File No. 250735 **Committee Item No.** _____
Board Item No. 56

COMMITTEE/BOARD OF SUPERVISORS

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Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** July 29, 2025

Cmte Board

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☐	☐	
☐	☐	

Prepared by: Lisa Lew **Date:** July 25, 2025
Prepared by: _____ **Date:** _____

July 3, 2025

RECEIVED AK
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUL 03 PM02:47

Clerk of the Board
Angela Calvillo
San Francisco Board of Supervisors

Re: 1979 Mission sub-division permit appeal

Dear Ms. Calvillo:

I hereby file a permit appeal of the Department of Public Works approval of a 3-lot subdivision on the parcel at 1979 Mission **[Tentative Parcel Map 12492 APN: 3553-052]**.

I represent a group of Capp Street neighbors of the **Tentative Parcel Map 12492** exercising our right of appeal out of strong concerns that the subdivision will negatively impact the quality of life and safety for the families and individuals who reside in the immediate vicinity as well as the students and teachers at Marshall Elementary School.

This appeal addresses issues that up until now have had limited and restricted opportunities for community input during meetings held by the Mission Economic Development Agency (MEDA) in recent months:

1.) **We are concerned that the proposed height, massing, and overall building footprint coverage of the buildings enabled by the subdivision far exceed the currently allowable height, massing, and footprint coverage (which is already much higher than the current state of buildings in the areas).**

   a. By sub-dividing the lot into three super-scale buildings from one, the sub-division is substantially increasing the overall density on the original lot. The current proposal of three excessively dense and tall buildings with zero setbacks at front, minimal setbacks at back and sides, is already much denser than the original single tower that was previously planned on this site.

   b. The proposed height of this building is far taller than that of any other building in the Mission and proposes to significantly change the character of the neighborhood in numerous ways. This area of the Mission is predominantly two-story residential buildings and two-to-five story commercial buildings. The proposed height (up to 16 Floors) approaches building heights of downtown San Francisco and is unlike anything in this area. As such, the proposed buildings enabled by this subdivision will be two to eight times higher than our current built environment.

      Buildings of this scale in a residential context will negatively impact the quality of life for the residents by reducing light and privacy. These three dense and massive buildings will cast excessive shadow on Marshall Elementary's active schoolyard and those living along Capp, Adair and 15th Streets. In addition to its height, the footprint of the subdivision fails to include open space and trees facing

Capp Street and more appropriate to the scale and mix of the neighborhood. Moreover, the 9- to 16- story facades of these buildings are planned to be built with no front setbacks. Open spaces would provide some offset for the density of the residents in the buildings themselves and knit the new development into the existing character of the neighborhood.

c. We encourage the Board to look at affordable housing projects with similar goals to this like Casa Adelante (1298 Shotwell Street) which is 9-stories high and successfully incorporates outdoor spaces, maintaining setbacks of more than 80 feet from the surrounding streets to achieve a more balanced density for its urban context. (The setbacks mitigate the imposing quality of a 9-story building rising directly from the curbside/sidewalk.)

2.) **We are concerned that subdevelopment will generate excessive traffic and street parking loads with a negative impact on surrounding streets.**
There has been no discussion or study about the increase in traffic and parking congestion along the mission street corridor and surrounding small neighborhood streets during the proposed construction at this site. Additionally, there has been no discussion or plan to reduce the traffic congestion or increase parking capacity in the immediate area surrounding 1979 Mission once the building(s) is operational and in use.

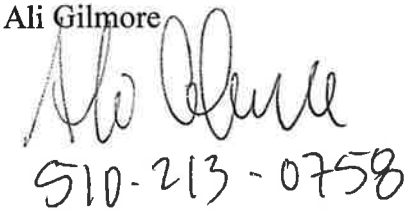
3.) **We are concerned that the addition of 300+ units, led by a building dedicated to supportive housing, will amplify issues of homelessness, drug use, and crime on a block that that the city is currently unable to keep clean and safe. We would like to see the analysis that demonstrates how this additional housing will improve conditions.** Has a study been produced to understand the aggregate burden on this neighborhood and whether there is equity with other city neighborhoods? We believe that the density of homeless services, supportive housing, and city-owned and private SRO hotels in the two-block area surrounding this block is already saturated and far exceeds other parts of the Mission. Moreover, the placement of Phase 1, a 9-story, Permanent Supportive Housing building so close to Marshall Elementary once disregards the safety concerns of families with kids going to school daily. Adding so much more supportive housing to the challenges already experienced by a neighborhood will negatively affect safety and quality of life for those who live and work in the area.

The few neighborhood meetings held to discuss the design of the building, the issues of height and shadow problems were downplayed and never fully discussed until well into the planning process.

We support the goal of affordable housing for this site to host families, including homeless families, starting with the many hard-working families who attend the adjacent Marshall Elementary School. But we believe the subdivision merits further study and considered alterations to improve the experience for all involved and maintain the character and quality of life of the neighborhood. It is for these reasons the we, the residents living in the immediate area, as well as the parents of children at Marshall Elementary are filing this appeal to development permit **[Tentative Parcel Map 12492 APN: 3553-052]** in order to have **the**

city suspend the sub-division approval and hold a full environmental impact report, on this proposed project at 1979 Mission. Additionally, **all appellants, especially parents of Marshall Elementary students and neighbors in the immediate vicinity, should have the opportunity to present our case and concerns to the Board of Appeals** so that they may reconsider the issues related to the number of sub-divided lots, the height and massing of those buildings, the maintenance of a more appropriate inter-building green space, as well as adhering to rules regarding proper setbacks to allow natural light, ventilation and privacy between the proposed design and its surrounding, existing residences and elementary school.

Sincerely,
Ali Gilmore



510-213-0758

PUBLIC WORKS

Daniel Lurie,
Mayor

Carla Short,
Director of Public Works

Project Delivery:
Bureau of Surveys and Mapping

Office of the
City and County Surveyor

Bureau of Surveys and Mapping
49 South Van Ness Ave.,
Suite 900,
San Francisco, CA 94103
Phone: (628)271-2000

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Date:June 25, 2025
PID: 12492

RECEIVED AK
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUL 03 PM02:47

THIS IS NOT A BILL.

This is a notice regarding the approval of a subdivision of real property at the following location:

Address: 1979 Mission Street
APN: 3553-052

Public Works has conditionally approved Tentative Parcel Map 12492, being a 3 Lot Subdivision project on stated parcel.

This notification letter is to inform you of your right to appeal this conditional Tentative Map approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of $417.00, payable to SF Public Works.

The Clerk of the Board is located at: City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
http://sfbos.org/

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:
http://sfbos.org/appeal-information

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:
http://propertymap.sfplanning.org/

If you have any further questions on this matter, our email address is:
Subdivision.Mapping@sfdpw.org

Sincerely,

K. Anderson

Katharine S. Anderson PLS 8499
Assistant City and County Surveyor
City and County of San Francisco

PUBLIC WORKS

Daniel Lurie,
Mayor

Carla Short,
Director of Public Works

Project Delivery:
Bureau of Surveys and Mapping

Office of the
City and County Surveyor

Bureau of Surveys and Mapping
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Suite 900,
San Francisco, CA 94103
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Sincerely,

K. Anderson

Katharine S. Anderson PLS 8499
Assistant City and County Surveyor
City and County of San Francisco

July 3, 2025

RECEIVED AK
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUL 03 PM02:48

Katherine S. Anderson PLS 8499
Assistant City and County Surveyor
City and County of San Francisco

Re: 1979 Mission sub-division permit appeal

Dear Ms. Anderson:

I hereby file a permit appeal of the Department of Public Works approval of a 3-lot subdivision on the parcel at 1979 Mission **[Tentative Parcel Map 12492 APN: 3553-052]**.

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Sincerely,
Ali Gilmore

510-213-0758

Appeal Filing to the Board of Supervisors
Tentative Subdivision Map Appeal
Subdivision Code, Sections 1313-1315

The decision of the Director of Public Works approving, conditionally approving, or disapproving a Tentative Parcel Map may be appealed to the Board of Supervisors, pursuant to Subdivision Code, Sections 1313-1315. In case of a conflict between these paragraphs and the Subdivision Code, the Subdivision Code provisions control.

Who May File An Appeal:

The proposed subdivider, or any interested party, may appeal to the Board from a final decision of the Director approving, conditionally approving, or disapproving a Tentative Parcel Map, or a Parcel Map for which a Tentative Map is not required.

Filing Deadline:

The notice of appeal must be filed within 10 days of release of the decision of the Director of Public Works. Subdivision Code, Section 1314

NOTE: If the 10th day falls on a Saturday, Sunday or holiday, the appeal may be filed before 5:00 p.m. on the next business day.

What to File:

The following shall be filed with the Clerk of the Board of Supervisors:

(1 original and 2 hard-copies)

1) Notice of original signed letter of appeal, addressed to the Clerk of the Board, containing the detailed factual and legal basis for the claim;
2) A copy of the Director of Department of Public Works' Decision;
3) Any documentation to be included as evidence to support the appeal; and
4) $417 Appeal Fee, payable to the Department of Public Works.[1]
   Subdivision Code, Section 1314(a)

NOTE: Any materials will become public records, therefore, if any private information is included, Appellant is responsible for redacting such information prior to submission.

Where to File:

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

[1] Appeal Fee is subject to annual Consumer Price Index adjustment, as determined by the Controller. Contact the Clerk's Office at (415) 554-5184 or board.of.supervisors@sfgov.org to confirm current Appeal Fee.

Appeal Filing to the Board of Supervisors
Tentative Subdivision Map Appeal
Subdivision Code, Sections 1313-1315

Hearing Date:

Upon receipt, the Clerk shall set a time and place for hearing.

The appeal will be scheduled at a regular meeting of the full Board of Supervisors within 30 days of the appeal filing. Appeals are scheduled on the last Tuesday within the 30 day period at 3:00 p.m., or at the next regularly scheduled Board meeting should such timeframe fall within a Board recess. If more than one appeal is scheduled the Clerk of the Board may consolidate and/or schedule the second or later appeals at a specified time later than 3:00 p.m.

No Committee hearing is held.

Hearing Notice:

The Clerk sends notices to the appellant, owners of the subject property, owners of all properties within 300 feet, and other interested persons who request notification from the Clerk of the Board of Supervisors.

The Clerk will publish the hearing notice in at least one newspaper of general circulation.

Decision:

The Board of Supervisors may overrule the decision of the Director of Public Works by a majority vote of all its members.

Next Steps:

Once the Appeal is determined ripe and timely, the Clerk will notify the appellant of the date, time, and place for the hearing before the Board of Supervisors.

Additionally, 11 days prior to the hearing, the appellant shall provide the names and addresses of the interested parties to be notified in label format.

Any additional documentation the appellant would like the Board Members to consider must be delivered to the Clerk no later than eight days prior to the hearing.

Contact:

Office of the Clerk of the Board
(415) 554-5184

RECEIVED AK
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUL 03 PM 02:48

[redacted]
25 CAPP ST
SAN FRANCISCO, CA 94103-3616

1143
54-49/114 NH
1563

July 3 2025
Date

Pay To The Order Of SF DEPT Public Works $ 417.00

FOUR HUNDRED AND SEVENTEEN Dollars

Photo Safe Deposit® Details on back

BANK OF AMERICA

ACH R/T 011400495

For

MP

Harland Clarke

From:	BOS Legislation, (BOS)
To:	"Hecklr@me.com"; "marcsalomon@gmail.com"; cmelgoza@missionhousing.org; nsomasundaram@hansonbridgett.com; ccollins@hansonbridgett.com
Cc:	RUSSI, BRAD (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); YANG, AUSTIN (CAT); MALAMUT, JOHN (CAT); Short, Carla (DPW); Schneider, Ian (DPW); French, Elias (DPW); Anderson, Kate (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Switzky, Joshua (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PROJECT SPONSOR RESPONSE: Appeal of Tentative Map - Proposed 1979 Mission Street Project - Appeal Hearing July 29, 2025
Date:	Wednesday, July 23, 2025 4:58:30 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board is in receipt of a response from project sponsor Claire Collins of Hanson Bridgett LLP, on behalf of 1979 Mission Street PSH Associates, LP (co-developers Mission Housing Development Corporation and Mission Economic Development Agency), for the appeal of Tentative Map for the proposed 1979 Mission Street project.

Please find the following link to the document for the matter:

Project Sponsor Response - July 23, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 250735

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click here to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other*

public documents that members of the public may inspect or copy.

CLAIRE H. COLLINS
PARTNER
DIRECT DIAL (213) 395-7650
E-MAIL ccollins@hansonbridgett.com

HansonBridgett

July 23, 2025

Angela Calvillo
Clerk of the Board
Board of Supervisors of the City and County
of San Francisco
1 Dr. Carlton B. Goodlett Place, City Hall,
Room 244
San Francisco, CA 94102-4689

Re: Board File No. 250735, Appeal of 3-Lot Subdivision at 1979 Mission Street

Dear Board of Supervisors:

Our office represents 1979 Mission Street PSH Associates, LP (co-developers Mission Housing Development Corporation and Mission Economic Development Agency), the applicant for the approved affordable housing development at Mission and 16th Street that will construct 136 dwelling units with supportive services to serve vulnerable populations in the neighborhood and City at large. (the "Supportive Housing Project"). The development includes a subdivision of an existing parcel into three parcels, one of which will be occupied by the Supportive Housing Project.

On May 27, 2025, the Planning Department approved the Supportive Housing Project, authorizing the subdivision of 2970 16th Street into three new lots, the demolition of an existing two-story commercial building, and the construction of a new nine-story residential building. The Planning Department approval was in accordance with State laws requiring by-right approval of supportive housing projects in certain residential zones and protecting affordable housing developments from denial on the basis of non-objective criteria, such as concerns about neighborhood character and architectural style that are often weaponized to prevent affordable housing projects.

On June 25, 2025, pursuant to the City's Subdivision Ordinance, the Public Works Department issued a conditional approval of a tentative parcel map subdividing 2970 16th Street into three new lots – a procedural necessity for development of the Supportive Housing Project already approved by the Planning Department. On July 3, 2025, an appeal of Public Work's conditional approval of the tentative parcel map subdividing 2970 16th Street was filed, citing concerns about the Supportive Housing Project's design, the potential for the project to generate excessive traffic, and concerns about impacts on "neighborhood conditions."

The Board of Supervisors must deny this appeal. First and foremost, the purported issues the appeal cites are completely unrelated to the approval of the tentative map, which is solely intended to ensure compliance with the requirements of the City's Subdivision Ordinance. Moreover, even setting aside this disqualifying factor, the Supportive Housing Project's design is

in compliance with applicable City ordinances and applicable objective standards. The Planning Department correctly concluded that the Supportive Housing Project must be approved by right under State law. The Board of Supervisors may not grant the appeal unless the Supportive Housing Project would violate a written, objective and quantifiable public health or safety standard. No such standards are violated here. Even if the underlying project approval could be considered, State law requires the Board of Supervisors to affirm the Planning Department's decision and deny the appeal.

We urge the Board of Supervisors to deny the meritless appeal and ensure that sorely needed housing and supportive programs can move forward.

The Appeal Exceeds the Scope of the Public Works Department's Subdivision Map Approval

The appeal before the Board solely concerns the Public Works Department's approval of a tentative parcel map subdividing 2970 16th Street into three lots. As the Planning Department's July 21, 2025 response to the appeal explains, none of the issues raised by the appeal concern any of the criteria that the Public Works Department or the Planning Department consider in approving a tentative parcel map under the City's subdivision ordinance. Appellants do not contend, for instance, that the parcels created under the tentative parcel map do not conform to any City standards, or that the proposed subdivision map fails to comply with the requirements of local or State law. Instead, the appeal solely addresses aspects of the design of the future supportive housing building and subjective, speculative fears regarding the operation of said building, both of which concern the Planning Department's approval of the *building* on May 27, 2025. Appellants did not appeal the May 27, 2025 approval, and should not be permitted to hijack the subdivision map approval process to air grievances concerning matters that were never under the scope of the Public Works Department's review. The appeal must be denied because it does not raise any alleged deficiencies related to the conditional approval of the tentative parcel map.

The City Cannot Deny a Supportive Housing Project On the Basis of Appellants' Subjective Concerns.

Appellants' failure to raise any issues germane to the Public Works Department's consideration of the tentative parcel map is a sufficient reason for the Board to deny the appeal.

That said, even if the Board were to improperly entertain the issues raised by appellants, State law requires the City to approve the Supportive Housing Project. Under AB 2162 (Gov. Code §§ 65650-65656), all supportive housing projects are subject to streamlined by-right City review. The by-right review process limits the criteria that the City is permitted to consider when reviewing such projects. Under Government Code § 65651(b)(1), the City may only require the Supportive Housing Project to comply with the objective, written development standards and policies that apply to other multifamily development within the same zone. The City's guidelines for implementing AB 2162 clarify that City decisionmakers may not rely on any standards that require personal or subjective judgment in reviewing the Supportive Housing Project. (*See* Planning Director Bulletin No. 5 (attached)).

The appeal raises subjective concerns and does not identify any objective, written development standards or policies that could legally serve as a basis for denial of the requested project approvals.

While the appeal raises subjective concerns about height, massing, and building footprint, the Planning Department's July 21, 2025 response to the appeal establishes that the proposed building is far below the applicable 105 foot height standard. This is consistent with the Planning Department's findings in its initial May 27, 2025 approval of the Supportive Housing Project, which determines that the Project is in compliance with applicable development standards and policies in the General Plan, Mission Area Plan, and Planning Code. (May 27, 2025 Planning Approval Letter for 2025-002304PRJ at pp. 6-9). The May 27, 2025 Planning Approval Letter also includes findings authorizing the Supportive Housing Project use of State Density Bonus Law to waive development standards relating to building bulk (Planning Code § 270) and alter the rear yard setback requirements. (Planning Code § 134). To the extent appellants are suggesting that use of State Law Density Bonus waivers and concessions render the Supportive Housing Project inconsistent with objective bulk and setback standards, appellants' position is explicitly contrary to the City's guidance on AB 2162 implementation. (*See* Planning Director Bulletin No. 5 at p. 3 ["Any waivers, concessions, or incentives, conferred through the State Density Bonus Law are considered code-complying, and therefore are consistent with the objective standards of the Planning Code."]). The City's guidance is consistent with State Density Bonus Law requirements, which require the City to waive any development standards that "would physically preclude construction of that project as designed." (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)[1] Similarly, the appellants' discussion of "traffic and parking congestion" does not cite any objective, written development standards that the Supportive Housing Project are not addressed by the Planning Department's approval. Under Planning Code § 151.1, there are, in fact, no required parking space for any residential project in the Mission Street Neighborhood Commercial Transit (NCT) District.[2] The appellants' unsupported assertion that the Supportive Housing Project "will amplify issues of homeless, drug use, and crime" is not based on any development standard – it is precisely the type of personal or subjective judgment that AB 2162 is designed to remove from the approval process. The pages of cherry-picked articles that appellants have submitted along with their appeal have no bearing on the City's obligation to evaluate the Supportive Housing Project on the basis of objective development standards.

Lastly, appellants request that the City "hold a full environmental impact report on this proposed project at 1979 Mission." This requested course of action would be a flagrant violation of AB

[1] Under State Density Bonus Law (and the Housing Accountability Act), development standards that preclude the construction of the project as designed can be applied only if the project would have a "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." (Gov. Code, §§ 65589.5(d)(2), 65915(d)(3), 65915(e)(1).) Neither the appeal letter nor any other evidence in the record identifies any relevant objective standards or provides credible evidence of a public health or safety impact.

[2] Elimination of minimum parking requirements for this location advances the City's goal of encouraging dense, transit-oriented development in an area with excellent excess to transit. The project advances this policy goal, which is embodied in the objective development standards that the Planning Department correctly applied.

2162, which requires the City to ministerially approve the Supportive Housing Project for the purpose of avoiding the delay and expense of additional environmental review for development in a location that the City has already zoned for dense residential development. (See Gov. Code, § 65651(d)(1) [AB 2162 supportive housing is not a "project" subject to CEQA].)"

Granting the Appeal Would Violate the Housing Accountability Act.

The Housing Accountability Act restricts the ability of the City to deny a 100 percent affordable housing project. Under Government Code § 65589.5(d) the City may only deny the Supportive Housing Project if it determines that there is direct and unavoidable impact on public health or safety based on objective, identified written public health or safety standards, policies, or conditions. (Gov. Code, § 65589.5(d)(2).) Any action the Board takes to disapprove a required land use approval or entitlement needed to facilitate a housing project, including a tentative parcel map, is considered a denial. (Gov. Code § 65589.5(h)(6); *Honchariw v. County of Stanislaus* (2011) 200 Cal.App.4th 1066, 1074.)

The appeal identifies no objective, written public health or safety standards that the Supportive Housing Project would violate. Therefore, under the Housing Accountability Act, the Board cannot grant the appeal without violating State housing law.[3]

* * *

The Supportive Housing Project presents an invaluable opportunity for the City to increase its supply of supportive housing units and supportive programs. Policy 8 of the City's Housing Element specifically directs the City to expand permanent supportive housing options for vulnerable individuals and families, and Housing Element Action 8.6.2 directs the City to utilize and comply with the state-wide streamlining opportunities to expedite and increase the production of permanent supportive housing. The Planning Department has already determined that the Supportive Housing Project complies with all applicable development standards. We appreciate the City's adherence to its subdivision ordinance appeal procedures; however, the substance of this appeal is composed of precisely the type of nebulous and non-objective objections that have hindered the development of affordable and supportive housing projects throughout the City and the State. We urge the Board to continue its support for the development of affordable and supportive housing in the City and comply with its duty under State law. The Board should reject this meritless appeal.

Sincerely,



Claire H. Collins
Partner

[3] Apart from the complete absence of evidence of any non-compliance with any objective standard in the record, the City determined the project to be complete on April 2, 2025 and did not identify any inconsistencies with objective standards within 30 days of that date. Any standard not identified by that date cannot serve as the basis for denial of the project under the Housing Accountability Act. (See Gov. Code, § 65589.5(j)(2)(A)(i).)

From:	BOS Legislation, (BOS)
To:	"Hecklr@me.com"; "marcsalomon@gmail.com"; cmelgoza@missionhousing.org
Cc:	RUSSI, BRAD (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); YANG, AUSTIN (CAT); MALAMUT, JOHN (CAT); Short, Carla (DPW); Schneider, Ian (DPW); French, Elias (DPW); Anderson, Kate (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Switzky, Joshua (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PUBLIC WORKS RESPONSE: Appeal of Tentative Map - Proposed 1979 Mission Street Project - Appeal Hearing July 29, 2025
Date:	Tuesday, July 22, 2025 8:20:09 AM

Greetings,

The Office of the Clerk of the Board is in receipt of a response from Public Works for the appeal of Tentative Map for the proposed 1979 Mission Street project.

Please find the following link to the document for the matter:

Public Works Response - July 21, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 250735

Regards,

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

From:	French, Elias (DPW)
To:	Calvillo, Angela (BOS)
Cc:	Somera, Alisa (BOS); BOS Legislation, (BOS); Starr, Aaron (CPC); Short, Carla (DPW); Anderson, Scott (DPW)
Subject:	Public Works Appeal Response, 1979 Mission Street
Date:	Monday, July 21, 2025 6:23:45 PM
Attachments:	Public Works Appeal Response 1979 Mission Street_12492_2025-07-21.pdf

Hello Ms. Calvillo,

Attached please find Public Works response to the Tentative Map Appeal at 1979 Mission Street, Board File 250735.

Sincerely,

Elias W. French, PLS
City & County Surveyor

Bureau of Surveying & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
elias.french@sfdpw.org | 628-271-2124

Office of the City and County Surveyor | Project Delivery: Bureau of Surveying & Mapping
T. 628.271.2000 | 49 South Van Ness Ave. Suite 9th Floor, San Francisco, CA 94103

July 21, 2025

Subject: File No. 250735 – Tentative Map Appeal – 1979 Mission Street
Assessor's Parcel Number: 3553-052
Public Works Project ID: 12492

Dear Ms. Calvillo and members of the Board of Supervisors,

San Francisco Public Works, Bureau of Surveying & Mapping, issues this letter in response to the letter from Ali Gilmore, dated July 3, 2025, appealing the approval of a Tentative Parcel Map subdivision application for a three lot subdivision at the above-referenced property. The subject application was properly reviewed and approved.

Below is a summary of the project timeline within The Office of the County Surveyor:

- January 30, 2025: The Office of the County Surveyor received a Parcel Map Subdivision Application for the above-referenced property.
- February 20, 2025: The application was deemed submittable, which means all the required elements of the application were satisfactorily received by our office. Chief Surveyor Jacob F. Rems, PLS #4636 referred the application to the Department of City Planning.
- May 28, 2025: The Department of City Planning issued conditional approval of the subdivision.
- June 25, 2025: Assistant City & County Surveyor, Katharine S. Anderson, PLS #8499, issued Conditional Tentative Parcel Map Approval.
- June 25, 2025: Office of the County Surveyor gave notice of the Tentative Parcel Map Approval as required under the Subdivision Code to a list of the names, assessor's lot and block numbers and mailing addresses of all those shown in the last equalized assessment roll as owning property within 300 feet of the property proposed to be subdivided.
- July 8, 2025: The Clerk of the Board of Supervisors scheduled the hearing date for the Tentative Map Appeal for July 29, 2025.

The Tentative Parcel Map received by my office with the application depicts the proposed subdivision of the existing parcel into three parcels.

Based on my review of the Tentative Parcel Map, including its delineation of the property boundaries, and a review of the record title documents, I find that the map satisfies the requirements necessary for approval.

The Department of City Planning also reviewed and approved the Tentative Parcel Map, which means the proposed lot areas, frontages, slopes and other factors comply with the Planning Code and General Plan.

The appellant's letter raises concerns about the height, massing, footprint, unit count, type of supportive housing, and traffic impact of the buildings proposed to be constructed on the site.

These are not matters related to the proposed land subdivision of the existing parcel into three parcels, but instead are issues related to the design of the buildings proposed on the site, which is processed through the Planning Department and/or Department of Building Inspection for their review under the Planning and Building Codes.

California Government Section 66474 (a-g) of the Subdivision Map Act, entitled "Grounds for Denial of Tentative or Parcel Map" lists seven findings a legislative body of a city or county can make to deny the approval of a Tentative Parcel Map. Following my office's review of the subdivision application in question, I have determined that there are no grounds for denial of this subdivision application under Section 66474 of the Subdivision Map Act.

In conclusion, the appeal in question fails to identify any concern related to the proposed land subdivision that would be grounds for denying the division of the existing parcel into three parcels or reversing the approval of the Tentative Map.

Thank you,

Eli F.

Elias W. French, PLS #9406
City and County Surveyor, City and County of San Francisco

From:	BOS Legislation, (BOS)
To:	"Hecklr@me.com"; "marcsalomon@gmail.com"; cmelgoza@missionhousing.org
Cc:	RUSSI, BRAD (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); YANG, AUSTIN (CAT); MALAMUT, JOHN (CAT); Short, Carla (DPW); Schneider, Ian (DPW); French, Elias (DPW); Anderson, Kate (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Switzky, Joshua (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	PLANNING DEPARTMENT RESPONSE: Appeal of Tentative Map - Proposed 1979 Mission Street Project - Appeal Hearing July 29, 2025
Date:	Monday, July 21, 2025 11:55:21 AM

Greetings,

The Office of the Clerk of the Board is in receipt of a response brief from the Planning Department, for the appeal of Tentative Map for the proposed 1979 Mission Street project.

Please find the following link to the document for the matter:

Planning Department Response Brief - July 21, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 250735

Regards,

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

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From:	Starr, Aaron (CPC)
To:	Calvillo, Angela (BOS); French, Elias (DPW)
Cc:	Somera, Alisa (BOS); BOS Legislation, (BOS)
Subject:	Appeal Response for BF 250735
Date:	Monday, July 21, 2025 11:48:07 AM
Attachments:	1979 Mission Street Subdivision Appeal .pdf image001.png image002.png image003.png image004.png image005.png

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Dear Ms. Calvillo,

Attached, please find the Planning Department's response for the tentative map appeal at 1979 Mission Street , Board File 250735.

Sincerely,

Aaron Starr, Manager of Legislative Affairs
Legislative Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: +1628-652-7533| sfplanning.org
San Francisco Property Information Map



San Francisco Planning

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TENTATIVE MAP APPEAL

1979 Mission Street

Date:	July 21, 2025
To:	Angela Calvillo, Clerk of the Board
From:	Sarah Dennis Phillips, Planning Director – Planning Department (628) 652-7600 Aaron Starr, Manager of Legislative Affairs – Planning Department (628) 652-7533
Re:	**Board File No. 250735, Planning Case No. 2025-002304SUB** **Appeal of 3-Lot Subdivision at 1979 Mission Street**
Hearing Date:	July 29, 2025
Project Sponsor:	Melissa Iris Garcia, Herman Coliver Locus Architecture, 423 Tehama Street, San Francisco, CA 94103
Appellants:	Ali Gilmore, San Francisco, CA

Introduction

On July 3, 2025, the appellant filed an appeal of the Tentative Approval for a three-lot subdivision at 1979 Mission Street [APN 3553-052]. In reviewing the appeal, the Planning Department found that the appellant's issues raised in the appeal fall under the purview of the Planning Department. As a result the Department has prepared the following response to the tentative map appeal.

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.

Background

- Applicant submitted an AB 2162 Development Application on March 20, 2025.
- Department staff deemed the AB 2162 application complete on April 2, 2025
- Notice of Eligibility for AB 2162 was issued on April 8, 2025

- The Planning Department approved the proposed project pursuant to Government Code Section 65650 et seq., commonly known as AB 2162 on May 27, 2025. AB 2162 requires the ministerial approval of eligible supportive housing projects.
- On May 28, 2025, the Planning Department determined that that proposed tentative map complied with the Planning Code and approved a Tentative Map referral from DPW.

Planning Code Criteria for Lot Subdivisions

When the Planning Department reviews tentative map referrals from the Department of Public Works (DPW), we evaluate whether the proposed subdivision complies with the requirements of Planning Code Section 121.

Planning Code Section 121 establishes minimum standards for lot area, width, and frontage. These standards apply to all newly created lots in San Francisco—regardless of the property's use, zoning designation, or whether the ownership is public or private.

Specifically, Section 121 requires that:

- Every newly created lot must have frontage on a public street or alley, as defined in the Planning Code.
- The minimum frontage must be at least 16 feet.
- The minimum lot width must be at least 20 feet.
- The minimum lot area must be at least 1,200 square feet.

These objective standards form the basis for the Planning Department's review of proposed subdivisions.

Appellant Issues and Planning Department Responses

ISSUE 1: We are concerned that the proposed height, massing, and overall building footprint coverage of the buildings enabled by the subdivision far exceed the currently allowable height, massing, and footprint coverage (which is already much higher than the current state of buildings in the areas).

RESPONSE 1: The proposed subdivision does *not* increase the development potential of the lot.

Subdividing the lot does not change the allowable density. The subject property is located within the Mission Street Neighborhood Commercial Transit (NCT) District, which uses a form-based zoning approach. This means there is no maximum residential density based on lot area or a per-lot basis. Instead, development is regulated through standards related to height, bulk, open space, unit mix, and Building Code requirements for life and safety.

Subdivision of the lot does not alter the allowable height on the resulting parcels. The property is subject to a 105-foot height limit under the Planning Code. While the State Density Bonus Law permits an additional three stories (approximately 30 feet) beyond that limit, the proposed project is only 84 feet in

height. This not only is well below the 105-foot maximum, but also the project does *not* utilize the additional height allowed under the State Density Bonus Law.

ISSUE 2: We are concerned that the subdevelopment will generate excessive traffic and street parking loads with a negative impact on surrounding streets.

RESPONSE 2: The subject of this appeal is the tentative map and proposed subdivision—not the development project itself.

The tentative map would divide one parcel into three to facilitate the construction of an affordable housing project on one of the resulting lots. Traffic and parking impacts are associated with future development and not with the act of subdividing land. Subdivision alone does not generate traffic or parking demand. Moreover, these issues are not criteria the Planning Department evaluates when reviewing tentative maps for compliance with the Planning Code.

ISSUE 3: We are concerned that the addition of 300+ units, led by a building dedicated to supportive housing, will amplify issues of homelessness, drug use, and crime on a block that the city is currently unable to keep clean and safe. We would like to see the analysis that demonstrates how this additional housing will improve conditions.

RESPONSE 3: The subject of this appeal is the proposed tentative map—not the development project.

Putting aside the unsupported premise that supportive housing increases homelessness or crime, the subdivision of a parcel does not itself result in such outcomes. Further, these concerns are not criteria for evaluating a tentative map under the Planning Code. The appellant's concerns relate to the broader development project, which is a matter outside of the tentative map under appeal.

Summary Response

The appellant's concerns focus on the proposed development, not on whether the City's tentative map approval was in error. The development itself is not subject to this appeal and the Planning Department previously reviewed and approved the development in accordance with State and local requirements.

The Planning Department correctly determined that the tentative map complies with the Planning Code and the City's General Plan, including minimum lot size and frontage requirements outlined in Planning Code Section 121. The appellant has not provided evidence that the Planning Department erred in issuing its approval of the tentative map or that Public Works erred in its tentative map approval.

From:	BOS Legislation, (BOS)
To:	"Hecklr@me.com"; "marcsalomon@gmail.com"; cmelgoza@missionhousing.org
Cc:	RUSSI, BRAD (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); YANG, AUSTIN (CAT); MALAMUT, JOHN (CAT); Short, Carla (DPW); Schneider, Ian (DPW); French, Elias (DPW); Anderson, Kate (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Switzky, Joshua (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	APPELLANT ADDITIONAL SUPPLEMENTAL INFORMATION: Appeal of Tentative Map - Proposed 1979 Mission Street Project - Appeal Hearing July 29, 2025
Date:	Monday, July 21, 2025 8:30:32 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board is in receipt of additional supplemental information from Marc Salomon on behalf of appellant Ali Gilmore, for the appeal of Tentative Map for the proposed 1979 Mission Street project.

Please find the following link to the document for the matter:

Appellant Additional Supplemental Information - July 18, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 250735

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
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lisa.lew@sfgov.org | www.sfbos.org

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NEWSLETTER, TODAY'S MISSION

Non profit developer opposes mom and pop store's plan for beer and wine

by **LAURA WAXMANN**
May 26, 2017, 2:47 pm



Paul Miller and Debbie Horn inside of their Royal Cuckoo Market at 3368 19th St. Photo by Laura Waxmann

At a public meeting Wednesday night, a nonprofit dedicated to promoting small businesses demanded that a mom and pop grocery and liquor store drop its application for a wine and beer license.

"The onsite liquor service is the issue," said Gabriel Medina, the policy manager for the Mission Economic Development Agency, which is opposing the application.

The nonprofit agency has been at the forefront of developing affordable housing and fighting the neighborhood's rampant gentrification. In the latter, it has sought to protect small, locally owned-businesses from displacement, and some at Wednesday's meeting wondered why it was going after the Royal Cuckoo Market at 3368 19th St. and its owners, Paul Miller and Debbie Horn, who live around the corner.

"Here you have the ideal Mission place – local people are being hired, local people own it. Most people who work here are bilingual," said Chris Seibert, a Mission resident and local musician. "It's like cutting the legs out below the actual local people by taking away something that's going to help them do all the other good things they do."

Medina told the 20 or so people assembled for the meeting that he opposed the market's application to convert the retail market to include a restaurant – a step that is necessary to serve wine and beer.

Anywhere else in the city, such a change is straightforward, but Medina said converting to a restaurant overstepped the intentions of the Mission Action Plan 2020 and the Mission 2016 Interim Controls.

Both are aimed at slowing or reversing gentrification. The first focuses primarily on affordable housing and retaining production, distribution and repair space that serves light industry. The Mission 2016 Interim Controls, which were adopted and extended by the Planning Commission on March 2, increase the oversight for business and housing changes within the Mission while the Mission Action Plan 2020 is being established.

The controls require, for example, any business applying for a change of use to go through the Conditional Use authorization process, which requires community meetings, outreach and a hearing before the Planning Commission.

These controls are temporary and are "a way for MAP 2020 to finalize policies that basically prevent business displacements," explained Medina.

Most at the meeting, however, were unaware of the legal tenets and were there to support the neighborhood store.

"What you're trying to do is not only judge a book by its cover but you're trying to paste your own cover on it first and then judge it," said the man who identified himself as a carpenter and longtime Mission

resident. "You guys want to pick on these guys? It's ridiculous – there's all these yuppies coming in around here…You're just projecting on these local people and placing your narrative on them."

Miller and Horn worked in the Mission's service industry for 30 years and began their own business in 2010 with the first Royal Cuckoo, a full bar at 3202 Mission St.

They leased the space at 19th Street after the owner of a Salvadoran specialty market and liquor store, El Salvadoreño, retired in 2014.

Miller and Horn argued that they were not informed about the new policies in the Mission Action Plan 2020 and the Interim Controls. In fact, in October 2016, the Planning Department approved their eligibility for a beer and wine license without requiring the restaurant conversion or a conditional use hearing. A spokesperson for the Planning Department did not immediately return requests for comment.

"They told us, 'you're fine, you're already serving food.' And we were like, 'Okay, we don't have to do anything?'" said Horn, about the Planning Department.

However, a month later they were told that the approval was a mistake and the department had received two complaints about an "illegal bar." It is unclear who made the complaints.

The Planning Department told the couple they would have to reapply, asking the city for a change of use permit that would allow a restaurant and thereby a wine and beer license. In the meantime, they are allowed to keep serving beer and wine as they have **since late last year**.

In an effort to comply, Horn and Miller have started the change of use process but are now facing opposition from the Mission Economic Development Agency.

"Now we are in a funky pickle," said Horn.

With local markets impacted by e-commerce and delivery services, Miller and Horn struggled on 19th Street and said they intended to stabilize the small grocery and liquor store by creating a small counter area where they serve simple dishes, coffee and beer and wine.

The market and bar operates during the day and closes by 10 p.m. on weekdays and 11 p.m. on weekends.

Wednesday's public meeting was one of the required steps to get a change of use permit.

At the meeting neighbors, family members and supporters filed into the 750 square foot sliver of a space to speak in support of what they called a "neighborhood gem."

"They provide a service for me that I can't afford anywhere else," said Marvin, a Mission resident of 50 years. "I can come and get a cup of coffee and sit here and shoot the bull for half an hour for a dollar and a quarter. I feel welcomed here. Other businesses, they don't welcome me, income wise."

Medina suggested that Marvin visit a Chinese Bakery on Mission Street where the coffee is also cheap.

"But there's a difference between cheap coffee and crap coffee," said Marvin. "I've been to the bakery and they serve their coffee cold."



Gabriel Medina (left) speaks with supporters and an opponent of the Royal Cuckoo Market. Photo by Laura Waxmann

Despite the clear support among those who attended the meeting, Medina remained insistent that the couple's plans of legitimizing their license by converting their retail space to a restaurant fails to comply with the

community standards developed by MEDA and other community groups under MAP 2020.

One supporter pointed out that the couple had been "caught in a transitional moment in policy."

Medina acknowledged that the couple did not act in bad faith in the first place, but that applying for the permit now would be "out of compliance" with the interim controls.

"Planning gave you guys wrong information and I'm very disappointed," he said.

Medina asked the couple to instead work with MEDA to establish a business plan that does not include an alcohol license. The organization provides technical assistance, lease negotiations, and has a low-interest loan fund for businesses, he said.

"Our failure is if you shutter. Our failure is if we do not enforce the community standards," he said.

Medina said that retail spaces rent for less than restaurants that serve beer and wine. Once a space is converted – even though the Royal Cuckoo is retaining the retail grocery – "the landlord is going to charge [the next tenant] a lot more rent," Medina said.

Since 2000, some 40 percent of retail businesses – many small, locally and Latino owned – have been pushed out of the traditionally Latino neighborhood, Medina added.

"While we celebrate the Royal Cuckoo bringing their culture and residency to the area, we have to balance what the 30 percent poverty population that lives here [needs]," said Medina in an interview after the meeting.

Peter Papadopoulos, of the Cultural Action Network, was also present at the hearing and pointed to several retail spaces along Mission Street that have been subject to restaurant conversions.

A brewpub restaurant has applied for approval to open a block over, at 2243 Mission St., replacing a recently demolished furniture store.

"The entire area is moving toward nightlife destination. Destination areas are different than community serving. The Mission Street corridor is our family corridor – it's home to lots of Asian and Latino mom and pops shops," said Papadopoulos. "When you start giving up ground from retail to bars, restaurants, brewpubs – even the city acknowledges that it almost never goes back. It's only a one way direction towards a destination nightlife environment, and that doesn't match our most vulnerable residents."

But supporters of the market wondered if the protections set forth by the community advocates were actually victimizing the exact businesses that they are meant to protect.

"Right now we are looking at some people who have been living in the Mission for decades, who have a thriving business, who are surviving within this juggernaut of outside individuals and businesses that are coming in and destroying the culture that we had here for such a long time," said Philemon Abraham, a resident of the Mission and frequent patron. "It seems to me that the people who you are trying to protect are right here, the people who own this business."

Miller and Horn said that losing the right to serve beer and wine could mean the end of their business.

Supporters pointed out that the Royal Cuckoo is neither a fancy restaurant nor a bar. Its eight wooden barstools and largely bilingual staff have made it a welcoming respite for many on the bar-studded block of 19th street.

Regardless, Medina was adamant.

"What happened on Valencia, just to be very clear – most of the retail there was evicted and we had a lot of fancy restaurants and bars that came in," he said. He added that because the market is already a licensed liquor store, its owners could sell that license and transfer it to another Mission location while keeping the restaurant permit at the market.

But the Royal Cuckoo Market's proprietors say that "flipping" their space or even nixing its retail component is not part of their plan.

"We are keeping our retail," said Horn. "We are obviously not running this business to make a ton of money."

"It's hard to make it as retail," she added.

In a recent change of use permit on Valencia Street at Amado's, the owner was able to get an application for restaurant space and a bar approved by agreeing to keep 700 square feet of retail at the front of his business.

Such a defined retail space could provide a roadmap to a solution at the Royal Cuckoo.
For now, Royal Cuckoo's owners have agreed to a mediation meeting with MEDA in the coming weeks. Following the mediation, a hearing will be set in front of the Planning Commission.



Aberto Einstein

May 29, 2017, 5:50 pm at 5:50 pm

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TODAY'S MISSION

Laundré owner shaken after private meeting with Mission community groups



by **JULIAN MARK**
October 12, 2018, 6:00 am



Photo by Julian Mark

More than a dozen community members turned out Tuesday evening to support a proposal from Laundré, the white-walled laundromat-cafe on 20th and Mission, to add beer and wine to its menu. None of the community members in attendance could think of any potential problems with the establishment selling beer and wine until closing time at 10 p.m.

Still, the owner and her supporters fear that opposition is lying in wait.

Just hours before the public meeting, seven members of the neighborhood coalition United To Save the Mission — including Peter Papadopoulos, a Mission Economic Development Agency employee — met privately with Laundré's owner, Ariana Roviello, her partner Peter Smith, and their permit expediter, Mark Rennie. Larisa Petroncelli, co-owner of Factory 1 Design, and Erick Arguello of Calle 24 were also present at the meeting, representing the coalition.

At that meeting, the coalition laid out several requirements Laundré needs to fulfill to gain its cooperation. Roviello said the meeting was intimidating, an hour-long "roast" focused on what was wrong with her business: its lack of Spanish-language signage in the cafe area and the overall decor — especially the white paint (more on that later).

Roviello said the group tried to convince her not to pursue the license until an agreement was reached.

When the coalition referred to a memorandum of understanding (MOU) that Roviello would need to sign, her three-member team signaled an unwillingness to put pen to paper. They requested time to carefully review the terms of the document. "That's when things got frazzled," she said.

When Roviello then asked for the MOU's specifics, Papadopoulos refused to show it to her and said, "'It's what we've discussed and a couple other things,'" Roviello remembers him saying. When she asked what the "other things" were, he declined to tell her, she said.

Papadopoulos said later in a telephone interview with Mission Local that he "tried to explain that there are no other substantive issues that are in the MOU and that the only remaining items were things pertaining to the MOU itself."

He said he and other members did not leave the MOU because it was only a sample and that he never intended for Roviello to sign the MOU that day.

"We thought of its potential to be intimidating, to seem like a big piece of writing, when it's only a model sample and it's a lot of language and we prefer to work collaboratively and sit in a room and talk through

these issues," he said.

The public meeting later that night was one of the requirements before the Planning Commission takes a vote on Laundré's change-of-use to a full-service restaurant that would allow it to obtain the beer and wine license. Papadopoulos and others from the group did not attend that meeting.

Papadopoulos told Mission Local he had other meetings to attend, but he added, "If we aren't able to reach an agreement, it will be very disappointing. And at that point, community groups will meet and have another discussion about what they want to do."

The MOU is not part of the city's formal planning process and it is unclear what role it serves. A city planner, who asked not to be identified, said it was a way for community groups to protect the neighborhood.

Other Mission establishments said they have had similar encounters with Papadopoulos and United to Save the Mission. One MOU shared with Mission Local would allow a representative from "community groups" — which are not specified in the written agreement — to "ask for and receive an annual summary of gross receipts" verifying that more than half of the business was revenue derived from selling food as opposed to beer and wine.

That MOU would essentially award the groups the right to look through the business's books. It would also restrict the business from hosting private parties, and from selling its liquor license while in operation.

For his part, Papadopoulos said, the organization felt a need to protect vulnerable residents.

"The goal is to make sure community groups and businesses are working together to create healthy outcomes for the neighborhood in this gentrification crisis," he said. "Most often, these things turn out well and they're helpful for the business."

He said that it wasn't determined if the coalition would oppose Laundré's proposal. "This space is already doing important things: They are already doing some local hire, one of walls in the laundromat area has instructions translated into Spanish, and the washing machines are also translated into Spanish," he said. "In the laundromat area, they have done a good job of making folks welcome."

Roviello said the coalition asked that more Spanish-language signs be posted in the cafe portion of the restaurant and on Laundre's menus. They also asked that the establishment's appearance be more inviting: namely that Roviello change the color of her walls.

Papadopoulos told Mission Local that the white walls signal a certain "exclusivity" that could deter families from entering. Papadopulos said, generally, the group also asks businesses to keep prices lower on certain items.

Roviello remains confused and frustrated: "It feels like they want to oppose us, and I guess I don't really know the reason," she said.

In the absence of opposition at Tuesday night's community meeting, the gathering felt more like a group preparing for a battle. We need "bodies at the Planning Commission," Rennie, the permit expediter said. "Especially if we're going to be opposed by local groups."

Some supporters at the meeting sympathized with Roviello's situation of being caught between the clout of community groups and the needs of her business.

Shawna Lee, once the owner of the Valencia Street nightclub Amnesia, understood Roviello's predicament and offered advice.

"It's the groundwork that's the most important — because MEDA (the Mission Economic Development Agency) has a lot of power," she said, and advised that Laundré build a base of community support. "Sometimes if the [commissioners] don't hear from us directly — the people from the neighborhood — they'll just go by the organizations' assessment."

Roviello said serving beer and wine had always been a subset of her business plan, but after a year it became increasingly clear she would need an additional revenue stream to stay afloat and keep the laundromat services affordable. "The utilities are astronomical and the water bill is crazy," she said. "That coupled with cost of labor — it's a lot."

She added that, per city instruction, she notified nearly 1,200 residents about the meeting and only a handful showed up — all supporters. "We're playing by the rule book," she said.

She and others are unclear as to how any MOUs with an outside organization are reflected in the city's rules.

Debbie Horn and Paul Miller, the owners of the Royal Cuckoo bar at Mission and Valencia streets — as well as a market on 19th Street — were also present at Tuesday night's meeting.

Horn and Miller met similar opposition from the Mission Economic Development Agency in their bid to serve beer and wine at their 19th Street market. The nonprofit's argument was that Horn and Miller, both longtime

residents of the neighborhood, would be complicit in further gentrifying it. At a 2017 community meeting concerning their license, however, the representative from MEDA found himself in the minority.

At Tuesday's meeting, Horn said that Laundré also appeared to have local support. She pointed out that a lot of working families who use the laundromat have told her they wanted to be at the meeting to show their support, but had to work. "They all wanted to be here," she said. "And there are a lot of them."



A

August 14, 2019, 10:19 am at 10:19 am

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Subject:	APPELLANT SUPPLEMENTAL INFORMATION: Appeal of Tentative Map - Proposed 1979 Mission Street Project - Appeal Hearing July 29, 2025
Date:	Friday, July 18, 2025 5:11:47 PM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board is in receipt of a supplemental information from Marc Salomon on behalf of appellant Ali Gilmore, for the appeal of Tentative Map for the proposed 1979 Mission Street project.

Please find the following link to the document for the matter:

Appellant Supplemental Information - July 18, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 250735

Regards,

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Sensitive Communities (2018)

Data Administrator
MTC/ABAG

Summary

Sensitive Communities identified for the San Francisco Bay Region.

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As Needed
Info Updated: April 3, 2019 at 12:00:00 AM PDT

Not Planned
Data Updated: March 21, 2023 at 4:50:35 PM PDT

April 3, 2019 at 12:00:00 AM PDT
Published Date

Records: 1
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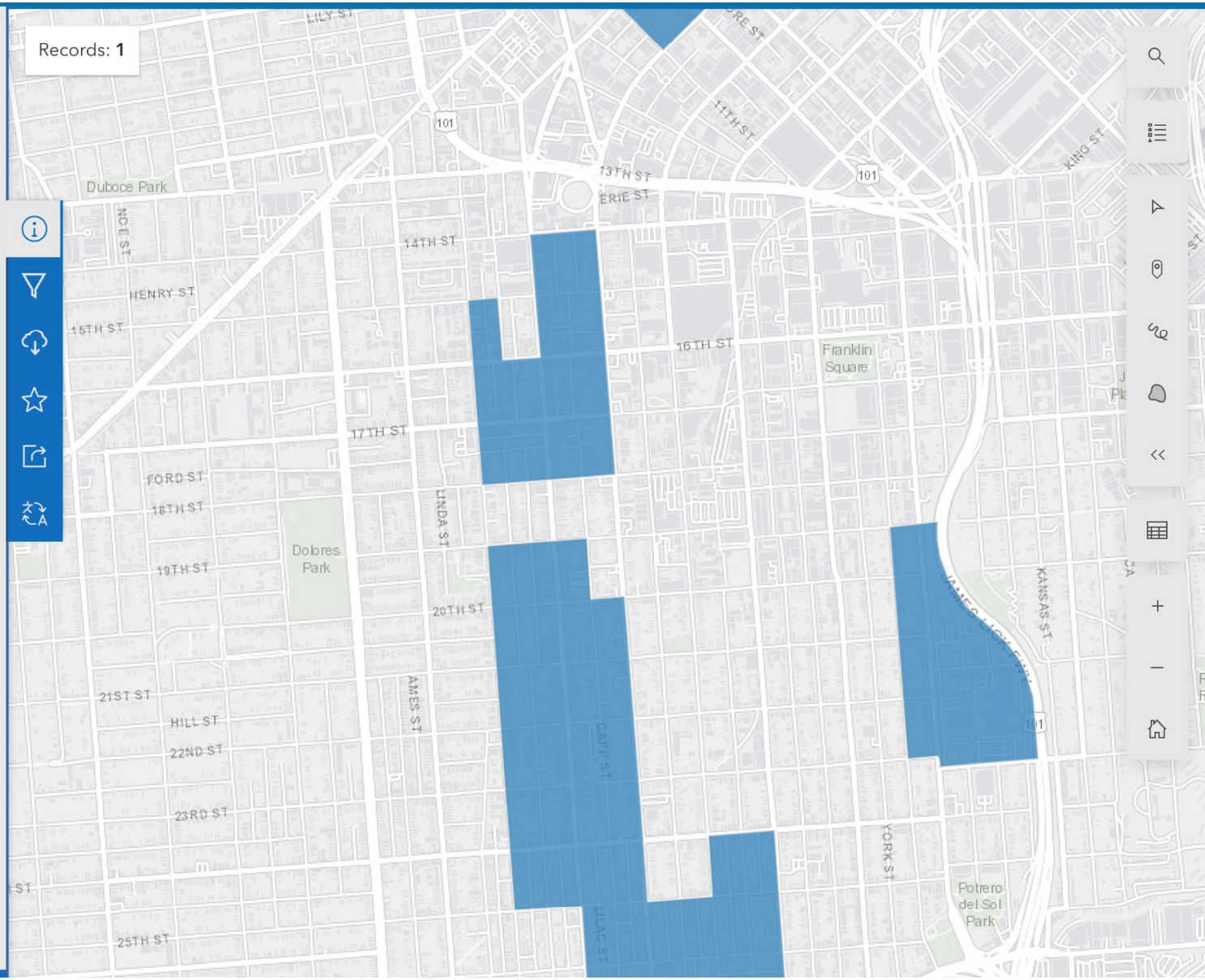

Adverse Childhood Experiences (ACEs)

About Adverse Childhood Experiences

For Everyone
OCTOBER 8, 2024

KEY POINTS

- Adverse childhood experiences can have long-term negative impacts on health, opportunity and well-being.
- Adverse childhood experiences are common and some groups experience them more than others.



MORE INFORMATION

For Everyone | Public Health

What are adverse childhood experiences?

Adverse childhood experiences, or ACEs, are potentially traumatic events that occur in childhood (0-17 years). Examples include: [1]

- Experiencing violence, abuse, or neglect.
- Witnessing violence in the home or community.
- Having a family member attempt or die by suicide.

Also included are aspects of the child's environment that can undermine their sense of safety, stability, and bonding. Examples can include growing up in a household with: [1]

- Substance use problems.
- Mental health problems.
- Instability due to parental separation.
- Instability due to household members being in jail or prison.

The examples above are not a complete list of adverse experiences. Many other traumatic experiences could impact health and well-being. This can include not having enough food to eat, experiencing homelessness or unstable housing, or experiencing discrimination. [2] [3] [4] [5] [6]

Quick facts and stats

ACEs are common. About 64% of adults in the United States reported they had experienced at least one type of ACE before age 18. Nearly one in six (17.3%) adults reported they had experienced four or more types of ACEs. [7]

Three in four high school students reported experiencing one or more ACEs, and one in five experienced four or more ACEs. ACEs that were most common among high school students were emotional abuse, physical abuse, and living in a household affected by poor mental health or substance abuse. [8]

Preventing ACEs could potentially reduce many health conditions. Estimates show up to 1.9 million heart disease cases and 21 million depression cases potentially could have been avoided by preventing ACEs. [1] Preventing ACEs could reduce suicide attempts among high school students by as much as 89%, prescription pain medication misuse by as much as 84%, and persistent feelings of sadness or hopelessness by as much as 66%. [8]

Some people are at greater risk of experiencing one or more ACEs than others. While all children are at risk of ACEs, numerous studies show inequities in such experiences. These inequalities are linked to the historical, social, and economic environments in which some families live. [5] [6] ACEs were highest among females, non-Hispanic American Indian or Alaska Native adults, and adults who are unemployed or unable to work. [7]

ACEs are costly. ACEs-related health consequences cost an estimated economic burden of $748 billion annually in Bermuda, Canada, and the United States. [9]

Outcomes

ACEs can have lasting effects on health and well-being in childhood and life opportunities well into adulthood. [10] Life opportunities include things like education and job potential. These experiences can increase the risks of injury, sexually transmitted infections, and involvement in sex trafficking. They can also increase risks for maternal and child health problems including teen pregnancy, pregnancy complications, and fetal death. Also included are a range of chronic diseases and leading causes of death, such as cancer, diabetes, heart disease, and suicide. [1] [11] [12] [13] [14] [15] [16] [17] [18]

ACEs and associated social determinants of health, such as living in under-resourced or racially segregated neighborhoods, can cause toxic stress. Toxic stress, or extended or prolonged stress, from ACEs can negatively affect children's brain development, immune system, and stress-response systems. These changes can affect children's attention, decision-making, and learning. [19]

Children growing up with toxic stress may have difficulty forming healthy and stable relationships. They may also have unstable work histories as adults and struggle with finances, job stability, and depression throughout life. [19] These effects can also be passed on to their own children. [20] [21] [22] Some children may face further exposure to toxic stress from historical and ongoing traumas. These historical and ongoing traumas include experiences of racial discrimination or the impacts of poverty resulting from limited educational and economic opportunities. [1] [6]

Prevention

Adverse childhood experiences can be prevented. Certain factors may increase or decrease the risk of experiencing adverse childhood experiences.

Preventing adverse childhood experiences requires understanding and addressing the factors that put people at risk for or protect them from violence.

Creating safe, stable, nurturing relationships and environments for all children prevent ACEs and help all children reach their full potential. These relationships and environments are essential to creating positive childhood experiences. We all have a role to play.



We Can Prevent ACEs

KEEP READING:
Preventing Adverse Childhood Experiences

What CDC is doing

CDC is committed to building systems and communities that nurture development, and to ensuring that every child has the opportunity to thrive. By investing in the potential of all children and supporting their families and their communities, we can prevent ACEs before they happen, and buffer the risk of harm when they do happen.

CDC is dedicated to preventing, identifying, and responding to ACEs at the community, state, and national level so that all people can achieve lifelong health and wellbeing. Our goal is to create the conditions for strong, thriving families and communities where children and youth are free from harm.

CDC's four strategic goals for ACEs prevention and response include:

1. Support ACEs surveillance and data innovation.

2. Expand what we know about evidence-based ACEs prevention and positive childhood experiences promotion.

3. Build local, state, tribal, and key partner capacity.

4. Increase awareness and understanding among key partners.

SOURCES

CONTENT SOURCE:
National Center for Injury Prevention and Control

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NATIONAL

As Addiction Deaths Surge, Profit-Driven Rehab Industry Faces 'Severe Ethical Crisis'

FEBRUARY 15, 2021 · 7:08 AM ET

HEARD ON MORNING EDITION



Brian Mann

4-Minute Listen PLAYLIST TRANSCRIPT



This 2017 photo shows a slogan is on the storefront of Journey, a former substance abuse treatment center, in Lake Worth, Fla. Now closed, it was one of two centers owned by Kenneth Chatman, who is now serving a 27-year federal prison sentence for health care fraud and money laundering convictions.

Lynne Sladky/AP

As the nation's addiction crisis deepened, Tamara Beetham, who studies health policy at Yale University, set out to answer a simple question: What happens when people try to get help?

Her first step was to create a kind of undercover identity — a 26-year-old, using heroin daily. Using this fictional persona, her research team called more than 600 residential treatment centers all over the country.

"We'd kind of call and say, I'm looking to, you know, start treatment and kind of go from there," Beetham said.

For people suffering addiction, this can be a life-or-death moment. Studies show that getting high-quality medical care can make a huge difference, leading to long-term recovery and a healthier life. So what Beetham's team found was troubling.

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Start with 'American Rehab' And The Dark History of Rehabilitative Treatment

LISTEN · 37:37 PLAYLIST

According to their peer-reviewed study, published in the February issue of the journal *Health Affairs*, many for-profit rehab programs charged inflated fees and used misleading sales practices to attract patients without evaluating their actual medical needs.

It turns out the people answering the phones at for-profit rehab programs when Beetham's team called typically weren't nurses or therapists. They often weren't asking medical questions at all.

They were sales people using aggressive marketing tactics to get credit card numbers while demanding a lot of cash up front, averaging more than $17,000. Researchers found the sales pitch at for-profit clinics often focused on things that have nothing to do with medical care.

"It used to be a spa for the rich and famous," a rehab program sales person told one of Beetham's researchers, according to notes of the conversation provided to

NPR. "It's got all this extra stuff, outdoor and indoor pools, five-star chef, massage, acupuncture."

Despite the high price tag, however, Beetham's team found most programs don't provide evidence-based care using medications such as buprenorphine and methadone.

"We actually found less than a third of the programs offered medication maintenance treatment, which is the gold standard of treatment," she said.

These findings, based on data collected in 2019, come as far more Americans are dying from drug overdoses during the pandemic — more than 81,000 last year, according to the Centers for Disease Control and Prevention.

An addiction gold rush

Experts interviewed by NPR say this problem — residential rehab programs operating more like luxury spas or used car dealerships — is an unintended result of the Affordable Care Act.

A decade ago, the ACA mandated that private insurance programs cover people suffering addiction. It's a widely praised reform that helped many patients find healthcare as the opioid epidemic exploded.

But it created a kind of addiction gold rush, says Dave Aronberg, state attorney for Palm Beach County, Fla.

"You had all these bad actors descend on the legitimate recovery community to take advantage of people in recovery and exploit them for their insurance," Aronberg said.

So many for-profit rehab clinics and "sober homes" opened in his area of South Florida that Aronberg created a task force to investigate allegations of corruption, insurance fraud and other abuses.



NATIONAL

With Biden Team Focused On Other Crises, Experts Say Drug Epidemic Is Exploding

"It's the Wild West," said Assistant State Attorney Alan Johnson, who leads the task force. "The good providers were being driven out of business by these rogue bad actors."

Johnson described a case he investigated in 2017 in which parents sent their daughter to South Florida for treatment.

"She was in Florida for seven months, and she overdosed and died," Johnson said. "They got their statement at the end of the year. Their insurance company was billed for $660,000."

Fear, greed and little government oversight

Experts say there are many good recovery programs, but families and desperate patients trying to find help say it's often impossible to tell legitimate rehab programs from unethical ones.

"It's a very hard system to navigate," said Ryan Hampton, who spent years trying to get help for his addiction to prescription opioids and heroin.

He said his family "was preyed upon by unscrupulous treatment centers." He said they borrowed money and maxed out credit cards to pay his rehab bills.

Hampton has been in recovery for six years and works now as an advocate for people with substance use disorders. He said much of the industry is still shaped by two forces: greed and fear.

"You've got a highly unregulated addiction treatment industry on the greed side," he told NPR. "And then you've got fear on the other hand which are families, people who need help right away."



NATIONAL

Former Walmart Pharmacists Say Company Ignored Red Flags As Opioid Sales Boomed

In recent years, some states including Florida have tightened regulations on rehab programs, but rules and requirements vary wildly from state to state.

Academics, recovery advocates and government officials told NPR that roughly half the states provide little or no meaningful oversight over the industry.

The federal government, meanwhile, plays little role setting or enforcing professional or medical guidelines for residential addiction care.

Many rehab programs are "accredited" by private companies that review their operations in exchange for a fee.

But the *Health Affairs* study found many of those rehab programs still use hard-sell marketing practices.

"We actually found ones with accreditation were more likely to recruit patients with inducements and without full clinical evaluations," Beetham said.

Efforts at reform within the industry

"The addiction treatment industry is really suffering from a lack of standards," said Dr. Paul Earley, president of the American Society of Addiction Medicine.

He said many care providers, along with advocacy groups, are working to improve and standardize addiction programs to be more science-based.

"We believe once ethical well-meaning treatment programs begin adopting these standards, it will eventually marginalize bad actors in the treatment field," Earley told NPR.

But there's frustration over the pace of change.

In 2019, a trade group called the National Association of Addiction Treatment Providers published a report acknowledging "a severe ethical crisis" in the recovery field.

Ethical standards at many rehab programs were so poor that the organization purged "numerous members of the association at considerable financial loss," according to the report.

Peter Thomas, NAATP's director of quality assurance, said the new study in *Health Affairs* shows there's still a lot of work to be done.

"I do think that it's still a problem," Thomas told NPR. "The hard sells, the deceptive marketing practices, fraudulent billing."

Some who have worked in the for-profit rehab industry agree the culture is still often driven by profit rather than proper medical care.



SHOTS - HEALTH NEWS

Investors See Big Opportunities In Opioid Addiction Treatment

"It's horrific, there isn't really any reform," said Dr. Howard Samuels, who ran high-end rehab clinics in California until last year. He still maintains a private therapy practice for people in recovery.

According to Samuels, it's often impossible for patients to know which programs offer appropriate care for their type of addiction.

"You don't know what you're going to get because when you call the admission for treatment centers they'll tell you whatever you want to hear," he said.

Samuels said his programs did provide high-quality recovery care. But he acknowledged charging high rates for spa-like amenities — horseback riding, fine cuisine and swimming pools — with no proven therapeutic value.

"I'm one of the first people who created that," Samuels told NPR, noting that rates at his in-patient programs ran as high as $60,000 a month. "You have to seduce the client in by having nice accommodations."

In fact, studies show for many patients, far less expensive nonprofit residential programs or even outpatient addiction care can be equally as effective.

Where are the doctors?

Many of the experts interviewed for this story point to one needed reform: expanding the role of doctors, physician assistants and other trained medical professionals in addiction care.

"The addiction treatment industry is a cottage industry," said activist Ryan Hampton. "We need full integration into the health care system."

The idea is that doctors should guide patients suffering substance use disorder, just as they would individuals facing other life-threatening illnesses.

This view has grown rapidly in recent years, as research-based treatments have gained ground in a field long dominated by programs based on spiritual and ethical concepts.

"Addiction treatment is health care, and it should be obtained in the same way that other specialty services are — you should get a referral from your primary care doctor," said the NAATP's Thomas.

But despite scientific advances and far better insurance coverage for addiction care, this rarely happens.

After decades of being treated separately from mainstream health care, studies show many physicians are still unwilling, or lack the training, to treat patients suffering substance use disorders.

"That's part of the stigma of addiction," said Earley with ASAM. "Addiction is a treatable brain disease. When you look at physicians, the amount of training and education they have with this illness is marginal."

For now, experts say that means many people who fall into addiction wind up going it alone, navigating a rehab system that too often pushes them into debt without helping them heal.

health care addiction medical care addiction treatment treatment centers

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COLUMN

Can architecture help remedy the mess at 16th and Mission?



by **LYDIA CHÁVEZ**
July 7, 2025, 4:00 am



La Fénix at 1950 Mission St. Photo by Lydia Chávez

Al Casciato, who oversaw the Mission District during his long career as a San Francisco police captain, **suggested recently** that one of the city's biggest urban planning mistakes at 16th and Mission streets occurred in the 1970s, when planners failed to include housing and retail as part of the BART station.

This failure, he said, meant there are no "eyes on the street," a concept that comes from the journalist Jane Jacobs.

"There must be eyes upon the street, eyes belonging to those we might call the natural proprietors of the street," Jacobs wrote in her 1961 book, "The Death and Life of Great American Cities," a classic on urban planning.

When Casciato referenced Jacobs, I thought: But wait, there *are* eyes on Mission Street. Some 400 tenants, plus three nonprofits with active programming, reside at La Fénix, the four-year-old public housing development between 15th and 16th streets at 1950 Mission St.

The building's stylish facade features differently textured materials, colors and angles, giving it the look of a market-rate building. Inside, walkways between the buildings, a well-maintained courtyard and a rooftop garden make the affordable housing complex its own little Eden.

Step outside, however, and you'll feel like you've been cast out of that garden. What awaits residents on most days, and especially on the weekends, is the **dismal reality** of open drug use and unpermitted vending.

"A fentanyl cloud," said Sophia Thibodeaux, a tenant, who says she sometimes tells those who loiter in front of the building: "This is a sidewalk, not a standwalk."

I mentioned the building to Casciato when I requested an interview to talk about his theory that "eyes on the street" would help. His interest piqued, he visited the site, parked across the street and, "just for fun," observed the street life.

Nearly all of the ground-floor windows are tinted, he pointed out the following day. So, no one on the street recognizes that there is life inside. To people scoping out a quiet place to use or sell narcotics, it appears that "those spaces are vacant."



3:38 p.m. 6/01, west side of Mission Street. Photo by Lydia Chávez.

The setback at the southern entrance, a large recessed area, "created a safe space for someone to sleep," he noted. The inset is in front of the Youth Art Exchange, which runs art programs for local youth on La Fénix's ground floor. The setback, says Casciato, "has become a dealer hangout … they are buying and using and you can see it."

His takeaway: "That building," which sits in the middle of the block and takes up nearly 40 percent of the real estate along the west side of Mission Street, "has done nothing for the block."

It's a no-nonsense, cut-to-the-chase assessment that would make the architect and developers flinch. And Casciato would be the first to admit that La Fénix also brings important benefits to the area. Most importantly, it is home to some 400 residents, many of whom had been homeless before moving in four years ago.

"The building is what protects us from the outside," Thibodeaux said. "Once you enter the door, the atmosphere is like a nice deep breath. "

However, neither Thibodeaux nor her nephew, who lives in another unit, wants to live in a cocoon. They want an environment safe enough outdoors that their children can ride their bikes on the sidewalk.

Mayor Daniel Lurie would agree, and the city is now **118 days** into an operation to change the street culture at 16th and Mission. Everyone is trying, but, except for a **limited success** this weekend, the results have been **disappointing.**

Architecture may be part of the problem. Can it become part of the solution?

Neighboring areas suggest that's possible. Still, transforming 16th and Mission, or even making it more livable, would require a significant commitment of **resources** to the physical environment, beyond a **police mobile unit** parked on the southwest BART plaza.

The street-facing windows

Urban buildings, Jacobs wrote, must be "equipped to handle strangers and, to insure the safety of both residents and strangers, must be oriented to the street." Buildings, she added, "cannot turn their backs or blank sides on it (the street) and leave it blind."

At present, as Casiato pointed out, the ground floor appears vacant, despite being fully occupied.

Perforated metal grates cover the windows to the lobby. Nearly all the floor-to-ceiling windows that run along the front of the ground-floor commercial spaces that house three nonprofits are tinted.

As a result, anything behind the windows is concealed to the outside. Instead, the windows serve as a mirror, reflecting those on the outside to themselves.

To find **Bicis Del Pueblo**, a nonprofit that helps people learn to use and maintain bikes, I had to ask at the front desk of the housing development. Open the unmarked door, and there's a jumble of bikes, parts and tools. On Tuesday afternoons and evenings it comes alive with people fixing their bikes, but there's no sign to passersby that anything exists there at all.

Faith in Action, a nonprofit that works with immigrants, has a small sign in front. Again, it looks empty to a person passing by, but open the mirrored door and the space is bustling. Dozens of people at a time can be there for training, organizing or preparing materials.

Youth Art Exchange is the only nonprofit with a partially open window and clear signage. Inside is a gallery and workspaces that wind back into a lounge, podcast studio and darkroom. The illegal activity in the front makes it impossible to keep the gallery door open.

Imagine if those on the street knew what was happening inside the three spaces. Would they be as likely to slump against the building and pull out glass pipes and tinfoil? To urinate or defecate against the windows?



Raffaella Falchi, the executive director of the Youth Art Exchange in the gallery that faces Mission Street. Photo by Lydia Chávez.



Jesse Fernandez, who runs the Bicis del Pueblo bike shop at 1950 Mis

I asked people at all three nonprofits what they thought about getting rid of the tinted windows and launching a "conversation" with Mission Street. Maybe optimism is in the DNA of nonprofits struggling to make a go of it, but the response was overwhelmingly positive, albeit with caveats.

Jessie Fernandez, who runs the Bicis bicycle program of the nonprofit PODER, said that at present, the workshop is only open one day a week, but might be open more frequently if the street conditions were better and if funds were available.

He calls what happens outside their door “a tragic testament to the wealth disparity and same old tired response.”

Fernandez said his group would be open to rethinking the windows and at least putting out more signage. Theft is a concern, but he, like others, seemed open to finding solutions.

Lorena Melgarejo, executive director of Faith in Action, loves her new space, but fondly recalled the previous office around the corner on 16th Street where the immigrant group, at work behind clear windows, could catch the eyes of passers-by.

“They could see us,” she said. “It was nice.”

“The gaze,” she continued, “is part of encountering … it is not nice to feel like we are separate.”

Raffaella Falchi at the Art Exchange, who would also be open to having all of her windows clear to the street, agreed. Although her signage is clear, she recently won a grant to improve and illuminate it.

David Baker, the architect whose firm designed La Fénix, was similarly enthusiastic. “I’m all for it, and I think it would help.” But he cautioned that it has to go along with increased security and continued street cleaning.

Falchi, who is a trained architect, has other ideas as well. Pedestrians can be informed and included in what is happening inside by something as simple as sidewalk designs indicating the services provided by the nonprofits. These are subtle indicators to signal activity and care, she said.

In fact, Baker’s early proposals included colorful tile inlays on the sidewalks in front of the building. The city’s reaction, he said: “No way.” The upkeep would be too expensive and the city was already dissatisfied with the blue tiles on Mission Street, which easily chipped and were sparingly maintained.

But with the city’s attention on 16th and Mission, it’s possible there’s an opportunity. And marking the sidewalk doesn’t have to be done with tiles or mosaics. Paint could do the job, said Falchi.

Falchi and Melgarejo would also like to see **planters**. Falchi devised an interim solution for theft: “We could roll them in at night.”

Still, even the most enthusiastic say added security will be part of the solution.

MORE ON ARCHITECTURE AND THE CITY’S EFFORTS AT 16TH AND MISSION STREETS

‘Jane Jacobs’ approach at 16th and Mission will require more security

Rethinking the front of the large affordable housing complex at 16th and Mission could change the dynamic, but security will be needed.

100 days after S.F. pledged to clean up 16th St., drugs and vending rage on

“I love the Mission, and I have never seen this,” he said. “I don’t understand it. I don’t know what we’re supposed to do.”

Barbara

July 7, 2025, 7:57 pm at 7:57 pm

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Comparative Study > J Stud Alcohol Drugs. 2016 Jan;77(1):17-24.
doi: 10.15288/jsad.2016.77.17.

Not in My Back Yard: A Comparative Analysis of Crime Around Publicly Funded Drug Treatment Centers, Liquor Stores, Convenience Stores, and Corner Stores in One Mid-Atlantic City

C Debra M Furr-Holden [1], Adam J Milam [1 2], Elizabeth D Nesoff [3], Renee M Johnson [1], David O Fakunle [1], Jacky M Jennings [4], Roland J Thorpe Jr [3]

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PMID: 26751351 PMCID: PMC4711316 DOI: 10.15288/jsad.2016.77.17

Abstract

Objective: This research examined whether publicly funded drug treatment centers (DTCs) were associated with violent crime in excess of the violence happening around other commercial businesses.

Method: Violent crime data and locations of community entities were geocoded and mapped. DTCs and other retail outlets were matched based on a Neighborhood Disadvantage score at the census tract level. Street network buffers ranging from 100 to 1,400 feet were placed around each location. Negative binomial regression models were used to estimate the relationship between the count of violent crimes and the distance from each business type.

Results: Compared with the mean count of violent crime around drug treatment centers, the mean count of violent crime (M = 2.87) was significantly higher around liquor stores (M = 3.98; t test; $p < .01$) and corner stores (M = 3.78; t test; $p < .01$), and there was no statistically significant difference between the count around convenience stores (M = 2.65; t test; $p = .32$). In the adjusted negative binomial regression models, there was a negative and significant relationship between the count of violent crime and the distance from drug treatment centers ($\beta = -.069$, $p < .01$), liquor stores ($\beta = -.081$, $p < .01$), corner stores ($\beta = -.116$, $p < .01$), and convenience stores ($\beta = -.154$, $p < .01$).

Conclusions: Violent crime associated with drug treatment centers is similar to that associated with liquor stores and is less frequent than that associated with convenience stores and corner stores. Would you support a liquor license for a liquor store next to an at risk elementary school?

Untitled map

marc salomon

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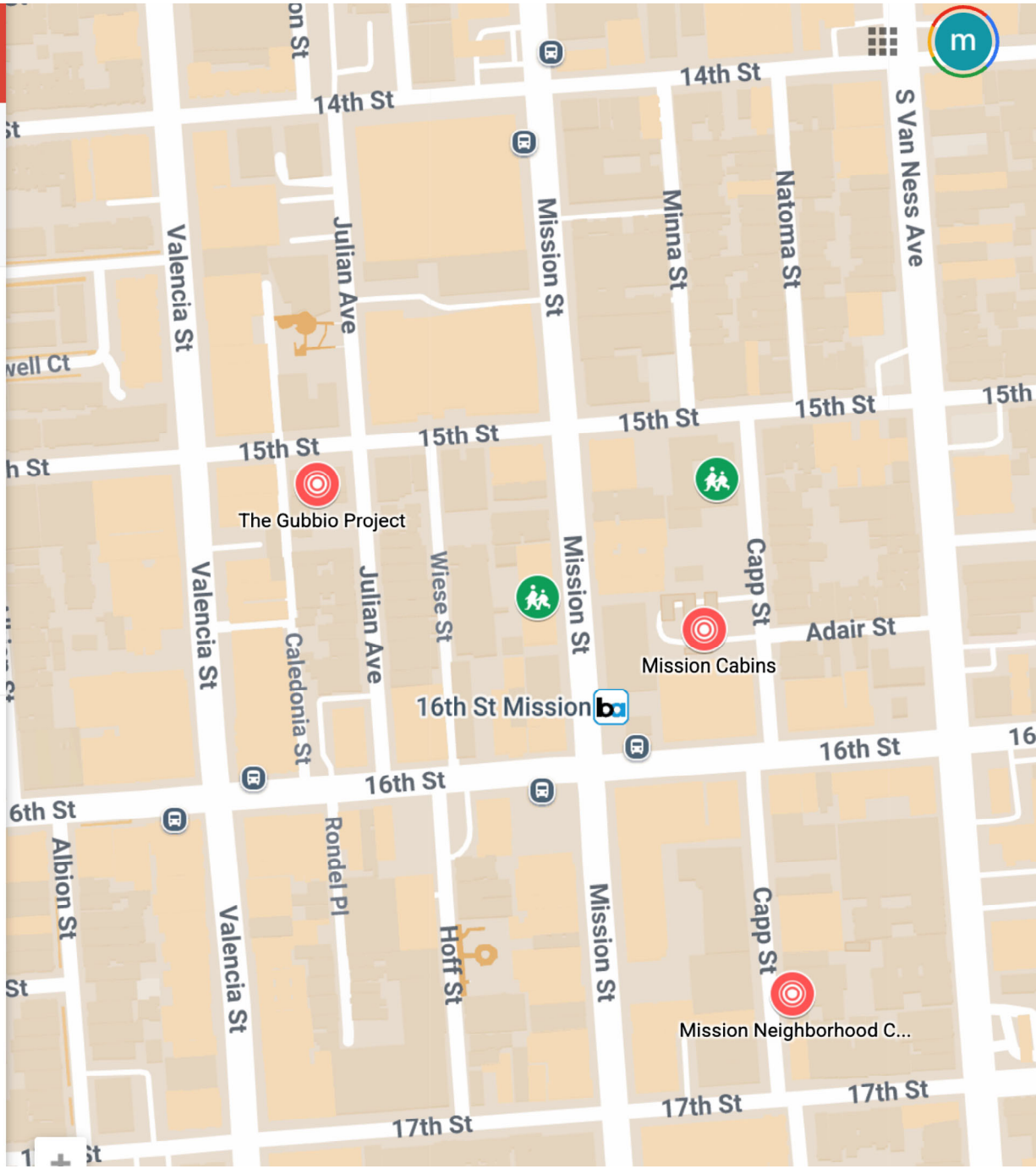

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GOVERNMENT

Parents say Mission Street preschool remains vulnerable to random entry

Young children pass misery and drug users at the school’s door



by **OSCAR PALMA**
June 20, 2025, 4:00 am



A group stands right at the entrance of the school at 1954 Mission St. on Wednesday June 11, 2025. Photo by Lydia Chávez

Despite increased police enforcement nearby at the 16th Street BART Plaza, parents say little to nothing has changed outside a Head Start preschool and daycare that has become an epicenter of public drug use.

In the six weeks since *Mission Local* reported on conditions around the school at 1954 Mission St., parents continue to feel unsafe walking their children into the building, and worry about their well-being even once they are inside.

“I feel hopeless that I can’t do anything. Everything continues to be the same,” said Gabriela Giron, the mother of a 4-year-old who has attended the school for the last two years. “I fear that something may happen to the children.”



A man, allegedly holding a pack of syringes, kneels down at the entrance of the school on Tuesday, June 17, 2025. Photo courtesy of a parent at the school.

Giron is one of 11 parents who said that nothing had been done to secure the building after they spoke out publicly about the lack of safety and the need for more security guards or safer entrances to the building. The school is a tenant of the 1950 Mission St. housing complex "La Fenix," a 157-unit affordable housing project.

Sam Moss, the executive director of Mission Housing, said that adding more security is up to Bridge Housing, which manages the building. For his part, Moss said he is working with another nonprofit to offer children a safe passage program similar to those offered by some nonprofits in the Tenderloin. He expects it could be funded by the end of the third quarter, which would be in September.

Bridge Housing declined to comment.

Since *Mission Local's* April 30 article on the safety issues at the school, the principal and staff have been prohibited from talking to the press. But parents entering the school speak openly about their fears and what they often encounter when dropping off or picking up their children.



A group stands right at the entrance of the school at 1954 Mission St. on Wednesday June 11, 2025. Photo by Lydia Chávez.

Men and women still block the school’s door while smoking drugs, they said. The front door closes slowly, so that it is still possible for strangers to enter the building by sneaking in behind parents. Strangers also walk through an emergency exit and into the housing complex, where only a low gate separates the back of the complex from the school’s playground.

“To be honest, the conditions on this block are really ugly. One can’t even walk without seeing someone consuming drugs,” said Emily Martinez, whose 4-year-old attends the school. “I worry about the kids.”

The stress of traveling to and from the preschool goes beyond explaining what the preschoolers are seeing outside of the school door.

The school, which also serves as a daycare, has a population of 42 children between the ages of 6 months and 5 years. It is owned by **Mission Neighborhood Centers**' Head Start and is part of the organization's **early education program**.

Richard Ybarra, Mission Neighborhood Centers' chief executive officer, said that the nonprofit has filed complaints with the owners of La Fenix (local nonprofit Mission Housing) and its building manager (local nonprofit Bridge Housing) on a weekly basis. Most recently, Ybarra added, he shared a low-cost security idea that he saw in action on a recent trip to San Diego.

On that trip, Ybarra visited a 7-Eleven in a part of San Diego that is often characterized by littering and loitering. The store, however, looked different: Clean, with no loitering in sight.

"I noticed they had installed bright lights and they were playing opera outside," said Ybarra. Management confirmed that the music and lighting were put in place to persuade people to move away from the business.

"I shared the idea, but they never got back to me," Ybarra added. "Our intent is always the safety and health of our children and family."

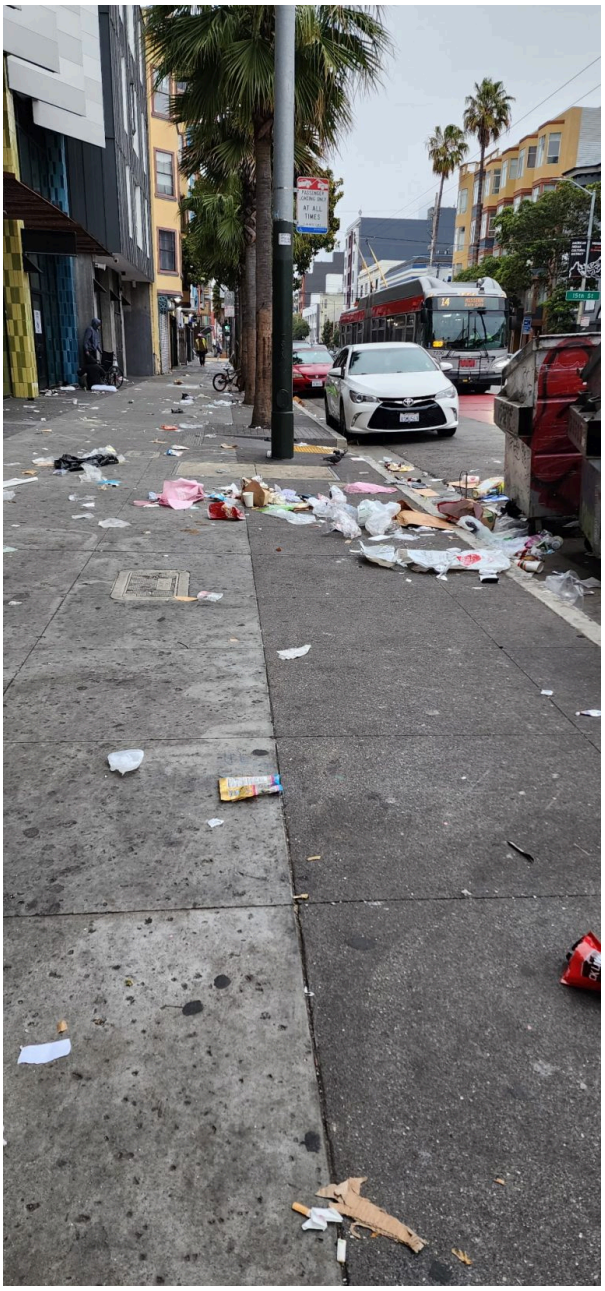
Kelly Perez, the mother of a 4-year-old, said the street conditions sometimes make her wish she didn't have to bring her child to school.

"Homelessness and drug use is everywhere here. This is hard for the kids to see," said Perez, adding she has seen people defecating and urinating on her way to school with her child. "The smell is so bad. Even after the wash, the smell lingers."

Angel Godinez, the father of a 3-year-old, said the trash, drug use and loitering on the block became just too much for his family. A father of three, Godinez is a former resident of 1950 Mission St. who decided to move to the Inner Richmond last year to leave behind conditions he described as "appalling."

"I worry about my children's safety. I also bring my two daughters with me when I drop him off, and they see everything I see," said Godinez. "People doing drugs and going to the bathroom in front of us."

District 9 Supervisor Jackie Fielder said she has advocated for $2 million to preserve and expand security along the Mission Street corridor between 16th and 24th streets. Law enforcement operations on Caledonia and Wiese streets, as well as Julian Avenue, seem to have **pushed** more drug use onto Mission Street, but residents say it has long been a problem. Mayor Daniel Lurie's current **proposed budget** has only allocated half of Fielder's proposed $2 million.



The block of Mission Street between 15th and 16th streets where the school is located on Monday, June 9, 2025. Photo courtesy of parent at the school.

"Our office is clear that no child or family should have to walk through people using hard drugs on their way home or to school on a daily basis," said Fielder. "We are frustrated with this, and continue to raise concerns about displacement and safety with the various departments involved in street conditions."

Liza Johansen, the captain of Mission Police Station, said on June 5 that the conditions on the block had worsened as other areas saw improvement, but others say the vending and drug use on Mission Street has gone on for **more than a year**.

Johansen said the police department and the Mission Street Team are in communication to come up with a new plan for the area.

Meanwhile, parents continue to worry as they drop their children at school every morning.

"Everything looks the same," said Aracely Hernandez, the mother of a 3-year-old. "I worry, because there's no security. Our children see drug use, and no one seems to care."

cardinal

June 20, 2025, 8:34 am at 8:34 am

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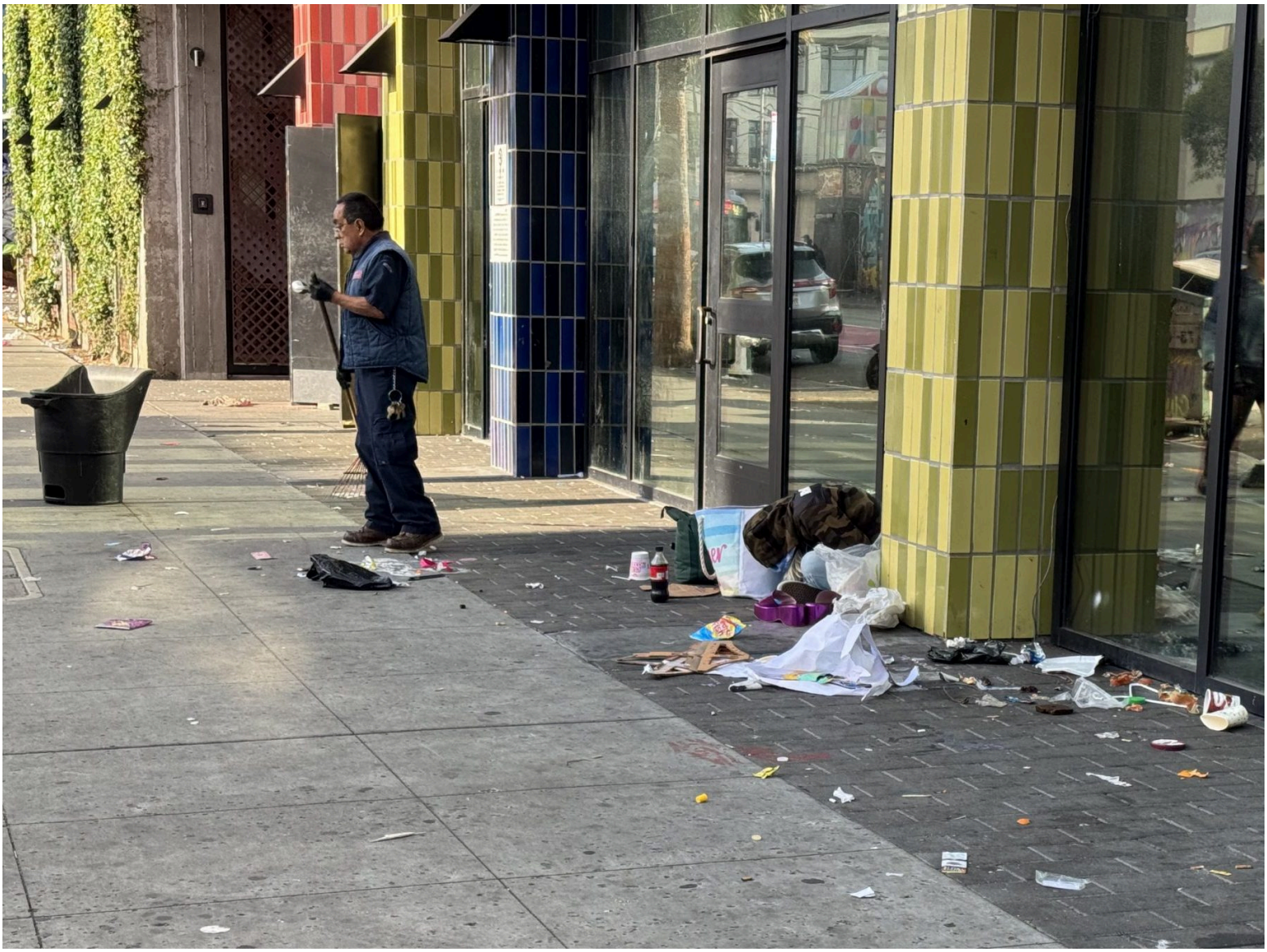
GOVERNMENT

Parents, school staff, and residents at 16th and Mission sound the alarm: ‘It’s ugly to live like this’



by **OSCAR PALMA**
April 30, 2025, 4:00 am



A janitor sweeping the sidewalk in front of 1950 Mission St. on Monday, April 28, 2025. Photo by Oscar Palma.

On a recent Wednesday afternoon, Rosa Marroquin peeked out the front door of her son's pre-school at 1954 Mission St., between 15th and 16th streets.

Gripping her three-year-old boy's hand, she looked left and right a couple of times before walking out. She had reason to be fearful: A few months ago, while leaving school, Marroquin said, a man ran past them, followed by two others holding a knife and a gun.

"One of the men screamed, 'You better run, because you're dead if we catch you,'" she recalled. "I panicked and pushed my boy against the wall and used my body as a shield to protect him. The man got in a car and escaped, but we could've witnessed a murder."

Residents at the housing complex next to the school say their lives are similarly fraught. People wander in off the street, others smoke drugs, the sidewalk is trash-strewn, and residents are raising children in the midst of it all. Some of their apartments look out onto Wiese Street, which has become a **notorious place** for drug deals and other criminal activity.



Parents and residents say the conditions on Mission Street between 15th and 16th streets on Monday mornings are "terrible." This, from Feb. 24, 2025, shows the street before SFPD's crackdown on the plaza. Photo courtesy of Tiffany Fung.



A pile of trash on Mission Street between 15th and 16th streets on Monday Feb. 24, 2025. Photo courtesy of Tiffany Fung.



People congregate outside of the school at 1954 Mission St. on Monday Feb. 17, 2025. Photo courtesy of Tiffany Fung.

“It’s ugly to live like this. It’s a mess,” said Orlando Lopez, a tenant who sometimes wishes he could move. “My kids don’t wanna see all of this anymore.”

Marroquin and Lopez are among the 18 parents, school workers, and tenants who spoke to *Mission Local* about the “horrible” conditions outside the **Mission Campus** of the nonprofit Mission Neighborhoods Center and the 157-unit affordable housing complex at **1950 Mission St.**, where some of the students live. The early education center has 42 students and is connected to the housing complex, which opened four years ago and is known as La Fenix.

Mercedes Uriarte, the school’s principal, said she and others have alerted the police, but things haven’t changed much, not even with the crackdown at the plazas that began in mid-March, along with Mayor Daniel Lurie’s **visits** to **16th and Mission** streets.

Bridge Housing, the property manager at La Fenix, said in a statement that it is "committed to listening to all concerns about the safety of the property, and responding with urgency." It has already added security and cameras, and will soon implement "additional security enhancements," management wrote. "We take these reports seriously and are looking into them immediately."

After publication, Bridge also provided a **cache of photos** showing the sidewalks after cleaning.

Mission Housing, which is the resident community services provider and co-owner of the building, also said in an email that it remains committed to "listening to concerns and responding with urgency." It wrote that "the safety of everyone in and around La Fenix is not only a top priority, it's a shared responsibility we take seriously every day."

A representative of Mission Neighborhoods Center, which runs the school, wrote that the nonprofit "always supports the safety of our children and families."

Still, residents, parents and school administrators said the area is unsafe. At both the school and La Fenix, people who congregate outside the buildings are coming inside of the building. The entrance on Mission Street has a front-desk employee who checks IDs for non-residents, but residents said that people often get in through emergency doors in the back and on the side.

Mission Housing confirmed that the owners hired a security company to sit at the front desk and perform safety rounds. But still, tenants said, there are problems.

"The building is beautiful, but we can't sleep, because people come into the building," said one resident of La Fenix, describing outsiders wandering through the halls and knocking on doors.

Ana Chan, another resident, fears someone will open the door to her apartment and hurt her children — a fear, she adds, her daughters share.

"My daughter is afraid something will happen to me. Sometimes people don't let you go by … there's shouting and insults all the time," said Chan.

At the school, parents and administrators feel equally exposed.

An emergency door connecting La Fenix lobby to the school next door leaves students vulnerable, said Mercedes Uriarte, the school's principal. The emergency door is often left open by residents, who use socks and other objects to keep it from closing. She fears outsiders will use it to enter the school grounds.



The sidewalk outside 1950 Mission St. immediately after cleaning on Wednesday, April 30. Photo courtesy of Bridge Housing.

Bridge Housing has not fixed the issue, Uriarte said.

The school's front door also takes about seven seconds to fully close, and when parents don't wait for it to shut, people on the street have ambled in. Parents love the school, but fear what might happen if a stranger walks in during class.

"On more than one occasion, we've had men just wander around the school. It's so scary, because we have very young children here," said Uriarte.



The gates that separate the playgrounds from the housing complex at 1950 Mission St. on Monday April 28, 2025. Photo by Oscar Palma.

Once, she said, “a man walked with a knife hanging from his waist, and crossed the playgrounds towards the building.”

Even without the anxiety about unstable people entering the school or the housing complex, there is a constant reminder of the misery outside.

“It’s not healthy for our kids to get out of school and see people consuming drugs,” said a school parent. “My son asks me why people live on the street and smoke.”

The front door is often covered in urine, said Uriarte and several parents. On one occasion, Uriarte said, a person defecated so near to the front door that opening it meant spreading excrement all over the entrance.



People congregate outside of the school at 1954 Mission St. on Monday Feb. 17, 2025. Photo courtesy of Tiffany Fung.



A man, semi-naked, stands outside of the school at 1954 Mission St. on Monday Feb. 17, 2025. Photo courtesy of Tiffany Fung.

As residents and parents come and go, they witness semi-naked and naked individuals, and people smoking drugs. One neighbor took a photograph of two people hanging out below his window on Wiese Street, and only realized later that they were having sex.

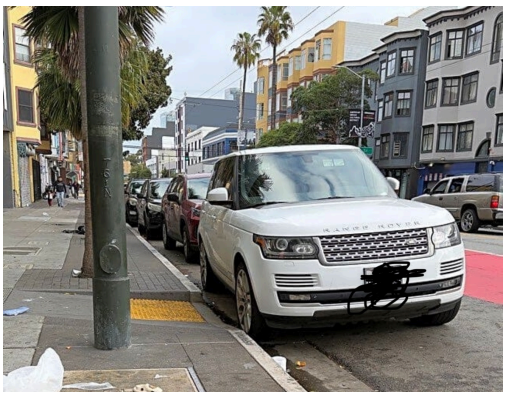
Waleska Zeron's living room at La Fenix where she lives with her three-year-old daughter and 12-year-old son, faces Wiese Street. She has seen all kinds of illicit activity go on from her living room, she said.

Most maddening for Zeron is trying to help her son navigate the area: He's a wheelchair user, and there's a de facto obstacle course outside their front door.

On a recent Friday afternoon, this reporter stood next to Zeron as her son was being dropped off by a school bus. A parked car blocked the wheelchair-accessible ramp in front of their building, as it often does.

“It is so infuriating,” said Zeron. “Sometimes they’ve had to drop my son off at the corner because the ramp is blocked. During the weekends, I have to walk in the street with my son because we can’t use the sidewalk.”

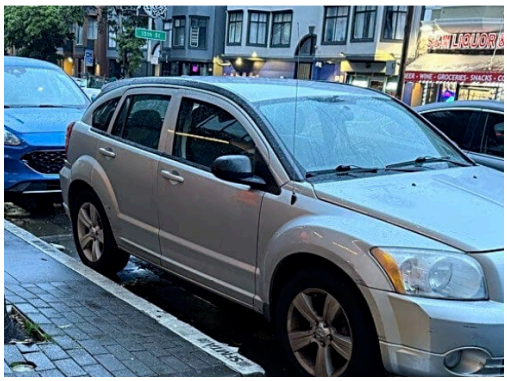
Zeron said she’s reported the cars to 311 multiple times, and the city has come to give a citation. But the issue still remains. She’s never witnessed a car being towed.



A car blocking the wheelchair-accessible ramp on Thursday March 27, 2025. Photo courtesy of Waleska Zeron.



A car blocking the wheelchair-accessible ramp on Thursday March 13, 2025. Photo courtesy of Waleska Zeron.



A car blocking the wheelchair-accessible ramp on Saturday Feb. 15, 2025. Photo courtesy of Waleska Zeron.

The sidewalks are also packed with garbage, burnt aluminum foil, syringes and empty alcohol containers.

The block of Mission Street between 15th and 16th streets becomes a “flea market” of illicit sales over the weekend, extending to both sides of the street. On Monday mornings, there is so much garbage left behind that parents have to watch each step so their kids don’t walk on drug detritus.

“You can’t walk this sidewalk on the weekends,” said Aracely Navas, another parent. “I just stay home.”

Tiffany Fung, a teacher of almost three years at the school, said she has reported the conditions to District 9 supervisors over the years, but little has changed. She recently sent an email to Supervisor Jackie Fielder, attaching photos of people blocking the school’s main entrance.

On Feb. 19, Fung got a response from Fielder’s office. In it, an aide said safety was a priority for Fielder, and that the office was working closely with the Department of Emergency Management and Mission Station Captain Liza Johansen to bring resources to the area.

Three weeks later, a **police command center** arrived at the 16th Street BART Plaza, and **police operations** began in the area. Illicit activity directly on the plaza has moved **elsewhere**, but residents and parents say not

much has changed.

Carolia Muñoz, who has lived at 1950 Mission St. for three years, says just getting to the front door of her apartment remains a challenge.

“My five-year-old daughter asks me why people fight and throw garbage on the street,” said Muñoz.

It’s a difficult question to answer.

