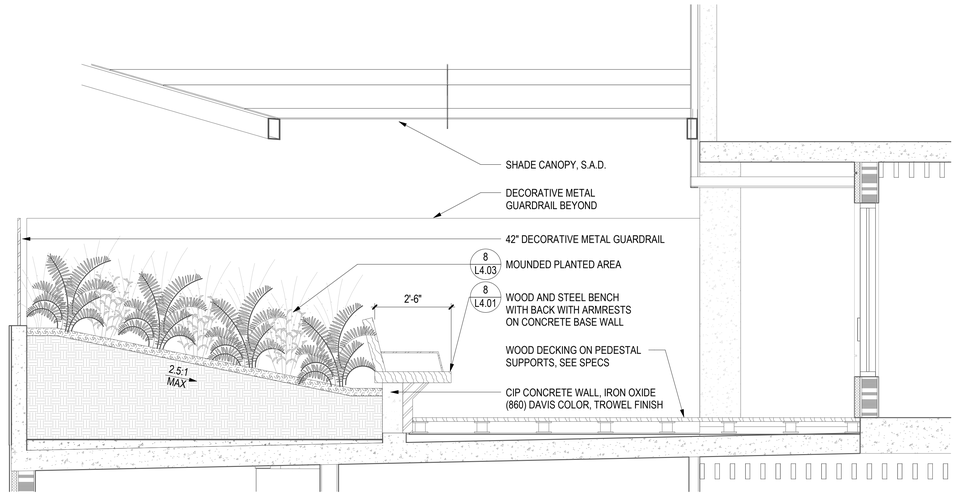
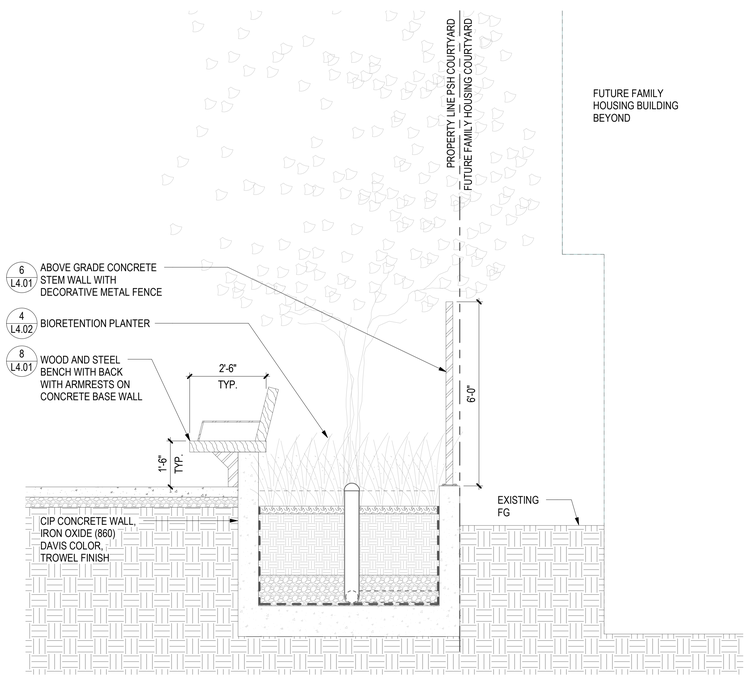
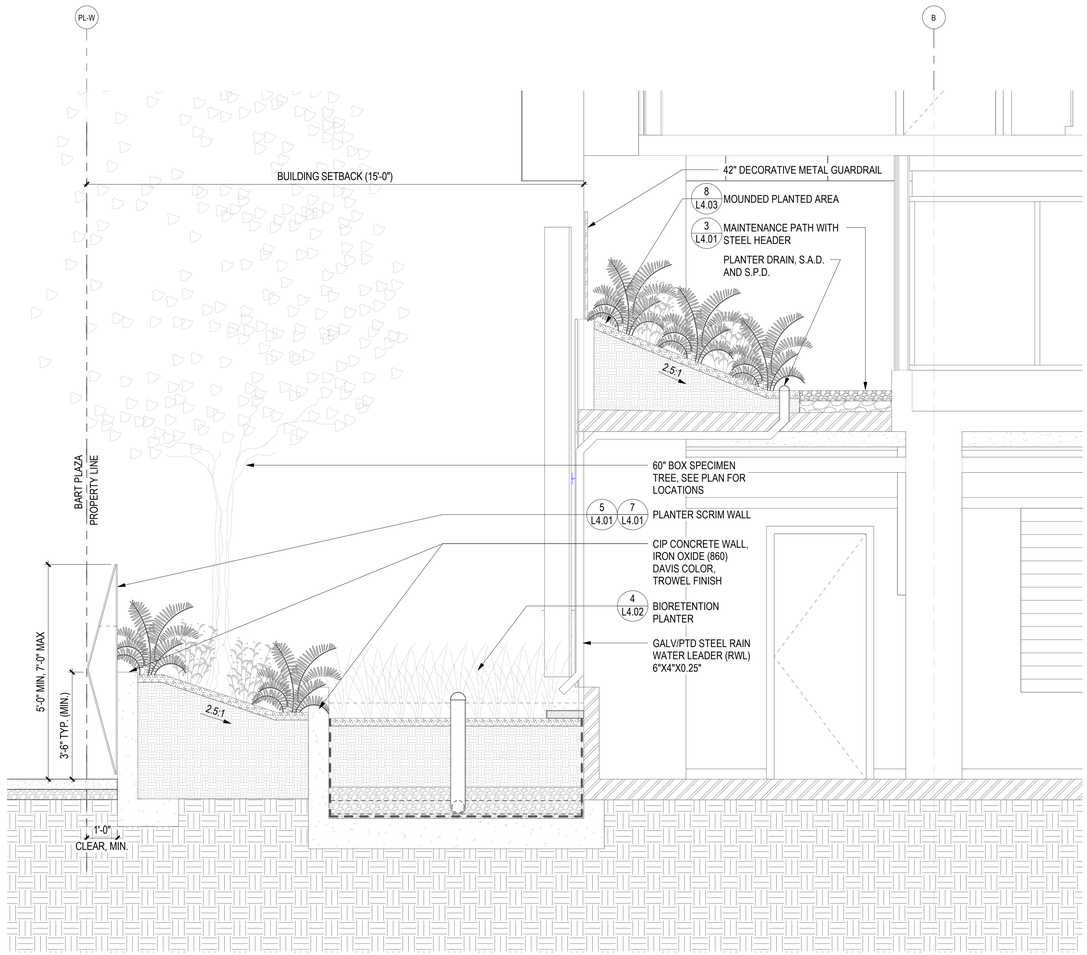