“At times when I walk him to school we have to walk on the street to avoid the garbage and the people blocking the sidewalks,” said Gabriela Giron, a parent of a three-year-old boy. “He doesn’t understand it yet, but he shows sympathy. He tells me, ‘Mom, that poor kid is sleeping on the ground and it’s cold outside.’”



The sidewalk in front of 1950 Mission St. on Monday, April 28, 2025. Photo by Oscar Palma.



Mission Street between 15th and 16th streets was packed with garbage on Monday, April 28, 2025. Photo by Oscar Palma.

Nat

April 30, 2025, 1:39 pm at 1:39 pm

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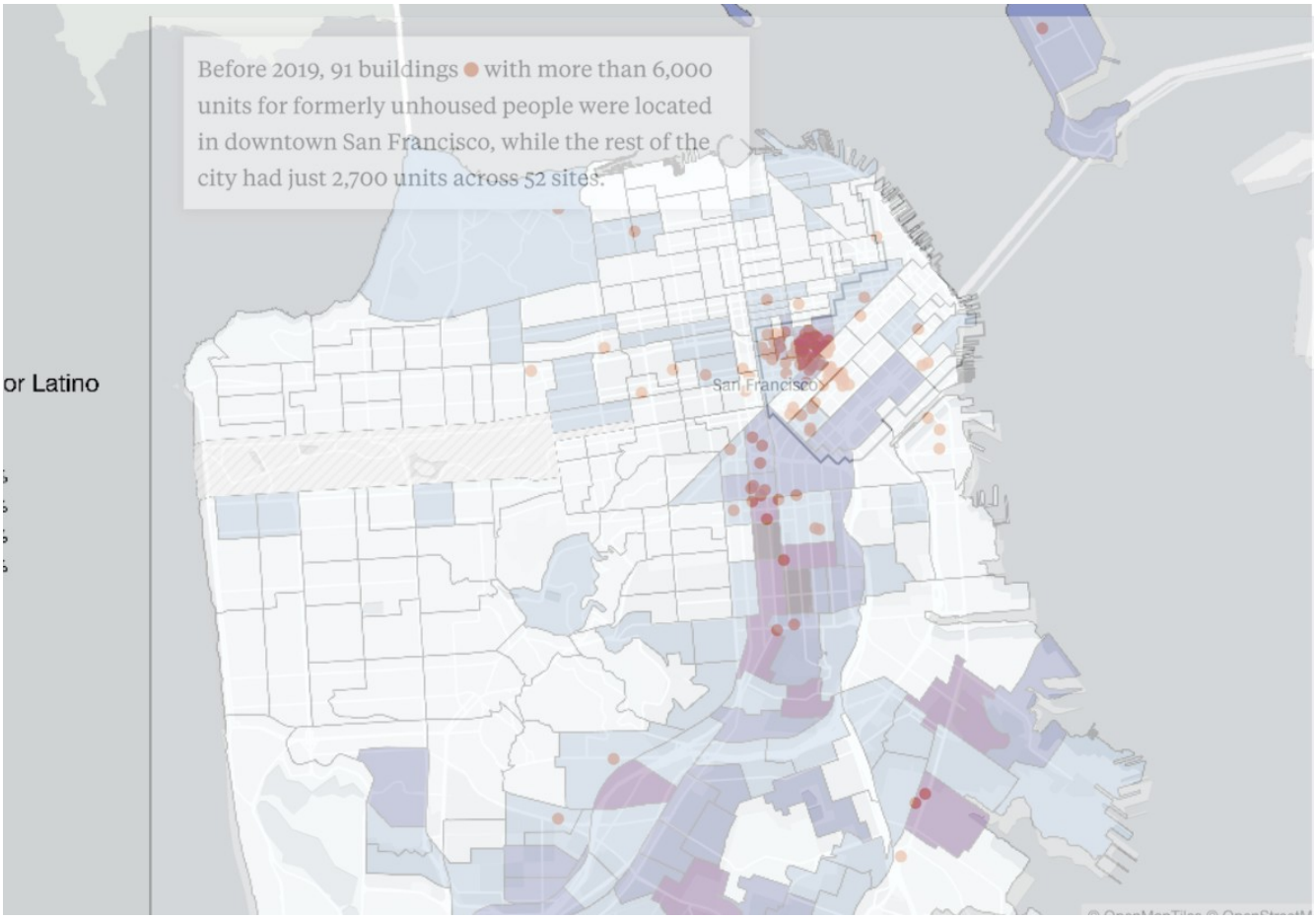
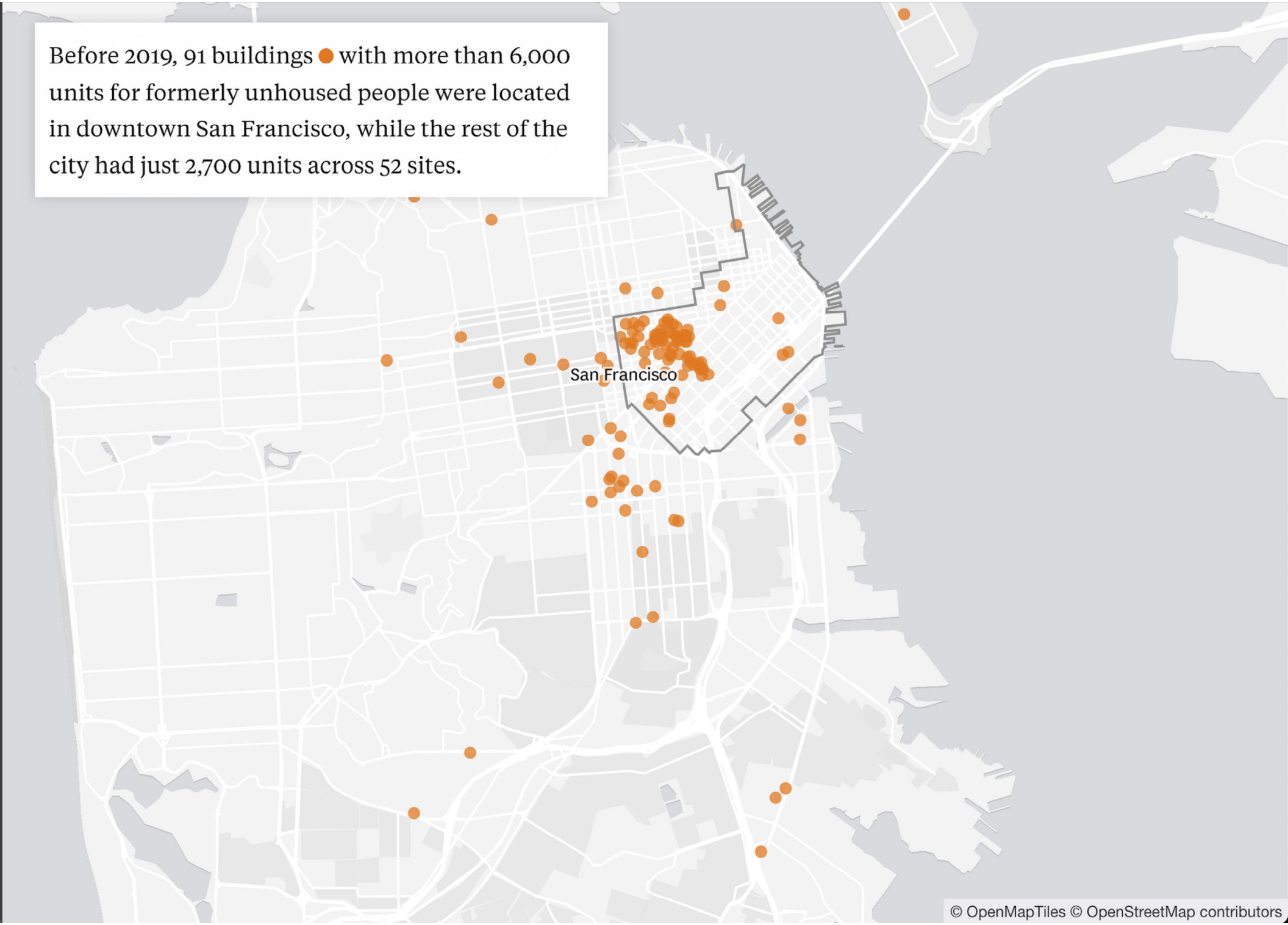
Permanent Supportive Housing clustered in communities of color, including the Latino community in The Mission.

Shaded census tracts: relative Latino populations
Red dots: Permanent Supportive Housing




Before 2019, 91 buildings ● with more than 6,000 units for formerly unhoused people were located in downtown San Francisco, while the rest of the city had just 2,700 units across 52 sites.
San Francisco
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Racial Disparities in Adversity During Childhood and the False Appearance of Race-Related Differences in Brain Structure

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Abstract

Objective:

Black Americans in the United States are disproportionately exposed to childhood adversity compared with White Americans. Such disparities may contribute to race-related differences in brain structures involved in regulating the emotional response to stress, such as the amygdala, hippocampus, and prefrontal cortex (PFC). The authors investigated neuroanatomical consequences of racial disparities in adversity.

Methods:

The sample included 7,350 White American and 1,786 Black American children (ages 9–10) from the Adolescent Brain Cognitive Development Study (public data release 2.0). Structural MRI data, parent and child self-reports of adversity-related measures, and U.S. Census neighborhood data were used to investigate the relationship between racial disparities in adversity exposure and race-related differences in brain structure.

Results:

Black children experienced more traumatic events, family conflict, and material hardship on average compared with White children, and their parents or caregivers had lower educational attainment, lower income, and more unemployment compared with those of White children. Black children showed lower amygdala, hippocampus, and PFC gray matter volumes compared with White children. The volumes of the PFC and amygdala, but not the hippocampus, also varied with metrics of childhood adversity, with income being the most common predictor of brain volume differences. Accounting for differences in childhood adversity attenuated the magnitude of some race-related differences in gray matter volume.

Conclusions:

The results suggest that disparities in childhood adversity contribute to race-related differences in gray matter volume in key brain regions associated with threat-related processes. Structural alterations of these regions are linked to cognitive-affective dysfunction observed in disorders such as posttraumatic stress disorder. More granular assessments of structural inequities across racial/ethnic identities are needed for a thorough understanding of their impact on the brain. Together, the present findings may

provide insight into potential systemic contributors to disparate rates of psychiatric disease among Black and White individuals in the United States.

Children across the United States grow up in vastly different environments that shape their responses to stress and ability to function later in life. Uncontrollable factors such as the neighborhood children are born into can contribute to significant early-life adversity, such as enduring socioeconomic disadvantage or increased risk of violence exposure. In the United States, Black children are disproportionately burdened with these adverse life experiences compared with White children (1). Current U.S. Census data show that Black households, on average, have a lower median income, lower educational attainment, and higher rates of unemployment and poverty compared with White households (2). Moreover, research suggests that Black children are more likely to be exposed to trauma and domestic violence and are more likely to have a parent who died, an incarcerated parent, or divorced or separated parents compared with White children (3–5). Additionally, research has shown that Black children live in disproportionately disadvantaged neighborhoods and are more likely than White children to be exposed to neighborhood violence (6, 7). These racial disparities are not random. Rather, they are deep-rooted structural inequalities that result from a history of disenfranchisement of racially minoritized groups (e.g., slavery, segregation) that reinforce themselves through societal norms and practices (i.e., systemic racism) (8).

Early-life adversity can have lasting negative consequences on mental health in adulthood. Several studies have found positive associations between childhood adversity (e.g., witnessing violence and low socioeconomic status) and prevalence of poor psychosocial and behavioral outcomes later in life, including posttraumatic stress disorder (PTSD), anxiety, and depression, problematic drug and alcohol use, low life satisfaction, suicide attempts and ideation, and perpetration of violence (9–15). Thus, the literature demonstrates a strong relationship between adverse life experiences and outcomes such that more adversity experienced in childhood is tied to a greater risk of deleterious mental health outcomes later in life. Further, recent research has emphasized that different types of adversity are associated with distinct outcomes. Specifically, “threat” type adversity (e.g., physical or sexual abuse, witnessing violence) is more often associated with dysregulated emotional responses, whereas “deprivation” type adversity (e.g., poverty, neglect) is more typically associated with language and cognitive deficits (16–18).

Previous work has shown that early exposure to adversity (i.e., either threat or deprivation) is associated with structural alterations of brain regions, such as the prefrontal cortex (PFC), amygdala, and hippocampus, which support healthy emotional functioning in response to threat and stress (19–21). Therefore, racial disparities in childhood adversity may contribute to race-related differences in the structure of the PFC, hippocampus, and amygdala. The Adolescent Brain and Cognitive Development (ABCD) Study, a large MRI study of childhood development in the United States, may be well-suited to investigate the impacts of racial disparities in adversity on the brain. Previous ABCD Study analyses have found that socioeconomic status (22) and trauma exposure (23) are associated with differences in thickness and volume of threat-related brain regions, and that greater neighborhood disadvantage is associated with greater amygdala reactivity in response to faces (24). Further, socioeconomic status partially mediates the association between race and some aspects of gray matter morphology (25, 26). Relatedly, previous work outside the ABCD Study found lower neural reactivity to threat within the PFC, hippocampus, and amygdala in Black participants compared with White participants,

and these differences were partially attributable to racial disparities in negative life experiences (27). The literature thus suggests that adversity is associated with differential structure and functional responses within threat-related neural circuitry, although no work that we are aware of has investigated the relationship between racial disparities in adversity and the structure of this circuitry as a whole during childhood. While emergent research has investigated the impacts of racial discrimination on the brain, it is also important to understand how contextual factors (e.g., systemic racism) may also impact threat neurocircuitry (28–31). Understanding the potential effects of such disparities on these brain structures is critical for a fuller understanding of the impacts of stress on the developing brain and creating generalizable neurobiological models of disease.

In this study, we investigated the relationship between racial disparities in adversity exposure and race-related differences in brain structure among participants in the ABCD Study. We hypothesized that Black American children would have experienced more adversity than White American children in the sample. We further hypothesized that greater exposure to adverse life experiences would be related to lower gray matter volume in the amygdala, the hippocampus, and several subregions of the PFC. Finally, we anticipated that Black and White children would show differences in gray matter volume of these regions and that these differences would be partially explained by racial differences in exposure to adversity.

Methods

Participants

We used data from the ABCD Study's annual curated NIH public release 2.0 (released in March 2019; accessed in July 2019 from the NIMH Data Archive [NDA]) (32). Participants (N=11,878) ages 9–10 were recruited from 21 research sites across the United States. The present analyses included 9,382 participants (White, N=7,516; Black, N=1,866; male, N=4,921; female, N=4,461) (descriptive statistics are provided in Table 1). Children were primarily contacted and recruited through U.S. public and private schools within the 21 catchment areas. Less than 10% of the sample was recruited through other methods, which included mailing lists, affiliates and referrals, summer programs, and twin registries. The methods for sampling and recruiting have been described in detail elsewhere (33).

TABLE 1. Demographic characteristics of participants in a study of childhood adversity and brain structure

						Analysis		
Characteristic	**Total N**	**White American**		**Black American**		**Statistic**	**df**	**p**
		Mean	SD	Mean	SD			

EXPAND TABLE

a The test was corrected for unequal variances because of violation of Levene's test for homogeneity of variance.

b Neighborhood disadvantage, family conflict, material hardship, and trauma history are four of the seven indices of adversity included in the statistical models. Neighborhood disadvantage was quantified using the weighted Area Deprivation Index sum

score. Family conflict was quantified using the Youth Family Conflict Scale. Material hardship was quantified using the questions in the participant demographic screener. Trauma history was assessed using the Schedule for Affective Disorders and Schizophrenia for School-Age Children for DSM-5. See the Methods section for further detail.

Measures

Demographic history.

Family demographic data were acquired using a standardized survey, completed by participants' parents (NDA: pdem02), that assessed both parent and child race/ethnicity, parental education and employment, and family income, among other variables. Parents identified their children as a member of one or more racial identities from 16 categories (e.g., White, Black/African American, Alaska Native, Samoan, Vietnamese). The present analyses focused on environmental and brain structure relationships specifically in White and Black children. Children who were identified by their parents as both Black and White were excluded from our analysis.

Parents and caregivers self-reported their current employment status, their highest educational attainment, and their total family annual income at the time of the interview. Parent educational attainment was self-reported for 22 levels, from "never attended/kindergarten only" through "doctoral degree," and was recoded into seven ordinal groups (see Table 1) for the present analyses. Employment status was recategorized from 11 possible categories into two groups of "currently employed" or "not currently employed." The "currently employed" group consisted of parents/caregivers who endorsed "working now," "stay-at-home parent," "student," "maternity leave," or "sick leave" as their employment status. The "not currently employed" group consisted of those who endorsed "temporarily laid off," "looking for work," "disabled," or "unemployed, not looking for work" as their employment status. Retired individuals and those who did not provide employment information were excluded from the analyses. Family income was self-reported for 10 levels, <$5,000 to ≥$200,000. The family income variable was not modified for analysis.

Neighborhood disadvantage.

Neighborhood disadvantage was measured using the Area Deprivation Index (ADI) (34), which was included as part of the ABCD Study assessments of residential history (NDA: abcd_rhds01). Briefly, the ADI is a factor-based index that uses 17 socioeconomic indicators from the U.S. Census Survey (e.g., poverty, housing, employment) to characterize a given neighborhood. Parents/caregivers of participants were asked to provide up to three primary addresses, and the first address was used to derive regional U.S. Census information to determine the ADI. Data for each census region were queried from the 2011–2015 American Community Survey 5-year summary database (U.S. Census Bureau, 2016). A weighted ADI sum score that represented a participant's level of neighborhood disadvantage was used in the statistical analyses (described further in reference 35). Greater weighted ADI sum score represented higher neighborhood disadvantage. In exploratory analyses, given emerging research on both racial disparities in toxin/pollutant exposure and their impacts on the brain (36, 37), we further assessed potential impacts of neighborhood inequities on the brain by including measures of particulate matter (PM2.5) and ground pollution, indexed by nitrogen dioxide (NO_2), from participants' residential history (the methods and analyses are described in the online supplement).

Family conflict.

Family conflict was assessed with the family conflict subscale of the Youth Family Environment Scale (NDA: abcd_fes01). This subscale consists of nine items completed by the children that assessed physical and

emotional conflicts within the household (e.g., the extent to which family members become openly angry or criticize or hit each other). Participants rated each item as either "true" or "false" (coded 1 or 0, respectively), and three items with negative phrasing (e.g., "family members rarely become openly angry") were reverse-coded for analyses. The sum score from the family conflict subscale items served as an index of family conflict and was included in the statistical analyses.

Material hardship.

Family material hardship was assessed using a material hardship questionnaire collected as part of the parent demographic survey (NDA: pdem02). The questionnaire consists of seven items related to economic insecurity (e.g., "couldn't afford to pay rent," "had utilities shut off due to nonpayment," "couldn't afford to go to the doctor"). The sum score of the material hardship items was used in the statistical analyses.

Trauma history.

Participants' trauma history was assessed using the Schedule for Affective Disorders and Schizophrenia for School-Age Children for DSM-5 (K-SADS-5). Trauma history was obtained from parent reports based on the 17-item traumatic events module of the K-SADS-5 (NDA: abcd_ptsd01). The items included events such as motor vehicle accident, natural disaster, and sexual and nonsexual assault. Endorsed items were summed for each child to create a trauma history score.

Structural brain imaging.

Structural MRI data were collected across 21 sites on Siemens Prisma, General Electric 750, and Philips 3-T scanners, using prospective motion correction when available. Detailed information on imaging protocols, parameters, and processing of the structural imaging data has been published elsewhere (38, 39). Briefly, structural MRI (T1-weighted and T2-weighted) data were preprocessed by the ABCD team using FreeSurfer, version 5.3.0 (https://surfer.nmr.mgh.harvard.edu). Images were corrected for gradient nonlinearity distortions and head motion and resampled into alignment with an averaged reference brain. The cortical surface was then reconstructed, and subcortical regions of the brain were segmented. For the present study, gray matter volume of cortical regions of interest based on the Desikan-Killiany atlas (40) and gray matter volume of subcortical regions of interest and estimated intracranial volume based on FreeSurfer segmentations (41) were used in the analyses. Participants whose MRI data failed T1 or T2 quality-control checks (NDA: mriqcrp102) or failed FreeSurfer quality control (NDA: freesqc01) were excluded from the analyses (N=832). An independent-samples t test demonstrated that racial groups differed in intracranial volume ($t=19.44$, $df=8235$, $p<0.001$). Thus, the gray matter volume of our a priori regions of interest (PFC, hippocampus, amygdala, and insula) was normalized as a proportion of estimated intracranial volume ([region volume/intracranial volume]×100) and averaged across left and right hemispheres. Subdivisions of the PFC based on the Desikan-Killiany atlas (i.e., frontal pole, superior frontal gyrus, rostral anterior cingulate, pars opercularis, medial orbitofrontal cortex, lateral orbitofrontal cortex, caudal middle frontal gyrus, caudal anterior cingulate, rostral middle frontal gyrus, pars orbitalis, and pars triangularis) were used as separate regions of interest given that these regions may have differing functions and thus show differing relationships. Given growing understanding of the role of the insula in threat processing (42, 43), we included the insula as another region of interest for analysis. In total, gray matter volumes of 14 regions of interest were included in the statistical analyses (NDA: abcd_smrip101; abcd_smrip201).

Statistical Analysis

Statistical analyses were conducted using SPSS, version 24.0 (IBM, Armonk, N.Y.). The number of participants available for statistical tests varied because of incomplete data on some measures. Where appropriate, t tests were corrected for unequal variances, and the Bonferroni correction for multiple comparisons was applied for each family of tests. We assessed group differences in adversity measures using chi-square tests for categorical variables (i.e., employment status) and independent-samples t tests for continuous and ordinal variables (i.e., income, educational attainment, neighborhood disadvantage, family conflict, material hardship, trauma history). A Bonferroni correction was applied to control for multiple comparisons within this family of tests (seven tests, p=0.05/7=0.007). We also conducted exploratory analyses with participant PTSD symptoms reported by the caregivers, which are detailed in the online supplement.

Next, we used 14 linear mixed-effects models to assess race-related differences in gray matter volumes of the a priori regions of interest. The models accounted for nesting of families (NDA: acpsw03) and covaried for age, gender, and scanner type (NDA: abcd_mri01) with restricted maximum likelihood estimation. The Bonferroni correction was applied to control for multiple comparisons within this family of tests (14 tests, p=0.05/14=0.0035). We used additional mixed-effects models to assess the relationship between regional gray matter volume and the measures of childhood adversity (one brain region per model, 14 models total). The models included the seven indices of adversity (i.e., educational attainment, employment status, income, neighborhood disadvantage, family conflict, material hardship, and trauma history) as independent variables and gray matter volume for each brain region as the dependent variable. We again covaried for family relatedness, age, gender, and scanner type. We conducted separate independent-samples t tests between the racial groups using the Destrieux atlas to validate the robustness of the effect across brain parcellations and covariate approaches (see Table S1 in the online supplement).

We also investigated whether accounting for childhood adversity modulated race-related differences in regional gray matter volumes, similar to prior work (39). We conducted parallel mediation analyses in the JASP statistical package (https://jasp-stats.org/) to calculate the standardized estimates of the total, direct, and indirect effects of racial group on regional gray matter volume as well as the percentage of variance mediated by the adversity metrics. Parallel mediation models used full information maximum likelihood for estimation. Participant racial group was included as the predictor variable, and metrics of adversity (educational attainment, employment status, income, neighborhood disadvantage, family conflict, material hardship, and trauma history) were included as mediators. The dependent variables for the mediation models were the residual gray matter volume values estimated from linear mixed-effects models that accounted for age, scanner, gender, and family relatedness (equivalent to the above models without including racial group). An exploratory parallel mediation analysis was also conducted to determine whether accounting for other neighborhood variables such as exposure to pollutants further explained race-related variability in gray matter volume.

Results

Race-Related Differences in Adversity

Chi-square and independent-samples t tests revealed that, on average, Black and White children in the present sample differed in parent employment status, parent educational attainment, and family income (Table

1). Specifically, White children's parents were three times more likely to be currently employed. White children's parents also had higher educational attainment and greater family income compared with Black children's parents; 75.2% of White parents had a college degree, compared with 40.6% of Black parents, and 88.1% of White parents made $35,000 a year or more, compared with 46.7% of Black parents. White children also experienced less family conflict, less material hardship, less neighborhood disadvantage, and fewer traumatic events compared with Black children (Table 1). Racial differences in trauma exposure remained significant when nontraumatized individuals were removed from the analysis ($t=-2.18$, $df=3194$, $p=0.03$).

Race-Related Differences in Gray Matter Volume

Linear mixed-effects models revealed that Black and White children in the present sample differed in gray matter volumes in 11 of the 14 a priori regions of interest, after covarying for family relatedness, gender, age, and scanner type (Figure 1; Table 2). (An alternative visualization of the results is provided in Figure S1 in the online supplement.) White children showed greater gray matter volumes compared with Black children in the amygdala, hippocampus, frontal pole, superior frontal gyrus, rostral anterior cingulate, pars opercularis, pars orbitalis, lateral orbitofrontal cortex, caudal middle frontal gyrus, and caudal anterior cingulate and smaller gray matter volume compared with Black children in the pars triangularis (all p values <0.001). No difference was observed in gray matter volume of the insula, rostral middle frontal gyrus, or medial orbitofrontal cortex between the groups. Similar results were observed in the Destrieux parcellation (see Table S1 in the online supplement).

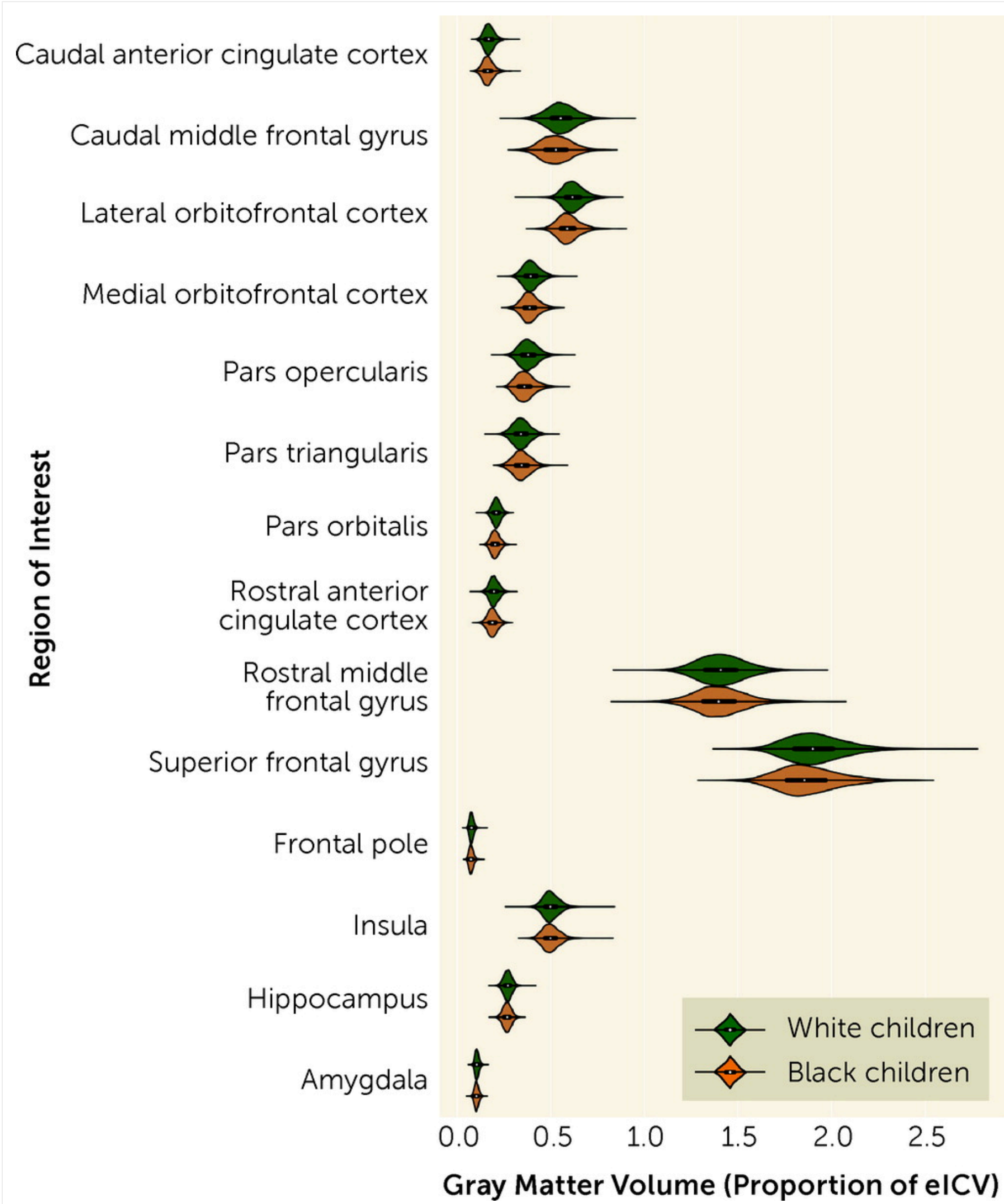

FIGURE 1. Race-related differences in regional gray matter volume in a study of childhood adversity and brain structure[a]
[a]Plots inside distributions represent box plots for each group by brain region. eICV=estimated intracranial volume.

TABLE 2. Race-related differences in gray matter volume (in mm^3) of a priori regions of interest in a study of childhood adversity and brain structure[a]

	White American		Black American			
Region	**Estimated Marginal Mean**	**SE**	**Estimated Marginal Mean**	**SE**	**t**	**p**
Caudal anterior cingulate cortex	0.173	0.000	0.168	0.001	6.00	<0.001[b]

EXPAND TABLE

a N=8,237 for this analysis. The t statistics were obtained from linear mixed-effects models that also accounted for effects of scanner type, age, gender, and family relatedness.

b The t test result was significant after Bonferroni correction (0.05/14=0.0035).

Relationships Between Adversity and Gray Matter Volume

Linear mixed-effects models assessed the effects of the indices of adversity (income, education, employment, neighborhood disadvantage, material hardship, trauma history, and family conflict) on gray matter volume for each region of interest, while covarying for family relatedness, age, gender, and scanner type. Childhood adversity was associated with gray matter volume in the caudal anterior cingulate, caudal middle frontal gyrus, lateral orbitofrontal cortex, medial orbitofrontal cortex, pars opercularis, pars orbitalis, rostral anterior cingulate, rostral middle frontal gyrus, superior frontal cortex, frontal pole, insula, and amygdala (Table 3). Specifically, we observed unique effects of all adversity indices except trauma history and family conflict, which were not uniquely related to gray matter volume in any of the models. Income was the most frequent predictor, having effects on gray matter volume in eight of 14 regions.

TABLE 3. Summary of mixed-effects analyses predicting gray matter volume in a study of childhood adversity and brain structure[a]

	Material Hardship		Parental Employment		Family Income		Parental Education		Famil
Region	**b**	**t**	**b**	**t**	**b**	**t**	**b**	**t**	**b**
Caudal anterior	−0.001	−2.34*	0.002	1.22	<0.001	2.21*	<0.001	0.72	<−0.00

EXPAND TABLE

a Linear mixed-effects models also accounted for effects of scanner type, age, gender, and family relatedness.

*p<0.05. **p<0.01. ***p<0.001.

We next sought to determine whether accounting for childhood adversity affected the magnitude of race-related differences in brain structure. Standardized estimates from the parallel mediation models are provided in Table 4. Standardized estimates for total and direct effects for each brain region are shown for each brain region and plotted in Figure 2. Direct effects of racial group for several brain regions were smaller than total effects, with significant partial mediation observed for the caudal anterior cingulate, caudal middle frontal gyrus, lateral orbitofrontal gyrus, pars triangularis, pars orbitalis, superior frontal gyrus, and frontal pole (Figure 3). Exploratory parallel mediation models that accounted for additional neighborhood variables of pollutant exposure showed similar effects; in these models there was no mediation for the pars triangularis or frontal pole, but full mediation was observed for the superior frontal gyrus (described in the online supplement). These findings demonstrate that racial disparities in adversity partially mediate some of the race-related differences in regional gray matter volume.

TABLE 4. Summary of parallel mediation analyses of race-related effects on gray matter volume accounting for adversity[a]

Region	Total Effect (c)	p	Total Indirect Effect (ab)	p	Direct Effect (c')	p	Percentage Mediated[b] (%)
Caudal anterior cingulate cortex[c]	−0.17	<0.001	−0.04	0.006	−0.13	<0.001	26.04

EXPAND TABLE

a Gray matter volume was estimated from residuals of linear mixed-effects models that included age, gender, scanner, and family relatedness (i.e., the isolated race-related effect).

b Percentage mediated is calculated by ab/c×100. It is omitted for regions in which no significant total effect was observed.

c The model met criteria for partial or full mediation.

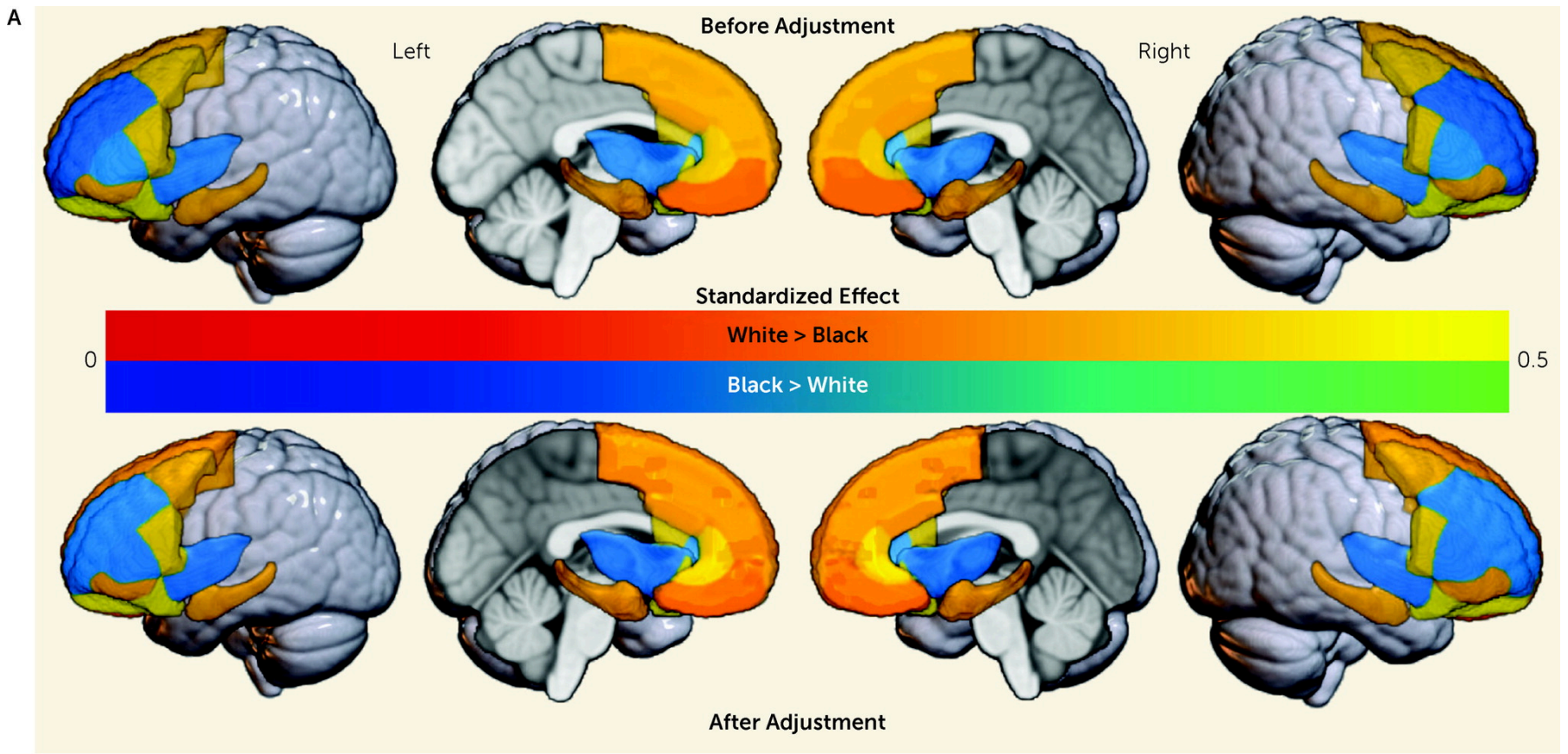

FIGURE 2. Effects of racial disparities in childhood adversity on race-related differences in brain structure[a]

[a]Standardized estimates were calculated from the parallel mediation analyses for differences in gray matter volume between Black and White children before (total effect) and after (direct effect) accounting for disparities in sociodemographic factors. Panel A is a graphical representation of estimates where White > Black (warm colors) and Black > White (cool colors) before (top) and after (bottom) accounting for racial disparities. Panel B is a plot of the standardized estimates per region for the total (green) and direct (orange) effects on gray matter volume data. Error bars indicate 95% confidence intervals.

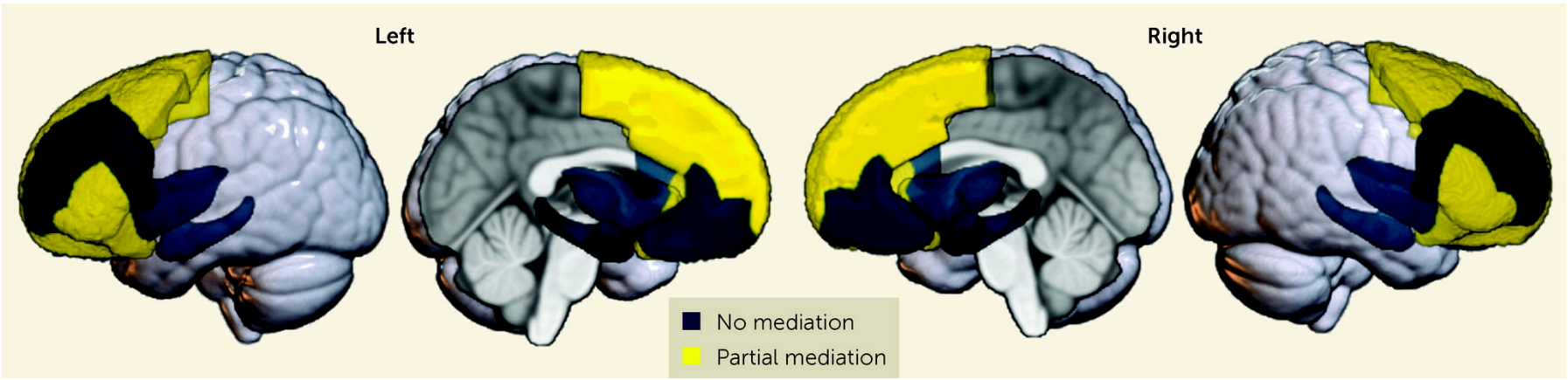

FIGURE 3. Graphical representation of parallel mediation results in a study of childhood adversity and brain structure[a]

[a]Parallel mediation modeling revealed no, partial, or full mediation of race-related differences on regional gray matter volume by the adversity metrics. Blue indicates no significant total and/or indirect effect, and yellow indicates significant total, indirect, and direct effect.

Associations Between Adversity and Reported PTSD Symptoms

Given findings on PTSD from previous research, we conducted supplementary analyses on race-related differences in PTSD symptoms and the relationship with adversity, which are described in the online supplement. Black children had significantly greater PTSD symptom severity, and symptom severity was further predicted by adversity (see Table S2 in the online supplement). Accounting for adversity partially mediated race-related differences in PTSD symptoms but also attenuated correlations between regional gray matter volumes and PTSD symptom severity (see Table S3 in the online supplement).

Discussion

In this study, we investigated the neuroanatomical consequences of racial disparities in adversity during childhood. We found that, compared with White American children, Black American children endorsed more traumatic events, material hardship, and family conflict and lived in more disadvantaged neighborhoods, and their caregivers had lower income and educational attainment and were more likely to be unemployed. Greater exposure to these adversities was linked to lower gray matter volumes in the amygdala and several subregions of the PFC. Accordingly, Black children showed lower gray matter volumes in the amygdala, the hippocampus, and several subregions of the PFC compared with White children. Accounting for racial disparities in exposure to adversity partially mediated race-related differences in a number of regions, including the caudal anterior cingulate, lateral orbitofrontal gyrus, and superior frontal gyrus. However, although our findings held when other adversity disparities were considered, such as pollution exposure, there remain other structural inequities that may contribute to race-related differences in the brain, which must be investigated in future research. Taken together, our findings highlight the impact that disparities in early-life adversity have on race-related differences in the structure of neural circuitry associated with PTSD and other trauma- and stress-related disorders.

One way to conceptualize the present findings is that a significant portion of the gray matter volume differences reflect racial disparities in toxic stress. Toxic stress refers to prolonged exposure to adverse experiences that leads to excessive activation of stress response systems and an accumulation of stress hormones, which in turn disrupt the immune and metabolic regulatory systems and ultimately the developing architecture of the brain (44–46). Importantly, the effects of toxic stress may be dependent on the relative timing of stress exposure. The PFC, amygdala, and hippocampus undergo rapid development beginning in early childhood and continuing until early adulthood (47), and this development is punctuated by sensitive periods where stress may have a larger impact (48, 49). In fact, previous work suggests that exposure to adversity during these sensitive periods may have direct effects on the PFC, amygdala, and hippocampus as well as on subsequent threat responses and regulation (50–54). Moreover, our results showed that income was the most common predictor of gray matter volume disparities, aligning with previous research showing that the effects of low socioeconomic status, and specifically low income, have profound effects on neurobiological trajectories (22, 24, 25, 55–57). Taken together, early-life adversity may act as a toxic stressor that disproportionately impacts Black children as a result of their significantly greater exposure to adversity and contributes to differential neural development of key threat-processing regions.

The impacts of toxic stress may be immediate or temporally delayed, depending on the specific brain region. For example, one study examining the effect of childhood sexual abuse on regional brain development (58) found an association between abuse and lower hippocampal volume at ages 3–5 but with lower frontal cortex volume at ages 14–16. In the present study, no effects of adversity were found in the hippocampus, although effects were found in the amygdala and the prefrontal cortex, potentially reflecting the impact of differential sensitive periods of brain development in these regions. A potential delayed effect may partially explain the relatively small magnitude of racial differences in gray matter volume of threat-related regions. Specifically, it may be that the disparities in adversity do not lead to major immediate differences but will be potentiated into adulthood in either brain structure or brain function (27). Future analyses of the longitudinal ABCD data set may shed light on what potential long-term impacts these disparities may have on the brain and behavior. In sum, our findings may reflect the neuroanatomical consequences of racially disparate environments of toxic stress.

We note here that many of the observed race-related and adversity effects had relatively small effect sizes despite many findings being highly statistically significant. The ABCD Study has high statistical power for small effects, afforded by its large sample size, and these effects are likely more accurate to the general population than traditionally large effects in small sample sizes. A recent review of effect sizes in ABCD analyses (59) demonstrated that the median in-sample effect size across multiple instruments (161 variables representing all questionnaires and tasks) was 0.03. The authors found a slightly larger median effect size (0.05) when mimicking “real-world” analyses of ABCD data. Thus, the observed effects of race-related disparities on brain structure are in line with, and larger than, other observations from analyses of ABCD data.

The present findings should be considered in light of several limitations. Our analyses were limited to parent-identified Black and White participants and did not include participants with other racial identities. Although the ABCD Study is one of the largest studies of children’s brains, there was a limited amount of data on non-White and non-Black children (note that only 15.7% of the participants in the present sample were Black and only 17.6% were not Black or White). Unequal sample sizes can impact statistical group comparisons. Further,

many neuroimaging studies have demographically unrepresentative samples that can impact the generalizability of research findings. Thus, we echo the recommendations in previous reports to increase representation of non-White racial/ethnic groups to address broader questions on the impact of racial and ethnic disparities across groups (60). Another limitation of the present study is the lack of longitudinal MRI data. Our analyses were focused on the impact of racial disparities on the earliest available assessment of brain structure. However, future analyses of the longitudinal MRI data in combination with potential changes in adversity may be useful to test nuanced questions about the role of adversity on race-related differences in brain development. An additional limitation is the potential role of other adversity types on race-related differences in brain structure. We focused on structural adversities but could not capture certain aspects (e.g., nutritional differences or direct toxin exposure), and our analyses did not focus on other factors, such as racial discrimination (61). Nutritional and racial discrimination data were collected 1 year after the baseline visit, precluding any meaningful interpretations with the baseline MRI data. Although we assessed pollutant exposure at the neighborhood level, more direct measures of toxin exposure, such as those available from baby teeth collected in the ABCD Study, may provide more granular information in future analyses. Recent studies demonstrate that racism and racial discrimination directly affect brain structure and function and are associated with poor mental health outcomes (28–30, 62–64), and thus future research should further explore these relationships in children. Finally, although we assessed adversity, it is unclear when these adversities occurred or for how long. Information on the timing and duration of the children's adversity exposure could allow us to draw stronger conclusions about its effect on brain development.

In summary, we have shown that differential exposure to childhood adversity contributes to racial differences between Black American and White American children in gray matter volumes of brain regions key to emotion regulation. The disparities in gray matter volume observed in this study may be a consequence of long-term dysregulation of threat-related neural circuitry. The findings from this study thus have important implications for our understanding of the impact of socioeconomic and environmental inequalities on mental health in the United States and our understanding of racial differences in psychiatric disorder development, particularly PTSD, for which the literature on lifetime prevalence is mixed (65–70). Although more research is needed on the neurobiological consequences of racial disparities in childhood adversity, the present findings offer new insight into biological impacts of disproportionate stress exposure.

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Supplementary Material

File (appi.ajp.21090961.ds001.pdf)

VIEW/DOWNLOAD | 528.42 KB

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Racial Stress and Trauma and the Development of Adolescent Depression: A Review of the Role of Vigilance Evoked by Racism-Related Threat

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Abstract

There are known disparities in the burden of illness and access/quality of care for African, Latino/a, Asian, and Native American (ALANA) patients diagnosed with depressive disorders, which may occur because of health inequities. Racial stress and trauma (RST), or the significant fear and distress that can be imparted from exposure to racism, is one such inequity linked to the development of depression. The current review summarizes past research examining the association between racism, RST, and depression, as well as avenues in which RST becomes biologically embedded in ALANA individuals. We describe multimodal research that supports vigilance as a potential mediator of the association between RST and depression and consider the nuanced role that vigilance plays during experiences with racism. Finally, we describe methodological advances in the assessment of vigilance evoked by RST and the clinical implications that may be generated by future improvements. In each of these areas, we present examples of how ongoing and future research can be leveraged to provide support for psychosocial programs that facilitate autonomous community healing and resilience, increase calls for public policy changes, and support clinical interventions that lessen the burden of racism on ALANA communities.

Keywords: racism, racial stress and trauma, adolescent depression, vigilance, adolescence

Childhood adversity accounts for over 50% of risk for the development of affective problems such as depression. [1] To probe the link between adversity and mental health outcomes, traditional assessments of adverse childhood experiences (ACEs) have queried experiences such as parental loss, bullying, and childhood sexual, emotional, or physical abuse. [2] Yet, racism has historically been neglected in these assessments despite being a ubiquitous form of childhood adversity affecting African, Latino/a, Asian, and Native American [ALANA [3]] youth [4] and a primary driver of health inequities in the United States. [5] This is a critical gap in etiological models of depression in part because encounters with racism can lead to racial stress and trauma (RST), which is a known risk factor for the development of depression.[6–8] Further, this initial increase in depression may serve as a harbinger of enduring distress and impairment. ALANA individuals suffer from more chronic, severe, and debilitating episodes of clinical depression [9] and report disparities in access, uptake, and retention in evidence-based treatments, compared to their White counterparts.[10,11] There is a pressing need to examine mechanistic pathways linking RST to future depression in ALANA youth to advise public policy and early intervention efforts that address the health inequities imparted by racism. To this aim, the current review seeks to 1) summarize prior research assessing links between racism, RST, and depression (across multiple levels of analysis and development) and 2) consider vigilance for racism-related harm as a potential mechanism underlying the link between RST and the development of depression.

Racism and Mental Health

The National Institutes of Health recently defined racism as “a socially structured action that is unfair or unjustified” and that is based on race or ethnicity, which are regarded as social (not biological) constructs, [12] though the effects of racism are often biological in nature. [13] Racism, inclusive of unequal actions, beliefs, and behaviors towards ALANA individuals, permeates most aspects of their daily living, including employment, academic, and retail sectors, as well as during police encounters. [14] Often research examining racism as a source of adversity centers on its behavioral expression, racial discrimination. [15] Yet, the adverse influence of racism is also generated by macrosystems.[16,17] For example, the effects of systemic racism on households (eg, disparate distribution of wealth and resources; inequities in access to education and healthcare; overrepresentation in the criminal justice system) also increase risk for other types of ACEs across ALANA youth, particularly among youth who identify as Black or Latino/a. [18] Greater exposure to racism, from micro- to macrosystems, increases risk for negative mental health outcomes among ALANA youth, including risk for depression and other internalizing symptoms such as anxiety and post-traumatic stress symptoms.[5–7,19,20]

Stress and trauma following racist encounters is a putative link between exposure to racism and the development of depression. Racism-based traumatic stress theory illustrates that racism causes emotional injury (ie, RST) and thus should be considered by mental health providers as a specific trauma type to center racism as an external and/or situational factor that is outside of an individual's control and caused by injustice and oppression. [14] RST can follow both direct (first-hand) and indirect (second-hand) encounters with racism and may include feelings of distress, anxiety, avoidance, hypervigilance, intrusive thoughts, dissociation, anger, and reduced self-esteem. [21] A recent meta-analysis demonstrated moderate to strong associations between racial discrimination and reported trauma symptoms among adults in the United States, [22] providing additional support for racism as a mechanism of stress and trauma among ALANA communities. Although there is considerable overlap between symptoms of RST and post-traumatic stress disorder (PTSD) and there is the potential for RST to lead to a diagnosis of PTSD and/or exacerbate existing PTSD symptoms, [23] it is important to note that these two clinical phenomena remain distinct, and may necessitate distinct intervention approaches, in part because RST results from a lifelong and unavoidable exposure to racism that repeatedly unfolds across generations, communities, and history.

Racial Stress and Trauma and the Development of Depression

There is a robust association between experiences with racism and youth depression [for reviews, see[8,24]] and evidence that the development of RST precedes and increases risk for depressive symptoms among ALANA youth.[25–28] When examining the temporal links between RST and depression, adolescence may be a critical developmental window to consider as 1) rates of clinical depression skyrocket during this period, particularly for girls across races [29] and 2) there is a graded association between cumulative ACE exposure and later depression and other internalizing problems during adolescence.[30,31] Although most of the past research examining RST has focused on adults, there are several developmental models that consider the ecological contexts in which youth encounter and respond to racism across distinct developmental periods.[32–34] For example, Saleem and colleagues' developmental and ecological model of youth racial trauma [DEMYth-RT [34]] describes critical ecological and developmental changes from late childhood to adolescence that may support a link between RST and the development of depression during this period. During elementary school (6-11 years), children learn that the color of their skin can impact how they are treated by others and can influence their safety and security. [34] By middle school (12-14 years), there is an increasing relation of the self to sociocultural identities, including ethnicity and race, [35] and a heightened sensitivity to both positive and negative evaluation from peers. [36] During high school (15-18 years), ALANA youth experience increasing exposure to racism given their greater autonomy from proximal adults and, as a result of increased cognitive processing, develop a more advanced understanding of the systems and institutions that maintain and perpetuate racism. [37] Together, these developmental and ecological changes set the stage

for an increasing impact of racism on mental health as ALANA youth learn to navigate various sectors of their lives. [34] For example, as it relates to the child's development as an individual, exposure to racism, particularly from peers, may be especially damaging to self-esteem during this sensitive window for identity development. [38] At an interpersonal level, adolescents' increasingly comprehensive understanding of the impact of racism may lead to increased worry about the safety and well-being of one's self and loved ones. [39] Of note, symptoms of RST during adolescence may resemble the symptoms commonly seen in adults but may also include anxiety and difficulty maintaining attention and concentration in school [40] and an increase in substance use, risk-taking, and social withdrawal.[27,41,42]

Although RST increases risk for many forms of psychopathology,[43–45] adaptations of general strain theory [46] suggest that RST may specifically heighten risk (or strain) for depression by increasing negative emotionality and lowering self-esteem and self-worth. [47] This theory is supported in part by the large number of studies demonstrating that higher levels of racial discrimination during childhood increases risk for the development of depression during adolescence and young adulthood among ALANA youth[7,8,24–28] and that self-esteem may mediate the link between racism and depression.[48–51] Similarly, Brondolo and colleagues updated longstanding cognitive models of depression to reflect how racism may specifically impact vulnerability for depression. This social-cognitive model describes how racism can affect depression-relevant cognitive schemas about the self (eg, self-esteem, locus of control), others (eg, stereotype threat), and the world (eg, public regard, unjust world beliefs). [6] In addition to the effects on self-esteem described above, racism can lead to reduced perceptions of personal control (ie, an ability to get ahead in life and/or maintain safety)[52,53] and increased beliefs about a hostile world, [51] both of which have been shown to mediate the link between exposure to racism and depression. [6] At a more granular level, a recent daily diary study demonstrated that when Black youth experienced increases in low public regard (ie, an individual's belief about the extent to which society views their racial group negatively), experiences with racial discrimination became more likely to predict increases in depressive symptoms the following day. [54]

Exposure to racism can also dampen cognitive flexibility, which increases risk for depression. [6] Following an incident of racial discrimination, the targeted individual will likely exert considerable cognitive resources to appraise if the act was intentional or not and decide how to respond and cope, all of which comes at a cost to other competing cognitive demands.[55,56] This hypothesis is supported in part by research showing that while cognitive performance in Black adults is impacted by displays of blatant racial discrimination, [57] performance suffers more following subtle incidents of racism. [58] Critically, this reduction in cognitive flexibility is thought to limit an individual's ability to shift thoughts and attention away from past or ongoing events that evoke feelings of low self-esteem or personal control, which maintains and increases symptoms of depression; indeed, such hypotheses have been supported by

research showing that rumination is a mediator of the link between exposure to racism and later depression in ALANA young adults[59–61] and adolescents. [62]

Finally, chronic stress derived from racism may also be a pathway to depression. Racism is one of the largest sources of chronic stress for ALANA individuals, and research shows that racism-related stressors are often more deleterious to health and well-being than other stressors.[6,63] In response to racism-related chronic stress, Wilson and Gentzler (2021) describe an "adaptive culture to cope", which includes high levels of emotional self-control and limited self-disclosure of negative emotion. Although this coping style offers adaptive strategies to mitigate racism-related barriers in various interpersonal settings, it also requires high levels of effort to sustain, which taxes mental resources and increases wear and tear on biological systems. [64] Likewise, avoidant coping strategies in response to racial discrimination, such as expressive suppression of negative emotion or acceptance and resignation, are associated with increased avoidance symptoms of trauma (dissociation, emotional numbing) following racial discrimination.[65,66] Although additional research is needed in youth, avoidant coping in response to chronic racism-related stress has been shown to increase risk for depression among Latina and Black adults,[67,68] which is consistent with developmental models that show that expressive suppression [69] and blunted emotional responding [70] are strong predictors of youth depression.

The Impact of Microaggressions and Indirect Racism on Mood and Depression

In addition to the well-described effects of direct and overt exposure to racial discrimination, depression risk can also be increased by exposure to 1) ambiguous or subtle racial discrimination, including microaggressions, and 2) indirect racial discrimination, including anticipated discrimination and vicarious discrimination.[47,71] Microaggressions are defined as "brief and commonplace daily verbal, behavioral, and environmental indignities, whether intentional or unintentional, that communicate hostile, derogatory, or negative slights and insults to the target person or group", [72] and they have been shown to evoke similar levels of anxiety, anger, and stress when compared to experiences with overt discrimination. [73] For example, given their pervasive nature in daily life, microaggressions can result in ALANA youth feeling isolated from peers, out of place in academic settings, and/or unwelcomed during business transactions. Critically, many studies have shown a robust link between microaggressions and depression in ALANA adults and adolescents,[73–75] with evidence that RST mediates the link between frequency of microaggressions and depressive symptoms.[76,77]

Similarly, studies have shown that indirect discrimination, including anticipated (ie, high expectations that discrimination will occur in the future or that ongoing discrimination will endure) and vicarious discrimination (ie, the discovery of and identification with the harm inflicted upon others), are significantly associated with depressive symptoms and disorders among ALANA adolescents[47,78] and

adults. [79] With adolescents increasingly experiencing life through mobile screens, an expanded focus on understanding how indirect discrimination experiences unfold both on and offline is imperative. For example, a recent study found that Black adolescents face, on average, five racial discrimination encounters per day, with the majority of these experiences occurring online. [80] Online experiences may be especially relevant for the development of depression because when indirect discrimination is widely disseminated via viral media, targeted individuals become more likely to 1) internalize observed negative evaluations about ALANA individuals and communities and 2) perceive less personal control, both of which increase the risk for depression. [6] A recent qualitative analysis conducted by Heard-Garris and colleagues (2021) revealed that adolescents describe a near constant stream of information reaching them through mobile devices, particularly through social media applications such as YouTube, Instagram, Twitter, TikTok, and Snapchat, and many adolescents report encountering daily instances of racism in the news. During and after these indirect encounters with racism, respondents reported feeling helpless, desensitized, and stressed, which often led them to seek out support from peers, family, and community mentors and/or to engage in soothing activities, such as writing, music, or games. [81] Similarly, among ALANA adults, respondents reported that the Internet has led to 1) greater exposure to racism and 2) elevation and amplification of racist voices. [82] Further, adults deemed exposure to racist jokes/humor, racist propaganda, vicarious observation of direct racism toward others, negative racial stereotyping, and racism in online media as the most damaging to their health. [82]

As expected, these qualitative findings parallel results from quantitative, correlational designs examining the impact of indirect discrimination experiences on mental health. For example, Bor and colleagues (2018) quantified the number of days adult respondents were exposed to media coverage of one or more police killings of unarmed Black Americans in their state of residence. For Black respondents, coverage of every additional police killing of an unarmed Black person was associated with an increase in poor mental health days (ie, mental health rated as “not good”), whereas exposure to police killings of either Black or White people had no impact on mental health among White respondents. [83] Among studies specifically examining depressive symptoms, greater online exposure to viral videos and images of racial discrimination and violence perpetuated against ALANA individuals (eg, undocumented immigrants detained in cages; unarmed Black people killed by police or civilians) was related to higher depressive symptoms among ALANA adolescents[84,85] and adults.[79,86] Together, these qualitative and quantitative studies provide striking evidence that ALANA adolescents and adults are inundated by chronic indirect exposure to racism via mobile devices and news media and suggest that these experiences may increase risk for depression via RST, particularly for Black and Latino/a adolescents who may face the highest levels of exposure and distress. [84]

Biological Embedding of Racial Stress and Trauma

Occurring in parallel and in interaction with the psychological impact propagated by systems that support racism (both online and off), there is also a biological embedding of RST among ALANA individuals. [13] Specifically, Carter and colleagues propose that dimensions of threat processing [eg, responses to acute, sustained, and potential threat, as described in the National Institute of Mental Health (NIMH) 'Research Domain Criteria' (RDoC) framework] are a critical mechanism of neurobiological embedding. Relevant to the construct of sustained threat, Clark and colleagues (1999) biopsychosocial model illustrates that chronic stress from racial discrimination and threat over time contributes to heightened allostatic load (ie, the accumulation of wear and tear on the body and brain via chronic stress processes).[63,87] Research supporting the biopsychosocial model is overwhelming; [88] cumulative levels of exposure to racial discrimination and systemic racism are linked to elevated inflammatory markers,[44,89–91] accelerated biological aging and allostatic load,[92,93] reduced total brain matter volume, [94] decrements in white matter microarchitecture, [95] and heightened amygdala reactivity and functional connectivity. [96] Notably, each of these indices predicts premature morbidity and mortality[91,97,98] and mirrors putative biomarkers of depression.[94,99–101]

Another form of biological embedding from RST can be captured in the moments when an individual is faced with acute threat. Although no studies of which we are yet aware have probed neurobiological responses to overt cues of racism-related threat, one study showed that among a sample of predominantly Black adults, a psychophysiological "over-expression of fear" was linked to greater intrusive thoughts in response to a reminder of a past trauma. [102] Similarly, Fani and colleagues (2021) showed that trauma-exposed Black women with higher levels of exposure to racial discrimination exhibited greater activation in brain regions related to cognitive-affective and attentional functions [ie, ventromedial prefrontal cortex (PFC) and middle occipital cortex] when viewing trauma-related threat stimuli during an affective Stroop task. Critically, these findings were maintained after accounting for PTSD symptoms and other trauma exposures, [103] suggesting that these neurobiological disruptions in attention to and regulation of threat processing were specific to biological embedding of RST. In contrast, there is also evidence suggesting that exposure to racism can be associated with blunted responses during fear conditioning, as research has shown that Black adults, compared to White peers, exhibit lower skin conductance[104,105] and reduced activation of fear circuitry during fear conditioning. [105] Notably, a recent study by Harnett and colleagues (2019) found that racial differences in neurobiological fear conditioning responses were mitigated when considering lifetime levels of violence exposure, family income, and neighborhood disadvantage, [105] which highlights the critical role played by the correlates of structural racism (ie, increased life stress and disadvantage) in health equity and biological embedding of trauma [see also [106]].

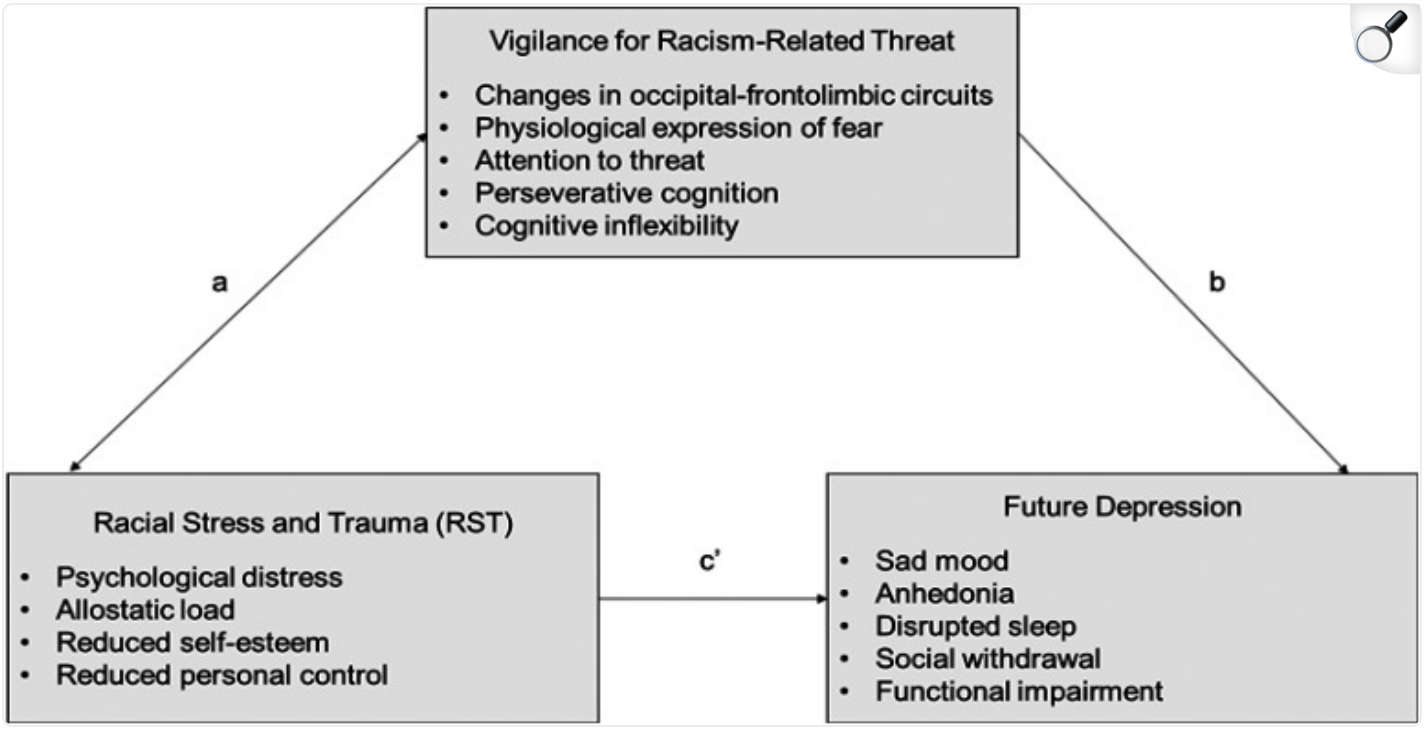
Responses to *potential* racism-related threat are also likely to be biologically embedded. Although very little research has examined how the embodiment of RST may unfold across development, the current

generation of adolescents and young adults are among the first to grow up with almost daily exposure to viral media depicting racialized violence, [81] which will likely have long lasting effects on how the brain and related neurobiological systems process potential threat. [13] Such patterns of threat processing will develop in conjunction with cognitive schemas that are shaped by racism, which can facilitate increased perceptions of potential threat even in times of safety.[6,107] For example, a recent observational study of Black adolescents found that as personal experiences of racism increased across individual, institutional, and cultural levels, so did anticipatory racism-related stress responses across both cognitive-affective and physiological domains. [108] Similarly, experimental studies have shown that adolescents and adults who identify as Black or Latino/a, compared to White, experience increased sympathetic nervous system and hypothalamic-pituitary-adrenal axis activity and reduced parasympathetic nervous system activity when observing or speaking about incidents of racism perpetuated against other people or when anticipating that the incident might happen to them.[73,109–114] Taken together, these findings suggest that ALANA youth are likely to express heightened vigilance for racism-related threats across multiple units of analysis, which may put them at elevated risk for RST and later depressive symptoms. [90]

Vigilance for Racism-Related Threats

Consistent with RST models describing biological embedding [13] and relevant developmental and ecological contexts, [34] generalized developmental models of adversity maintain that trauma exposures specifically involving threat of harm can lead to biopsychosocial changes in youth that influence how they process and attend to threat-relevant information in the external environment. [115] The terms ‘vigilance’ or ‘hypervigilance’ to threat are commonly used in the psychological literatures on anxiety, depression, and trauma to describe a pattern of both voluntary and involuntary (automatic) selective processing of threat-relevant cues within the environment, relative to cues that are positive or neutral. Together, these models suggest that vigilance for potential racism-related threats are likely to 1) interfere with goal-directed behavior required for adaptive functioning, 2) maintain a reciprocal relation with fear and distress, such that more vigilance increases symptoms of RST and vice versa, and 3) predispose ALANA youth to future affective problems such as depression.[13,34,115] Thus, vigilance for racism-related threats may be a critical mechanism predisposing ALANA youth, and particularly Black and Latino/a adolescents, to future depression, likely by mediating the link between RST and depression (Figure 1). This hypothesis is also supported by research showing that self-reported levels of vigilance increase risk for depression among ALANA adults.[79,116,117]

Figure 1.



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Vigilance for racism-related threats as a mechanism predisposing ALANA youth to future depression.

Vigilance: Adaptation, Resilience, and Oppression

It is critical to note here that although vigilance and its neurobiological concomitants have been conceptualized as vulnerabilities in traditional developmental models of affective disorders, [118] vigilance may simultaneously provide distinct advantages to ALANA youth when navigating a world where racism is ubiquitous; thus it may be considered adaptive, particularly in the short-term. For example, vigilance may 1) help individuals foresee and circumvent racism-related threats and 2) buffer self-esteem and mood by helping attribute racist denigrations and exclusions to external rather than internal causes,[90,108] while concurrently reducing activation of brain regions responsible for social pain. [119] Yet, despite their resilience, it cannot be overlooked that this need for vigilance places an oppressive burden on ALANA youth that is inconsistent with the ideals and actions of a just society. To maintain heightened vigilance throughout the day, selective attention is manifested across multiple domains (physical,

behavioral, cognitive-affective, and neural),[90,117] which is taxing for myriad reasons. First, vigilance is typically accompanied by feelings of worry or tension that, in turn, motivate the persistent monitoring and avoidance behaviors required to maintain perceptions of safety.[120] The perseverative cognition and emotions that likely accompany a perpetual state of vigilance for racism-related threats can quickly deplete coping resources, leading to increased negative mood such as depression.[116] Second, attending, interpreting, and responding to ambiguous threat cues interferes with other attentional and cognitive demands that are integral to daily living and to the capacity to engage fully in preferred activities.[56,121] Indeed, vigilance taxes youth across most domains of adaptive functioning,[63] leading to worse performance in school and at work,[122] difficulties sleeping,[123] chronic stress,[124] and increased social withdrawal.[125]

Finally, vigilance for threat of racism-related threats is likely to both tax and shape the neural architecture required to support threat processing and emotion regulatory systems across development. Although there is a dearth of studies examining the influence of racism on neuroanatomy and functional integration during childhood and adolescence, research on child maltreatment may begin to illuminate how the developing brain is impacted. Many of the most devastating effects of racism on ALANA youth overlap with components of childhood maltreatment[4] (eg, disparagement or destruction of things a child values; elicitation of guilt, shame, or fear; observations of violence perpetuated against people a child identifies with or cares for; unwarranted expectations that a child should cope with situations that exceed their developmental abilities). There is growing consensus that distinct forms of maltreatment cause experience-dependent alterations in the brain and its circuits that serve to facilitate the individual's adaptation to and survival in a threatening world, which may lead to alternative etiological pathways to psychiatric disease compared to non-maltreated individuals.[126] For example, compared to adults with no such exposure, adults who visually witnessed domestic violence repeatedly during childhood exhibited reduced grey-matter density in the right lingual gyrus and portions of the visual cortex,[127] as well as diminished integrity of the left inferior longitudinal fasciculus,[128] effects that were most pronounced if the person witnessed the violence before age 13.[127,128] The fact that these neural alterations persist into adulthood is notable given their relevance to visual-limbic pathways connecting occipital and temporal lobes, which support vision-specific cognitive-affective processes and may maintain long-standing biases in how individuals attend to and perceive visual cues of potential threat.[126] These studies tentatively suggest potential occipital-limbic pathways in ALANA youth that may be shaped by experiences such as exposure to visual media depicting racialized violence.

Taken together, these studies suggest that clinical scientists must think carefully about how vigilance evoked by RST is conceptualized in etiological models of depression. The deleterious effects of vigilance on health are considerable and include a prioritization of safety-seeking behaviors that often get in the way of other critical aspects of daily living, as well as long-term changes in neural structures and

circuitry that can influence cognitive-affective processes across the lifespan. Yet, as is true following many forms of maltreatment, vigilance can simultaneously be advantageous in some contexts. Therefore, clinical models may be best served by considering the context in which vigilance evoked by RST is manifested. For example, culturally competent interventions addressing threat appraisal might be warranted among ALANA adolescents who report difficulty discerning between contexts of high and low racism-related threat. However, even when considering the context, individual-level efforts at targeting the role of vigilance in the development of depression will not be able to fully address its impact because racism is an external factor propagated by an oppressive structure. Therefore, efforts to understand and intervene upon this target must cut across the individual and their ecological systems. [129]

Measurement of Vigilance

Past research examining the role of vigilance in predicting RST and depression has largely measured vigilance using self-report questionnaires.[79,116,117] For example, pioneering research from the 1995 Detroit Area Study resulted in the vigilance anticipatory coping scale, which has demonstrated validity and reliability across studies.[116,117,130] Self-report assessments of vigilance carry many advantages, including face validity, reduced burden on participants, and plentiful opportunities for community input in the construction of measures. Of note, recent advances have led to sophisticated ecological momentary assessment (EMA) protocols assessing racist encounters and their moment-to-moment impact on mental health. [131] Further development of EMA protocols assessing vigilance as a temporal link between symptoms of RST and depressed mood will be critical for future research.

Behavioral measures, assessed both in the laboratory and in the real-world, may shed further light on how vigilance to racism-related threat cues unfolds as a process among ALANA individuals. For example, behavioral research examining attentional vigilance within developmental models of affective disorders have historically used reaction times and eye tracking indices from computerized tasks to assess patterns of attention toward threatening images or words. [132] Modifying these paradigms to assess RST-relevant vigilance may provide opportunities to identify the types of racism-related threat stimuli that are most likely to catch the eye of ALANA youth and adults. In addition, recent technological advances have introduced opportunities to assess vigilance in the real world via wearable eye tracking goggles. [133] This technology could quantify how adolescents are attending to real-world markers of racism-related threat during lived experiences while simultaneously assessing how and when vigilance is robbing focus from other goal-oriented or hedonic pursuits. Finally, the advent of passive sensing from phones and wearable devices provides opportunities to observe vigilant behaviors (eg, avoidance of people or places) as a function of contextual factors such as location, time and date, and people present. [134] Other behaviors such as sleep, movement, phone and social media use, vocal characteristics, eye gaze, and physiology can also be extracted from wearable devices, which may allow machine-learning algorithms to detect

context-specific, multimodal patterns of behavioral vigilance from data streams, [135] which could inform etiological and intervention models.

Future research may also benefit from neuroscientific assessments of vigilance, which provide important complements to self-report and behavioral measures. For example, neuroscience can offer another level of objective and precise measurement. Past research has demonstrated that precise measurement of vigilance is critical to sensitively predicting clinical outcomes;[115,118] because vigilance often manifests via covert attentional processes that are not easily identifiable by behavioral indices, [136] future studies that utilize brain-based measurement [eg, functional magnetic resonance imaging (fMRI), electroencephalogram (EEG)] may be able to more precisely quantify these covert processes. Additionally, neuroscientific assessments provide opportunities to map self-report or behavioral measures to discrete patterns of neural functioning. For example, as indicated by prior research,[103,126] visual-frontolimbic circuits are impacted distinctly by experiencing or observing specific forms of threat. Future research is necessary to illuminate the neural pathways that may maintain vigilance following different types of racism-related threat and determine their relation to RST self-reported symptoms and behaviors, which could be used as more cost-effective markers for use in the clinic and community.

Future Directions

A review of the role of vigilance in the link between RST and risk for depression highlights many avenues for future research. First, regarding the measurement of vigilance, it is clear that a multimodal assessment of vigilance for racism-related threat is critical, as multiple levels of analysis (eg, self-report, behavioral, neural) are necessary to understand the nuanced role of vigilance in the development of depression (see Figure 1). Particularly for biobehavioral measures, future laboratory-based paradigms that assess vigilance for racism-related threat may prove more effective if they utilize idiographic and ecologically-valid threat stimuli that reflect the nature of living with racism [eg, laboratory analogs[112,137]], which can be achieved in part by incorporating feedback from community members and findings from qualitative research into paradigm development. Further, the measurement of vigilance in response to a wide range of racist experiences must be considered. As highlighted by this review, vigilance can follow a range of incidents, including overt discrimination, microaggressions, anticipated discrimination, vicarious discrimination (both online and off), as well as from the effects of structural racism; future research is needed to determine if there are experience-dependent patterns of vigilance that may better explain the link between RST and depression versus other forms of psychopathology. Finally, future assessments of vigilance as a link between RST and depression will benefit from repeated-measures longitudinal designs. Researchers studying both RST and developmental psychopathology have long called for more research focusing on within-person differences that emerge over time,[13,138–140] as simply comparing one group of people to another at a cross-sectional time point often obfuscates

important heterogeneity in lived experiences and clinical profiles. [141] Likewise, the use of between-group designs ensures that sociological conceptualizations of racism do not preclude an examination of White individuals; however, careful consideration of how metrics from ALANA youth are compared to White peers is warranted to make sure that scientists do not inadvertently support structural racism by centering the experience of White youth as the "norm".

Clinical Implications

Research that further elucidates the potential relations between vigilance, RST, and the development of depression (particularly during critical windows such as adolescence) may have important clinical implications. First, racism-related ACEs and RST are still not widely recognized or assessed in traditional clinical care.[4,34] Because clinical research is a tool that can bring attention to the experiences of marginalized communities not well represented in existing etiological or intervention models, [142] continued research on RST remains imperative. For example, in addition to refining biobehavioral models of RST, which can inform culturally competent clinical care and assessment, future use of biobehavioral indices of vigilance may provide biomarkers of racism-related harm that can be used as powerful tools in shaping public policies to improve health equity and advocating for increased mental health services for ALANA youth.

Second, etiological models examining if vigilance is a mediating link between RST and later depression may inform and support culturally competent prevention and early intervention efforts. For example, because RST is related to acute and chronic stress, mindfulness has been suggested as a potential therapeutic coping strategy to decrease anxious arousal following racial discrimination.[55,143] Future research might examine whether mindfulness-based therapeutic techniques will reduce the detrimental impact of RST-induced vigilance, stress, and risk for future depression. Further development of such techniques may synergistically enhance gold standard recommendations for addressing RST in the clinic, which can include 1) facilitating a therapeutic alliance built on cultural humility, warmth, trust, safety, validation, and emotional openness, 2) creating individualized treatment plans that facilitate active and collaborative discussions of racism and lived experiences, 3) open acknowledgment of any therapist-patient shared and disparate sociocultural identities, and 4) implementation of coping strategies that emphasize social support/kinship and religiosity/spirituality.[64,139,144–147] Further, given strong links between exposure to racial and ethnic discrimination and PTSD diagnoses, which are not well-addressed by Western medical guidelines for treating trauma, [23] there is a need for further inclusion of culturally emergent interventions that integrate culturally rooted practices with Western models. [148] Because RST differs from PTSD by virtue of exposure to chronic, unavoidable traumas that are woven into the structure of society, this approach ensures that the patients' cultural identities and sociopolitical histories of oppression and collective trauma are acknowledged and integrated in treatment.

Third, research seeking to understand the role of vigilance by examining individual differences can also highlight the deep wells of resiliency that ALANA communities have fostered to promote healing outside the bounds of traditional medical systems. For example, it is possible that reductions in both self-reported and biobehavioral measurements of vigilance may occur when Black adolescents and their families engage in community-based racial socialization interventions that seek to reduce RST through supportive verbal and non-verbal communication about the positive and challenging aspects of racial identities and dynamics [ie, Anderson and colleagues' Engaging, Managing, and Bonding through Race (EMBRace) intervention[149–151]]. By helping to quantify existing sources of community healing, researchers can provide evidence and advocate for public policies that support autonomous community coping through additional funding and social services.

Finally, research on RST has important implications for programs that seek to dispel racism from our communities. Although a thorough description of ongoing efforts to eradicate systems that perpetuate racism is outside the scope of the current review [see [152] for a review], it is important to note that studies examining the role of vigilance may contribute to these efforts. For example, there is evidence that high quality intergroup contact (ie, social interaction between people of different races or ethnicities) can lead to a reduction in anti-Black sentiment and symbolic racism, as well as less racial profiling and stereotyping. [153] However, a recent meta-analysis demonstrated less conclusive findings, such that although contact usually reduces prejudice, contact effects vary and are weakest for interventions targeting racism. For instance, it may be that deeper engagement, rather than just casual contact, is necessary to begin to offset the interpersonal effects of racism. [154] Clearly, more research is needed to understand the active ingredients of interventions such as intergroup contact, and RST-focused research programs may offer alternative markers of efficacy that focus on quantifying the (positive or negative) impacts on ALANA individuals, in addition to the reduction of bias among dominant groups. As an example, because RST-evoked vigilance likely comes at a cost to many domains of adaptive functioning, observing reductions in self-reported and biobehavioral measures of vigilance following an intervention may indicate that it results in an interpersonal environment that allows ALANA youth and adults to thrive via reduced perception of threat.

Limitations

The current review has several limitations. First, because of a dearth of research funded to examine RST, compared to other trauma disorders, this review was unable to draw conclusions regarding whether the form and function of vigilance evoked by racism-related threats may differ based on racial or ethnic identity. This is a critical limitation as ALANA individuals are not a monolith and sociocultural identities shape lived experiences in important and unique ways. Future research is needed to compare racial and ethnic groups, as well as within-person differences, in vigilant expression. Second, this review primarily

focused on racial and ethnic discrimination, which ignores the role of intersectionality in discrimination experiences. Future research and reviews are necessary to comprehensively consider how other sociocultural factors, including sexual orientation, gender identity, socioeconomic status (SES), and disability, may moderate interactions between RST, vigilance, and depression. Finally, this review focused on mechanisms underlying the development of depression and related internalizing problems, in the context of racism. However, RST is transdiagnostic risk factor for a wide range of psychopathology, including externalizing problems such as substance abuse.[43–45] Notably, racial discrimination from peers in middle school is related to increased alcohol and marijuana use in high school among Black teens, [155] with "drinking to cope" identified as a common emotion-regulation strategy used across the lifespan to combat RST. [64] Future research is needed to determine if vigilance evoked by racism-related threats is a mechanism underlying strategies such as drinking to cope and a risk factor for substance use disorders.

Conclusions

In this review, we summarize evidence that vigilance evoked by racism-related threats (as observed across multiple levels of analysis) is a key mechanism underlying the link between RST and the development of depression in ALANA adolescents. We assert that research on the development of depression and other affective problems must account for the role of RST in etiological and intervention models, and, accordingly, practice must respond to this acknowledgment. Future research examining such pathways will open the door to a wide range of clinical implications, with the potential to shape intervention efforts and public policies that seek to reduce the health inequities caused by racism.

Footnotes

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Racism as trauma: A pediatric mental health perspective

February 15, 2024 The REACH Institute

Anti-racism, Assessment & screening, Culturally responsive, Suicide, Trauma



There is a growing suicide crisis among Black youth. A 2018 study revealed that Black children aged five to 12 are twice as likely to die by suicide as white children. More recent research has shown that suicide rates among Black children and adolescents are rising dramatically, even as overall youth suicidality is declining.

How can clinicians better help Black pediatric patients who are at risk?

That's the question Brittainy Erby, MD, found herself asking. She knew the alarming statistics but found little practical guidance, especially since Black youth are seldom included in research studies. "As a child and adolescent psychiatrist, I didn't know what it meant for me as a provider. What could I do?"

Dr. Erby set out to find an answer.

"My journey began with learning about the history of racism where I work," explains Dr. Erby. She approached her research as a clinician, seeking to better understand the racial traumas her Black patients were experiencing.

Racism as Trauma: Mental Health Implications

The negative impact of Adverse Childhood Experiences or ACEs on children's development and long-term mental health is well documented. Even one ACE increases a person's risk of depression. An individual who experiences seven ACEs is 51 times more likely to end their life.

However, the impact of racial discrimination as an Adverse Childhood Experience, and its relationship to other ACEs, is only recently beginning to receive attention and research. Dr. Erby reveals that, due to systemic racism, "Black children may be born into systems where they could have three or more ACEs starting at birth."

Racial traumas only continue from there. In a survey of youth of color from the AAKOMA Project, 40% of respondents reported experiencing racial trauma in the past year. In addition, 18% of survey respondents had attempted suicide, with rates for Black youth significantly higher than any other racial group.

Children and young people with multiple ACEs often struggle with emotion regulation, anger, and executive functioning. Because of systemic racism and ongoing bias, rather than receiving treatment for their trauma and mental health conditions, Black children are often labeled as "problems." For example, as early as preschool,

children of color are disciplined at twice the rate of white children. In elementary and high school, Black students are three times as likely to be expelled and four times as likely to face multiple suspensions.

This bias can lead to misdiagnosis of mental health conditions, particularly if physicians are not aware of the impacts of racial trauma. Dr. Erby has seen Black children diagnosed with bipolar disorder, multiple personality disorders, and schizophrenia when, in reality, they were dealing with complex trauma. This type of misdiagnosis only creates further harm and delays effective treatment.

However, Dr. Erby reveals that getting to a better diagnosis and treatment does not have to be complex.

How Clinicians Can Better Support Black Patients

While realizing the enormity of the impact of racial trauma can feel overwhelming, Dr. Erby explains, "You don't have to quit your practice and go change the world to make a difference. Having the language to ask kids questions in your office and letting them speak could save a Black child's life."

Based on the research she has conducted, Dr. Erby makes the following recommendations for clinicians seeking to better support their Black patients.

Get comfortable talking to patients of color about racism

Talking about racism is not necessarily comfortable for many clinicians. But to treat mental health conditions in patients of color, it's increasingly important. Simply being aware of where Black patients are coming from and allowing space for them to speak can be incredibly powerful. This is especially important for Black male children and adolescents, who have the highest suicide rates.

"Do not be afraid to ask details," explains Dr. Erby. "Ask when symptoms started and why and how. Kids will quickly become guarded and closed up if they can feel your anxiety. So prioritize being curious."

Use appropriate screening tools

Not all children and adolescents will have the words to describe racial trauma. They may be hesitant to respond when asked directly. That's where assessment tools can help bridge the gap and provide a common language for clinicians and patients.

Dr. Erby uses the Everyday Discrimination Scale with her patients. It provides nine simple questions that can help young people articulate their experiences of discrimination, which they may not even recognize as trauma. When Black patients share their experiences of racism, Dr. Erby ensures they feel validated, acknowledges that they have likely been devalued when speaking about this topic previously, and helps them recognize these experiences as trauma.

Create an inclusive environment

The office environment can also affect patients' willingness to share openly. Dr. Erby recommends reviewing everything in the office: posters on the walls, pamphlets and books in the waiting room, and photos on desks to make sure Black people and other people of color are represented in these materials.

Dr. Erby also recommends that clinicians take the time to explore their own internal biases. "It's easy to get defensive and want to say, 'I'm not racist.' But we all have biases that go so much deeper than our conscious mindset."

To better understand patients' exposures to systemic racism, Dr. Erby advises clinicians to be aware of the history of their local geography and statistics about the local school system, juvenile system, incarceration rates, and socioeconomic conditions. As Dr. Erby shares, these are all "factors that could be affecting a Black child coming into your office."

RESOURCES

- Dr. Brittainy Erby has developed a unique, impactful, and practical lecture, *"Racism as Trauma: What do I do about it?*" The 60-minute session guides clinicians through key steps to improve care for patients of color struggling with racial trauma. To learn more about how to bring this lecture to your practice, please contact Dr. Erby at erbylectureseries@gmail.com.
- For clinicians and patients alike, Dr. Erby recommends *The Unapologetic Guide to Black Mental Health* and its companion, *The Unapologetic Workbook for Black Mental Health*.

- For pediatric patients, clinicians can recommend the *Self Love Workbook for Teen and Tween Boys* and *Girls Like Me Can Do Anything*.
- If you're looking for reading material for younger patients in your office, consider: *Don't Touch My Hair!*, *Brown Boy Joy*, and *Little Dreamers: Visionary Women Around the World*.
- In addition to the Everyday Discrimination Scale, Dr. Erby recommends two other screening tools. The UNREST questionnaire can prompt patients to share their experiences with alienation, social resistance, pushback received for not acting white, and everyday discrimination. The Trauma Symptoms of Discrimination Scale can help providers and patients connect experiences of discrimination to trauma effects.

Categories

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The Enduring Effects of Childhood Poverty

By Indivar Dutta-Gupta

This is the first in a series of commentaries from CLASP experts that explore dimensions of poverty ahead of the U.S. Census Bureau's annual release of poverty and income statistics from the previous year. On September 12, we'll get a snapshot of the economic hardship children and families experienced in 2022. Ahead of the release, CLASP experts will offer key insights on the long-term effects of child poverty, promising policy solutions for ending child poverty, links between poverty and mental health, why it's important to have a more accurate measurement of poverty, and what trends we expect to see in this year's poverty data.

As I noted in my recent testimony (https://www.clasp.org/publications/testimony/comments/25-years-of-progress-for-children/) to Congress on the history of bipartisan support behind the child tax credit, poverty is bad for children. Children experience poverty through hardships like hunger and inadequate nutrition (https://www.nokidhungry.org/who-we-are/hunger-facts), insufficient access to health care (https://pubmed.ncbi.nlm.nih.gov/29323941/), unstable housing and homelessness (https://www.irp.wisc.edu/resource/unaffordable-america-poverty-housing-and-eviction/), and the toxic stress experienced by their parents (https://inequality.stanford.edu/sites/default/files/PathwaysWinter11_Evans.pdf), whose struggle to survive without adequate supports hampers their ability to consistently care for and nurture their children. The impacts of childhood poverty are immediate and dire: impaired cognitive and emotional development (https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5765853/), behavioral challenges, and a lack of school readiness (https://www.ffyf.org/major-study-shows-poverty-directly-linked-to-lack-of-school-readiness/).

But we must also consider the long-term consequences of childhood poverty. How will our society pay the price if policymakers fail to end it? Multiple studies show that children who grow up in poverty are more likely to experience poverty and health challenges as

adults. They are also less likely to finish high school or college, limiting their earnings and employment opportunities. Nearly all the research relies upon a Panel Study of Income Dynamics (PSID (https://psidonline.isr.umich.edu/)), a longitudinal survey that started tracking different cohorts of children over multiple decades when it launched in 1968. Here are the facts:

The longer children live in poverty, the more likely they will experience poverty as adults

Researchers at the National Center for Children in Poverty (https://www.nccp.org/publication/childhood-and-intergenerational-poverty/) analyzed PSID data from children born between the 1970s and 1990s and found that 35 percent of children experienced poverty at some point from birth to age 15. However, time spent in poverty varies significantly by race: nearly one-quarter of Black children—and just 3 percent of white children–spent more than three-quarters of their childhood in poverty.

The length of time spent in poverty translates into a greater likelihood of remaining in poverty as an adult, the researchers found. Children who spent 8 to 14 years in poverty were 5 times (45.3 percent) as likely to be in poverty at age 35 compared to children who spent less than 7 years in poverty, just 8.1 percent of whom were in poverty at 35.

Childhood poverty is associated with reduced educational attainment and economic prospects

A 2015 Urban Institute study (https://www.urban.org/research/publication/child-poverty-and-adult-success) found that only 77.9 percent of children who experienced poverty completed high school, compared to 92.7 percent of children who never experienced poverty. The study also confirms that the longer children spend in poverty, the less likely they are to achieve key milestones such as high school and college completion and to be consistently employed in their 20s. (In the next post, I'll discuss empirical studies that demonstrate a causal link between income supports and children's educational outcomes.)

The costs of doing nothing about childhood poverty reverberate from the individual child and her family to neighborhoods and communities and, finally, to the macroeconomy. A

2018 study (https://academic.oup.com/swr/article-abstract/42/2/73/4956930?redirectedFrom=fulltext&login=false) estimates that child poverty costs the U.S. economy just over $1 trillion per year, or 5.4 percent of GDP. These costs come in the form of lost economic productivity and spending related to crime, health care, child welfare, and homelessness. Researchers estimate (https://nap.nationalacademies.org/catalog/25246/a-roadmap-to-reducing-child-poverty) that for every dollar spent on reducing child poverty, the United States would gain back $7 in economic and social benefits.

Childhood poverty leads to worse mental and physical health in adulthood

Several studies illustrate how time spent in poverty during childhood results in adverse health outcomes in adulthood. One landmark study (https://pubmed.ncbi.nlm.nih.gov/20331669/) examined PSID data that tracked children until age 37 and found that those who experienced poverty in early childhood were twice as likely to report poor overall health and higher levels of psychological distress. They also had higher body mass index and were nearly 50 percent more likely to be overweight compared to adults who never experienced childhood poverty. Other research shows that childhood poverty is associated with higher rates of cardiovascular disease and diabetes (https://www.sciencedirect.com/science/article/abs/pii/S0378512211000466) as well as deficits in memory, chronic psychological distress, and feelings of helplessness (https://www.pnas.org/doi/10.1073/pnas.1604756114).

The evidence is crystal clear: childhood poverty has long-lasting, devastating consequences, severely limiting human and national potential by holding back individuals and communities, in turn dragging down our economic strength and living standards. In our next post, I will explore the evidence behind policy solutions with a demonstrated track record of success that can end the injustice of child poverty for good.

>> Read next: How to End Child Poverty for Good (https://www.clasp.org/blog/how-to-end-child-poverty-for-good/)

Census Poverty Report



Indivar Dutta-Gupta

FORMER PRESIDENT & EXECUTIVE DIRECTOR

ABOUT INDIVAR DUTTA-GUPTA →

Toxic stress and children's outcomes

African American children growing up poor are at greater risk of disrupted physiological functioning and depressed academic achievement

Report • By Leila Morsy and Richard Rothstein • May 1, 2019

Executive summary

"Stress" is a commonplace term for hormonal changes that occur in response to frightening or threatening events or conditions. When severe, these changes are termed "toxic" stress and can impede children's behavior, cognitive capacity, and emotional and physical health.

Frightening or threatening situations are more sustained and are experienced more frequently by African American and socially and economically disadvantaged children, who also have less access to protective resources that can mitigate their stress to tolerable levels. This report describes the relative frequency of toxic stress by race and social class, and shows how it depresses children's outcomes and contributes to the "achievement gap." We conclude by suggesting policy and practice recommendations that can reduce the cognitive, behavioral, and health harm that toxic stress provokes.

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Key findings

- **Social class and childhood stress.** Beginning in infancy, lower social class children are more likely to have strong, frequent, or prolonged exposure to major traumatic events, the frightening or threatening conditions that induce a stress response.
- **Income and childhood stress.** The lowest-income children are more likely to be exposed to frightening or threatening experiences than other children.
- **Race and childhood stress.** Black children are more likely than white children to be exposed to frightening or threatening experiences.
- **Childhood stress and depressed outcomes.** Independent of other characteristics, children exposed to more frightening and threatening events are more likely to suffer from academic problems, behavioral problems, and health problems.

These attributes present challenges to children's school and life trajectories.

Policy recommendations

Ultimately, larger social change is needed to address the economic and social conditions at the root of children's toxic stress. But given that these larger social problems will not be remediated easily or quickly, policymakers must find other ways to improve current outcomes for children who are at high risk for toxic stress. We suggest the following interventions in policy and practice:

- **Provide supports for parents.** To promote protective parenting—which can mitigate children's toxic stress—we recommend implementation of support programs such as home visits and/or therapy services by community health workers, nurses, and other health specialists. These programs can offset the damaging effects of exposure to frightening or threatening conditions by building the capacity of caregivers to provide children with safe, stable, and nurturing relationships that help to develop children's adaptive and positive coping skills.
- **Train school staff to support children.** To prepare trauma-informed staff and improve how preschools and schools support children exposed to frightening or threatening experiences, adults in these settings should receive training to help them understand how such experiences affect students' learning and behavior.
- **Address racially disparate policies and practices in schools.** Schools should be especially careful to eliminate in-school experiences that can be so stressful that they themselves can generate a toxic stress response. Racially discriminatory discipline policies—indeed, racially disparate treatment of any kind, even if unintentional—can induce stress in children.
- **Engage health care professionals in screening and treatment.** Health care professionals can contribute to preventing and treating the harmful effects of frightening or threatening experiences. All children should be routinely screened for such experiences. Health care professionals should be trained to understand how frightening or threatening experiences impact children's cognitive, behavioral, and physical health outcomes, and screen and treat children for any resulting complications.

Introduction

Since the Coleman Report's release in 1966, education policymakers have grappled with the fact that, on average, African American children's academic and behavioral outcomes are depressed relative to those of white children (Coleman et al. 1966). Because African American children disproportionately come from low-income families, it is generally understood that the disadvantaged social and economic conditions from which many of these children come to school predict these depressed outcomes.

Seeking to improve outcomes for these children, education reform efforts have focused mostly on how higher-quality teaching can overcome the force of social and economic challenges; however, these efforts have failed to make a meaningful dent in the black–white achievement gap. Many policymakers continue to be perplexed that background characteristics should be so powerful, so resistant to offset by better schooling. Their puzzlement, however, results from a failure to understand the pathways by which socioeconomic disadvantage translates into worse performance and from a failure to devote sufficient attention to addressing these pathways directly. Some attention has been paid to differences in

parenting styles, early childhood literacy experiences, health conditions like lead poisoning or asthma, and some other background characteristics, each of which prevents disadvantaged children from taking full advantage of what even the best schools have to offer (Rothstein 2004; Morsy and Rothstein 2015a, 2015b, 2016). But much remains unexplained or insufficiently understood.

Toxic stress and whole child policy

One of the plausibly powerful factors that blocks better performance for disadvantaged children is toxic stress response. The research literature is rich with discussions of how toxic stress response in children predicts depressed outcomes across a range of areas, including academic performance, behavior, and health.[1] And yet educators have only recently begun to pay attention to the relationship between toxic stress and how children fare in school, and to consider interventions that could possibly diminish its power.

In this report, we draw upon research in medicine, public health, epidemiology, economics, sociology, and psychology to show that across educational, behavioral, and health outcomes, children exposed to more frightening and threatening events are at a greater risk of the damaging effects of toxic stress.

We then offer recommendations for interventions that can help mitigate the effects of frightening and threatening events on children—reducing the likelihood they will develop toxic stress and suffer depressed outcomes.

Methodological notes

This report does not attempt to isolate the effect of toxic stress on children's outcomes. The factors affecting disadvantaged children—including toxic stress, risk factors for toxic stress, and consequences of toxic stress—overlap and are often interdependent. There are no available databases by which the relative importance of toxic stress as a cause of lowered cognitive and behavioral outcomes can be assessed. But informed professionals, whose work we present in this report, judge that it is an important cause for a significant share of disadvantaged children.

Furthermore, this research reports population averages. Not all children exposed to frightening and threatening events will suffer from depressed outcomes. Some will achieve at rates that are higher than typically observed. Such achievement is not impossible for children with high exposure to frightening or threatening events, but it is less likely.

What is toxic stress?

"Stress" is a natural response to frightening or threatening events or conditions. These can be of greater or lesser severity and the resulting stress can lead to changes in behavior, emotional health, and cognitive capacity. We refer to the stress induced by infrequent events or conditions of lesser severity as "tolerable stress." Stress can also be made tolerable when severe conditions are experienced in the presence of various emotional supports ("protective factors") upon which otherwise secure children can rely. Tolerable stress can contribute to better performance if individuals react by heightening their focus

on the fright or threat without distraction. But the stress can become toxic when the events or conditions precipitating it are severely frightening or threatening—especially when they are sustained or frequently repeated—and when protective factors are insufficient to mitigate the stress to tolerable levels. Then, toxic stress can produce not heightened focus but the opposite result, a decrease in performance levels.[2]

How threatening experiences stimulate stress

A normal response to a frightening or threatening situation is the production of adrenaline, cortisol, and related hormones by the amygdala, hypothalamus, and adrenal and pituitary glands. When released, these hormones can affect almost every tissue and organ in the body (Dhabhar 2009, 216; HHP 2018). They send the brain a signal to attack the threat or escape from it. This "fight or flight" response is an essential survival mechanism in the face of a frightening or threatening situation. The stress hormones increase the body's heart rate, blood pressure, and breathing. They dilate the blood vessels and the bronchioles in the lungs, so that more oxygen reaches the brain, muscles, and vital organs. This sharpens a person's senses, including sight and hearing. Until the danger passes, cortisol keeps a person on high alert, limiting access to the parts of the brain responsible for memory and deliberative decision-making. Instead, a person's attention is placed on responding aggressively to the danger or escaping from it. After the threat is over, the body's physiological and behavioral functions can return to normal.

In these ways, the physiological and behavioral response is protective in the face of infrequent and tolerably stressful situations. But when frightening or threatening situations occur too frequently, stress becomes chronic and disrupts the brain's and body's responses. The body can over- or underproduce necessary hormones, and the body's physiology can fail to return to normal. This is a toxic stress response (Shonkoff et al. 2012, 236).

Examples of events that can produce toxic stress—because they are severe, frequent, or sustained—are psychological, physical, and sexual abuse; having a parent or close family member be incarcerated; witnessing domestic violence; physical or emotional neglect; family financial hardship; homelessness; exposure to neighborhood violence; discrimination; parental divorce or separation; placement in foster care or kinship care; property loss or damage from a fire or burglary; or having a family member become seriously ill or injured, be hospitalized, or die.[3]

Toxic stress and its associated hormone disruption can stunt brain growth and diminish brain activity in the prefrontal cortex, a region that controls executive function, learning, memory, attention, anxiety, and emotional regulation (Shonkoff et al. 2012, 236; Kim et al. 2013). It can elevate blood pressure for a sustained and unhealthy period and disrupt the metabolic system, and it can compromise the immune system, increasing vulnerability to infection and inflammation (Evans and Kim 2013, 44).

Protective factors

Exposure to frightening or threatening events or conditions does not necessarily result in toxic stress. Children's susceptibility to toxic stress can be reduced by protective neighborhood, family, or school conditions, as these can help children develop effective self-regulation, i.e., the ability to respond

constructively to emotions and to manage behavior in response to frightening or threatening events.[4] Conversely, *negative* neighborhood, family, or school conditions can diminish protective factors and compound toxic stress.

Neighborhood

Living in a neighborhood that residents experience as orderly can be protective. Living in a neighborhood that children and their parents are more likely to experience as disorderly—with characteristics such as excessive litter, vandalism, deteriorated and overcrowded housing, graffiti, noise, public drug and alcohol use, and conflict with neighbors in close quarters—can exacerbate children's toxic stress response to frightening or threatening events and impede parents' ability to protect children from that response. Living in a neighborhood that residents experience as more orderly can be protective (Evans 2004, 86, citing Evans 2001; Kleinhans and Bolt 2014, 420). Noise, litter, graffiti, conflict with neighbors, or any of these factors, when isolated or occasional, are unlikely to be frightening or dangerous but, when compounded, they can exacerbate a feeling of disorder and lack of control over one's environment.

In neighborhoods that are perceived as orderly, it is also more likely that parents have safe spaces to congregate, improving their sense of social connection (Shonkoff 2012, 17305). By supporting residents' overall sense of collective efficacy, such neighborhoods can enable parents to help their children cope with frightening or threatening conditions (Sampson, Raudenbush, and Earls 1997, 924; CWW 2013; Evans and Kim 2013). Such neighborhoods improve parents' sense of well-being, supporting their ability to be warm and responsive toward their children and thus helping the children to regulate their stress responses. As Robert Sampson has demonstrated, collective perceptions of neighborhood disorder are self-fulfilling prophecies, predicting future neighborhood poverty and segregation levels. Therefore, perceptions of neighborhood disorder impact not only residents' present lived experience, but by perpetuating racial and economic segregation, also influence the trajectory of their neighborhood, and thus influence the residents' ability to manage threatening or dangerous experiences (Sampson 2009, 24).

High concentrations of parental incarceration in a neighborhood can not only diminish the protective capacity of affected families, it can also erode the overall protective capacity of the neighborhood. Parental incarceration, more concentrated in segregated, low-income African American neighborhoods, contributes to the disruption of normal family support systems (Kramer and Hogue 2009, 182; Morsy and Rothstein 2016).[5] Incarceration often means the loss of an income for a family, and the ensuing economic instability can be disruptive for children and their parents.

This is a problem of both race and felony status: In terms of employment, the consequences of a criminal record are greater for black workers than for white workers. White job candidates who report a criminal conviction on an employment application get called back for interviews more frequently than demographically similar African American job candidates *without* a conviction. White prospective employees are favored even more in comparisons with black prospective employees when *all* applicants have criminal convictions (Pager 2003).

When a parent is incarcerated, the remaining parent may have to work longer hours to make up for the loss of income while also having to maintain primary responsibility for the care of the family and the household. The strain of normal daily pressures can be exacerbated by having an incarcerated family member. Partners and children of the incarcerated are more likely to suffer from mental health problems: For example, children of incarcerated fathers are 51 percent more likely to suffer from anxiety, 43 percent more likely to suffer from depression, and 72 percent more likely to suffer from post-traumatic stress disorder. And because of the emotional toll of having a spouse or partner incarcerated, a parent may be less able to give his or her child the positive attention and supervision that is supportive of healthy mental, behavioral, and physical development (Morsy and Rothstein 2016).

In segregated neighborhoods, where the incarceration of young black men is concentrated, the negative effects of imprisonment—deteriorated mental health and increased poverty, homelessness, and housing mobility—are multiplied and can damage the social fabric of a community, thus reducing the chances that the community can prevent children's stress from becoming toxic (Sampson and Loeffler 2010; Von Hoffman 2015).

Family

When children have a network of stable, responsive relationships and caregivers with the financial, psychological, and social resources to nurture and protect them, they are more likely to cope successfully with frightening or threatening events. Such resources facilitate the return to normal of a child's stress hormones (Shonkoff et al. 2012, 235). Above, in the "Neighborhood" section, we discussed some of the factors that influence protective capacity in both families and neighborhoods. Below we discuss additional factors that predict whether families will have the capacity to act as protective buffers against children's toxic stress.

Family household stability is a protective factor. Living in an uncrowded home, or having fewer life transitions like moving homes or having family members move away from home, can protect children against developing a toxic stress response.[6] When children experience transitions, or have to cope with poor living conditions, they must find ways to adapt in order to mitigate their stress response. The effect of such events and conditions are cumulative, and when children experience fewer of them, they can more easily make such adjustments and decrease their risk of a toxic stress response.

Parental emotional stability is a protective factor. Emotional stability of parents can also protect children from toxic stress in response to frightening or threatening childhood experiences. Parents who are less stressed themselves are more likely to be able to listen, to problem-solve, to give and receive affection, and to provide children with cognitive stimulation, such as by reading, asking questions, encouraging discussion, playing games indoors and out, or doing arts and crafts projects with their children (Gershoff et al. 2007, 87, 95: Table 5). Such practices constitute the warm and responsive parenting that can provide a buffer against toxic stress. Unpredictable and inconsistent schedules can be distressing for children and can exacerbate a vulnerability to toxic stress, as can physical punishment (Gershoff 2016; Odgers and Jaffee 2013). Parents who are not stressed themselves are less likely to use corporal punishment to control their children's behavior or as a reactive response to misbehavior. They are also more likely to establish predictable and consistent schedules, including rules and routines around children's TV watching, meals, and bedtimes (Gershoff et al. 2007, 89–90: Figures 2 and 3).

Family economic security can also be protective. Economic strain can lead to material hardship, including food insecurity, residential instability, and inadequacy of medical care, all of which can be associated with increased stress for parents as well as for children (Wadsworth et al. 2008; Gershoff et al. 2007, 87, 95: Table 5).

Stable parental employment can be a protective factor. Parents who are regularly employed are more likely to have strong and supportive social networks and less likely to experience worry and strain (Lindsay 2010; Paul and Moser 2009; Roelfs et al. 2011, 841). As a result, they are likely better able to parent their children in ways that promote self-regulation and adaptive coping behaviors. Such parenting is characterized by being consistent, predictable, and nurturing of children's self-confidence and self-worth (Odgers and Jaffee 2013, 37–38).

Parental experiences of racial discrimination can diminish their protective capacity. Frequent and systematic racial discrimination, even when subtle or difficult to prove, has a damaging effect on psychological well-being. While systematic discrimination or verbal attacks are obvious and common, even more commonplace is chronic, everyday discriminatory treatment (frequently termed "micro-aggression") that takes the form of frequently unintentional, subtle behavioral or verbal exchanges. Racial discrimination exacerbates psychological distress that results from adverse life events, job difficulties, and financial strain. Psychological distress makes it more difficult for parents to have a high-quality and nurturing relationship with their child, thereby decreasing their ability to protect their child from developing a toxic stress response to frightening or threatening childhood experiences (Murry et al. 2001, 921).

School

A school's climate can contribute to protection against toxic stress. Children are better able to develop the skill of self-regulation in schools and classrooms that are emotionally supportive of and responsive to all students, and where there are positive teacher–student relationships, with teachers maximizing students' feelings of autonomy, influence, competence, and social connectedness (Wang 2009, 242; Kaplan, Gheen, and Midgley 2002, 203–204; Solomon et al. 2000). Intentional schoolwide strategies to create a positive school climate and nurture social-emotional learning can provide children with a favorable environment for the self-regulation of stress hormones.

Racial and social class differences in the prevalence of toxic stress

Popular discourse frequently conflates lower social class status with low income. This is sociologically naïve. For children, lower social class status is the result of many interacting conditions—not only low family income, but inadequate household wealth, low parental educational levels, low parental occupational status, the intergenerational persistence of these conditions, and membership in a minority group suffering systematic discrimination. Nonetheless, most data sources do not report the full range of these conditions, and sometimes report family income alone.

Beginning in infancy, lower social class children are more likely to have strong, frequent, or prolonged exposure to major traumatic events, the frightening or threatening conditions that induce a stress response (Shonkoff et al. 2012, 240, 242; Halfon et al. 2017, S70–S78).

Table 1 shows that the lowest-income children are more likely to be exposed to frightening or threatening experiences than other children. A study of children from families with incomes below $20,000 (in 2003, 2004, or 2005, when families were surveyed) found that such children were 18 percent more likely than children from higher-income families to have been exposed to a frightening or threatening experience; 15 percent more likely to have been exposed to two frightening or threatening experiences; and 74 percent more likely to have been exposed to three or more frightening or threatening experiences.

Table 1 also shows that black children were 45 percent more likely than white children to have been exposed to one frightening or threatening experience; 29 percent more likely to have been exposed to two frightening or threatening experiences; and 21 percent more likely to have been exposed to three or more such experiences.[7] This incongruity in part reflects the intersection between race and income: Since children from low-income families are more likely to experience frightening or threatening events, and since African American families fall disproportionately lower on the income distribution than white families,[8] it is more likely that black children will experience such events (Gould 2019; Wilson and Rodgers 2016).

TABLE 1

Low-income and African American children are more likely to have stressful childhoods

Share of kindergartners exposed to frightening or threatening childhood experiences, by family income and by race

Number of frightening or threatening experiences:	0	1	2	≥ 3
By family income				
≥ $20,000	50%	26%	15%	10%
< $20,000	36%	30%	17%	17%
% more/less likely	-28%	18%	15%	74%
By race				
White	52%	22%	14%	12%
Black	36%	32%	18%	14%
% more/less likely	-31%	45%	29%	21%

Notes: Data are based on a study sample of 1,007 children who were born between 1998 and 2000 and were age 5 at the time these data were collected (2003–2005).

Source: Manuel E. Jimenez et al., "**Adverse Experiences in Early Childhood and Kindergarten Outcomes**," *Pediatrics* 137, no. 2 (2016), 1–10, https://doi.org/10.1542/peds.2015-1839, **Supplemental Table 6**

Outcomes for children exposed to chronically stressful conditions

Children exposed to frequent or sustained frightening or threatening events that are likely to induce toxic stress have more depressed academic, behavioral, and health outcomes than other children.

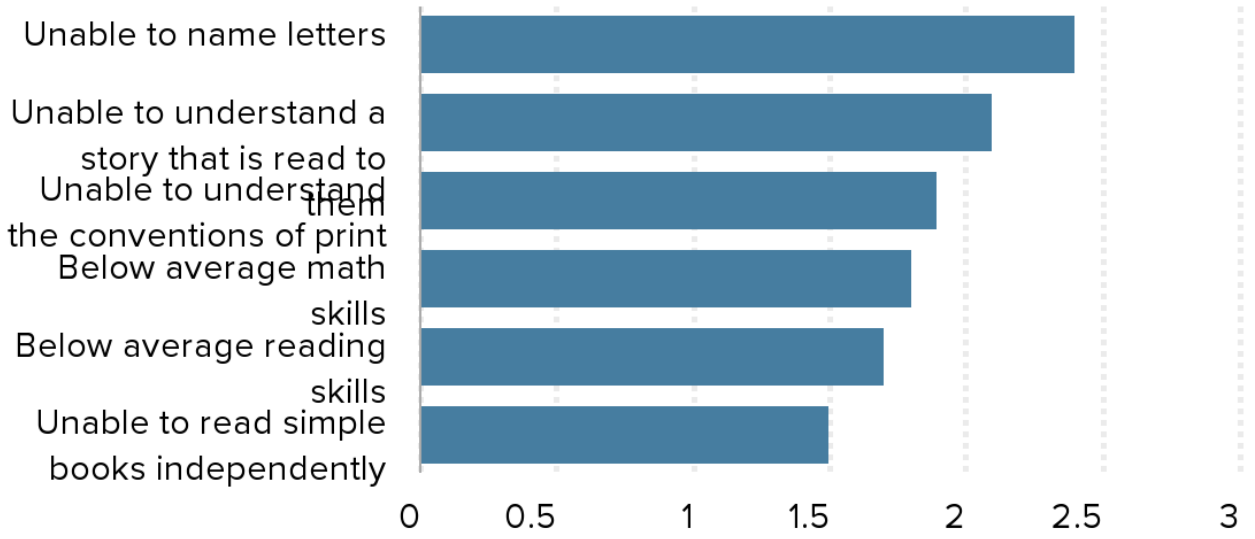
Association of stress with children's cognitive outcomes

Figure A summarizes research comparing the academic outcomes of children exposed to three or more frightening or threatening life experiences with the academic outcomes of children not exposed to such experiences.

FIGURE A

Children with more stressful life experiences have a greater likelihood of suffering from academic problems

Ratio of the share of kindergartners with three or more frightening or threatening childhood experiences to the share of kindergartners with no such childhood experiences who have the condition



Notes: Data are based on a study sample of 1,007 children who were born between 1998 and 2000 and were age 5 at the time these data were collected (2003–2005).

Source: Manuel E. Jimenez et al., "**Adverse Experiences in Early Childhood and Kindergarten Outcomes**," *Pediatrics* 137, no. 2 (2016), 1–10, https://doi.org/10.1542/peds.2015-1839, Tables 3 and 4

The share of children in their last month of kindergarten who could not independently read a simple book was nearly 50 percent greater for those who had been exposed to three or more frightening or threatening life experiences than for those who had not been exposed to frightening or threatening life experiences but were otherwise similar. The share of children who had below average reading and math skills was more than 70 percent and nearly 80 percent greater, respectively, for those who had been exposed to frightening or threatening experiences than for those who were otherwise similar but who had not been exposed to any frightening or threatening experiences. Nearly 90 percent more did not understand basic conventions of print. More than twice as many did not understand a story that was read to them, and nearly 2.4 times as many were unable to name the letters of the alphabet (Jimenez et al. 2016, 5).[9]

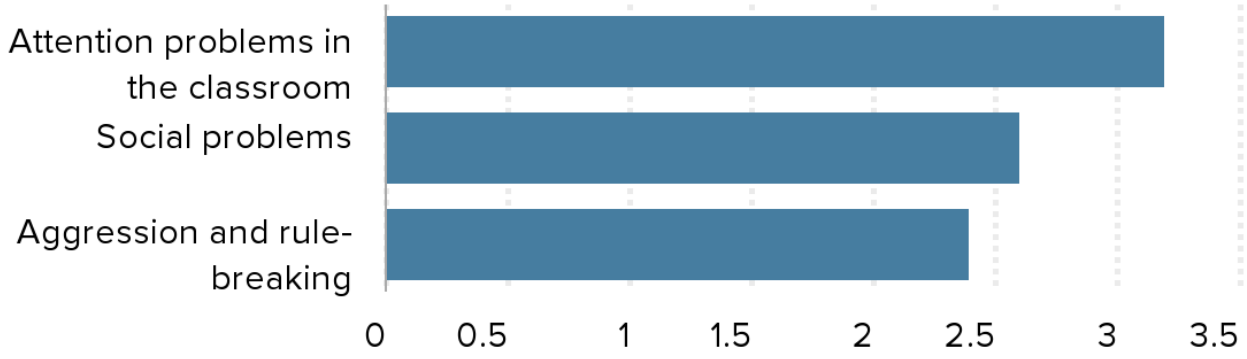
Association of stress with children's behavioral outcomes

Figure B summarizes research comparing the behavioral outcomes of children exposed to frightening or threatening life experiences with the behavioral outcomes of children not exposed to such experiences.

FIGURE B

Children with more stressful life experiences have a greater likelihood of suffering from behavioral problems

Ratio of the share of kindergartners with three or more frightening or threatening childhood experiences to the share of children with no such childhood experiences who have the condition



Notes: Data are based on a study sample of 1,007 children who were born between 1998 and 2000 and were age 5 at the time these data were collected (2003–2005).

Source: Manuel E. Jimenez et al., "**Adverse Experiences in Early Childhood and Kindergarten Outcomes**," *Pediatrics* 137, no. 2 (2016), 1–10, https://doi.org/10.1542/peds.2015-1839, Table 5

The share of children in their last month of kindergarten who had social problems (such as acting younger than is appropriate for their age, being clingy, having difficulty getting along with peers, and preferring to play with younger children) was over 150 percent greater for children who had been exposed to frightening or threatening experiences than for those who were otherwise similar but with no

such experiences (Jimenez et al. 2016, 6: Table 5).[10] The share of children who displayed attention problems in the classroom was over 200 percent greater for those who had been exposed to frightening or threatening life experiences than for those who were otherwise similar but with no such experiences (Jimenez et al. 2016, 6).[11] The share of children who were aggressive and broke rules at school was nearly 140 percent greater for those who had been exposed to frightening or threatening life experiences than for those who were otherwise similar but with no such experiences (Jimenez et al. 2016, 6).

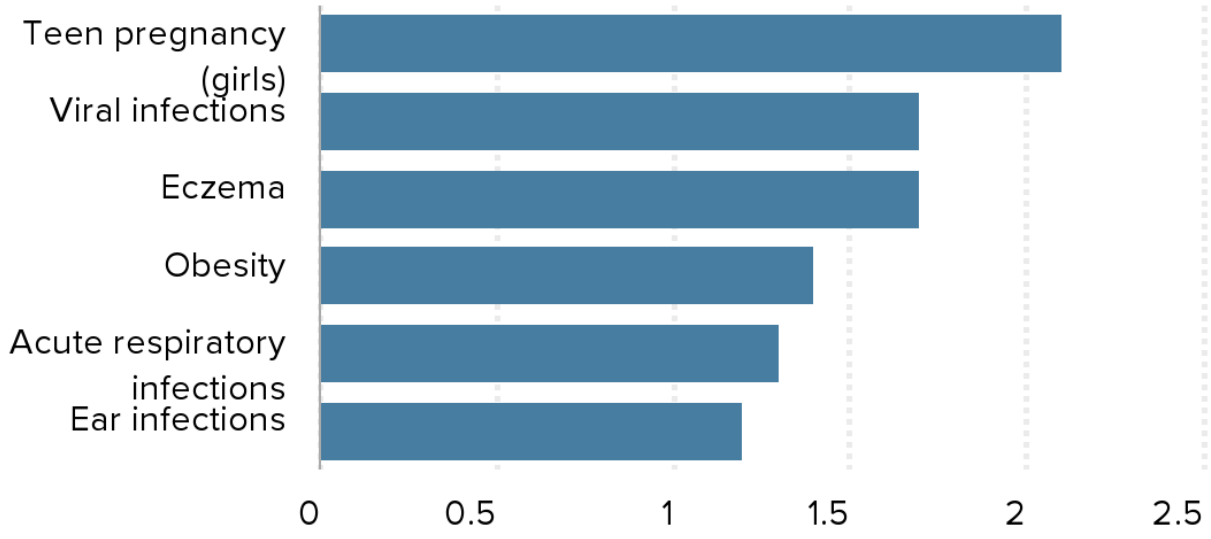
Association of stress with children's health outcomes

Figure C compares specific health vulnerabilities of children exposed to frightening or threatening experiences with specific health conditions of children with no such experiences.

FIGURE C

Children with more stressful life experiences have a greater likelihood of suffering from health problems

Ratio of the share of children with three or more frightening or threatening childhood experiences to the share of children with no such childhood experiences who have the condition



Notes: Different rows in the figure compare children with different numbers of experiences with children with no experiences.

Sources: Karlén et al. 2015, Table 2; Burke et al. 2011, 411; Hillis et al. 2004, 323.

The share of children who suffered from ear infections and acute respiratory infections was greater by roughly 20 and 30 percent, respectively, for children who had been exposed to frightening or threatening experiences than for otherwise similar children who had had no such experiences. The share suffering from eczema was 67 percent greater, and the share suffering from viral infections was 73 percent greater.[12] The share of children suffering from obesity was close to 45 percent greater for children who had been exposed to frightening or threatening experiences than for otherwise similar children with no such childhood experiences.[13] The share of teenage girls who became pregnant was more than twice as great for those who had had frightening or threatening experiences than for those who had not and were otherwise similar.[14]

Boys with more pronounced physiological indications of prolonged stress were more likely to develop asthma.[15]

Plausible causes of disproportionate toxic stress among African American children

A frightening or threatening experience can lead directly to worse outcomes for children. For example, frequent moves and unstable housing can result directly in excessive absences that cause achievement to fall. But—as shown above—in addition to these direct effects, a toxic stress response because of frightening or threatening conditions or events is independently likely to lead to worse outcomes.

Toxic stress may not be the only or even the most powerful reason that achievement declines because of frightening or threatening events. Other factors may contribute to depressed outcomes. Racial discrimination and poverty increase the likelihood that lower social class children will experience such adverse conditions. Residential housing segregation exacerbates the likelihood that children will be exposed to some forms of racial discrimination, poverty, and unstable housing. As far as we know, current research is unable to isolate the independent effects of racial discrimination, poverty, unstable housing, or residential segregation, on toxic stress. But the research findings cited in the previous section of the report suggest that each may be a contributing factor.

Below we examine the potential pathways by which discrimination and housing segregation may lead to toxic stress response in children.

Discrimination

As attention to police violence has increased over the last few years—in response to incidents in Baltimore, Baton Rouge, Ferguson, and St. Paul (among many others)—there is now a wider spotlight on what African American communities have long known: Interaction between police and residents in African American neighborhoods of concentrated disadvantage can be frequently contentious. Discriminatory criminal justice practices affect bystanding children. Indeed, African American children are more likely to be exposed to police violence, racial profiling by law enforcement officers, and unwarranted attention by police to their caregivers, even if the children themselves are not the victims of these police practices. Such exposure increases the likelihood of children suffering from toxic stress (Boyd, Ellison, and Horn 2016).

Discriminatory practices are not limited to the criminal justice system, but occur across all contexts of life, including schooling. To understand whether nonwhite students are treated differently from their white peers because of their race, researchers must rule out other factors, not merely observe racial differences in treatment. A large body of evidence supports the conclusion that, compared with otherwise similar white peers and for similar infractions, black students are suspended more frequently, for longer periods of time, and receive greater punishment (Nance 2015, 1068; Skiba et al. 2011). An African American student from a low-income family is 10 percent more likely to be suspended than a white student from the same school and grade level for a similar infraction. At 16 percent, the difference in the rate of suspension is even greater between similar black and white students who are not eligible for free or reduced-price lunch (Gordon 2018). Discipline of black children is more frequently complemented by the use of metal detectors, random searches, and/or student referral to law enforcement, none of which are supportive of a safe and protective learning environment (Nance 2015, 1068).

Schools with a higher proportion of African American students tend to criminalize student misbehavior. They have higher rates of suspensions and expulsions, while concomitantly having a lower rate of students enrolled in services covered by the Individuals with Disabilities Education Act and Section 504 of the 1973 Rehabilitation Act. These laws codify certain behaviors as symptoms of medical conditions that interfere with student learning, and require access to services that provide support to students with such symptoms (Ramey 2015, 189, 196). When students who need these services are not enrolled in them, the students are more likely to express symptoms of medical conditions that can mistakenly be viewed as criminal misbehavior by school staff. Failure to receive appropriate services may increase African American children's risk of suffering from toxic stress.

Housing segregation

Many neighborhoods of concentrated poverty are disproportionately African American (Rothstein 2017). No other racial or ethnic group in the United States has lived in low-income, racially segregated neighborhoods over multiple generations at such a rate (Sharkey 2013).[16] Residential racial segregation, the result of a history of deliberate federal, state, and local policies and practices, tends to dilute factors that can protect children against developing a toxic stress response (Rothstein 2017).

In low-income African American segregated neighborhoods, it is more difficult to access health care, and even more difficult to access high-quality health care (Hahn 2017, 3; Morsy and Rothstein 2015a). It is harder to get around—public transportation is not as accessible or reliable, increasing social isolation and restricting access to employment opportunities beyond the immediate area. These factors are associated with parenting that results in less adult protective behavior (Hahn 2017).

In racially segregated black neighborhoods, men tend to experience high rates of incarceration, which is damaging to the mental and physical health of those incarcerated, their children and other family members, and their neighbors (Morsy and Rothstein 2016; Kramer and Hogue 2009, 182).

Segregation concentrates poverty (and, conversely, wealth, in white neighborhoods) by controlling who has access to resources. It restricts access to basic human needs. Communities tend to adapt to poverty by adopting behaviors that are socially dysfunctional. Joblessness, welfare dependency, substance abuse,

single parenthood, and violence are concentrated in low-income segregated neighborhoods. Social dysfunction increases levels of strain in all adults, including parents (Massey 2004, 17). Concomitantly, parents in low-income segregated neighborhoods have fewer social and financial resources to create buffers against difficult surrounding conditions. Because parents are more likely to be under strain themselves, they are less likely to be able to parent in ways that support their child's self-regulation, safeguarding the child against toxic stress.

Policy recommendations

Clearly, the most effective way to reduce the greater likelihood of toxic stress in children from racially segregated low-income communities is to eliminate the conditions—discrimination, poverty, and socioeconomic isolation—that support social dysfunction, neighborhood violence, unstable housing, economic insecurity, and excessive rates of incarceration, each of which can stimulate a toxic stress response; in combination, these conditions are even more likely to stimulate such a response. Short of that, social work, educational practice, and health policy can attempt to strengthen the protective factors that can prevent frightening or threatening events from provoking toxic stress in a child.

Recommendation: Promote protective parenting

Even in chaotic, low-income environments, parents and close adults can help to protect babies and children from developing a toxic stress response by being responsive, nurturing, supportive, and protective (Hillis et al. 2010, 20; CWW 2013, 21; Osher et al. 2018, 17). Support programs such as home visits and/or therapy services by community health workers, nurses, and other health specialists can offset the damaging effects of exposure to frightening or threatening conditions by building the capacity of caregivers to provide children with safe, stable, and nurturing relationships that help to develop children's adaptive and positive coping skills (Garner 2013). Examples of such programs are described below.

The ChildFIRST initiative: In-home interventions for at-risk families

The ChildFIRST initiative is a program that seems to have succeeded in decreasing the damaging impact of challenging environmental conditions on children through supporting strong child–parent relationships. The program identifies at-risk families and aims to improve the outcomes of children in these families with personalized, in-home, early childhood interventions. Parents and children receive home visits from mental health clinicians who provide them with resources and support to promote a responsive and nurturing relationship between parent and child. Strong parent–child relationships can help to decrease children's learning and behavioral problems, mitigate emotional disturbance in children, and reduce the incidence of abuse and neglect.

The program has shown encouraging results. One evaluation found that the share of children with language delays was smaller by 68 percent for children who received ChildFIRST services than for a demographically similar group of children who received no such services. The share of children who were overactive or defiant, who acted aggressively toward their peers, or who had other behavioral problems was smaller by 57 percent for children who received the ChildFIRST services. The share of

mothers who reported clinical levels of parenting stress was smaller by 52 percent for mothers who received ChildFIRST services (Lowell et al. 2011, 193). This intervention seems to positively impact how a child fares in school by promoting protective parenting that helps children develop self-regulation.

Child–parent psychotherapy services

Another promising type of publicly provided support is child–parent psychotherapy in which parents and children jointly meet with a clinical psychologist to nurture a strong emotional bond between parent and child. This type of therapy, designed to address children's exposure to traumatic events, helps parents support a child's emotional regulation by responding to their child's stress signals. Sessions can take place at the health care provider's work site or at the child's home. They aim to promote feelings of safety and trust, improve parent and child self-regulation, and support developmentally appropriate goals and activities (Lieberman and Van Horn 2009, 439; Lieberman, Ippen, and Van Horn 2006, 914–915; Renschler et al. 2013, 120; CWW 2013, 10–11).

The Nurse Family Partnership: Nurturing the infant–maternal bond

The Nurse Family Partnership (NFP) is a program in which registered nurses visit women before and after childbirth, help coordinate physician and hospital visits, and provide guidance on healthy behavior during pregnancy. Nurses continue their visits for two years after delivery, helping mothers understand the infant–maternal bond, read baby and toddler communication signals, and engage in activities that promote babies' and toddlers' healthy development. The nurses also teach mothers self-care strategies, how to plan subsequent pregnancies, and how to seek employment effectively.

Home visits by nurses trained in community medicine or child and maternal health improve parent–child interactions by helping parents provide more sensitive and responsive care (Olds et al. 2002, 493). Visits help decrease children's exposure to child maltreatment, a risk factor for developing a toxic stress response (Eckenrode et al. 2017). By improving children's environment with better maternal health—including fewer subsequent pregnancies, and greater intervals between births—home visits create conditions that protect against children's toxic stress that can result from their exposure to frightening or threatening experiences.

Recommendation: Prepare trauma-informed school staff

While teachers cannot fix what has been caused by discrimination, poverty, and segregation, there are school-based approaches that can offset some of the effects of toxic stress on children's academic achievement, behavior, and health.

To improve how preschools and schools support children exposed to frightening or threatening experiences, adults in these settings should receive training to help them understand how such experiences affect students' learning and behavior. Because students might act in counterproductive ways in the classroom as a result of exposure to frightening or threatening experiences, adults should be trained to respond appropriately and to support students' self-regulation skills and social and emotional learning. For example, when a child is behaving in a confrontational way, or has withdrawn, adults can

deescalate unproductive behavior by emotionally connecting with the child and removing the child from the overwhelming context before redirecting the child toward schoolwork. Staff should also be trained in how to communicate with caregivers and children who have experienced frightening or threatening situations by, for instance, providing them with confidential ways to communicate with school staff. Adults in schools should support all students (not just those who have experienced frightening or threatening situations) in developing strong relationships with adults and other students. This can include building supportive teams around students of concern.

Such protective approaches should be integrated into the curriculum, daily academic and nonacademic activities, and how adults relate to children (Cole et al. 2013, 18–19; Blodgett and Dorado 2016, 22). A focus on children's social-emotional health can improve school climate and create school and classroom conditions propitious for reducing children's risk of poor social and behavioral outcomes (Blodgett and Dorado 2016, 17; Adelman and Taylor 2006).

To mitigate racially discriminatory practices in schools that can contribute to toxic stress in children, educators should understand the characteristics, prevalence, and effects of racially biased school disciplinary practices. Teachers and administrators should collect and publicly report on school disciplinary data, including demographic information about who is removed from classrooms and from schools, and for how long and on what basis. Reflecting on these data and aggregating them at the district and state levels can help educators challenge bias in schools. To contribute to better learning conditions for children and improve their academic, social, and behavioral outcomes, school staff should be trained to offset school- and classroom-based racial discrimination. Training educators to offset racial discrimination in schools can contribute to better school conditions for children, improving their academic, social, and behavioral outcomes.

To reduce the number of students—especially African American students—who are unjustly removed from schools, and to reduce the incidence of other intentional and unintentional racially discriminatory school discipline practices, civil rights agencies should employ a disparate impact standard. By this standard, they would consider practices that result in race-based intentional or unintentional adverse impact on students, recognizing that school policies and practices may be unlawful if their effects are racially biased, even in the absence of discriminatory intent. Federal policy should create incentives for educators, schools, districts, and states to develop or improve behavior management approaches that mitigate racial bias and focus on keeping children in classrooms and schools (Losen 2011).

Two programs that show promise are described below. Careful replication of such programs with ongoing evaluation is warranted. To have the greatest impact on offsetting the effects of children's toxic stress response to frightening or threatening events and conditions, educators should adopt such approaches in schools of concentrated disadvantage.

The Chicago School Readiness Project

In the Chicago School Readiness Project, preschool teachers received training in how to support students' self-regulation, including encouraging positive behavior and deescalating conflictual behavior. Educators received the help of a mental health consultant in and out of the classroom to improve the classroom's emotional climate and children's social-emotional skills, to lower children's level of conflict with their peers, and to minimize teacher stress (Raver et al. 2011, 365).

As educators addressed the symptoms of toxic stress and provided an environment that was protective, children in the program were able to sit quietly for longer periods of time, follow directions more attentively, and have better impulse control. By improving students' self-regulation, children in such environments gained skills in vocabulary, letter naming, and math (Ursache, Blair, and Raver 2012, 126; Raver et al. 2011).

Healthy Environments and Response to Trauma in Schools (San Francisco and Oakland)

The University of California, San Francisco, developed an initiative called Healthy Environments and Response to Trauma in Schools, which operates in partnership with the San Francisco and Oakland school districts. The initiative designs and implements interventions in schools for children who have experienced frightening or threatening events; provides psychotherapy for these children; uses workshops and professional development to build the capacity of parents and employees to help students; and helps develop and implement trauma-sensitive district-level policies, such as universal behavior referral forms, so that schools and districts are able to collect student behavior data and use it to develop prevention strategies. These include having predictable classroom and school routines, establishing school health or wellness centers, and incorporating regular calming practices for students and staff (UCSF 2018a; OUSD 2014).

The program seems to have led to a decrease in serious school disciplinary events, including a 43 percent decrease in events involving physical aggression. Students in participating schools were more engaged in their academic work, with a 27 percent increase in students spending time on academic work and a 36 percent increase in how much time students spent in the classroom. Student attendance increased by 34 percent. Children displayed fewer symptoms of toxic stress: they were better able to function in daily life, had a stronger capacity to identify and modulate their emotions, were better able to relate to others and develop healthy relationships, and were less likely to display symptoms of dissociation, in which children emotionally and mentally detached themselves from their present experiences and reality (Dorado et al. 2016, 171–172; UCSF 2018b).

Recommendation: Develop supportive health policy

Routine screening for frightening or threatening experiences

Health care professionals can contribute to preventing and treating the deleterious effects of frightening or threatening experiences. All children should be routinely screened for such experiences. Health care professionals should be trained to understand how frightening or threatening experiences impact children's cognitive, behavioral, and physical health outcomes, and screen and treat children for any resulting complications. To that end, a standardized risk profile for children who have been exposed to frightening or threatening experiences should be developed. This can help pediatric health professionals make more accurate diagnoses and provide clearer treatment options (Harris et al. 2017).

High-quality initiatives in this area exist and warrant careful expansion or replication. Two of these initiatives are described below.

The National Child Traumatic Stress Network. Using collaborative groups, liaison teams, and information sharing, the National Child Traumatic Stress Network supports partnering clinics and hospitals to develop and implement approaches to treating children who have experienced frightening or threatening events. The network collects data across partnering clinics and hospitals to conduct research and disseminate information about evidence-based practices, such as cognitive behavioral therapy, trauma assessments, and interventions that develop children's self-regulation (Van der Kolk 2011, A25; NCTSN 2018a, 2018b).

The Center for Youth Wellness, in partnership with the Bayview Child Health Center in San Francisco, is a pediatric care center that applies research on how exposure to frightening or threatening experiences impacts children. Children who are screened and found to have been exposed to frightening or threatening experiences are treated with health, mental health, and behavioral interventions. These treatments include child–parent psychotherapy, individual psychiatric care, and biofeedback, which is a way for children and caregivers to identify what the symptoms of a toxic stress response feel like so that they can learn to offset them (Harris et al. 2017; CYW 2018).

School-based mental health services

High-quality school-based health centers offering mental health services are another protective initiative to support children at risk of developing a toxic stress response. Such centers can be staffed by mental health professionals, including counselors, psychologists, and nurses. School-based mental health center staff can offer psychological support in the form of psychological crisis intervention teams (mental health professionals who act together to help a child cope with a psychiatric emergency), counseling, peer-to-peer modeling of effective coping strategies, and parent education and support. Some programs operate outside of the classroom—in a clinic on school grounds, for instance—while other programs are part of the class curricula and are integrated into in-class teaching. Students can access mental health services to treat psychological issues, including depression, anxiety, anger, conflicts, and family problems.

Evaluations of high-quality centers provide convincing evidence of their effectiveness (Kataoka et al 2012; Rones and Hoagwood 2000). Adolescents in schools with a mental health center are up to 10 times more likely to initiate a mental health visit than otherwise similar students with no such in-school resource (AAP 2004, 1841; Kaplan et al. 1998, 29). School-based mental health centers are especially important for children in disadvantaged schools who tend to need such services more than students from higher-income families, and concomitantly have more limited access to professional mental health support than their higher-income peers (Bains and Diallo 2016, 15).

School-based mental health services are related to improvement in students' grades (Suldo et al. 2014). Students who use school-based mental health services tend to start out with a lower grade point average than those who never access the services. After students begin using the services, their GPAs increase steadily over time (Walker et al. 2010, 255).

Medical–legal partnerships

Another model to offset the causes and consequences of pediatric toxic stress is medical–legal partnerships in which physicians and lawyers collaborate to provide underserved children with clinical pediatric services and legal advocacy. In these partnerships, medical health practitioners are trained to

identify issues that can be addressed by legal aid attorneys.

Medical–legal partnerships can help families mitigate the consequences of frightening or threatening experiences or prevent them altogether. For instance, to address learning disabilities, in some cases perhaps a result of toxic stress, medical–legal partnerships can make it easier for families to request a school evaluation or access to special education services for their child.

To stabilize families' housing, medical–legal partnerships can help families access housing benefits, such as subsidies or access to housing mobility programs, that they would otherwise be denied or unable to claim. To address poor housing quality and protect tenants from lease agreement violations, medical–legal teams can help families escrow rent—paying their rent to an escrow account with the local court instead of to the landlord—when housing quality violates the landlord's health and safety obligations. This can help motivate a landlord, legally and financially, to undertake required repairs and maintenance, or adhere to the terms of a lease agreement (Klein et al. 2013; Henize et al. 2015). When families are evicted or threatened with eviction, such teams can provide legal assistance when those evictions violate tenant rights, they can help families access temporary housing, and they can connect families with services that address the mental and emotional challenges associated with evictions. It is notable that poor, black, single mothers are most likely to be evicted, among all groups of tenants. In fact, even after accounting for other factors, being black and having children are, on their own, risk factors for eviction (Desmond et al. 2013; Desmond 2015, 1).

Finally, medical–legal teams can help identify and address problems with denial or delay of other public benefits (in addition to housing benefits) to which families might be entitled, including difficulties obtaining medical services and access to Medicaid benefits for children.

Two models, described below, offer successful examples of how such partnerships work.

The Peninsula Family Advocacy Program (FAP). At FAP, located in Palo Alto, California, the staff include an attorney, a project coordinator, and a medical director. FAP partners with local law firms to offer pro bono services for cases in which legal aid workers do not have sufficient expertise to help the people involved (Weintraub et al. 2010).

The Health and Legal Partnership (HeLP). HeLP is based at Cincinnati Children's Hospital. HeLP's model is similar to FAP's; they have one full-time attorney, one half-time attorney, and one full-time paralegal on site. To enable better identification of problems that need medical and legal advocacy solutions, residents at the clinic where HeLP is based learn from legal advocates and community partners about the complex issues that low-income children face (Klein et al. 2013, 1066–1067).

Conclusion

In any classroom, in any school, in any neighborhood of concentrated disadvantage, it is likely that a disproportionately high number of students suffer from the effects of toxic stress. It is more demanding for an educator to teach a single child with such symptoms, and when children suffering from the effects of toxic stress are concentrated in one classroom, or in one school, the effect is compounded, making it more likely that the achievement of all children in that classroom or school will be depressed.

As health care professionals have started to turn their attention to this important problem, so should educators and education policymakers. Short of changing the conditions in which low-income children live, high-quality support for parents and parents-to-be should be accessible. Programs to offset the effects of toxic stress should be deployed in schools of concentrated disadvantage, including programs to effectively support educators. Policymakers should improve public awareness of this insidious morbidity.

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Endnotes

1. Toxic stress in children can also cause physiological disruptions that lead to depressed adult health outcomes later in life. These include hypertension, cardiovascular disease, viral hepatitis, liver cancer, and chronic obstructive pulmonary disease (Shonkoff 2012). However, adult outcomes as a result of childhood toxic stress are beyond the scope of this report, and we do not address them here.

2. Research in this area sometimes describes the frightening or threatening events that can often result in toxic stress as "adverse childhood experiences" (ACEs). However, for the purpose of this report we prefer "frightening or threatening experiences." While "ACEs" are well understood by many professionals in the field as a defined set of experiences (e.g., see the ACE module questionnaire at CDC 2016), the term ACE is not sufficiently descriptive for policymakers. Many experiences of a healthy childhood can be "adverse," whether it is losing a soccer match or having a disagreement with a sibling or friend. Excessive concern with experiences that are simply "adverse" runs the danger of medicalization of such normal, character-building experiences. There is no clean line that can

distinguish such normal experiences from those that can lead to toxic stress. Because children differ in many unobservable ways, what is frightening to some children may be simply challenging to others, even when the children have similar social and economic circumstances. So, while a term like "frightening or threatening" runs the risk of underestimating the possibility of toxic stress response, "adverse childhood experience" runs the risk of overestimating it. Inasmuch as concern with toxic stress has only recently become widespread among medical professionals, and has barely penetrated educational practice, we hope that this concern will grow prudently and gradually and be restricted, in the beginning, to the more clear-cut cases.

3. For psychological, physical, and sexual abuse, see Mersky et al. 2009, 81; Coulton et al. 2007, 1134; Saul et al. 2014, 260; and Jimenez et al. 2016, 2. For having a family member incarcerated, see Morsy and Rothstein 2016; Jimenez et al. 2016, 2; and Slopen et al. 2016, 48, 50: Table 1. For witnessing domestic violence, see Jimenez et al. 2016, 2; and Slopen et al. 2016, 48, 50: Table 1. For neglect, see Mersky et al. 2009; Coulton et al. 2007, 1134; Saul et al. 2014, 260; and Jimenez et al. 2016, 2. For financial hardship, see Slopen et al. 2016, 48, 50: Table 1. For exposure to neighborhood violence, see Slopen et al. 2016, 48, 50: Table 1; and Evans and Kim 2013. For discrimination, see Slopen et al. 2016, 48, 50: Table 1. For parental divorce or separation, see Slopen et al. 2016, 48, 50: Table 1. For placement in foster care or kinship care, see Zlotnick, Tam, and Soman 2012. For property wrecked or damaged because of a fire or burglary, see Attar, Guerra, and Tolan 1994, 395: Table 3. For having a family member become seriously ill or injured, be hospitalized, or die, see Attar, Guerra, and Tolan 1994, 395: Table 3.

4. Age may also be a factor in whether frightening or threatening events precipitate a toxic stress response. This is because, at certain developmental stages of childhood, the brain is more sensitive to changes in external environmental conditions, such as frightening or threatening experiences. See Immordino-Yang, Darling-Hammond, and Krone 2018.

5. Although more whites than blacks are incarcerated (in absolute numbers, not as a share of their respective racial populations), incarcerated whites do not originate from single neighborhoods to the extent that incarcerated blacks do, in part because white poverty is not as concentrated as black poverty—whites experiencing poverty tend to be more dispersed throughout the white population (see "Consequences for Communities" in NRC 2014, beginning on page 283). By age 14, approximately 25 percent of African American children will have had a parent, usually a father, incarcerated for some period of time. The comparable share for white children is 4 percent (see Morsy and Rothstein 2016).

6. For life transitions, see Attar, Guerra, and Tolan 1994, 395: Table 3. For home crowding, see Evans 2004, 86.

7. These data come from a study with a sample size of over 1,000 children and their families (Jimenez et al. 2016). Another study with a larger sample (close to 85,000 children) finds similar results. It concludes that black children were more likely to have been exposed to frightening or threatening childhood experiences than white children. Black children were 27 percent more likely to have been exposed to one frightening or threatening experience than white children, and were 51 percent more likely to have been exposed to two or more frightening or threatening experiences. They were one-third less likely than white children to have been exposed to no such childhood experiences (Slopen et al. 2016, Table 1, on page 50). In addition to the list of frightening or threatening childhood experiences included in the Jimenez et al. study (physical abuse, sexual abuse, psychological abuse, neglect, living with someone with substance abuse problems or mental illness, seeing a caregiver treated violently, or having a parent incarcerated), the Slopen et al. study also includes children's exposure to neighborhood violence, racial discrimination, financial hardship, and parental divorce or separation.

8. In 2005, the last year for which study data were collected, 12 percent of white families had incomes below $20,000, compared with 29 percent of black families (U.S. Census Bureau CPS-ASEC 2006). See also Wilson and Rogers 2016.

9. The study data do not allow us to determine whether the poorer outcomes resulted from exposure to frightening or threatening experiences, or from other conditions connected with low socioeconomic status. However, in this study, comparisons were made across children who were similar in age, gender, race, maternal education, parent relationship status, and household income—so there is a suggestion of causality. Children who had been exposed to three or more frightening or threatening experiences were compared with children who had had no frightening or threatening life experiences (Jimenez et al. 2016, 5).

10. See note 8, above.

11. Related to attention problems, another study found that children who had been exposed to three, or four or more, frightening or threatening experiences, respectively, have 1.8 and 2.7 times the odds of being diagnosed with attention deficit hyperactivity disorder (ADHD) by age 9 than children who had been exposed to no such experiences. Children in this study were similar in mother's race, education, marital status, number of children, prenatal substance use, age at her child's birth, and whether the focal child was the mother's first birth. The children were of the same gender and of similar birth weight. The study also controlled for family income, the number of other children and adults living in the home, and whether the focal child's grandmother was living in the household. Children who had been exposed to three frightening or threatening experiences and children who had had four or more such experiences were separately compared with children who had had no such experiences (Hunt, Slack, and Berger 2017, 398, and Table 2 on pages 397–398).

12. For ear infections, acute respiratory infections, eczema, and viral infections, see Karlén et al. 2015, e1454: Table 2. Children in this study were Swedish, and of similar age (10 years) and birth weight. They had been exposed to three or more frightening or threatening experiences. They were compared with similar children who had no frightening or threatening experiences (Karlén et al. 2015, e1454).

13. For obesity, see Burke et al. 2011, 411. Children in this study were under 21 years old and low-income, and similar in age, gender, and ethnicity. They had been exposed to four or more frightening or threatening experiences. They were compared with children of the same gender and similar in age and ethnicity who had had no frightening or threatening experiences. The measure of obesity was taken from a two-year retrospective review of children's medical charts (Burke et al. 2011, 411).

14. For teen pregnancy, see Hillis et al. 2004, 323: Table 4. This study compared girls who had been exposed to three or more frightening or threatening experiences with girls of the same race, age, and education level who had had no frightening or threatening experiences. Pregnancies were considered "teenage" if they occurred between the ages of 11 and 19 (Hillis et al. 2004, 323).

15. See Bahreinian et al. 2013, 146. Researchers measured stress-related physiological dysregulation, or "weathering," using a set of biomarkers: fasting glucose, total cholesterol, high-density lipoprotein cholesterol, dehydroepiandrosterone sulfate (a naturally occurring steroid), cortisol, systolic and diastolic blood pressure, and waist-to-hip ratio. Cumulatively, these biomarkers indicate a person's lifelong level of exposure to stress-inducing conditions, and the aggregate measure is called the "allostatic load." Generally, people with higher allostatic loads have experienced more stressful events and conditions throughout their lives than those with lower allostatic loads. The study compared boys who had high allostatic scores (scoring in the highest quartile for three or more stress-related biomarkers) with boys who had low allostatic scores (scoring in the highest quartile for two or fewer stress-related biomarkers). The study reports that after accounting for the usual predictors of asthma—including boys' age and ethnicity, whether boys are allergically hypersensitive or allergic, and whether their parents have or have had asthma—boys with high biomarkers of stress are four times as likely to have asthma as their counterparts with low biomarkers of stress (Bahreinian et al. 2013, 144).

16. There are neighborhoods of concentrated disadvantage that are primarily Hispanic. However, on average, Hispanic Americans have greater social mobility than African Americans. Hispanic Americans suffer from contemporary discrimination, and yet the consequences of historic discrimination against African Americans—

including slavery and legally ratified race-based segregation, compounded with contemporary discrimination—has resulted in extremely low social mobility for African Americans, and high levels of neighborhood deterioration and poverty concentration.

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Trauma and US Minority Children and Youth

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Abstract

Purpose of Review

This paper reviews the literature on the prevalence, risk factors, and effects of traumatic experiences on the mental health outcomes of minority youth in the USA.

Recent Findings

The USA has an increasing number of children and youth from minority backgrounds. Research reveals that traumatic experiences disproportionately affect minority youth. These experiences include historical/generational trauma, immigration and acculturation stressors, natural and manmade disasters, experiences of discrimination, family violence, and community violence. The COVID-19 pandemic has also disproportionately affected minority youth resulting in illness and hospitalizations. Despite the higher incidence of trauma exposure, minority youth are less likely to access medical and mental health

care. These disparities are resulting in increasing rates of depression, anxiety, post-traumatic stress, substance use disorders, and suicide in minority youth.

Summary

Recognizing and understanding the impact of trauma is critical to the healthy development and successful functioning of minority youth, and to the success of our nation.

Keywords: Minority, Race, Children, Trauma, Disparities, Mental health

Introduction

The USA has undergone a major increase of non-European populations over the past 50 years. This has been both a result of demographic changes (aging of the non-Hispanic White/European origin populations); greater growth of African American, Latinx, Asian origin, and American Indian populations; and significant immigration from Latin America, Southeast and East Asia, the Middle East, and Africa. As of 2020, the majority of children and youth in the USA are from these minority, non-European backgrounds (this will be the case for the overall population by 2045) [1]. These populations face higher rates of psychosocial disparities such as poverty, lack of education, barriers to health and mental health services, and exposure to multiple stressors such as discrimination, racism, community violence exposure, and immigration and acculturation stresses. These composite stressors are resulting in increasing rates of mental health morbidity, such as depression, suicidality, stress-related disorders, school disciplinary actions, incarceration, and placement in state custody. At the same time, the children's mental health service system in the USA is a largely fragmented system geared to middle class Caucasian norms of family independence and self-sufficiency. In spite of some efforts, this system lacks the necessary skills and capacity to address the special cultural and psychosocial needs of growing minority populations [1–3].

To date, there has been no review of the literature examining the outcomes of multiple adverse experiences faced by minority youth including the development of trauma- and stressor-related disorders. The purpose of this review is to outline the literature in this important area and to inform service providers and policy makers in their efforts to address the needs of children and youth from minority and Black, Indigenous, and People of Color (BIPOC) backgrounds. We review overall studies around traumatization, historical trauma, and studies associated with specific types of traumatic experiences commonly experienced by minority children and youth: immigration trauma, community violence, child abuse/family violence, terrorism, disasters, and more recently the COVID-19 pandemic.

Overall Prevalence and Risk Factors

The overall impression from the available literature is that the prevalence of traumatization and trauma-related disorders among youth from minority or BIPOC backgrounds is substantial and possibly higher than that found among those from White or European background populations. There are no epidemiological studies of the overall prevalence of post-traumatic stress disorder (PTSD) among minority or BIPOC children and youth. Alegria et al. [4], studying a nationally representative US sample of non-Latino White, Latino, Asian, African American, and Afro-Caribbean adults, demonstrated that Asians have lower prevalence rates of probable lifetime PTSD, whereas African Americans have higher rates as compared with non-Latino Whites, adjusting for type and number of exposures to traumatic events, and for sociodemographic and clinical factors. Roberts et al. [5], analyzing data from the National Epidemiologic Survey on Alcohol and Related Conditions (NESARC), found that the lifetime prevalence of PTSD in adults was the highest among Blacks (8.7%), followed by Whites (7.4%), Hispanics (7.0%), and the lowest among Asians (4.0%), with differences in risk varying by type of traumatic event.

Studies among children are fewer so far but suggestive of similar results. Elkins et al. [6••] used data from the National Comorbidity Survey-Adolescent Supplement (NCS-A), a nationally representative adolescent sample ($N = 10{,}123$) to examine the impact of race/ethnicity on the association between adverse childhood experiences (ACEs) and PTSD in the USA. They found that race/ethnicity moderates the association between ACEs and PTSD. Although higher ACE scores increased the probability of lifetime PTSD across non-Hispanic White, Black, and Hispanic adolescents, non-Hispanic White adolescents presented with a much higher probability of lifetime PTSD compared to their Hispanic and Black peers.

Studies involving minority children and youth have primarily focused on risk factors associated with traumatization. Assari [7] analyzed data from 4696 non-Hispanic White and non-Hispanic Black children ages 8 to 11 years old who were participants in the Adolescent Brain Cognitive Development (ABCD) study. The primary outcome was the exposure to 1 or 2 + childhood traumas, measured by the Kiddie Schedule for Affective Disorders and Schizophrenia (K-SADS) semi-structured interview, and the independent variables were parental educational attainment and family income. He found that race/ethnicity showed statistically significant interactions with parental education and family income on exposure to childhood trauma, indicating weaker protective effects of parental education and family income on reducing exposure to trauma for non-Hispanic Black compared to non-Hispanic White children. Larson et al. [8] reviewed empirical studies between 2003 and 2013 of US pediatric populations and of US school behavioral health centers. Some studies suggested higher psychopathology and lower academic performance among minority children experiencing trauma. Andrews et al. [9]

investigated ethnic differences in trauma-related mental health symptoms among adolescents, and the mediating and moderating effects of poly-victimization (PV) using data from the first wave of the National Survey of Adolescents-Replication (NSA-R) study. Non-Hispanic Black and Hispanic adolescents reported higher levels of PV and trauma-related mental health symptoms (symptoms of posttraumatic stress and depression) compared to non-Hispanic Whites, though the effect sizes were small ($\gamma \leq 0.07$). PV fully accounted for the differences in mental health symptoms between non-Hispanic Black and non-Hispanic White adolescents, and partially accounted for the differences between Hispanic and non-Hispanic White adolescents. Milan et al. [10] in a prospective study of 1242 diverse adolescents examining risk factors for onset of PTSD versus risk factors for symptom development found that racial/ethnic differences were evident in both the likelihood for exposure to violence and the likelihood of PTSD. Recent violence was more common among African American youth (57%) compared to adolescents who identified as Latino (43%), White (33%), or other racial/ethnic groups (33%). In contrast, among those who experienced violence, African American adolescents had lower rates of PTSD (2%) than Latino (5%) and White (8%) adolescents. Oransky and Hahn [11] examined the role of poor caregiver-youth agreement regarding youths' exposures to potentially traumatic events as a risk factor for PTSD and mood symptoms. The predominantly female sample was racially/ethnically diverse (86.8% female, 13.2% male, 32.5% African American, 54.4% Latino/a, 2.6% Caucasian, 0.9% Asian American, and 8.8% other race/ethnicity). They found that overall caregiver-youth discrepancies regarding youths' histories of exposures to potentially traumatic events and caregiver PTSD symptoms were significantly associated with youths' self-reported symptoms and functional impairment. Espinoza and Wright [12••] reviewed eight papers for a special issue on cyberbullying among marginalized youth, including ethnic minority youth, and they concluded that cyberbullying was a growing risk factor for traumatization, in spite of the "digital divide," but that physical bullying was still more prevalent and some factors were protective, such as friendship support among Latinos.

Various studies focused on the role of substance use as a risk factor associated with traumatization among minority youth. Chasser [13] examined the role of age, gender, and minority status in a sample of diverse youth in treatment for substance use disorders. She found that substance dependent youth with comorbid PTSD were significantly more likely to be female and Latino. Park et al. [14] examined risk factors among college students that prospectively predicted exposure to potentially traumatic events (PTE) over a 2-month period. They found that subsequent PTE exposure was predicted by higher previous PTEs and binge drinking and was somewhat higher in ethnic minority students. Sartor et al. [15] examined the relationship between childhood trauma and alcohol use initiation in Black and White adolescent girls. They found that childhood trauma was more prevalent (29.0 vs. 17.5%) and alcohol use initiation less prevalent (37.7 vs. 54.4%) in Black vs. White girls but found no evidence for differences in risk conferred by trauma. Results indicate that low socioeconomic status (SES) and neighborhood factors (such as safety, community cohesion, and physical appearance of the neighborhood) contribute to the associations of childhood trauma and race with alcohol use initiation,

though race is still a significant risk independent factor. Porche et al. [16] used data from the Collaborative Psychiatric Epidemiology Surveys, a nationally representative probability sample of African Americans, Afro-Caribbeans, Asians, Latinos, and non-Latino White young adults ages 21–29. They found that childhood substance and conduct disorders mediated the relation between trauma and school dropout, with the likelihood of dropout decreased for Asians, and increased for African Americans and Latinos, compared to non-Latino Whites as a function of psychiatric disorders and trauma.

Historical Trauma

Historical trauma refers to the cumulative experiences of emotional and psychological wounding in an individual. Intergenerational trauma is historical trauma that spans multiple generations and affects communities and their descendants. In examining current traumatic stressors, it is essential to review how historical and intergenerational mass trauma currently contributes to the vulnerabilities and unique needs of US minority youth. This can be identified in all American BIPOC populations.

Native Americans have experienced genocide and forced assimilation since the infancy of the USA. Native Americans report the greatest average number and variety of ACEs and the highest rates of physical abuse, sexual abuse, parental substance abuse, and witnessing violence than persons from any other racial/ethnic group [17]. Among US youth between ages 15 and 24, American Indians or Alaska Natives have the highest suicide [18]. Despite confounding factors such as income, social support, and access and utilization of mental health services both preceding and during the COVID-19 pandemic, historical trauma is known to be a major predictor of psychological stress among Native Americans [19].

African Americans have experienced slavery and still continue to experience racial discrimination. The historical context of enslaved Black mothers being separated from their infants and being forced to breastfeed their owners' children is a contributing factor for present day Black women's decision to not breastfeed their babies [20]. This remains a significant finding even after controlling for demographic and social support risk [21]. Structural racism (a system in which public policies and institutional practices reinforce racial inequities) and historical marginalization are among several reasons that African American children are overrepresented by 2–3 times in the foster care system [22] and are more likely to have been exposed to a greater number of trauma types and community violence than White children [23]. Black mothers not only worry about the racial inequality and unfair treatment of their children, but especially fear that their sons will be killed doing everyday activities such as driving through a neighborhood or wearing a hoodie simply because they are Black [24]. These fears are likely based on both historical trauma and the recent violence against Black men that has received significant media attention. The historical marginalization of African Americans contributes to health inequities, such as lack of safe transportation among injured Black pedestrians leading to higher hospitalization

rates compared to injured White pedestrians [25]. History of being subjected to unethical clinical studies, such as the Tuskegee study, has contributed to the African American youth's mistrust of the government and the healthcare system which results in low influenza vaccination rates [26], COVID-19 vaccination hesitancy [27], and higher susceptibility to dying from COVID-19 than other racial groups [28].

Asian-American minorities have experienced various types of mass traumas, such as colonialization of Philippines by the USA from 1880s through 1940s, the ban on immigration of people from China in late 1880s, restrictions on Chinese from testifying in an American court of law in 1850s, the internment of persons of Japanese ancestry in 1940s, the influx of Vietnamese refugees after the Vietnam war in 1970s and 1980s, and surge of individuals who came to the USA as "mail-order brides" or through adoption. The term "Asian-American" is both inclusive and exclusive in that heterogeneous groups of people are classified together as "Asian American" without attention to their distinct cultures and ethnicities, while people from certain countries in Asia (such as India, Pakistan, and Bangladesh) are often not included in the Asian American group based on physical characteristics. While some minorities have struggled with the stereotype of being disadvantaged and oppressed, Asian-Americans have the unique burden of being labeled a "model minority." This burden, with other cultural factors, contributes to the underutilization of mental health services among Asian-Americans even after controlling for the perception of needing psychiatric treatment [29, 30]. Since the onset of the COVID-19 pandemic, 71% Asian-American youth perceived health-related Sinophobia [31]. Asian-American youth and college students have reported experiencing more xenophobia and COVID-19-related discrimination compared to non-Hispanic White youth [32]. A survey of Asian-Americans that included both adults and children ages 12 and older showed that 46% of them could not find a place to get tested for COVID-19 and 70% avoided leaving their home to go to public places due to fear of race-based hostility [33].

Latinos have experienced intergenerational mass trauma going back to the conquest of indigenous civilizations by Europeans, and more recently fleeing political, sexual, and gang violence and economic disruptions in their countries of origin before immigration to the USA. Immigration itself is experienced as traumatic by many Latinx youth in the USA [34]. For unaccompanied migrant youth, it is further complicated by separation from their caregivers [35] which interferes with their healthy identity formation [36••]. The Office of Inspector General Report from 2019 expressed concerns about the living conditions of detained youth including serious overcrowding, prolonged detention, and poor physical and unhygienic conditions [37, 38]. Tynes et al. [39••] found that Latinx youth who viewed viral videos of undocumented immigrants of their own ethnicity detained in cages experienced increased depressive symptoms. Documented Latinx children still remain vulnerable due to economic disadvantage. For example, among hired child farmworkers in the USA, Latinx children were found to be at high risk for exploitation [40] and more likely to experience work injuries and heat-related illness [41].

Specific Traumatic Stressors

Immigration Trauma

There has been strong consensus for some time that children and youth entering the USA as refugees and migrants were at elevated risk for adverse mental health outcomes as a result of traumatic exposures during their journey and entry.

Potochnick and Perreira [42] examined data from the Latino Adolescent Migration, Health, and Adaptation (LAMHA) study, which surveyed 281 first-generation Latino immigrant youth, ages 12–19. Among first-generation Latino adolescents, they found nearly 7% were symptomatic for depression and 29% were symptomatic for anxiety. Females were slightly more likely to have symptoms of depression but less likely to have symptoms of anxiety. Using logistic regression, they found that migration stressors increased the risk of both depressive symptoms and anxiety, while time in the USA and support from family and teachers reduced their risk. Compared to documented adolescents, undocumented adolescents were at greater risk of anxiety, and children in mixed-status families were at greater risk of anxiety and depressive symptoms. Clary et al. [43] examined the association of pre, during, and post immigration trauma experiences and mental health outcomes in a sample of immigrant Central American youth. They studied a convenience sample ($n = 104$) of Latino youth aged 12–17 years old in the USA for 3 or fewer years. Two-thirds of youth experienced at least one traumatic event, 44% experienced an event once, and 23% experienced two or more traumatic events during migration. Trauma experienced at different migration stages was associated with anxiety, PTSD, and depression. Berger Cardoso [44] reported a study with a convenience sample of Central American immigrant children and youth suggesting roughly 60% of unaccompanied migrant youth met the criteria for PTSD, 30% a depressive disorder, and 30% reported suicidal ideation in the past year. Despite these findings, Loria and Caughy [45], examining ACEs among first, second, and third generation migrant Latino children, found that Latino migrant children had a lower prevalence of 2 or more ACEs (13%; $n = 801$) compared with nonimmigrant Latino children (40%; $n = 772$), with prevalence of exposure to ACEs the highest among third- or higher-generation nonimmigrant children and the lowest among second-generation migrant children.

Some studies have focused on the impact of maternal traumatization related to immigration on their offspring. For example, East et al. [46] studied the impact of maternal traumatization on offspring in 198 Somali immigrant mothers who experienced significant trauma while spending an average of 7 years in refugee camps. There was no direct association between trauma experienced by the mother and their children's well-being, but mothers' posttraumatic stress and depressive symptoms significantly mediated

the effects of mothers' past torture on their children's adjustment, a pattern indicative of intergenerational traumatization.

More recently, the crisis of unaccompanied minors along the USA-Mexico border has been a major focus of work on immigration trauma. Berger Cardoso et al. [47] outlined how from 2013 to 2016 the USA placed over 123,000 unaccompanied migrant youth—predominantly from Central America—with a parent or other adult sponsor residing in the USA. Following placement, local communities are tasked with integrating migrant youth, many of whom experience pre- and in-transit migration traumas, family separation, limited/interrupted schooling, and unauthorized legal status, placing them at heightened risk for psychological distress, academic disengagement, maltreatment, and human trafficking. However, fewer than 10% of young people receive formal post-release services. Their paper addresses the paucity of research on the experiences of the 90% of children and youth without access to post-release services and their service needs and proposes research to identify structural challenges to the provision of services and to inform best practices in support of unaccompanied youth. Other conceptual papers [48–51] have also focused on the ethical, developmental, and potential clinical adverse outcomes from unaccompanied child immigration, how US government policies have aggravated these adverse outcomes, approaches to services provision, and the need for more research and services outreach to this vulnerable population.

Community Violence

The current literature shows that BIPOC/minority children in the USA are more likely to be exposed to greater amounts of various types of violence over their lifetimes compared to non-Hispanic Whites [52]. These types of violence reported by youths are also called polyvictimization. These traumatic events could be from community violence, exposure to crime, police violence/abuse, school shootings, and natural disasters. A recent review article has identified several pathways linking natural disasters and violence against children worldwide [53].

Community violence has disproportionately affected minority communities. Black youths are at higher risks of being exposed to higher amounts of adverse childhood experiences as well as physically harmful forms of violence [54]. Racial and ethnic differences in exposure to violence appear to broaden across adolescence, and neighborhood/familial environment play a part in triggers that give rise to the disparities in violence exposure [55••]. Minority youths are not only likely to witness more violence but they are also more likely to face more barriers to care and receive low-quality care [56]. One recent study examining the treatment modalities used in community mental health settings to treat youths exposed to violence found that Black children are more likely to receive non-evidence-based treatments [57].

Increased community violence also means more exposure to police and the trauma that comes from police violence. Black girls are found to experience up to 4.3 times the injury from law enforcement compared to White girls in an analysis of California ER visits and hospitalizations [58]. Recent police killings of unarmed Black Americans are found to have a negative impact on mental health among Black Americans [59]. Viewing distressing news, such as police killings, affecting members of one's own racial or ethnic group is associated with higher levels of depressive and PTSD symptoms [39••]. Subjective religiosity, measured by self-reported importance of religion in life and importance of prayer in stressful situations, is a protective factor in depressive symptoms from police abuse of Black Americans [60].

Yet another violent event that is widely publicized in the USA is school mass shootings. By its nature, school shootings occur where most victims are children and adolescents. Decreased sense of safety and increased absenteeism were found in students who attended a school in close proximity to a school that had a mass shooting [61]. Black youths who are concerned about violence at their school were more likely to have depressive symptoms [62]. While current literature outlines the importance of knowing risk and protective factors for better outcomes of the survivors [63], there is a lack of published data on how or if school shootings affect minority youths differently than White youths.

Child Abuse and Family Violence

Children of ethnic and racial minorities are exposed to higher rates of violence and experience a greater number of adverse childhood events compared to White children. Furthermore, minority populations are overrepresented in child protective services compared to their presence in the population [64]. Multicultural, Native American, and African American children are all more likely than White children to be removed from their home by Child Protective Services [64]. Several studies highlight the increased adversity experienced by children of color, the decreased opportunities they are afforded, and how this impacts them as adults [65–68].

Research shows that exposure to violence and other adverse events in childhood causes downstream consequences that last well into adulthood [67–77]. For example, children who are exposed to more violence often experience higher rates of poverty, physical and mental health issues, and have higher rates of incarceration as adults [65, 69, 72, 73]. Furthermore, the types of stressors and adverse childhood events differ across races [67]. Overall, White children reportedly experience the least amount of violence and adverse events [67]. African American children experience the most adverse events, including a parent death, a parent serving time in jail, exposure to domestic violence, and witnessing violence in the neighborhood [67]. Powers et al. studying a sample of highly traumatized minority youth, found that children who experience child abuse are more likely to develop psychotic disorders and depressive disorders, and if they developed PTSD from exposure to family violence the risk of

developing a psychotic disorder further increases [74••]. Interestingly, several papers highlight that minority children, mainly African American and Latino children, are less likely to develop PTSD if exposed to multiple episodes of family violence [75]. Some researchers believe this is due to inherent resilience within those cultures, though under-identification of PTSD in these populations could be a factor [75]. Though family violence is prevalent in most if not all cultures, some cultural groups may have greater societal acceptance [76].

Natural Disasters and Trauma

The number of children who are affected by natural disasters can be expected to rise as the frequency of natural disasters is expected to increase due to climate changes. Mental health impact of these disasters have in children is reflected in post-traumatic stress symptoms as well as depression and anxiety. Overall, there is a lack of understanding if cultural differences and social support impact children after a natural disaster. A review by Cerna-Turoff et al. [53] found no consistent association between violence against children and natural disasters which underscores need for further research on how natural disasters affect human populations.

Recent survey of Puerto Rican youths after Hurricane Maria revealed significant prevalence of disaster-related stressors and high levels of PTSD and depression symptoms [78]. Hurricane Katrina was another natural disaster that disproportionately affected minority/BIPOC children. One study by Lai et al. [78] examined the relationship between the post-traumatic stress symptoms among youth and social support after natural disasters. They followed patients from 3–7 months after Hurricane Katrina until 25–27 months after the event and determined that post-traumatic stress symptoms undermine social support. Those who had higher symptoms of post-traumatic stress were less likely to seek supportive relationships and/or perceive less support is available. Utilization of mental health services also appeared to be affected by hurricane Katrina. While encounters stayed the same, medication utilization for children displaced by hurricane Katrina went down, suggesting logistical obstacles in obtaining or utilizing medical services [79]. Another study viewing long-term mental health consequences of Hurricane Katrina found that exposure to hurricane-related trauma is correlated to co-occurring psychological distress 12 years after the event [80]. Lai et al. [81••], in a study of the trajectories of post-traumatic stress in youth after natural disasters, studied combined data from Hurricanes Andrew, Charley, Ike, and Katrina. They found that racial/ethnic minority youth had higher odds than non-minority youth of having a pattern of slower rate of decrease in post-traumatic stress symptoms, indicating longer lasting adverse mental health effects.

Terrorism and Trauma

Although all children are affected to varying degrees by acts of terrorism, youths from minority groups face specific challenges. For example, post September 11, 2001, half of Arab American adults surveyed across 35 states reported depression and a quarter of them reported moderate to high anxiety [82]. Based on many studies of the impact of parental mental health on children, it is reasonable to extrapolate that Arab American youth were also likely to experience mental health problems like their adult family members. Indeed, a retrospective study by Gargano et al. [83] showed that among children exposed to the 9/11 dust cloud, those of racial minority backgrounds were more likely to be hospitalized due to 9/11-related symptoms. A study by Becker-Blease et al. [84] showed that among a national representative sample of children aged 2–17, youth who identified as Black, Hispanic, and non-White endorsed more worrying following sniper shootings and kidnappings of 2002 than did their non-Hispanic White peers.

Impact of the COVID-19 Pandemic on Minority Children

A growing literature has addressed the demographic, social, and economic conditions that increase risk for negative outcomes for minority children in the context of the COVID-19 pandemic. These include poverty, food insecurity, detrimental living situations (e.g., homelessness, crowded living environments, and inadequate sanitation), congregate housing, front line worker exposure, pre-existing and comorbid medical and mental health problems, physical and cognitive disabilities, and disparities in access to social support and medical and mental health care. Indeed, compared to their White counterparts, Black, Hispanic, and Asian children are less likely to be tested for COVID-19 [85], even though death and hospitalization rates in general and for children have been the highest in BIPOC populations [86, 87]. Pfefferbaum, in her recent review of the children's reactions to the COVID-19 pandemic [88], pointed out that many of the psychosocial vulnerabilities overlap with racial/ethnic disparities, and further increased risk and affect access to services for racial/ethnic minority children.

One possible source of increased traumatization for BIPOC children is from reported increases in child abuse and domestic violence associated with increased economic stressors from the pandemic [89••, 90]. Farquharson and Thornton [90] also posited possible intergenerational traumatization for BIPOC children from pandemic experiences of loss and social isolation. Claypool and Moore de Peralta [91] posited how ACEs resulting from the pandemic have compounded the toxic stress resulting from pre-existing ACEs, leading to disproportionate harm to Latino children and communities, especially in their future development. Spencer et al. [92••] have one of the few population-based studies of the impact of psychosocial function in minority children resulting from the pandemic, finding a dramatic increase in depression, anxiety and social risks among urban, and racial and ethnic minority school-age children compared to before the pandemic, although mental health symptoms correlated more to pre-pandemic social risks.

Conclusions

Investigating and understanding the impact of trauma among children of minority/BIPOC populations is critical given their growing numbers in the USA. The mental health and successful function of minority youth is vital to the success of our nation.

All the different areas covered in this review need further research. There is also a need for additional research on interventions and prevention of traumatic stress in this population, which are not covered in this paper. Perhaps the most pivotal area for further research is on the impact of cumulative traumatic stress and historical trauma on minority/BIPOC children and families, which is critical for prevention efforts. In recent years, we are more clearly focusing on indicators of the adverse impact of cumulative and historical trauma. One of these indicators is the close relationship between structural racism and cumulative psychosocial disadvantages resulting in increasing traumatic stress. There are possible neurobiological outcomes and consequences that investigators are starting to focus on. These include studies on the impact of discrimination/racism and general health, such as various recent studies examining the relationship between telomere length (a chromosomal measure of life longevity) and cumulative exposure to discrimination [93••, 94]. Another related area of study is the rising rates of suicidality in Black youth, which has been highlighted as a crisis and a research priority by the Congressional Black Caucus of the US Congress [95••, 96]. An additional finding in epidemiological and clinical studies that warrants close re-examination is the higher rate of psychosis in African Americans than other groups, which could be potentially related to chronic and traumatic stress. Research has traditionally pointed to clinician diagnostic bias as the main factor behind this finding. However, two other hypotheses are now being entertained: one of psychosis as an idiom distress related to traumatization among minority populations and the other being that these higher rates the psychosis point to the cumulative impact of traumatic stress through epigenetic processes [74••, 97, 98••].

Insofar as intervention and services research related to traumatic stress in minority populations of children, there is increasing emphasis on disparities in services utilization, and on culturally acceptable and effective services, which tend to be more multi-modal and multi-disciplinary along the lines of community systems of care philosophy. Systems of care programs have been able to demonstrate positive impacts on services disparities as well as effectiveness in addressing suicide and trauma [99, 100].

Above all, it is important that such research follow principles of cultural humility, including involvement by the minority populations being studied, as well as being informed by the lived experiences of investigators from these populations. A common motto among minority and BIPOC populations is that of “nothing about us without us,” and it would behoove investigators to honor the intent of this motto.

Declarations

Conflict of Interest

The authors declare no competing interests.

Footnotes

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Comparative Study > J Stud Alcohol Drugs. 2016 Jan;77(1):17-24.
doi: 10.15288/jsad.2016.77.17.

Not in My Back Yard: A Comparative Analysis of Crime Around Publicly Funded Drug Treatment Centers, Liquor Stores, Convenience Stores, and Corner Stores in One Mid-Atlantic City

C Debra M Furr-Holden [1], Adam J Milam [1 2], Elizabeth D Nesoff [3], Renee M Johnson [1], David O Fakunle [1], Jacky M Jennings [4], Roland J Thorpe Jr [3]

Affiliations + expand

PMID: 26751351 PMCID: PMC4711316 DOI: 10.15288/jsad.2016.77.17

Abstract

Objective: This research examined whether publicly funded drug treatment centers (DTCs) were associated with violent crime in excess of the violence happening around other commercial businesses.

Method: Violent crime data and locations of community entities were geocoded and mapped. DTCs and other retail outlets were matched based on a Neighborhood Disadvantage score at the census tract level. Street network buffers ranging from 100 to 1,400 feet were placed around each location. Negative binomial regression models were used to estimate the relationship between the count of violent crimes and the distance from each business type.

Results: Compared with the mean count of violent crime around drug treatment centers, the mean count of violent crime (M = 2.87) was significantly higher around liquor stores (M = 3.98; t test; $p < .01$) and corner stores (M = 3.78; t test; $p < .01$), and there was no statistically significant difference between the count around convenience stores (M = 2.65; t test; $p = .32$). In the adjusted negative binomial regression models, there was a negative and significant relationship between the count of violent crime and the distance from drug treatment centers ($\beta = -.069$, $p < .01$), liquor stores ($\beta = -.081$, $p < .01$), corner stores ($\beta = -.116$, $p < .01$), and convenience stores ($\beta = -.154$, $p < .01$).

Conclusions: Violent crime associated with drug treatment centers is similar to that associated with liquor stores and is less frequent than that associated with convenience stores and corner stores. Would you support a liquor license for a liquor store next to an at risk elementary school?

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

For DPW-BSM use only
ID No.:

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

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	Submitted per guidelines and in this order? 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.

_____ DATE JANUARY 27, 2025
JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

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
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738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724–3388

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

SCALE: 1" = 40'
NORTH

14TH STREET
(64' WIDE; PUBLIC R/W)

MK GRANITE BASE
ARMORY BLDG.
2.0' ABOVE ASW
(55.259')(1)
55.28' MEAS.

55.28' MEAS.
(55.26')(4)

MARK ON
GRANITE BASE
OF ARMORY

27.67'MEAS.
(27.65')(4)(5)

MARK CONC BLDG
0.75' ABOVE A.S.W.

AB 3548

15TH STREET
(64' WIDE; PUBLIC R/W)

ASSESSOR'S BLOCK
NO. 3553
MISSION BLOCK
NO. 34

SAN FRANCISCO UNIFIED
SCHOOL DISTRICT
91–E890998
APN 3553–031

MILLER
98–G493912
APN 3553–021

245.00'
96.00'
149.00'
84.00'

PARCEL C
18,737 S.F.±

80.00'
30' LIGHT & AIR EASEMENT
185.00'
177.00'
86.00'
260.00'

PARCEL A
24,700 S.F.±

30' X 10' LIGHT
& AIR EASEMENT
76.00'
28.00'
100.00'
15.00'
104.00'
7.00'
41.00'
85.00'
15.00'
20' X 15' LIGHT
& AIR EASEMENT
27.50'MEAS.
&(1)(6)
(27.71')(7)
75.00'
SFBARTD
B192 OR 540
APN 3553–053
75.00'
PARCEL B
13,888 S.F.±
83.00'
85.00'
160.00'
53.75' MEAS.&(6)(7)

MISSION STREET
(82.50' WIDE; PUBLIC R/W)

CAPP STREET
(60' WIDE; PUBLIC R/W)

ADAIR STREET
(35' WIDE)

SOUTH VAN NESS
(82.50' WIDE)

27.96' MEAS.
(27.934')(1)

MK. CONC. FOUND.
1.0' ABOVE ASW
3–STY FLATS

15TH STREET
(64' WIDE)

AB 3552

SHOTWELL STREET
(60' WIDE)

MK. 1.0' ABOVE
ASW, S.F.
LABOR TEMPLE

53.69' MEAS.
(53.724')(1)

BASIS OF SURVEY
632.52' ML–ML MEAS. (632.456')(1)

26.09' MEAS.
(26.078')(1)

FACE TILE COR.
4–STY BLDG
1.0' UP

54.45' MEAS.
(54.42')(1)

26.56' MEAS.
(26.546')(1)

CUT COR. STUCCO
BAKERY 1.0' UP

16TH STREET
(80' WIDE; PUBLIC R/W)

AB 3570

AB 3570

AB 3571

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

-N-

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

MISSION STREET
(PUBLIC R/W)

CURB AND GUTTER

CONCRETE SIDEWALK

DRIVEWAY

DRIVEWAY

TC 20.27
FL 19.83
LIP 19.87

12" TREE 20.15

TWELL

18"SS

WM

SL

WM

BSW 20.57

ADJACENT BUILDING

96.00'

WALL

245.00'

BOL

CHAINLINK FENCE

149.00'

CHAINLINK FENCE

CHAINLINK FENCE

BSW 20.65

CHAINLINK GATE

CONC 20.45

AC PAVEMENT

NEW EASEMENT LINE

74.73'

CONC 21.46

NEW LOT LINE

AC PAVEMENT

WV

AC PAVEMENT

WV

131.71'

1-STORY BUILDING AREA= 4,654 S.F.±

PM SIGN

WM

WM

12" TREE 20.53

TWELL

SIGN

PM SIGN

FDC

VENT

CONCRETE

CONC 20.36

CONC 21.37

84.00'

8.41'

17.40'

WOOD DECK

17.45'

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

59.51'

51.23'

51.24'

51.19'

54.48'

CHAINLINK GATE

TOP STAIR 21.62

BOT STAIR 20.34

STAIR

WOOD DECK

WOOD DECK

SL

19.82'

19.78'

19.85'

WOOD FENCE

WOOD FENCE

WOOD FENCE

105.02'

53.90'

1-STORY BUILDING AREA= 454 S.F.±

53.89'

NEW LOT LINE

AC PAVEMENT

80.00'

NEW LOT LINE

SIGN

BOT RAMP 20.38

SIGN

TOP RAMP 22.32

TOP STAIR 22.35

BOT STAIR 20.86

BOT RAMP 18.97

SIGN

TOP RAMP 20.87

WOOD RAMP

WOOD RAMP

STAIR

8.44'

ELEC

CO

CHAINLINK FENCE

WOOD DECK

WOOD DECK

101.17'

1-STORY BUILDING AREA= 858 S.F.±

8.41'

8.55'

CONC 21.51

ELEC

101.25'

WV

CONCRETE

NEW EASEMENT LINE

WV

AC PAVEMENT

NEW EASEMENT LINE

86.00'

CHAINLINK FENCE

CONC 22.00

109.21'

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

SIGN

8" TREE 20.16

CO

LIGHT

SLB

TWELL

18"SS

LIGHT

SIGN

SSMH

SIGN

8" TREE 20.18

TWELL

LIGHT

SIGN ABOVE

CURB AND GUTTER

SIGN

TC 20.86
FL 20.53
LIP 20.49

185.00'

BSW 21.14

166.64'

8" TREE 20.93

TWELL

SLB

SIGN ABOVE

SL

SLB

8" TREE 21.08

LIGHT

BSW 21.28

MATCHLINE SEE SHEET 3

MISSION STREET
(PUBLIC R/W)

16TH STREET
(PUBLIC R/W)

2-STORY
BUILDING
AREA= 33,046 S.F.±

NEW
EASEMENT LINE

NEW
LOT LINE

BART
ELEVATOR

IRON FENCE/WALL

IRON FENCE

OVERHANG

CANOPY

BASEMENT WALL

CONCRETE SIDEWALK

CONCRETE

STAIRS

ESCALATOR

SUB-SURFACE WALL

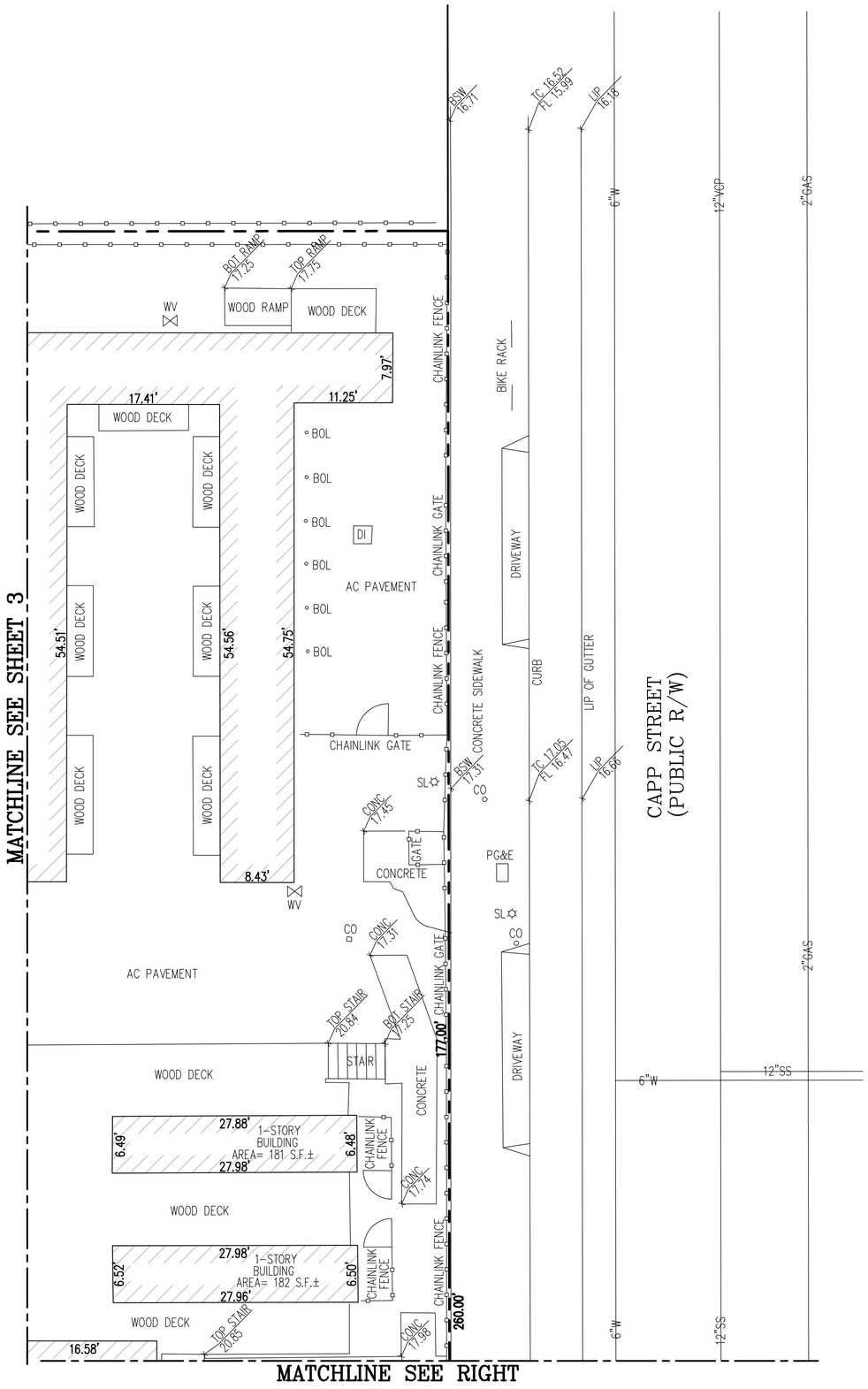
MATCHLINE SEE SHEET 5

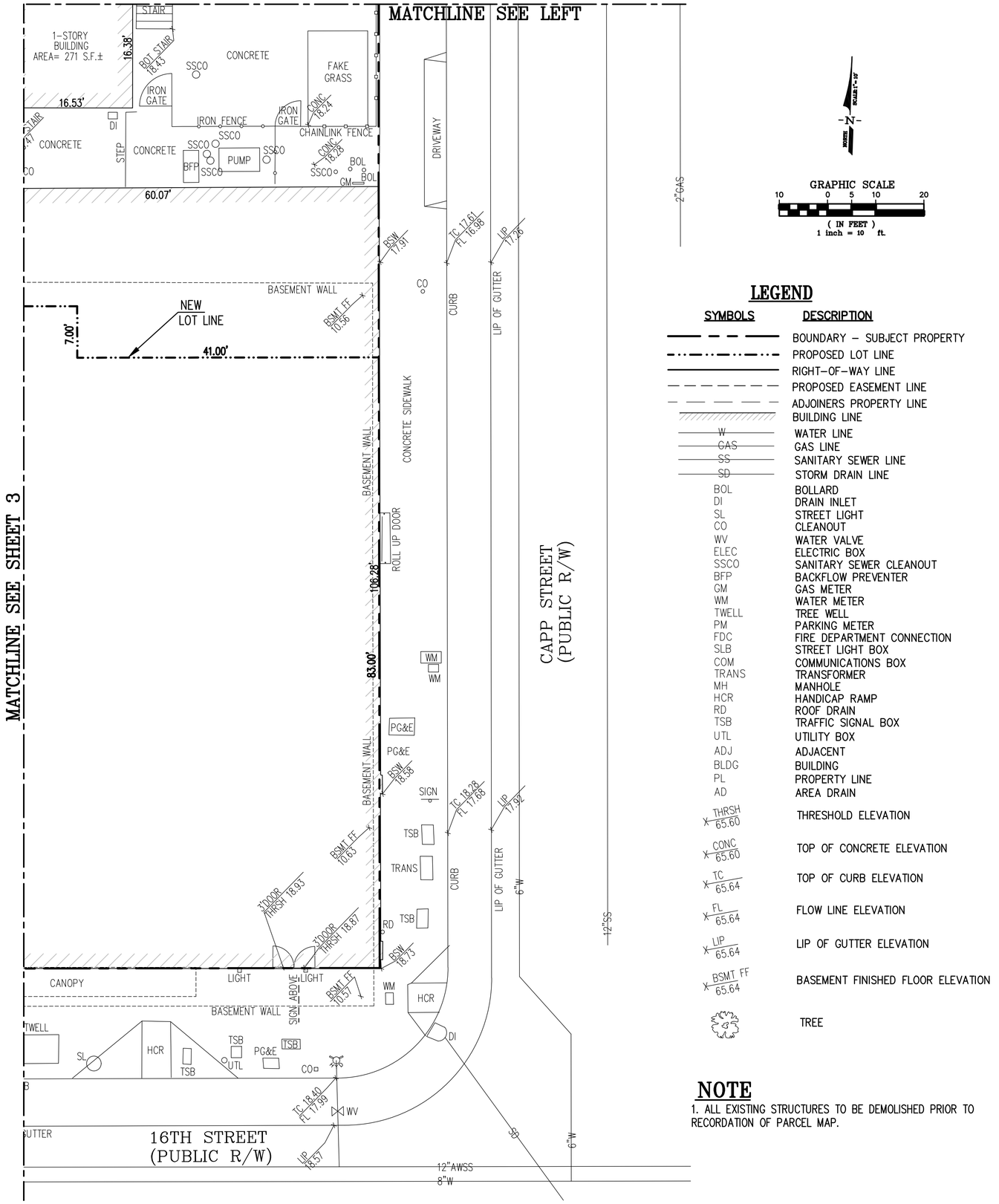
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

NOTES

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

2. SEE LEGEND ON SHEET 5





GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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.

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

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

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:

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

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.

Exhibit I

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 590 541

It is the present intention of the grantor to dedicate and convey a road over [redacted] & TRUST CO.

When Recorded Mail To:

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

[redacted]

San Francisco 94105

1967 NOV 13 PM 2:32

SAN FRANCISCO, CALIF.

MARTIN MOSKOWITZ

026621

Official

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TI # 8085536

GRANT DEED

NUMBER

C-M708

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 .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, in and to any adjoining streets, alleys, [redacted] rights of way.

Description A K
FORM 5105 W
CORPORATION

[redacted]

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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

and

Sac. Francisco 94103

IN WITNESS WHEREOF said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto this 5th day of October, 19 67.

KENNY INVESTMENT COMPANY, A CORPORATION

By [redacted]

GRANT DEED

KENNY 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 SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

known to me to be the President, and E. MYRS 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 [redacted] 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.

[redacted] Sixteenth Street, San Francisco, California, thence [redacted] Sixteenth Street, [redacted] feet; thence, leaving said line of Sixteenth Street, [redacted] a right angle northerly 7.00 (7.00) feet, thence, at a right angle westerly, [redacted] feet to the aforesaid line of Mission Street; thence, at a right angle southerly, along said [redacted] 7.00 (35.00) 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 (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 [redacted] of the Board of Directors of the San Francisco Bay Area Rapid Transit [redacted] adopted on October [redacted] and the grantee consents to recordation thereof.

Dated this 13th [redacted]

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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.

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

Block 3553 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

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

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

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Bryan Kwok-Shun Yam by Diana K. Lee his attorney in fact
Bryan Kwok-Shun Yam

Agnes Ting-Kwan Wong by Diana K. Lee her attorney in fact
Agnes Ting-Kwan Wong

Chong Keong Kan by Diana K. Lee his attorney in fact
Chong Keong Kan

Anne Marie Kan by Diana K. Lee her attorney in fact
Anne Marie Kan

K. M. RASSI
Comm #1144029
NOTARY PUBLIC CALIFORNIA
City & County of San Francisco
Comm. Exp July 19, 2001

(This area for official notarial seal)

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 COUNTY RECORDER'S OFFICE
Bruce Davison, Recorder
DOC- E890998
OF REAL ESTATE
Recorded April 17, 1991 03:58:46PM
REEL F356 IMAGE 0677

QUITCLAIM DEED

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 Julian E. Hultmann
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
ACCOMPANIED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
AT TIME OF SALE
Robert E. Haslam

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 700 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

(2472/85)

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

2-72/95

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 - 1491 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.

2477

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

E890998

Sutro School - 435 - 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

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

ES90998

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

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

E890998

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

On the 17th 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

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

STILL [illegible] & TRUST CO.

When Recorded Mail To:

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

[illegible] Mission Street

San Francisco 94105

TI # 808536

1967 NOV 13 PM 2:32

SAN FRANCISCO, CALIF.

MARTIN MONKEY

026621

Official

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 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 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 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 .9999248 to obtain grid distances shown thus (00.00).

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

[redacted]

Description C. X.

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 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:

In Witness Whereof, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto this 4th day of October, 1967.

San Francisco 94103

HENRY INVESTMENT COMPANY, a corporation

By [signature]

By [signature]

GRANT DEED

HENRY INVESTMENT COMPANY,

STATE OF CALIFORNIA

City & County of San Francisco } ss.

On this 4th day of October, 1967, 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 H. BLISS 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 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.

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)

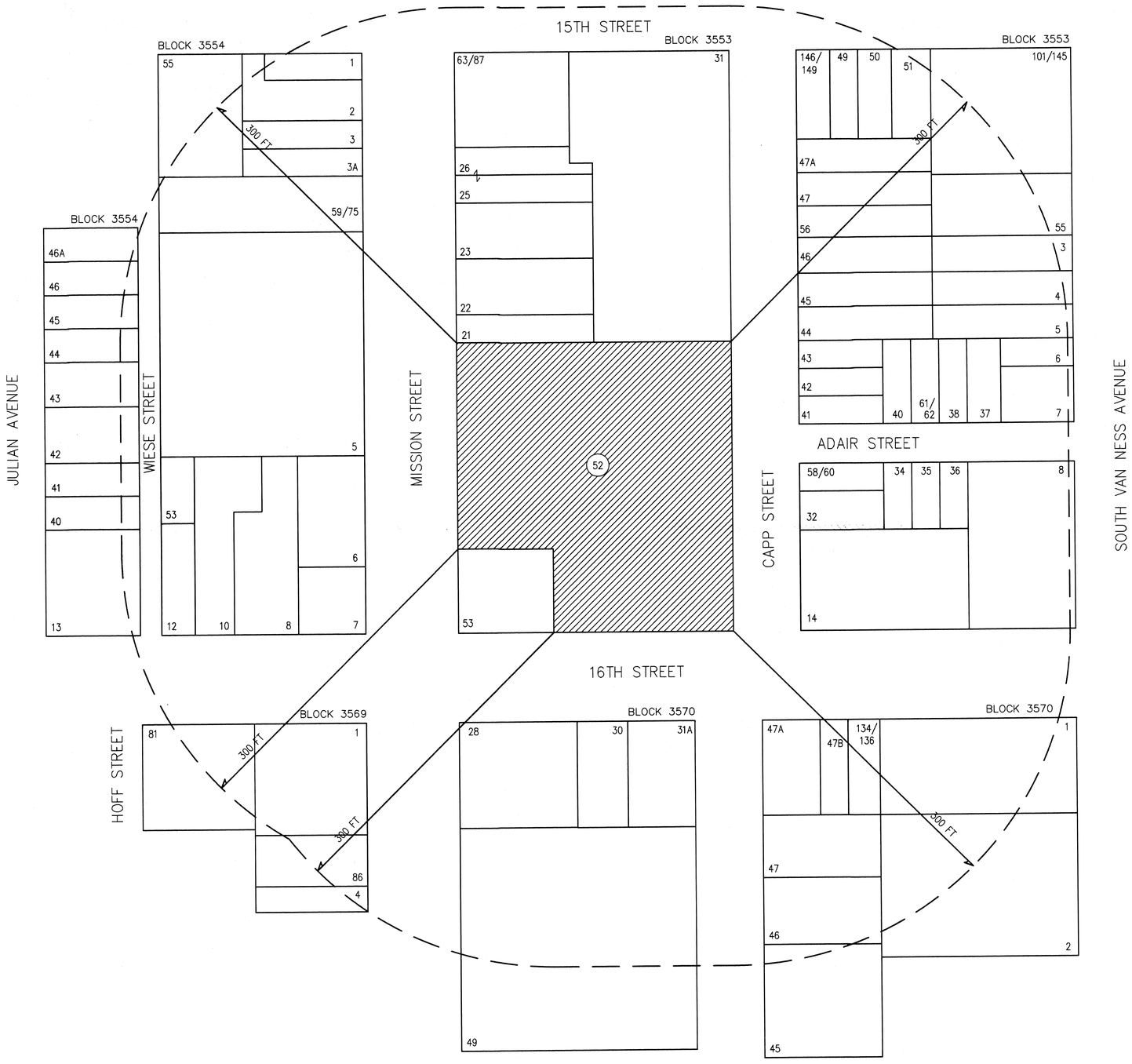
This Is To Certify that the interest in real property conveyed by the foregoing deed or grant to the San Francisco Bay Area Rapid Transit District is hereby accepted by the undersigned on behalf of the San Francisco Bay Area Rapid Transit District pursuant to authority conferred by resolution of the Board of Directors of the San Francisco Bay Area Rapid Transit District [illegible] of [illegible] bearing No. 291 adopted on October [illegible] and the [illegible]

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

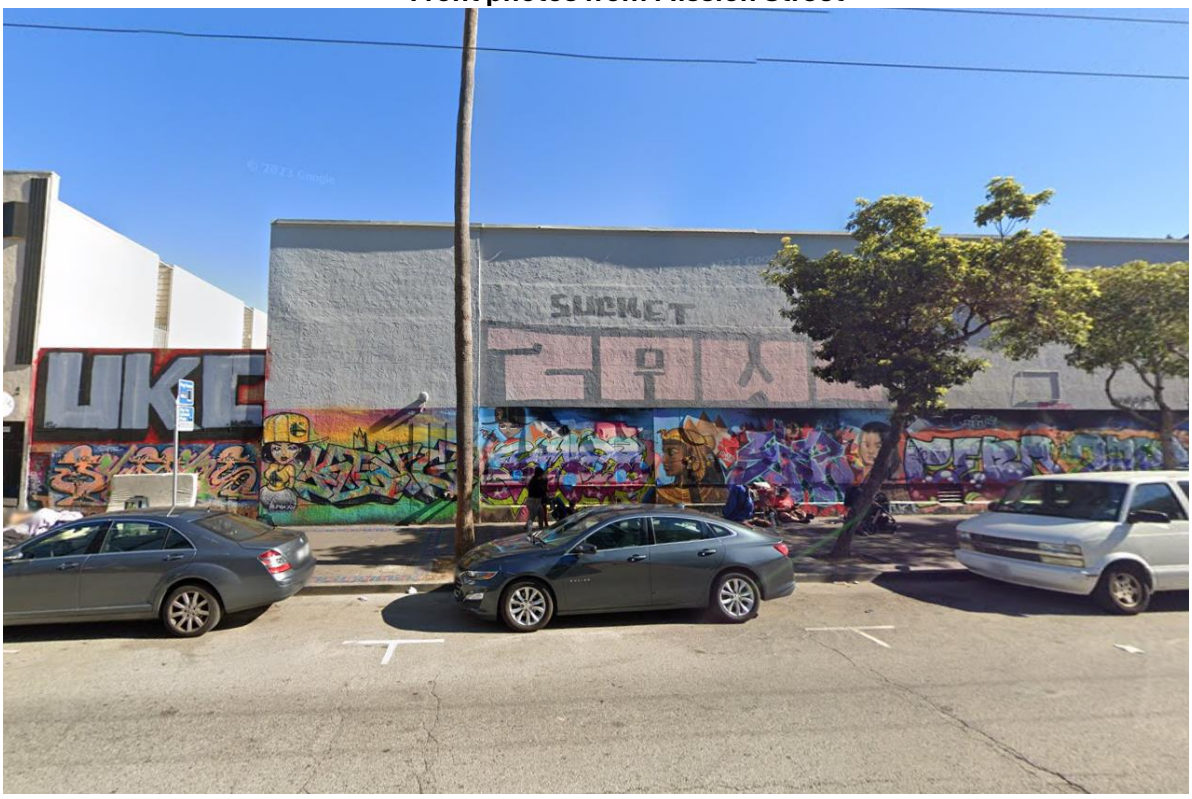
THE INFORMATION CONTAINED HEREIN WHILE NOT GUARANTEED HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE

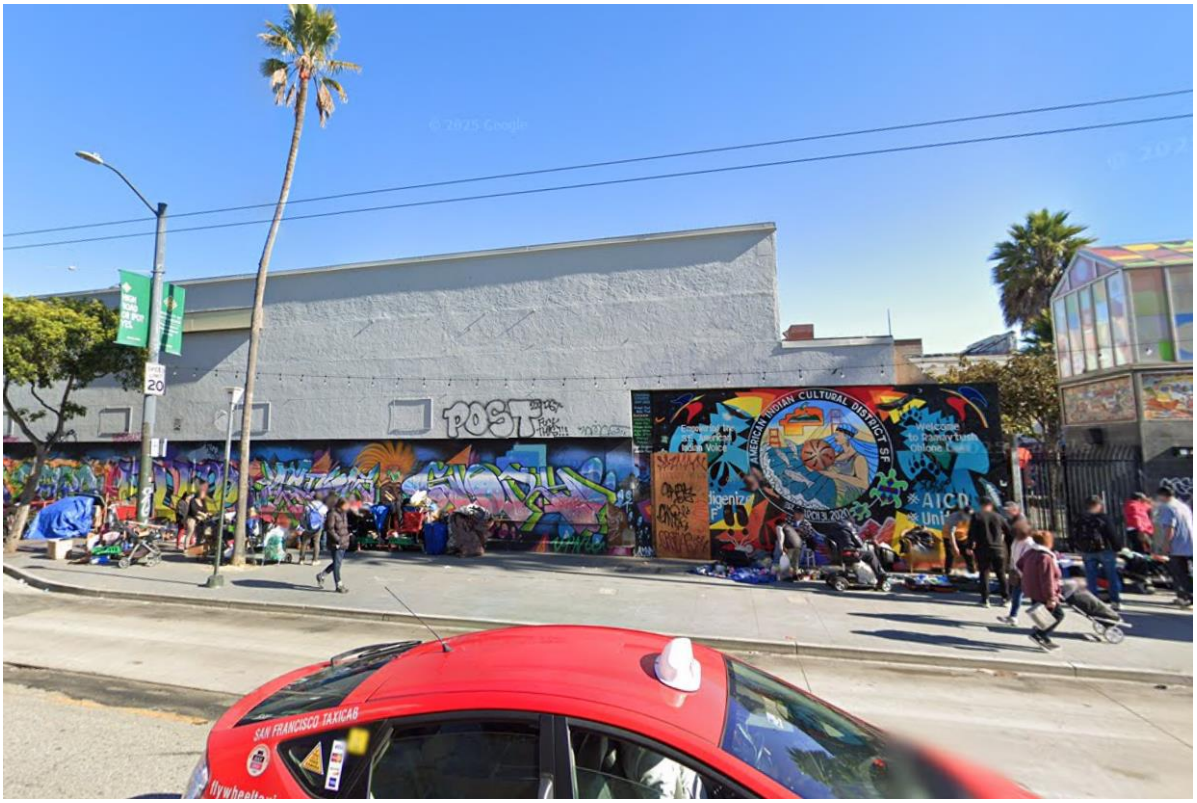
3553	108	BRIAN THORSTENSON	1515 15TH ST APT 203	SAN FRANCISCO	CA	94103-3763
3553	109	PHILIP YIM	1515 15TH ST APT 204	SAN FRANCISCO	CA	94103-3763
3553	110	TYLER W & JILLIAN R GENTLES	1515 15TH ST APT 205	SAN FRANCISCO	CA	94103-3763
3553	111	GRACE MA	16 JESSIE ST APT 401	SAN FRANCISCO	CA	94105-2786
3553	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	. . . . .	. . . . .	. . . . .	.	..