2 ROOF DECK SECTION THROUGH CANOPY
1/2" = 1'-0" | 1/L1.01



3 PSH COURTYARD SECTION
1/2" = 1'-0" | 1/L1.00



1 STORMWATER SETBACK AND ROOF TERRACE SECTION
1/2" = 1'-0" | 1/L1.00

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

Sheet Title:

SECTIONS

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

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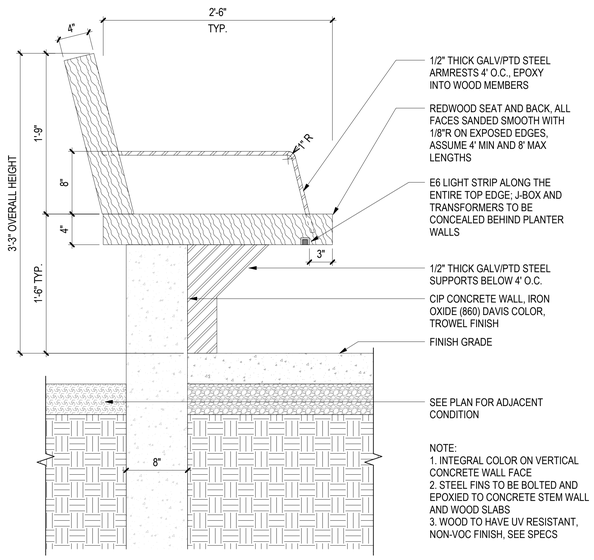
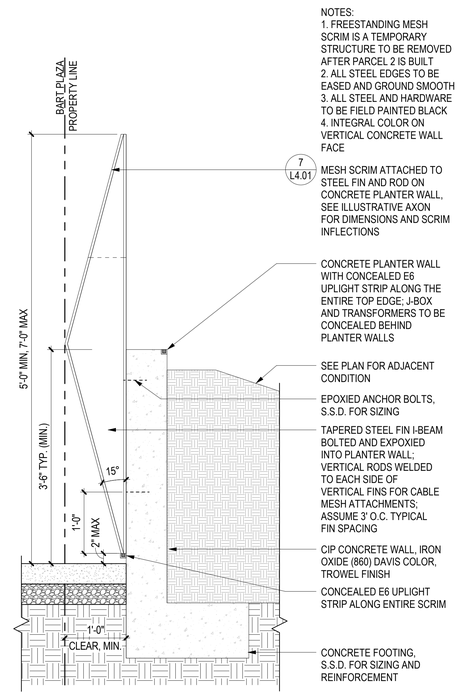
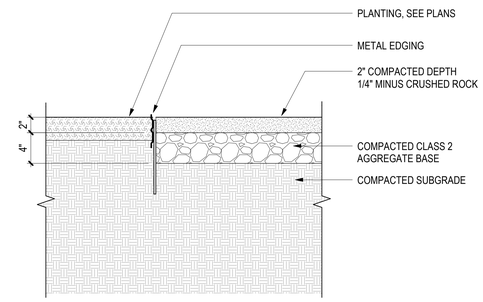


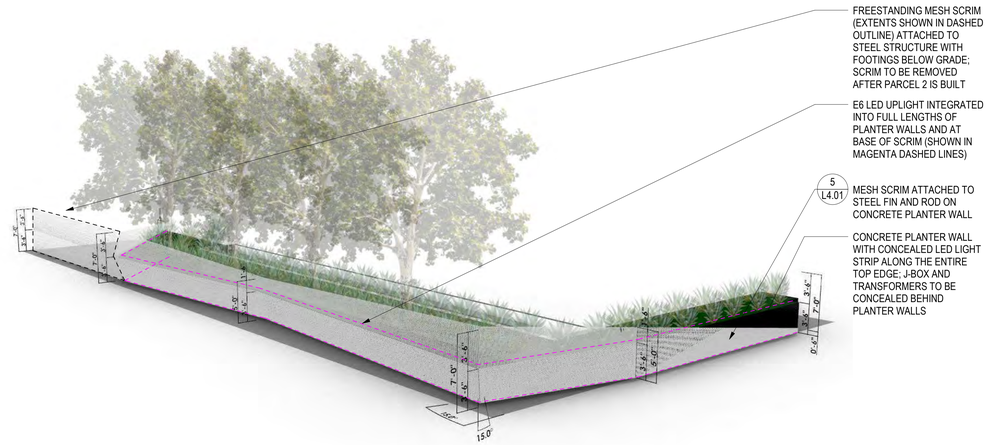
8 WOOD AND STEEL BENCH
1 1/2" = 1'-0"



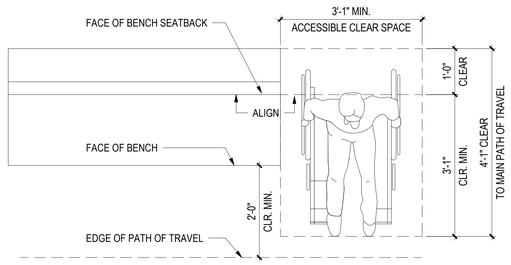
5 PLANTER SCRIM WALL ASSEMBLY
1" = 1'-0"



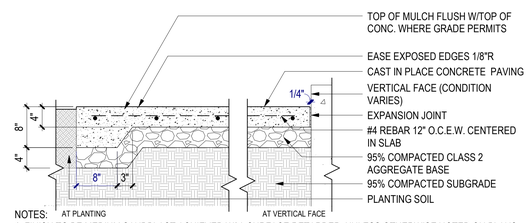
3 CRUSHED ROCK MAINTENANCE PATH
1 1/2" = 1'-0"



7 PLANTER SCRIM WALL
NTS

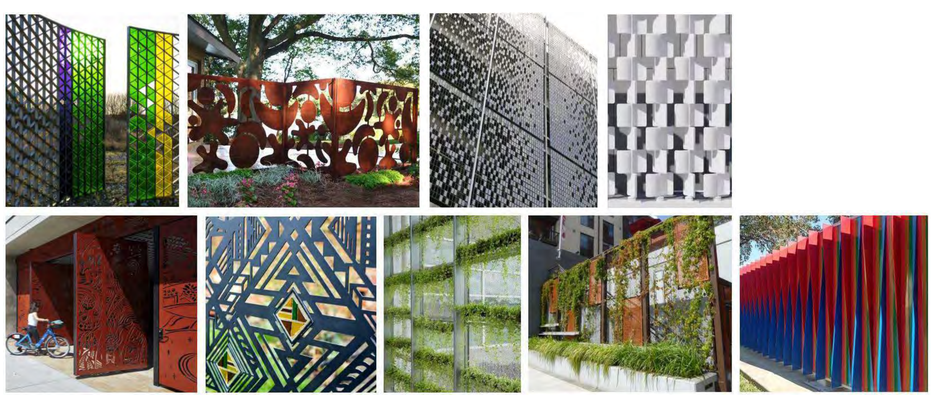


4 COMPANION SEATING
3/4" = 1'-0"

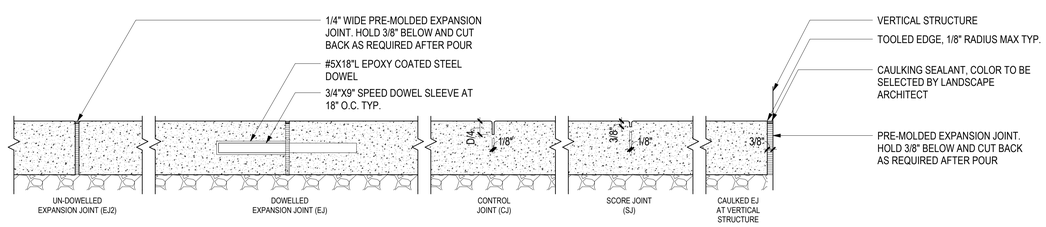


NOTES:
1. FINISH TO BE MEDIUM SANDBLAST ACHIEVED W/ A SURFACE RETARDER, UNLESS OTHERWISE NOTED ON PLANS.
2. JOINTS TO BE SAW CUT UNLESS OTHERWISE NOTED ON PLANS.
3. REFER TO JOINT DETAIL FOR CONCRETE JOINTS.
4. REBAR SHALL BE HELD 3" CLEAR FROM FACE OF CONCRETE EDGE.
5. IF THIS DETAIL CONFLICTS W/A CIVIL ENGINEERING DETAIL OR GEOTECHNICAL REPORT, THE CIVIL DETAIL & GEOTECHINCAL REPORT ARE TO PREVAIL.
6. PRIOR TO POURING, CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY AND IRRIGATION SLEEVING UNDER CONCRETE FLATWORK.
7. PRIOR TO POURING, CONTRACTOR TO VERIFY GRADES MEET NECESSARY ADA REQ'S AND THAT THE GRADING AND DRAINAGE INTENT IS BEING MET.
8. CONTRACTOR TO PROVIDE MOCKUPS FOR ALL PAVING & JOINT TYPES. MINIMUM 4'X4' SIZE FOR EACH MOCKUP.