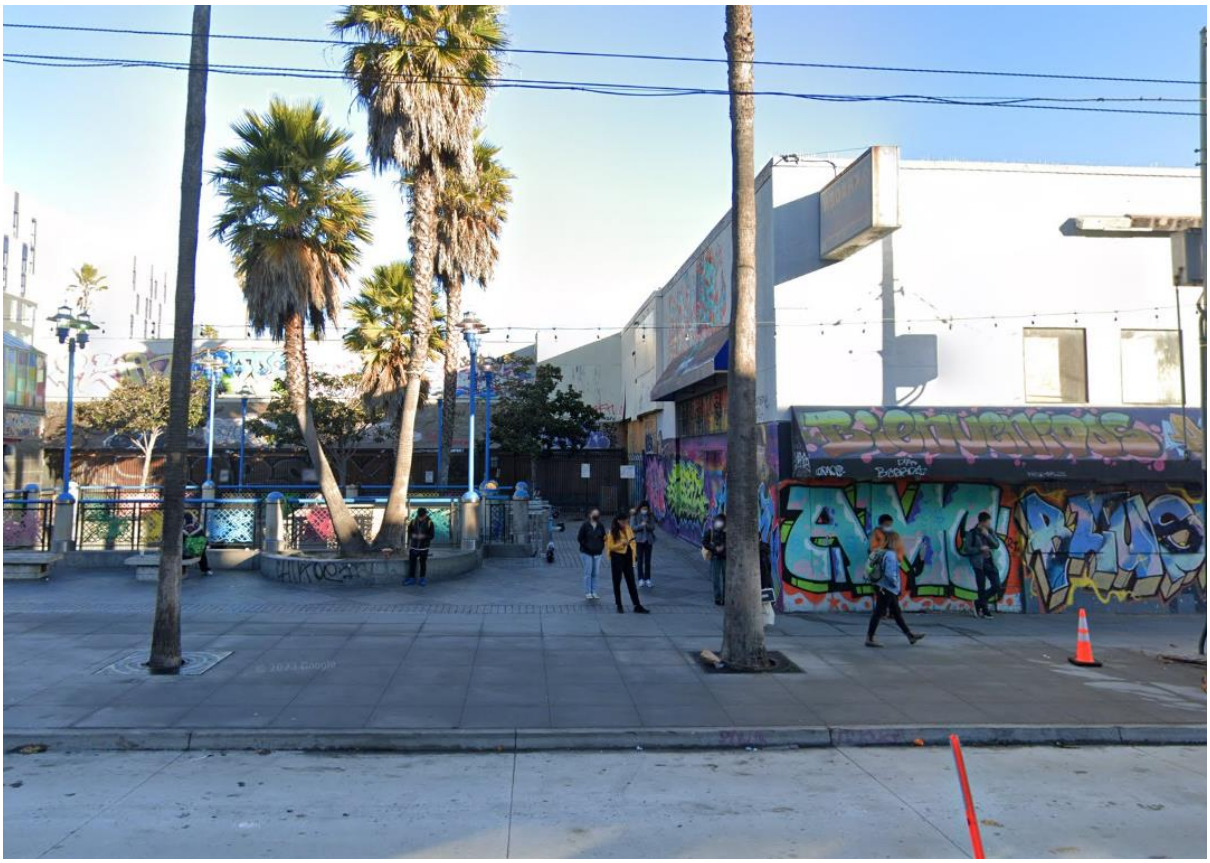
171 ADDRESSES

Front photos from Mission Street





Photos from 16th Street



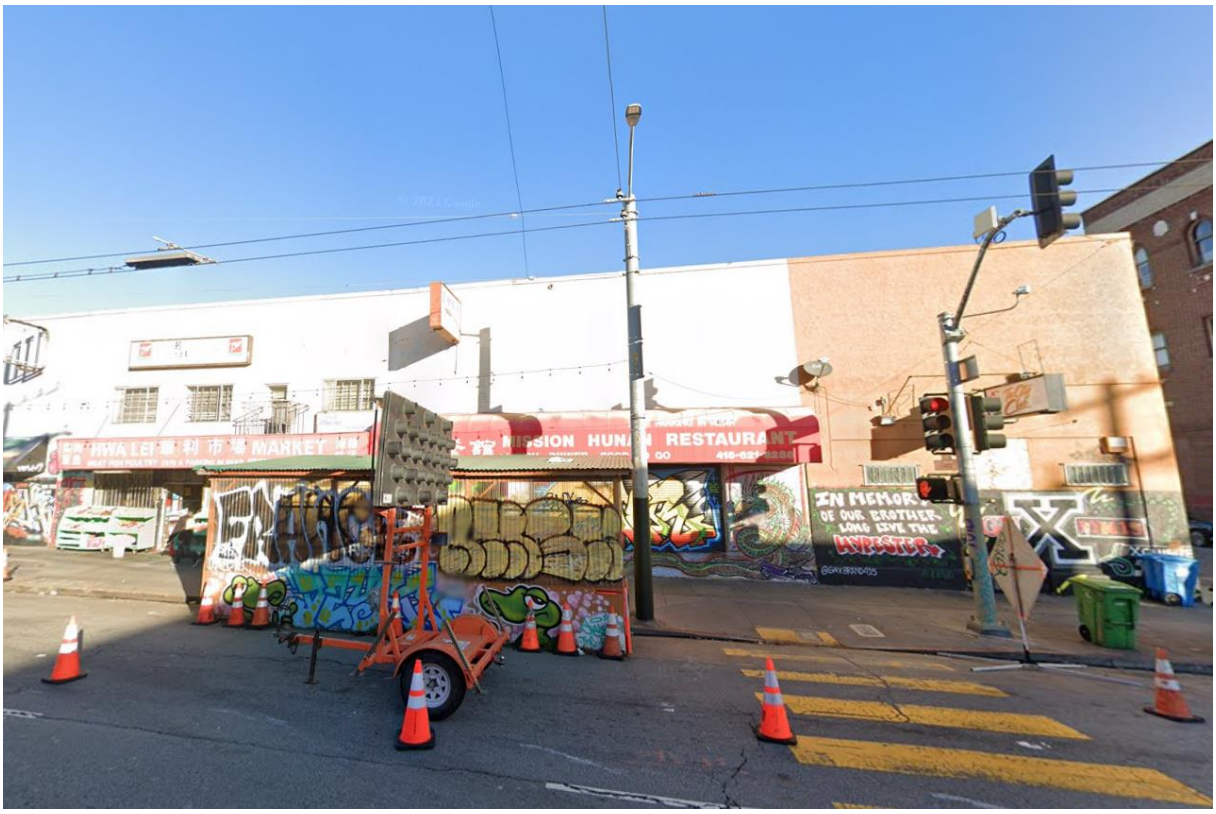


Photo from Capp Street



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**.

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 (Month, Day), 2025 **at** San Francisco (City), **California.**

(Signature)

(Printed Name)

(Legal Name of Ownership Entity, if applicable)

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

(Signature)

(Printed Name)

(Legal Name of Ownership Entity, if applicable)

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

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

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

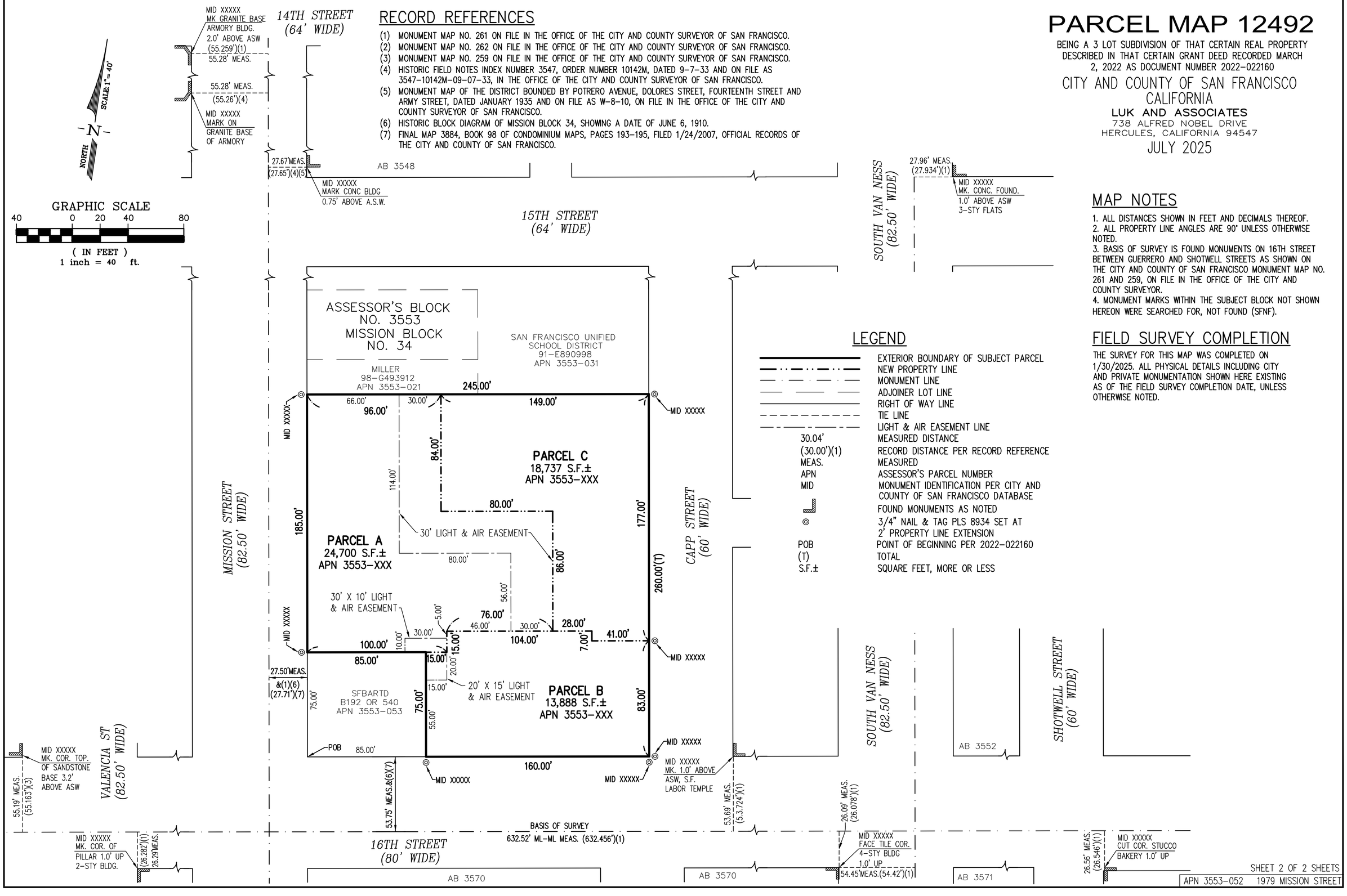
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

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.

APN 3553-052 1979 MISSION STREET

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

⑈000007144⑈ ⑆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

⑈000007145⑈ ⑆322271627⑆ 958672583⑈

LA MARAVILLA - BLDG 1
PERMANENT SUPPORTIVE HOUSING

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



VICINITY MAP



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

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 UNITS KITCHEN PLANS AND ELEVATIONS
A5.12 ENLARGED UNITS 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

PROJECT TEAM

ARCHITECT
HERMAN COLIVER LOCUS ARCHITECTURE
MELISSA IRIS GARCIA, AIA, PRINCIPAL/ARCHITECT
423 TEHAMA STREET
SAN FRANCISCO, CA 94103
415.495.1776
MGARCIA@HCLARCHITECTURE.COM

OWNERS
MISSION HOUSING DEVELOPMENT CORPORATION
JOHN LOVELL, SR. PROJECT DEVELOPER
474 VALENCIA STREET
SAN FRANCISCO, CA 94103
415.864.6432
JLOVELL@MISSIONHOUSING.ORG

LANDSCAPE ARCHITECT TEAM
MITHUN
TIM MOLETTTE-PARKS
585 HOWARD STREET, SUITE 300
SAN FRANCISCO, CA 94105
415.489.4834
TIMM@MITHUN.COM

BASE LANDSCAPE ARCHITECTURE
PATRICIA ALGARA, PLA, FASLA
145-A LOWER TERRACE
SAN FRANCISCO, CA 94114
415.509.3728
PATRICIA@BASELANDSCAPE.COM

STRUCTURAL ENGINEER
MAR STRUCTURAL DESIGN
GORDON YAGISAWA, SE
2332 5TH STREET, SUITE D
BERKELEY CA 94710
510.991.1102
GORDON.YAGISAWA@MARSTRUCTURALDESIGN.COM

CIVIL ENGINEER & JOINT TRENCH
UDCE
JASON LING, PE, PMP, QSD, PRINCIPAL
1 BLUXOME STREET, SUITE 403
SAN FRANCISCO, CA 94107
415.658.5850
JASONLING@URBANDESIGNCE.COM

MEP ENGINEER
E350
RAY KEENE, PE
3106 FILLMORE STREET
SAN FRANCISCO, CA 94123
415.354.0006
RAY@ENGINEERING350.COM

LIGHTING DESIGNER
WELLER DESIGN ARCHITECTURAL LIGHTING
2350 TAYLOR STREET, SUITE 5
SAN FRANCISCO, CA 94133
415.499.8302
SHERRY@WELLERDESIGN.NET

SUSTAINABILITY CONSULTANT
STREAMLINE GREEN
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EMERYVILLE, CA 94608
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CONTRACTOR
CAHILL CONTRACTORS
CASEY KASTEN
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CKASTEN@CAHILL-SF.COM

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SAN FRANCISCO, CA 94107
650.307.2798
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EXPEDITER
JULES MANCILLA
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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

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

Stamp:

LICENSED ARCHITECT
MELISSA IRIS GARCIA
No. C-39639
RENEWAL DATE OCT 31, 2025
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
Checked: MG
Date: 6/14/2025 11:06:15 AM

Sheet Number: A0.0

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

##, STC## — WINDOW/LOUVER TAG W/ STC AND RESCUE WINDOW SEE WINDOW/LOUVER SCHEDULE

— DOOR TAG W/ STC SEE DOOR SCHEDULE

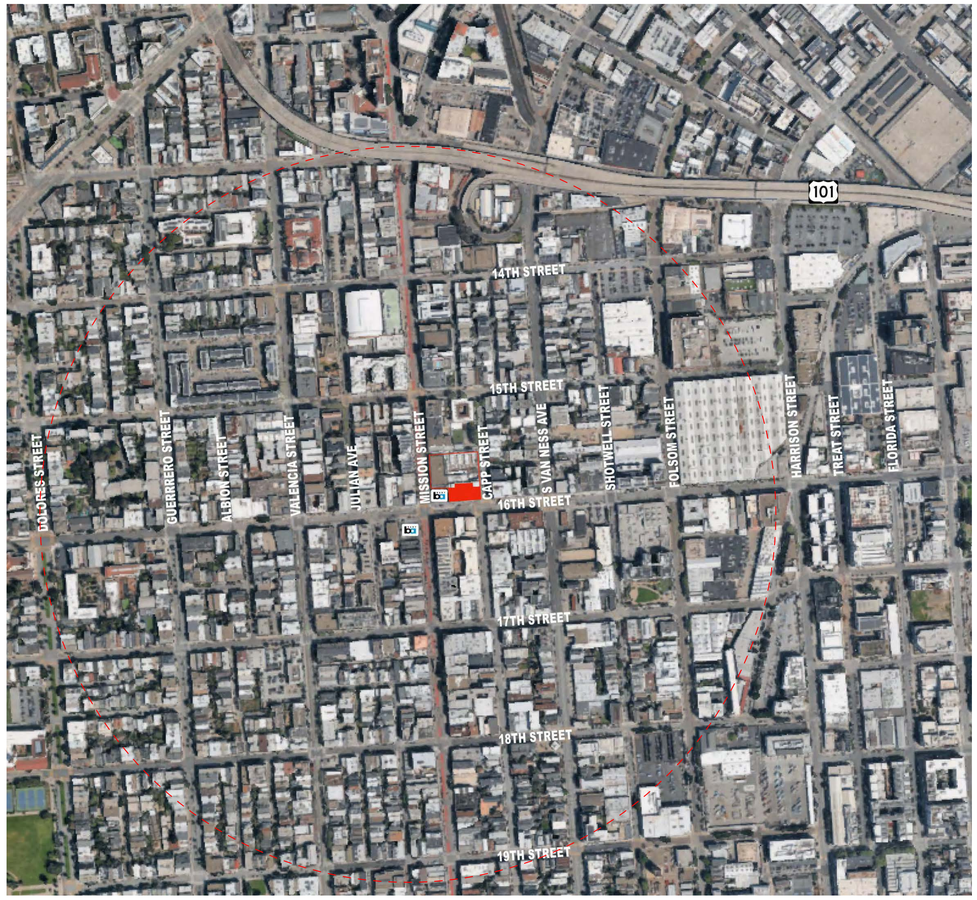
— ASSEMBLY TAG SEE ASSEMBLY SCHEDULE

? — KEYNOTE TAG

1 — REVISION TAG

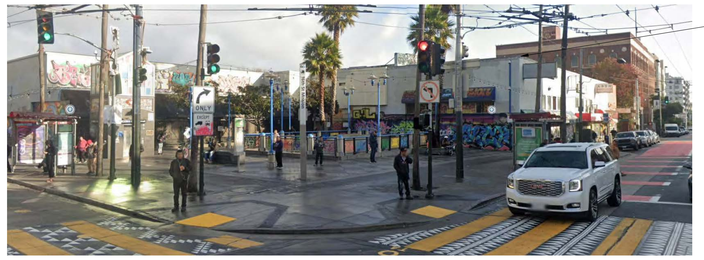
℄ — CENTERLINE

VICINITY MAP - 3-BLOCK RADIUS

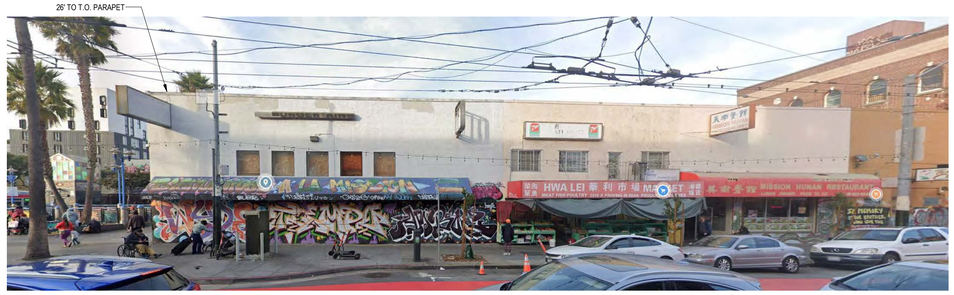


IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED

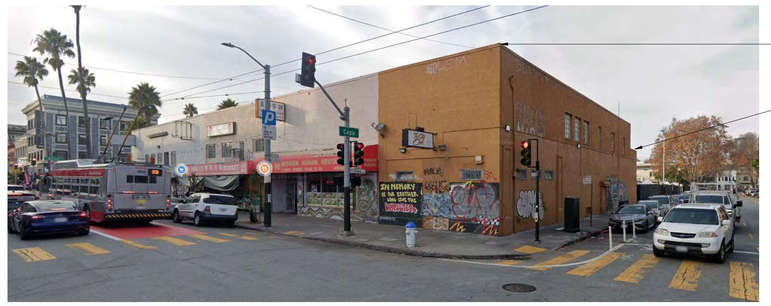
EXISTING PHOTOS



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



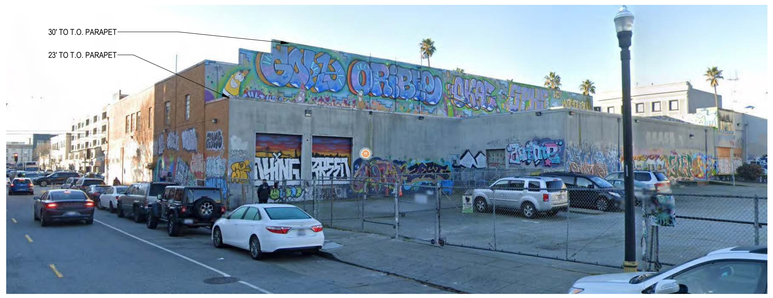
2 / A0.1A EXISTING SOUTH ELEVATION (16TH STREET)



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)

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
	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
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: http://sfdpw.org/services/permits/sfpdh#water)

Request Date	Request ID	Inspection Number
03/03/2025	67C5FBBA830B49AF5AA7D1E2	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)692-0464

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 *	Project Block and Lot
2970 16TH ST	

Project Address Unverified	Project Block And Lot Unverified
2970 16th Street SF CA 94103	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 B	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

中文詢問請電 Para información en Español llamar al Para sa impormasyon sa Tagalog tumawag sa 628.652.7550

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 1.5
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

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

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

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

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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

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

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*

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.

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.

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.

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:

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Stamp:

LICENSED ARCHITECT — 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:

FIRE FLOW DATA & PLANNING APPROVAL LETTER

Scale:

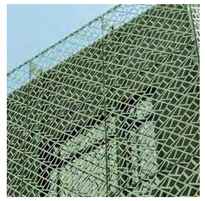
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: ED
Checked: MG
Date: 6/14/2025 9:55:54 AM

Sheet Number: A0.1B

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

MATERIALS



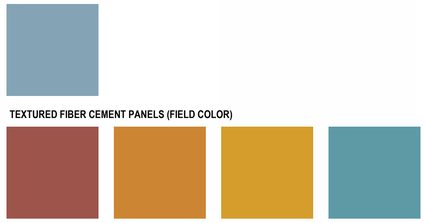
PERFORATED METAL PANELS



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

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LICENSED ARCHITECT
No C-39639
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:

architecture

herman coliver locus
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Drawn By: MB
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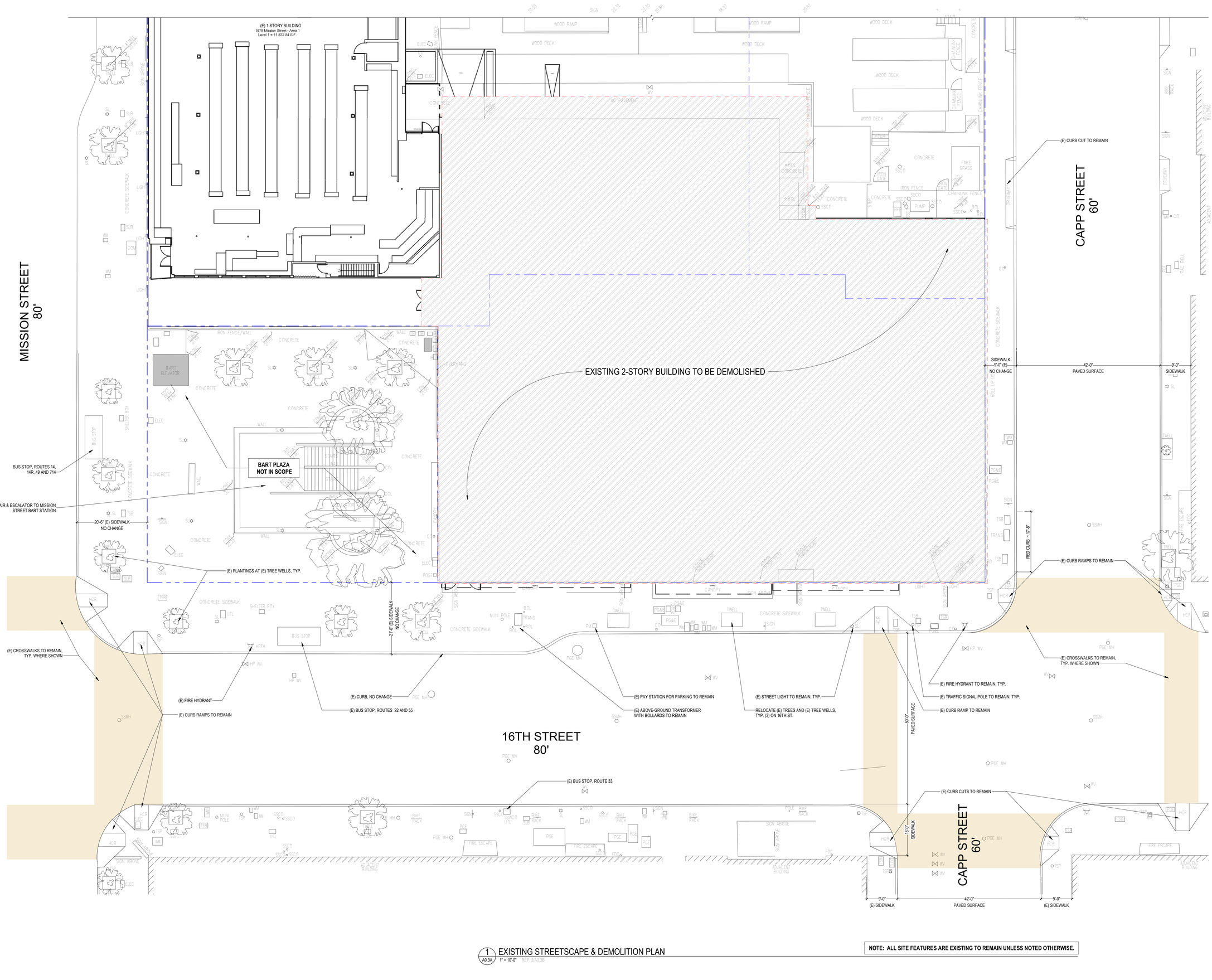
Date: 6/14/2025 9:56:45 AM

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-39619 — 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

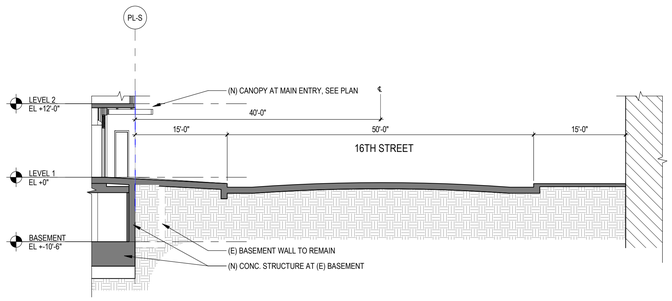
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	ED
Checked:	MG
Date:	6/14/2025 9:56:46 AM

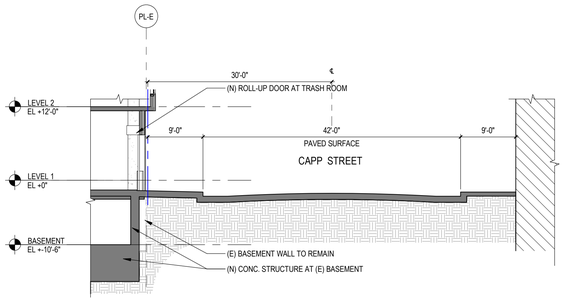
Sheet Number: A0.3A

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. [3900 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]
- 9' TALL STEEL AND WOOD CANOPY WITH GALVIPTD 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



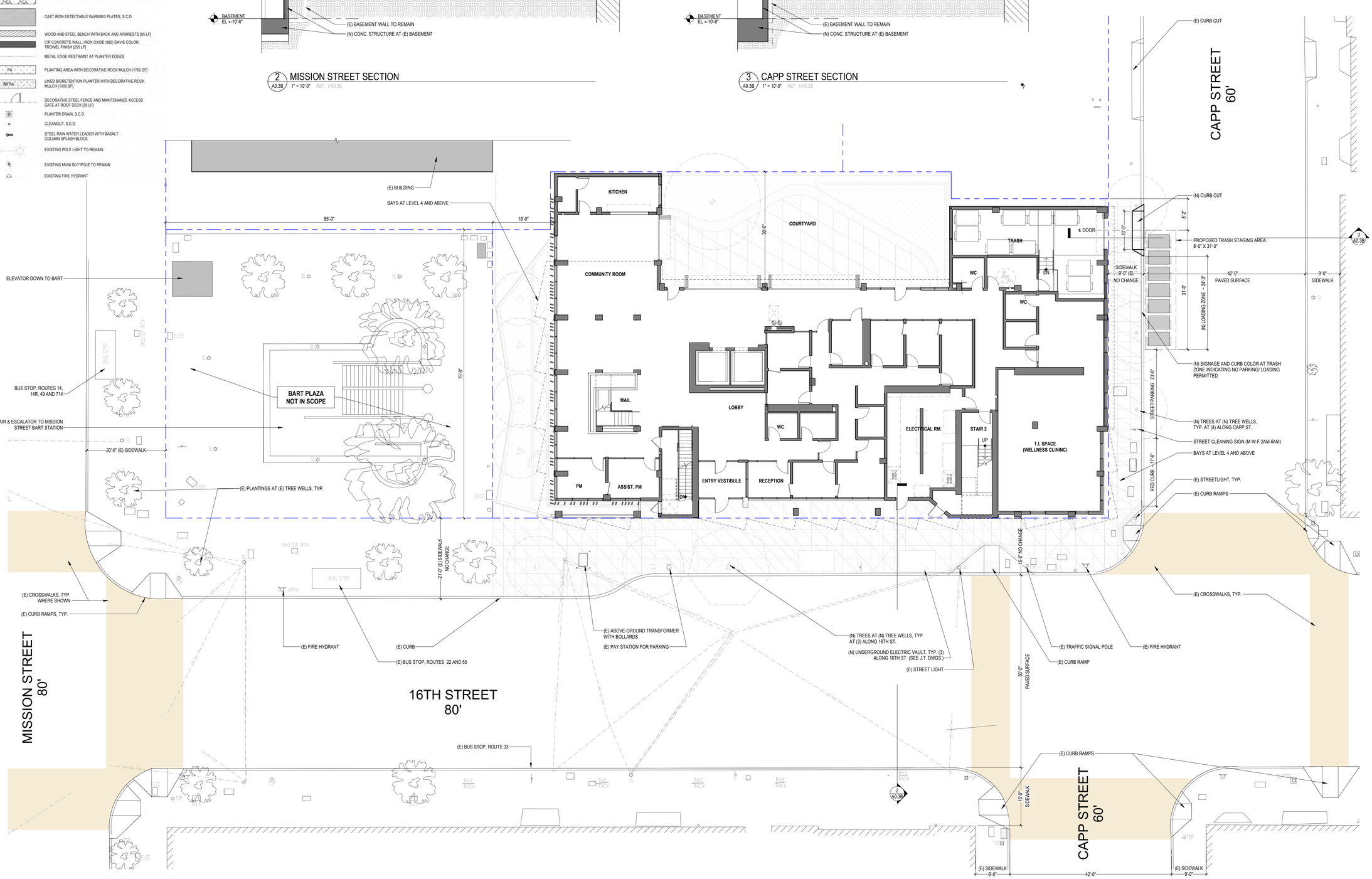
2 A0.3B MISSION STREET SECTION
1" = 10'-0" REF: 1/A0.3B



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.

Stamp:
LICENSED ARCHITECT — No C-39639 — 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:
PROPOSED STREETSCAPE PLAN

Scale: As indicated
N
REF. NORTH

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

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Date: 6/14/2025 9:56:48 AM

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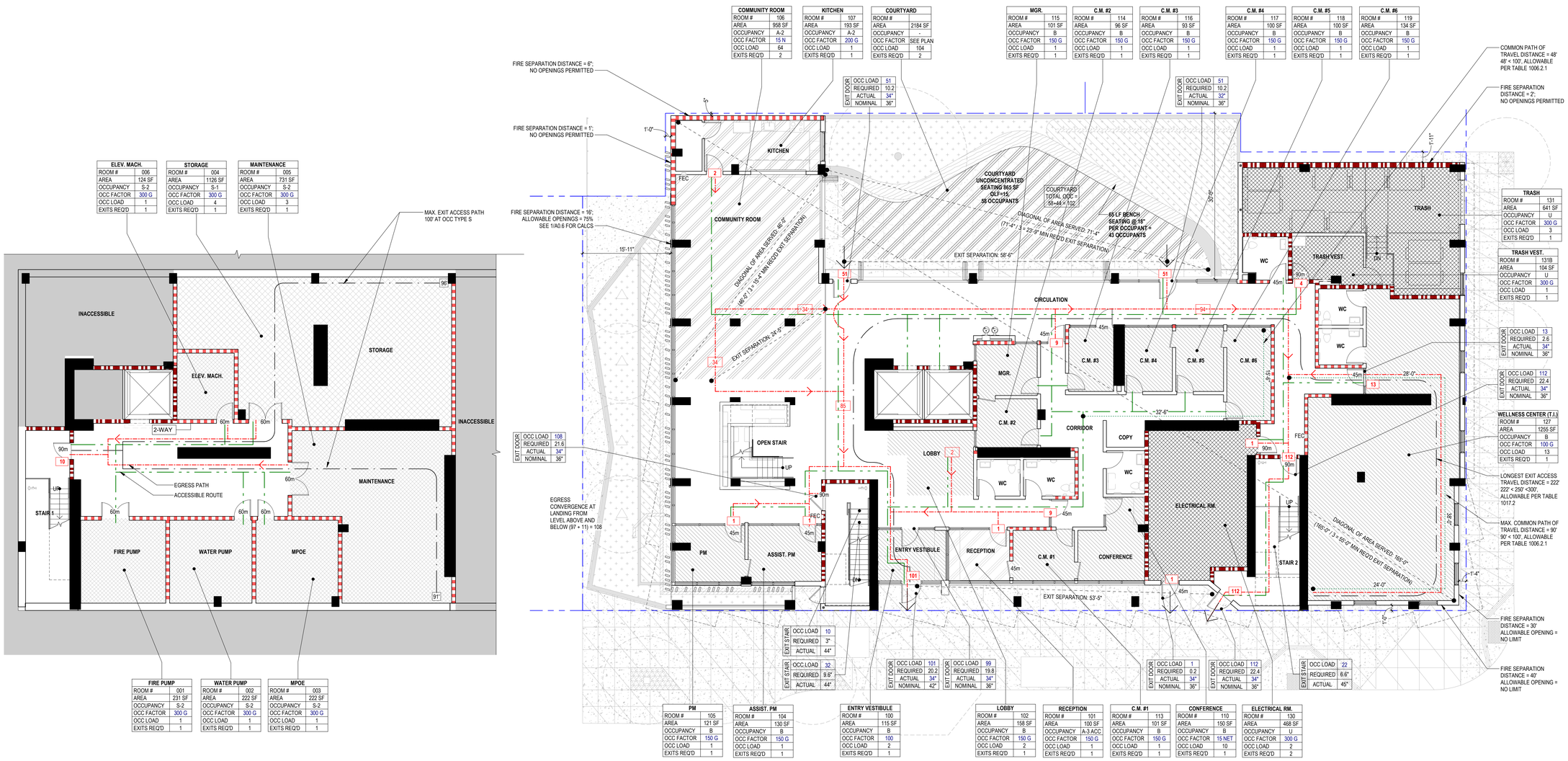


2 A0.5A EGRESS PLAN - BASEMENT LEVEL
1/8" = 1'-0"

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

PLUMBING FIXTURE COUNT

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

A-3 OCCUPANCY (PER CPC TABLE 422.1)	WC		URINAL	LAV		DF
	M	W		M	W	
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	18	1 WC
CONFERENCE ROOM	15	11		
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		URINAL	LAV		DF
	M	W		M	W	
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

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:		1 EXIT (BASEMENT) TABLE 1006.3.4	
A-3, R-2:	250 FT	S:	100 FT
B:	300 FT		
U:	400 FT		

MAXIMUM COMMON PATH OF EGRESS TRAVEL (PER TABLE 1006.2.1)

R-2 :	125 FT (OCC LOAD =<29)
B, S:	100 FT (OCC LOAD =<49)
A, E, U:	75 FT (OCC LOAD =<49)

10'-0" — 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 — 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:

EGRESS & OCCUPANCY PLAN - BASEMENT AND LEVEL 1

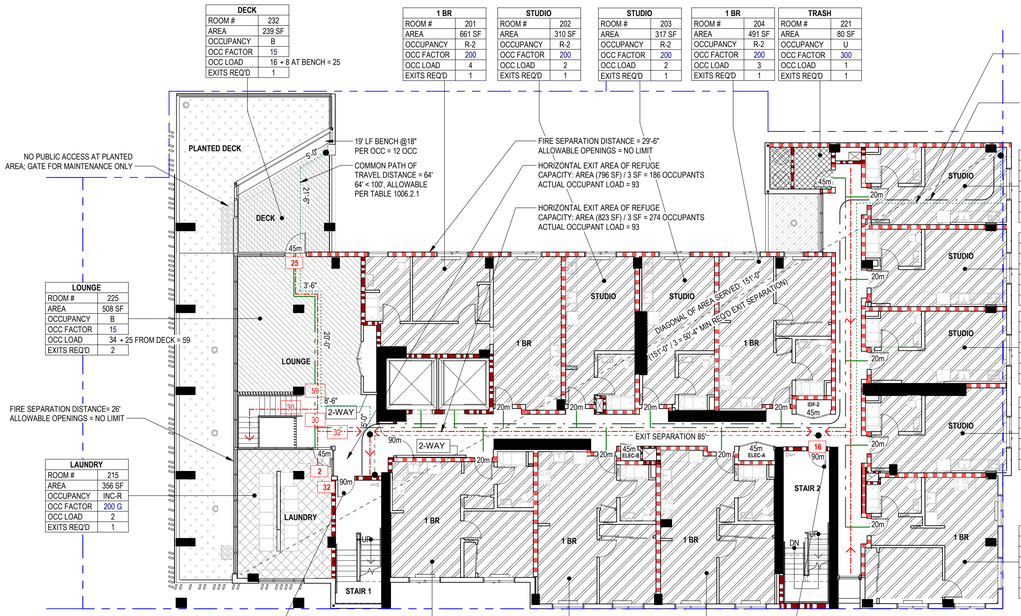
Scale: 1/8" = 1'-0"

TRUE NORTH

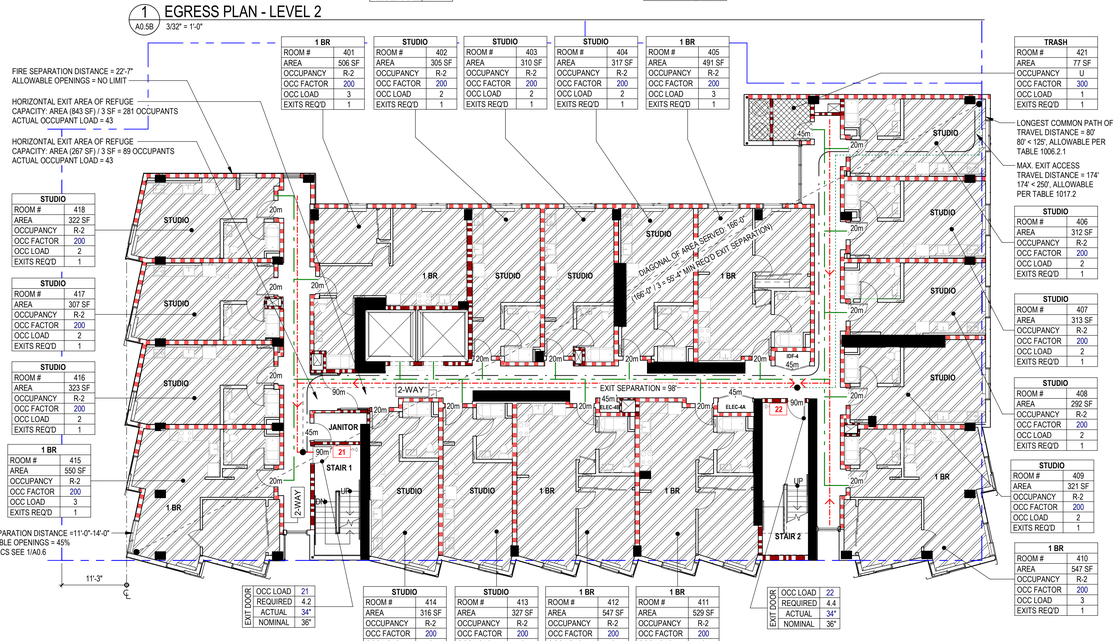
architecture

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

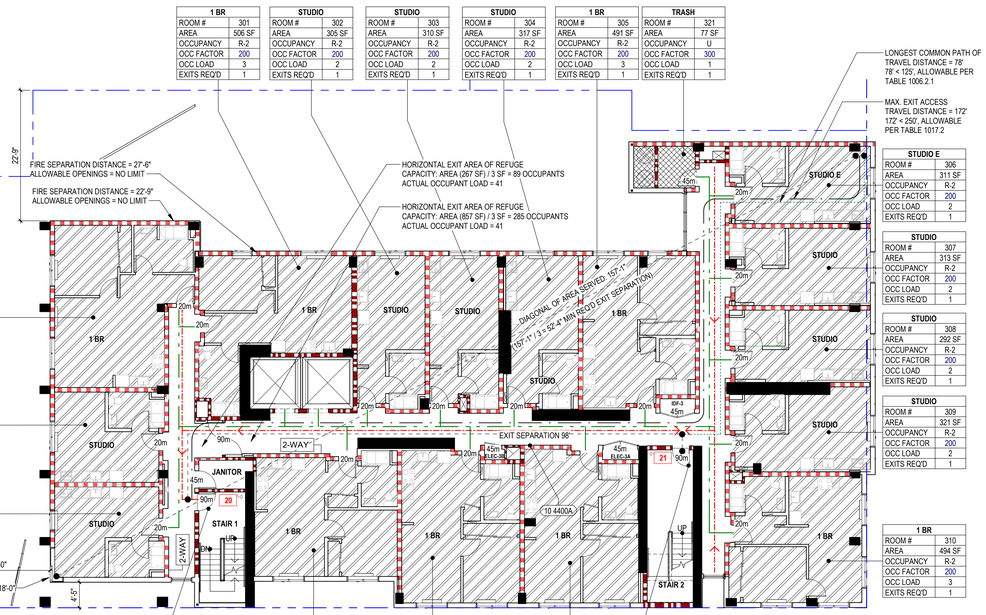
Drawn By:	ED	Sheet Number:
Checked:	MG	A0.5A
Date:	6/14/2025 9:56:51 AM	



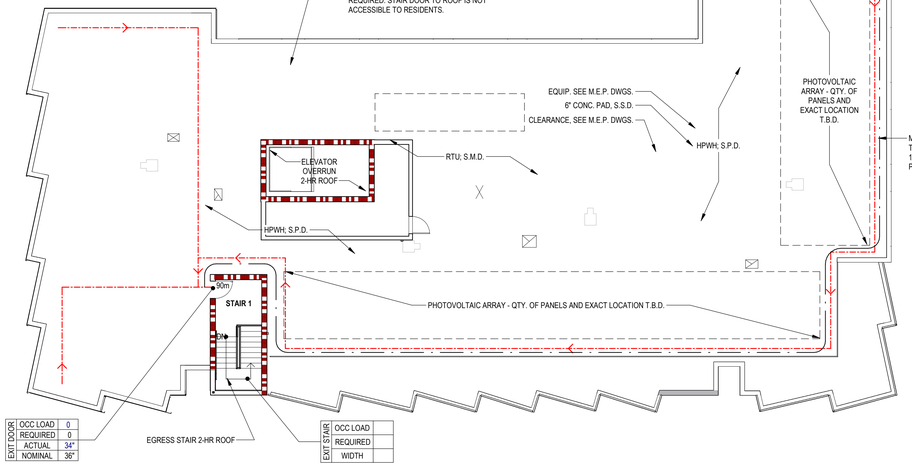
1 EGRESS PLAN - LEVEL 2
A0.5B 3/32" = 1'-0"



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



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



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

OCCUPANCY LEGEND

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

Room name	101
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 SEPARATION 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

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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.
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OCCUPANT LOAD & EGRESS WIDTHS

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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

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

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
Checked: MG
Date: 6/14/2025 9:56:56 AM

Sheet Number: A0.5B

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

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-39619
NOT FOR CONSTRUCTION
OCT 31 2025
RENEWAL DATE
STATE OF CALIFORNIA

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

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

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

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION: ☐ LOW-RISE RESIDENTIAL (R, 1-3 Floors)	☒ HIGH-RISE RESIDENTIAL (R, 4+ Floors)	☐ LARGE NON-RESIDENTIAL (A,B,E,I,M, 25,000 sq.ft. or greater)	☐ OTHER NON-RESIDENTIAL (F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.)	ALTERATIONS + ADDITIONS: ☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS (R, 25,000 sq.ft. or greater)	☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS (R, adds any amount of conditioned area)	☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS (B,M 25,000 sq.ft. or greater)	☐ FIRST-TIME NON-RESIDENTIAL INTERIORS (A,B,I,M 25,000 sq.ft. or greater)	☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS (A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED SILVER (50+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	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 occupancies per CA Energy Code 140.10(a-b) and multifamily per 170.2(f-g). PV is prescriptively required for single family per 150.1(c)14, along with wiring for future installation of energy storage systems per 150.0(s). If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.	•	•	Applies to most types of A, B, I, E, M occupancies. See Energy Code 140.10(a).		n/r	n/r	n/r	n/r	n/r
	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 PREVENTION	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

LA MARAVILLA-BLDG 1 PSH

PROJECT NAME: 3553 / 052

BLOCK/LOT: 2970 16TH STREET

ADDRESS: R-2

PRIMARY OCCUPANCY: 91,828

GROSS BUILDING AREA

MELISSA I GARCIA, AIA

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

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-39639 — 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:

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

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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)819-4726 (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 G256 OF OFFICIAL RECORDS, IMAGE 0610 UNDER RECORDER'S SERIAL NUMBER 94-F710798-00 (EXC. 7 OF PTR – NOT PLOTTABLE).

NOTES

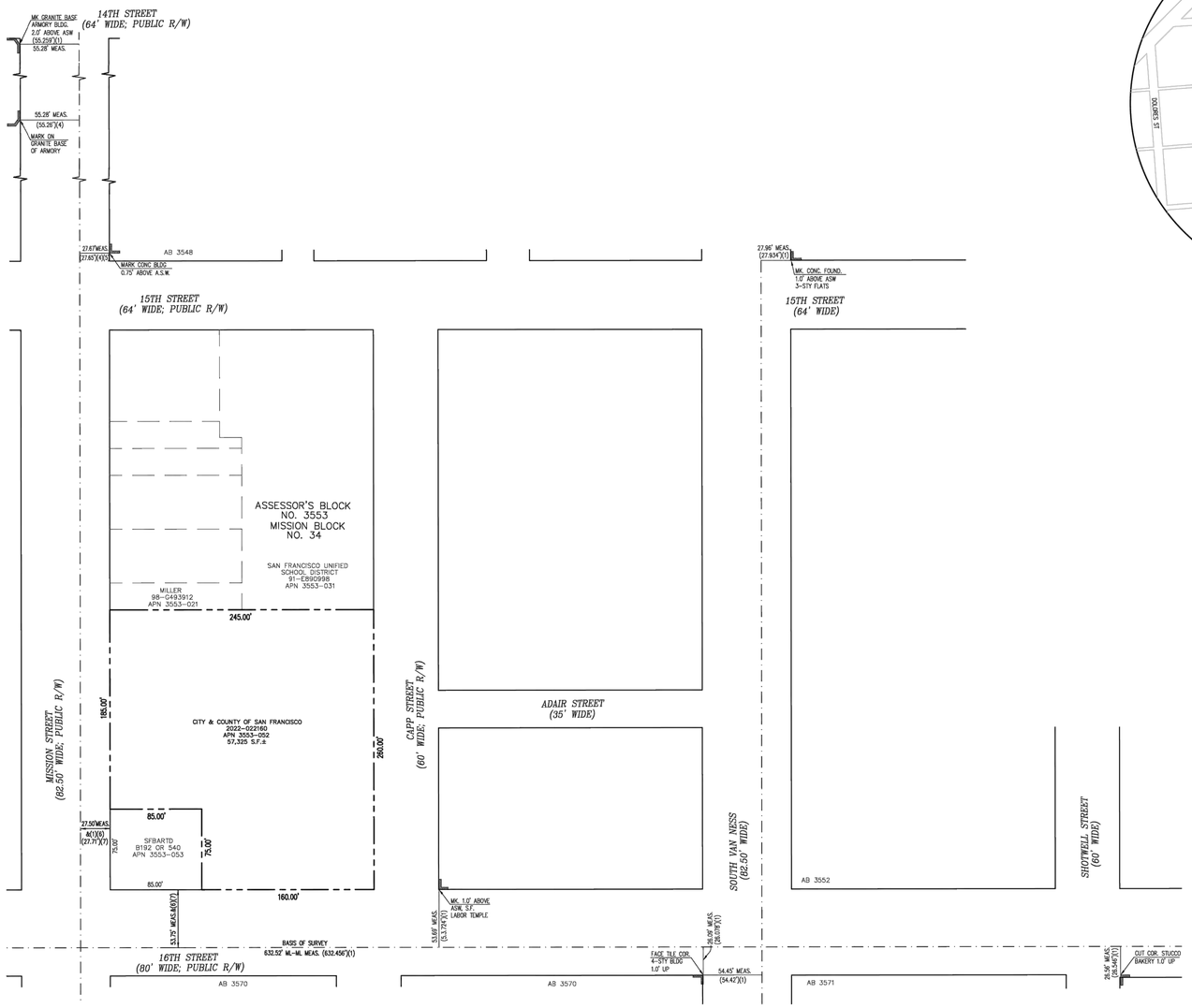
1. DATE OF FIELD SURVEY: THE FIELD WORK WAS COMPLETED ON SEPTEMBER 18, 19, 27, OCTOBER 2, 8, 11 AND NOVEMBER 7, 2024, AND JANUARY 10, 23, 24, AND 30, 2025 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION 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 HFFS 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, 10, 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 LUK LS 8934 STATE OF CALIFORNIA

SCALE: 1" = 40'
NORTH

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

SHEET INDEX

1. NOTES AND BOUNDARY SURVEY
2. TOPOGRAPHIC SURVEY

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. 06075H0011B, 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/B1/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.

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

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

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JOB NO.: 24169A10 PLOT DATE: FEBRUARY 7, 2025

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NO.	REVISION	DATE
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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

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

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

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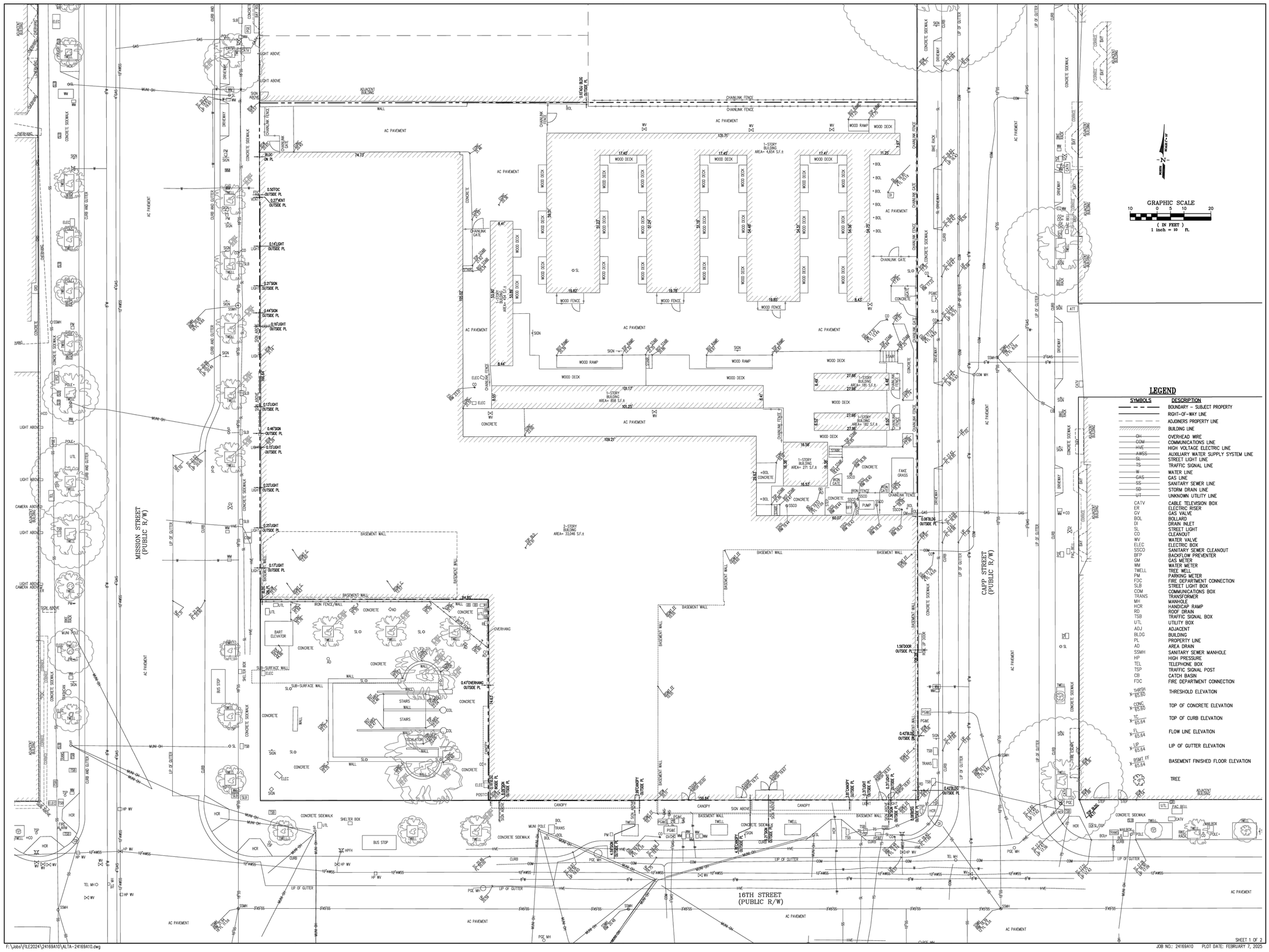

LEGEND

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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SHEET 1 OF 2

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2970 16th Street
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Sheet Title:

EXISTING CONDITIONS PLAN

Scale: AS SHOWN

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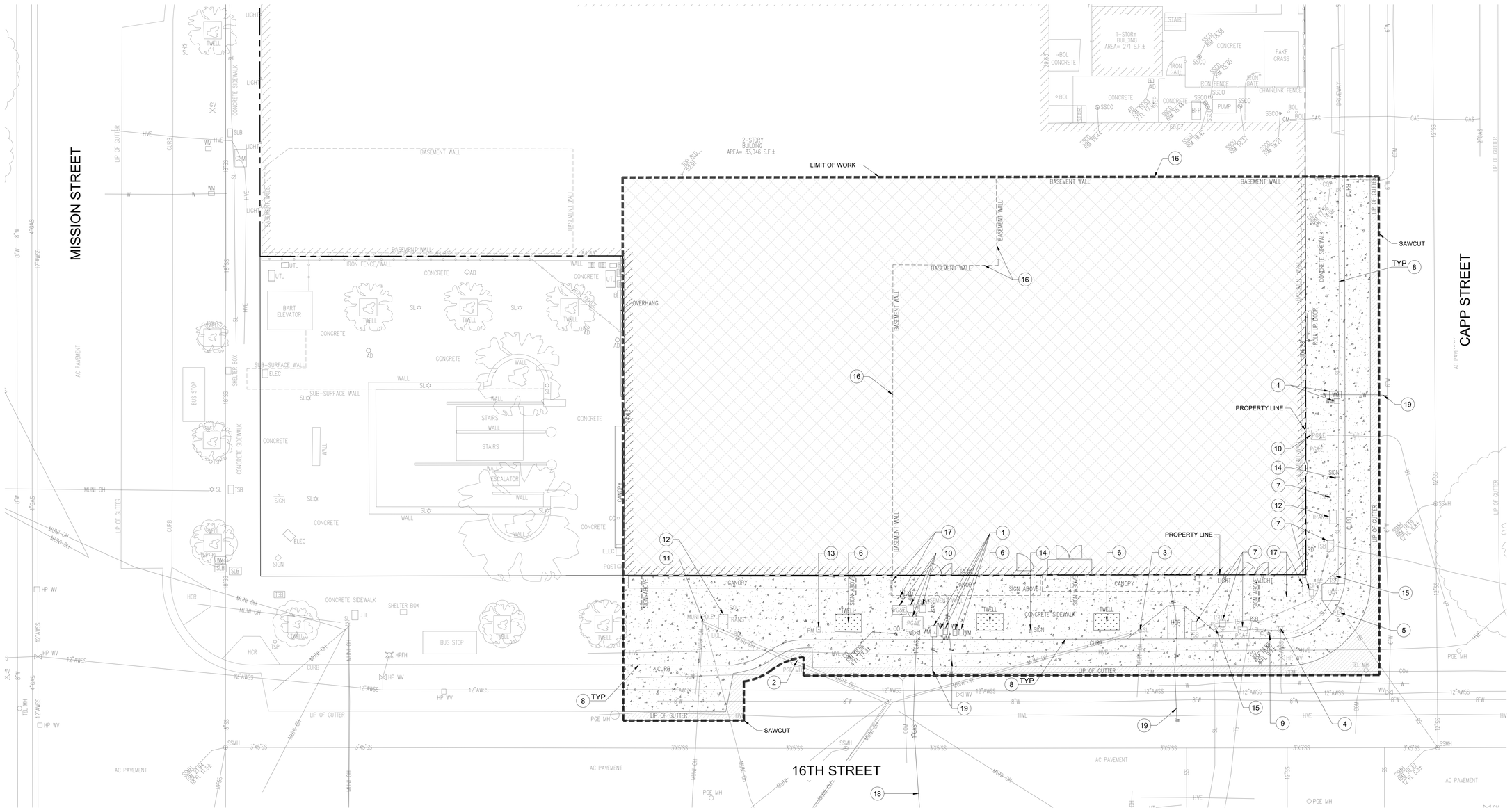

DEMOLITION LEGEND

- 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.

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

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	100% DD	06.13.2025

Project Number: 2405

Project Title:

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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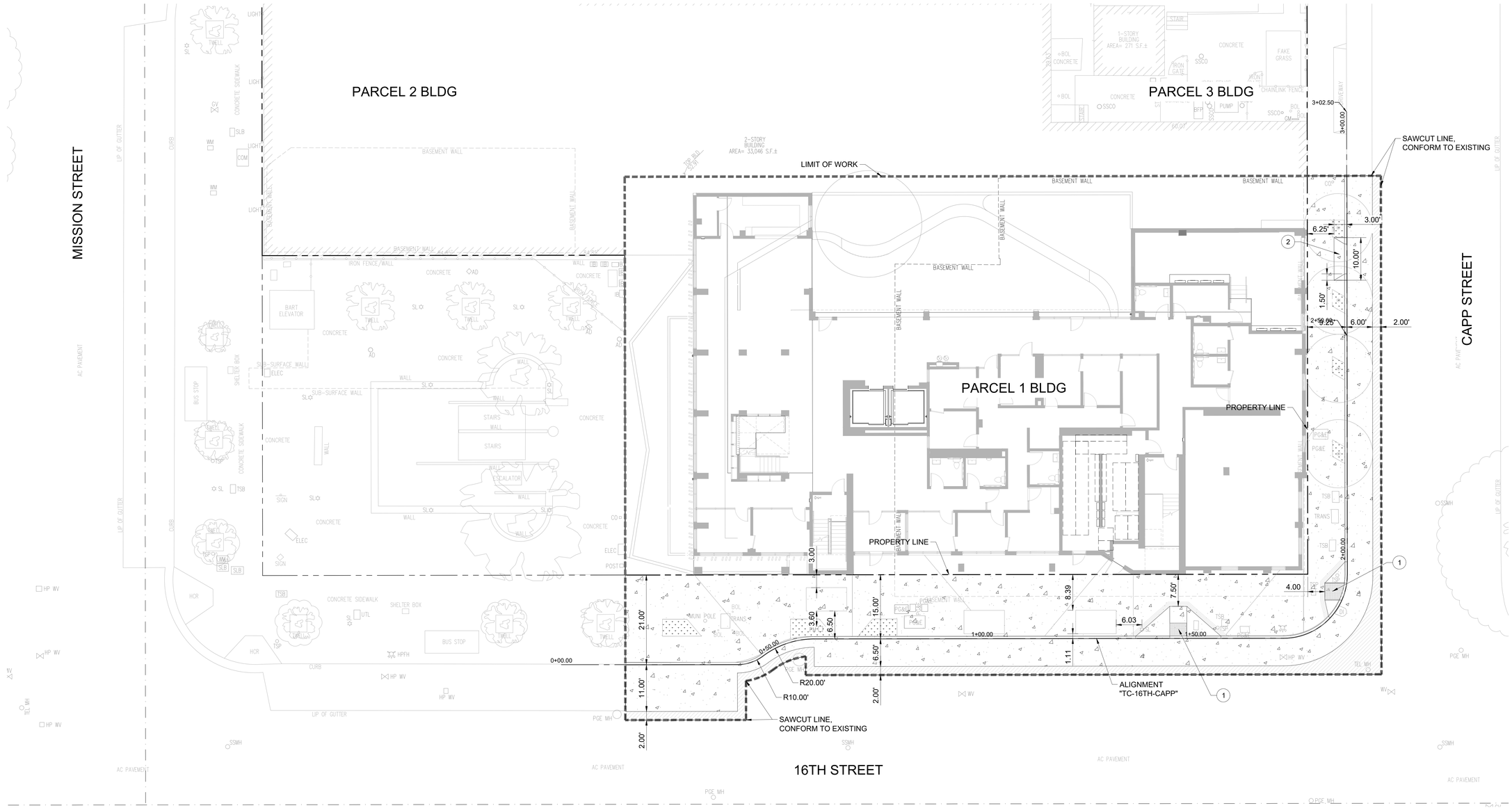

SITE LAYOUT LEGEND

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.

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

BLOCK/LOT: 3553/052

Sheet Title:

SITE LAYOUT PLAN

Scale: 1" = 10'

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TYPICAL DISTRIBUTION TRENCH

Joint Trench - Franchise Area or P.U.E.

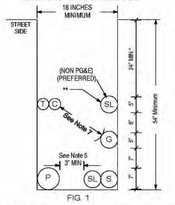


FIG. 1

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

TYPICAL SERVICE TRENCH

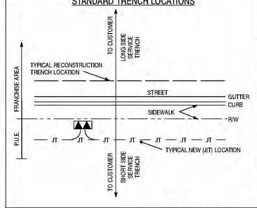


FIG. 2
(View facing Distribution Trench)

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

		G	DUCT T	DB T	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"

STANDARD TRENCH LOCATIONS



SEPARATION AND CLEARANCE DEFINITIONS

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

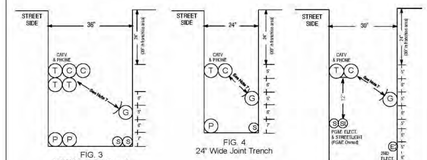
Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

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

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

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

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS



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.

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 1/2" 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: 8" diameter by 2' deep, stainless steel mesh screen.
    - #4 Screen: 8" diameter by 2' deep, stainless steel mesh screen.

Notes continued on the next page

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
    - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.
      Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
    - At no time shall the over saturation of native soils be used to achieve these requirements.
    - Refer to Engineering Document 062288, Items 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.

Disclaimer:

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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:

DRY UTILITY STANDARDS

Scale: N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
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Drawn By:	PP	Sheet Number:
Checked:	TM	C4.1
Date:	6/10/2025	

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 (NBWRO), 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.

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	DUCT T	DB T	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).

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

DOCUMENT APPROVER

Jim Herren, Manager, Gas Distribution Engineering and Design

DOCUMENT CONTACT

Lisseth Villareal, Electric Standards Engineer, Sr

David Krause, Gas Engineer, Codes and Standards - Design and Construction

John Pickering, Expert Business Process Analyst, Distribution Engineering and Design Support

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.

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.

A DRY UTILITY STANDARDS
SCALE:

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

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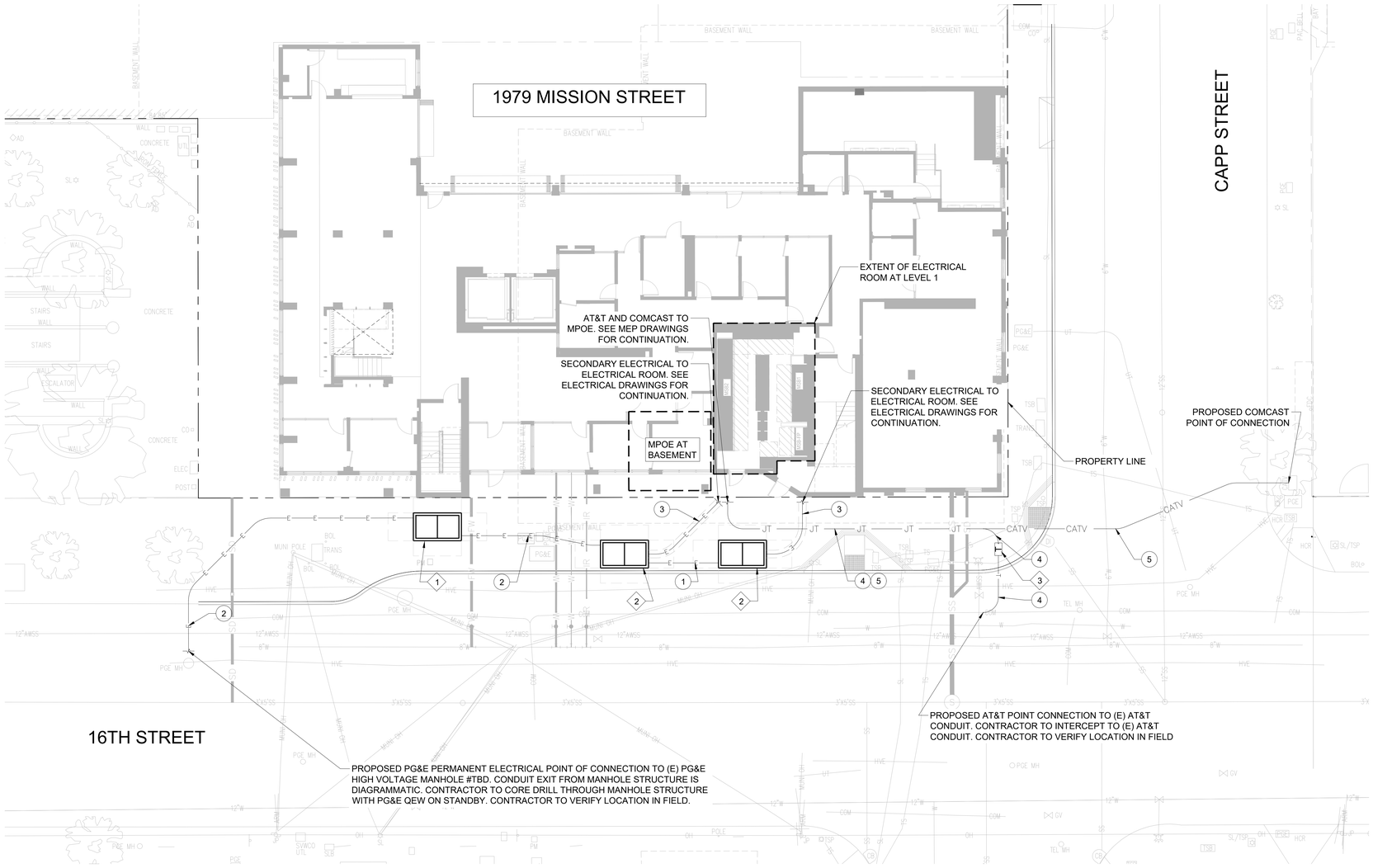

A DRY UTILITY INTENT
SCALE: 1" = 10'

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'

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

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URBANDESIGN CONSULTINGENGINEERS
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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:

JOINT TRENCH INTENT

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:	6/11/2025

Sheet Number: C4.2

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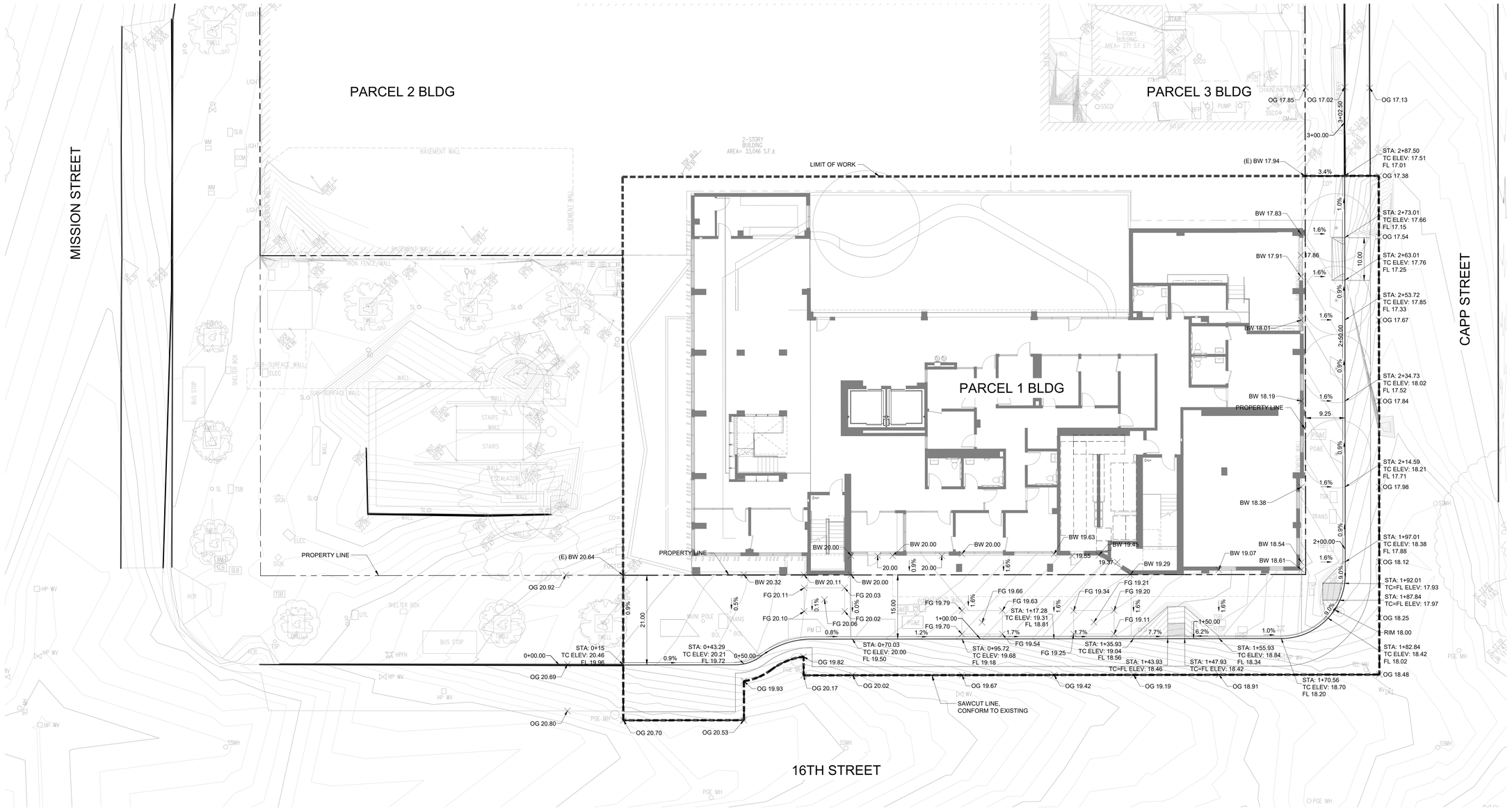

GRADING AND DRAINAGE KEYNOTES

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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2970 16th Street
San Francisco, CA 94103
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Sheet Title:

GRADING AND DRAINAGE 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

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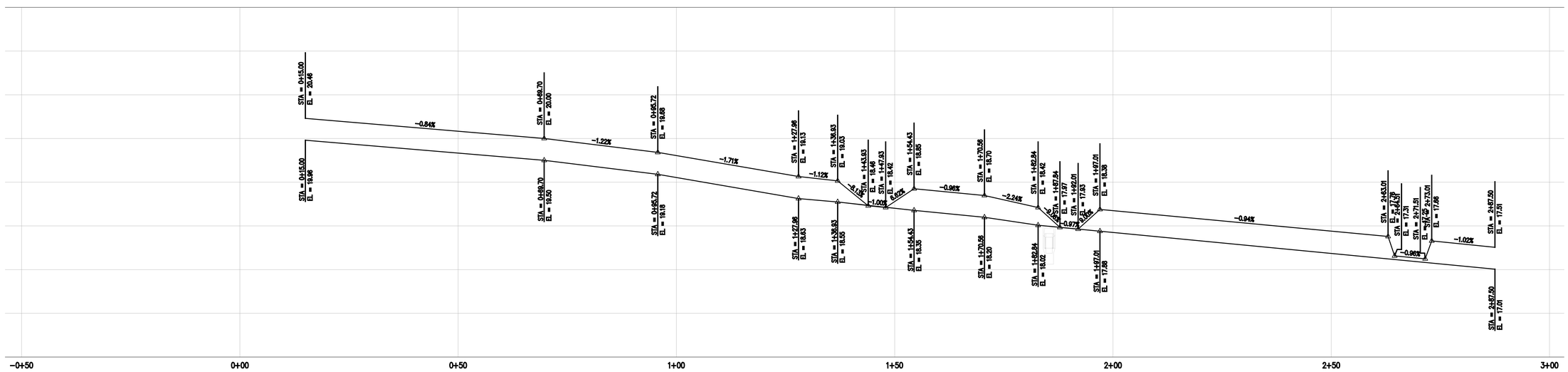

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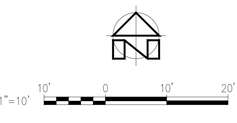

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Sheet Title:

CURB PROFILE

Scale: 1" = 10'

N
REF. NORTH

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

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Date:	6/10/2025	

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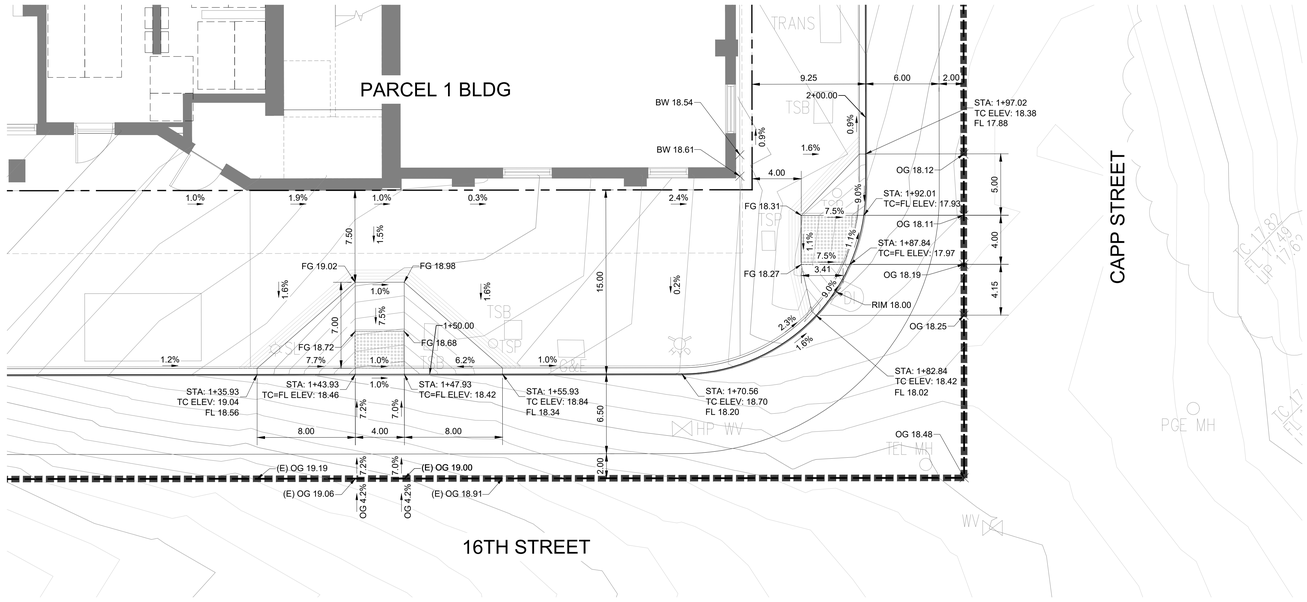

A
–
CURB RAMP DETAIL
SCALE: 1" = 5'

1"=5' 5' 0 5' 10'

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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:

CURB RAMP DETAILS

Scale: 1" = 10'

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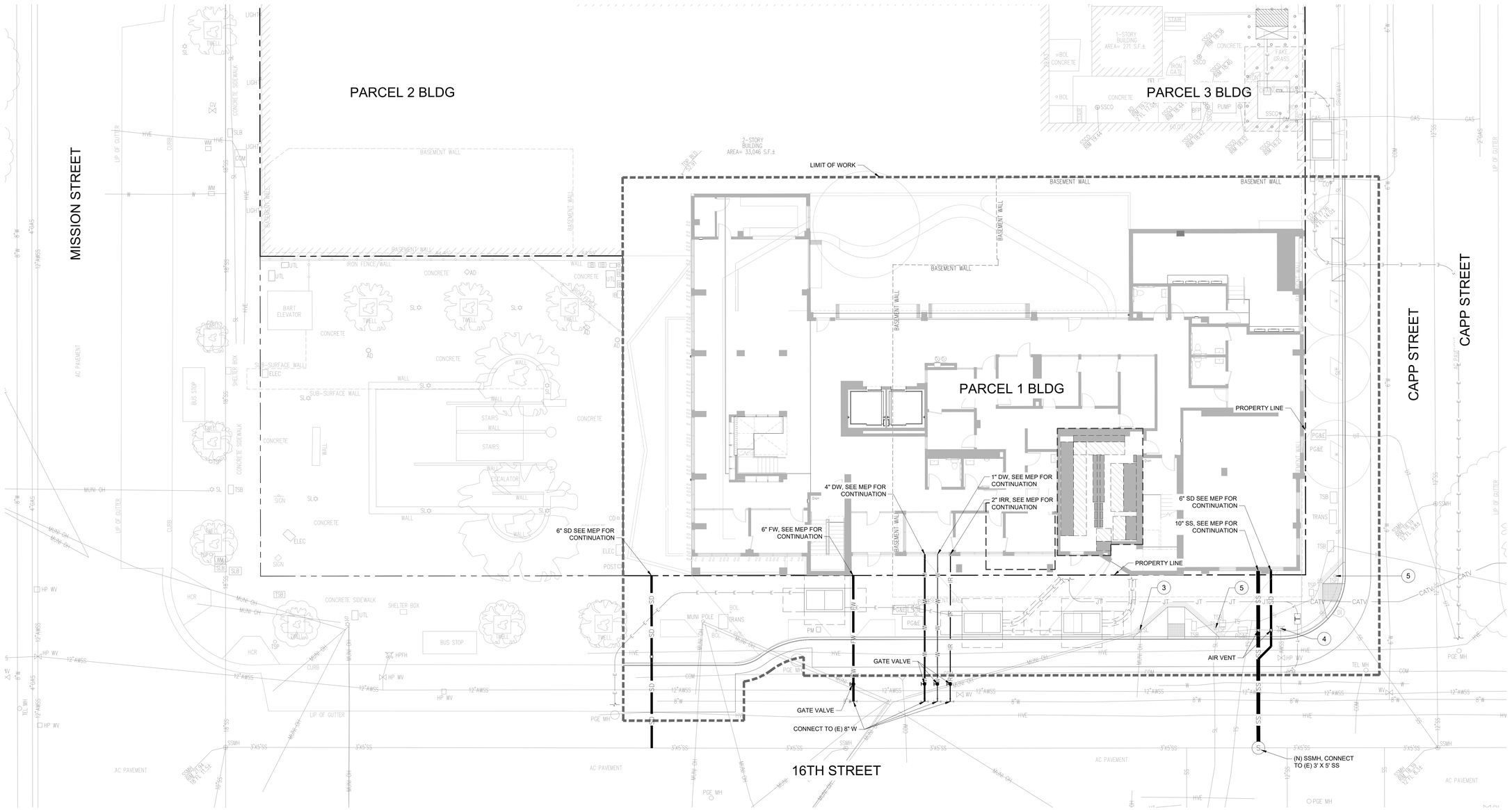

UTILITY CONNECTION KEYNOTES

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.

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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'

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REF. NORTH

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

Drawn By:	PP
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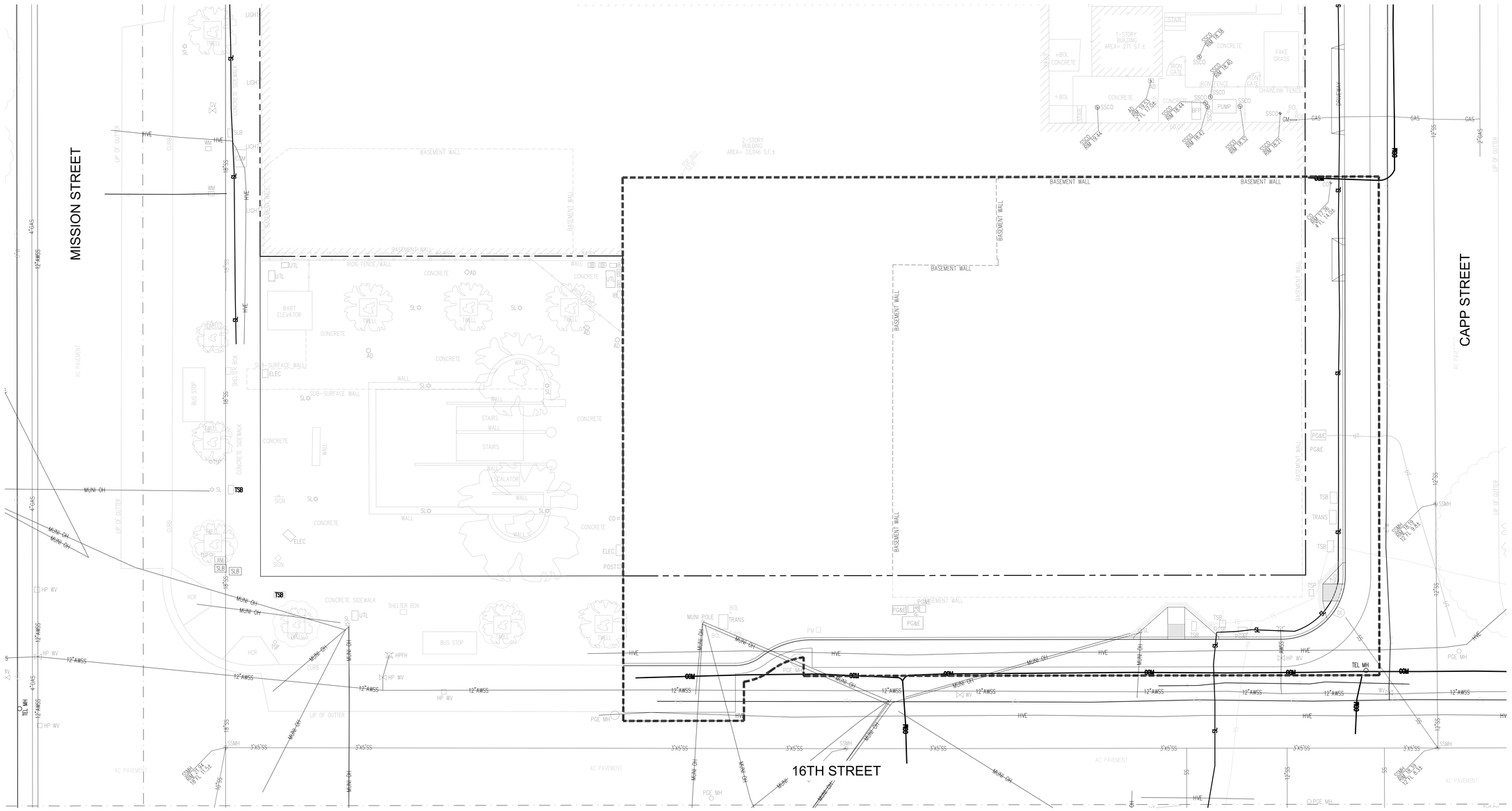

EROSION AND SEDIMENT CONTROL LEGEND

- 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
423 Tehama Street San Francisco, California 94103
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Drawn By:	PP	Sheet Number: C7.0
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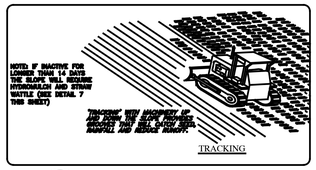

1 C7.1 GRADED SLOPES
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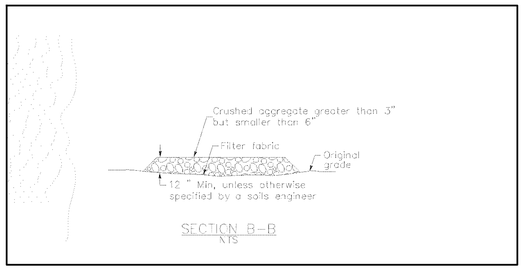

2 C7.1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
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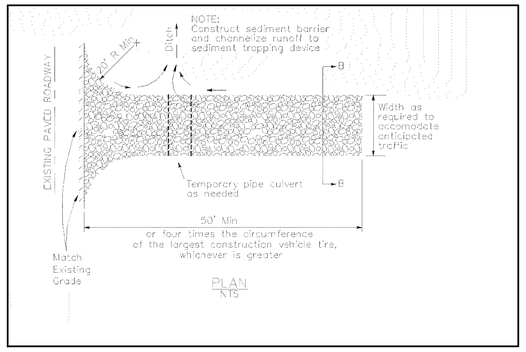

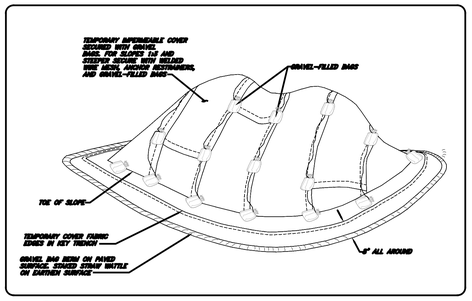

6 C7.1 TEMPORARY COVER ON STOCKPILE
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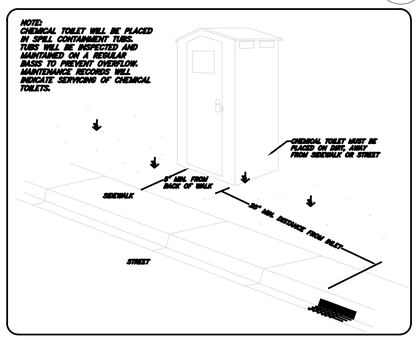

4 C7.1 CHEMICAL TOILET
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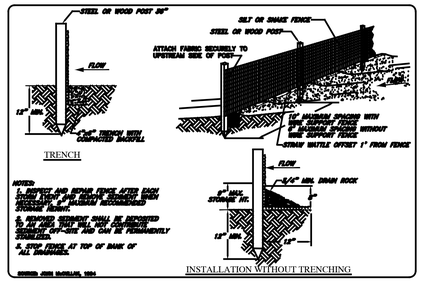

5 C7.1 SILT FENCE
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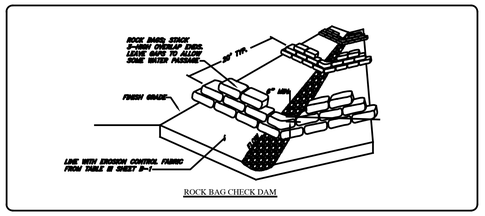

3 C7.1 DITCH CHECK DAM
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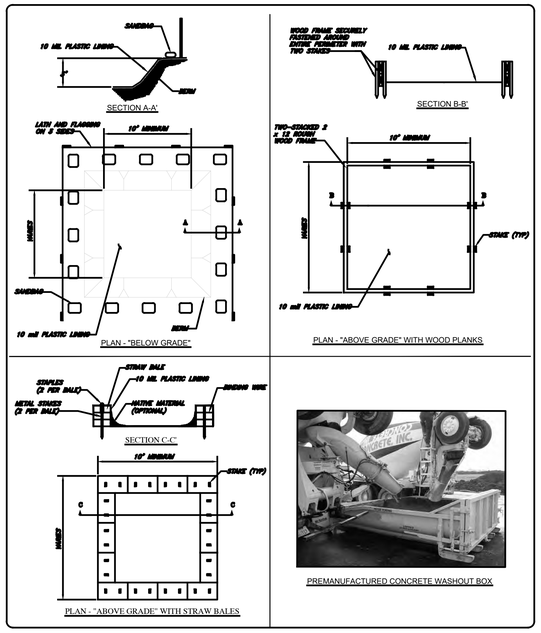


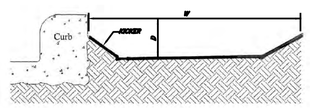
10 C7.1 CONCRETE WASTE MANAGEMENT
SCALE: N.T.S.

7 C7.1 STRAW WATTLE
SCALE: N.T.S.

8 C7.1 FIELD INLET PROTECTION
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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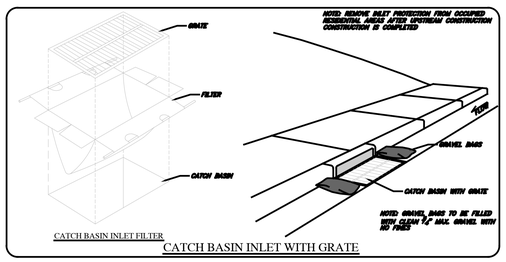

11 C7.1 INLET PROTECTION AFTER PAVING
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2970 16th Street
San Francisco, CA 94103 BLOCK/LOT: 3553/052

Sheet Title:

EROSION AND SEDIMENT CONTROL DETAILS

Scale: N.T.S.

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

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

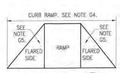
Sheet Number: C7.1

LEGEND

- SECTION/DETAIL IDENTIFICATION / REFERENCE DRAWING NO.
- EXISTING FACILITY (I.E. CURB/GUTTER/PARKING STRIP)
- PROPERTY LINE
- CB — CATCH BASIN
- DIRECTION OF DRAINAGE FLOW
- PULL BOX
- FIRE/POLICE CALL BOX
- PERPENDICULAR

ABBREVIATIONS

ACWS	=	ASPHALT CONCRETE WEARING SURFACE
B	=	BACK OF CURB
BOC	=	BOTTOM OF CURB
BSW	=	BACK OF SIDEWALK
C	=	CURB
CB	=	CATCH BASIN
DAC	=	DISABILITY ACCESS COORDINATOR
DW	=	DETECTABLE WARNING
DWG	=	DRAWING
(E)	=	EXISTING
EL.	=	ELEVATION
FG	=	FIGURE
FL	=	FLOW LINE
FOC	=	FACE OF CURB
G	=	GUTTER
GB	=	GRADE BREAK
MAX.	=	MAXIMUM
MIN.	=	MINIMUM
(N)	=	NEW
PAR	=	PEDESTRIAN ACCESS ROUTE
PED	=	PEDESTRIAN
PL	=	PROPERTY LINE
R.O.W.	=	RIGHT OF WAY
TOC	=	TOP OF CURB
TYP.	=	TYPICAL
UON	=	UNLESS OTHERWISE NOTED



CURB RAMP DEFINITION (A)

GENERAL NOTES

G1. IT IS THE PURPOSE OF THESE DOCUMENTS TO PROVIDE TECHNICAL STANDARDS THAT EXPAND ON THOSE FOUND IN FEDERAL, STATE, AND LOCAL ACCESSIBILITY REGULATIONS. THE SCOPE OF ACCESSIBLE FEATURES (LOCATIONS REQUIRED) IS SET FORTH IN THE FEDERAL, STATE, AND LOCAL ACCESSIBILITY STATUTES AND REGULATIONS. SCOPING OF THE DEPICTED ELEMENTS IS NOT THE PURPOSE OF THESE DOCUMENTS.

G2. THE ACCESSIBLE STREET CROSSING STANDARD, FILE NO. 102,854 THROUGH 102,864 SUPERSEDE ALL PREVIOUS STANDARD CURB RAMP DRAWINGS FILE NO. 93,017 THROUGH 93,019.3. ALL WORK SHALL CONFORM TO ST OF SAN FRANCISCO WORKS STANDARD PLANS AND SPECIFICATIONS, LATEST VERSIONS.

G3. STANDARD CURB RAMP LAYOUTS SHOWN ON RX-3 THRU RX-6 ARE TO BE USED IN NEW CONSTRUCTION AND IN ALTERATIONS (SEE NOTE G7B) TO THE EXTENT IT IS TECHNICALLY FEASIBLE OR STRUCTURALLY PRACTICABLE. USE OF SHEETS RX-7 TO RX-11 IN ALTERATIONS OF (E) PUBLIC R.O.W. ARE SUBJECT TO APPROVAL BY CITY ENGINEER, PUBLIC WORKS DISABILITY ACCESS COORDINATOR (DAC), OR THEIR DESIGNEE, AND REQUIRES DOCUMENTED EVIDENCE THAT STANDARD CURB RAMP CONSTRUCTION WOULD BE TECHNICALLY INFEASIBLE OR STRUCTURALLY IMPRACTICABLE. CURB RAMP LAYOUT SHEETS ARE ORDERED FROM HIGHEST TO LOWEST ALLOWABLE DESIGN, WITHIN EACH SHEET, DETAILS ARE ORDERED FROM HIGHEST TO LOWEST ALLOWABLE LAYOUT, UNLESS OTHERWISE NOTED. THE HIGHEST ORDERED LAYOUT THAT FITS WITHIN SITE CONSTRAINTS SHALL BE PROVIDED.

G4. A "CURB RAMP" IS DEFINED AS THE AREA WHICH INCLUDES THE RAMP AND THE FLARED SIDES. THE "RAMP" IS DEFINED AS THE MINIMUM 4'-0" WIDE CENTER PORTION INCLUDING THE DETECTABLE WARNING ("DW"). THE "FLARED SIDE" IS DEFINED AS THE AREA ON EITHER SIDE OF THE RAMP WHICH LIES ON A SLOPED PLANE, (SEE DETAIL "A".) THE CURB RAMP SURFACES SHALL BE PLANAR WITH A MINIMUM DEGREE OF WARPING AND A SURFACE PLANARITY (FLATNESS TOLERANCE) OF 1/4 INCH PER 10'-0"OR STRAIGHT EDGE, MAXIMUM.

G5. SIDES OF CURB RAMPS: IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP SUCH AS AT LANDSCAPED AREAS.

G6. A LEVEL LANDING CONCRETE GUTTER OF 2 FEET MINIMUM WIDTH SHALL BE PROVIDED AT THE LOWER END OF THE RAMP. THE ALGEBRAIC SUM OF THE OPPOSING SLOPES BETWEEN TWO ADJACENT SURFACES SHALL NOT EXCEED 10.33%. THE BOTTOM OF RAMP SHALL BE FLUSH WITH LOWER LANDING (NO LIP). PROVIDE GUTTER CONTROL JOINTS AT FRONT OF RAMP AND ALIGN WITH DIRECTION OF TRAVEL.

G7. A LEVEL LANDING 4 FEET MINIMUM IN LENGTH SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP.

G8. EXISTING VERTICAL OBSTRUCTIONS SHALL HAVE A MINIMUM CLEARANCE OF 6–INCHES FROM EDGE OF RAMP MEASURED FROM THE NEAREST PROTRUDING PART BETWEEN A HEIGHT OF 8–INCHES AND 80–INCHES.