2 PEDESTRIAN CONCRETE PAVING
1" = 1'-0"



6 DECORATIVE METAL FENCE PRECEDENTS
NTS



NOTES:
1. JOINTS TO BE SAW CUT UNLESS OTHERWISE NOTED ON PLANS. IF TROWELED JOINTS ARE TO BE USED, THEY SHALL HAVE THE SAME DIMENSIONS, PLUS 1/4" ROUNDED CORNERS.
2. PROVIDE CONTROL JOINTS (CJ) AND EXPANSION JOINTS (EJ) AS SHOWN ON PLANS. IF NOT SHOWN, PROVIDE (EJ) MAX 16' O.C BOTH DIRECTIONS, ADJACENT TO BUILDINGS, WALLS AND OTHER VERTICAL ELEMENTS, UNLESS OTHERWISE NOTED IN PLANS OR SPECS.
3. IN AN INSTANCE WHERE THIS DETAIL CONFLICTS WITH A CIVIL ENGINEERING DETAIL OR GEOTECHNICAL REPORT, THE CIVIL DETAIL AND GEOTECHINCAL REPORT ARE TO PREVAIL.
4. DOWEL IS TYPICAL AT ALL EJ'S EXCEPT AGAINST CURBS, WALLS, COLUMNS OR SIMILAR VERTICAL STRUCTURES, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR GEOTECH REPORT.
5. NO SHINERS.
6. JOINT SEALANT COLOR TO BE VERIFIED IN RESPONSE TO CONTRACTOR PRODUCT SUBMITTALS.

1 CONCRETE JOINTS
3" = 1'-0"

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MITHŪN

BASE LANDSCAPE ARCHITECTURE

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2970 16TH STREET
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Sheet Title:

DETAILS

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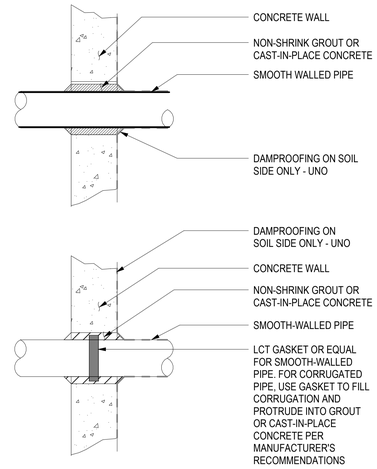
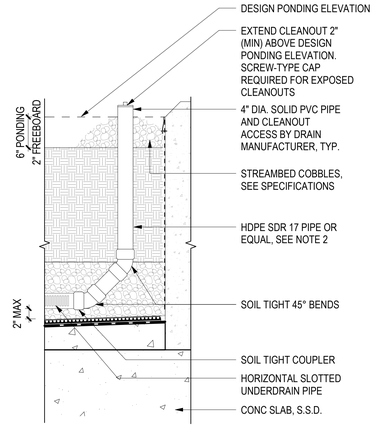


3 TYPICAL SOIL TIGHT WALL PENETRATION

1 1/2" = 1'-0"

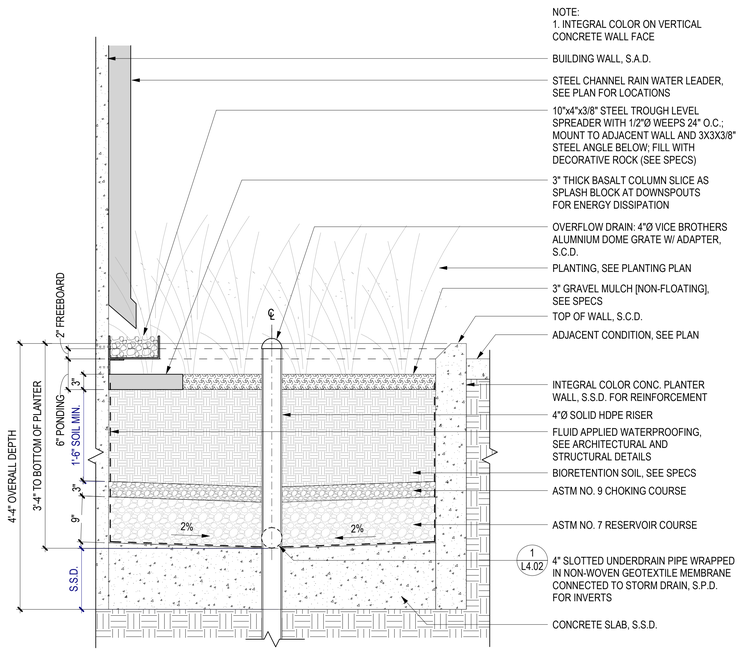
NOTES:

1. ALL MATERIAL AND WORKMANSHIP FOR CLEANOUTS SHALL CONFORM TO SAN FRANCISCO STANDARD SPECIFICATIONS AND APPLICABLE CODES PER SAN FRANCISCO DBI AND PUBLIC WORKS.
2. CLEANOUT PIPE AND FITTINGS SHALL BE SAME SIZE AND MATERIAL AS SLOTTED UNDERDRAIN PIPE.
3. CLEANOUT SHALL BE INSTALLED TO ALLOW FOR MAINTENANCE ACCESS TO ALL PIPES.
4. ALL FITTINGS SHALL BE SOIL TIGHT.



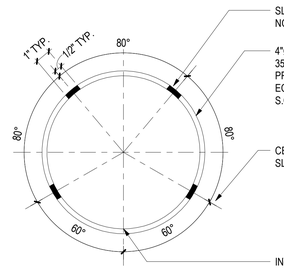
2 CLEANOUT STRUCTURE

1" = 1'-0"



4 FLOW THROUGH PLANTER

1" = 1'-0"



NOTES:

1. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR 17 OR ACCEPTABLE SUBSTITUTE MATERIAL PER ENGINEERS SPECIFICATIONS. SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE ARE NOT ACCEPTABLE.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING MINIMUN INLET AREA OF 5.0 SQUARE INCH PER LINEAR FOOT OF PIPE.
3. PERFORATIONS SHALL BE ORIENTED PERPENDICULAR TO LONG AXIS OF PIPE, AND EVENLY SPACED AROUND CIRCUMFERENCE AND LENGTH OF PIPE.

1 SLOTTED UNDERDRAIN PIPE

1" = 1'-0"

Disclaimer:

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MITHŪN

BASE LANDSCAPE ARCHITECTURE

Stamp:

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
	SITE PERMIT	05.30.2025
	100% DD	06.13.2025

Project Number 2424401

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

Sheet Title:

STORMWATER DETAILS

Scale:

As indicated

N
REF. NORTH

herman coliver locus architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: Author
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Date: 6/12/2025 5:30:17 PM

Sheet Number: L4.02

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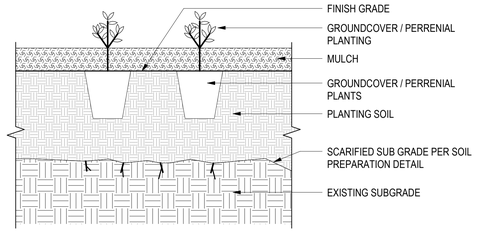
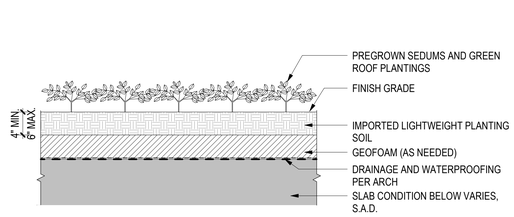
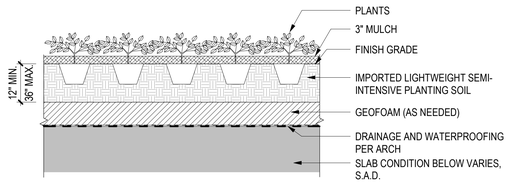


10 GROUNDCOVER PLANTING
1 1/2" = 1'-0"

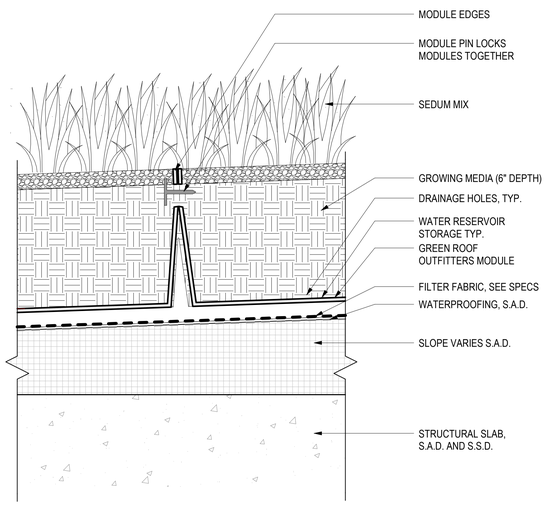


9 PLANTING ON STRUCTURE: EXTENSIVE
1/8" = 1'-0"

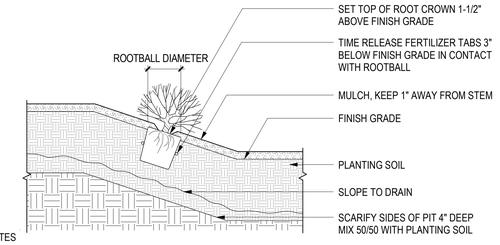


NOTE:
1. SEMI-INTENSIVE IS WITHIN PROPERTY LINE AND SHOWN FOR GREEN FACTOR SCORE REFERENCE ONLY
2. SOIL DENSITY <60LB/CF
3. AVERAGE SOIL DEPTH 21"