G9. PEDESTRIAN PUSHBUTTON POLES WILL ONLY BE ALLOWED IN THE "PEDESTRIAN PUSHBUTTON ALLOWABLE AREA" AS NOTED ON SHEET RX–5, DETAIL A1 AND B1, WITH FACEPLATE ORIENTED PARALLEL TO CROSSWALK PATH OF TRAVEL, AND PUSHBUTTON ON SIDE CLOSEST TO RAMP. ALTERNATE LAYOUTS FOR PEDESTRIAN PUSHBUTTON POLES MAY BE POSSIBLE IN CASES OF TECHNICAL INFEASIBILITY PROVIDED EQUAL FACILITATION IS PROVIDED PER MUTCD GUIDANCE.

G10. FIRE AND POLICE CALL BOXES: SEPARATION BETWEEN CURB RAMPS (CLEARANCE "A") SHALL BE 3' MIN. WIDTH FOR WHEELCHAIR ACCESS TO CALL BOX, 2.5' ALLOWABLE AT CLEARANCE "A" IF CALL BOX IS SET LESS THAN OR EQUAL TO 3' FROM TOP OF CURB RAMP, CALL BOXES MAY BE LOCATED BETWEEN RAMPS IF CLEARANCE "A" IS GREATER THAN OR EQUAL TO 2.5', IF CLEARANCE "A" LESS THAN 2.5', CALL BOXES MAY BE PLACED IN "PEDESTRIAN PUBLISHABLE ALLOWABLE AREA."

G11. WHEN RAMP IS NOT PERPENDICULAR TO CURB, LONG FLARED SIDE CAN BE TRUNCATED AS INDICATED ON SHEET RX–3, DETAIL B.

G12. THE SURFACE OF THE CURB RAMP AND DW (INCLUDING DOME TOP) AND BETWEEN DOMES SHALL BE SMALL, FIRM, AND SLIP RESISTANT. THE CONCRETE CURB RAMP SURFACE SHALL BE BROOM FINISHED TRANSVERSE TO THE AXIS OF THE RAMP AND SHALL BE SLIGHTLY ROUGHER THAN THE FINISH ON THE ADJACENT SIDEWALK SURFACE. SLIP RESISTANCE SHALL BE MEASURED IN ACCORDANCE WITH PUBLIC WORKS ORDER 178,112 OR CURRENT SUBSEQUENT ORDER.

G13. WHEN THE 4–FOOT MINIMUM DISTANCE BETWEEN FLARED SIDES OF TWO ADJACENT CURB RAMPS CANNOT BE ACHIEVED DUE TO TECHNICAL INFEASIBILITY, DISTANCE BETWEEN MAY BE REDUCED. SEE SHEET RX–7, NOTE 4.

G14. CURB RAMPS SHALL HAVE A STRONG VISUAL CONTRAST WITH ADJACENT SIDEWALK AND ARE TO BE POURED SEPARATELY. DARK COLORED CURB RAMPS SHALL BE USED IN AREAS WITH CITY STANDARD SIDEWALK. PLEASE REFER TO SECTION 204 OF PUBLIC WORKS STANDARD SPECIFICATIONS. CURB RAMPS TO BE CITY STANDARD SIDEWALK COLOR WHEN ADJACENT SIDEWALK IS WITH DOWNTOWN STREETSCAPE PLAN (DARK SIDEWALK IN C–3 DISTRICTS), AS DEFINED IN PUBLIC WORKS ORDER NO.172,566. THE FOLLOWING MANUFACTURERS AND COLOR, OR APPROVED EQUAL MAY BE USED FOR FACE RESISTANT DARK COLOR: (1) L.M. SCOFIELD "C–24 CHARCOAL GRAY"; (2) QC INTERNAL COLORS "IC–3 ASH GRAY"; (3) SOLOMON COLORS "GRAY ROC" CARBON BLACK SHALL NOT BE USED FOR DARK PIGMENT. GROOVED BORDERS MAY BE OF SIDEWALK OR CURB RAMP COLOR. GROOVED BORDERS AT ADJACENT CURB RAMPS SHALL MATCH.

G15. CURB RAMP LENGTH MAY BE LIMITED TO 15 FEET WHERE EXISTING SIDEWALK OR ROADWAY RUNNING GRADE MAKES IT TECHNICALLY INFEASIBLE OR STRUCTURALLY IMPRACTICABLE TO LIMIT RAMP SLOPE TO 8.33%

G16. "CROSSWALK," AS DEFINED IN UNIFORM VEHICLE CODE, SECTION 1–112, IS EITHER: "(A) THAT PART OF A ROADWAY AT AN INTERSECTION INCLUDED WITHIN THE CONNECTIONS OF THE LATERAL LINES OF THE SIDEWALKS ON OPPOSITE SIDES OF THE HIGHWAY MEASURED FROM THE CURBS, OR IN THE ABSENCE OF CURBS, FROM THE EDGES OF THE TRAVERSABLE ROADWAY; AND IN THE ABSENCE OF A SIDEWALK ON ONE SIDE OF THE ROADWAY, THE PART OF A ROADWAY INCLUDED WITHIN THE EXTENSION OF THE LATERAL LINES OF THE EXISTING SIDEWALK AT RIGHT ANGLES TO THE CENTERLINE; (B) ANY PORTION OF A ROADWAY AT AN INTERSECTION OR ELSEWHERE DISTINCTLY INDICATED FOR PEDESTRIAN CROSSING BY LINES OR OTHER MARKINGS ON THE SURFACE."

G17. PUBLIC WORKS POLICY IS THAT RAMP IS TO RUN PARALLEL TO CROSSWALK AND BE PLACED AS CLOSE TO CENTER OF CROSSWALK AS FEASIBLE. WHERE CROSSWALK MARKINGS EXIST, FULL WIDTH OF RAMP IS TO BE WITHIN CROSSWALK MARKINGS WITH A PREFERRED MINIMUM OF 3 FEET BETWEEN RAMP AND MARKINGS. ALIGNMENT OF RAMP AT OPPOSITE SIDES IS DESIRABLE, ESPECIALLY AT WIDE CROSSWALKS. EACH CROSSWALK SHALL HAVE A CURB RAMP AT EACH END.

G18. PEDESTRIAN CROSSWALKS, AS REFERENCED IN THESE STANDARDS, ARE SHOWN FOR GENERAL LOCATION ONLY. ACTUAL CROSSWALK MARKINGS SHALL BE PER SFMTA STANDARDS WHERE MARKED.

G19. CURB HEIGHT WITHIN CROSSWALK AREA SHOULD BE IN ACCORDANCE WITH PUBLIC WORKS STANDARD PLANS (6–INCH TYPICAL) WHERE NECESSARY, TO PROVIDE CURB RAMPS, CURB HEIGHT MAY BE 4 TO 7–INCHES WITHIN CROSSWALK AND CURB RETURN AREA, CURB HEIGHT OVER 7–INCHES MAY BE APPROVED ON A CASE BY CASE BASIS BY CITY ENGINEER, PUBLIC WORKS DAC, OR THEIR DESIGNEE, OUTSIDE OF CROSSWALK AREAS (FOR EXAMPLE WITHIN RED CURB AREAS,) CURB HEIGHTS <6" MAY BE APPROVED AS A CASE BY CASE EXCEPTION BY PUBLIC WORKS HYDRAULIC SECTION MANAGER.

G20. FOR CALIFORNIA VEHICLE CODE (CVC) 22522, "NO PERSON SHALL PARK A VEHICLE WITHIN THREE FEET OF ANY SIDEWALK ACCESS RAMP CONSTRUCTED AT, OR ADJACENT TO, A CROSSWALK OR AT ANY OTHER LOCATION ON A SIDEWALK SO AS TO BE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY DISABLED. IF THE AREA ADJOINING THE RAMP IS DESIGNATED BY EITHER A SIGN OR RED PAINT, TO MEET CVC 22522 REQUIREMENTS, CURB TO BE MARKED WITH RED PAINT TO DESIGNATE NO PARKING WITHIN 3' OF OUTSIDE EDGE OF RAMP. TRAFFIC PATH OF TRAVEL IS NOT PERPENDICULAR TO THE CURB, CURB SHALL BE PAINTED RED AT THE MINIMUM LENGTH NEEDED TO DESIGNATE NO PARKING WITHIN 3' OF RAMP. WHERE PARKING SPACE IS MARKED, CURB MARKINGS ARE NOT TYPICALLY REQUIRED. WHERE PARKING SPACE IS NOT MARKED W/CURB PARKING SPACE, CURB MARKINGS ARE NOT TYPICALLY REQUIRED. WITHIN MARKED CROSSWALKS, THEREFORE, CURB SHALL BE PAINTED RED WHERE PARKING RESTRICTED AREA OF CURB FALLS OUTSIDE CROSSWALK MARKINGS. SFMTA PROVIDES ALL CURB MARKINGS. MARKING TO BE COORDINATED WITH SFMTA.

G21. EXISTING UTILITY BOXES AND COVERS SHALL BE ADJUSTED TO BE FLUSH WITH CURB RAMP SURFACE AND SHALL NOT STRADDLE ANY CHANGE IN PLANE. CONTACT UTILITY OWNER FOR INSTRUCTIONS ON PROPER ADJUSTMENT OF A1–GRADE FACILITIES. NO UTILITY BOXES AND COVERS ARE TO LIE WITHIN THE DW AREA. WHERE CURB RAMPS CANNOT BE DESIGNED TO AVOID EXISTING WATER VALVES, EXISTING WATER VALVES SHALL BE RELOCATED OUTSIDE OF CURB RAMPS. NO WATER MOTOR BOXES GREATER THAN 10" X 10" SHALL BE IN FLARED SIDES. NEW UTILITY BOXES SHALL NOT BE PLACED WITHIN THE GROOVED BORDER, CURB RAMP, OR CURB RETURN AREA. SEE PUBLIC WORKS ORDER 175,387.

G22. THE CONTRACTOR SHALL REFERENCE AND PRESERVE ANY EXISTING MONUMENTS WITHIN THE LIMITS OF WORK. A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR PURSUANT TO THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, SECTION 8771, PRIOR TO ANY WORK COMMENCING. IF ANY MONUMENT IS DESTROYED, DAMAGED, COVERED, OR OTHERWISE OBLITERATED, THE CONTRACTOR SHALL RESET SAID MONUMENT AS REQUIRED AND MANDATED IN PUBLIC WORKS DOCUMENT "MONUMENT PRESERVATION." A COPY OF THIS DOCUMENT MAY BE OBTAINED FROM THE OFFICE OF THE COUNTY SURVEYOR, 1155 MARKET STREET, 3RD FLOOR, SAN FRANCISCO, CA 94103, TELEPHONE: 415–554–5810.

G23. THE STREET NAME SHALL BE STAMPED IN BOLD UPPERCASE LETTERS 4–INCH HIGH AND 1/2–INCH DEEP ON THE FLARED SIDE FARTHEST FROM ANGULAR CORNER OR ON AN ADJACENT SIDEWALK FLAG AS DIRECTED BY THE ENGINEER. NAME SHALL BE PARALLEL TO THE STREET IT NAMES.

G24. RAMPS WITH GRADE BREAKS SHALL HAVE A BACK OF CURB ELEVATION OF 0.01 FEET HIGHER THAN THE SPECIFIED FACE OF CURB ELEVATION.

G25. RAMPS WITHOUT GRADE BREAKS MAY HAVE A MAXIMUM BACK OF CURB ELEVATION OF 0.03 FEET HIGHER THAN THE FACE OF CURB ELEVATION.

G26. AT LOCATIONS WHERE IT IS NOT TECHNICALLY FEASIBLE TO DESIGN TO THE SLOPES ON SHEETS RX–3 AND RX–4, EXCESS SLOPE OR GREATER CURB AND SIDEWALK BEYOND END OF RAMP. EXISTING SIDEWALK FLAGS IMMEDIATELY ADJACENT TO SIDEWALK AND CURB AREA TO BE REPLACED, EXCEPT OVER SUBSURFACE APPURTENANCES, SHALL BE REMOVED AND REPLACED TO ENSURE CONTROL JOINTS TO ENSURE THAT SIDEWALK WILL CONFORM SMOOTHLY WITHOUT ABRUPT CHANGES IN SLOPE. EXTENDED GUTTER MAY BE NECESSARY DEPENDING ON SLOPE.

G27. THE DESIGN CROSS SLOPE AT THE SIDEWALK SHALL BE A MINIMUM OF 1% TO A MAXIMUM OF 1.5% (2.5% MINIMUM TO 2% MAXIMUM CONSTRUCTED). RUNNING GRADE OF SIDEWALK SHALL BE ALLOWED TO MATCH RUNNING GRADE OF ADJOINING STREET.

G28. CROSS SLOPE IS DEFINED AS SLOPE PERPENDICULAR TO PEDESTRIAN PATH OF TRAVEL AT ANY GIVEN POINT.

G29. WHERE CURB RAMP WIDTHS AND UPPER LANDING LENGTHS ARE INDICATED AS 4', THE DIMENSION SHALL BE 4'2" WHEN LOCATED WITHIN CALTRANS R.O.W.

G30. CONFORM BETWEEN EXISTING ELEVATIONS AND NEW CURB AND NEW SIDEWALK IN CURB RETURN AREA. CONFORM MAY REQUIRE ADDITIONAL CURB AND SIDEWALK BEYOND END OF RAMP. EXISTING SIDEWALK FLAGS IMMEDIATELY ADJACENT TO SIDEWALK AND CURB AREA TO BE REPLACED, EXCEPT OVER SUBSURFACE APPURTENANCES, SHALL BE REMOVED AND REPLACED TO ENSURE CONTROL JOINTS TO ENSURE THAT SIDEWALK WILL CONFORM SMOOTHLY WITHOUT ABRUPT CHANGES IN SLOPE. EXTENDED GUTTER MAY BE NECESSARY DEPENDING ON SLOPE.

G31. WHERE GUTTER FLOW LINE SLOPES DOWN AND AWAY FROM CURB RAMP LOWER LANDING, FLOW LINE SLOPES ADJACENT TO THE LEVEL LANDING AT THE GUTTER SHALL NOT EXCEED 5% FOR THE FIRST 1 FOOT FROM THE RAMP. FLOW LINE SLOPES EXCEEDING 5% FOR THE REMAINDER OF THE CURB RAMP LOWER LANDING MAY EXCEED 5% BUT SHOULD NOT EXCEED 8% WITHIN THE CROSSWALK AREA WHERE FEASIBLE.

G32. PEDSTRIAN GRANADE IS REQUIRED TO DRAIN SURFACE WATER ON SIDEWALKS AWAY FROM PROPERTY LINES AND BUILDINGS TO THE STREET OR OTHER STORMWATER CONTAINMENT OR STORAGE.

G33. BASE REPAIR IS REQUIRED WHEN THE OUTSIDE CONCRETE GUTTER ELEVATION IS LOWERED MORE THAN 1/2–INCH OR RAISED MORE THAN 2–INCHES WHERE EXISTING ACWS IS STANDARD 2–INCH THICK.

G34. REFER TO PUBLIC WORKS STANDARD PLAN 94,608, (REV 1), FOR PLACEMENT OF STEEL REINFORCED BARS AT ALL RE–ENTRANT CORNERS (PROPERTY CORNERS, CURB RAMPS, PULL BOXES, ETC.) IN SIDEWALK CONSTRUCTION.

G35. PEDESTRIAN ACCESS ROUTE (PAR) CONSISTS OF SIDEWALKS, LEVEL LANDINGS AT UPPER END OF RAMPS, LANDINGS AT BOTTOM OF RAMPS AT GUTTER, AND CURB RETURN AREA. PEDESTRIAN STREET LIGHTS, PEDESTRIAN STREET SIGNS, AND BLENDED TRANSITIONS.

G36. WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN PEDESTRIAN STREET CROSSINGS WITHOUT HELD ON STOP CONTROL, THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE SHALL NOT EXCEED 4.5& DESIGN (NOT CONSTRUCTED). CROSSWALKS ARE A TYPE OF PEDESTRIAN STREET CROSSING.

G37. WHERE DRAINAGE IS HANDLED BY A CURB INLET IN LIEU OF A CATCH BASIN, PUBLIC WORKS HYDRAULICS ENGINEERING SHALL BE CONSULTED IF EXISTING CURB INLETS WILL BE AFFECTED BY CURB RAMP DESIGN.

G38. CONCRETE GUTTER SHALL EXTEND 3' MINIMUM LENGTH BEYOND OUTSIDE OF CROSSWALK.

G39. IN ACCORDANCE WITH ADA TITLE II REQUIREMENTS FOR NEW CONSTRUCTION AND ALTERATIONS (28 CFR PART 35, SECTION 35.151), PROWAG R202.3 STATES FOR ALTERATIONS "WHERE EXISTING ELEMENTS, SPACES, OR FACILITIES ARE ALTERED, EACH ALTERED ELEMENT, SPACE, OR FACILITY WITHIN THE SCOPE OF THE PROJECT SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR NEW CONSTRUCTION." NOTE THAT FOR ALTERATIONS, IT MAY NOT BE POSSIBLE TO MEET ALL OF THE ACCESSIBILITY REQUIREMENTS. FOLLOW NEW CONSTRUCTION PROVISIONS TO THE EXTENT FEASIBLE. PROJECTS INVOLVING EXISTING STREETS AND SIDEWALKS MAY BE FURTHER CONSTRAINED BY LIMITED SPACE AND RIGHT–OF–WAY AVAILABILITY, UNDERLYING TERRAIN, UNDERGROUND STRUCTURES, DRAINAGE, AND OTHER FACTORS, THE GUIDELINES ALLOW FOR TECHNICAL INFEASIBILITY IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS MAKE COMPLIANCE IMPRACTICABLE. THESE AND OTHER ALLOWANCES WILL GREATLY MODATE THE IMPACTS OF THE GUIDELINES.

NO.	DATE	DESCRIPTION / TABLE OF REVISIONS

REFERENCE INFORMATION & FILE NO. OF SURVEYS

CITY AND COUNTY OF SAN FRANCISCO — DEPARTMENT OF PUBLIC WORKS

DESIGN & ENGINEERING — PUBLIC WORKS — CITY & COUNTY OF SAN FRANCISCO — 30 VAN NESS AVENUE, 5TH FLOOR, SAN FRANCISCO, CA 94102 - 6028

Acting Division Mgr: GEANNA GALLEROS — Date: 12/21/17
Acting City Engineer: PATRICK RIVERA — Date: 12/21/17
Acting City Engineer: JOHN THOMAS — Date: 12/21/17

DESIGNED: PUBLIC WORKS — DATE: 01/17
DRAWN: PUBLIC WORKS — DATE: 01/17
CHECKED: PUBLIC WORKS — DATE: 01/17

REGISTERED PROFESSIONAL ENGINEER — No. C39411 — CIVIL — STATE OF CALIFORNIA

SCALE: NOT TO SCALE
SHEET OF SHEETS: 2 OF 11

ACCESSIBLE STREET CROSSING STANDARD
STANDARD CURB RAMPS
LEGEND, ABBREVIATIONS, AND GENERAL NOTES

CONTRACT NO: NONE
DRAWING NO: RX–2
FILE NO: 102,855
REV. NO:

CURB RAMP DESIGN CONSTRAINTS AND REQUIREMENTS

LOCATION	MIN. SLOPE	MAX. SLOPE	CROSS SLOPE	LENGTH	WIDTH
RAMP	5.50%	7.50%	1% – 1.5%	MAX. 15'	MIN. 4' CALTRANS R.O.W.: MIN. 4'–2"
FLARED SIDE	6% ≙ 10 RAMP	8% ≙ 10 RAMP	N/A	N/A	N/A
FLARED SIDE: WHEN RAMP <4' WIDE AND/OR UPPER LANDING <4' LONG	6% ≙ 10 RAMP	7.5% ≙ 10 RAMP	N/A	N/A	N/A
LANDING AT GUTTER: RAMP NOT ⊥ TO CURB	1% PARALLEL TO PATH OF TRAVEL	1.5% PARALLEL TO PATH OF TRAVEL	1% – 1.5% SEE NOTE G36.	MIN. 2'	MIN. TO BE AS WIDE AS CURB RAMP
LEVEL LANDING AT UPPER END OF RAMP	1% PARALLEL TO PATH OF TRAVEL	1.5% PARALLEL TO PATH OF TRAVEL	1% – 1.5% SEE NOTE G36.	MIN. 4' CALTRANS R.O.W.: MIN. 4'–2"	MIN. TO BE AS WIDE AS CURB RAMP

DESIGN PARAMETERS — RAMP NOT ⊥ TO CURB (A)

CONSTRUCTED LIMITS

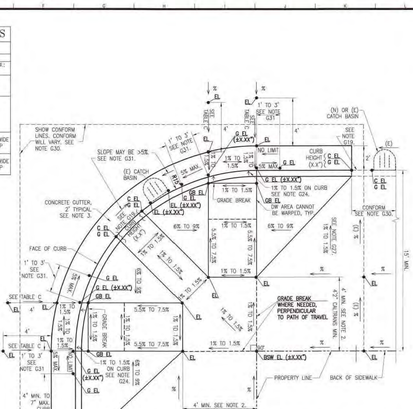
LOCATION	MIN. SLOPE	MAX. SLOPE	CROSS SLOPE
RAMP	5%	8.33%	0.5% – 2%
FLARED SIDE	5.5% ≙ 10 RAMP	10% ≙ 10 RAMP	N/A
FLARED SIDE: WHEN RAMP <4' WIDE AND/OR UPPER LANDING <4' LONG	5.5% ≙ 10 RAMP	8.33% ≙ 10 RAMP	N/A
LANDING AT GUTTER: RAMP NOT ⊥ TO CURB	0.5% PARALLEL TO PATH OF TRAVEL	2% PARALLEL TO PATH OF TRAVEL	0.5% – 2% SEE NOTE G36.
LEVEL LANDING AT UPPER END OF RAMP	0.5% PARALLEL TO PATH OF TRAVEL	2% PARALLEL TO PATH OF TRAVEL	0.5% – 2% SEE NOTE G36.

CONSTRUCTION PARAMETERS — RAMP NOT ⊥ TO CURB (B)

ROADWAY SLOPE WITHIN STREET CROSSINGS AND CROSSWALKS MEASURED ⊥ TO PAR

	DESIGN LIMITS	CONSTRUCTION LIMITS
CROSSINGS WITH STOP OR YIELD CONTROL	1.0% MIN. ASPHALT OR CONCRETE	0.5% MIN. ASPHALT OR CONCRETE
	1.5% MAX. ASPHALT OR CONCRETE	2.0% MAX. ASPHALT OR CONCRETE
CROSSINGS WITHOUT STOP OR YIELD CONTROL	1.5% MIN. – ASPHALT; 1.0% MIN. – CONCRETE	1.0% MIN. – ASPHALT; 0.5% MIN. – CONCRETE
	4.5% MAX. ASPHALT OR CONCRETE	5.0% MAX. ASPHALT OR CONCRETE

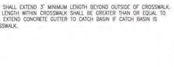
PAR CROSSWALK CROSS SLOPES (C)



SHEET NOTES

1. SEE ALL GENERAL NOTES AND DESIGN AND CONSTRUCTION CONSTRAINTS AND LIMITS ON SHEETS RX–2 THRU RX–4.
2. CURB EDGE AND INLET/OUTLET TREATMENT PER PUBLIC WORKS SIDEWALK LANDSCAPING STANDARDS AND PUBLIC WORKS/PUC GREEN STORMWATER STANDARDS.

LEGEND



SHEET NOTES

1. SEE DRAWING RX–2 THRU RX–5 FOR ALL GENERAL NOTES AND DETAILS THAT APPLY TO THIS DRAWING.
2. PROVIDE DETECTABLE WARNING (DW) IN ACCORDANCE WITH PUBLIC WORKS PROJECT SPECIFICATIONS AND THESE STANDARDS. REFERENCE PUBLIC WORKS STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF CONCRETE SIDEWALK, CURB, GUTTER, AND ASPHALT CONCRETE.
3. DW SHALL BE A MINIMUM OF 3' LENGTH, MEASURED FROM THE GRADE BREAK.
4. INSTALL WHOLE DW TILE UNITS ABOVE GRADE BREAK WITH 3" LONG UNITS; INSTALL FACTORY EDGE OF DW UNITS ALONG GRADE BREAK BETWEEN GRADE BREAK AND BACK OF CURB.
5. THE DW DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF THE CURB RAMP. DW AT FLUSH TRANSITIONS SHALL BE ORIENTED IN THE DIRECTION OF THE CROSSWALK. WHEN MULTIPLE TILES REGARDLESS OF SIZE ARE USED, THEN THE DW DOMES SHALL BE ALIGNED BETWEEN THE TILES AND THROUGHOUT THE ENTIRE DW INSTALLATION. DW TILES SHALL HAVE FACTORY EDGES TOGETHER AT JOINTS.
6. THE EDGE OF THE DW TILE SHALL HAVE A BEVELED EDGE SLOPED AT 1:2 MAXIMUM WHEN THE DW TILE EDGE OR A DOME IS CUT AND THE RESULTING EDGE/DOME IS NOT FLUSH WITH THE SURFACE OF THE CURB RAMP, THE EDGE/DOME SHALL BE BEVELED AT 1:2 MAXIMUM SLOPE, IN ACCORDANCE WITH THE APPROVED DW MANUFACTURER'S REQUIREMENTS. SEE DETAILS 4 AND 5.
7. RIGID CEMENTITIOUS DW PANELS MUST LIE IN A SINGLE NON–WARPED PLANE.
8. THE COLOR OF THE DW SHALL CONFORM TO FEDERAL STANDARD 595B TABLE IV, COLOR #33538 "FEDERAL YELLOW", NEW AND RETROFITTED RAMP CONSTRUCTION SHALL BE PROVIDED WITH PUBLIC WORKS APPROVED UNITS THAT ARE CAST–IN–PLACE PER MANUFACTURER'S INSTRUCTIONS.
9. GRADE BREAK ACROSS THE DW SHALL BE REQUIRED WHEN NECESSARY TO MEET GUTTER ELEVATIONS AND TO LIMIT CROSS–SLOPE ON RAMP TO BE 1.5& MAXIMUM. ADJACENT PANEL EDGES SHALL BE FLUSH (NO VERTICAL OFFSET.)
10. WHEN THE CURB IS WIDER THAN 8 INCHES, THE CURB WITHIN THE CURB RAMP SHALL BE 8 INCHES MAXIMUM. THE WIDE CURB OUTSIDE, WHERE OCCURS, SHALL TRANSITION AT THE FLARED SIDE AS SHOWN ON DETAIL 5.
11. SURFACE–APPLIED DW UNITS MAY BE USED ONLY WHERE PROVIDING CAST IN PLACE UNITS IS DOCUMENTED TO BE TECHNICALLY INFEASIBLE AND MUST BE APPROVED BY THE CITY ENGINEER, PUBLIC WORKS DISABILITY ACCESS COORDINATOR, OR THEIR DESIGNEE ON A CASE BY CASE BASIS.

LAYOUT PARAMETERS — PLAN VIEW - BASED ON 15'R CURB RETURN (D)

APPROVED: Kirk Wilson 12/21/17 — PUBLIC WORKS DISABILITY ACCESS COORDINATOR
EFFECTIVE DATE:

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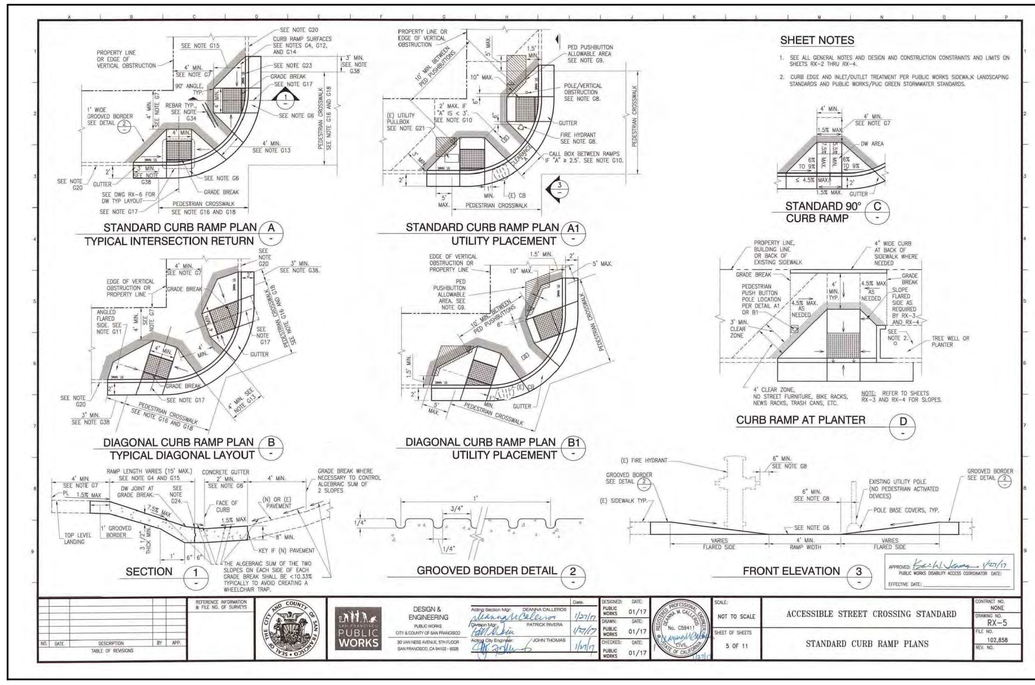
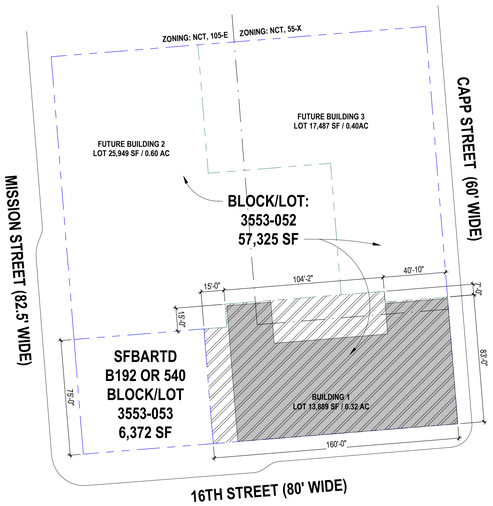
REGISTERED PROFESSIONAL ENGINEER — No. C39411 — CIVIL — STATE OF CALIFORNIA

SCALE: NOT TO SCALE
SHEET OF SHEETS: 3 OF 11

ACCESSIBLE STREET CROSSING STANDARD
STANDARD CURB RAMP
LAYOUT PARAMETERS
FOR RAMP NOT PERPENDICULAR TO CURB

CONTRACT NO: NONE
DRAWING NO: RX–5
FILE NO: 102,856
REV. NO:


SEE NOTE G20
CURB RAMP SURFACES SEE NOTES G4, G12, AND G14
3' MIN. SEE NOTE G38
PROPERTY LINE OR EDGE OF VERTICAL OBSTRUCTION
4' MIN. SEE NOTE G7
90° ANGLE TYP.
GRADE BREAK SEE NOTE G17
1" WIDE GROOVED BORDER SEE DETAIL 2
REAR TYP. SEE NOTE G34
4' MIN.
4' MIN. SEE NOTE G13
PEDESTRIAN CROSSWALK SEE NOTE G18 AND G18
SEE NOTE G6
SEE NOTE G20
GUTTER
SEE DWG RX–6 FOR DW TYP LAYOUT
SEE NOTE G17
GRADE BREAK
PEDESTRIAN CROSSWALK
STANDARD CURB RAMP PLAN — TYPICAL INTERSECTION RETURN (A)
PROPERTY LINE OR EDGE OF VERTICAL OBSTRUCTION
36" MIN. BETWEEN PED PUSHBUTTON
PED PUSHBUTTON ALLOWABLE AREA SEE NOTE G9.
10" MAX.
POLE/VERTICAL OBSTRUCTION SEE NOTE G8.
3' MAX. IF "A" IS < 3' SEE NOTE G10.
(C) UTILITY PULLBOX SEE NOTE G21
GUTTER
FIRE HYDRANT SEE NOTE G8.
CALL BOX BETWEEN RAMPS IF "A"



1 A1.1 PARCEL MAP
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



2 A1.1 SITE PLAN
1" = 20'-0"

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 GUINEE GOLDSTEIN
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

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

N
REF. NORTH

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

Drawn By: MB/ED
Checked: MG
Date: 6/14/2025 9:57:01 AM

Sheet Number: A1.1



1 A2.0 FLOOR PLAN - BASEMENT LEVEL
1/8" = 1'-0"

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

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Stamp:

LICENSED ARCHITECT
No C-39619
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:

BASEMENT PLAN

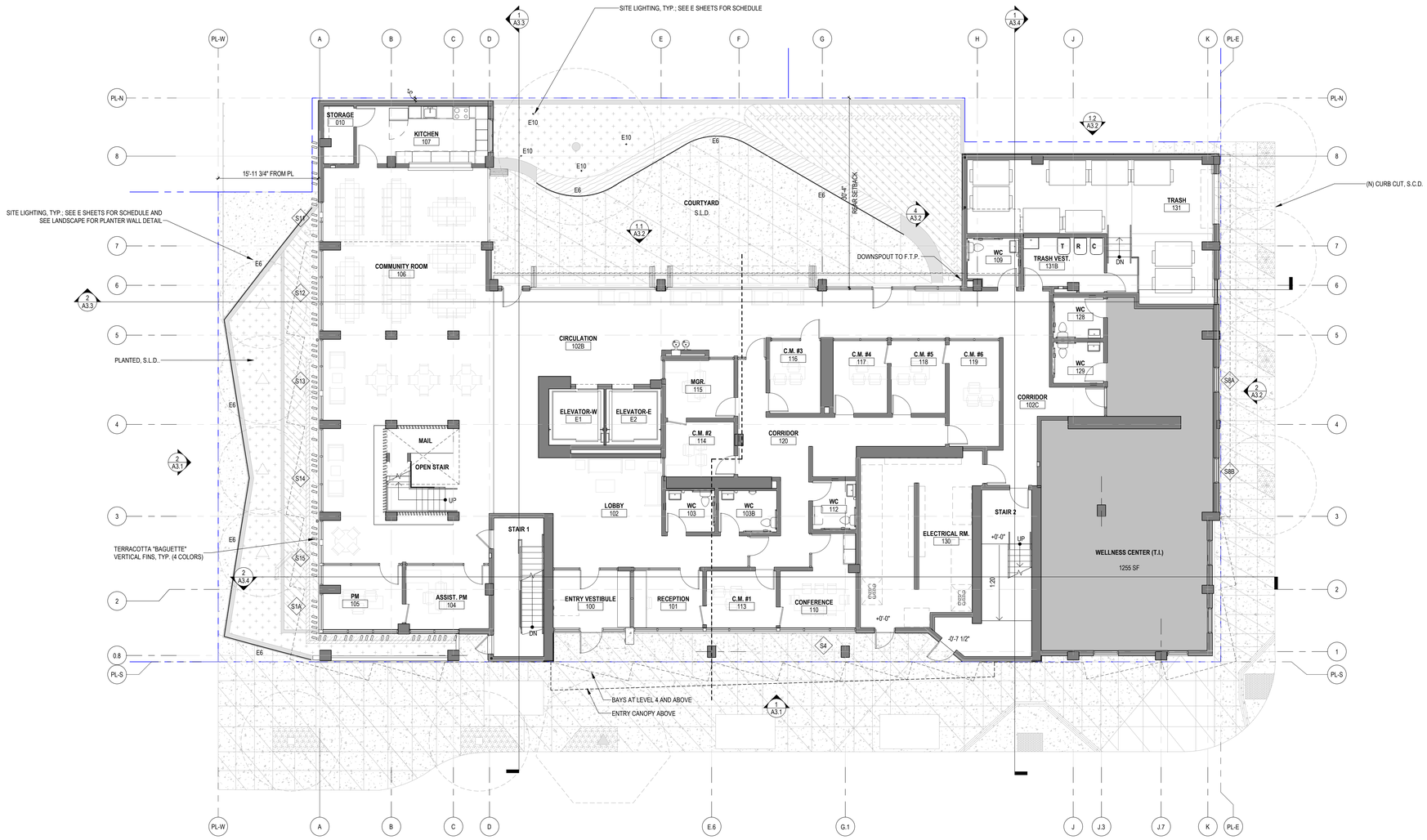
Scale: 1/8" = 1'-0"

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 9:57:02 AM

Sheet Number: A2.0



1 A2.1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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Disclaimer:

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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

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 1

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

N
REF. NORTH

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1 A2.2 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

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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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OCT 31, 2025
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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 2

Scale:
1/8" = 1'-0"
N
REF. NORTH

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herman coliver locus
423 Tehama Street San Francisco, California 94103
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A2.2

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1 A2.3 FLOOR PLAN - LEVEL 3
1/8" = 1'-0"

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ACCESSIBILITY NOTES (TCAC REQUIREMENTS):
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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-39639
OCT 31, 2025
RENEWAL DATE
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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"

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Sheet Number: A2.3



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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OCT 31, 2025
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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:

FLOOR PLAN - LEVELS 4-5-6-7-8-9

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

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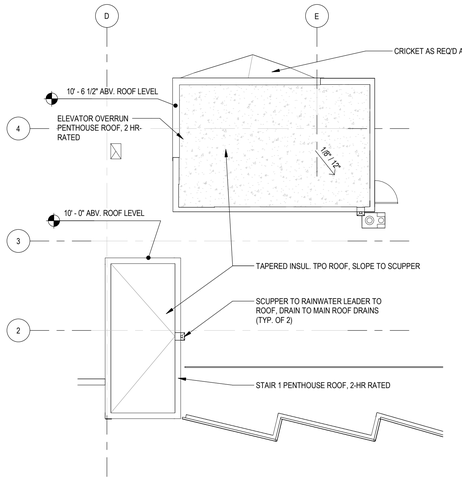
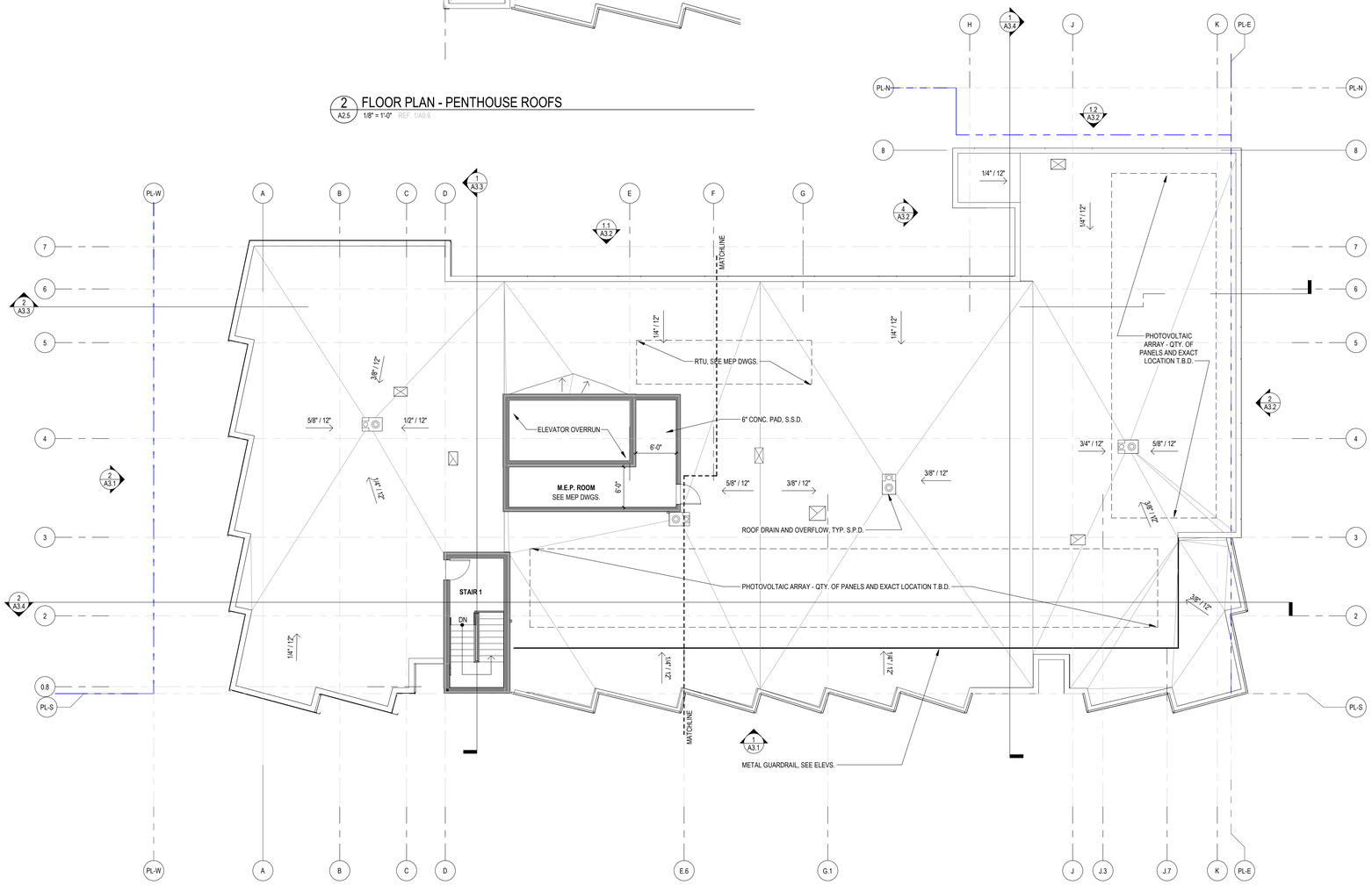


2 FLOOR PLAN - PENTHOUSE ROOFS
2 / A2.5 — 1/8" = 1'-0" REF. 1/A0.6



1 FLOOR PLAN - ROOF
1 / A2.5 — 1/8" = 1'-0" REF. 1/A0.6

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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"

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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

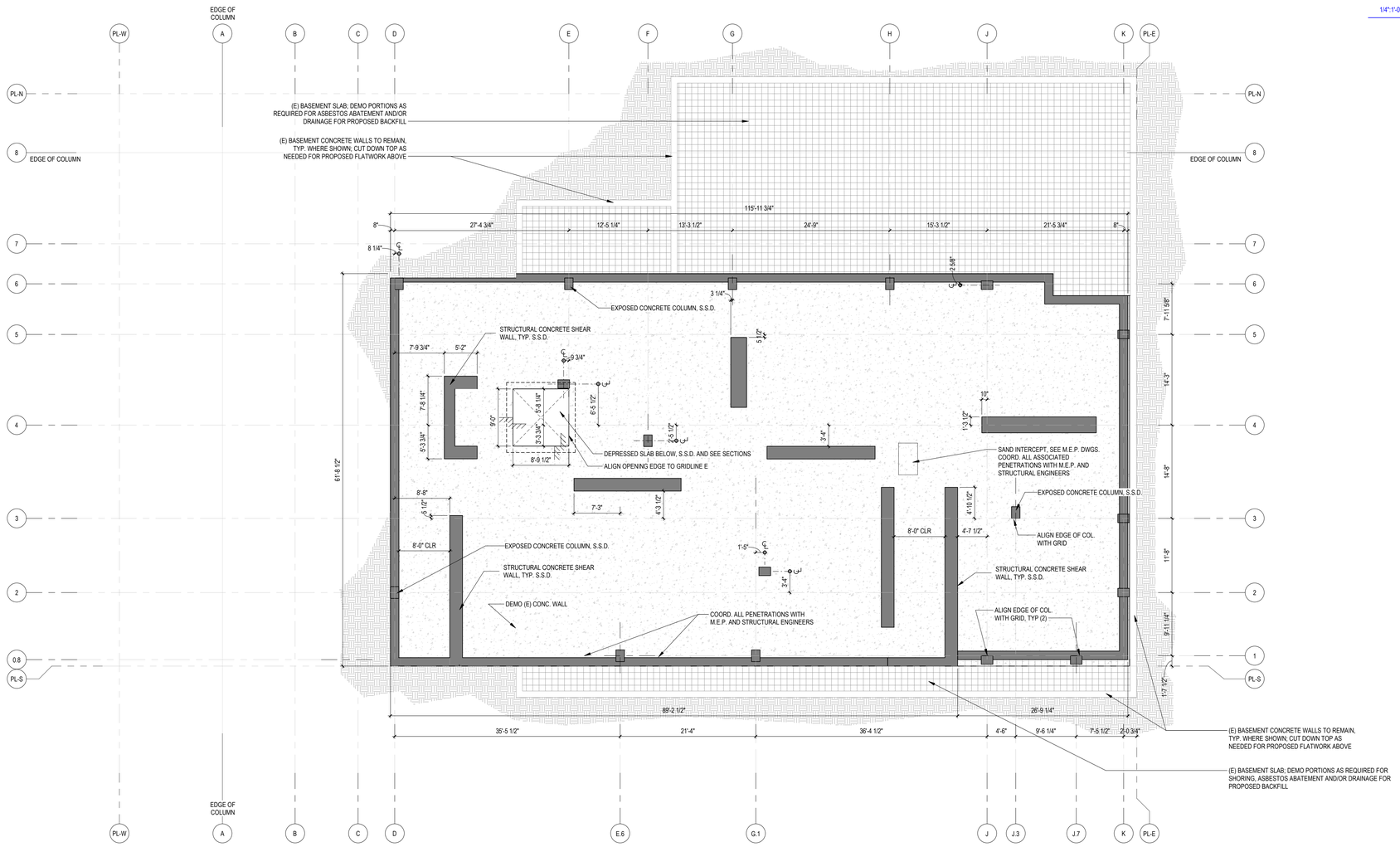
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

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 A2.6 SLAB PLAN - BASEMENT
1/8" = 1'-0" REF. 2/A0.3B

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LICENSED ARCHITECT — MICHAEL GRIVETTAZ — No C-39639 — 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:

SLAB PLAN - BASEMENT

Scale: As indicated

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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.
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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

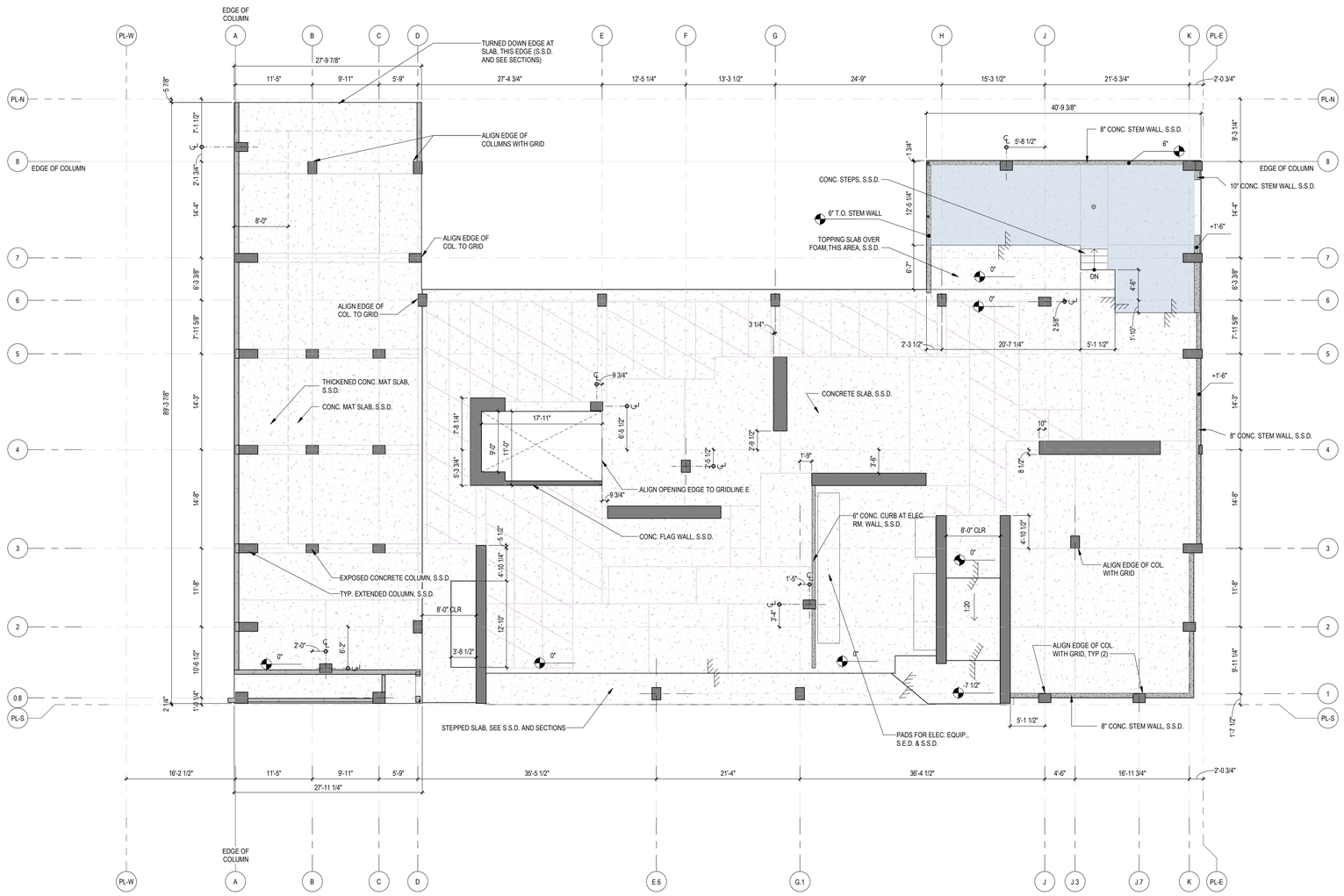
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

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 1
A2.7 1/8" = 1'-0" REF: 2/A0.3B

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NO. C-39639
OCT 31, 2025
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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:

SLAB PLAN - LEVEL 1

Scale:

As indicated

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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

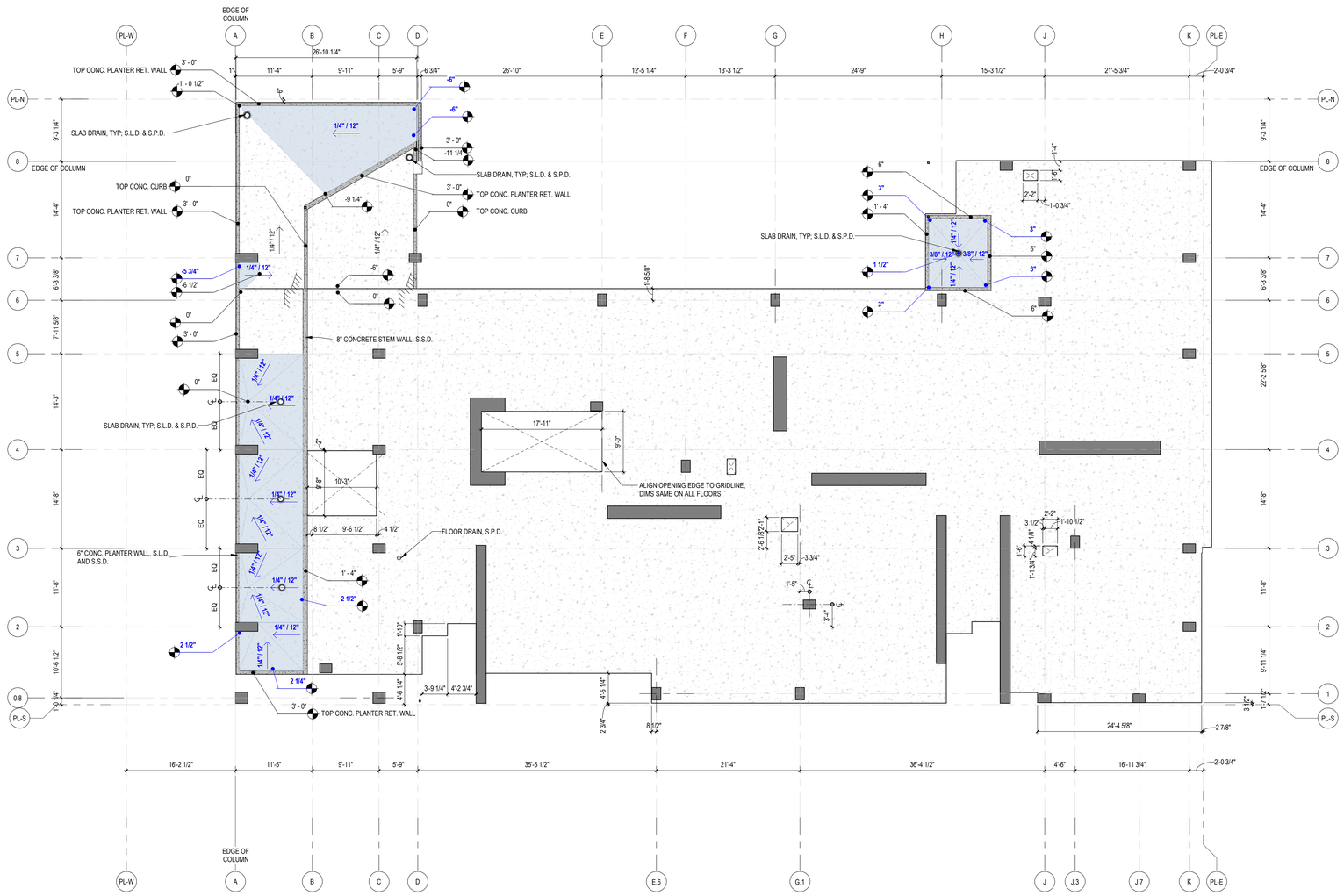
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

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/A0.3B

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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 - LEVEL 2

Scale:

As indicated

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SLAB PLAN NOTES

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5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

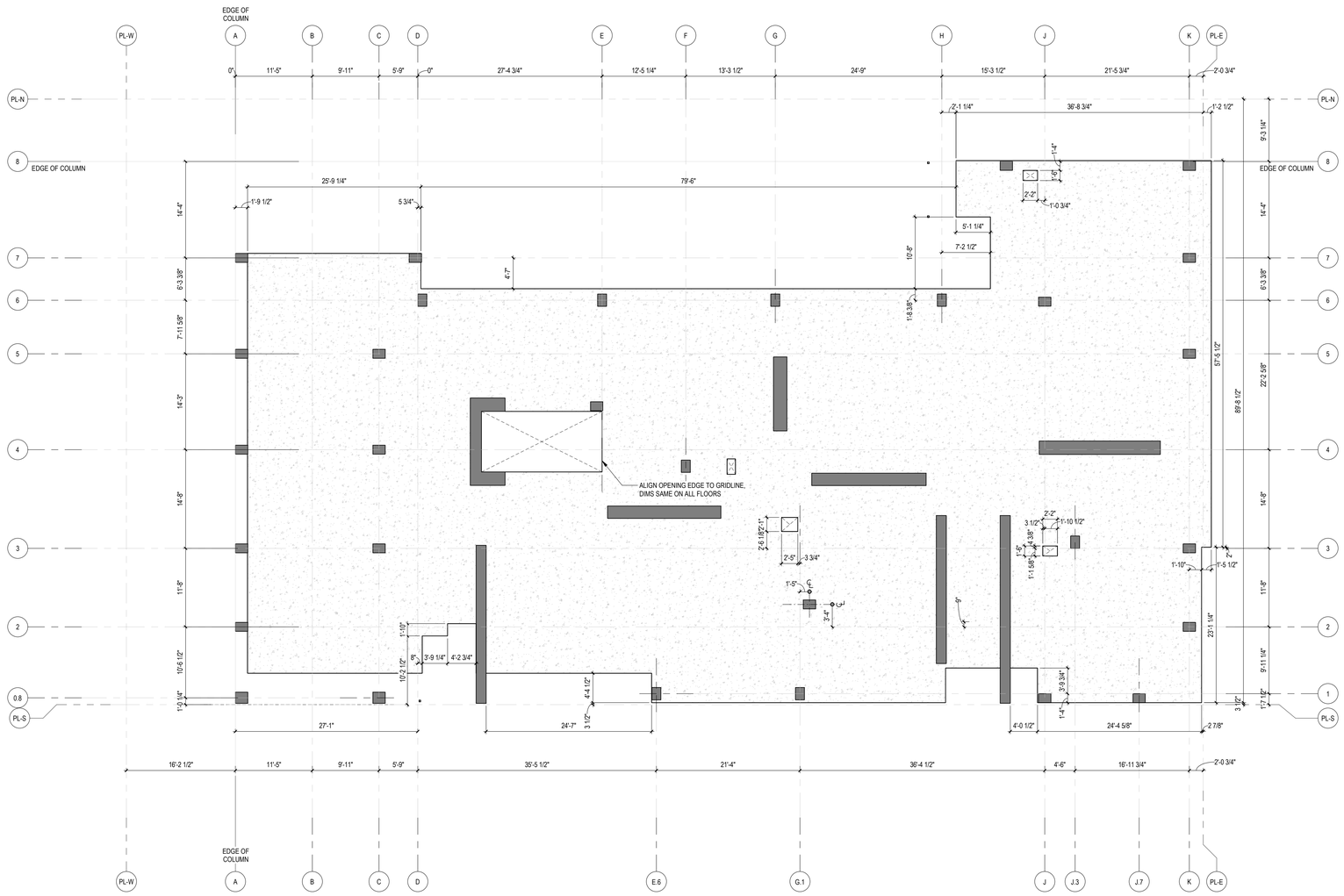
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

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 A2.9 SLAB PLAN - LEVEL 3
1/8" = 1'-0" REF. 1/A0.6

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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:

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5. SLOPES SHOWN TO INDICATE DESIGN INTENT ONLY.
6. FOR SLAB EDGE CONDITIONS ALONG PERIMETER SEE _____

SLAB CONTROL JOINT PATTERN

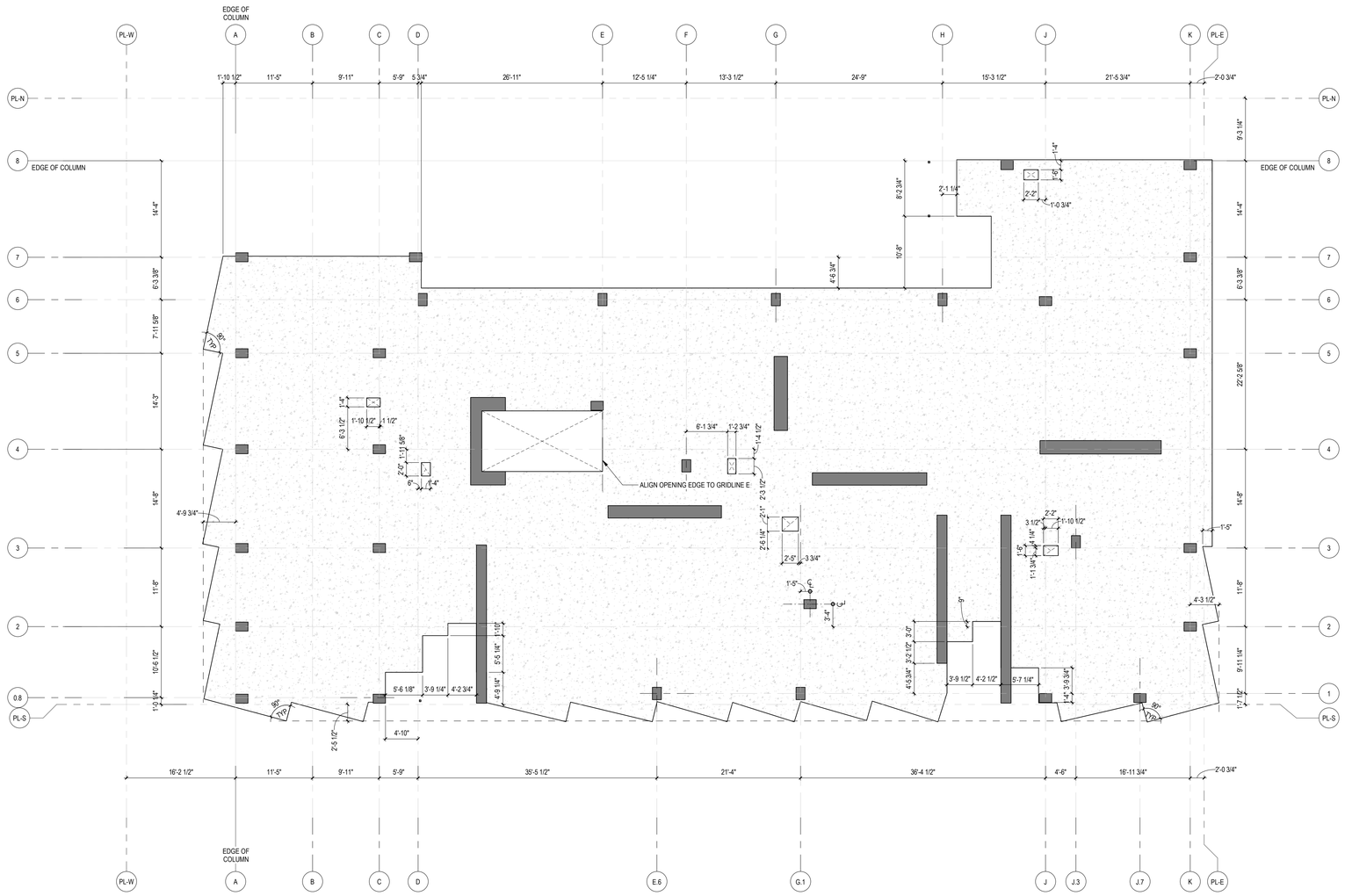
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

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

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

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SLAB PLAN - LEVELS 4-5-6-7-8-9

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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

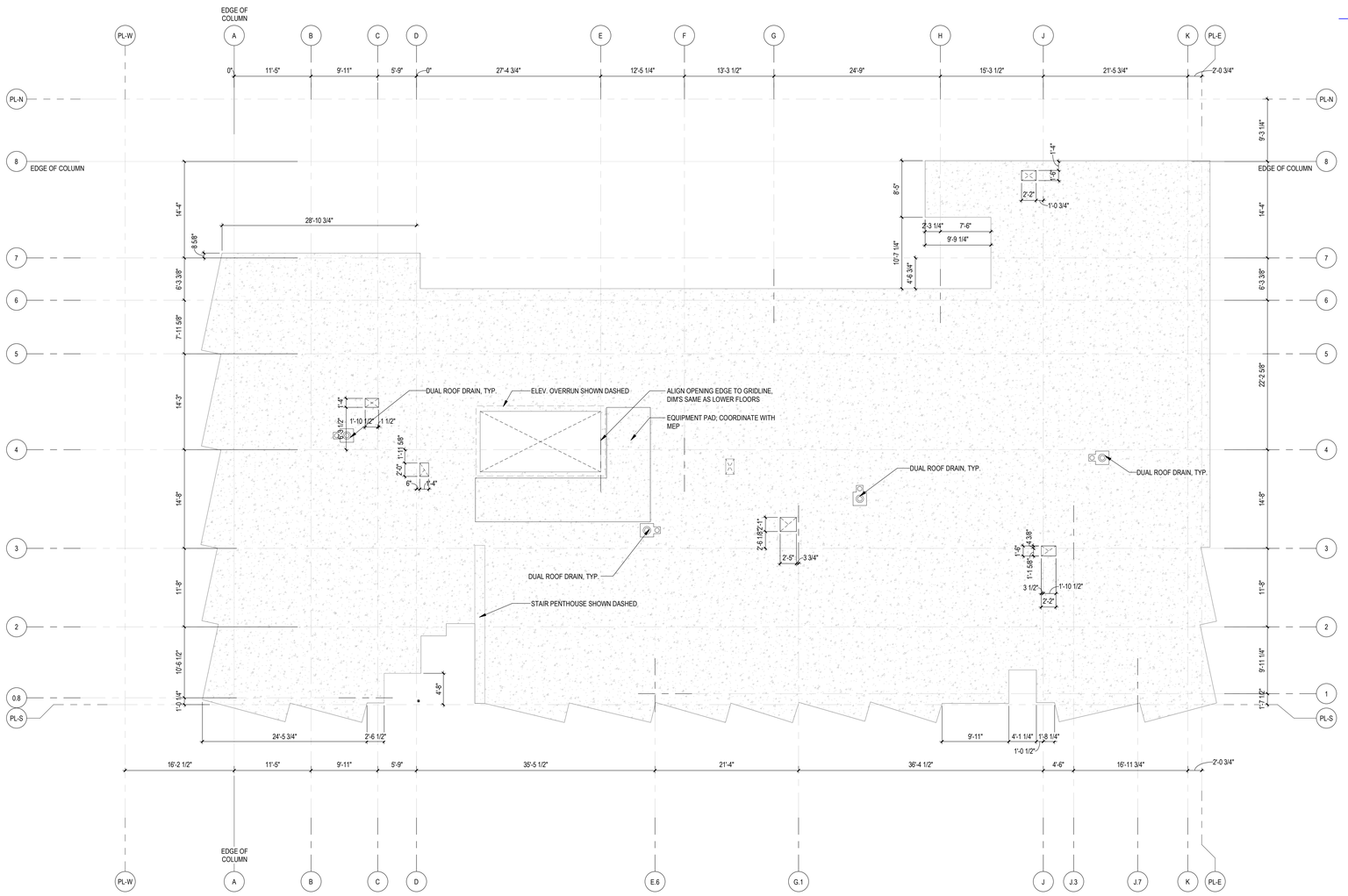
INDICATES SLOPED LIGHTWEIGHT CONC. FILL, S.S.D.

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:

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
	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:

SLAB PLAN - ROOF

Scale:
As indicated

N
REF. NORTH

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 11:02:47 AM

Sheet Number: A2.11

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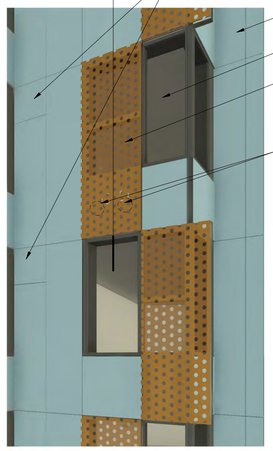
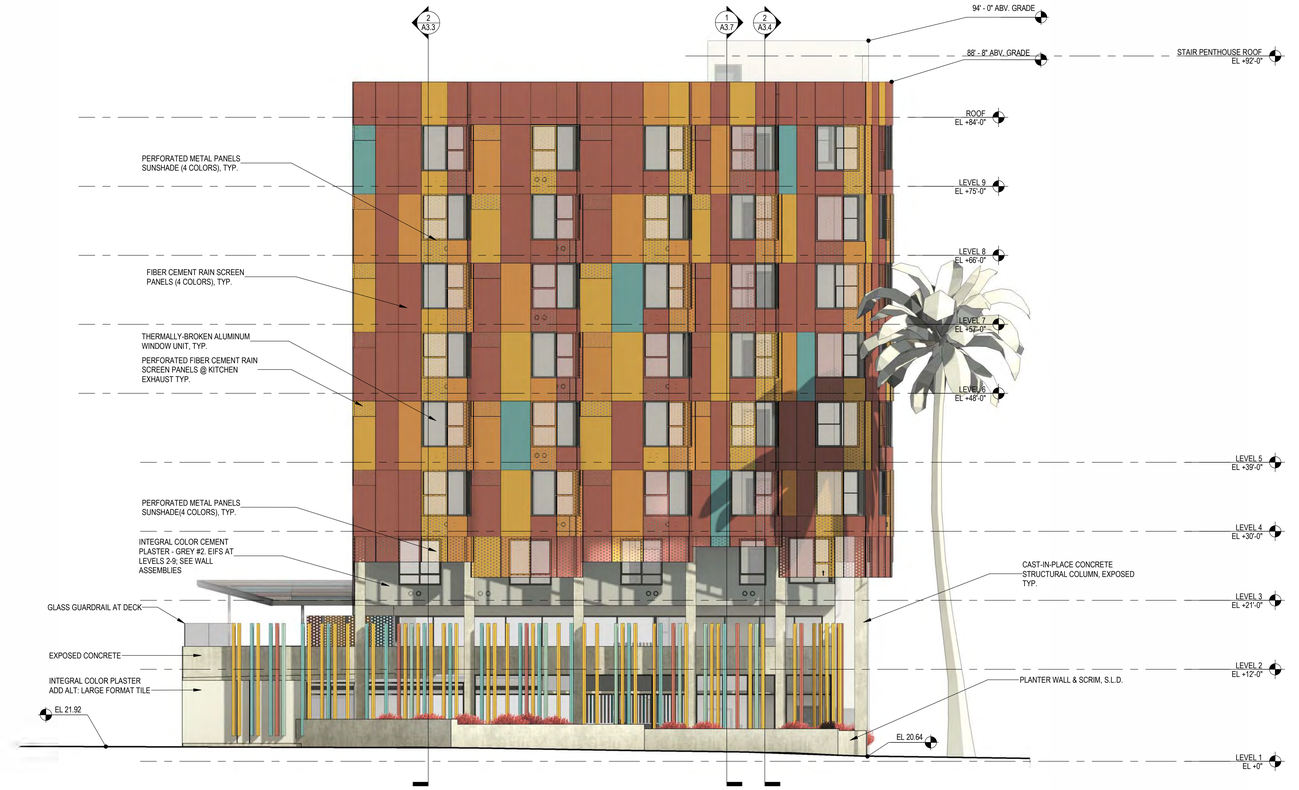


3 A3.1 TYP. BAY AT 16 TH ST. & CAPP ST.



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-39639 — NOT FOR CONSTRUCTION — OCT 31, 2025 RENEWAL DATE — STATE OF CALIFORNIA

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"

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

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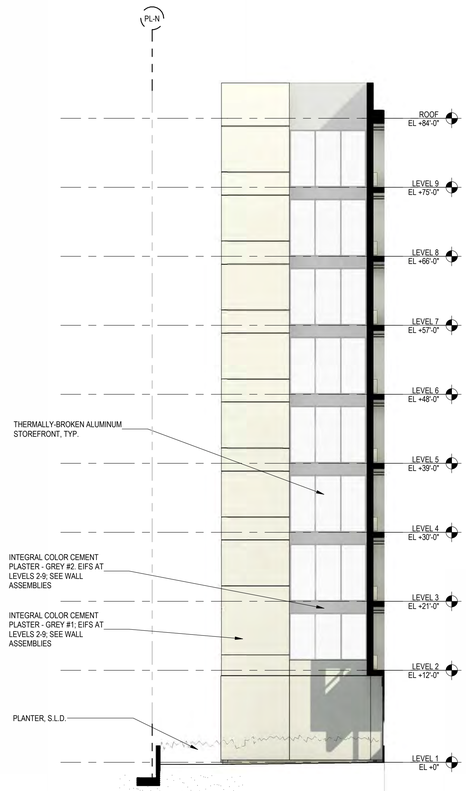
Checked: MG
Date: 6/14/2025 9:57:59 AM

Sheet Number: A3.1



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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Disclaimer:

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Stamp:

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

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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423 Tehama Street San Francisco, California 94103
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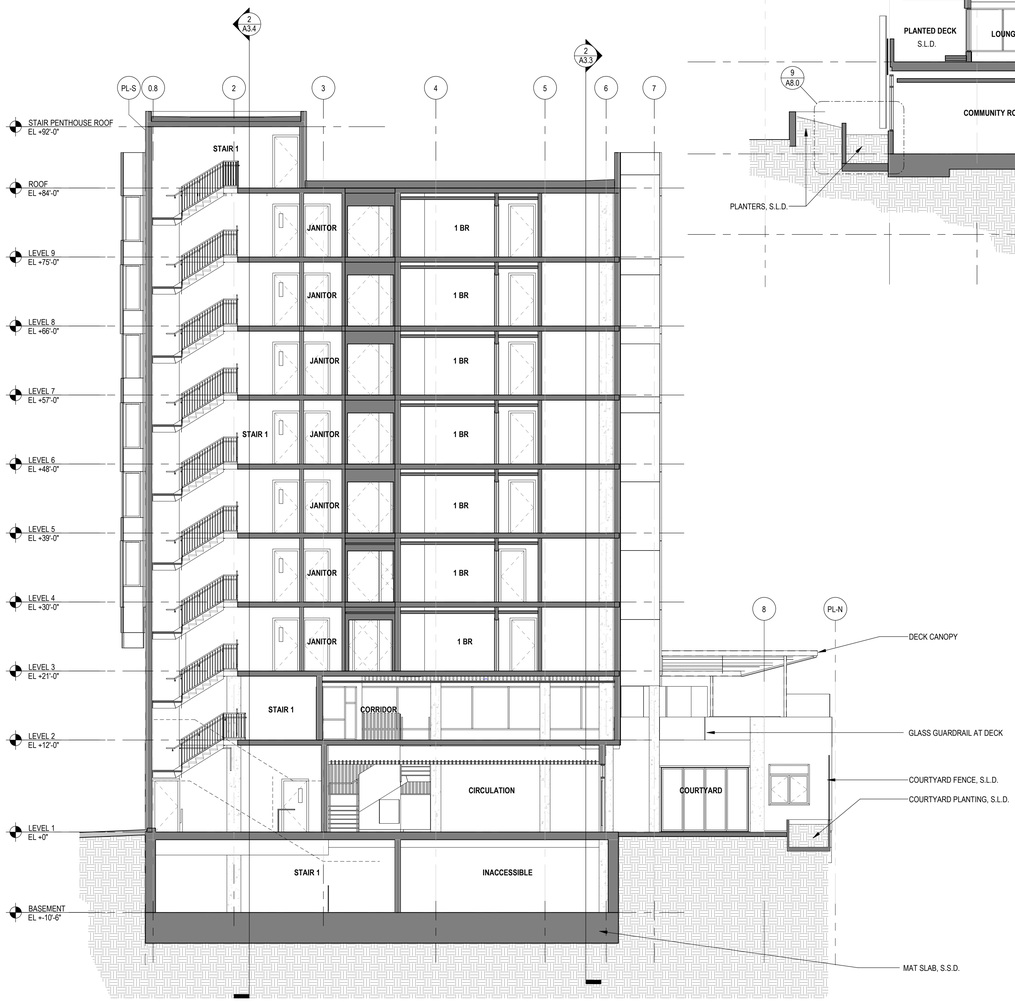
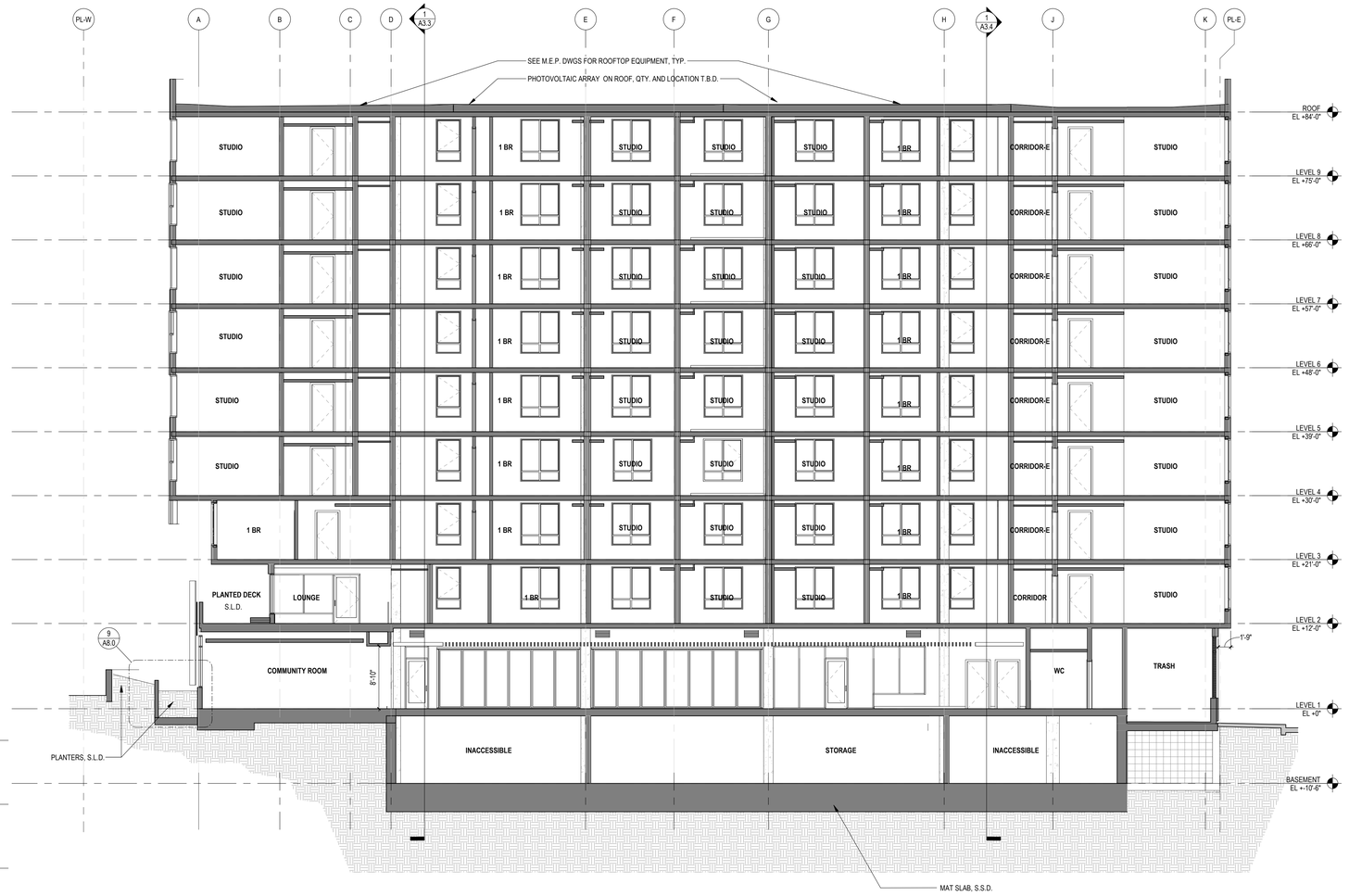
Date: 6/14/2025 9:58:29 AM

Sheet Number: A3.2



1 A3.3 BUILDING SECTION LOOKING WEST
1/8" = 1'-0" REF. 1/A2.0



2 A3.3 BUILDING SECTION LOOKING NORTH
1/8" = 1'-0" REF. 1/A2.0

Disclaimer:

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LICENSED ARCHITECT
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

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"

architecture
herman coliver locus
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Sheet Number: A3.3

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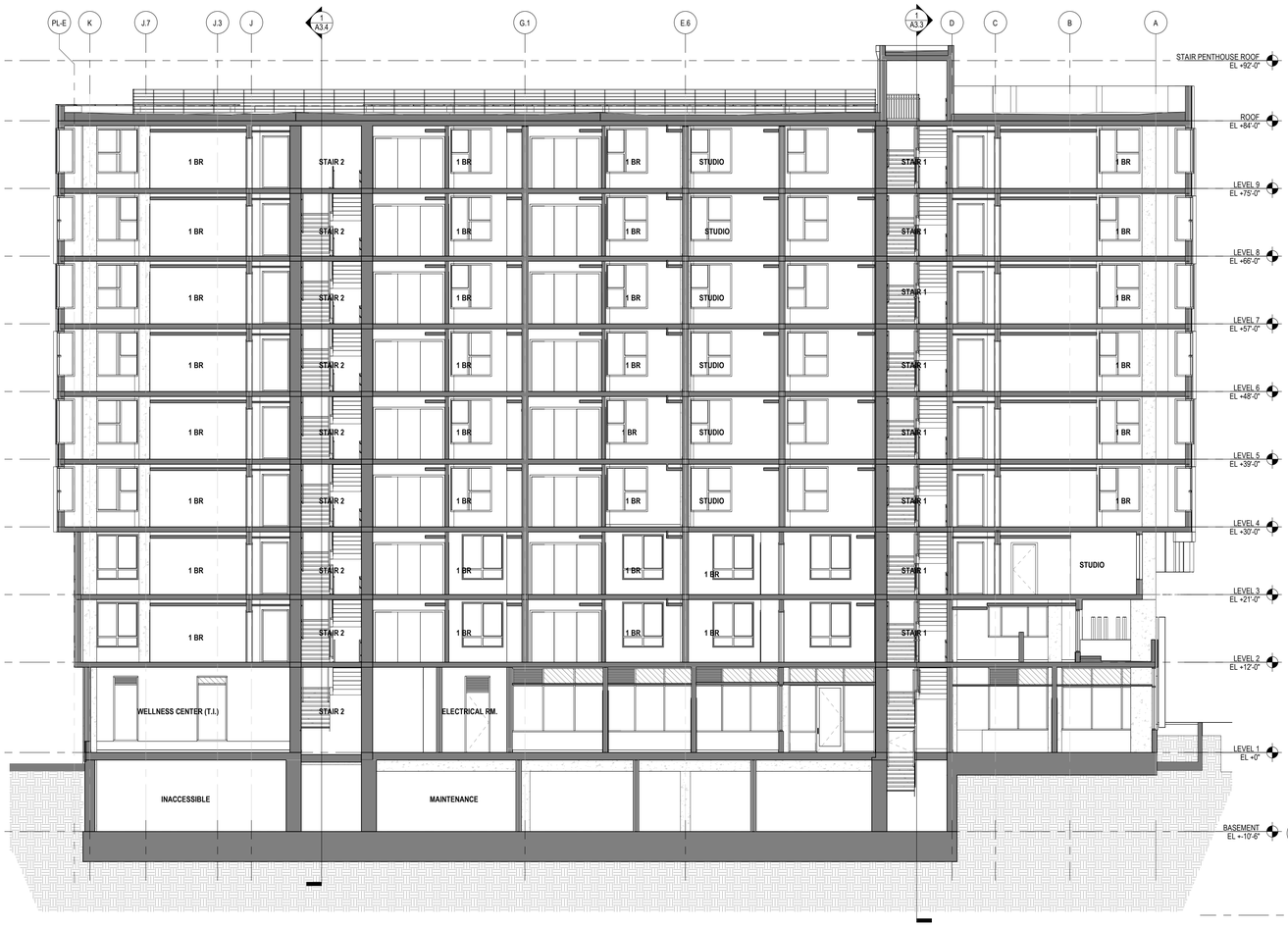

2 A3.4 BUILDING SECTION LOOKING SOUTH

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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LICENSED ARCHITECT
No C-39619
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:

BUILDING SECTIONS

Scale:

1/8" = 1'-0"

architecture

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423 Tehama Street San Francisco, California 94103
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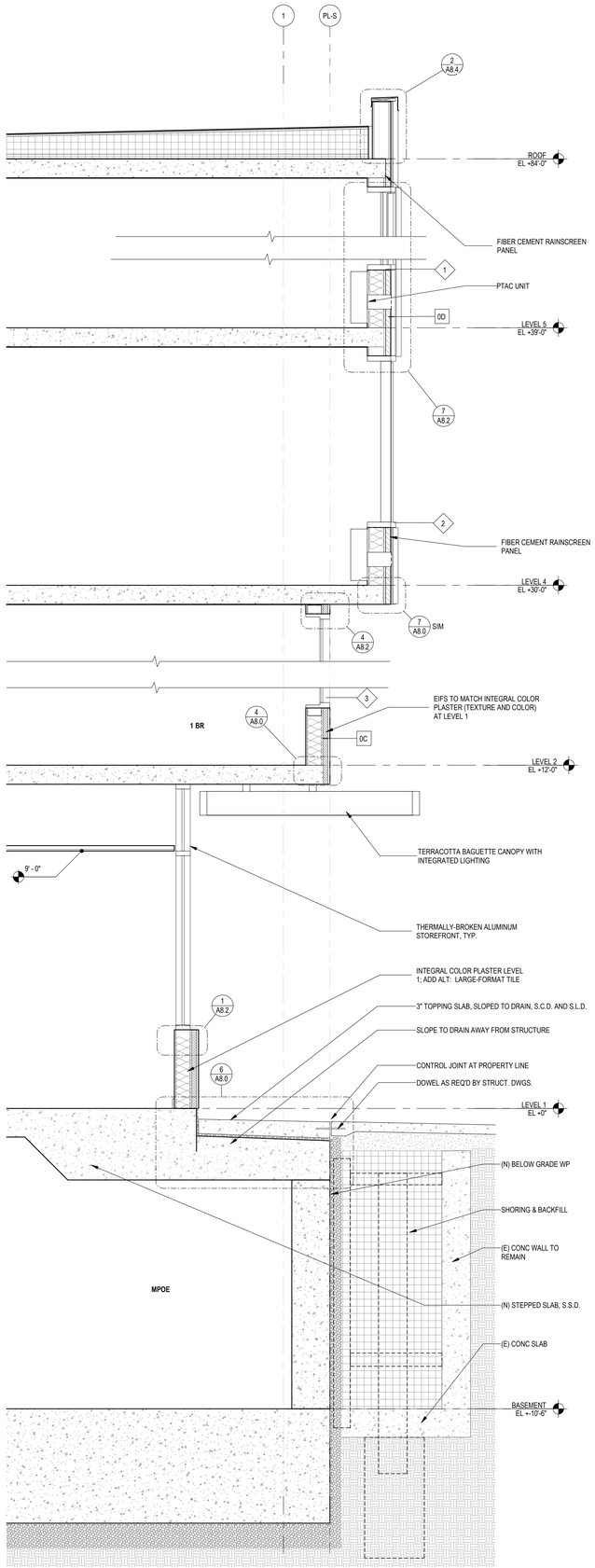
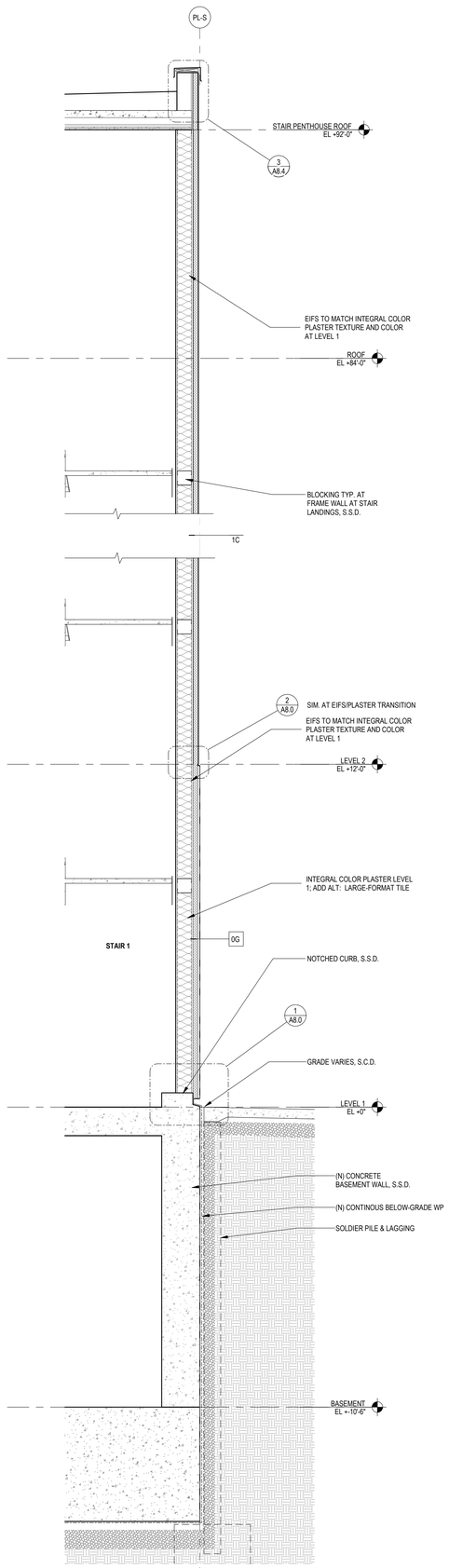
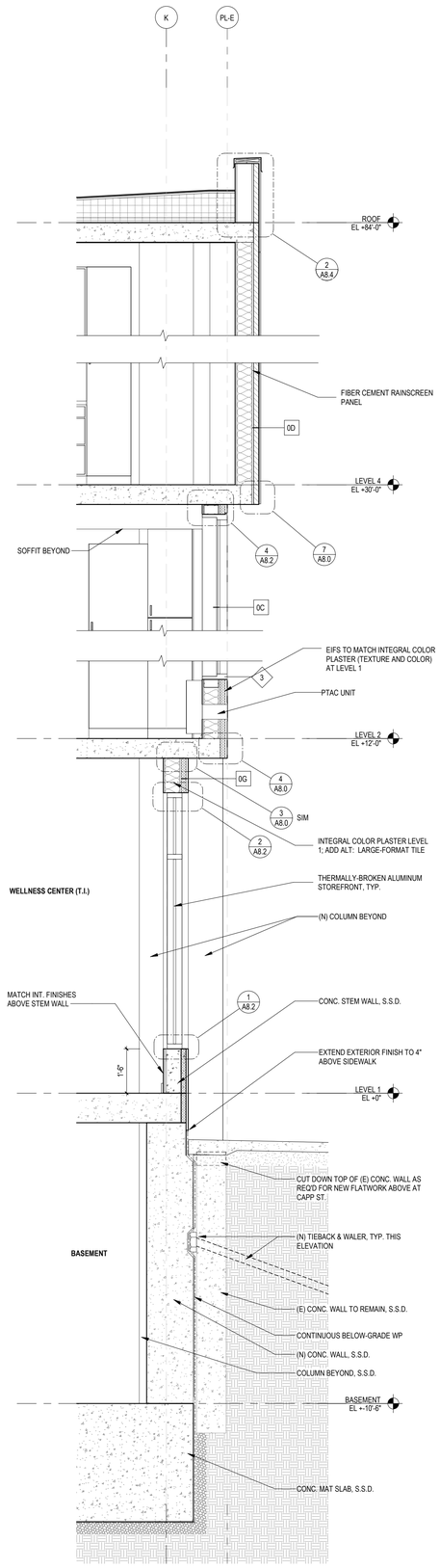
Checked: MG	
Date: 6/14/2025 9:58:35 AM	



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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LICENSED ARCHITECT
MICHAEL GOLDEN
No C-39639
OCT 31, 2025
RENEWAL DATE
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:

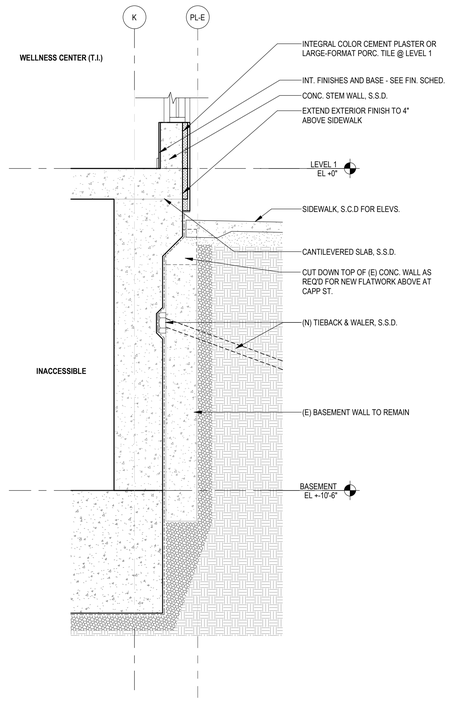
1/2" = 1'-0"

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

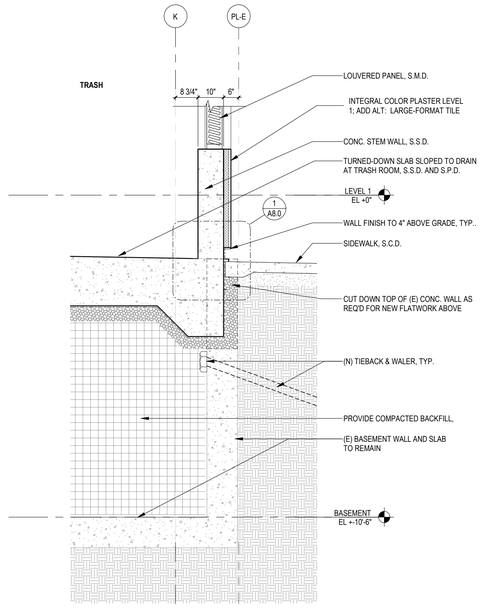
Drawn By: ED
Checked: MG
Date: 6/14/2025 9:58:37 AM

Sheet Number:

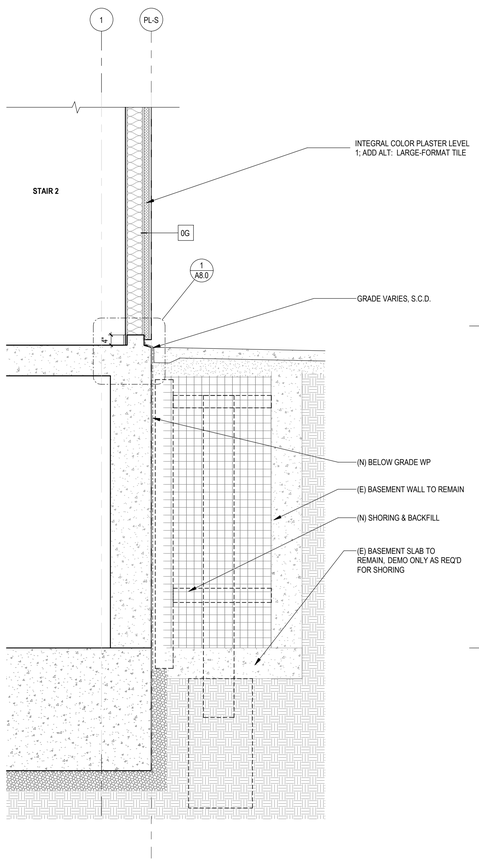
A3.5



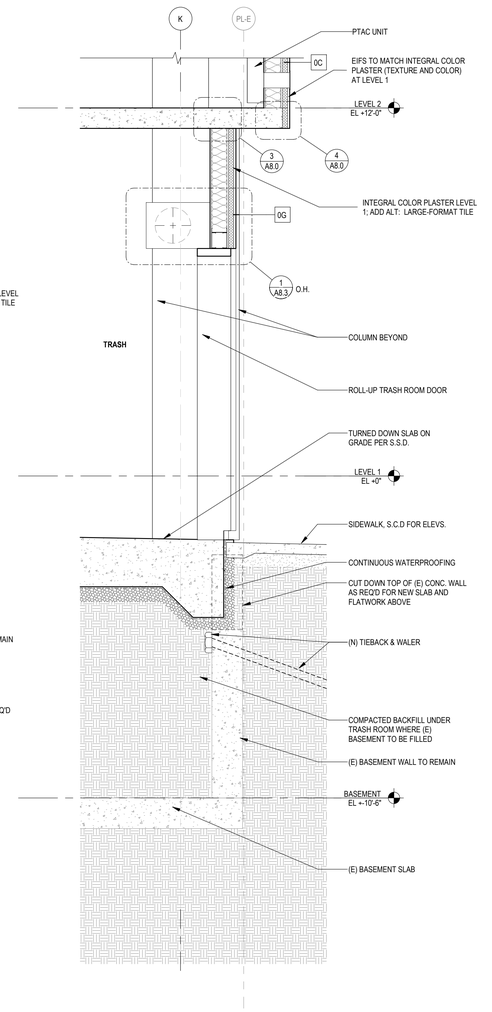
1 A3.6 FOUNDATION DETAIL AT CANTILEVERED SLAB
1/2" = 1'-0" REF.: 1/A4.0B



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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LICENSED ARCHITECT
No C-39619
OCT 31 2025
RENEWAL DATE
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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:

WALL SECTIONS

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

N
REF. NORTH

architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
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Checked: Checker
Date: 6/14/2025 9:58:38 AM

Sheet Number: A3.6

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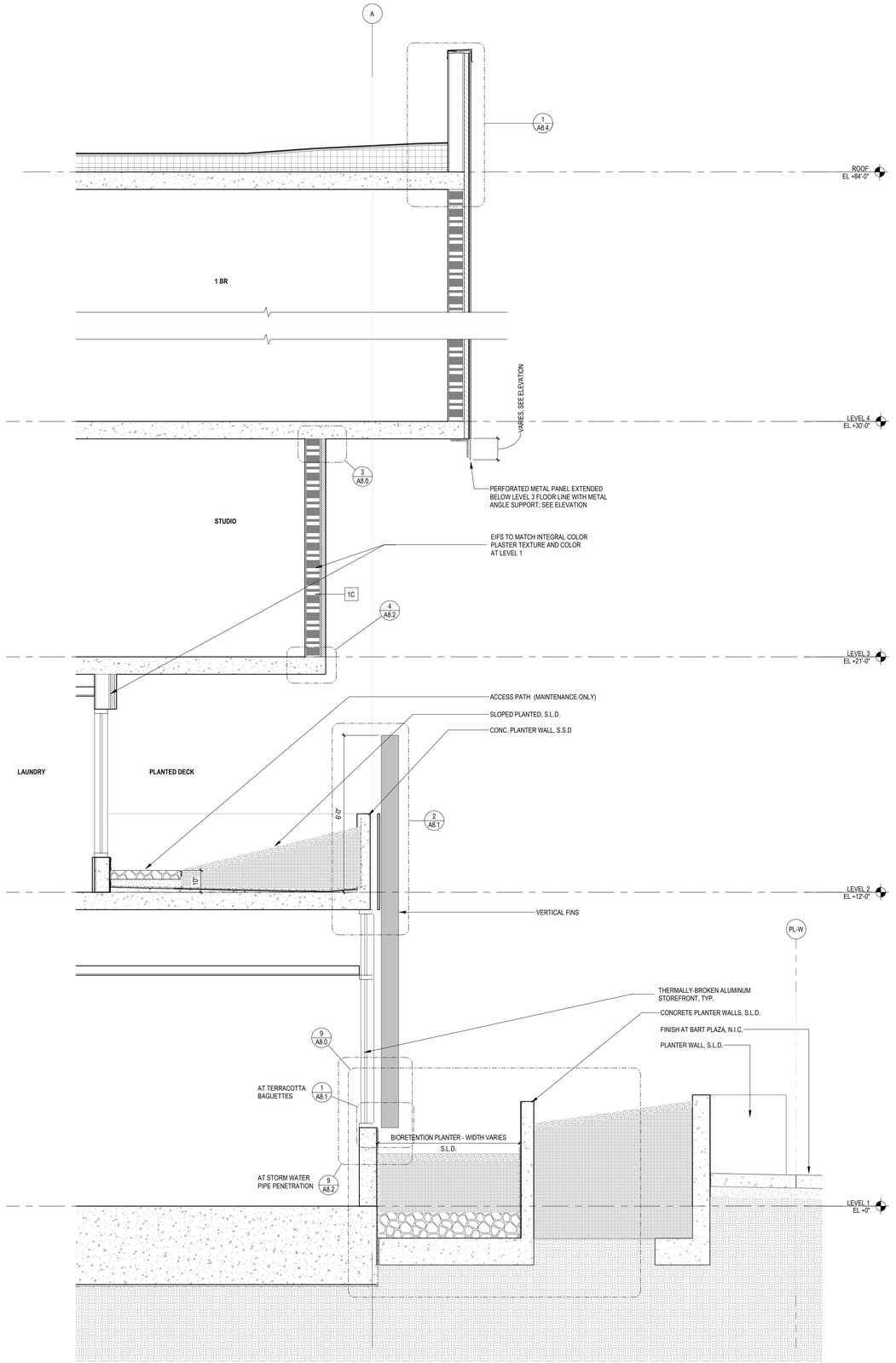

1 A3.7 WALL SECTION AT BART PLAZA PLANTER
1/2" = 1'-0" REF. 2/A3.1

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LICENSED ARCHITECT
No C-39639
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:

WALL SECTIONS

Scale:

1/2" = 1'-0"