8 PLANTING ON STRUCTURE: SEMI- INTENSIVE
1/8" = 1'-0"

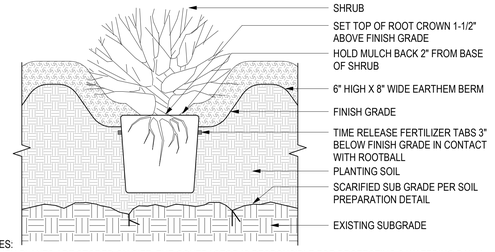


11 GREEN ROOF TRAY ASSEMBLY
3" = 1'-0"



NOTES
1. WHEN PLANTS ARE STORED ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING & WATERING DAILY.
2. PLANTS SHALL BE IMMEDIATELY WATERED AFTER PLANTING. IF IRRIGATION IS NOT OPERATIONAL WHEN PLANTS ARE INSTALLED, CONTRACTOR MUST HAND WATER DAILY.
3. REFER TO IRRIGATION PLANS FOR SHRUB IRRIGATION.
4. SET THE TREE SO THE ROOT FLAR ON THE UPHILL SIDE IS FLUSH WITH THE SURROUNDING SOIL ON THE SLOP; THE EDGE OF THE ROOT BALL ON THE DOWNHILL SIDE WILL BE ABOVE THE SURROUNDING SOIL. APPLY ENOUGH SOIL TO COVER THE DOWNHILL SIDE OF THE ROOTBALL.
5. REFER TO TRAINAGULAR PLANT LAYOUT DETAIL.

6 SHRUB PLANTED ON SLOPE AT GRADE
1/2" = 1'-0"



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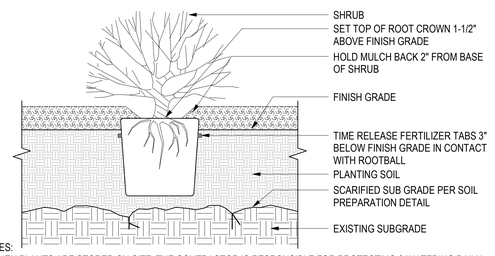
5. REFER TO TRIANGULAR PLANT LAYOUT DETAIL.

5 SHRUB PLANTING WITH BERM
1 1/2" = 1'-0"



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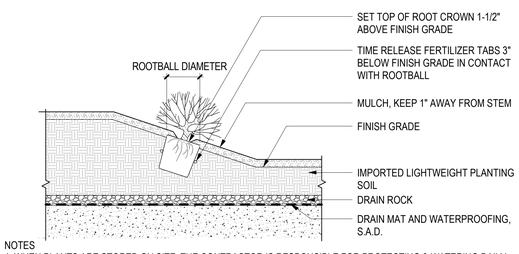
5. REFER TO TRIANGULAR PLANT LAYOUT DETAIL.

4 SHRUB PLANTING
1 1/2" = 1'-0"



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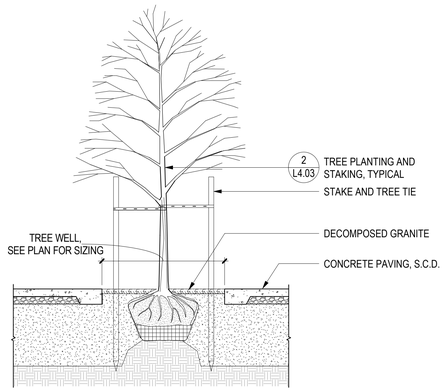
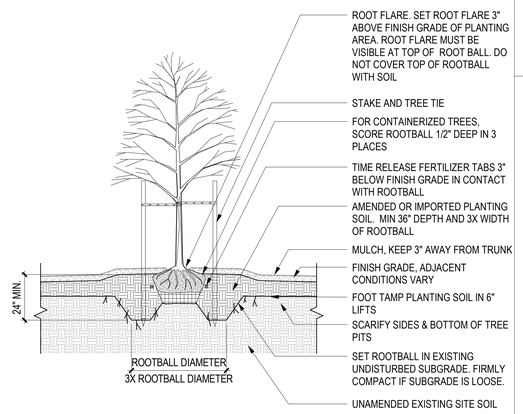
5. REFER TO TRIANGULAR PLANT LAYOUT DETAIL.

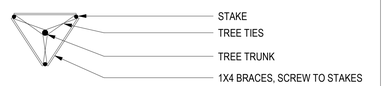
7 SHRUB PLANTED ON SLOPE ON STRUCTURE
1/2" = 1'-0"



3 TREE IN SIDEWALK TREE WELL
1/2" = 1'-0"



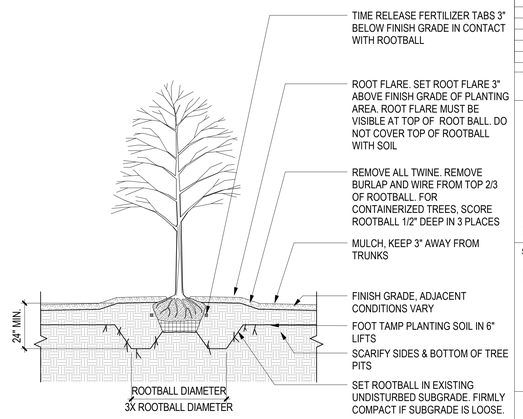
SECTION



PLAN

NOTES:
1. LANDSCAPE ARCHITECT TO TAG TREES AT NURSERY.
2. LANDSCAPE ARCHITECT TO VERIFY TREE LOCATIONS IN FIELD PRIOR TO INSTALL.
3. WHEN PLANTS ARE STORED ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING & WATERING DAILY.
4. TREES SHALL BE IMMEDIATELY WATERED AFTER PLANTING. IF IRRIGATION IS NOT OPERATIONAL WHEN TREES ARE INSTALLED, CONTRACTOR MUST HAND WATER DAILY.
5. DETAIL ONLY ILLUSTRATES TREE PLANTING, REFER TO TREE STAKING OR ANCHOR DETAIL FOR TREE SUPPORT.
6. ROOT BARRIER SHALL BE USED IF TREE IS PLANTED WITHIN 8 FEET OF CURB OR SIDEWALK.
7. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO PLANTING. PERCOLATION RATE MUST BE 3" PER HOUR. IF RATE IS BELOW, NOTIFY LANDSCAPE ARCHITECT.
8. REFER TO IRRIGAITON PLANS FOR TREE IRRIGATION.
9. TREE SHALL BE SET PLUMB.

2 TREE PLANTING AND STAKING, TYPICAL
3/8" = 1'-0"



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1 TREE PLANTING
3/8" = 1'-0"

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MITHŪN

BASE LANDSCAPE ARCHITECTURE

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NO.	REVISION	DATE
	SITE PERMIT	05.30.2025
1	100% DD	06.13.2025

Project Number: 2424401

Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

Sheet Title:

PLANTING DETAILS

Scale: As indicated

N
REF. NORTH

herman coliver locus architecture
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: Author
Checked: Checker
Date: 6/12/2025 5:30:19 PM

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PLANTING LEGEND

16TH STREET ENTRY
JACARANDA MIMOSIFOLIA
JACARANDA
60" BOX
WUCOLS: MODERATE

PSH COURTYARD
QUERCUS BICOLOR
SWAMP WHITE OAK
60" BOX
WUCOLS: MODERATE

16TH STREET
QUILLAJA SAPONARIA
SOAP BARK
48" BOX
WUCOLS: LOW

CAPP STREET
ERIOBOTRYA DEFLEXA
BRONZE LOQUAT
48" BOX
WUCOLS: MODERATE

BART PLAZA RAISED PLANTER
QUERCUS RUGOSA
NETLEAF OAK
WUCOLS: LOW
ALT:
PARKINSONIA ACULEATA
MEXICAN PALO VERDE
WUCOLS: VERY LOW
48" BOX

PA

PLANTING AREA ON GRADE: 850 SF
70% Groundcover, 1 GAL, 12" O.C.
Bulbine frutescens 'Hallmark'
Calandrinia grandiflora
Carex divulsa
Ceanothus hearstiorium
Echeveria 'Blue Brince'
Echeveria 'Nodulosa'
Epilobium canum
Festuca
Mascaria macroptera
Portucaria afra
Sedum 'Vera Jameson'
Senecio mandraliscae

30% Shrub Cover, 5 GAL, 30" O.C.
Aeonium spp.
Agave 'Blue Glow'
Agave attenuata
Aloe spp.
Anigozantos 'harmony'
Cereus peruvianus
Daylirium longissimun
Echinocactus grusoni
Euphorbia rigida
Euphorbia tirucalli 'Sticks oon Fire'
Leucospermum spp.
Mahonia eurybractea 'Soft Caress'
Muhlenbergia 'pink flamingo'
Muhlenbergia rigens
Salvia celestial blue
Salvia spathacea
Tulbaghia violacea
Yucca rostrata

Vines, 2 GAL, 30" O.C
Mascagnia macroptera
Lonicera hispidula

PLANTING AREA ON STRUCTURE: 925 SF
70% Groundcover, 1 GAL, 12" O.C.
Calandrinia grandiflora
Carex divulsa
Ceanothus hearstiorium
Echeveria 'Blue Brince'
Echeveria 'Nodulosa'
Epilobium canum
Sedum hispanicum
Sedum rubrotincum
Sedum rupestre
Sedum spurium
Senecio mandraliscae