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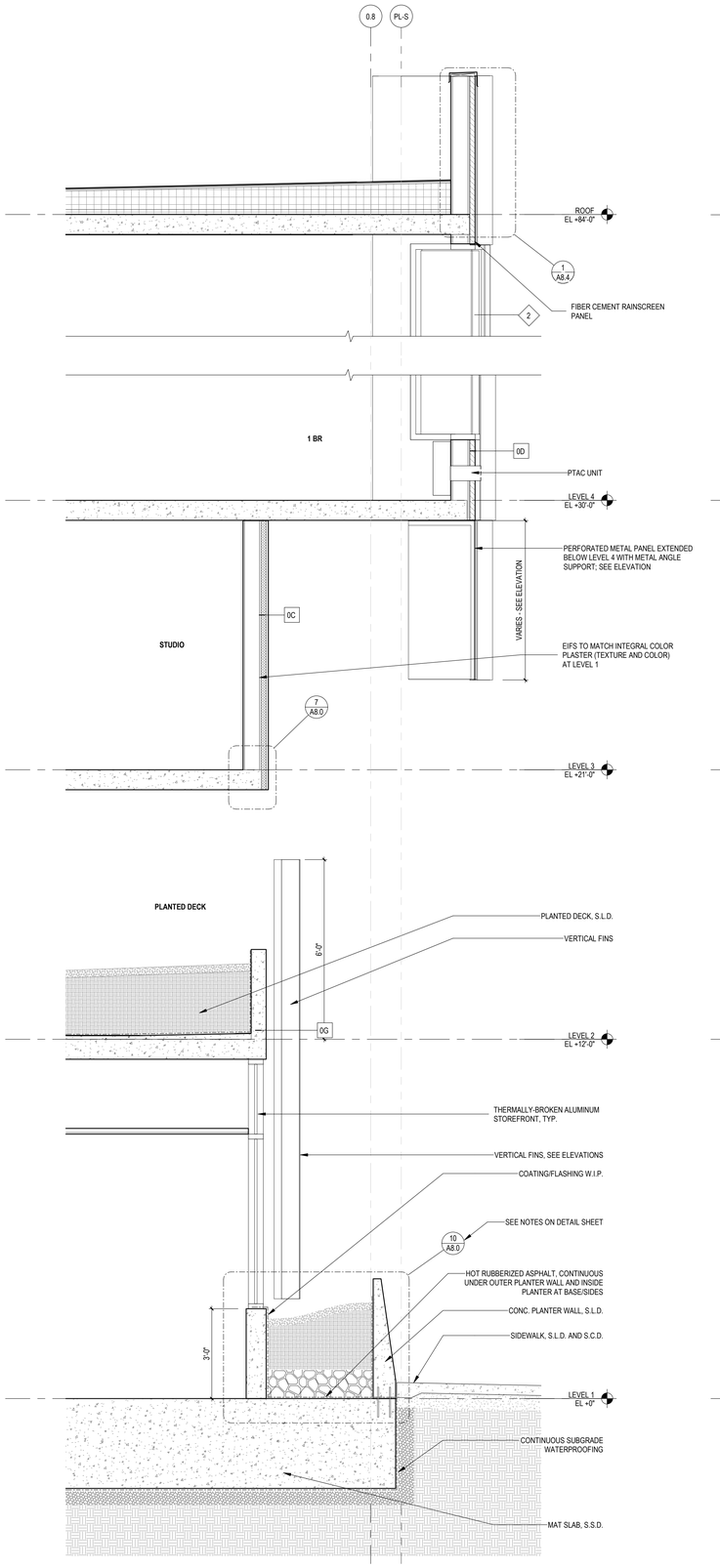
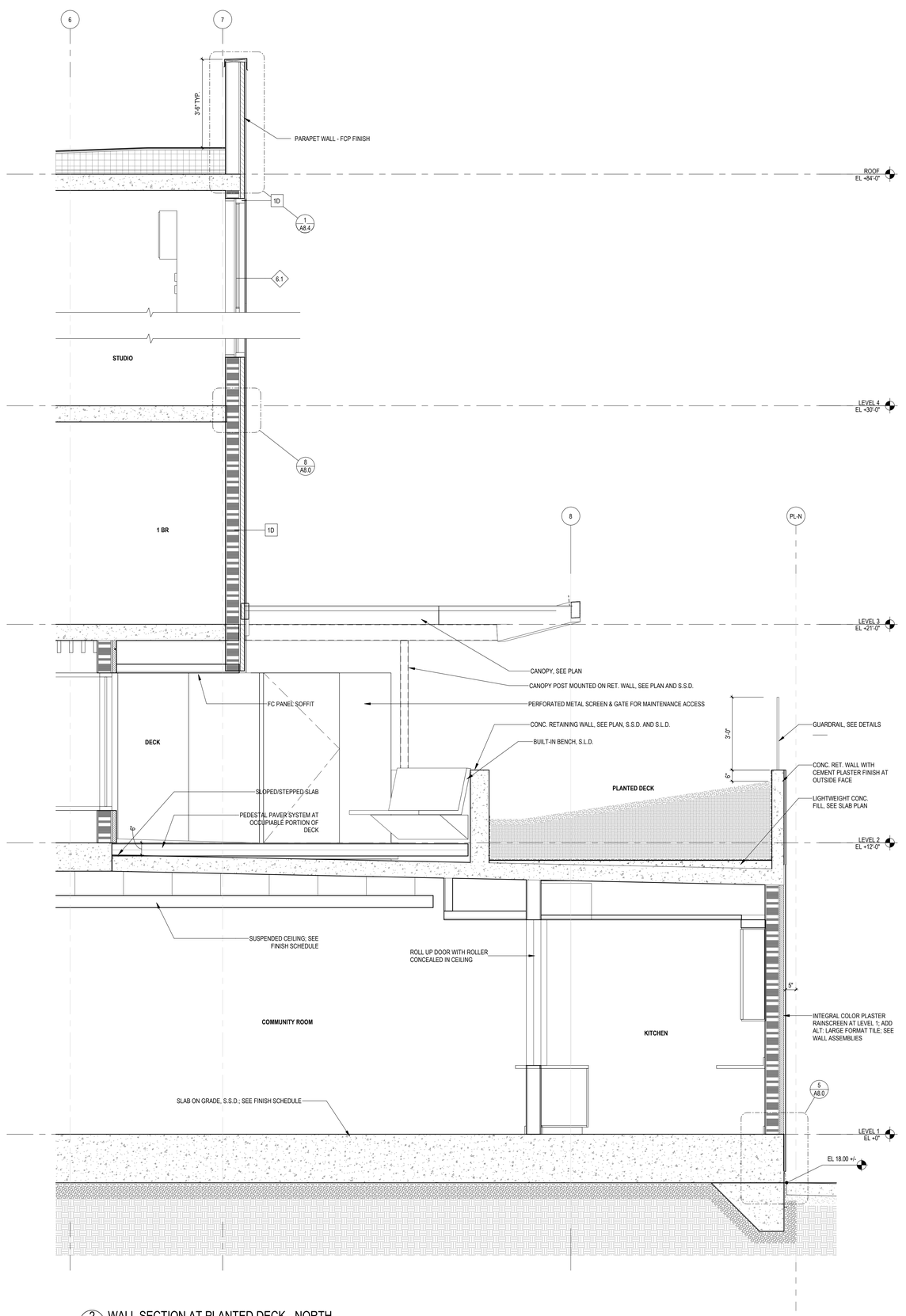
Date:	6/14/2025 9:58:39 AM	



1 A3.8 WALL SECTION AT WEST - 16TH ST.
1/2" = 1'-0" REF. 1/A3.1



2 A3.8 WALL SECTION AT PLANTED DECK - NORTH
1/2" = 1'-0" REF. 1/A3.2

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NO C-39639
NOT FOR CONSTRUCTION
OCT 31, 2025
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STATE OF CALIFORNIA

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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:

WALL SECTIONS

Scale:

1/2" = 1'-0"

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herman coliver locus
423 Tehama Street San Francisco, California 94103
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Date:	6/14/2025 9:58:40 AM	

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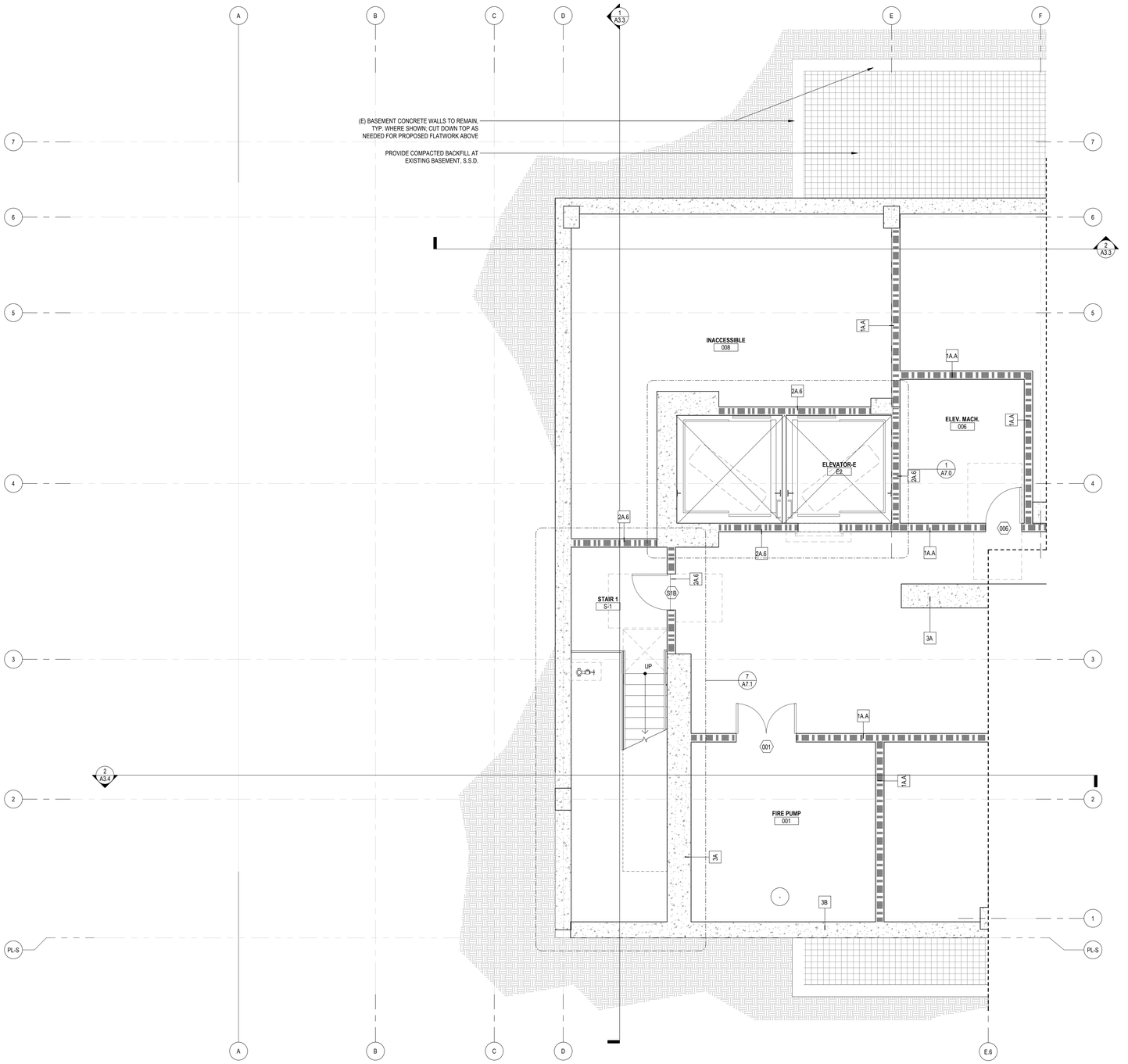

1 ENLARGED FLOOR PLAN - BASEMENT LEVEL WEST
A4.0A 1/4" = 1'-0" REF. 2/A0.3B

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

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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:

ENLARGED FLOOR PLAN - BASEMENT LEVEL - WEST

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

N
REF. NORTH

architecture

herman coliver locus
423 Tehama Street San Francisco, California 94103
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Date: 6/14/2025 9:58:41 AM

Sheet Number: A4.0A

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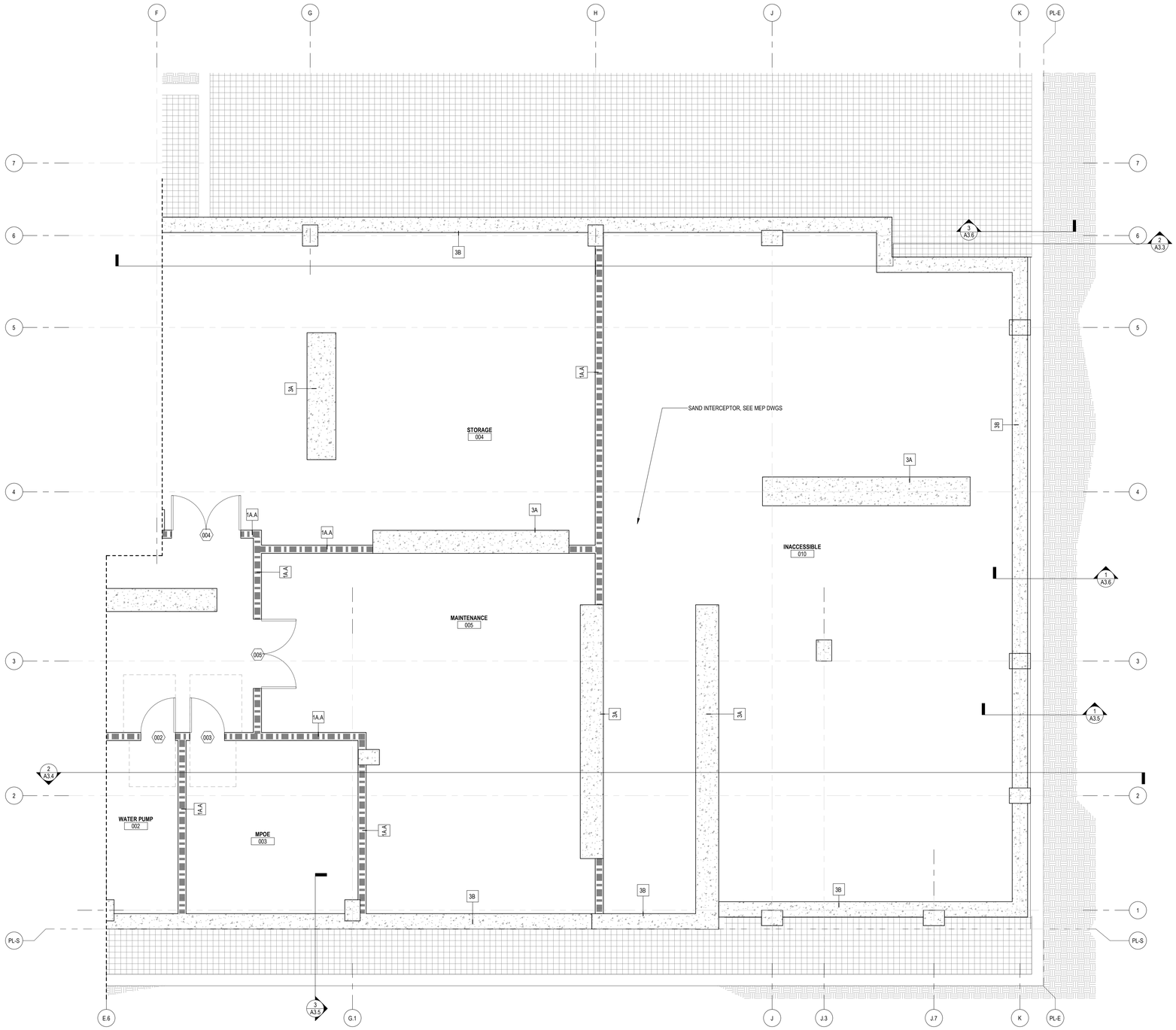

1 A4.0B ENLARGED FLOOR PLAN - BASEMENT LEVEL EAST
1/4" = 1'-0" REF. 2/A0.3B

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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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 - BASEMENT LEVEL - EAST

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

N
REF. NORTH

architecture

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

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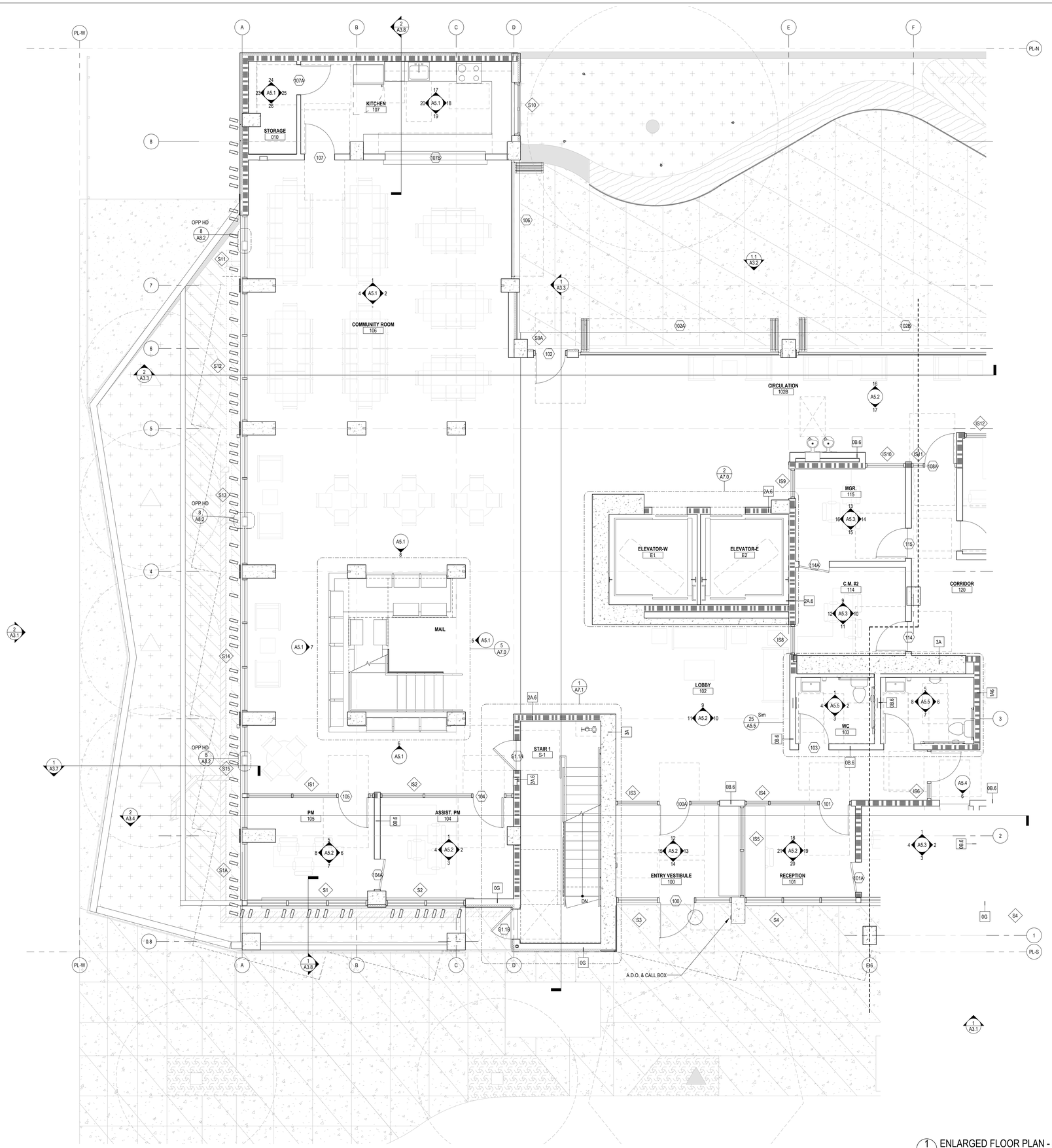

1 A4.1A ENLARGED FLOOR PLAN - LEVEL 1 WEST
1/4" = 1'-0" REF. 2/A0.3B

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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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

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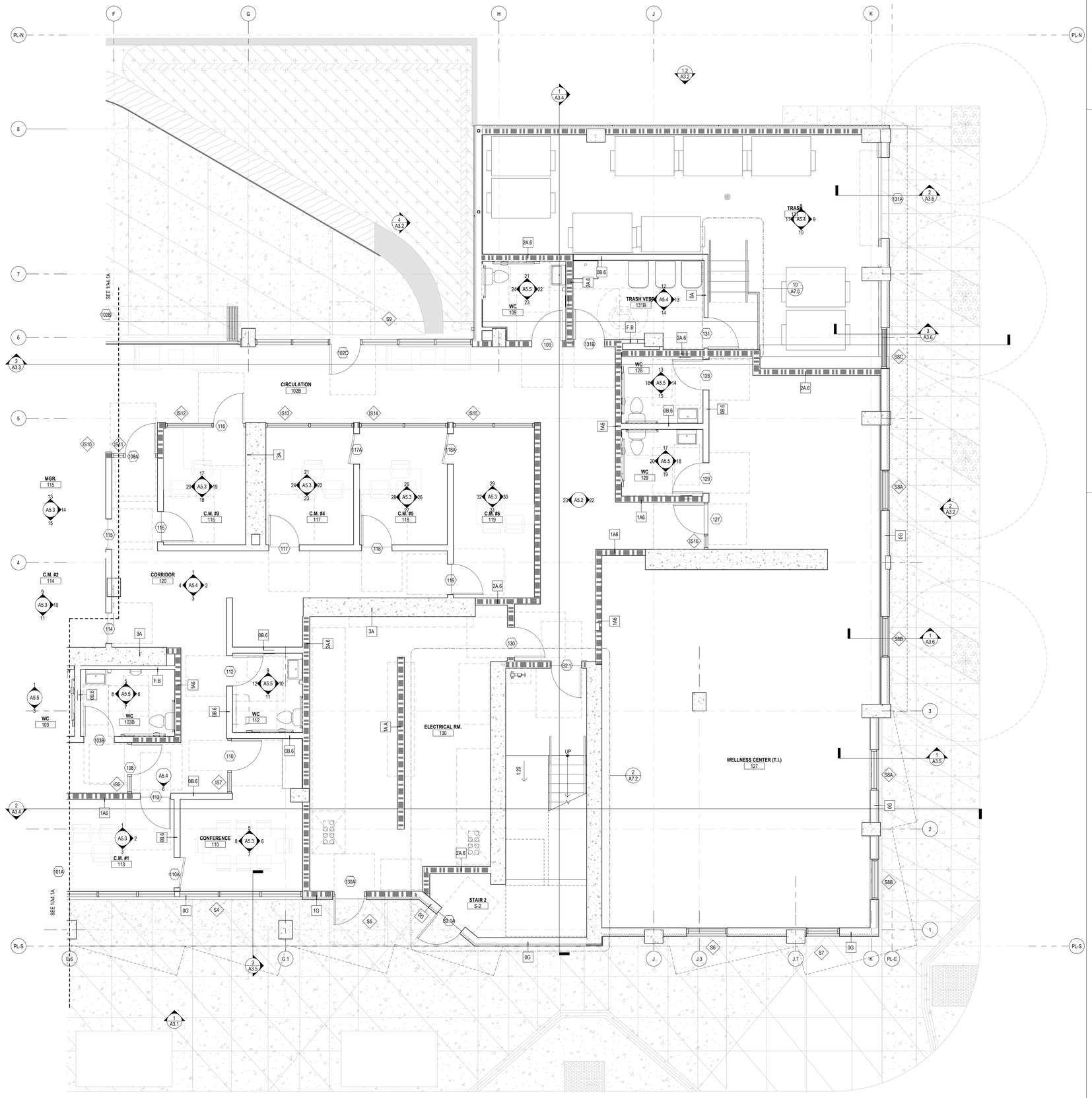

1 A4.1B ENLARGED FLOOR PLAN - LEVEL 1 EAST
1/4" = 1'-0" REF. 2/A0.36

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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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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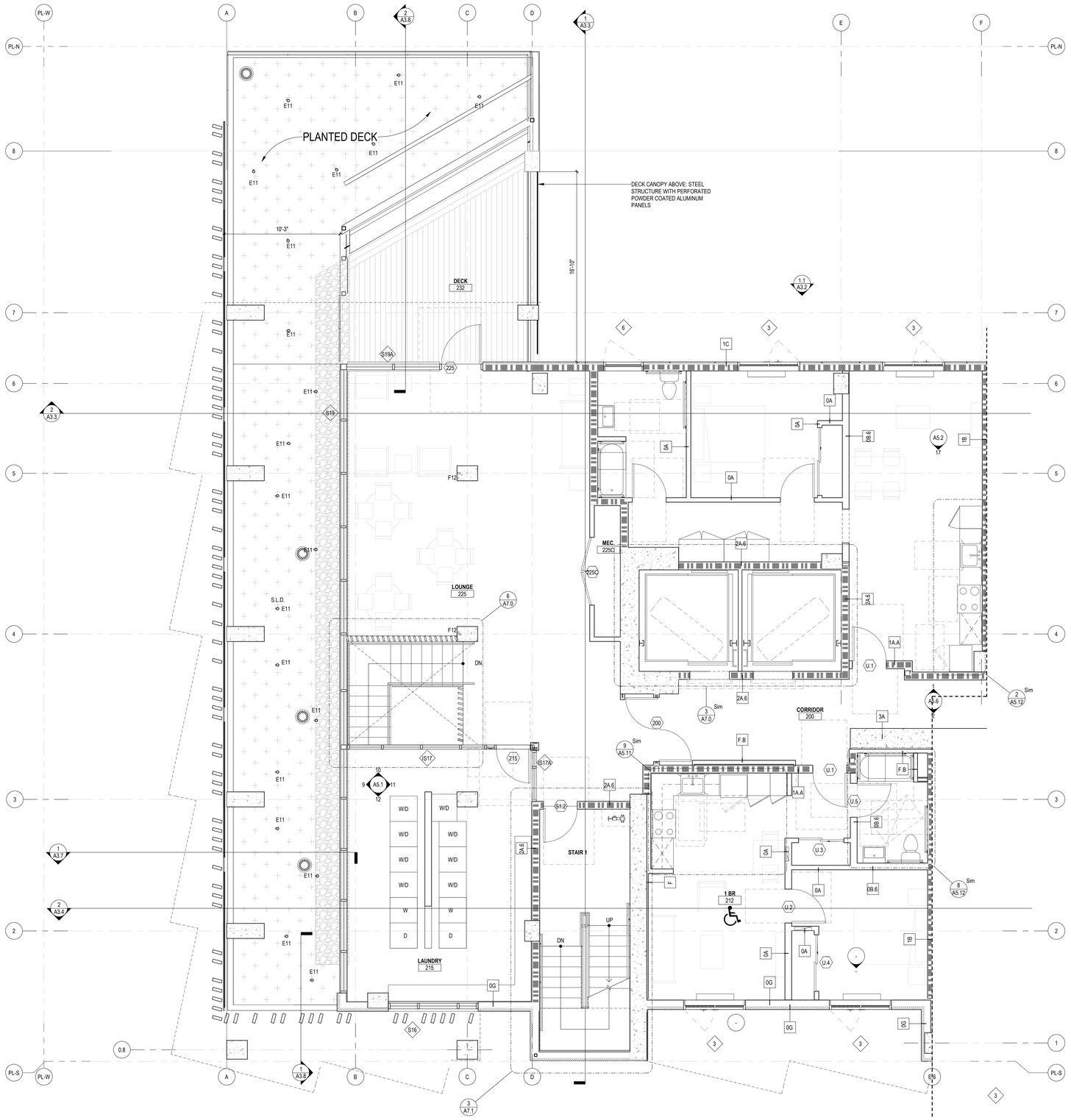

1 A4.2A ENLARGED FLOOR PLAN - LEVEL 2 WEST 1/4" = 1'-0" REF. 2/A0.3B

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

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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"

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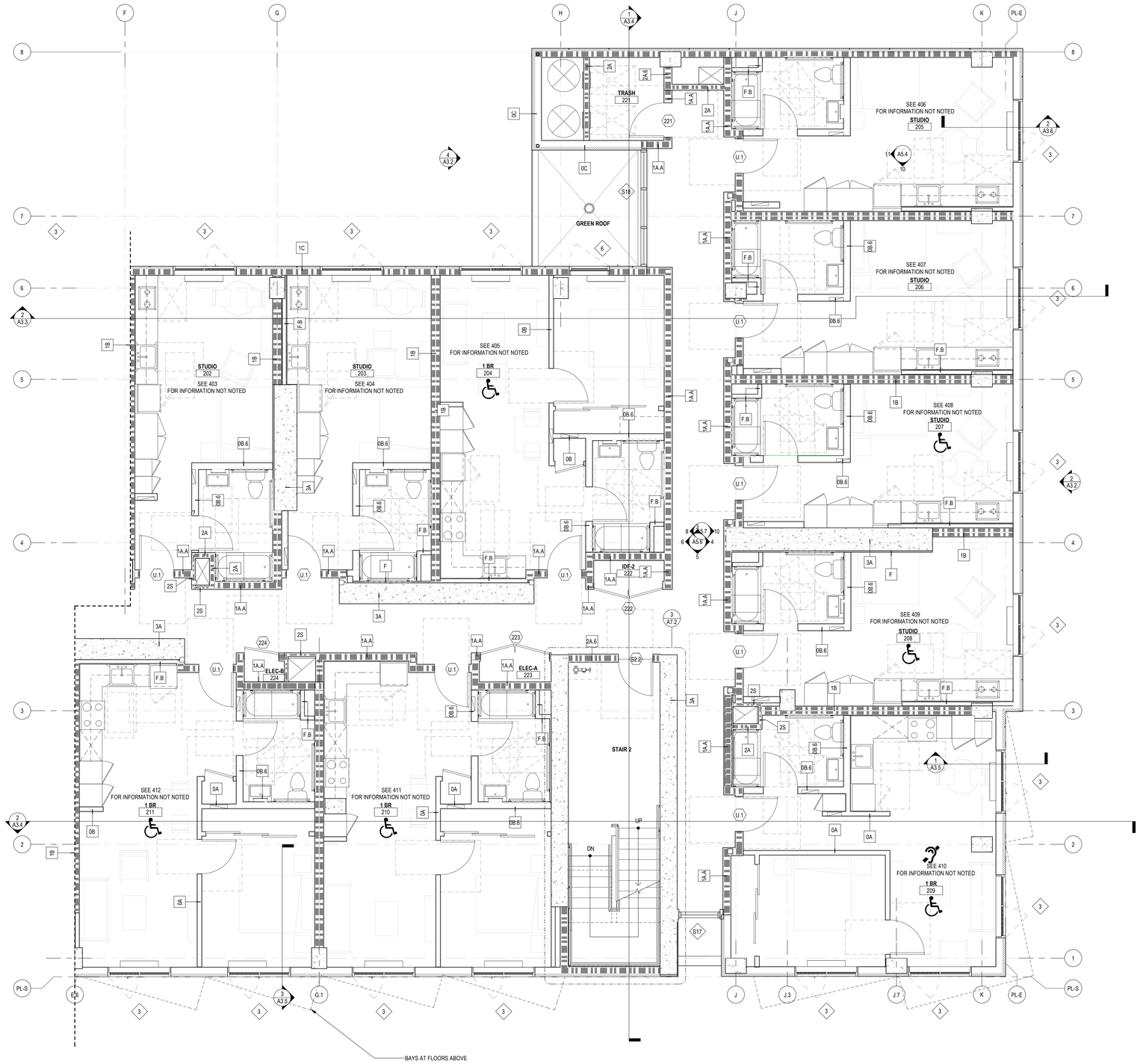

1 A4.2B ENLARGED FLOOR PLAN - LEVEL 2 EAST
1/4" = 1'-0" REF: 2A3.3B

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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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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"

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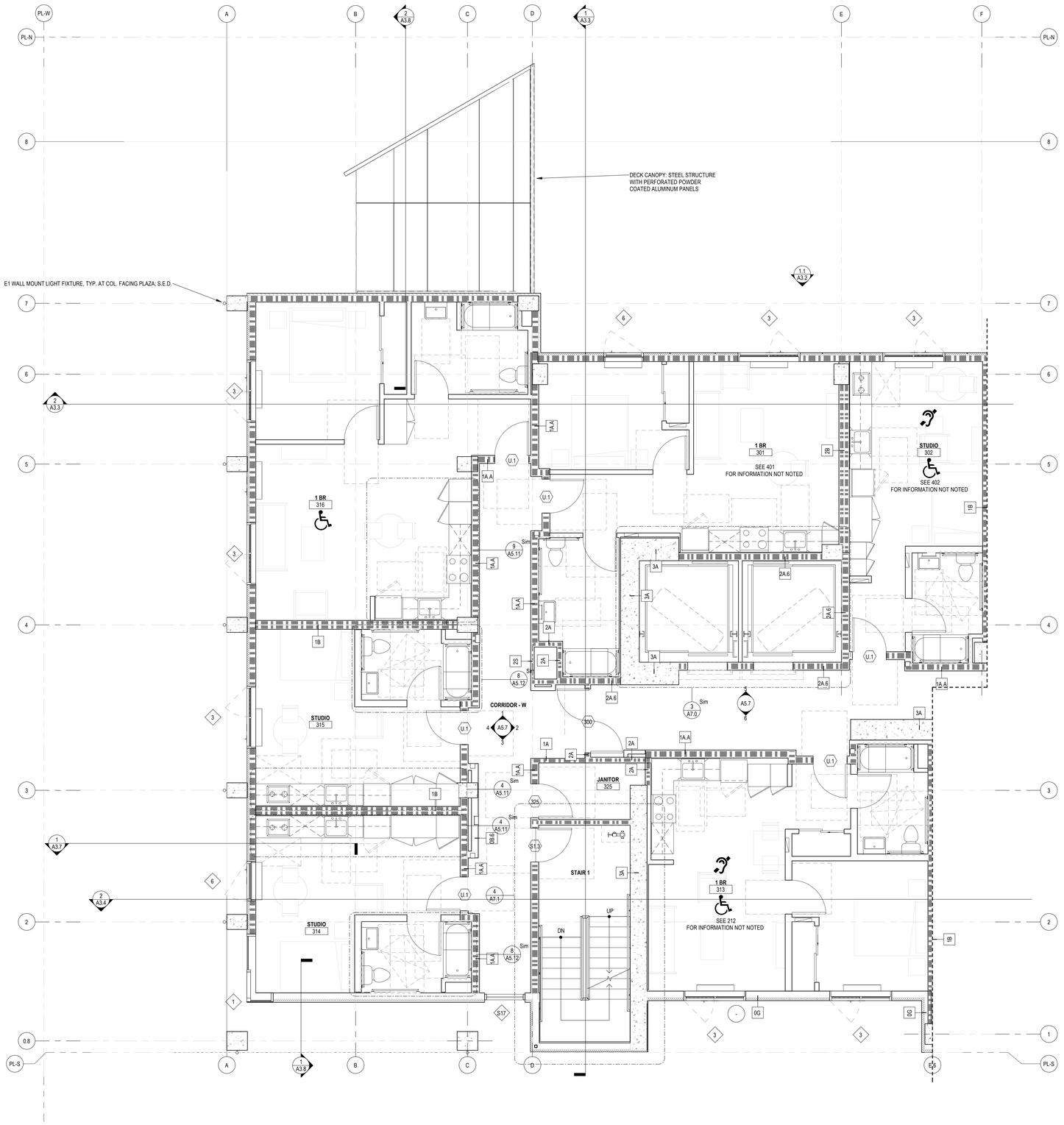

1 A4.3A ENLARGED FLOOR PLAN - LEVEL 3 WEST
1/4" = 1'-0" REF. 1/A0.0

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
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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"

N — REF. NORTH

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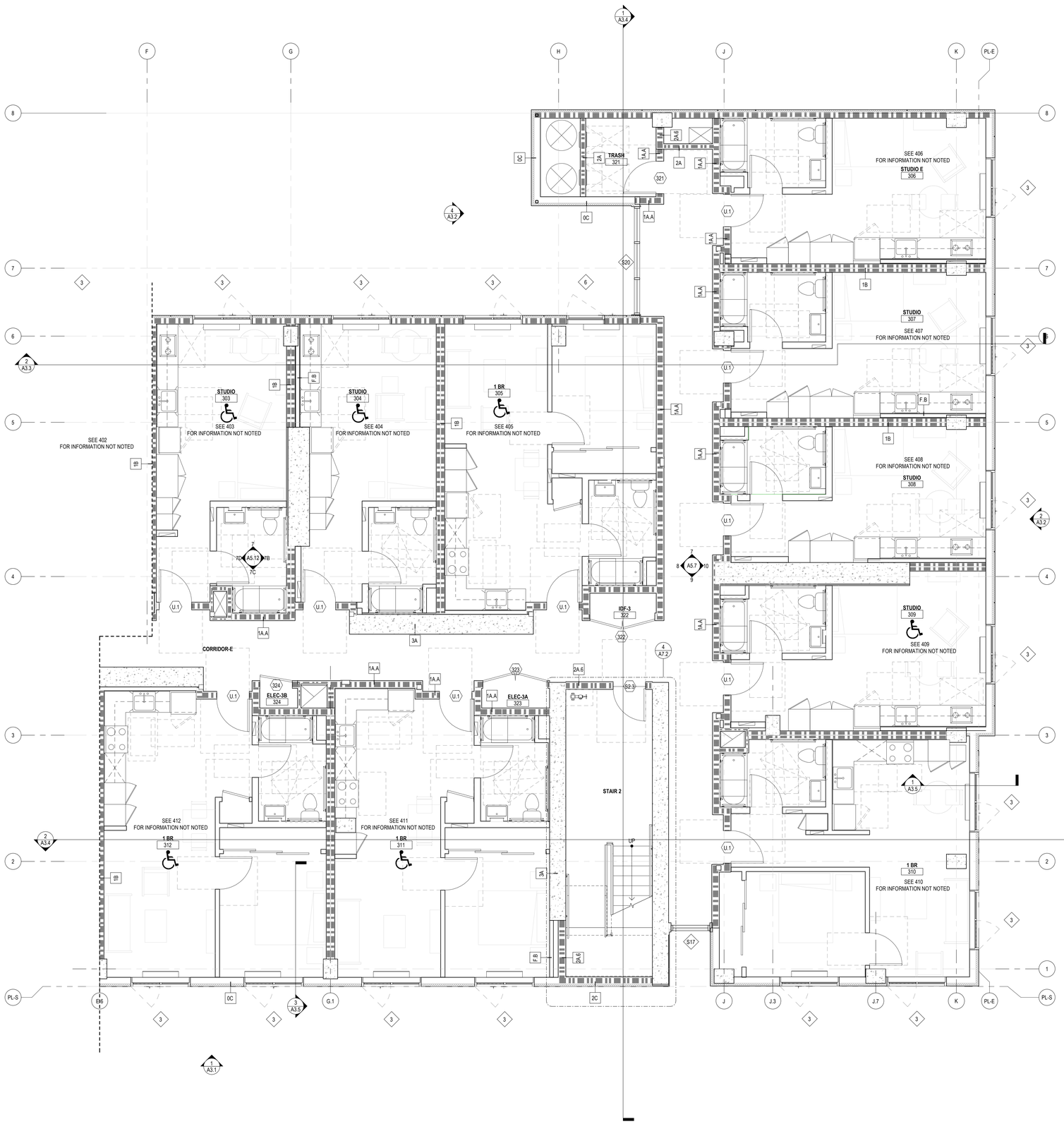

1 ENLARGED FLOOR PLAN - LEVEL 3 EAST
A4.3B 1/4" = 1'-0" REF. 1/A0.6

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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
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- ONE HOUR OCCUPANCY SEPARATION / FIRE BARRIER / FIRE PARTITION
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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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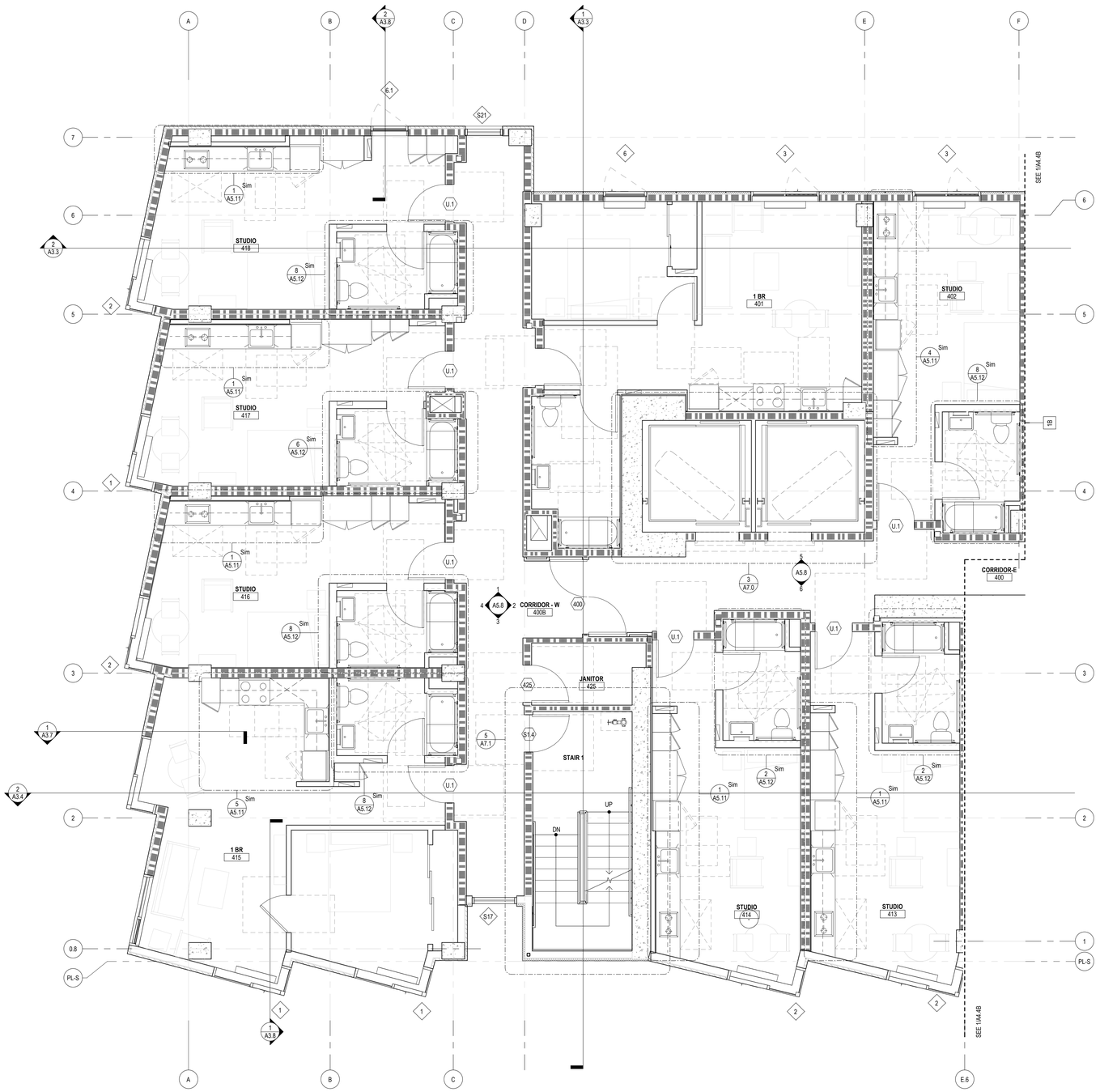

1 A4.4A ENLARGED FLOOR PLAN - LEVEL 4-9 WEST
1/4" = 1'-0" REF: 1/A0.6

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
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

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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 WEST

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

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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
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
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LICENSED ARCHITECT
No C-39639
OCT 31, 2025
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

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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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herman coliver locus
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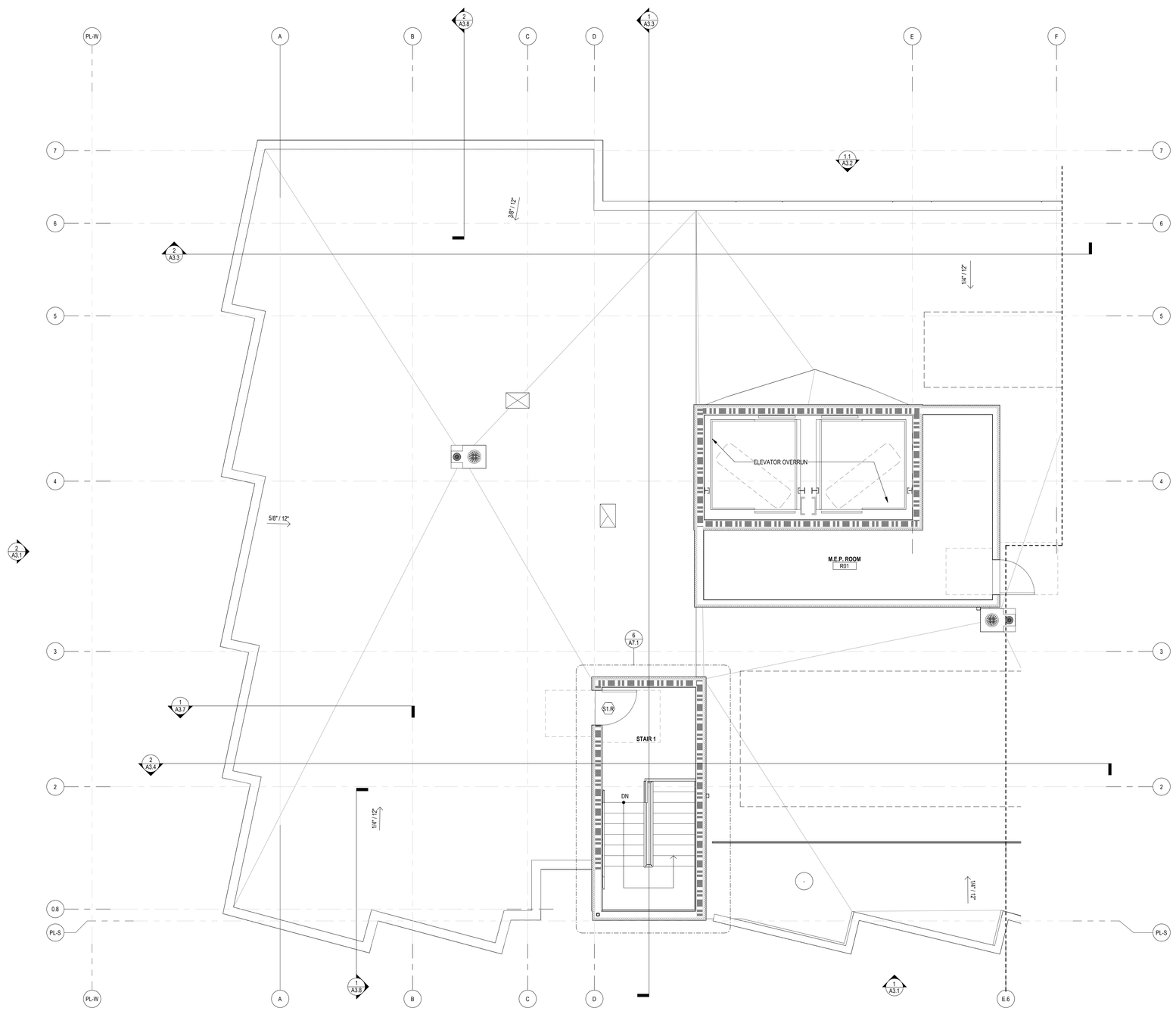

1 A4.5A ENLARGED FLOOR PLAN - ROOF WEST
1/4" = 1'-0" REF: 1/A0.8

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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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

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LICENSED ARCHITECT — MICHAEL GUINEY — No C-39619 — OCT 31, 2025 — RENEWAL DATE — 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:

ENLARGED FLOOR PLAN - ROOF WEST

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

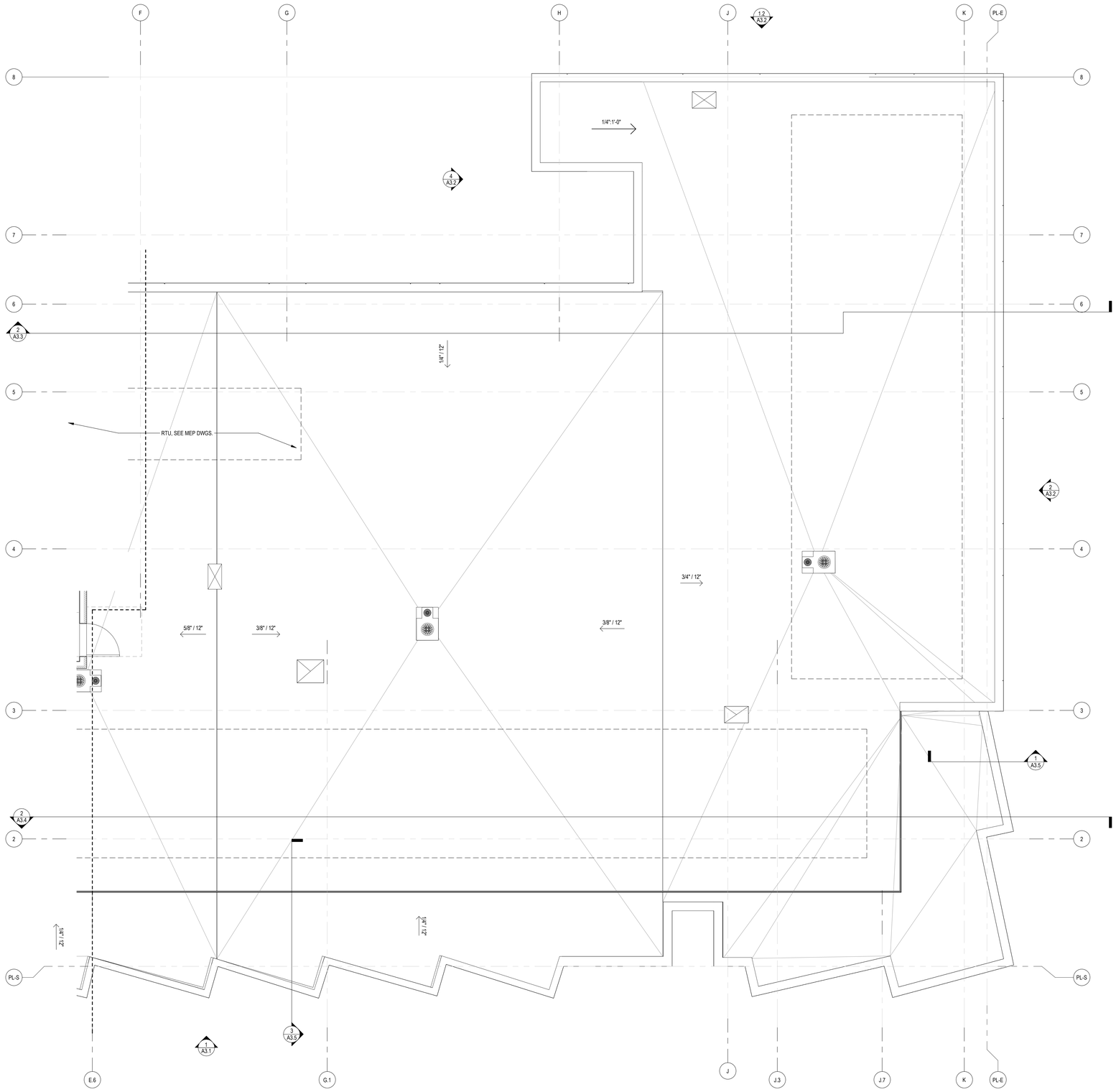
N
REF. NORTH

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: A4.5A

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



1 ENLARGED FLOOR PLAN - ROOF EAST
A4.5B 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
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:

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 IRIS GARCIA
No C-39639
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 EAST

Scale:

1/4" = 1'-0"

N
REF. NORTH

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

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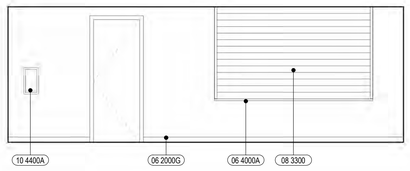
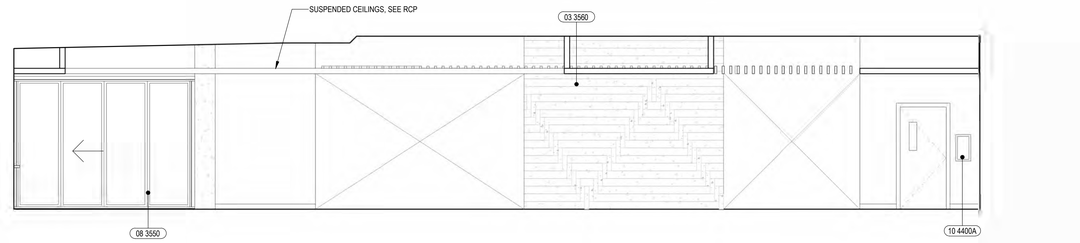
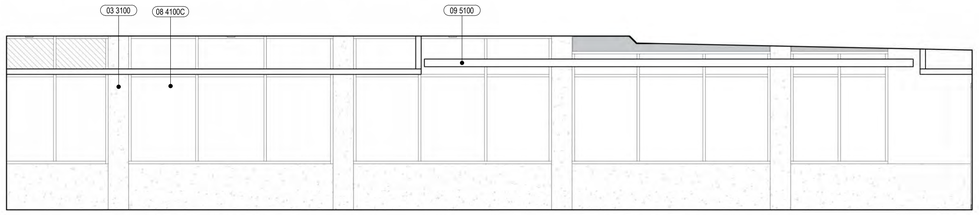


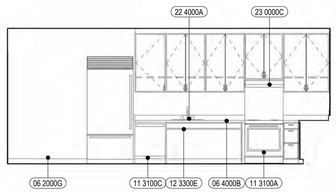
1 A5.1 106 COMMUNITY ROOM - NORTH
1/4" = 1'-0" REF. 1/A4.1A



2 A5.1 106 COMMUNITY ROOM - EAST
1/4" = 1'-0" REF. 1/A4.1A



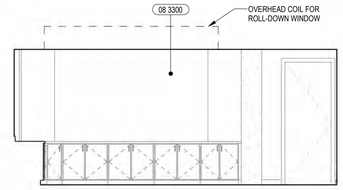
4 A5.1 106 COMMUNITY ROOM - WEST
1/4" = 1'-0" REF. 1/A4.1A



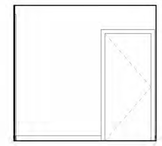
17 A5.1 107 KITCHEN - NORTH
1/4" = 1'-0" REF. 1/A4.1A



18 A5.1 107 KITCHEN- EAST
1/4" = 1'-0" REF. 1/A4.1A



19 A5.1 107 KITCHEN- SOUTH
1/4" = 1'-0" REF. 1/A4.1A



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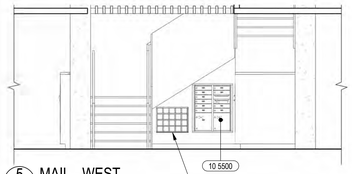
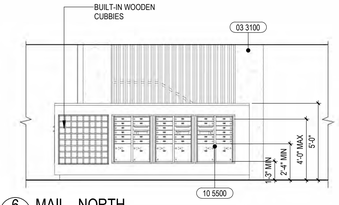
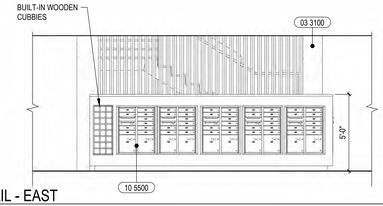
1/4" = 1'-0" REF. 1/A4.1A



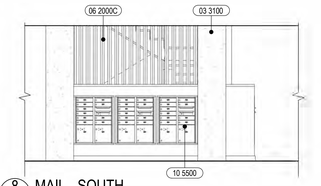
5 A5.1 MAIL - WEST
1/4" = 1'-0" REF. 1/A4.1A



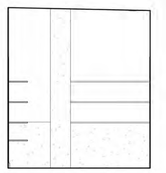
6 A5.1 MAIL - NORTH
1/4" = 1'-0" REF. 1/A4.1A



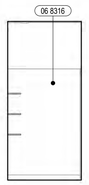
7 A5.1 MAIL - EAST
1/4" = 1'-0" REF. 1/A4.1A



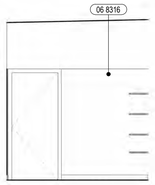
8 A5.1 MAIL - SOUTH
1/4" = 1'-0" REF. 1/A4.1A



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



25 A5.1 010 STORAGE - E
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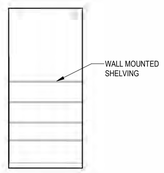
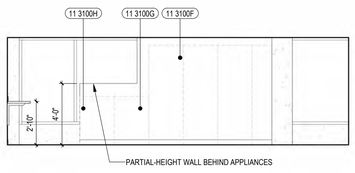
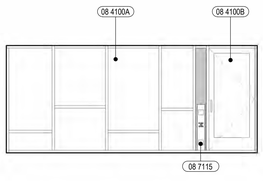


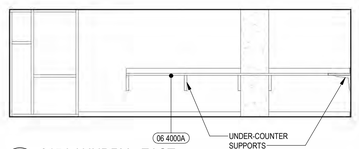
26 A5.1 010 STORAGE - S
1/4" = 1'-0" REF. 1/A4.1A



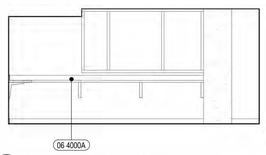
9 A5.1 215 LAUNDRY - WEST
1/4" = 1'-0" REF. 1/A4.2A



10 A5.1 215 LAUNDRY - NORTH
1/4" = 1'-0" REF. 1/A4.2A



11 A5.1 215 LAUNDRY - EAST
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.

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Stamp:

LICENSED ARCHITECT
MICHAEL CHRISTOPHER BALLANTYNE
No. C-39639
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:

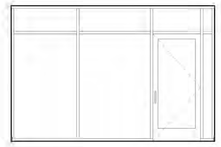
INTERIOR ELEVATIONS

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

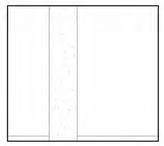
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: Checker
Date: 6/14/2025 9:59:05 AM

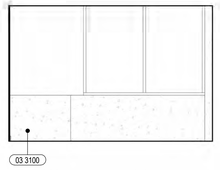
Sheet Number: A5.1



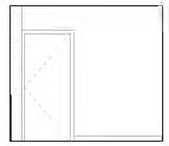
1 A5.2 104 ASSISTANT PM - NORTH
1/4" = 1'-0" REF. 1/A4.1A



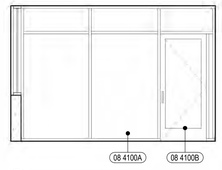
2 A5.2 104 ASSISTANT PM - EAST
1/4" = 1'-0" REF. 1/A4.1A



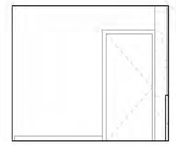
3 A5.2 104 ASSISTANT PM - SOUTH
1/4" = 1'-0" REF. 1/A4.1A



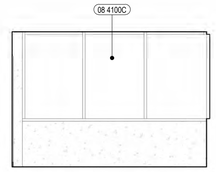
4 A5.2 104 ASSISTANT PM - WEST
1/4" = 1'-0" REF. 1/A4.1A



5 A5.2 105 PM NORTH
1/4" = 1'-0" REF. 1/A4.1A



6 A5.2 105 PM EAST
1/4" = 1'-0" REF. 1/A4.1A



7 A5.2 105 PM SOUTH
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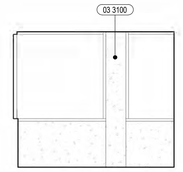

8 A5.2 105 PM WEST
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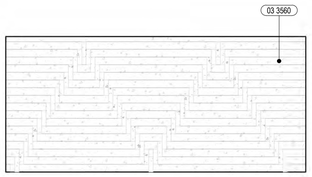
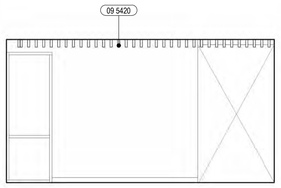
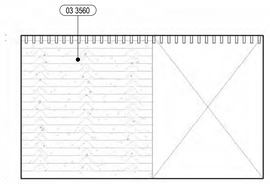


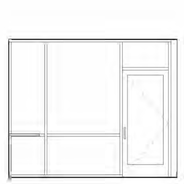
9 A5.2 102 LOBBY - NORTH
1/4" = 1'-0" REF. 1/A4.1A



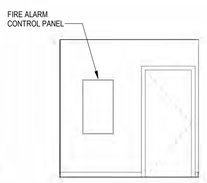
10 A5.2 102 LOBBY - EAST
1/4" = 1'-0" REF. 1/A4.1A



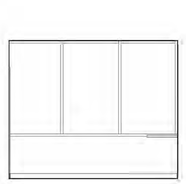
11 A5.2 102 LOBBY - WEST
1/4" = 1'-0" REF. 1/A4.1A



18 A5.2 RECEPTION NORTH
1/4" = 1'-0" REF. 1/A4.1A



19 A5.2 RECEPTION EAST
1/4" = 1'-0" REF. 1/A4.1A



20 A5.2 RECEPTION SOUTH
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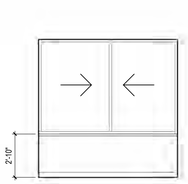
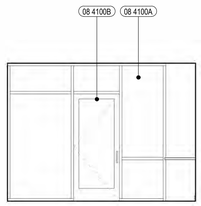
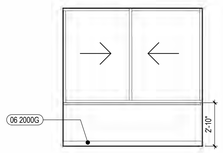


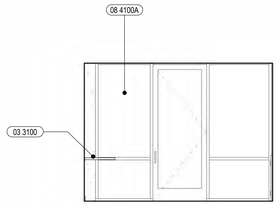
21 A5.2 RECEPTION WEST
1/4" = 1'-0" REF. 1/A4.1A



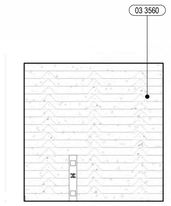
12 A5.2 100 ENTRY VESTIBULE - N
1/4" = 1'-0" REF. 1/A4.1A



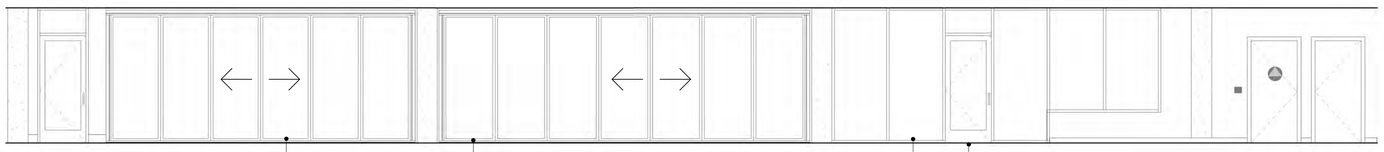
13 A5.2 100 ENTRY VESTIBULE - EAST
1/4" = 1'-0" REF. 1/A4.1A



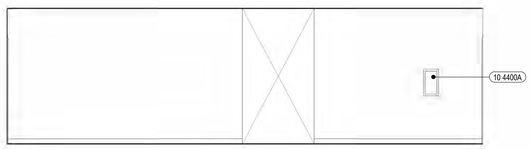
14 A5.2 100 ENTRY VESTIBULE - S
1/4" = 1'-0" REF. 1/A4.1A



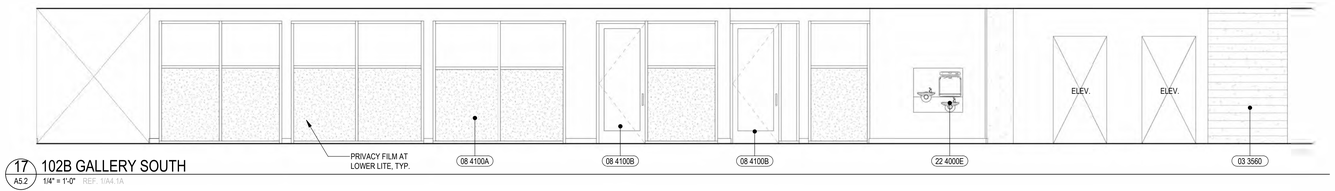
15 A5.2 100 ENTRY VESTIBULE - W
1/4" = 1'-0" REF. 1/A4.1A



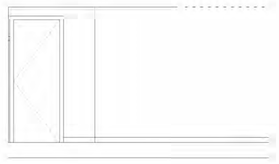
16 A5.2 102B GALLERY NORTH
1/4" = 1'-0" REF. 1/A4.1A



22 A5.2 CORRIDOR 106.2 - E
1/4" = 1'-0" REF. 1/A4.1B



17 A5.2 102B GALLERY SOUTH
1/4" = 1'-0" REF. 1/A4.1A



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
No C-39639
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

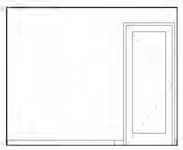
Scale: 1/4" = 1'-0"

architecture

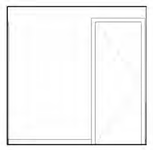
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC
Checked: MG
Date: 6/14/2025 9:59:12 AM

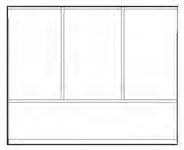
Sheet Number: A5.2



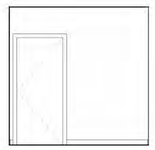
1 A5.3 CM 1 NORTH
1/4" = 1'-0" REF. 1/A4.1A



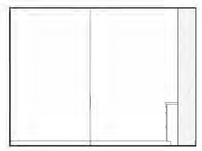
2 A5.3 CM 1 EAST
1/4" = 1'-0" REF. 1/A4.1A



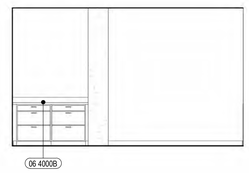
3 A5.3 CM 1 SOUTH
1/4" = 1'-0" REF. 1/A4.1A



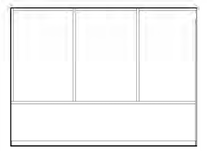
4 A5.3 CM 1 WEST
1/4" = 1'-0" REF. 1/A4.1A



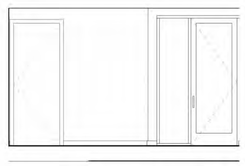
5 A5.3 CONFERENCE NORTH
1/4" = 1'-0" REF. 1/A4.1A



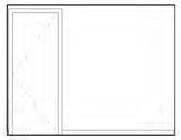
6 A5.3 CONFERENCE EAST
1/4" = 1'-0" REF. 1/A4.1B



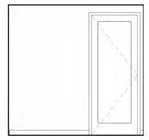
7 A5.3 CONFERENCE SOUTH
1/4" = 1'-0" REF. 1/A4.1A



8 A5.3 CONFERENCE WEST
1/4" = 1'-0" REF. 1/A4.1B



9 A5.3 C.M. 2 - N
1/4" = 1'-0" REF. 1/A4.1A



10 A5.3 C.M. 2 - E
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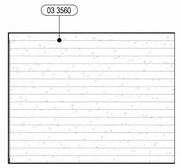
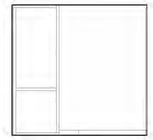
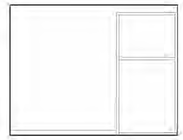


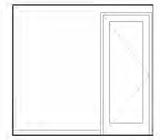
11 A5.3 C.M. 2- S
1/4" = 1'-0" REF. 1/A4.1A



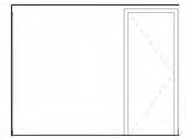
12 A5.3 C.M. 2 - W
1/4" = 1'-0" REF. 1/A4.1A



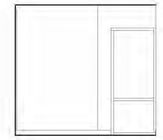
13 A5.3 MGR 115 NORTH
1/4" = 1'-0" REF. 1/A4.1A



14 A5.3 MGR 115 EAST
1/4" = 1'-0" REF. 1/A4.1A



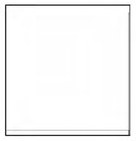
15 A5.3 MGR 115 SOUTH
1/4" = 1'-0" REF. 1/A4.1A



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



18 A5.3 C.M. 3 - S
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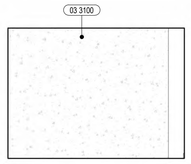
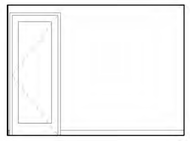


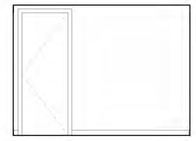
19 A5.3 C.M. 3 - E
1/4" = 1'-0" REF. 1/A4.1B



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



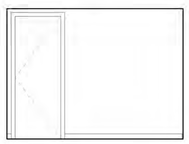
23 A5.3 C.M. 4 - S
1/4" = 1'-0" REF. 1/A4.1B



24 A5.3 C.M. 4 - W
1/4" = 1'-0" REF. 1/A4.1B



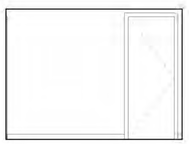
25 A5.3 C.M. 5 - N
1/4" = 1'-0" REF. 1/A4.1B



26 A5.3 C.M. 5 - E
1/4" = 1'-0" REF. 1/A4.1B



27 A5.3 C.M. 5 - S
1/4" = 1'-0" REF. 1/A4.1B



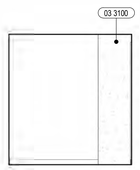
28 A5.3 C.M. 5 - W
1/4" = 1'-0" REF. 1/A4.1B



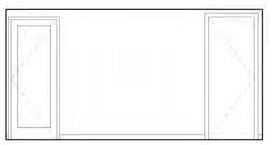
29 A5.3 C.M. 6 - N
1/4" = 1'-0" REF. 1/A4.1B



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 GRIMES
No C-39639
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:

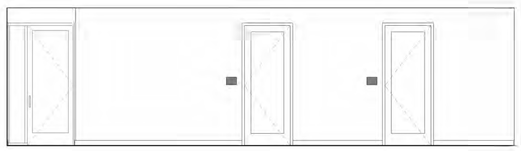
GROUND FLOOR INTERIOR ELEVATIONS

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

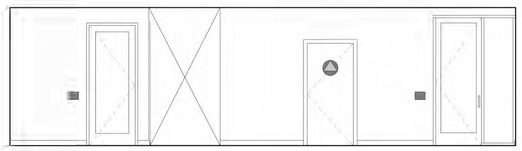
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC
Checked: MG
Date: 6/14/2025 9:59:19 AM

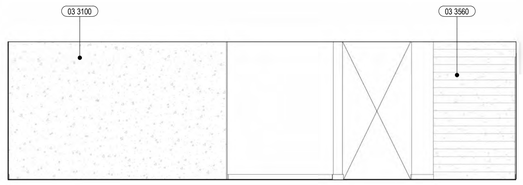
Sheet Number: A5.3



1 OFFICE CORRIDOR- N
A5.4 1/4" = 1'-0" REF. 1/A4.1B



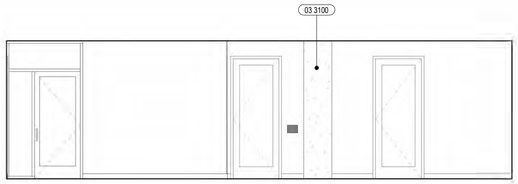
2 OFFICE CORRIDOR- E
A5.4 1/4" = 1'-0" REF. 1/A4.1B



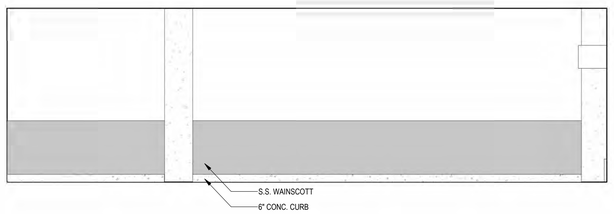
3 OFFICE CORRIDOR- S
A5.4 1/4" = 1'-0" REF. 1/A4.1B



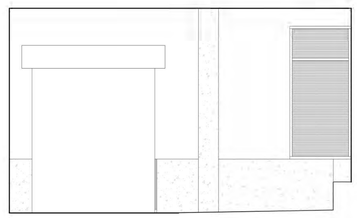
6 OFFICE CORRIDOR- S'
A5.4 1/4" = 1'-0" REF. 1/A4.1A



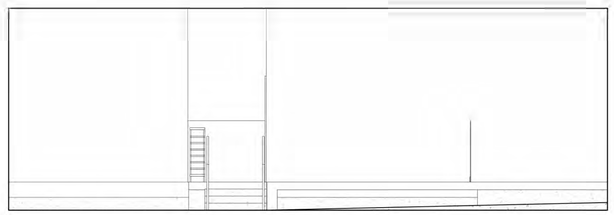
4 OFFICE CORRIDOR- W
A5.4 1/4" = 1'-0" REF. 1/A4.1B



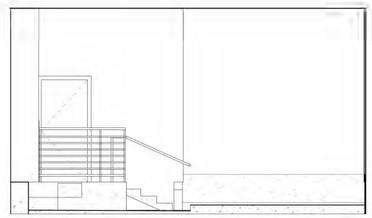
8 TRASH ROOM - N
A5.4 1/4" = 1'-0" REF. 1/A4.1B



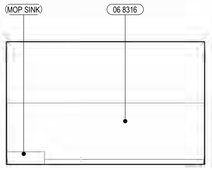
9 TRASH ROOM - E
A5.4 1/4" = 1'-0" REF. 1/A4.1B



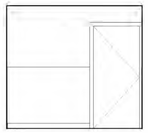
10 TRASH ROOM - S
A5.4 1/4" = 1'-0" REF. 1/A4.1B



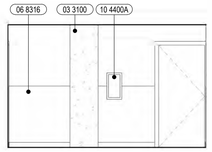
11 TRASH ROOM - W
A5.4 1/4" = 1'-0" REF. 1/A4.1B



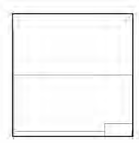
12 TRASH VESTIBULE- N
A5.4 1/4" = 1'-0" REF. 1/A4.1B



13 TRASH VESTIBULE - E
A5.4 1/4" = 1'-0" REF. 1/A4.1B



14 TRASH VESTIBULE - S
A5.4 1/4" = 1'-0" REF. 1/A4.1B



15 TRASH VESTIBULE - W
A5.4 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:

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Stamp:

LICENSED ARCHITECT
No C-39639
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:

GROUND FLOOR INTERIOR ELEVATONS

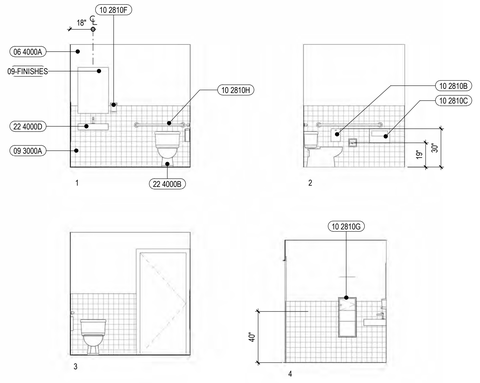
Scale:

1/4" = 1'-0"

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

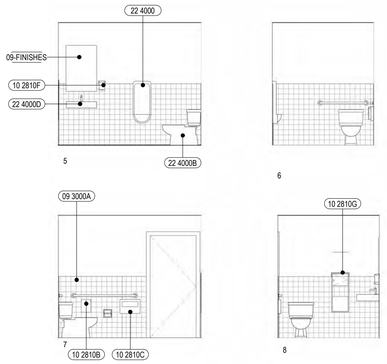
Drawn By: MC
Checked: MG
Date: 6/14/2025 9:59:24 AM

Sheet Number: A5.4



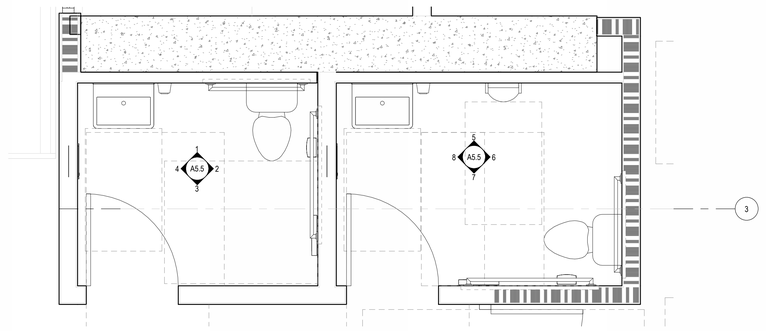
WC 103 SOUTH

1/4" = 1'-0"



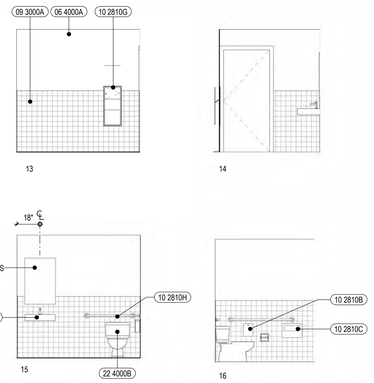
WC 103B SOUTH

1/4" = 1'-0"



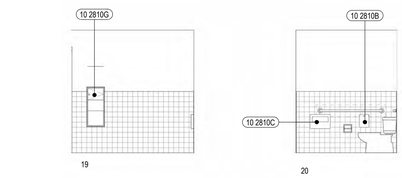
25 WC 103 104

A5.5 1/2" = 1'-0" REF. 1/A4.1A



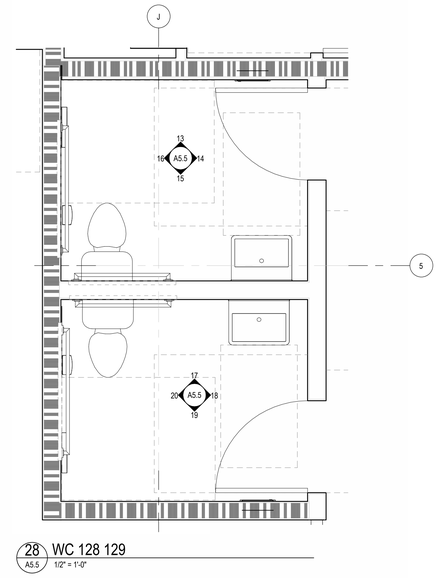
WC 128 SOUTH

1/4" = 1'-0"



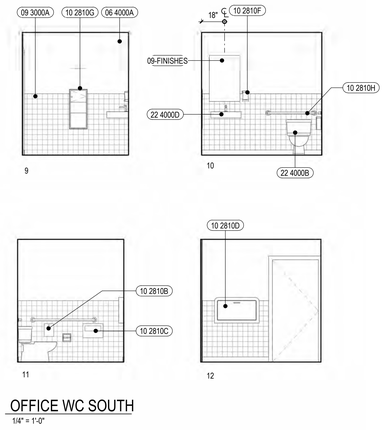
WC 129 SOUTH

1/4" = 1'-0"



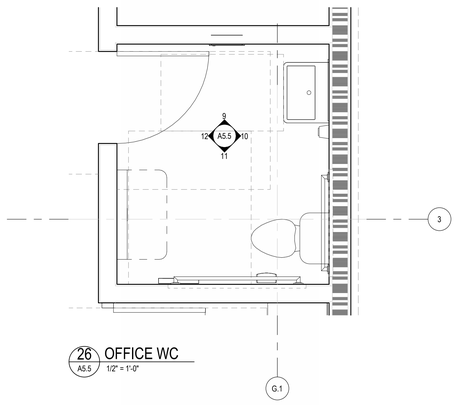
28 WC 128 129

A5.5 1/2" = 1'-0"



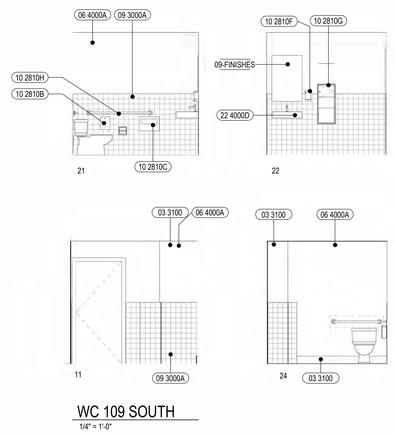
OFFICE WC SOUTH

1/4" = 1'-0"



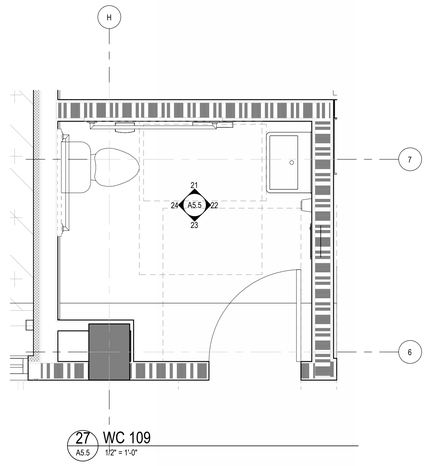
26 OFFICE WC

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
MICHAEL GOLDMAN
No C-39619
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

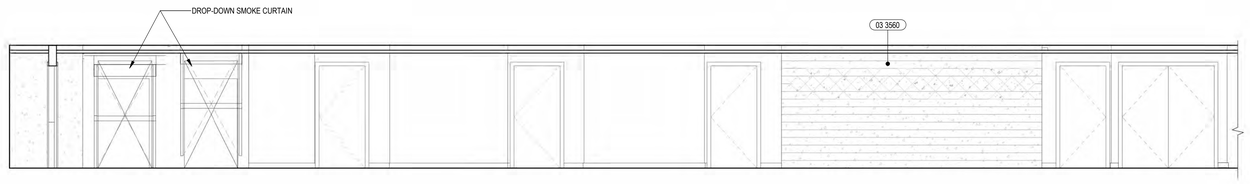
N
REF. NORTH

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

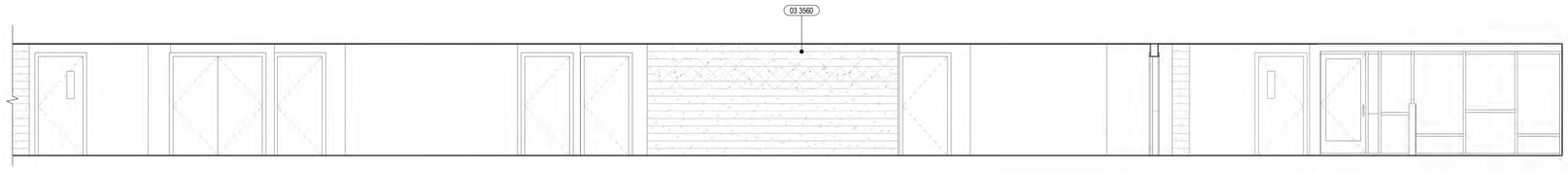
Drawn By:	MB
Checked:	MG
Date:	6/14/2025 9:59:31 AM

Sheet Number: A5.5

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



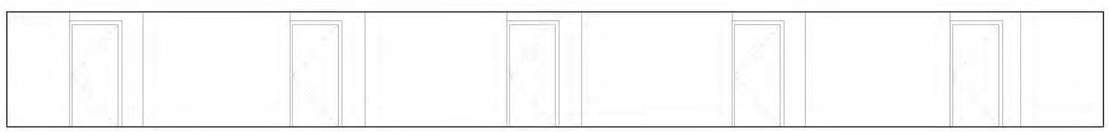
1 A5.6 2ND FLOOR CENTRAL CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.2A



2 A5.6 2ND FLOOR CENTRAL CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.2A



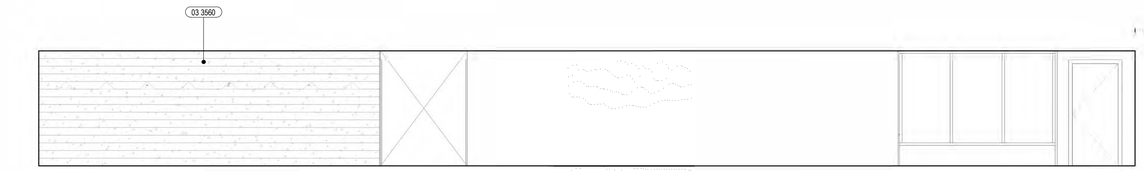
3 A5.6 2ND FLOOR WEST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.2B



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

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

Disclaimer:

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Stamp:

LICENSED ARCHITECT
No C-39619
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

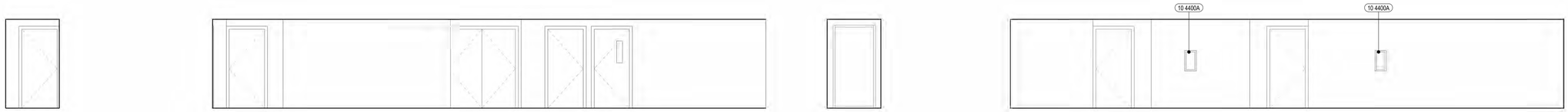
Scale:

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

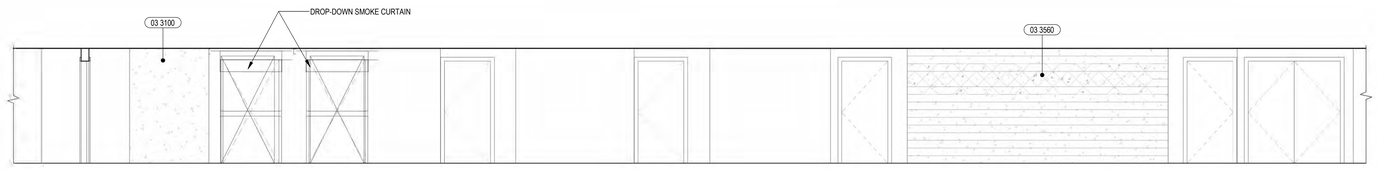


1 A5.7 3RD FLOOR WEST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.3A

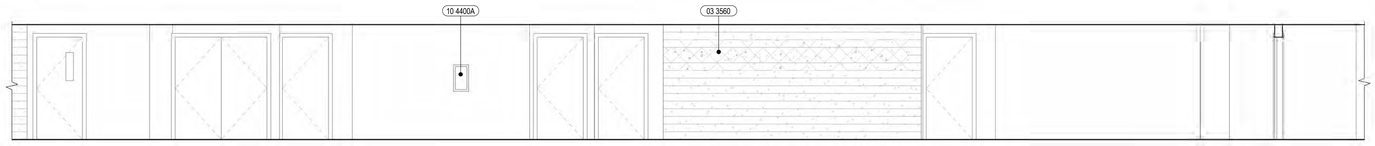
2 A5.7 3RD FLOOR WEST CORRIDOR - E
1/4" = 1'-0" REF. 1/A4.3A

3 A5.7 3RD FLOOR WEST CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.3A

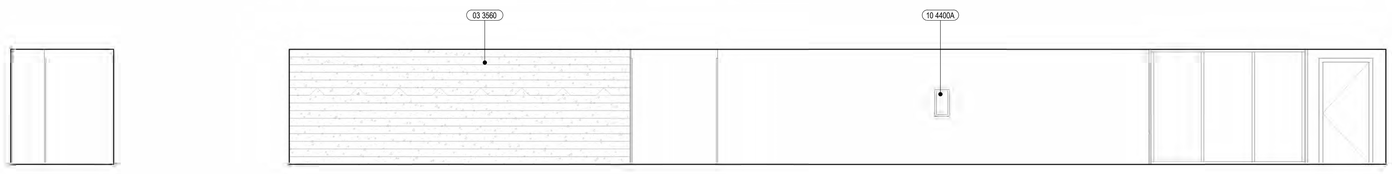
4 A5.7 3RD FLOOR WEST CORRIDOR - W
1/4" = 1'-0" REF. 1/A4.3A



5 A5.7 3RD FLOOR CENTRAL CORRIDOR -N
1/4" = 1'-0" REF. 1/A4.3A

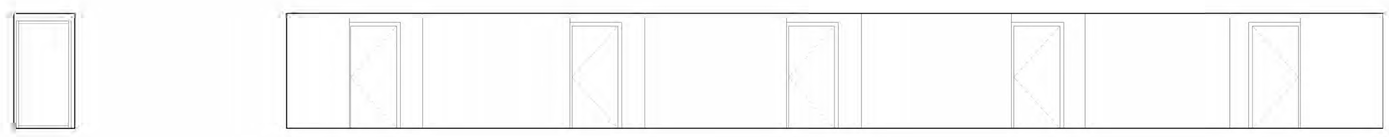


6 A5.7 3RD FLOOR CENTRAL CORRIDOR -S
1/4" = 1'-0" REF. 1/A4.3A



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
No C-39619
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"

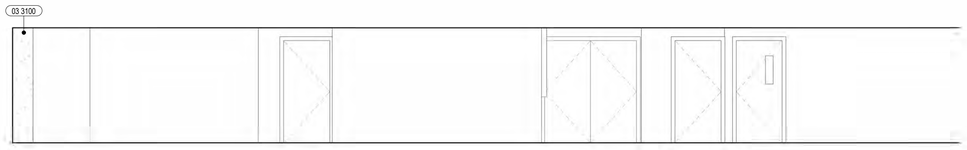
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: MG
Date: 6/14/2025 9:59:38 AM

Sheet Number: A5.7



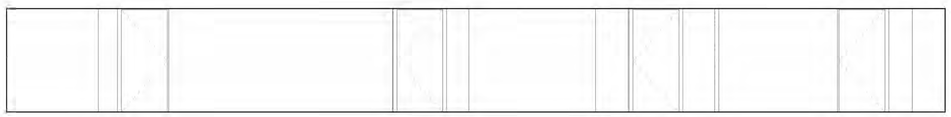
1 A5.8 4TH FLOOR WEST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.4A



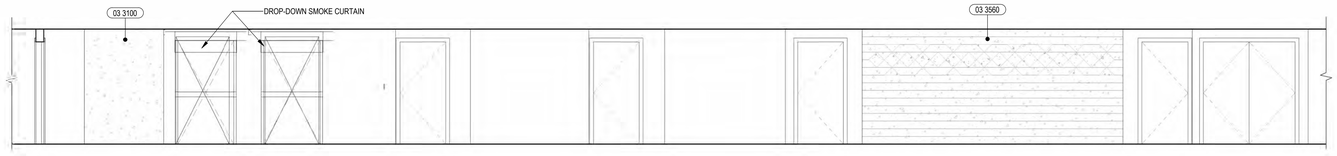
2 A5.8 4TH FLOOR WEST CORRIDOR - E
1/4" = 1'-0" REF. 1/A4.4A



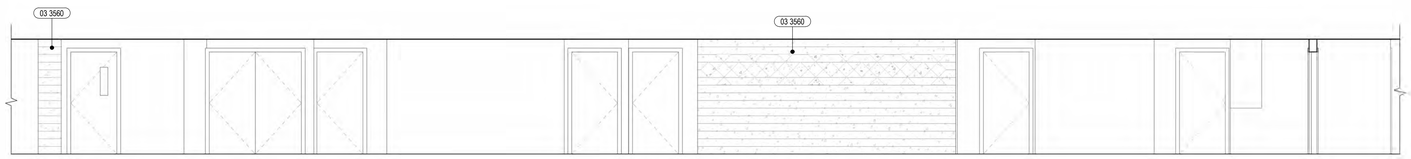
3 A5.8 4TH FLOOR WEST CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.4A



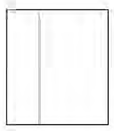
4 A5.8 4TH FLOOR WEST CORRIDOR -W
1/4" = 1'-0" REF. 1/A4.4A



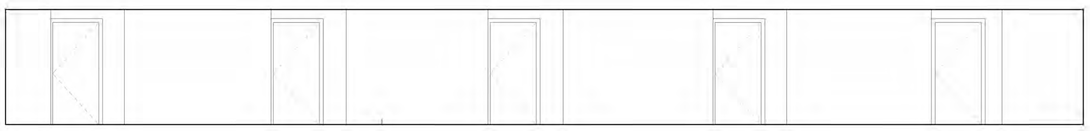
5 A5.8 4TH FLOOR CENTRAL CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.4A



6 A5.8 4TH FLOOR CENTRAL CORRIDOR - S
1/4" = 1'-0" REF. 1/A4.4A



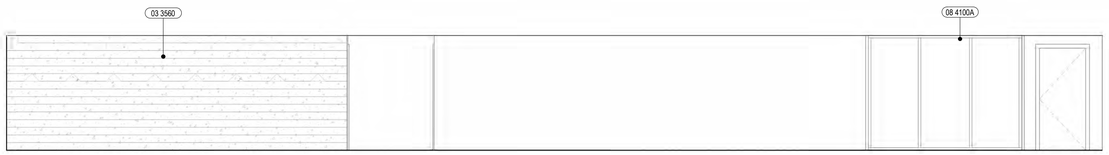
7 A5.8 4TH FLOOR EAST CORRIDOR - N
1/4" = 1'-0" REF. 1/A4.4B



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
No C-39619
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:

4TH-9TH FLOOR RESIDENTIAL CORRIDOR ELEVATIONS

Scale:

1/4" = 1'-0"

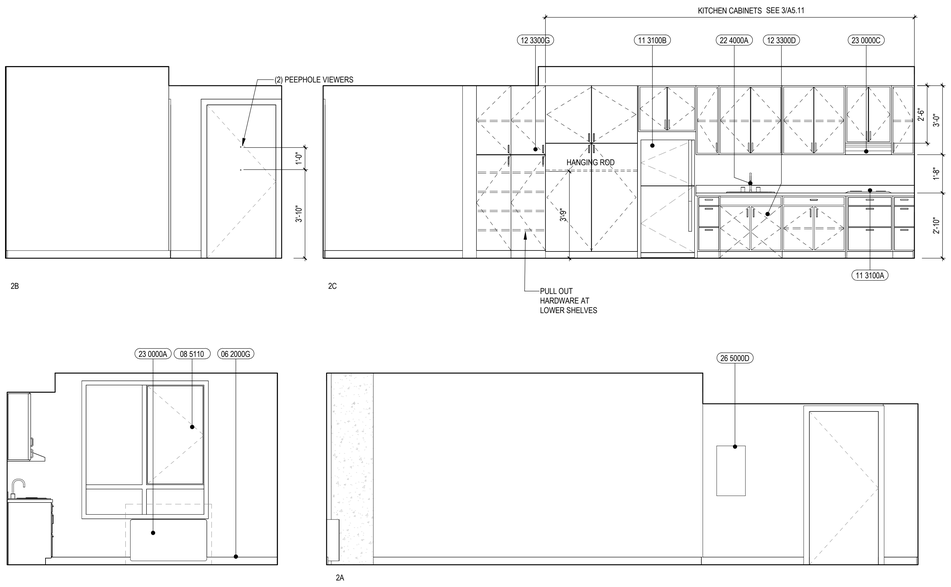
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: MC/MB
Checked: MG
Date: 6/14/2025 9:59:42 AM

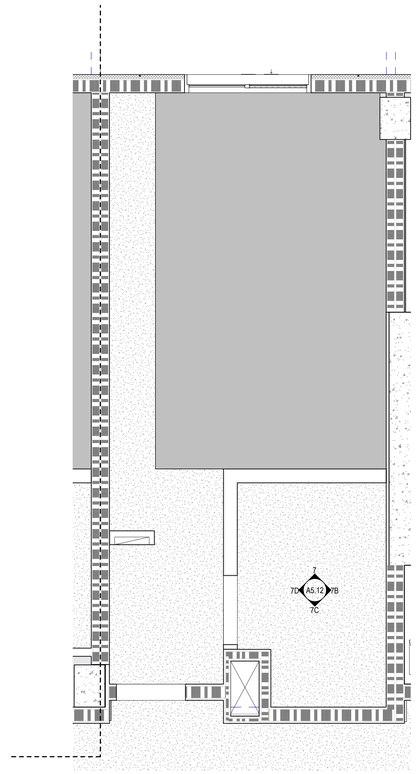
Sheet Number: A5.8

ACCESSIBLE KITCHEN STORAGE = 51SF / 91 SF = 56%

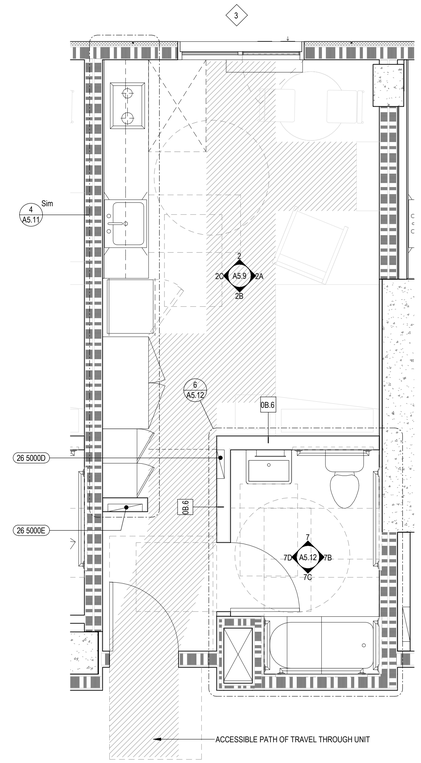
TAG	WIDTH	DEPTH	COUNT	AREA PER SHELF/DRAWER	ACCESSIBLE STORAGE COUNT	ACCESSIBLE STORAGE AREA	TOTAL STORAGE COUNT	TOTAL STORAGE AREA	Comments
L1	1'-0"	1'-10 1/2"	2	2 SF	3	11 SF	3	11 SF	
L3	2'-0"	1'-10 1/2"	1	5 SF	2	10 SF	3	15 SF	
L4	2'-0"	1'-10 1/2"	1	4 SF	3	11 SF	3	11 SF	
P2A	1'-6"	1'-6"	2	2 SF	4	18 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" ROD.) 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 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 — No C-39619 — 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:

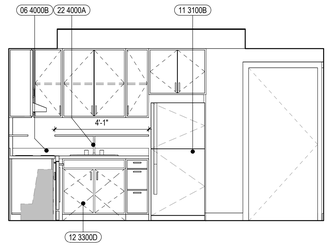
TYPICAL STUDIO - PLAN, RCP & ELEVATIONS

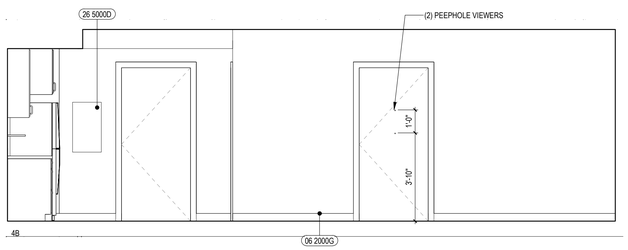
Scale: As indicated

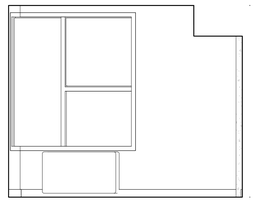
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

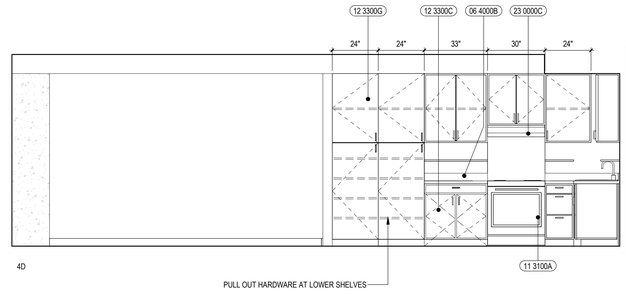
Drawn By: MB
Checked: MG
Date: 6/14/2025 9:59:44 AM

Sheet Number: A5.9



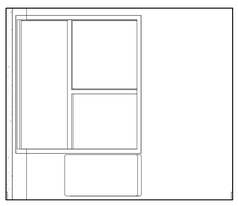






4 A5.10 INTERIOR ELEVATION - TYPICAL KITCHEN & LIVING

3/8" = 1'-0" REF: 1/A5.10



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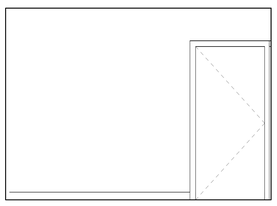

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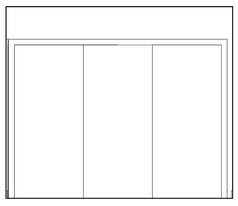
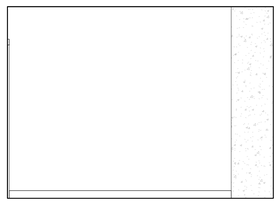




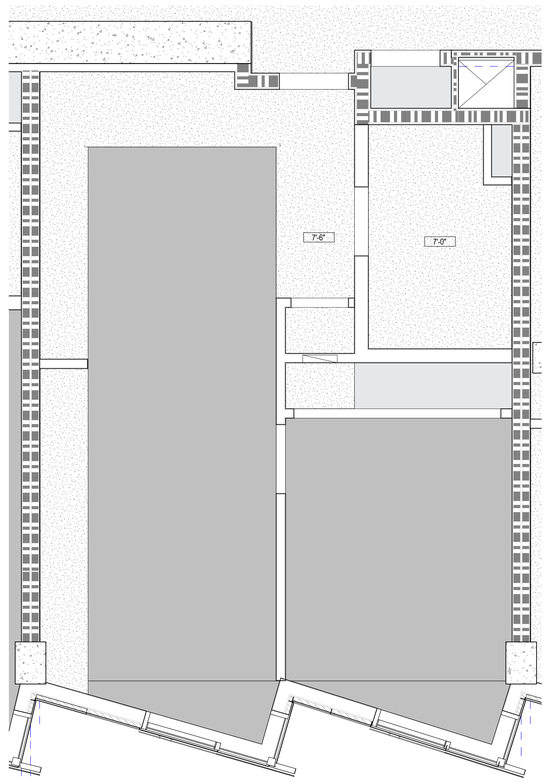
3B

3 A5.10 INTERIOR ELEVATION - BEDROOM

3/8" = 1'-0" REF: 1/A5.10

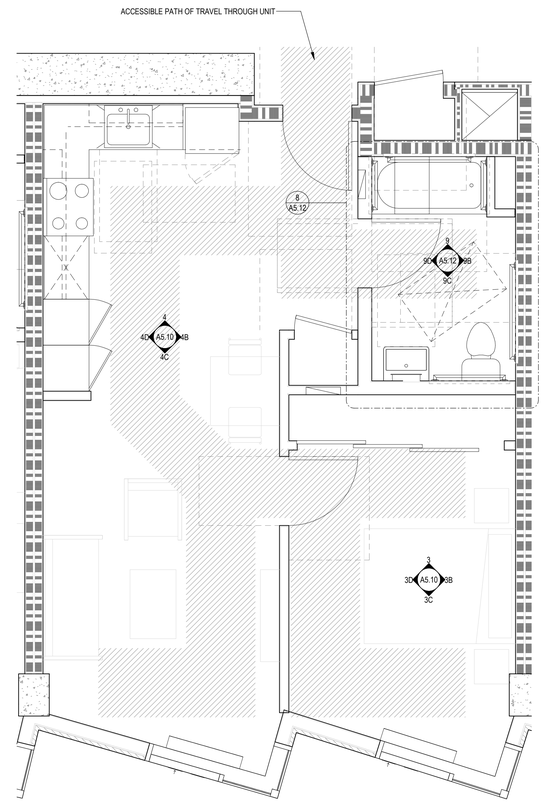
ACCESSIBLE KITCHEN STORAGE = 37SF / 73 SF = 58%

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/A5.0



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 U/ON, 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 GIBBS
No C-39639
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 1 BEDROOM - PLAN, RCP & ELEVATIONS

Scale: As indicated

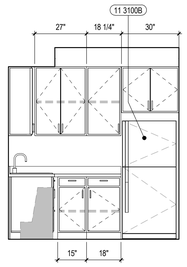
architecture

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

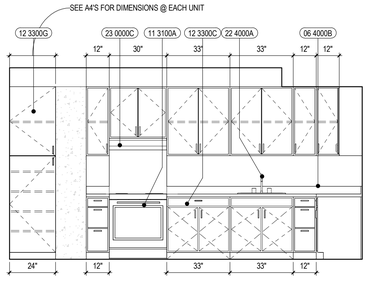
Drawn By: MB
Checked: MG
Date: 6/14/2025 9:59:47 AM

Sheet Number: A5.10

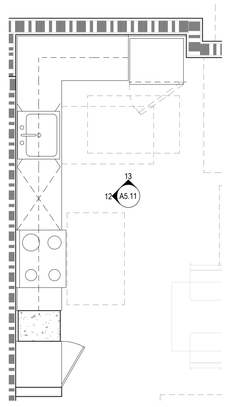
1 BEDROOM - ENLARGED KITCHEN'S FLOOR PLANS AND ELEVATIONS



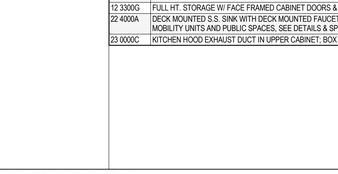
13 A5.11 — 1 BR KITCHEN TYPE C - ELEVATION 2
3/8" = 1'-0" REF: 1/A5.10



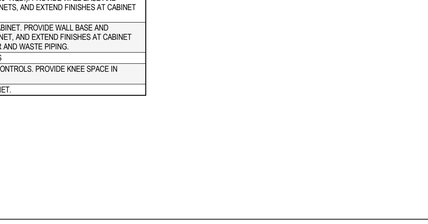
12 A5.11 — 1 BR KITCHEN TYPE C - ELEVATION 1
3/8" = 1'-0" REF: 8/A5.11



8 A5.11 — 1 BR CORNER KITCHEN - TYPE C
3/8" = 1'-0" REF: 1/A0.6

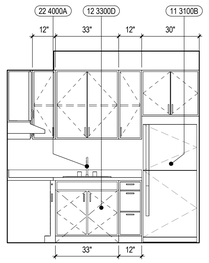


11 A5.11 — 1 BR KITCHEN TYPE B_ELEVATION 2
3/8" = 1'-0" REF: 9/A5.11

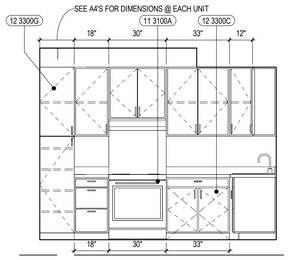


10 A5.11 — 1 BR KITCHEN TYPE B_ELEVATION 1
3/8" = 1'-0" REF: 9/A5.11

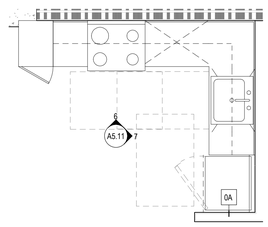
9 A5.11 — 1 BR CORNER KITCHEN - TYPE B - FLOOR PLAN
3/8" = 1'-0" REF: 1/A4.0X



7 A5.11 — 1 BR KITCHEN TYPE A_ELEVATION 2
3/8" = 1'-0" REF: 5/A5.11

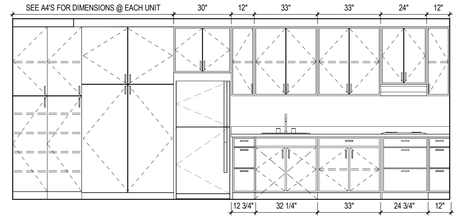


6 A5.11 — 1 BR KITCHEN TYPE A_ELEVATION 1
3/8" = 1'-0" REF: 5/A5.11

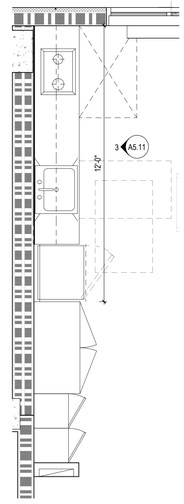


5 A5.11 — 1 BR CORNER KITCHEN - TYPE A - FLOOR PLAN
3/8" = 1'-0" REF: 1/A0.6

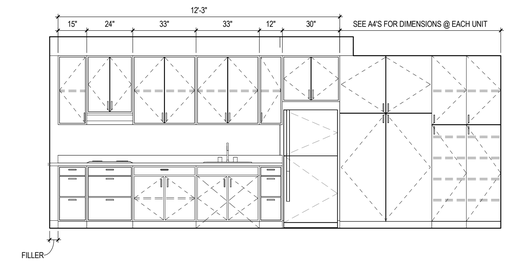
STUDIOS - ENLARGED KITCHEN'S FLOOR PLANS AND ELEVATIONS



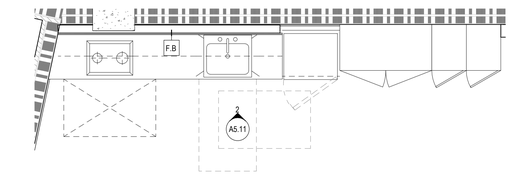
3 A5.11 — STUDIO KITCHEN - 12'-0"_ELEVATION
3/8" = 1'-0" REF: 4/A5.11



4 A5.11 — STUDIO LINEAR KITCHEN - 12'-0"_FLOOR PLAN
3/8" = 1'-0" REF: 1/A0.6



2 A5.11 — STUDIO LINEAR KITCHEN - 12'-3" _ELEVATION
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 U/O, 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 A0.1 FOR TYPICAL ADA DETAILS, DIMENSIONS AND CLEARANCE REQUIREMENTS NOT NOTED.
6. ALL TUB SURROUND VOIDS WITHIN 8" 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 — No C-39619 — 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

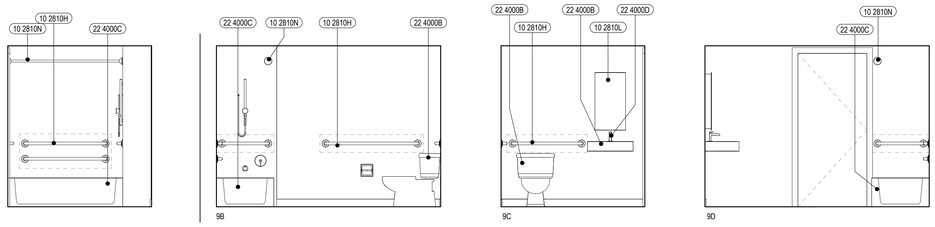
Scale: As indicated

architecture

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

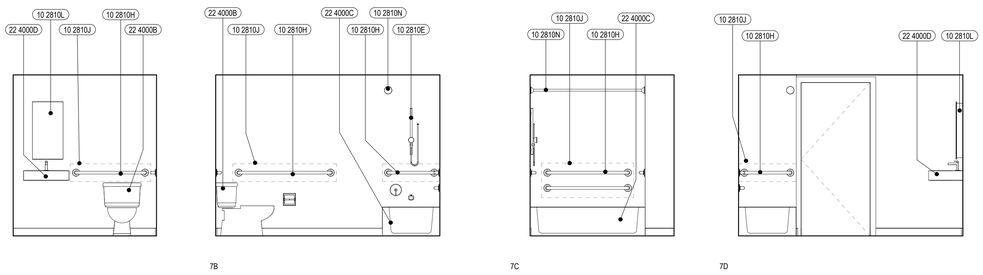
Drawn By: MB
Checked: MG
Date: 6/14/2025 9:59:50 AM

Sheet Number: A5.11



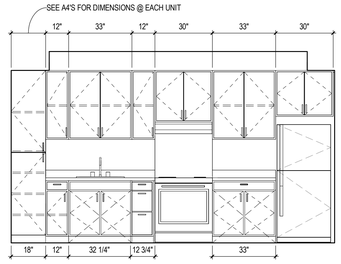
9 A5.12 INTERIOR ELEVATION - TYPICAL BATHROOM TYPE 2

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

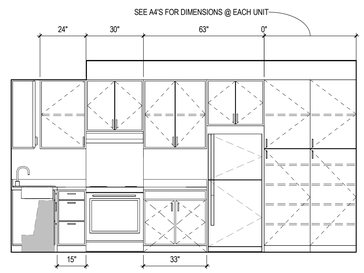


5 A5.12 1 BR KITCHEN TYPE E_ELEVATION 1

3/8" = 1'-0" REF. 4/A5.11

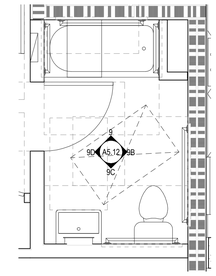
4 A5.12 1 BR KITCHEN TYPE D_ELEVATION 2

3/8" = 1'-0" REF. 1/A5.12



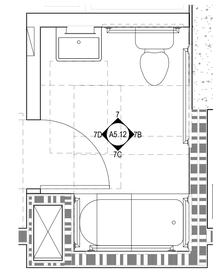
3 A5.12 1 BR KITCHEN TYPE D_ELEVATION 1

3/8" = 1'-0" REF. 1/A5.12



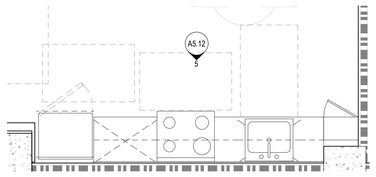
8 A5.12 TYPICAL UNIT BATHROOM_ TYPE 2

3/8" = 1'-0" REF. 1/A4.2A



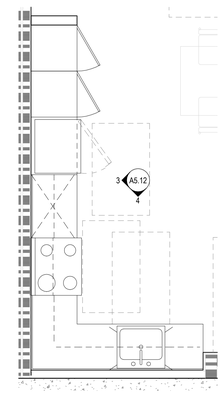
6 A5.12 TYPICAL UNIT BATHROOM_ TYPE 1

3/8" = 1'-0" REF. 1/A4.4A



2 A5.12 1 BR LINEAR KITCHEN - TYPE E

3/8" = 1'-0" REF. 1/A0.6



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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LICENSED ARCHITECT
MICHAEL GOLDMAN
No C-39639
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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Date: 6/14/2025 9:59:54 AM

Sheet Number: A5.12



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)
- 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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LICENSED ARCHITECT
No C-39639
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:

REFLECTED CEILING PLAN - BASEMENT

Scale:
1/8" = 1'-0"
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REF. NORTH

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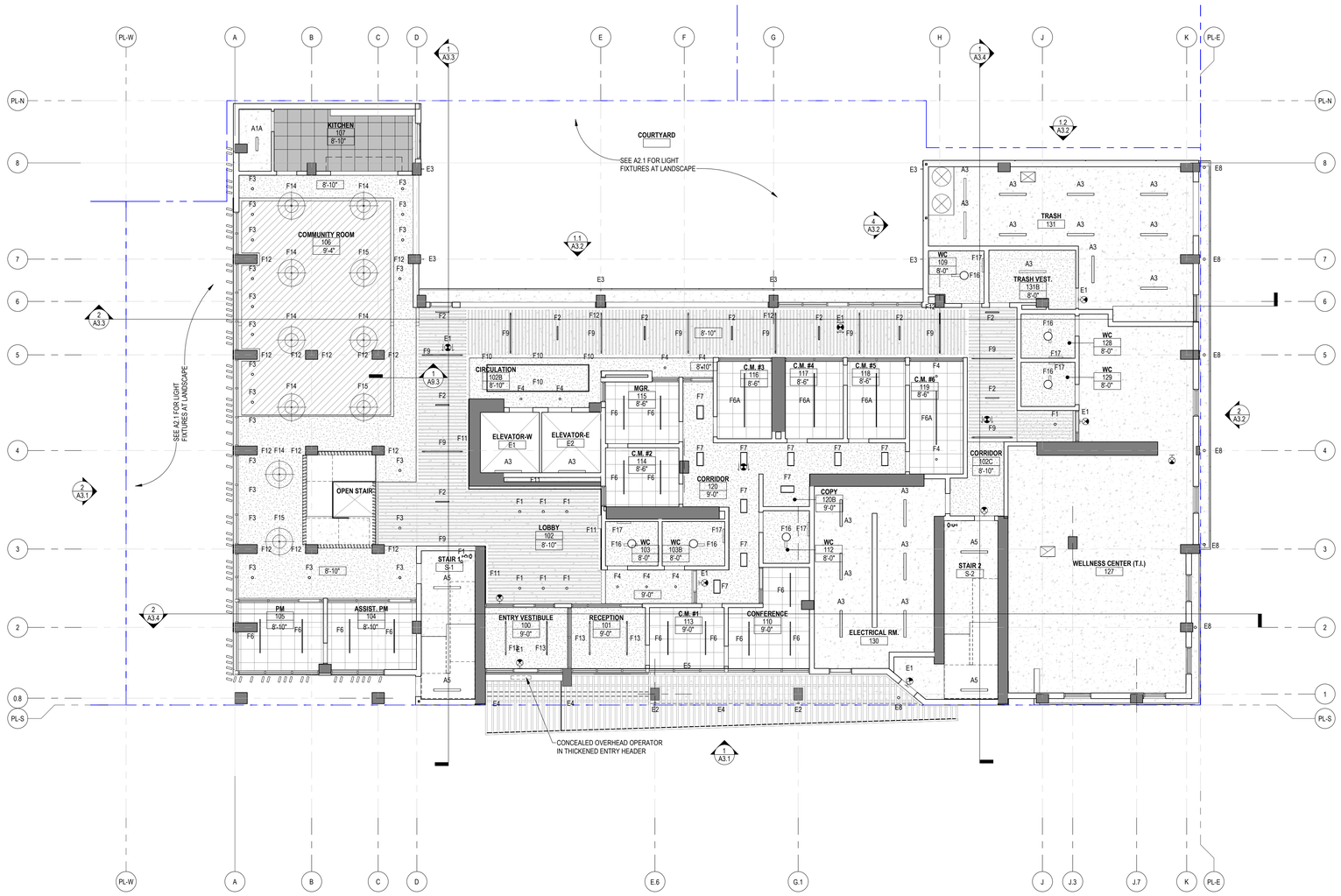

1 LEVEL 1 RCP
A6.1 1/8" = 1'-0" REF. 2/A0.3B

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RCP'S TYPICAL NOTES:

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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

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- SKIM COAT OVER CONCRETE SLAB
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- ACOUSTIC CEILING TILE
- ACOUSTIC CEILING TILE, WASHABLE
- SPECIAL ACOUSTIC CEILING PANEL SYSTEM
- SUSPENDED WOOD SLAT CEILING
- EXTERIOR FIBER CEMENT SOFFIT

FIXTURES & EQUIPMENT

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- LINEAR LIGHT FIXTURE (RECESSED, SURFACE MOUNTED OR PENDANT, SEE FIXTURE TYPE FOR ADD'L INFORMATION)
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- 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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LICENSED ARCHITECT
No C-39639
OCT 31, 2025
RENEWAL DATE
STATE OF CALIFORNIA

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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"

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
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Date:	6/14/2025 9:59:57 AM

Sheet Number: A6.1



1 LEVEL 2 RCP
A6.2 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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NICOLA IRIS GARCIA
No C-39639
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:

REFLECTED CEILING PLAN - LEVEL 2

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

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REF. NORTH

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Sheet Number: A6.2

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1 LEVEL 3 RCP
A6.3 1/8" = 1'-0" REF. 1/A0.6

RCP'S TYPICAL NOTES:

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LICENSED ARCHITECT
MELISSA IRIS GARCIA
No C-39639
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:

REFLECTED CEILING PLAN - LEVEL 3

Scale:
1/8" = 1'-0"
N
REF. NORTH

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A6.3

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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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FINISHES

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Stamp:

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

NOT FOR CONSTRUCTION

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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:

REFLECTED CEILING PLAN - LEVEL 4

Scale:
1/8" = 1'-0"
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REF. NORTH

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Sheet Number: A6.4

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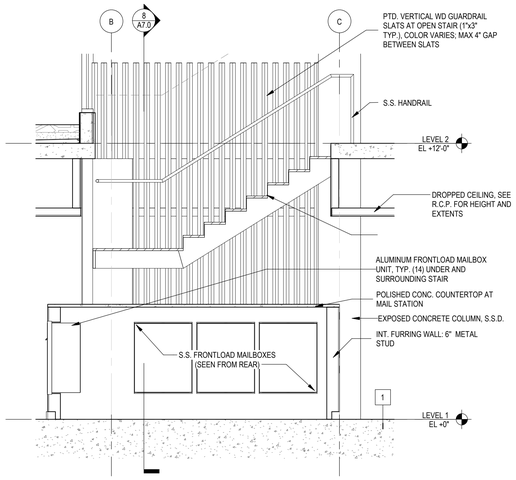
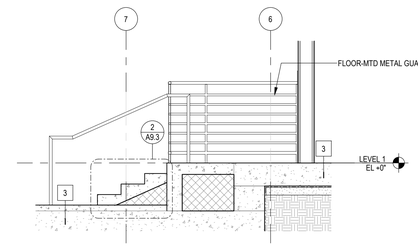
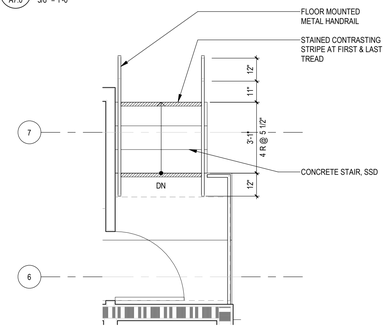


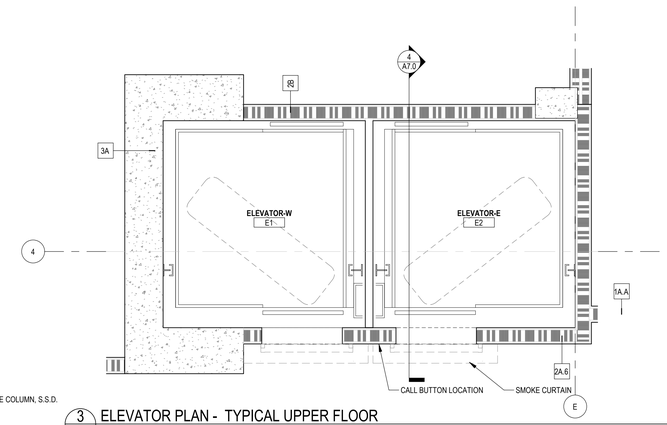
9 OPEN STAIR SECTION 3
A7.0 3/8" = 1'-0" REF. 5/A7.0



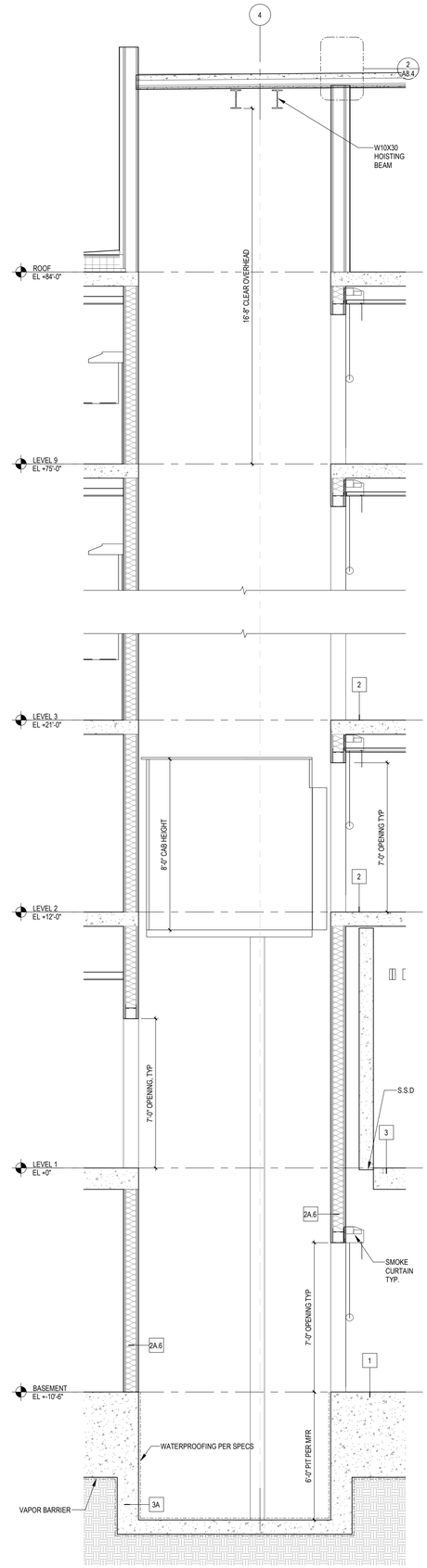
11 TRASH STAIR SECTION
A7.0 3/8" = 1'-0"



10 STAIR AT TRASH 131
A7.0 3/8" = 1'-0" REF. 1/A4.1B



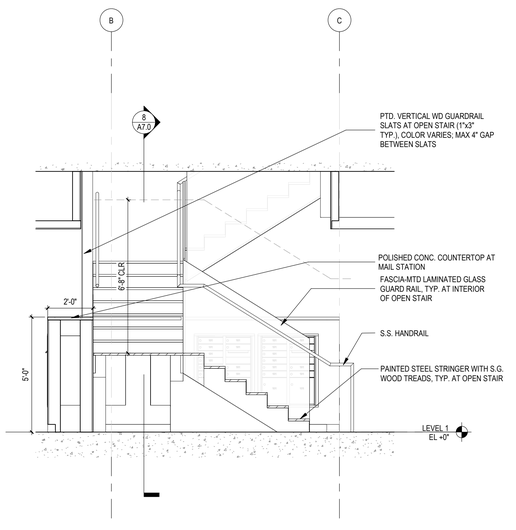
3 ELEVATOR PLAN - TYPICAL UPPER FLOOR
A7.0 3/8" = 1'-0" REF. 1/A4.2A



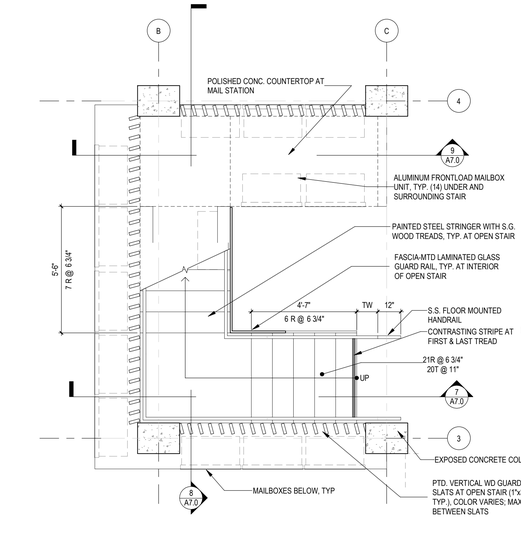
8 OPEN STAIR SECTION 2
A7.0 3/8" = 1'-0" REF. 5/A7.0

6 OPEN STAIR - LEVEL 2
A7.0 3/8" = 1'-0" REF. 1/A4.2A

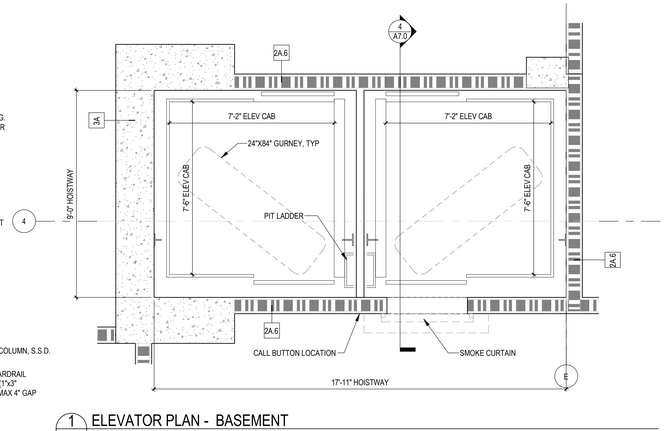
2 ELEVATOR PLAN - LEVEL 1
A7.0 3/8" = 1'-0" REF. 1/A4.1A



7 OPEN STAIR SECTION
A7.0 3/8" = 1'-0" REF. 5/A7.0



5 OPEN STAIR - LEVEL 1
A7.0 3/8" = 1'-0" REF. 1/A4.1A



1 ELEVATOR PLAN - BASEMENT
A7.0 3/8" = 1'-0" REF. 1/A4.0A

4 ELEVATOR SECTION
A7.0 3/8" = 1'-0" REF. 1/A7.0

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LICENSED ARCHITECT
No C-39639
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:

ELEVATOR & OPEN STAIR - PLANS AND SECTIONS

Scale: 3/8" = 1'-0"

N
REF. NORTH

architecture

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

Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:07 AM

Sheet Number: A7.0

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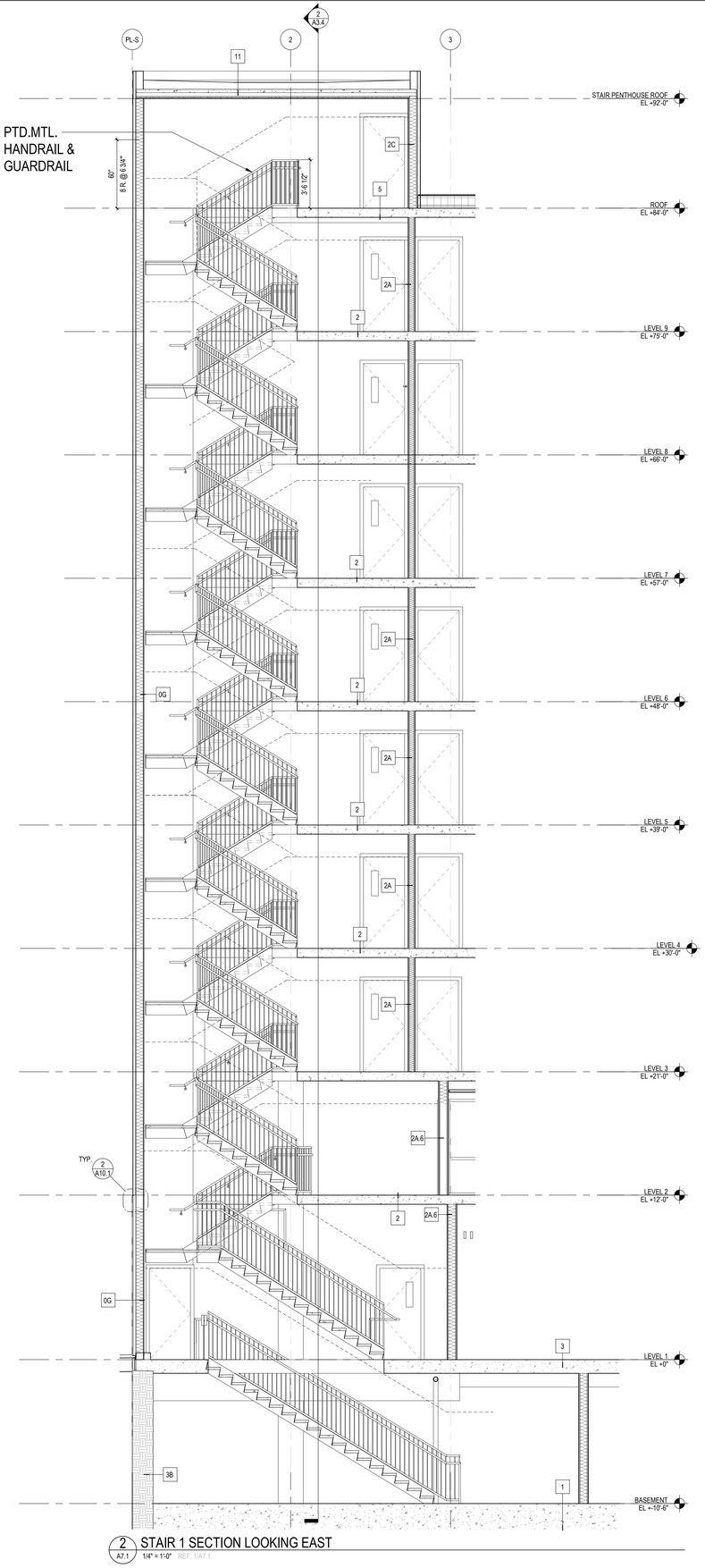

2 A7.1 STAIR 1 SECTION LOOKING EAST
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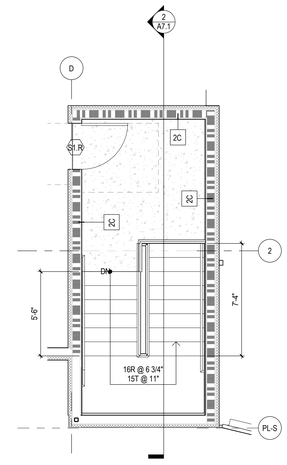

6 A7.1 STAIR 1 - ROOF
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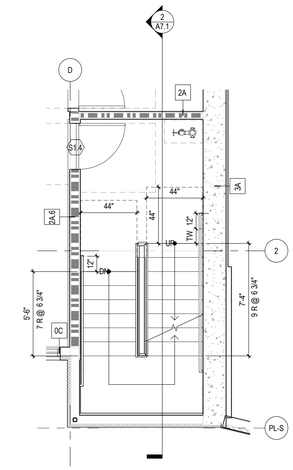
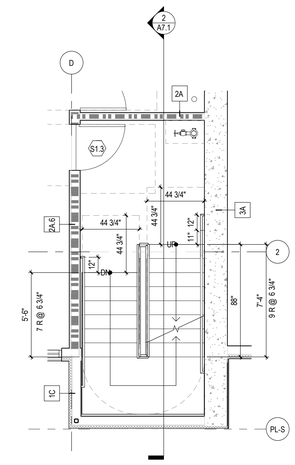
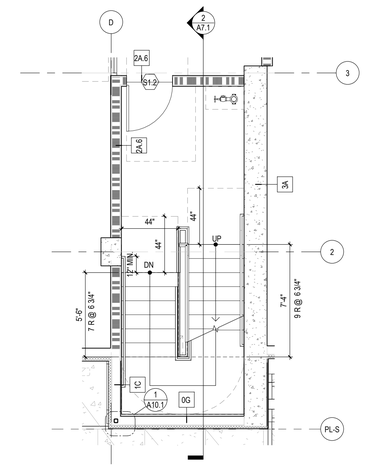


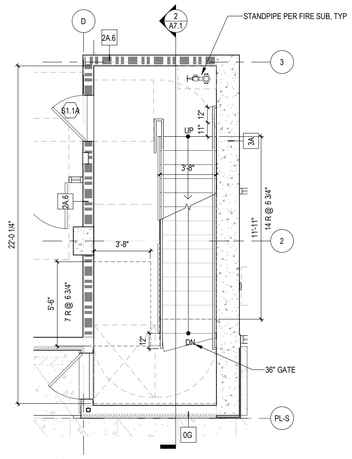
5 A7.1 STAIR 1 - LEVEL 4-9
1/4" = 1'-0" REF. 1/A4.5A



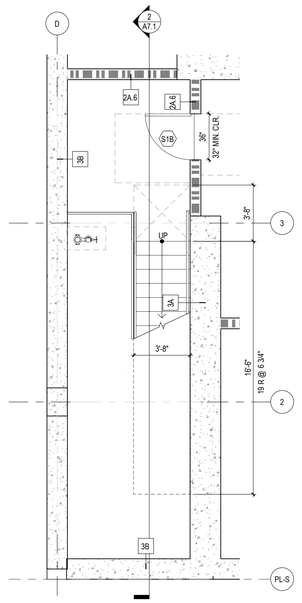
4 A7.1 STAIR 1 - LEVEL 3
1/4" = 1'-0" REF. 1/A4.3A



3 A7.1 STAIR 1 - LEVEL 2
1/4" = 1'-0" REF. 1/A4.2A



1 A7.1 STAIR 1 - LEVEL 1
1/4" = 1'-0" REF. 1/A4.1A



7 A7.1 STAIR 1 - BASEMENT
1/4" = 1'-0" REF. 1/A4.0A

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Stamp:

LICENSED ARCHITECT
No C-39619
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:

STAIR 1 - PLANS & SECTIONS

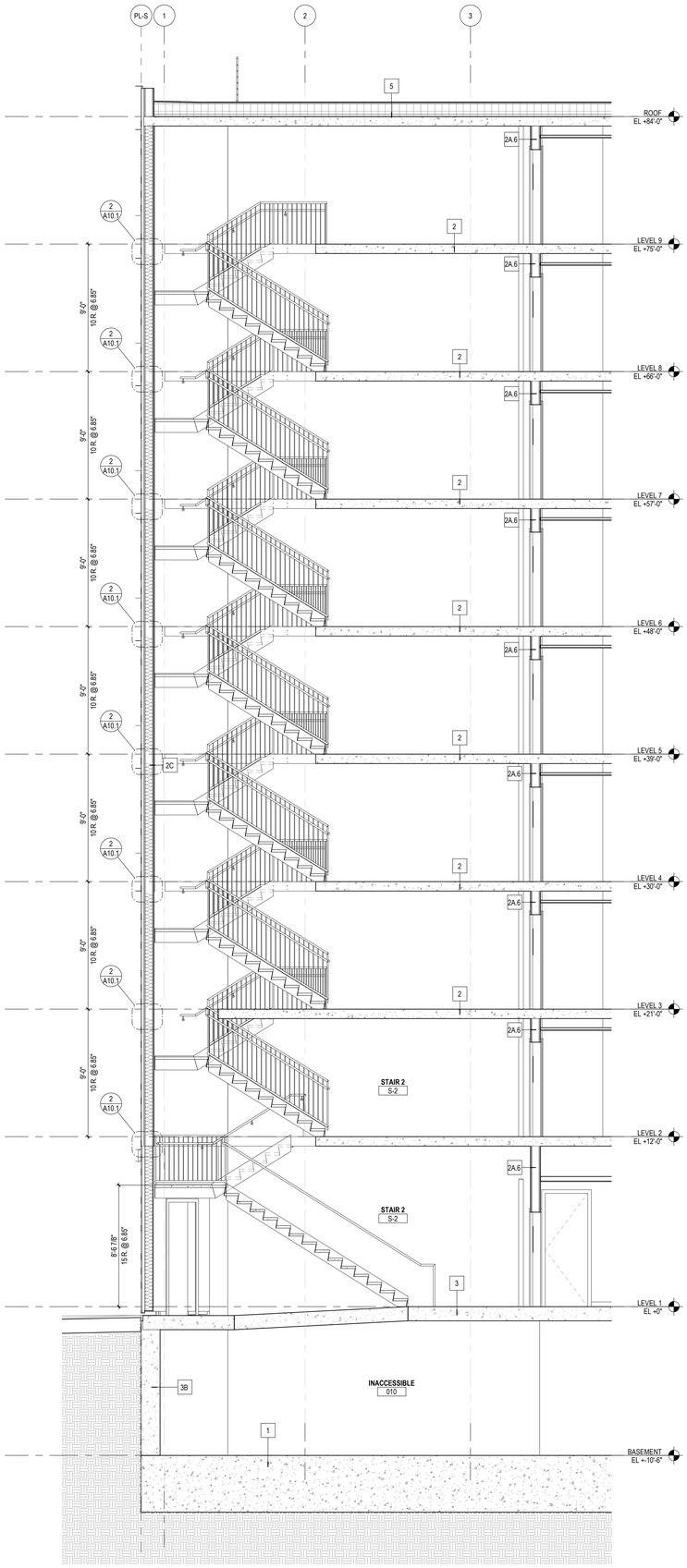
Scale: 1/4" = 1'-0"

N
REF. NORTH

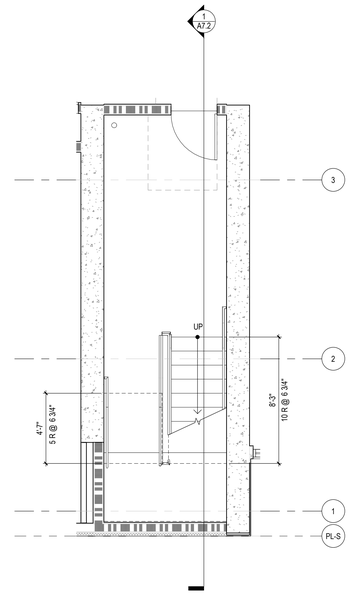
herman coliver locus
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	ER
Checked:	MG
Date:	6/14/2025 10:00:09 AM

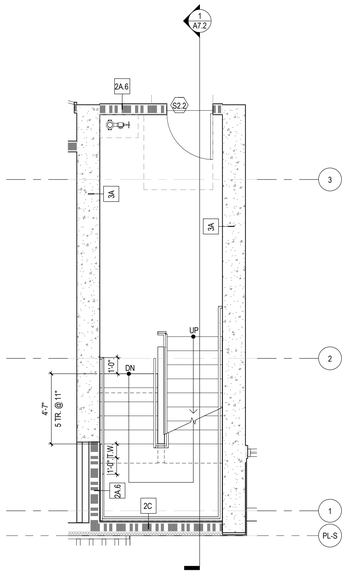
Sheet Number: A7.1



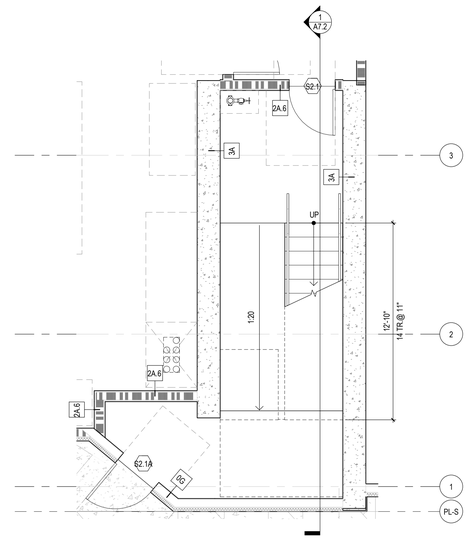
1 A7.2 SECTION STAIR 2
1/4" = 1'-0" REF. 2/A7.2



4 A7.2 STAIR 2 - LEVEL 3-9
1/4" = 1'-0" REF. 1/A4.3B



3 A7.2 STAIR 2 - LEVEL 2
1/4" = 1'-0" REF. 1/A4.2B



2 A7.2 STAIR 2 - LEVEL 1
1/4" = 1'-0" REF. 1/A4.1B

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LICENSED ARCHITECT
No C-39619
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:

STAIR 2 - PLANS & SECTIONS

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

N
REF. NORTH

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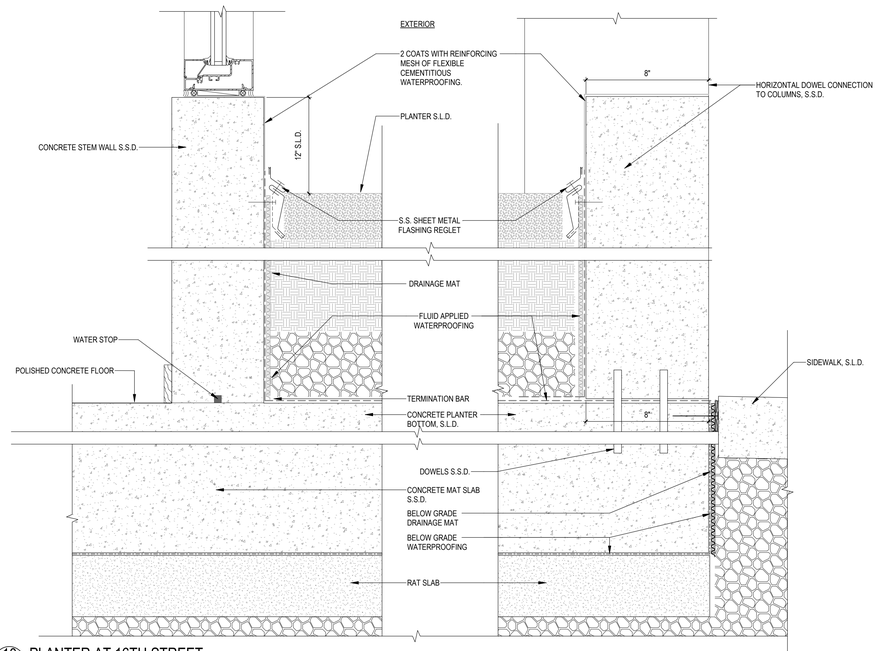
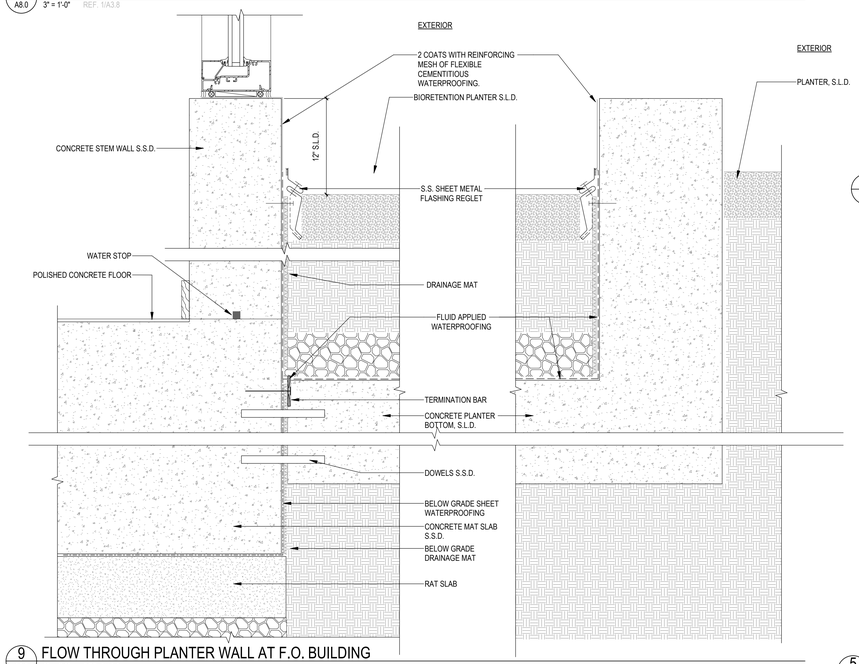
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By: ER
Checked: MG
Date: 6/14/2025 10:00:11 AM

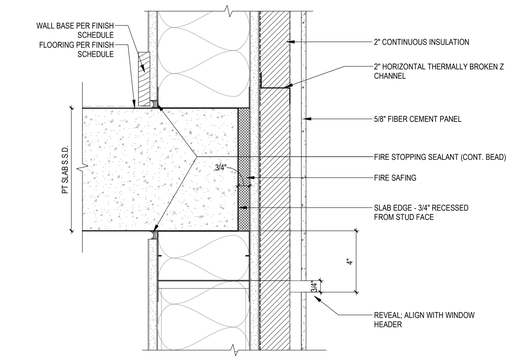
Sheet Number: A7.2



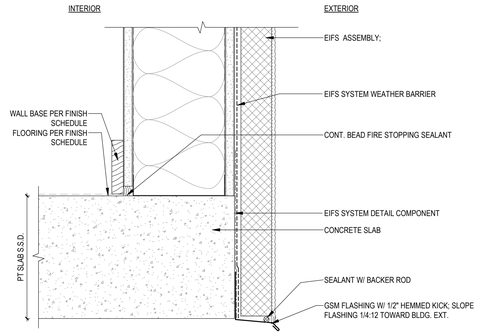
10 A8.0 — PLANTER AT 16TH STREET
3" = 1'-0" REF. 1/A3.8



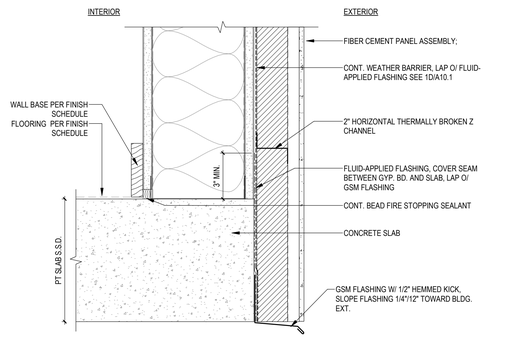
9 A8.0 — FLOW THROUGH PLANTER WALL AT F.O. BUILDING
3" = 1'-0" REF. 2/A3.3



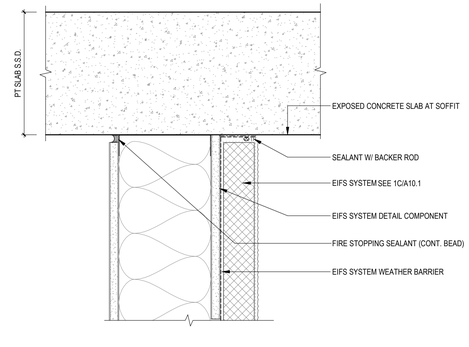
8 A8.0 — FIBER CEMENT PANEL AT SLAB EDGE
3" = 1'-0" REF. 2/A3.8



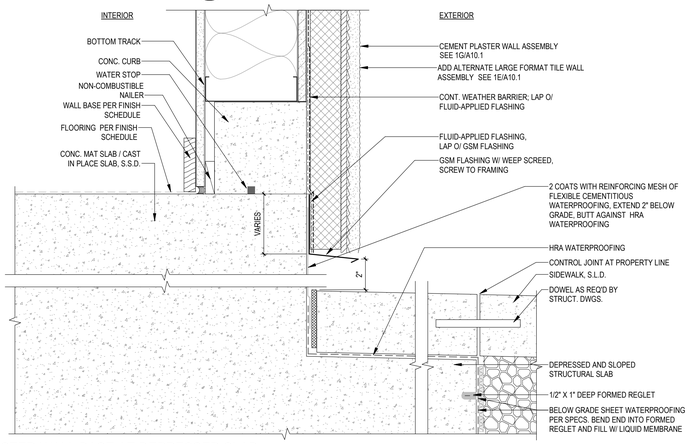
4 A8.0 — EIFS WALL TERMINIATION AT SOFFIT
3" = 1'-0" REF. 1/A3.5



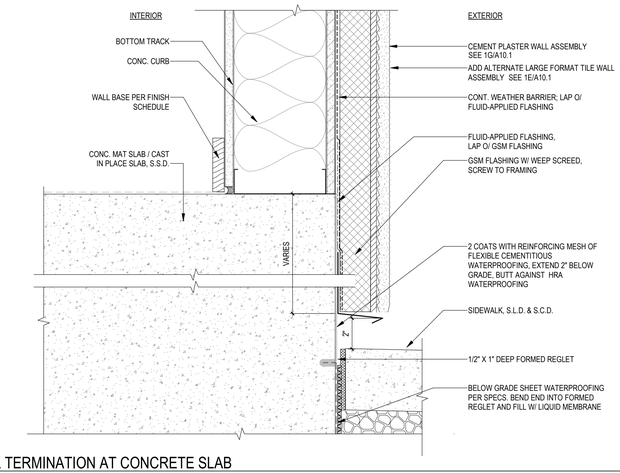
7 A8.0 — FIBER CEMENT PANEL TERMINATION AT BAY
3" = 1'-0" REF. 1/A3.5



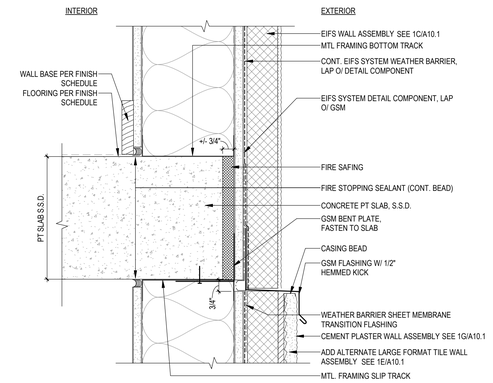
3 A8.0 — EIFS - TOP OF WALL AT CONCRETE SOFFIT
3" = 1'-0" REF. 1/A3.5



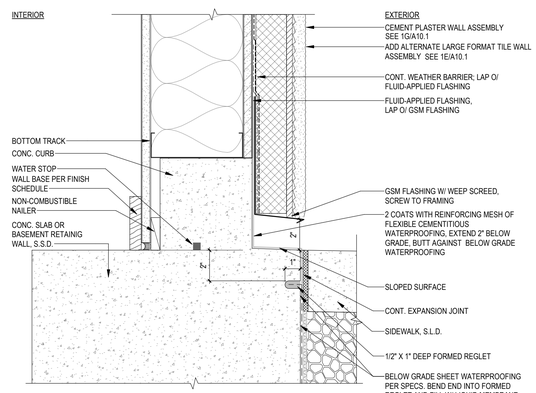
6 A8.0 — PLASTER WALL BASE AT DEPRESSED SLAB
3" = 1'-0" REF. 3/A3.5



5 A8.0 — WALL TERMINATION AT CONCRETE SLAB
3" = 1'-0" REF. 2/A3.8



2 A8.0 — EIFS TO PLASTER WALL TRANSITION
3" = 1'-0" REF. 2/A3.5



1 A8.0 — PLASTER WALL TERMINATION AT CONCRETE STEM WALL
3" = 1'-0" REF. 2/A3.5

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Stamp:

LICENSED ARCHITECT — No C-39639 — 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:

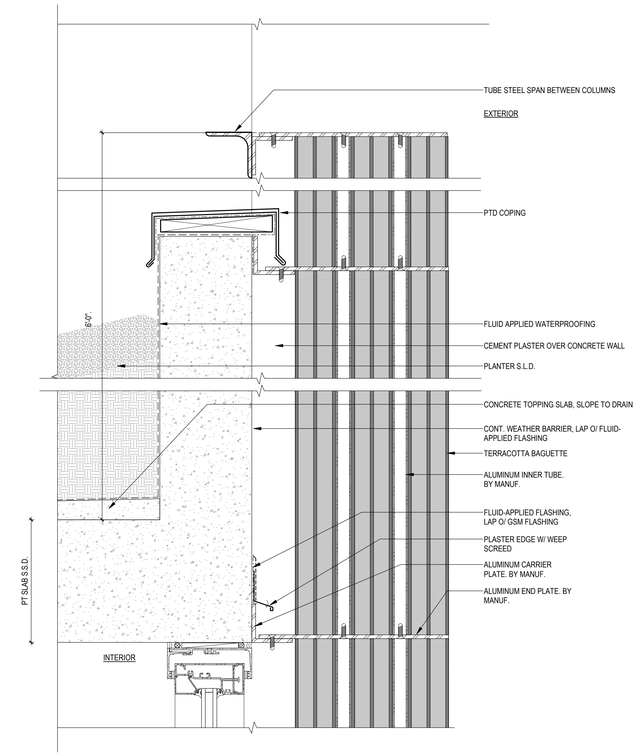
EXTERIOR DETAILS - WALLS

Scale: 3" = 1'-0"

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

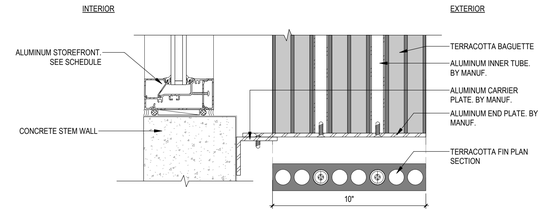
Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:12 AM

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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Stamp:

LICENSED ARCHITECT
No C-39619
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:

EXTERIOR DETAILS - WALLS

Scale:

3" = 1'-0"

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423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	MB
Checked:	MG
Date:	6/14/2025 10:00:13 AM

Sheet Number: A8.1

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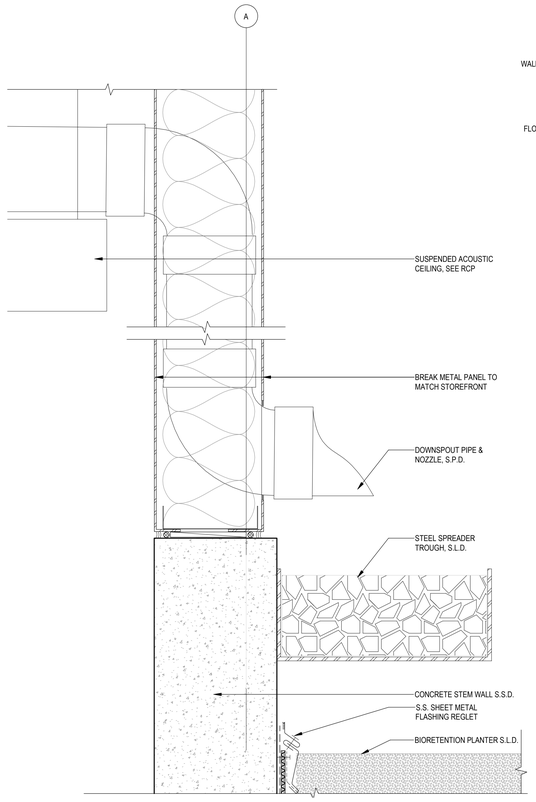

9 A8.2 CONCEALED VERTICAL PIPE - SECTION DETAIL
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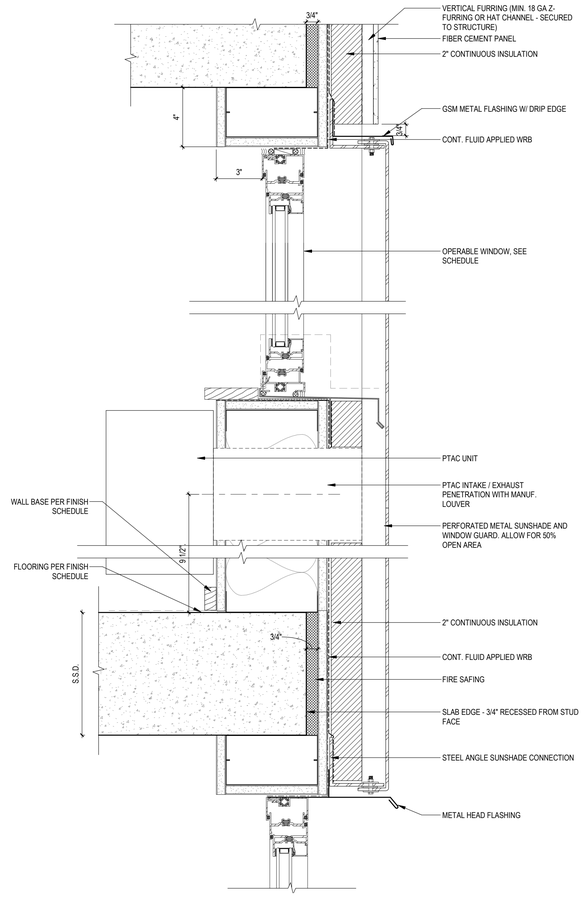
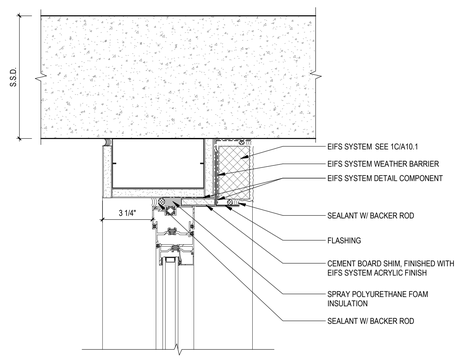
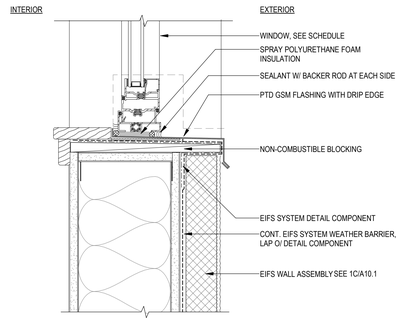


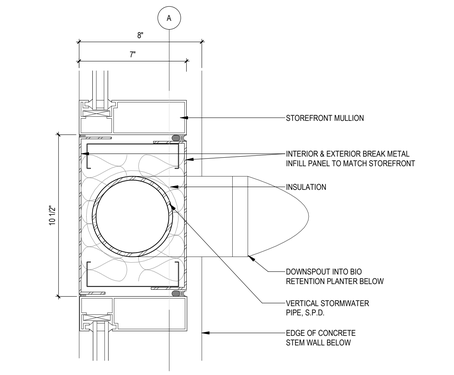
7 A8.2 TYP. METAL SUNSHADE DETAIL
3" = 1'-0" REF. 3/A3.5



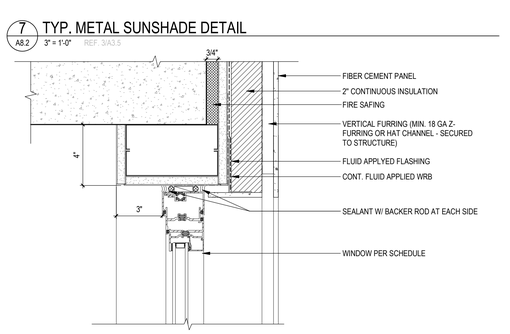
4 A8.2 WINDOW HEAD AT EIFS (SOFFIT CONDITION)
3" = 1'-0" REF. 1/A3.5



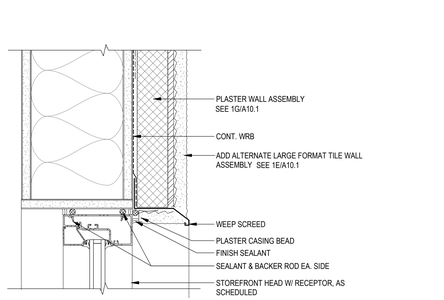
3 A8.2 WINDOW SILL AT EIFS SYSTEM
3" = 1'-0"



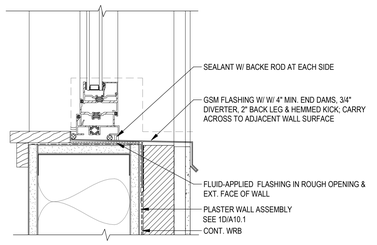
8 A8.2 CONCEALED VERTICAL PIPE - PLAN DETAIL
3" = 1'-0" REF. 1/A4.1A



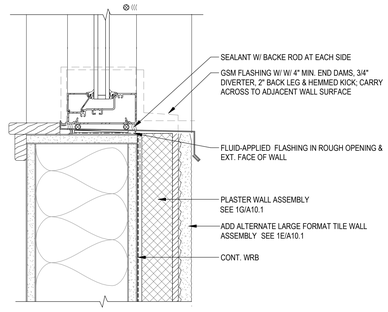
6 A8.2 WINDOW HEAD AT FIBER CEMENT PANEL (JAMB SIM.)
3" = 1'-0"



2 A8.2 STOREFRONT HEAD AT PLASTER WALL (JAMB SIM.)
3" = 1'-0" REF. 1/A3.5



5 A8.2 WINDOW SILL AT FIBER CEMENT PANEL
3" = 1'-0"



1 A8.2 STOREFRONT SILL AT PLASTER WALL
3" = 1'-0" REF. 1/A3.5

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Stamp:

LICENSED ARCHITECT
MICHAEL GRIS GOLDSTEIN
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:

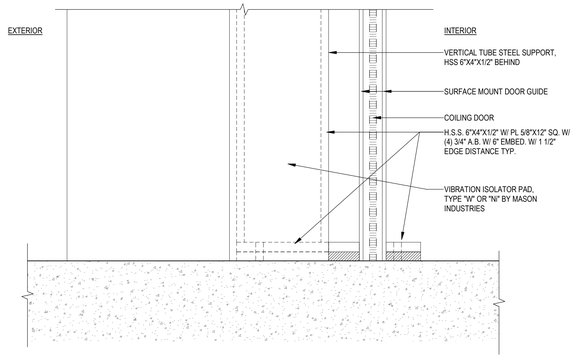
EXTERIOR DETAILS - WINDOWS & STOREFRONTS

Scale: 3" = 1'-0"

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

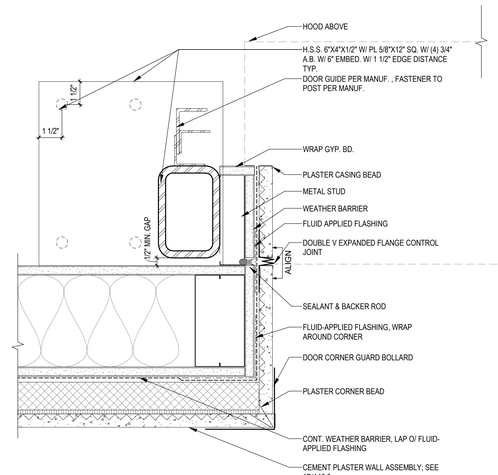
Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:14 AM

Sheet Number: A8.2



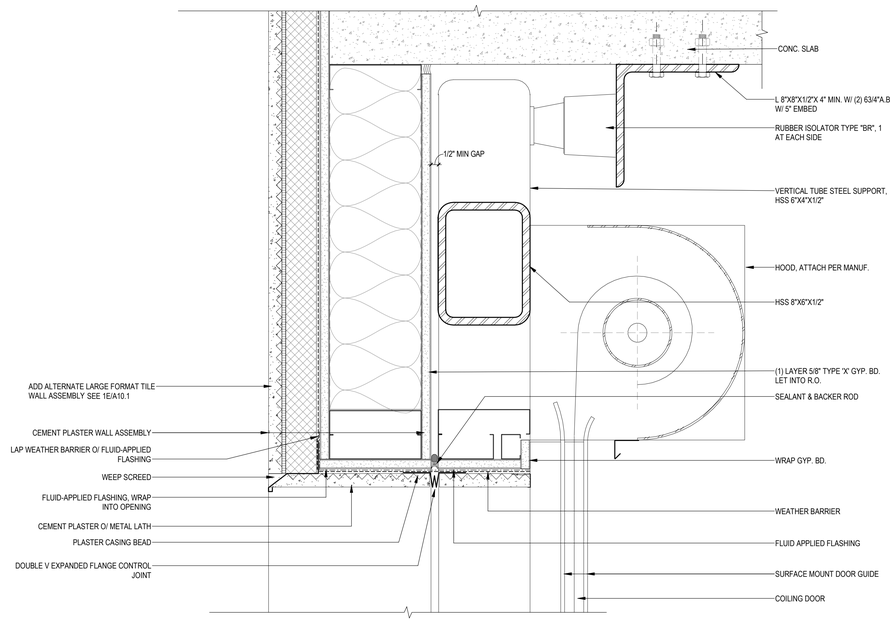
3 A8.3 COILING DOOR SILL - W.I.P.

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. 2A3.0

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No C-39639
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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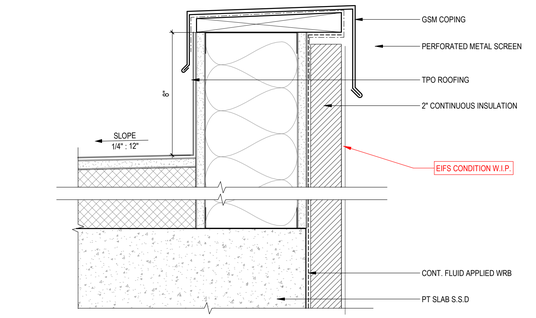
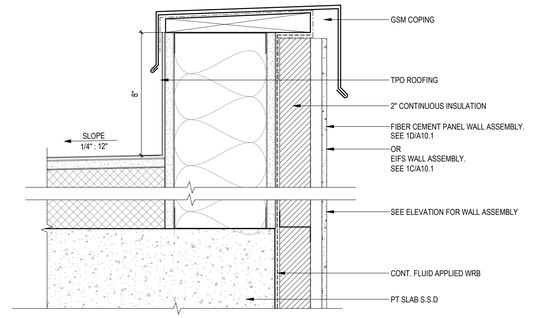


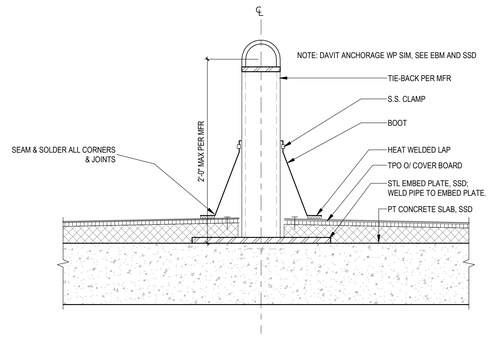
3 A8.4 DETAIL - ROOF COPING AT STAIR TOWER (EIFS)

3" = 1'-0" REF. CA3.1 SEE 1D/A10.1



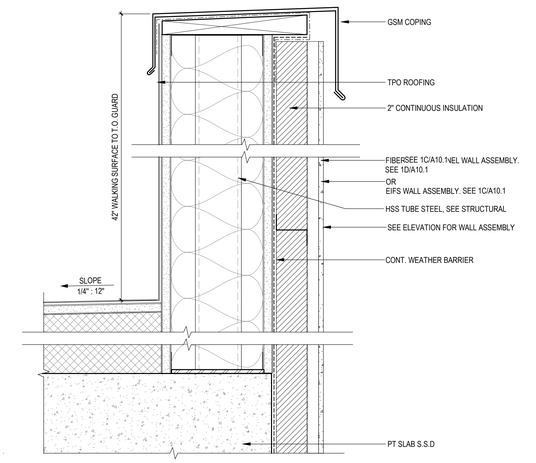
2 A8.4 DETAIL - ROOF COPING (LOW PARAPET)

3" = 1'-0" REF. 1/A3.5



4 A8.4 ROOF ANCHOR CONNECTION

1 1/2" = 1'-0"



1 A8.4 DETAIL - ROOF GUARDWALL (HIGH PARAPET)

3" = 1'-0" REF. 1/A3.7

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LICENSED ARCHITECT
No C-39619
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 - ROOF

Scale:

As indicated

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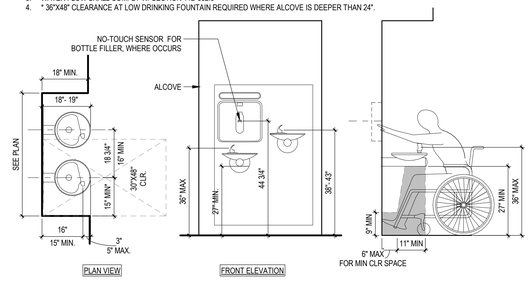
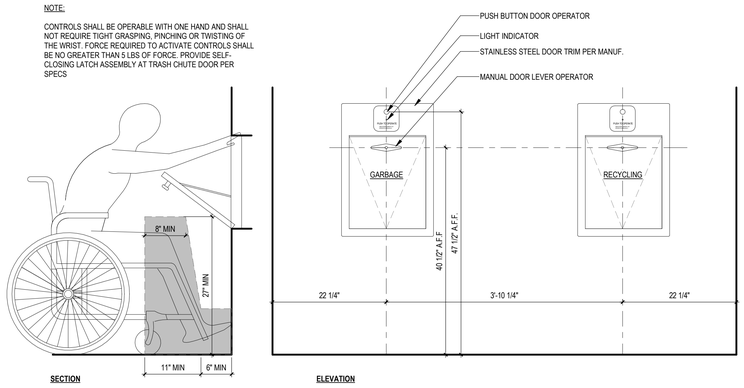
DETAIL NOTES:
1. DRINKING FOUNTAIN SHALL HAVE A CLEAR FLOOR SPACE OF 30"X48" POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING W/ SECTION 11B-306 SHAL BE PROVIDED.
2. THE SPOUT OPERATOR SHALL COMPLY WITH SECTION 11B-309 AND BE LOCATED WITHIN 6" OF THE FRONT 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:

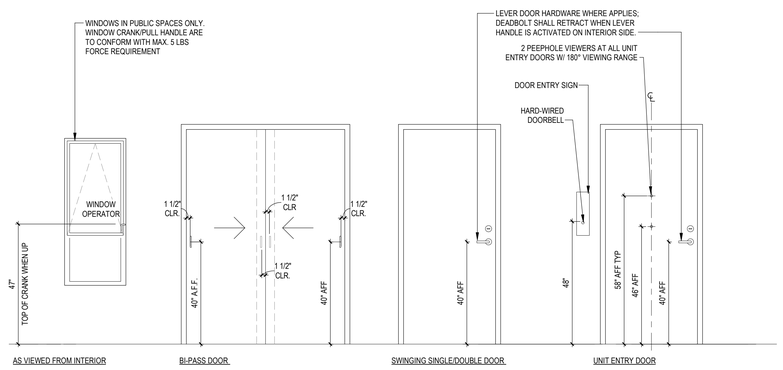
CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS OF FORCE. PROVIDE SELF-CLOSING LATCH ASSEMBLY AT TRASH CHUTE DOOR PER SPECS



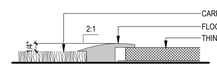
11 ACCESSIBLE GARBAGE CHUTE DOORS
A9.1 1" = 1'-0"

TYPICAL NOTES:

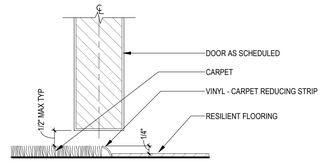
1. AT COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PREPARE WRITTEN SURVEY OF FORCES REQ'D TO OPEN DOOR/WINDOW. THEY SHALL FALL WITHIN REQUIREMENTS LISTED HERE:
   A. DOORS & GATES:
      a. INTERIOR NON FIRE-RATED: MAX. 5 LBS. FORCE
      b. INTERIOR FIRE RATED: MAX 15 LBS. FORCE
      c. EXTERIOR: MAX 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 EXCEED 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.



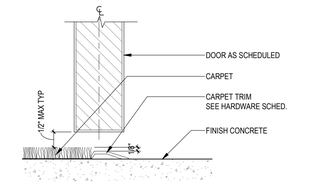
8 ADA - HARDWARE ACCESSIBILITY
A9.1 1/2" = 1'-0"



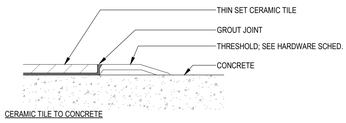
CARPET TO CERAMIC TILE



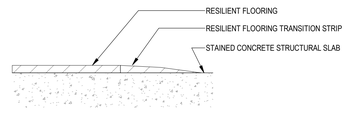
CARPET TO RESILIENT FLOORING



CARPET TILE TO CONCRETE



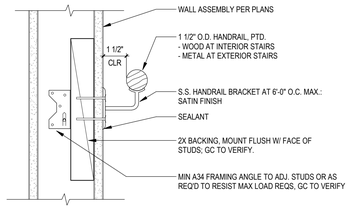
CERAMIC TILE TO CONCRETE



CONCRETE TO RESILIENT FLOORING

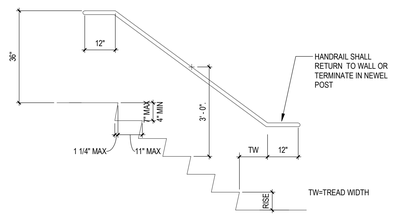
9 TYPICAL FLOOR FINISH TRANSITIONS
A9.1 6" = 1'-0"

NOTE:
1. ALL HANDRAILS TO CONFORM WITH 2022 CBC SECTION 1607.8.1.1
2. SSD FOR ENGINEERED DETAILS
3. ALL HANDRAIL TO CONFORM WITH 2022 CBC SECTION 1012.3 & 11B-505.5



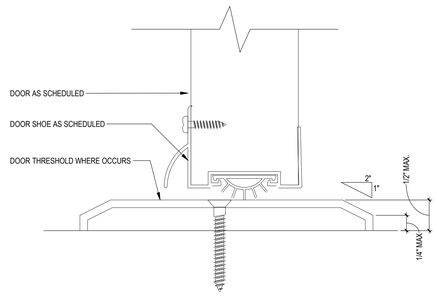
10 TYPICAL HANDRAIL - WALL MOUNTED
A9.1 3" = 1'-0"

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"

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"

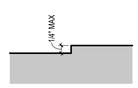


FIG 303.2 VERTICAL CHANGE IN LEVEL

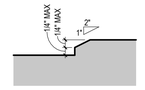
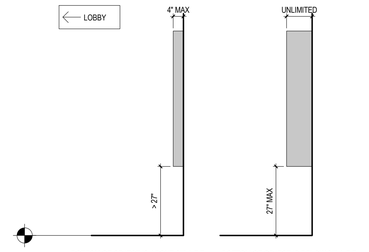


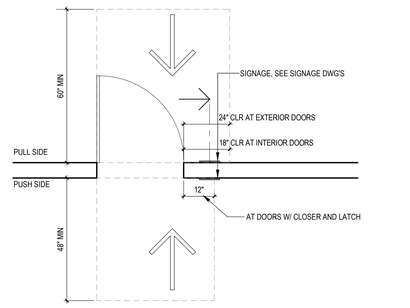
FIG 303.3 BEVELED CHANGE IN LEVEL

4 ACCESSIBLE CHANGES IN LEVEL PER 11B-303
A9.1 6" = 1'-0"

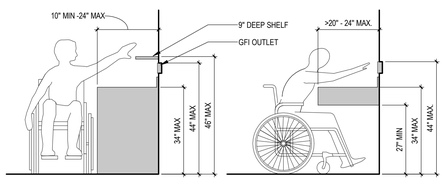


BOTTOM OF OBJECT IS **ABOVE** 27" A.F.F. BOTTOM OF OBJECT IS **BELOW** 27" A.F.F.

3 PROTRUDING OBJECT AT ACCESSIBLE ROUTES PER 11B-307
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-IMPAIRED 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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Stamp:

LICENSED ARCHITECT — No C-39639 — 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:

ACCESSIBILITY NOTES & DETAILS

Scale: As indicated

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

Drawn By: MB/ED
Checked: MG
Date: 6/14/2025 10:00:17 AM

Sheet Number: A9.1

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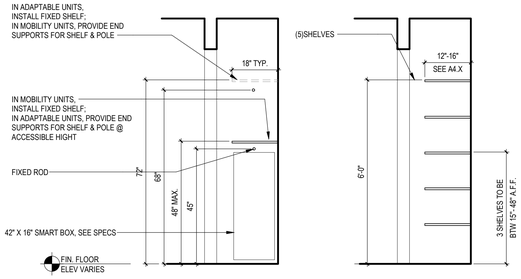
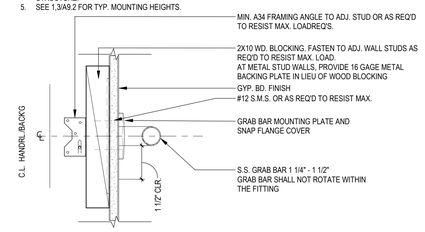
NOTE 1: PROVIDE BLOCKING AS REQ'D



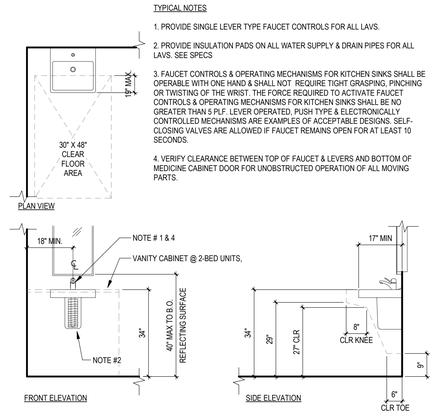
A. SHELF & POLE CLOSET LAYOUT B. LINEN CLOSET LAYOUT

8 TYPICAL CLOSET STORAGE
A9.2 1/2" = 1'-0"

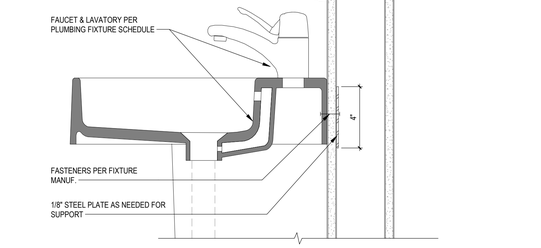
NOTES:
1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250 LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LB POINT LOAD SHALL 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.



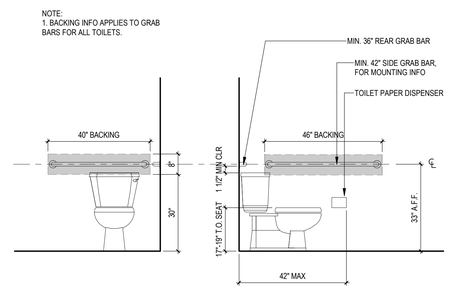
5 TYPICAL GRAB BAR MOUNTING
A9.2 3" = 1'-0"

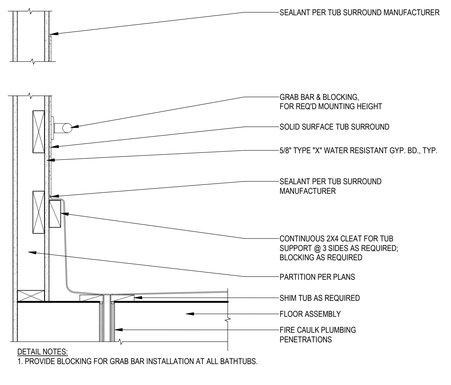


4 TYPICAL ACCESSIBLE LAVATORY
A9.2 1/2" = 1'-0"

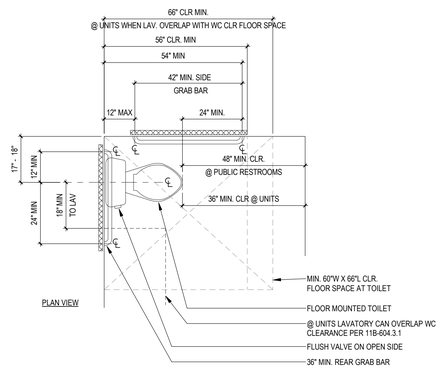


7 WALL MOUNTED LAVATORY
A9.2 3" = 1'-0"

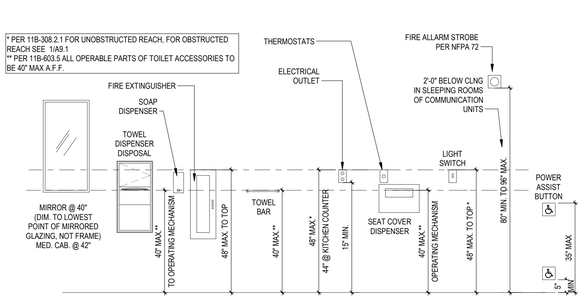




6 TYPICAL ACCESSIBLE TUB-SHOWER SURROUND
A9.2 1 1/2" = 1'-0"

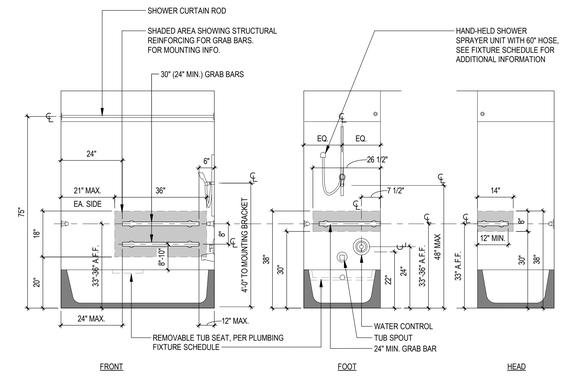


3 TYPICAL ACCESSIBLE WC
A9.2 1/2" = 1'-0"



2 ACCESSIBILITY MOUNTING HEIGHTS
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 1/2" = 1'-0"

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.

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NO.	REVISION	DATE

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:

ACCESSIBILITY NOTES & DETAILS

Scale: As indicated

architecture

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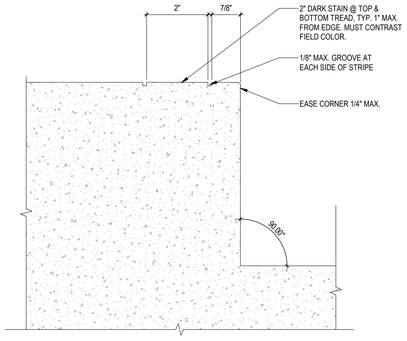
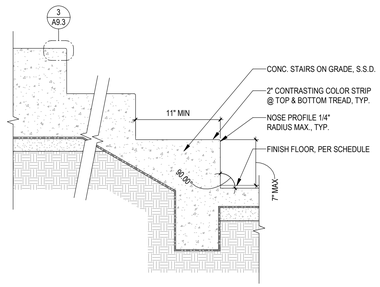
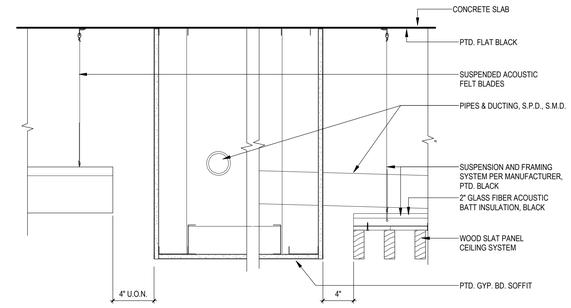


3 A9.3 CONTRASTING STRIPE @ CONCRETE STAIR
6" = 1'-0" REF. 2/A9.3



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. 1/A8.1

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STATE OF CALIFORNIA

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

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

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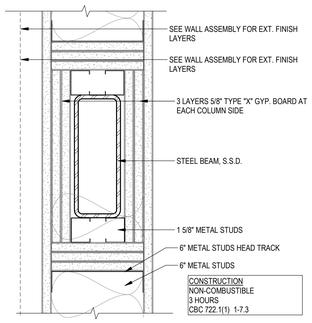
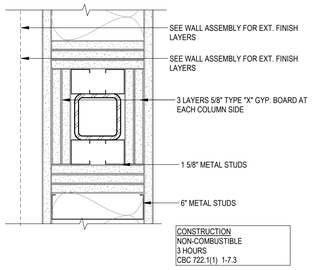


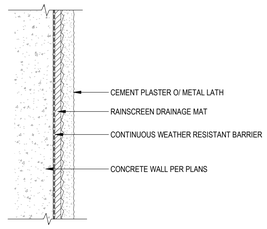
2 A10.1 3 HR STRUCTURAL STEEL BEAM FIRE PROTECTION

3" = 1'-0" REF. 2/A7.1

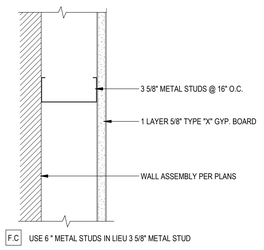


1 A10.1 3 HR STRUCTURAL STEEL COLUMN FIRE PROTECTION

3" = 1'-0" REF. 3/A7.1

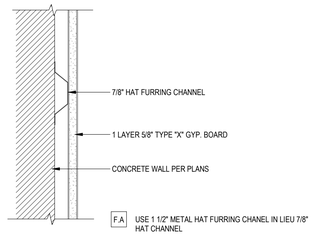


E EXT.WALL - STUCCO FINISH OVER CONCRETE



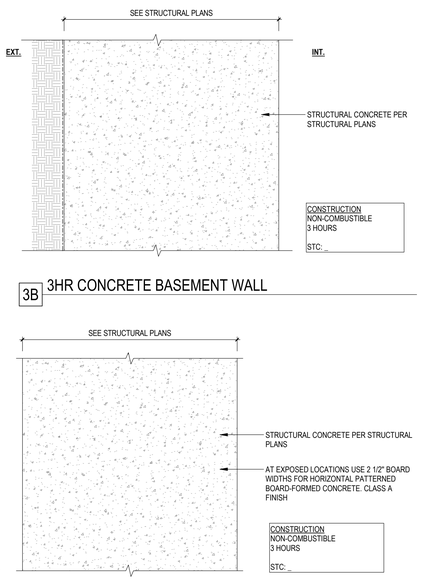
F.C USE 6 " METAL STUDS IN LIEU 3 5/8" METAL STUD

F.B N.R. FURRED WALL



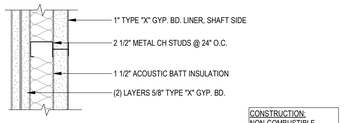
F.A USE 1 1/2" METAL HAT FURRING CHANEL IN LIEU 7/8" HAT CHANNEL

F N.R. HAT CHANNEL FURRED WALL

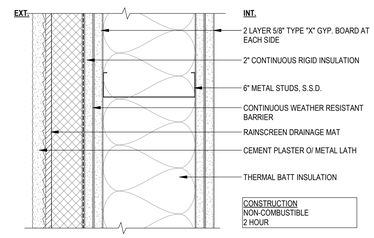


3B 3HR CONCRETE BASEMENT WALL

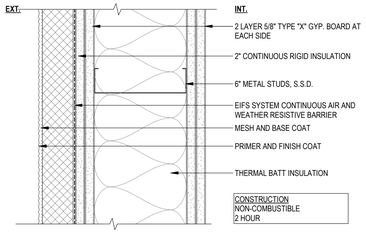
3A 3HR CONCRETE SHEAR WALL



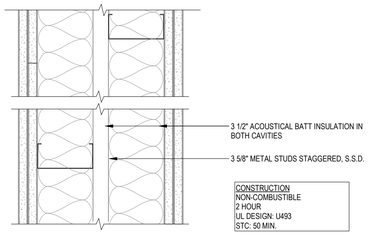
2S 2HR INT. WALL - SHAFT



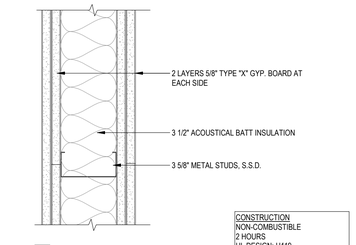
2G 2 HR EXT. MTL STUDS WALL - CEMENT PLASTER



2C 2 HR EXT. MTL STUDS WALL - EIFS

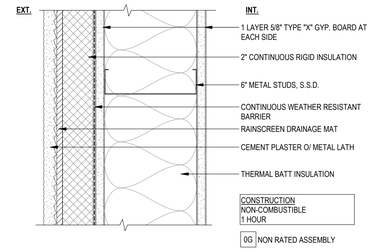


2B 2HR INT. ACOUSTIC PARTITION - DOUBLE STUD



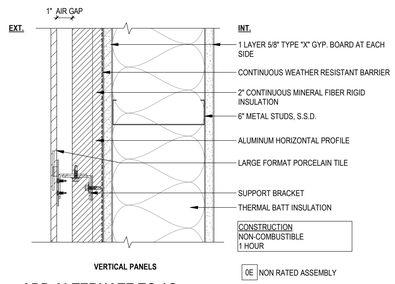
2A.6 USE 6" METAL STUD IN LIEU 3 5/8" METAL STUD

2A 2HR INT. PARTITION - METAL STUDS



0G NON RATED ASSEMBLY

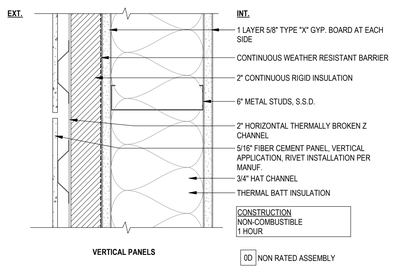
1G 1 HR EXT. MTL STUDS WALL - CEMENT PLASTER



0E NON RATED ASSEMBLY

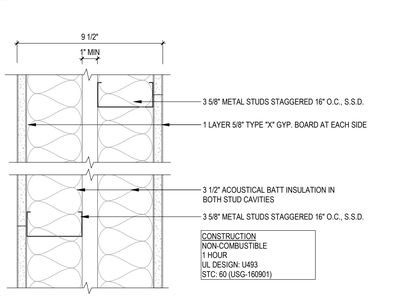
ADD ALTERNATE TO 1G

1E 1HR EXT. MTL STUDS WALL - LARGE FORMAT TILE



0D NON RATED ASSEMBLY

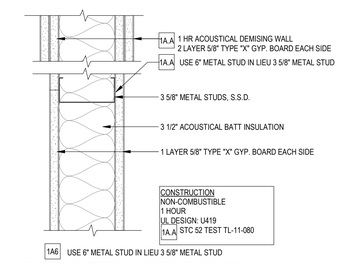
1D 1HR EXT. MTL STUDS WALL - FIBER CEMENT PANELS



0C NON RATED ASSEMBLY

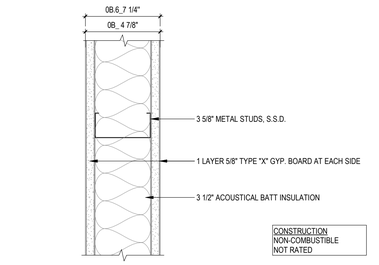
1C 1 HR EXT. MTL STUDS WALL - EIFS

1B 1HR INT. ACOUSTIC PARTITION - DOUBLE METAL STUD



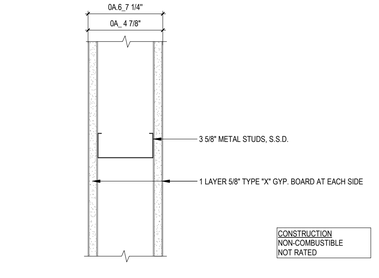
1A6 USE 6" METAL STUD IN LIEU 3 5/8" METAL STUD

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 — No C-39639 — 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

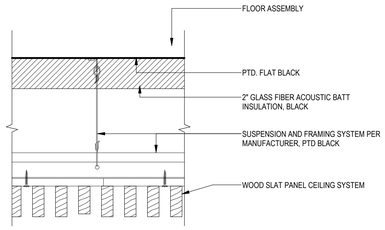
Scale: 3" = 1'-0"

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

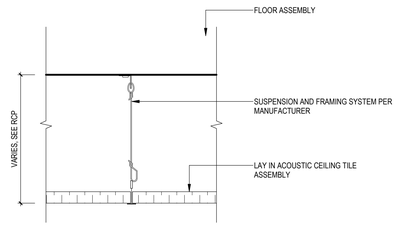
Drawn By: MB
Checked: MG
Date: 6/14/2025 10:00:19 AM

Sheet Number: A10.1

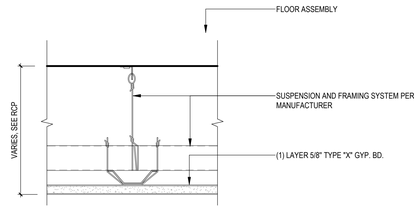
IF THIS SHEET IS SMALLER THAN 30"x42" THEN IT HAS BEEN REDUCED



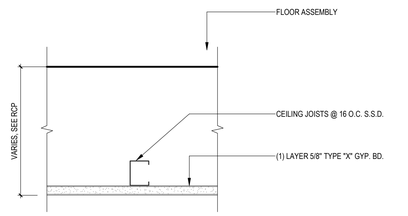
10 SUSPENDED SPECIAL ACOUSTICAL CEILING



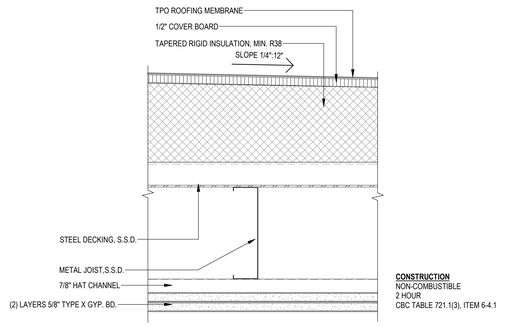
9 SUSPENDED A.C.T. CEILING



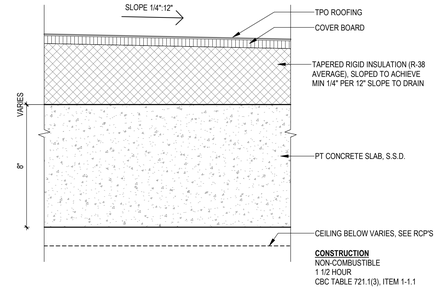
8 SUSPENDED GYP. BD. CEILING



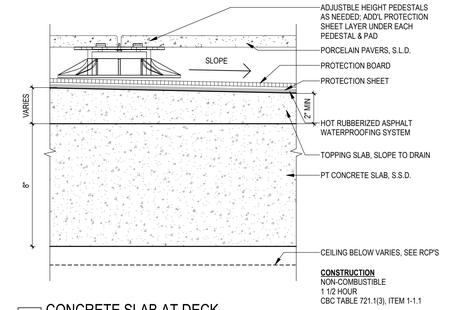
7 METAL FRAME SUSPENDED GYP. BD. CEILING



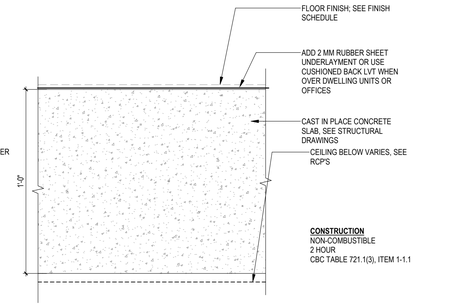
11 METAL DECK ROOF



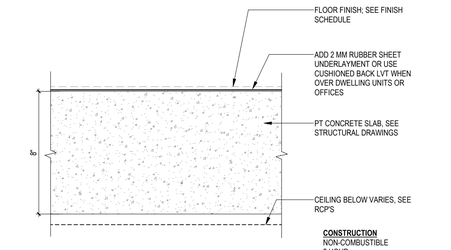
5 CONCRETE SLAB AT ROOF



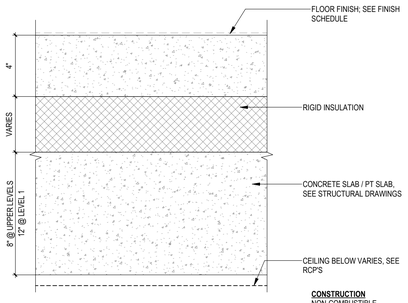
4 CONCRETE SLAB AT DECK



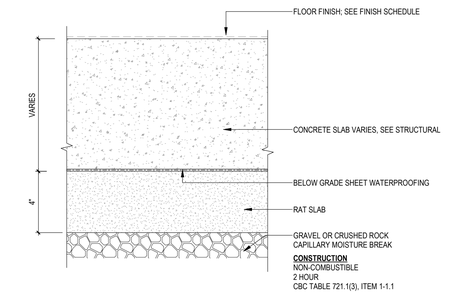
3 CAST IN PLACE CONCRETE SLAB



2 PT CONCRETE SLAB



6 CONCRETE TOPPING SLAB



1 CONCRETE SLAB-ON-GRADE

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Stamp:

LICENSED ARCHITECT
No C-39639
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:

HORIZONTAL ASSEMBLIES

Scale: 3" = 1'-0"

architecture

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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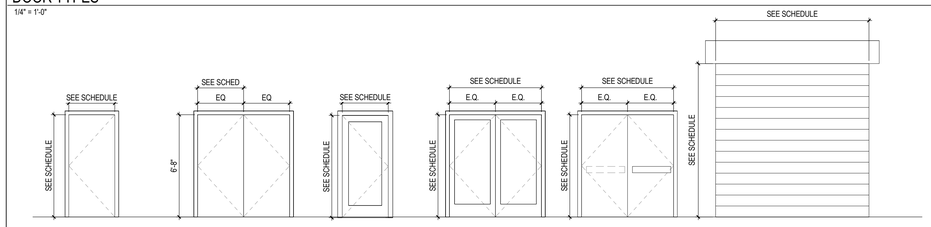
DOOR TYPES

1/4" = 1'-0"



1 SINGLE DOOR
2 DOUBLE DOOR
3 SINGLE GLAZED DOOR
4 DOUBLE GLAZED DOOR
5 DOUBLE EGRESS DOOR
6 ROLL UP DOOR
7 FOLDING GLAZED DOOR
8 DOUBLE SLIDER DOOR
9 TRIPLE SLIDER DOOR
10 SINGLE DOOR W/ VISION PANEL

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

MARK	LOCATION	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	DOOR TYPE	DOOR HARDWARE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	STC	DETAILS THRESHOLD	DETAILS HEAD	DETAILS 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

MARK	ROOM	ROOM NO.	DOOR SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	DOOR TYPE	DOOR HARDWARE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	STC	DETAILS THRESHOLD	DETAILS HEAD	DETAILS 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 — STATE OF CALIFORNIA — 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"

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

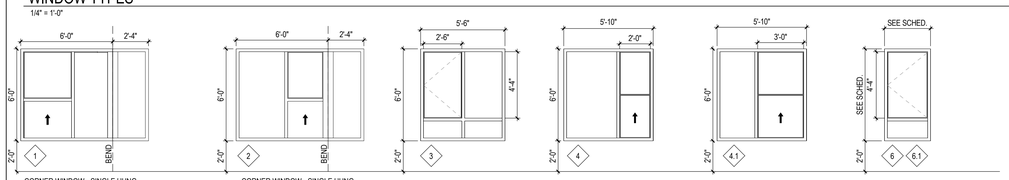
Drawn By: ER
Checked: MG
Date: 6/14/2025 10:00:22 AM

Sheet Number: A10.5

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

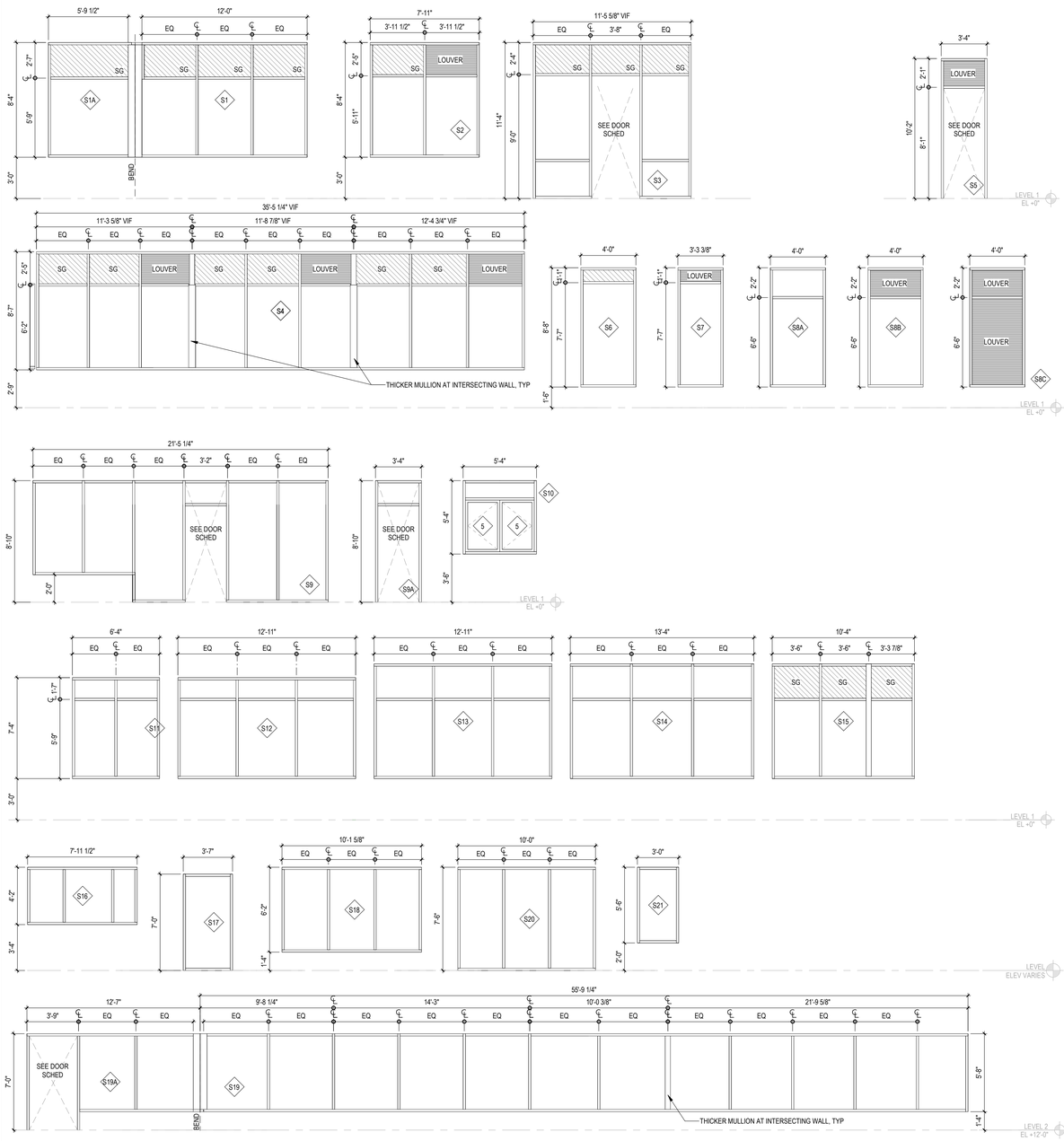
WINDOW TYPES

1/4" = 1'-0"



STOREFRONT TYPES

1/4" = 1'-0"



WINDOW SCHEDULE

TAG	OPERATION	FRAME				COMMENTS
		WIDTH	HEIGHT	MATERIAL	FINISH	
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'-0"	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					DETAIL REFERENCE			STOREFRONT GLAZING	COMMENTS
	WIDTH	HEIGHT	RATING	MATERIAL	FINISH	HEAD	JAMB	SILL		
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	6'-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					
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.