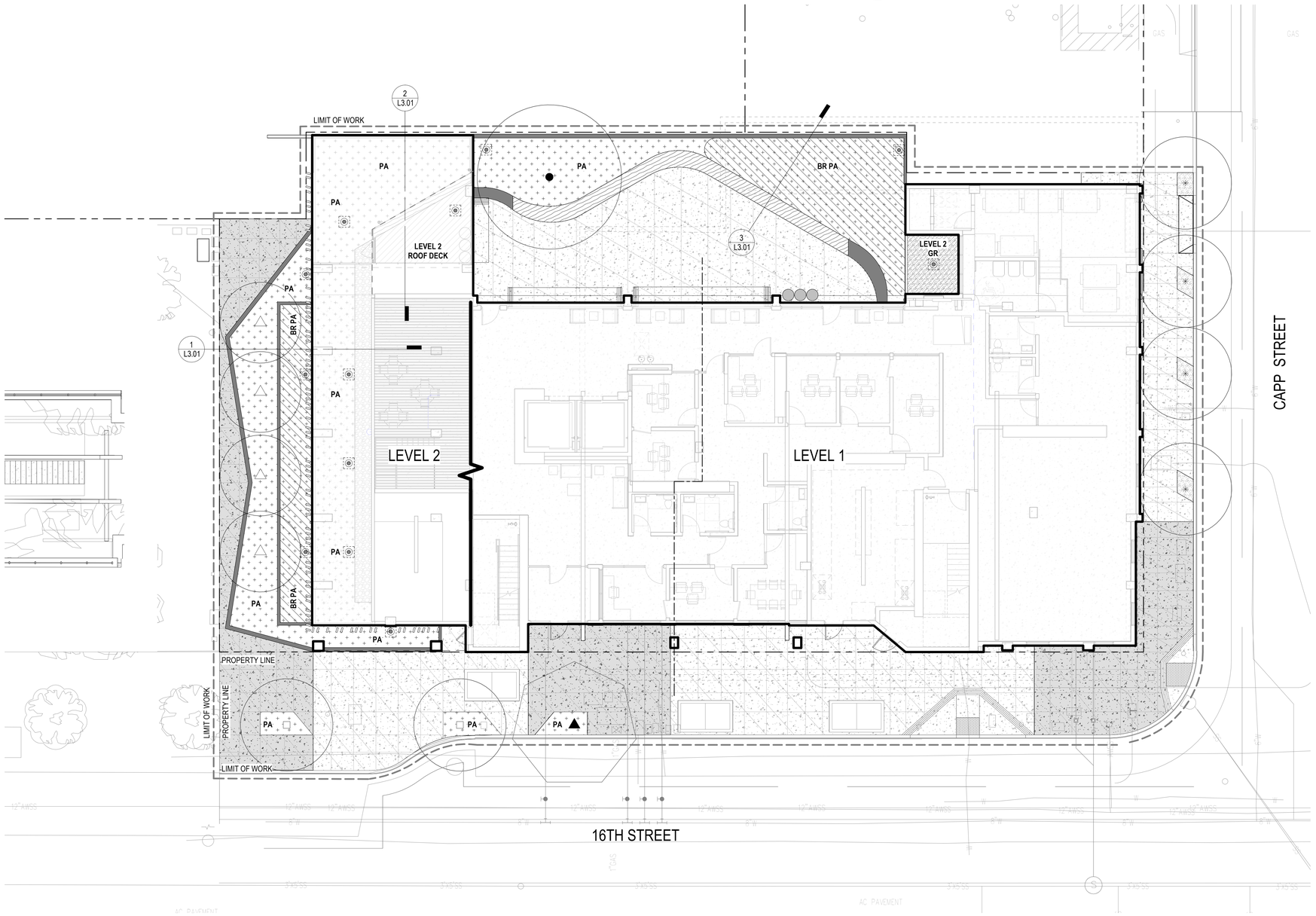
30% Shrub Cover, 5 GAL, 30" O.C.
Aeonium spp.
Agave attenuata
Bulbine frutescens 'Hallmark'
Euphorbia rigida
Festuca
Leucadendron spp.
Leucospermum spp.
Muhlenbergia 'pink flamingo'
Muhlenbergia rigens
Rosmarinus officinalis 'prostratus'
Salvia celestial bliue
Salvia spathacea
Tulbaghia violacea

BR PA

BIORETENTION PLANTING: 957 SF
80% Groundcover, 1 GAL, 12" O.C.
Carex obnuta
Erigeron galucus
Juncus patens
Lomandra longifolia 'Platinum Beauty'

20% Shrub Cover, 5 GAL, 30" O.C.
Chrondropetalum tectorum
Dianella' Clarity Blue'
Dicksonia aurantica
Dryopteris expansa
Furcraea foetida 'Mediopicta'
Lupinus albifrons
Mimulus auranticos
Opuntia
Woodwardia fimbriata

DECOMPOSED GRANITE AT TREE WELLS
PLANTER DRAIN, S.C.D.
METAL EDGE RESTRAINT
STRUCTURE BELOW
STRUCTURE OVERHEAD
LIMIT OF WORK
PROPERTY LINE



1 PLANTING PLAN
1/8" = 1'-0"

NOTES:
1. SEE CIVIL DRAWINGS FOR ALL UTILITIES AND GRADING INFORMATION
2. STREET TREES PRUNED AND LIMBED UP TO ACHIEVE 80" CLEARANCE ALONG ROADWAY EDGES
3. IRRIGATION POINT OF CONNECTION (P.O.C.), BACKFLOW PREVENTER, CONTROLLERS AND FLOW SENSOR TO BE LOCATED WITHIN THE BUILDING; S.C.D. FOR P.O.C. LOCATION
4. SUB-SURFACE DRIP LINE IN ALL PLANTERS TYP; 12" SPACING, 2" COVER
5. WUCOLS WATER USAGE INFORMATION AS FOLLOWS:
[H] HIGH [M] MODERATE [LOW]
6. ALL PLANTING AREAS TO HAVE DECORATIVE ROCK MULCH
7. SEE PLUMBING DRAWINGS FOR STORM DRAIN CONNECTIONS; L1.01 CONNECTIONS ARE SHOWN FOR REFERENCE ONLY

WATER EFFICIENT LANDSCAPE REQUIREMENTS:
1. AUTOMATIC CONTROLLER W/ET DATA, REPEAT CYCLING
2. IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
3. HUNTER MINI-CLIK RAIN SENSOR/SOIL MOISTURE SENSOR TO BE SPECIFIED
4. SOIL AMENDMENTS TO BE INCORPORATED
5. WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

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Scale: 1/8" = 1'-0"
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herman coliver locus
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