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

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Stamp:

LICENSED ARCHITECT — No C-39639 — RENEWAL DATE OCT 31, 2025 — 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

FINISH SCHEDULE

ROOM NO.	ROOM NAME	FINISH				COMMENTS
		FLOOR	BASE	WALL	CEILING	
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				COMMENTS
	FLOOR	BASE	WALL	CEILING	
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.

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 GRIS LOCUS
No C-39639
RENEWAL DATE
OCT 31, 2025
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:

FINISH SCHEDULE

Scale: 12" = 1'-0"

herman coliver locus
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Drawn By: ER
Checked: MG
Date: 6/14/2025 10:00:28 AM

Sheet Number: A10.7

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	HOLDDOWN
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	
MANUF.	MANUFACTURER
MATL	MATERIAL
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
N	
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
N.F.	NEAR FACE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NF/S	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.M.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
S0.01	3D PERSPECTIVES
S1.01	GENERAL NOTES
S1.10	GROUND IMPROVEMENT PLAN
S2.00	FOUNDATION/BASEMENT PLAN
S2.01	LEVEL 1 FRAMING PLAN
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
S4.03	TYPICAL CONCRETE DETAILS
S4.04	TYPICAL CONCRETE DETAILS
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

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Mar
Structural Design
2332 Fifth Street, Suite D
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510-991-1101

Stamp:

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NO.	REVISION	DATE
	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"

N
REF. NORTH

architecture
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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 6:00:11 PM

Sheet Number: S0.00

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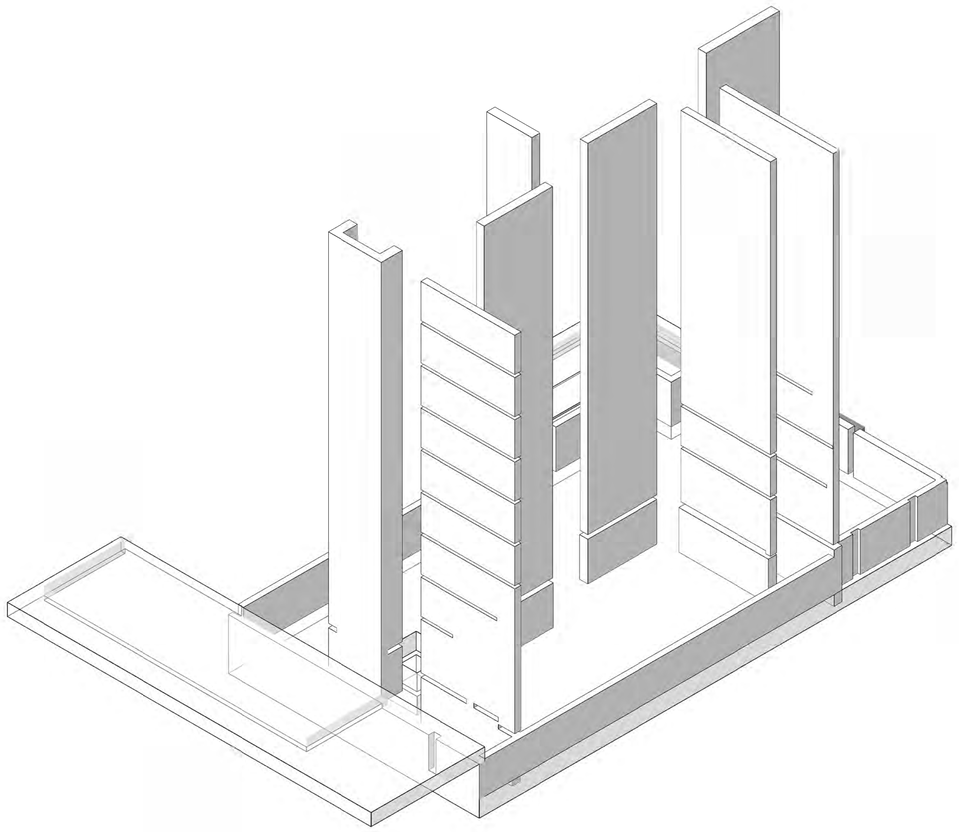
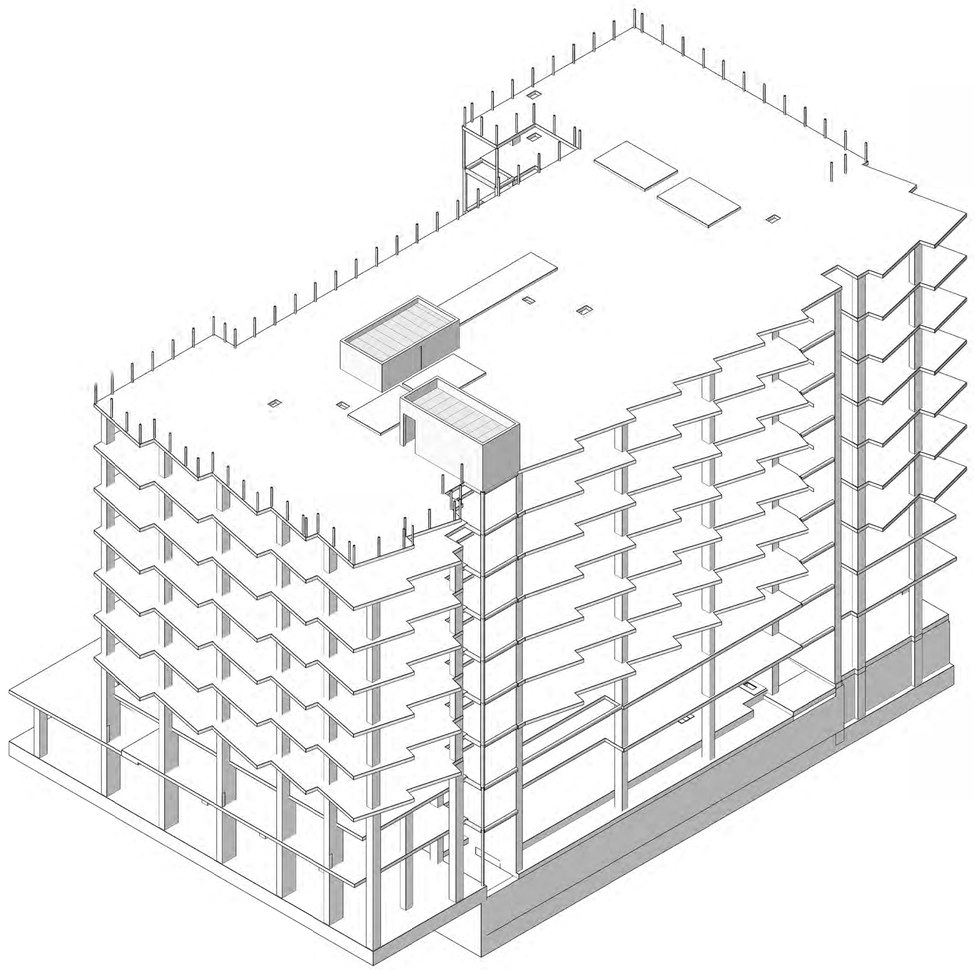


2 S0.01 3D VIEW - LATERAL SYSTEM ONLY



1 S0.01 3D VIEW - OVERALL

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	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:

3D PERSPECTIVES

Scale:

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
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Drawn By: AXP
Checked: DCM
Date: 6/13/2025 6:00:19 PM

Sheet Number: S0.01

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. C-s — 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 failing 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:	0.0014/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)	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 ANS 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 ANS 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 ANS 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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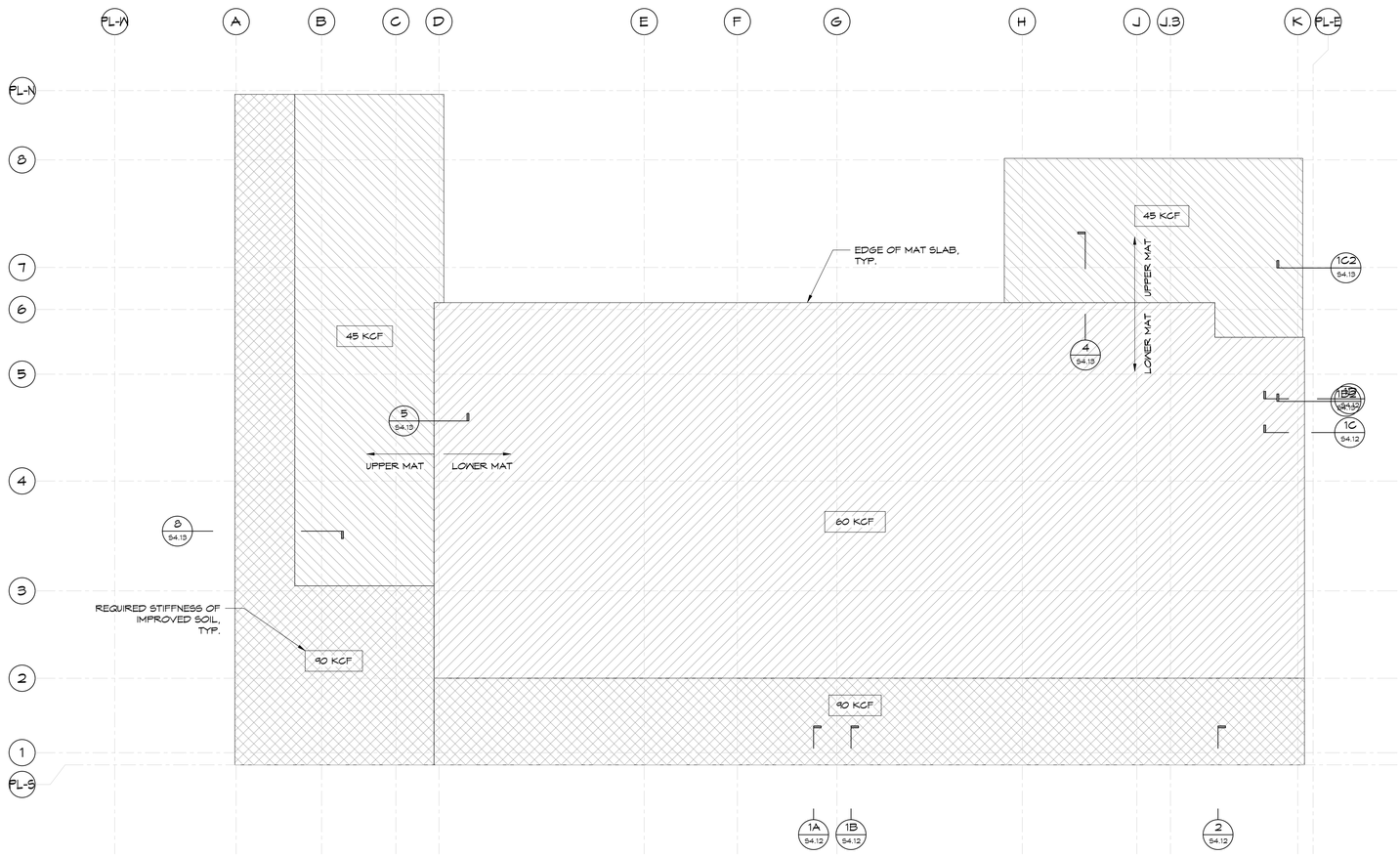
PLAN NOTES

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"

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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.

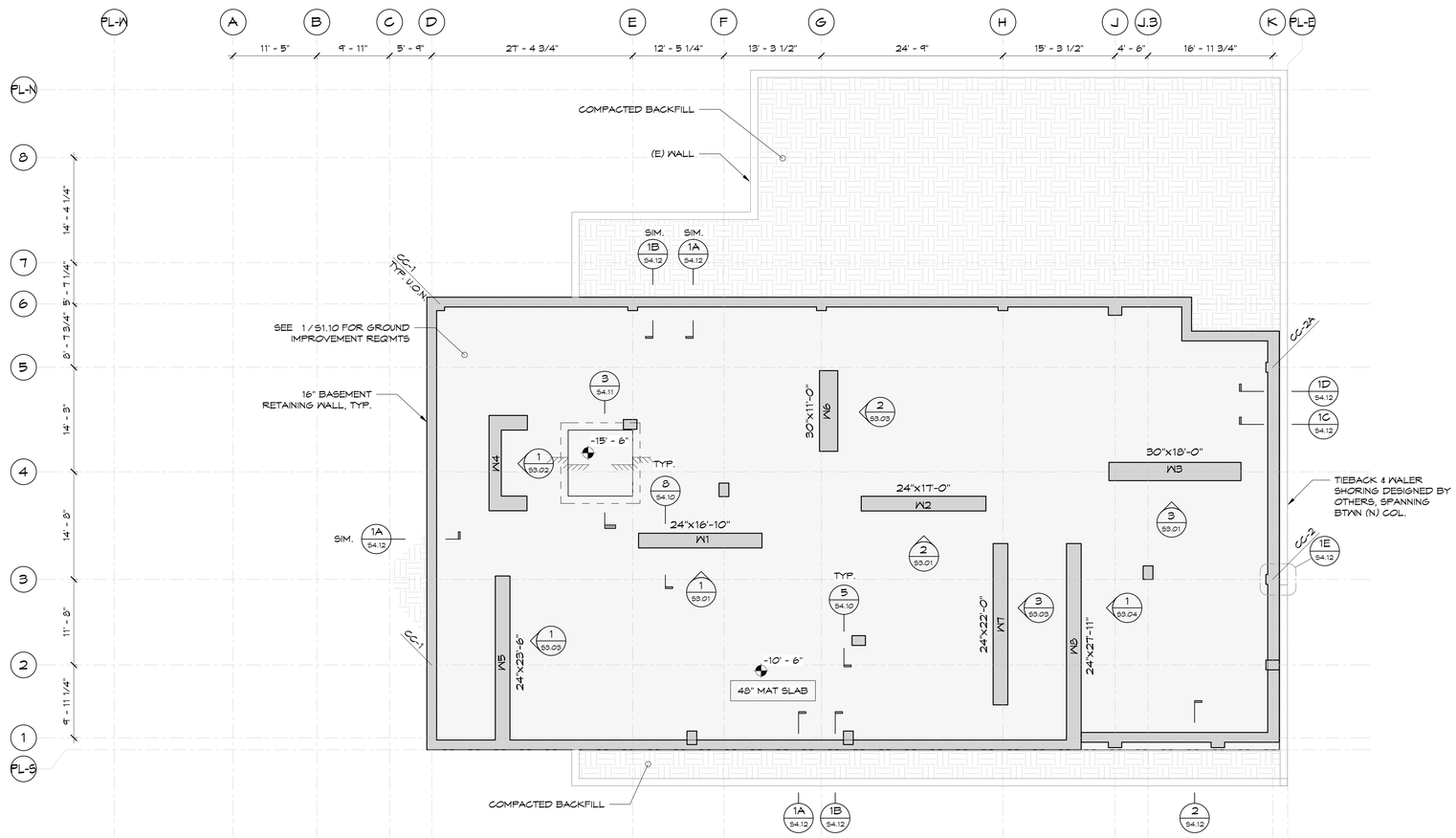
PLAN LEGEND

- 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 60 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

Disclaimer:

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Mar
Structural Design
2332 Fifth Street, Suite D
Berkeley, CA 94710
510 - 991 - 1101

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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:

FOUNDATION/BASEMENT PLAN

Scale: As indicated

N
REF. NORTH

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

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Checked:	DCM
Date:	6/13/2025 6:00:21 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.
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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

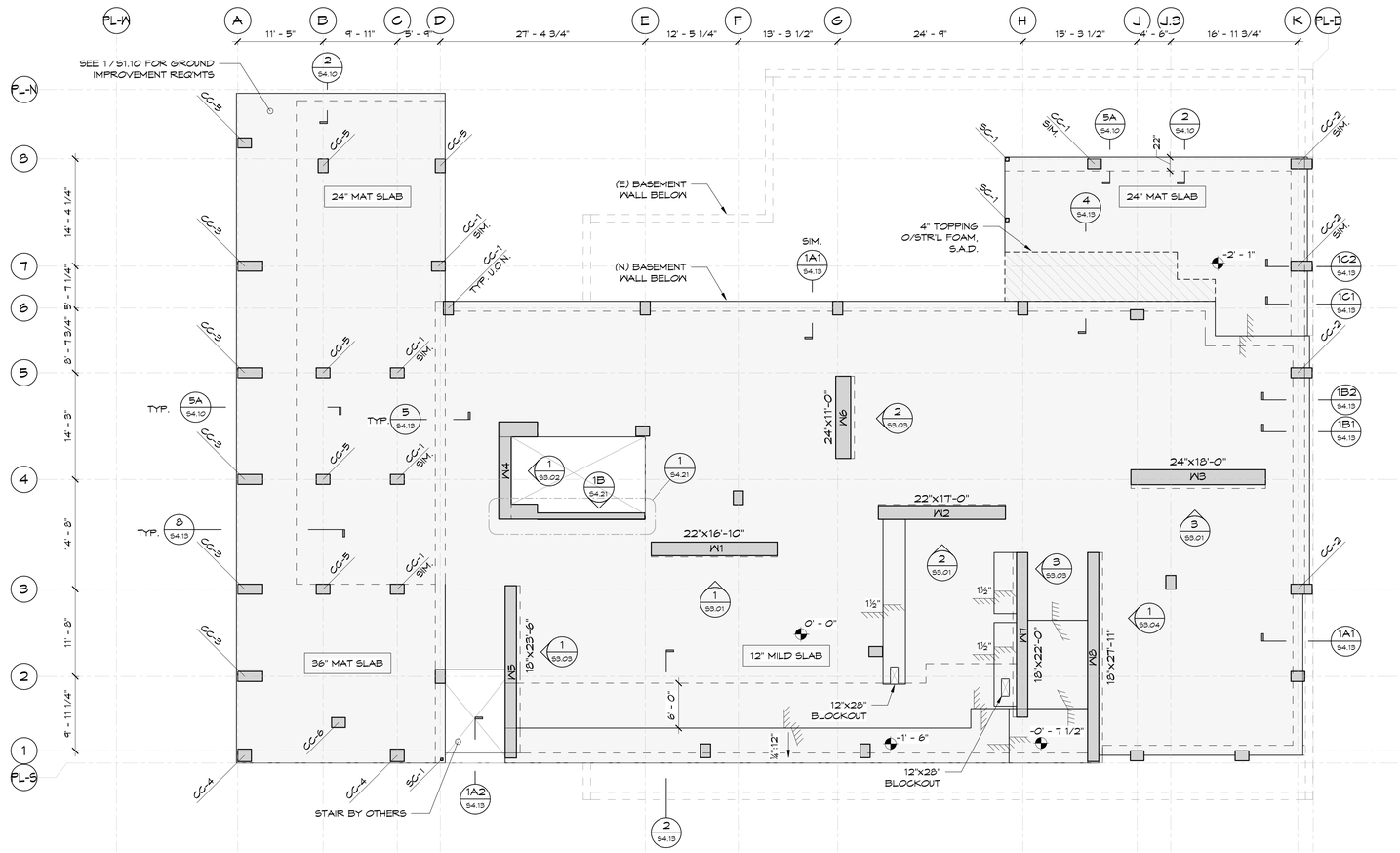
MILD REINFORCING SCHEDULE

GRADE 80 KSI

RETAINING WALLS:	175#/CY
MAT SLAB:	250#/CY
L1 ELEVATED FLOOR SLAB:	150#/CY
OTHER ELEVATED SLABS:	SEE S2.02

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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SLAB REINFORCING NOTES

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7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 1/S4.02 .

PLAN NOTES

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6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

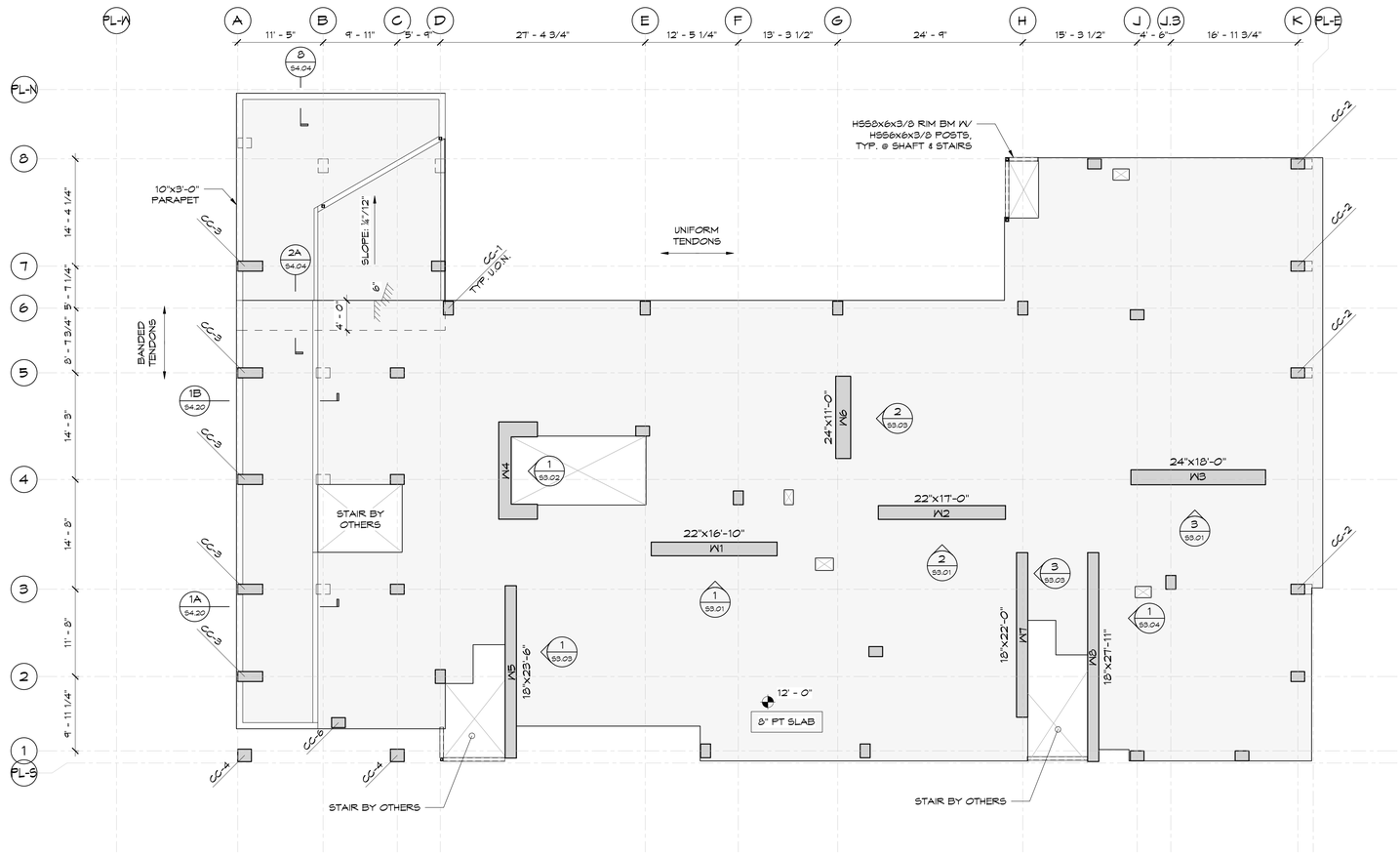
PLAN LEGEND

- 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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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

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Sheet Title:

LEVEL 2 FRAMING PLAN

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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.
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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 1/S4.02 .

PLAN NOTES

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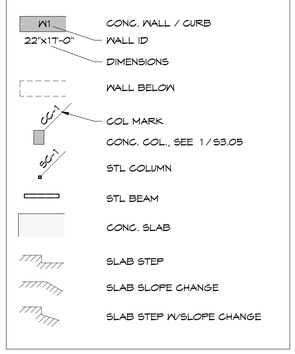
6. FOR EPOXY GROUTED DOWEL SCHEDULE, SEE 2/S4.01.

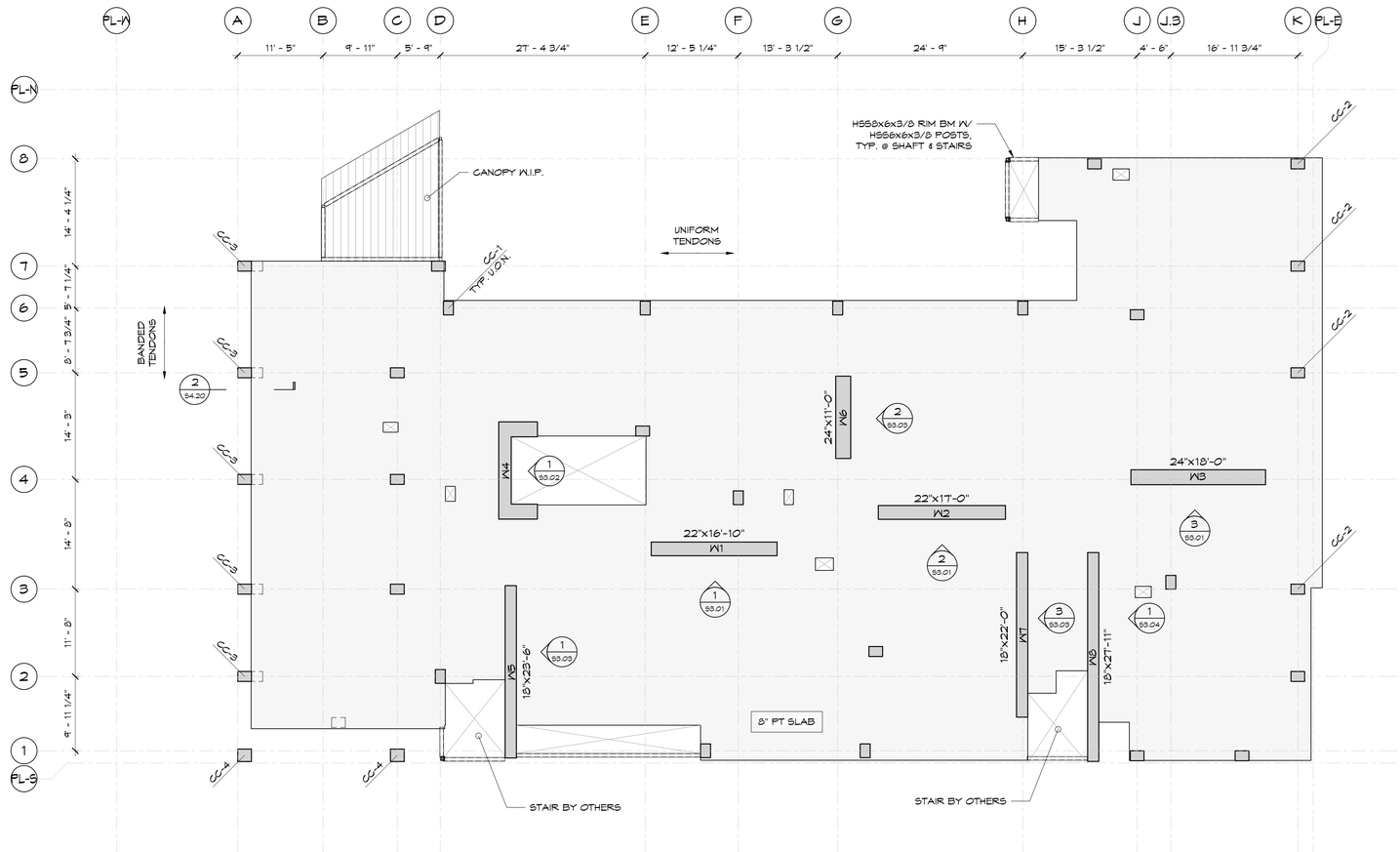
PLAN LEGEND



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

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Sheet Title:

LEVEL 3 FRAMING PLAN

Scale: As indicated

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Sheet Number: 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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7. PROVIDE MIN. TRIM REINF. AT ALL SLAB OPENINGS GREATER THAN 12" SQUARE PER 1/S4.02 .

PLAN NOTES

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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.

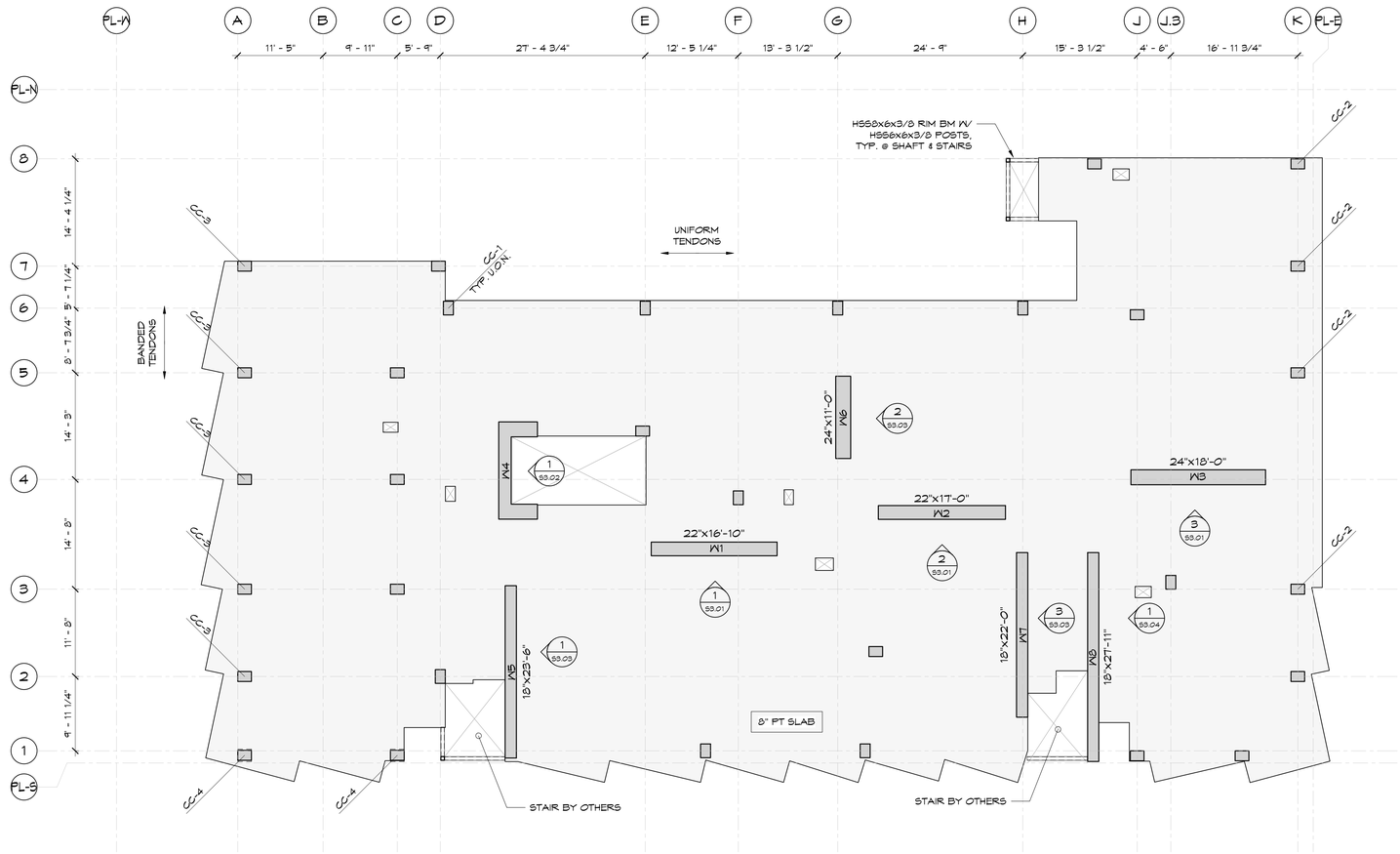
TYP. ELEVATED SLAB REINF. SCHEDULE

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

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



1 / S2.04 LEVELS 4-9 FRAMING PLAN
1/8" = 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:

LEVELS 4-9 FRAMING PLAN

Scale: As indicated

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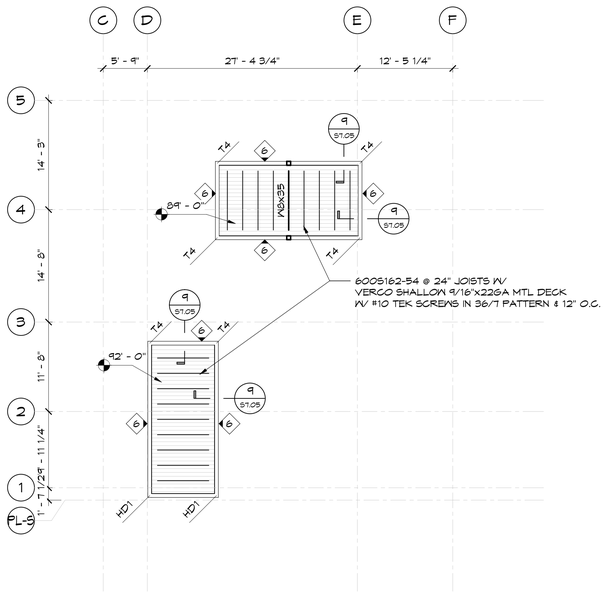
Sheet Number: S2.04



2 PENTHOUSE ROOF FRAMING PLAN
S2.10 — 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.
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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 1/S4.02 .

PLAN NOTES

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3. SEE ARCHITECTURAL DWGS FOR ALL CONC CURBS, STEM WALLS, & FORMWORK NOTES.
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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
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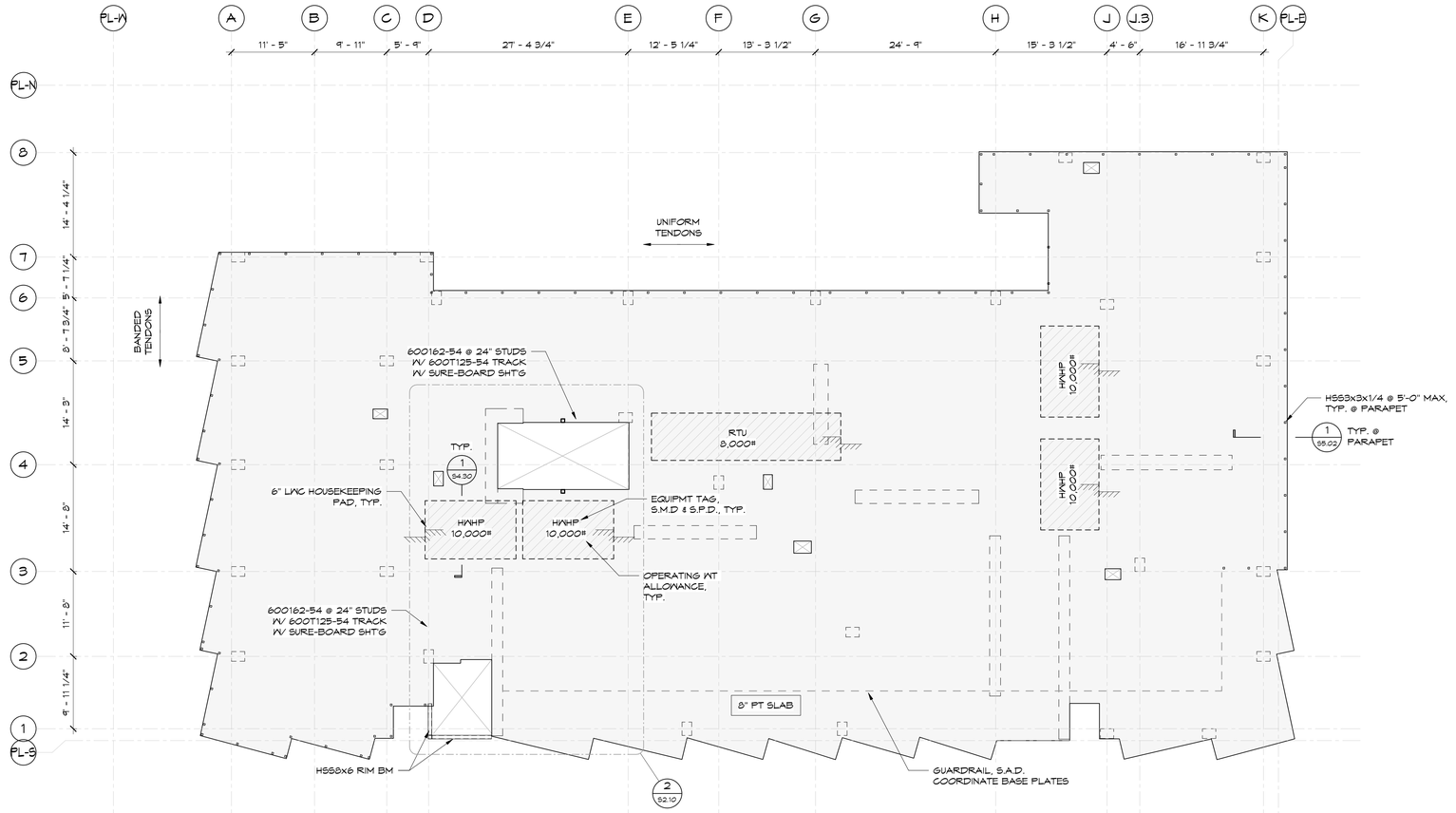
(11) @ EA END OF WALLS



1 ROOF FRAMING PLAN
S2.10 — 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:

ROOF FRAMING PLAN

Scale: As indicated

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REF. NORTH

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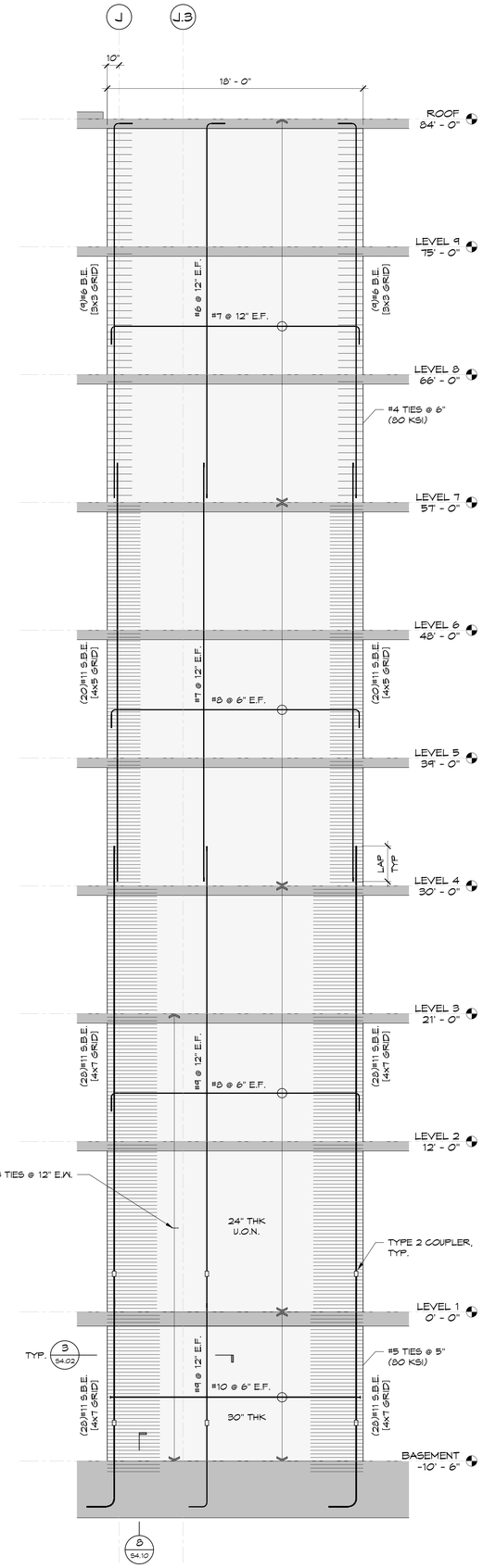
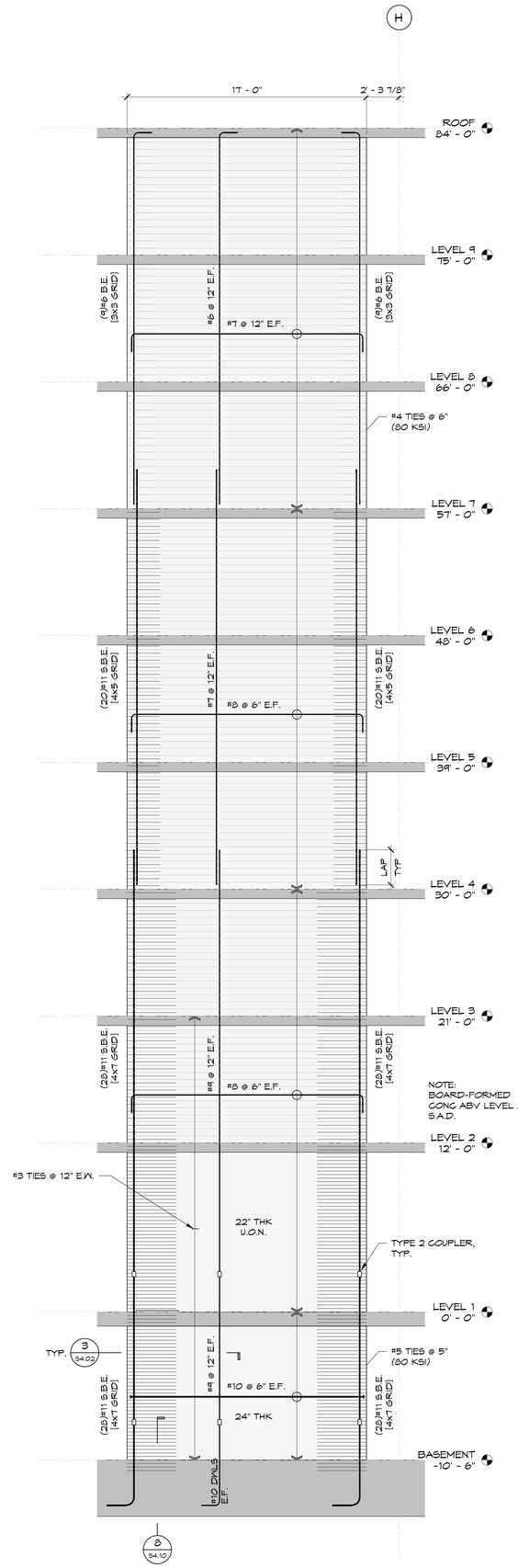
Checked: DCM
Date: 6/13/2025 6:00:22 PM

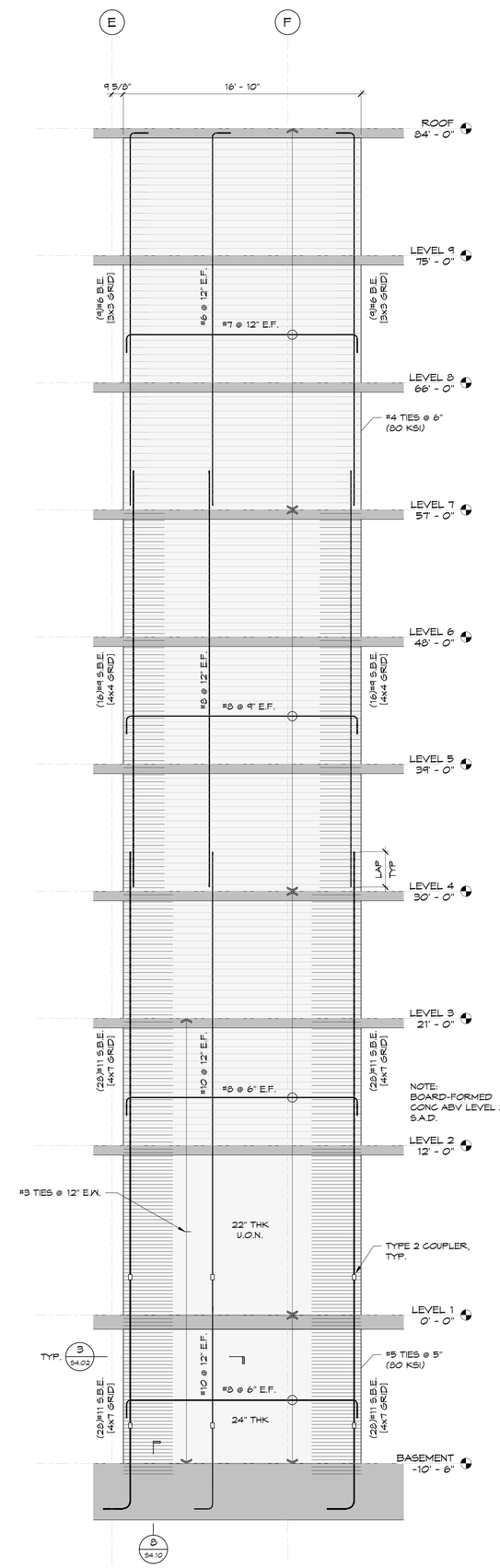
Sheet Number: S2.10



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.

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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
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Sheet Number: S3.01

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SHEAR WALL NOTES

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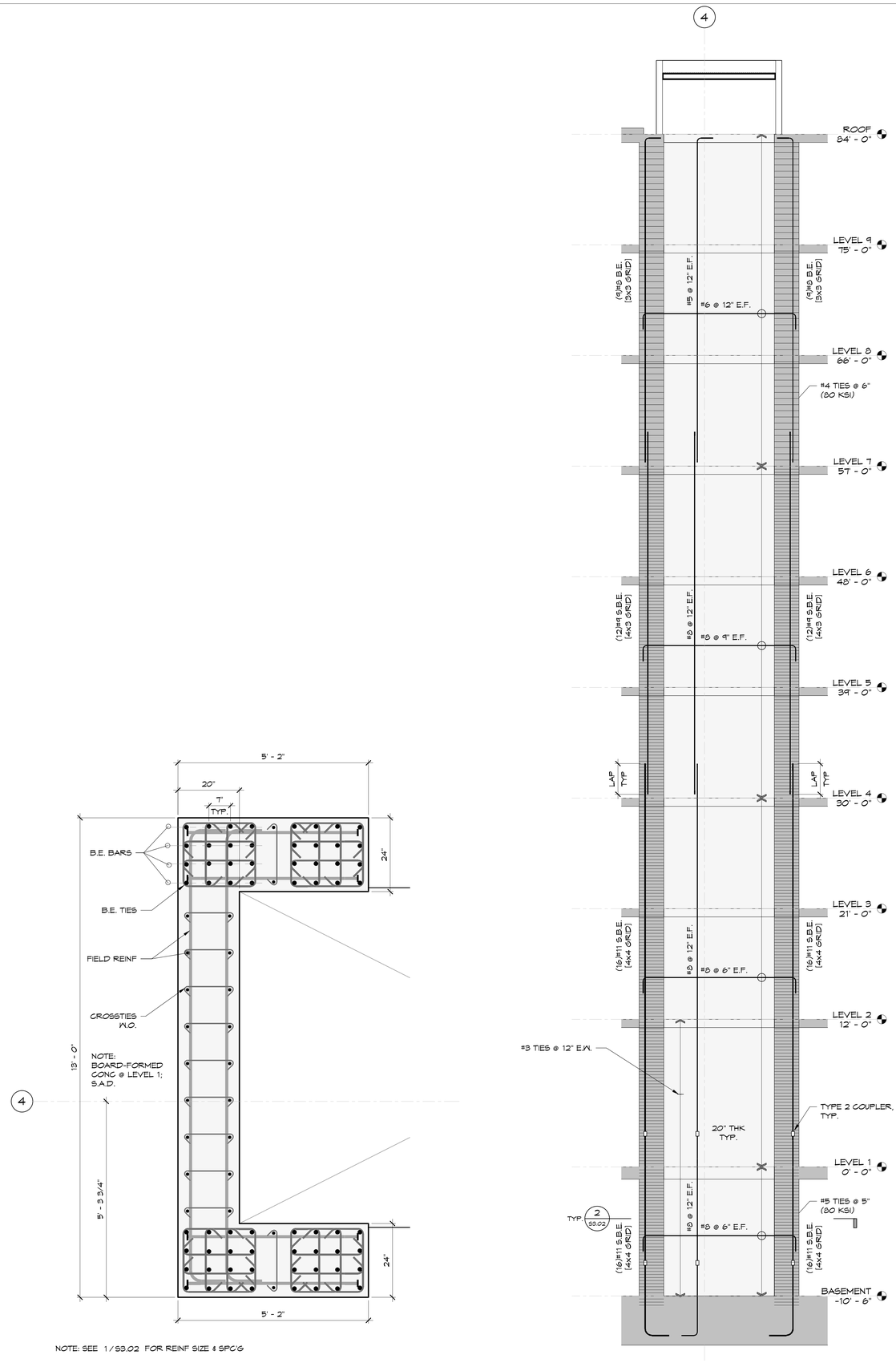
3. NO INCREASES OR DECREASES IN BAR SIZE, GRADE, OR QUANTITY ARE PERMITTED.
4. NO OPENINGS OR PENETRATIONS PERMITTED THRU WALL UNLESS SPECIFICALLY NOTED.



1 S3.02 **W4**
1/4" = 1'-0"

NOTE: SEE 1/S3.02 FOR REINF SIZE & SPC'G

2 S3.02 **W4 WALL SECTION**
3/4" = 1'-0"

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NO.	REVISION	DATE
	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: As indicated

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: S3.02

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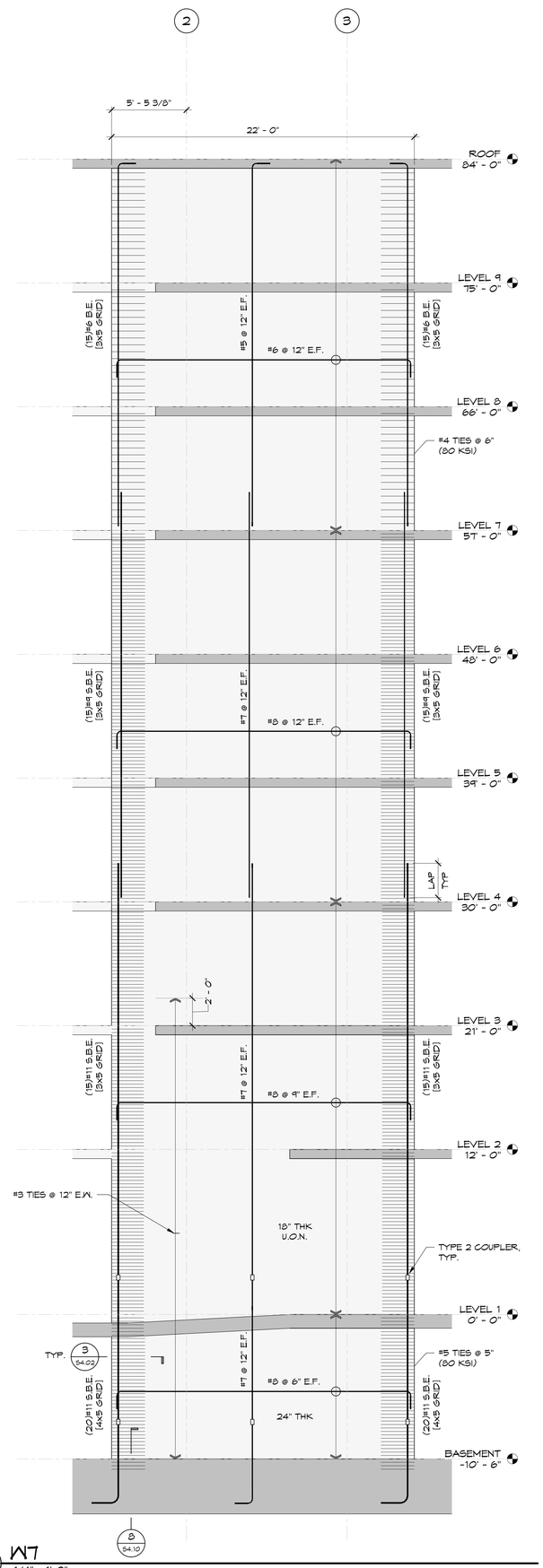
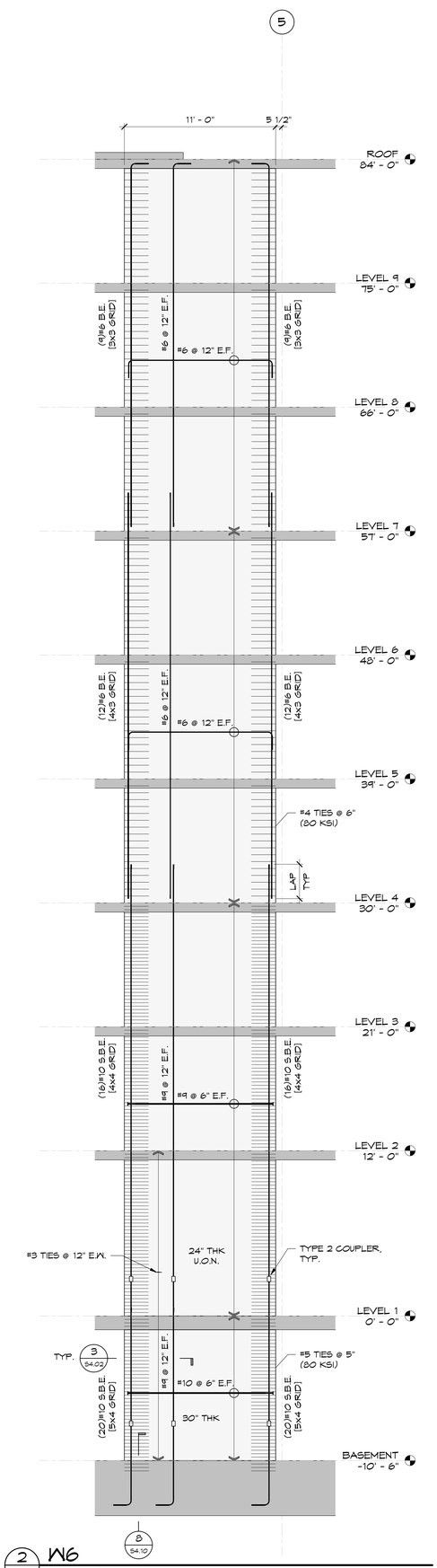
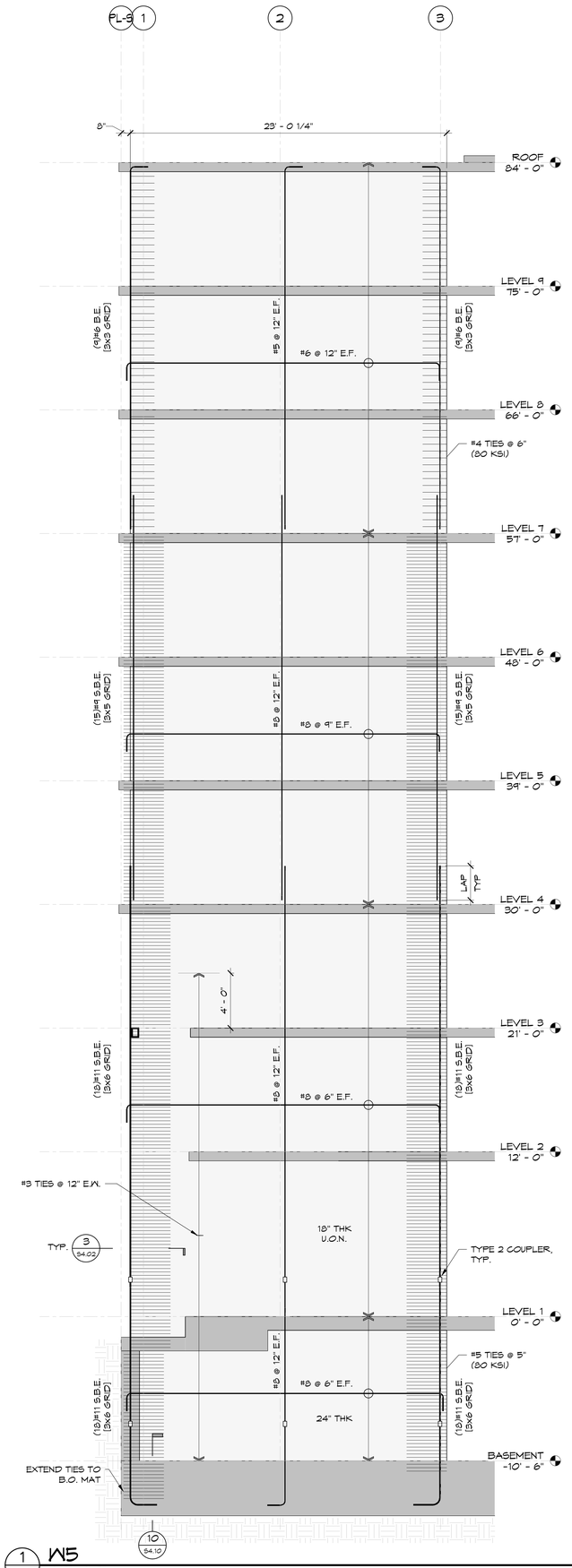


3 S3.03 **W7**
1/4" = 1'-0"



2 S3.03 **W6**
1/4" = 1'-0"



1 S3.03 **W5**
1/4" = 1'-0"

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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.

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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"

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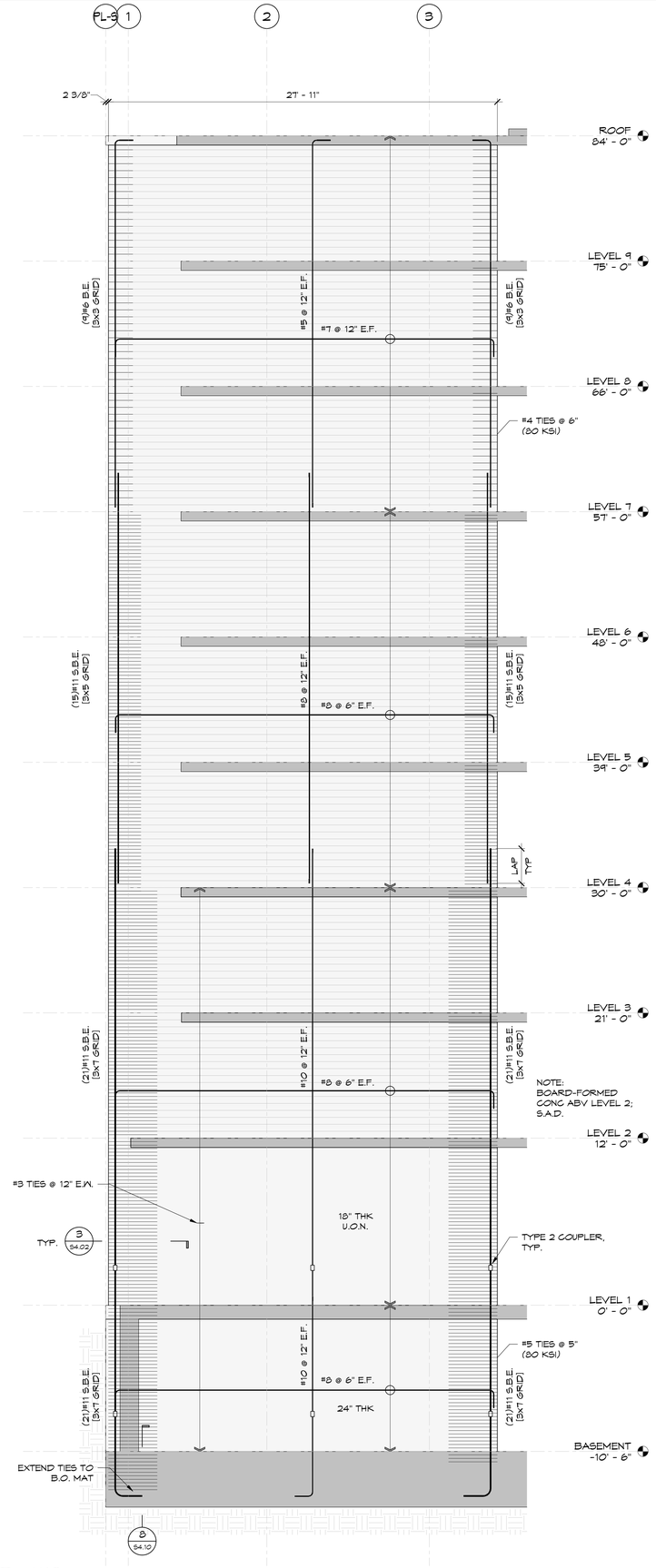

1 S3.04 W8
1/4" = 1'-0"

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.

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1/4" = 1'-0"
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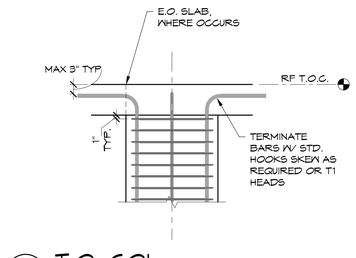
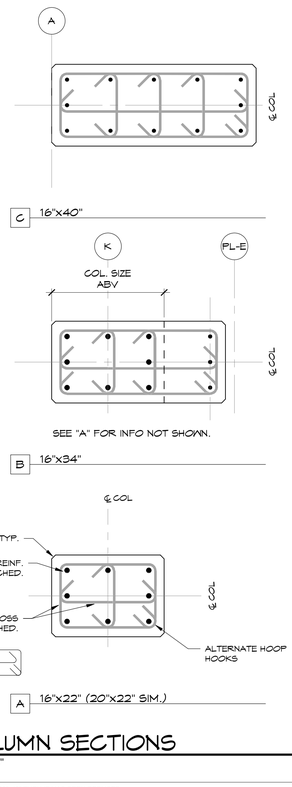
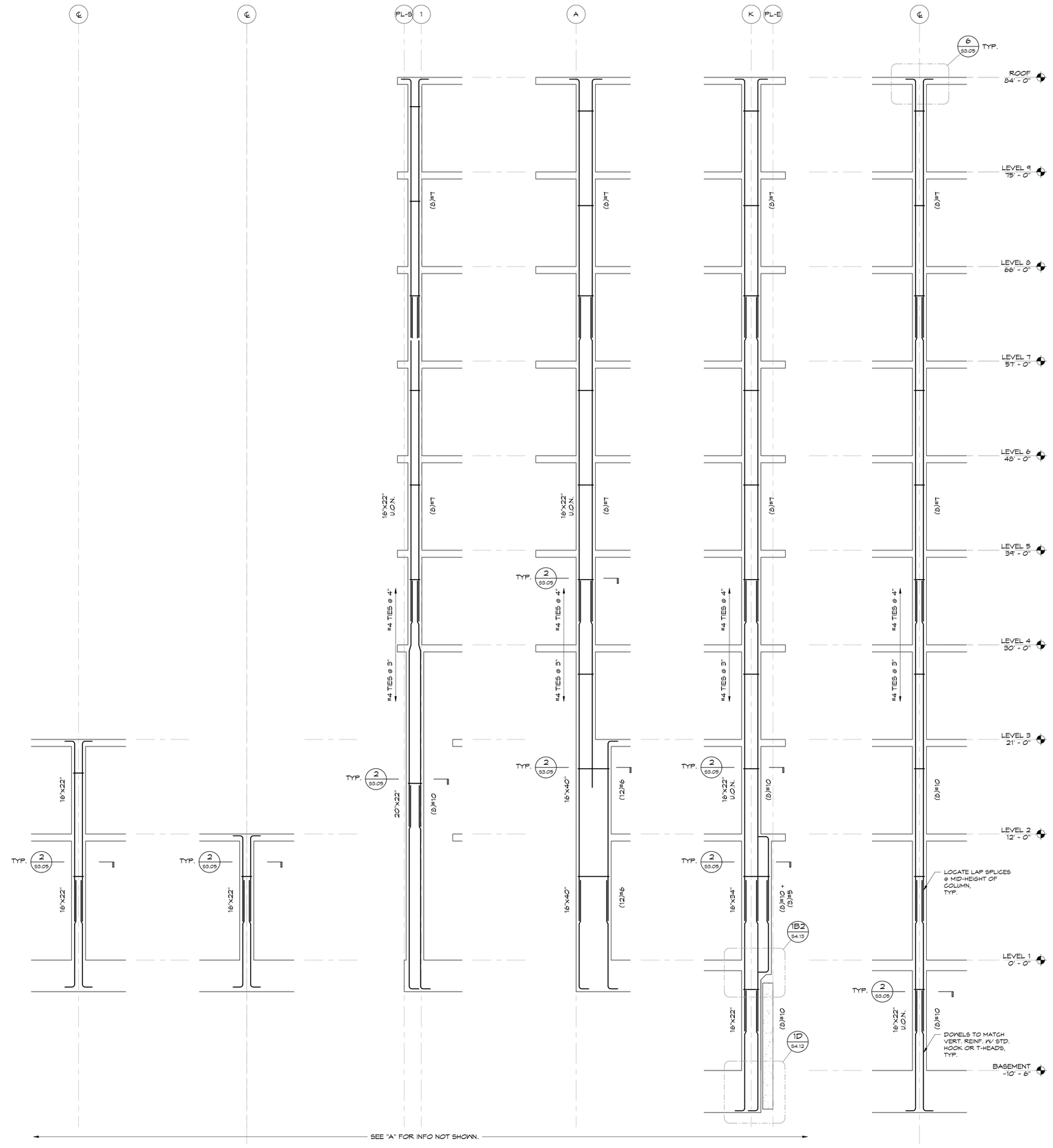


6 / S3.05 T.O. COL.
3/4" = 1'-0"



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

Scale: As indicated
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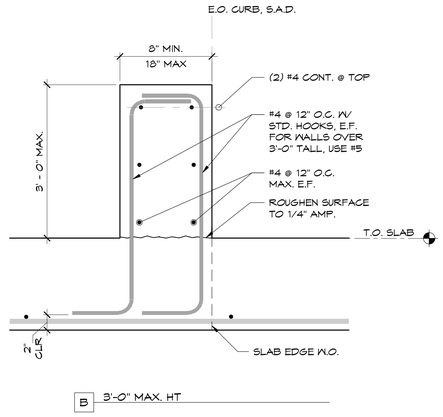
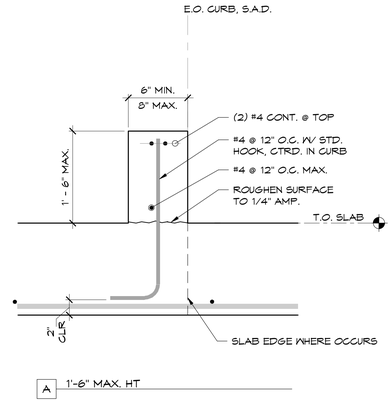


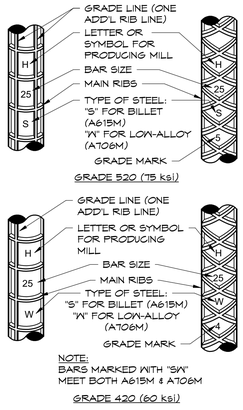
B 3'-0" MAX. HT



A 1'-6" MAX. HT

10 S4.01 TYPICAL CURB & STEM WALL

1 1/2" = 1'-0"



REBAR METRIC MARKINGS REBAR METRIC EQUIVALENTS

REBAR SIZES

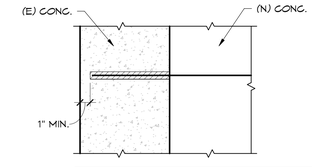
POUND-INCH UNITS USED IN THESE DRAWINGS	METRIC EQUIVALENTS (mm)
#3	#10
#4	#13
#5	#16
#6	#19
#7	#22
#8	#25
#9	#29
#10	#32
#11	#36
#14	#43
#18	#57

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)

7 S4.01 REBAR METRIC MARKINGS & EQUIVALENTS

3/4" = 1'-0"

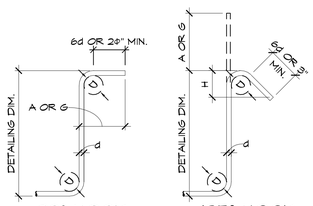


DOWEL SIZE	THREADED ROD SIZE	DRILLED HOLE DIAM.(1)	MINIMUM EMBEDMENT LENGTH(2),(3)
#3	3/8"ϕ	1/2"-5/8"	4 1/2"
#4	1/2"ϕ	5/8"-3/4"	6"
#5	5/8"ϕ	3/4"-7/8"	7 1/2"
#6	3/4"ϕ	7/8"-1"	9"
#7	7/8"ϕ	1"-1 1/8"	10 1/2"
#8	1"ϕ	1 1/8"-1 1/4"	12"
#9	1 1/8"ϕ	1 1/4"-1 3/8"	15"

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"



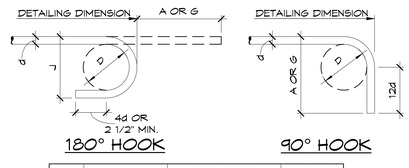
90° HOOK 135° HOOK

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"	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"	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"	27"	21 3/4"	31"
#18	24"	36"	28 1/2"	41"

6d
8d
10d

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	38"	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	28"	42"
#6	34"	51"
#7	48"	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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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

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REF. NORTH

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423 Tehama Street San Francisco, California 94103
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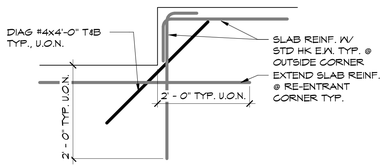
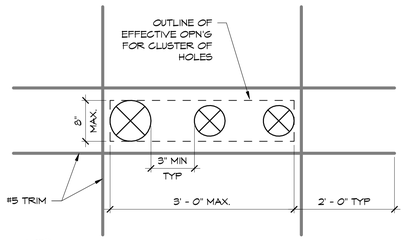


SLAB REINF. @ RE-ENTRANT CORNER

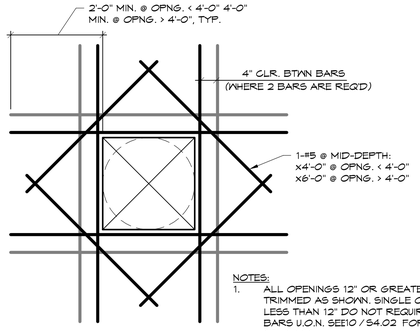
11 / S4.02 — 3/4" = 1'-0"



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"

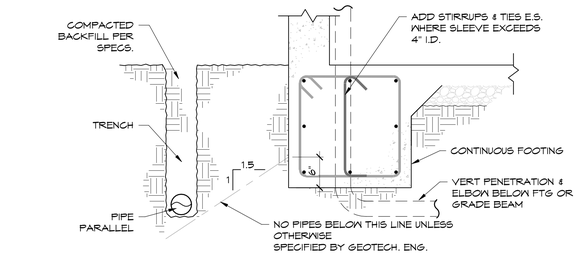


DIMENSION	REINFORCING
12" TO 18"	1-#5 E.S.
18" TO 2'-6"	1-#5 T&B E.S.
2'-6" & LARGER	2-#5 T&B E.S.

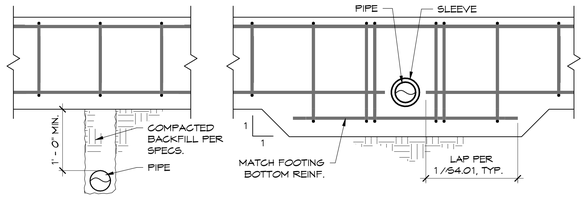
NOTES:
1. ALL OPENINGS 12" OR GREATER SHALL BE TRIMMED AS SHOWN. SINGLE OPENINGS LESS THAN 12" DO NOT REQUIRE TRIM BARS U.O.N. SEE10 / S4.02 FOR GROUPED OPENINGS.
2. THIS REINF. IS IN ADDITION TO ANY REINF. INDICATED ON THE PLANS.
3. THIS DETAIL ONLY APPLIES TO OPENINGS SHOWN ON PLAN. ADDITIONAL OPENINGS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW.

TRIM REINF. @ SLAB OPENINGS

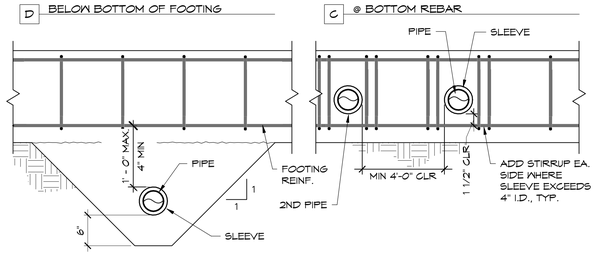
7 / S4.02 — 3/4" = 1'-0"



E PIPE PARALLEL TO FTG PIPE ELBOWS



D BELOW BOTTOM OF FOOTING — C @ BOTTOM REBAR

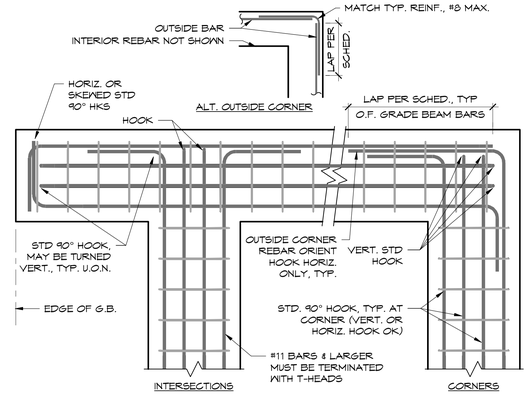


B BELOW & CLOSE TO BOTTOM OF FOOTING — A BETWEEN TOP & BOTTOM REBAR

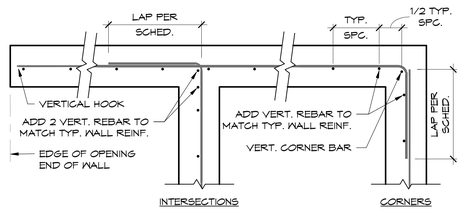
NOTES:
1. HORIZ & VERT PENETRATIONS ARE NOT ALLOWED BELOW OR WITHIN 2'-0" FROM COLUMNS.
2. MAX 6"Ø PIPE FOR PENETRATIONS. CONTACT SEOR FOR LARGER PIPES.
3. PIPES SHALL PENETRATE PERPENDICULAR TO FACES OF FOOTINGS & GRADE BEAMS.
4. PROVIDE SLEEVES W/ I.D. AT LEAST 1 1/2" GREATER THAN PIPE O.D.. PIPES MAY BE WRAPPED IN FORM W/ SEOR APPROVAL.

PIPES PENETRATING & ADJACENT TO FOOTINGS & GRADE BEAMS

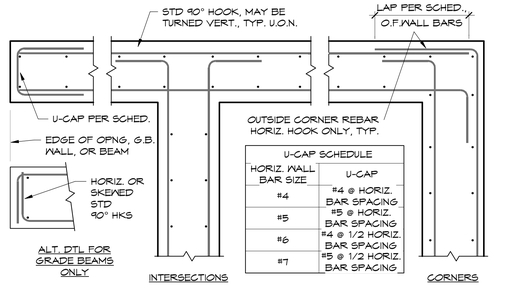
6 / S4.02 — 1" = 1'-0"



C FOUR CURTAINS OF REBAR



B ONE CURTAIN OF REBAR



A TWO CURTAINS OF REBAR

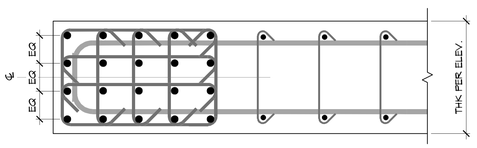
TYP. WALL, BEAM & GRADE BEAM INTERSECTION, PLAN DETAIL

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	

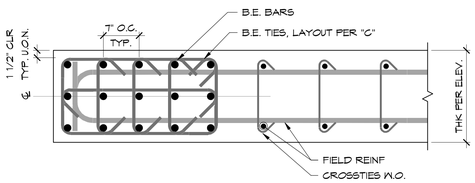
NOTES:
1. "GRID" REFERS TO LAYOUT OF VERTICAL BARS PER WALL ELEVATIONS.
2. PROVIDE ALL CROSSTIES AS SHOWN
3. TIE SIZE, SPC'G, AND GRADE PER WALL ELEVATIONS.

C S.B.E. TIE LAYOUT



NOTE: SIMILAR TO DETAIL "A" U.O.N.

B S.B.E.: 4 RONS

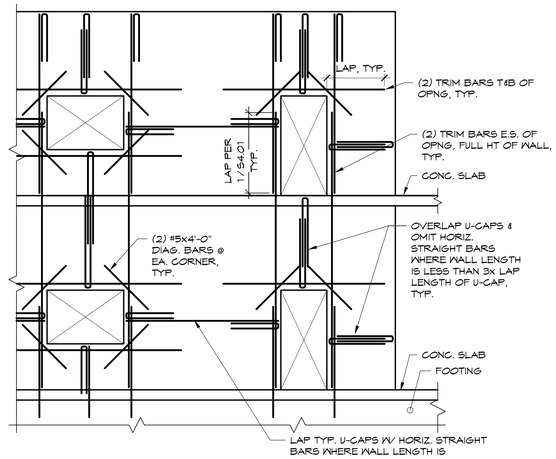


NOTE: SEE WALL ELEVATIONS FOR WALL THICKNESS , REINF SIZE, & REINF SPC'G

A S.B.E.: 3 RONS

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"

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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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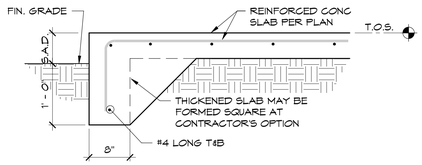
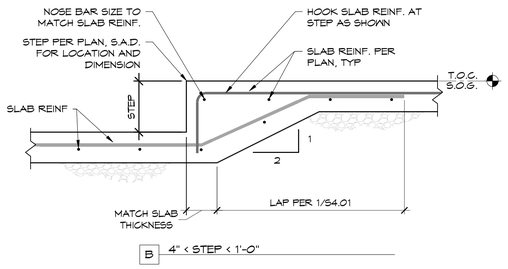
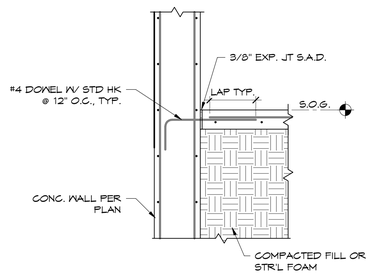
Sheet Number: S4.02



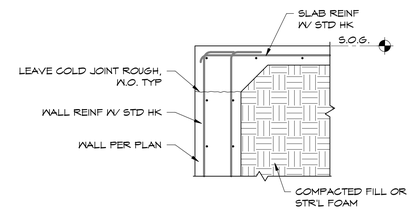
12 THICKENED SLAB EDGE
S4.03 — 1" = 1'-0"



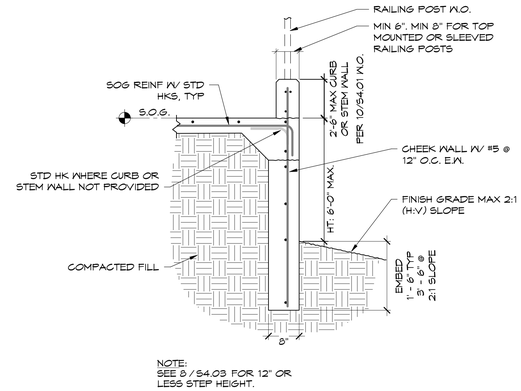
8 TYP SLAB ON GRADE STEP
S4.03 — 1" = 1'-0"



7 SOG ABUTTING @ WALL (SIM @ TOPPING SLAB)
S4.03 — 3/4" = 1'-0"

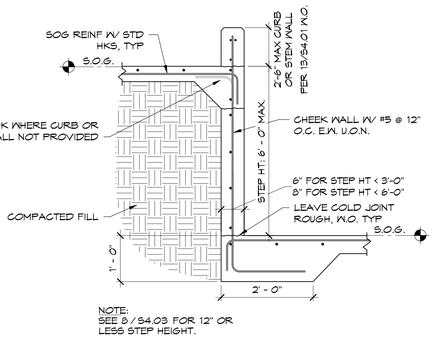


6 SOG @ T.O. WALL
S4.03 — 3/4" = 1'-0"



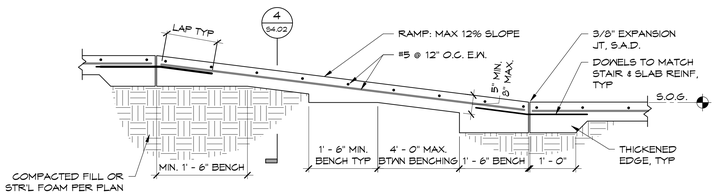
NOTE:
SEE 5 / S4.03 FOR 12" OR LESS STEP HEIGHT.

5 SKIRT WALL @ STAIRS OR RAMP
S4.03 — 3/4" = 1'-0"

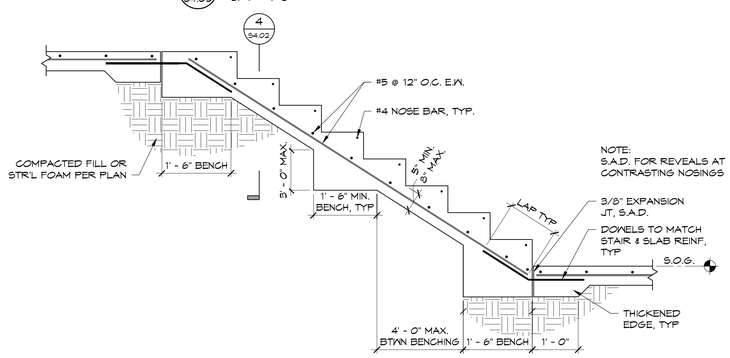


NOTE:
SEE 5 / S4.03 FOR 12" OR LESS STEP HEIGHT.

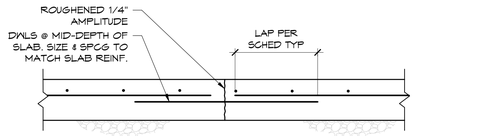
3 STEPPED SOG
S4.03 — 3/4" = 1'-0"



2 TYP SOG RAMP (SIM RAMP ON FOAM)
S4.03 — 3/4" = 1'-0"

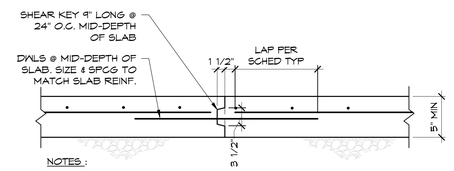


1 TYP SOG STAIRS (SIM STAIRS ON FOAM)
S4.03 — 3/4" = 1'-0"



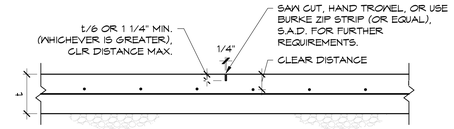
NOTES:
1. ALL CONSTRUCTION JOINT LOCATIONS REQUIRE PRIOR APPROVAL BY STRUCTURAL ENGINEER.
2. BEFORE PLACING SECOND POUR, ROUGHEN SURFACE & CLEAN JOINT OF LOOSE MATERIAL & DEBRIS.

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 SLAB ON GRADE JOINTS
S4.03 — 1" = 1'-0"

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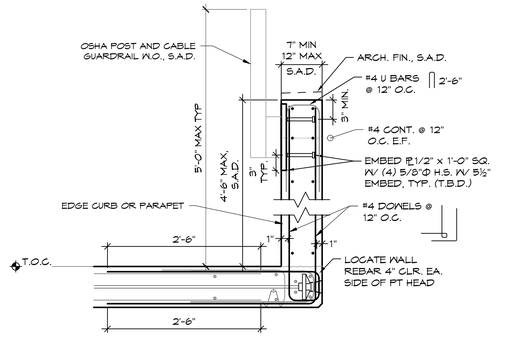
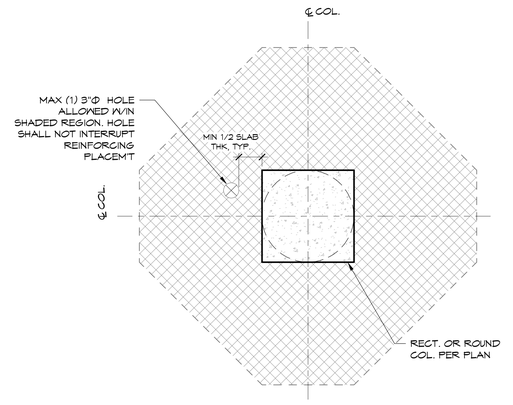
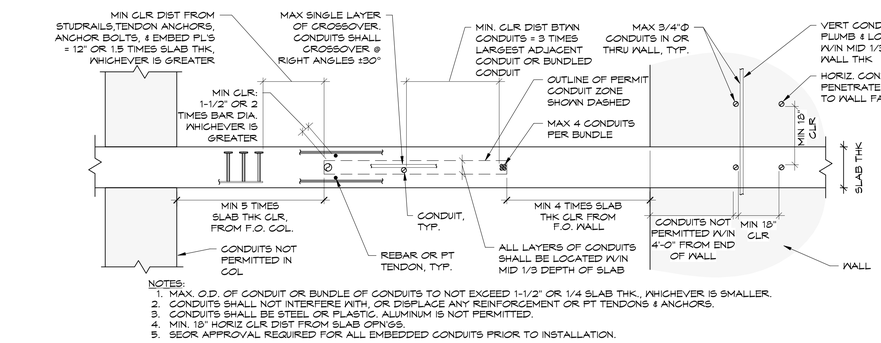


8 54.04 TYP EDGE CURB OR PARAPET
1" = 1'-0"

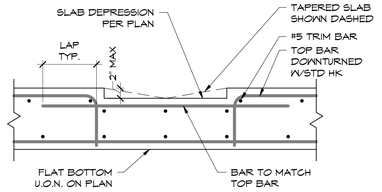


ALLOWABLE SLAB PENETRATIONS AROUND COLUMNS
5 54.04 1" = 1'-0"

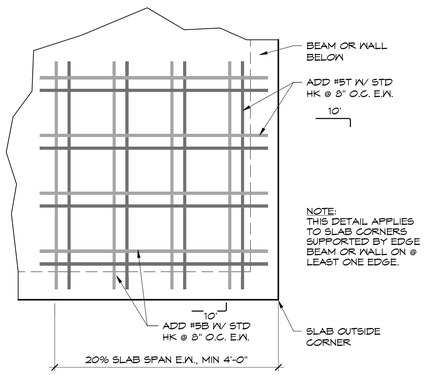


NOTES:
1. MAX. O.D. OF CONDUIT OR BUNDLE OF CONDUITS TO NOT EXCEED 1-1/2" OR 1/4 SLAB THK., WHICHEVER IS SMALLER.
2. CONDUITS SHALL NOT INTERFERE WITH, OR DISPLACE ANY REINFORCEMENT OR PT TENDONS & ANCHORS.
3. CONDUITS SHALL BE STEEL OR PLASTIC. ALUMINUM IS NOT PERMITTED.
4. MIN. 18" HORIZ CLR DIST FROM SLAB OPN'GS.
5. SEOR APPROVAL REQUIRED FOR ALL EMBEDDED CONDUITS PRIOR TO INSTALLATION.

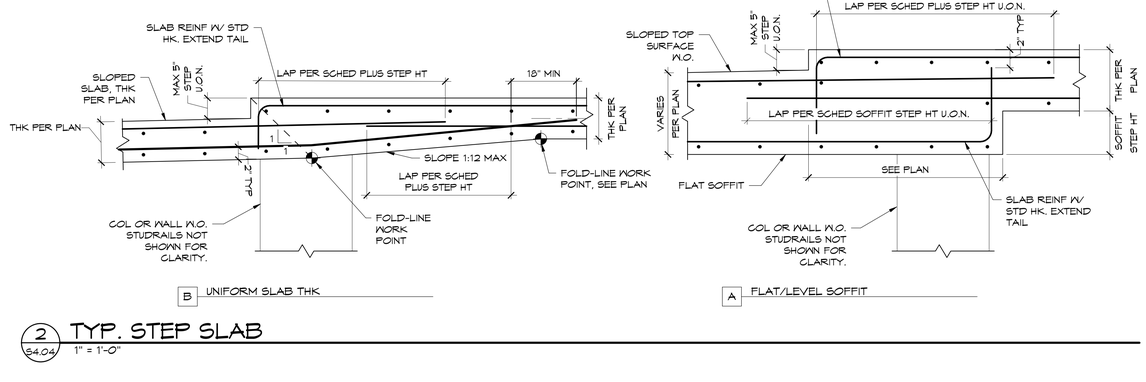
EMBEDDED CONDUITS IN SLAB
7 54.04 1" = 1'-0"



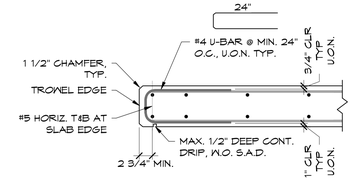
SLAB DEPRESSION
6 54.04 1" = 1'-0"



TYP. SLAB CORNER REINF. PLAN VIEW
4 54.04 1" = 1'-0"



TYP. STEP SLAB
2 54.04 1" = 1'-0"



NOTE: U-BAR NOT REQUIRED IN SLAB REGION W/ TOP & BOT BARS W/ STD HOOK

TYP. SLAB EDGE
1 54.04 1" = 1'-0"

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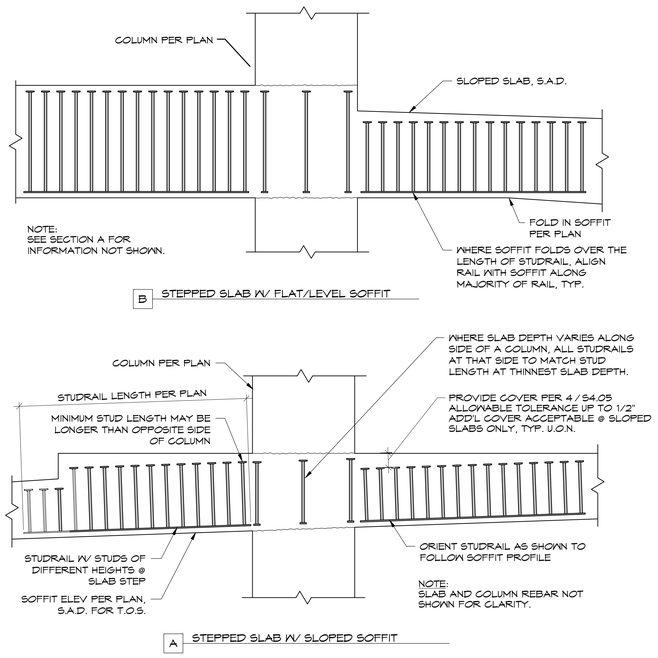
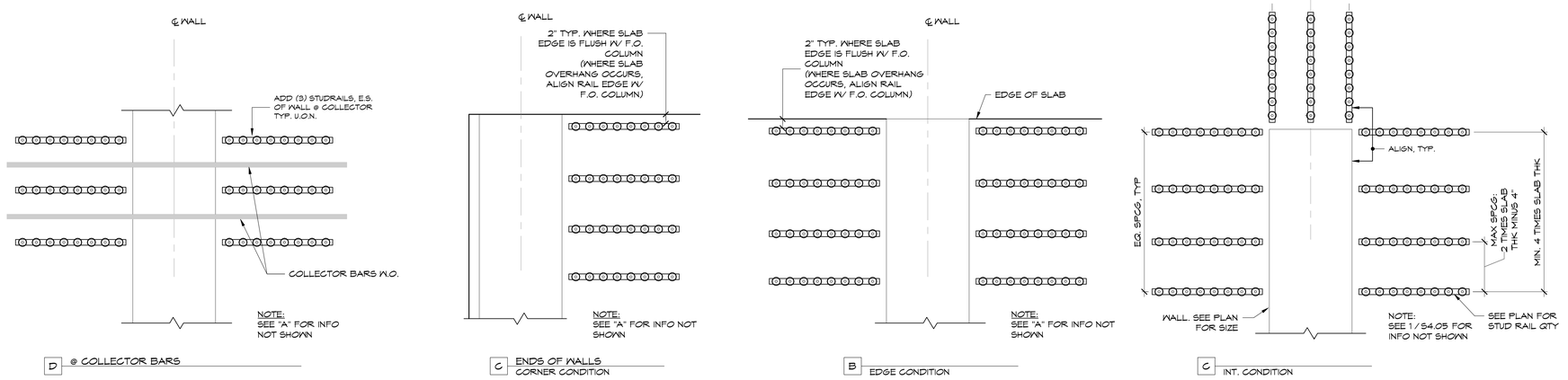


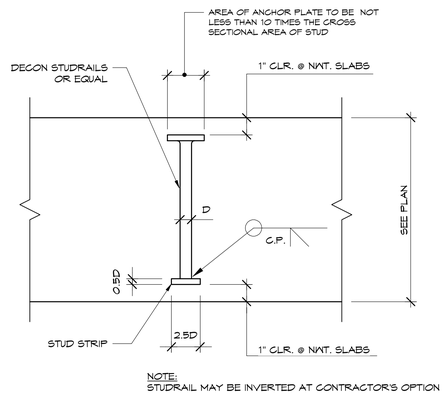
12 S4.05 STUDRAILS @ VARIABLE DEPTH SLABS

1" = 1'-0"



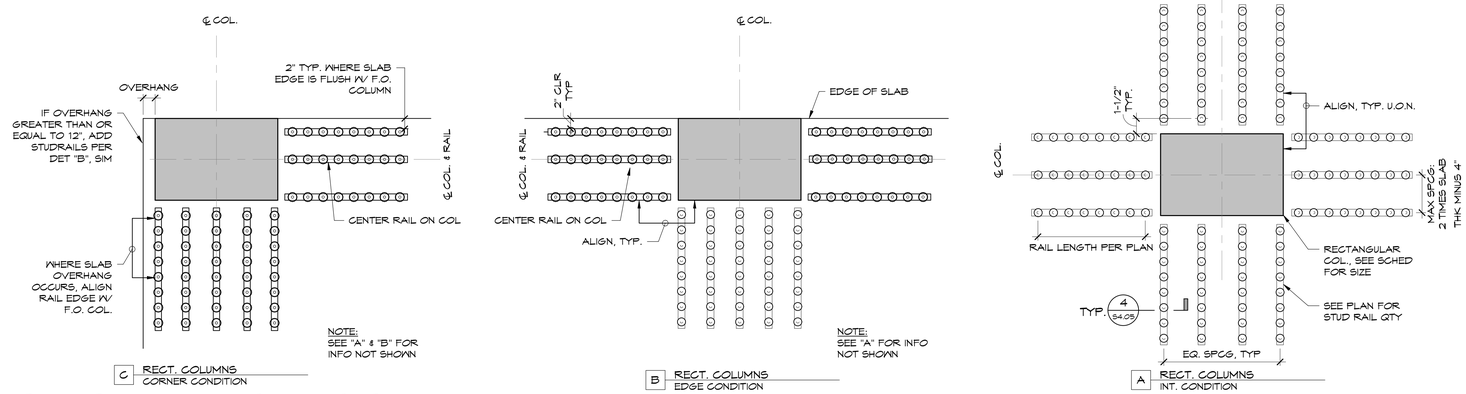
5 S4.05 TYPICAL STUDRAIL CONFIGURATION - WALLS

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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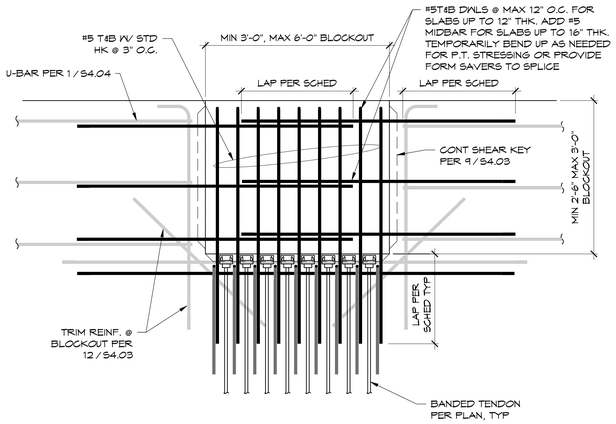
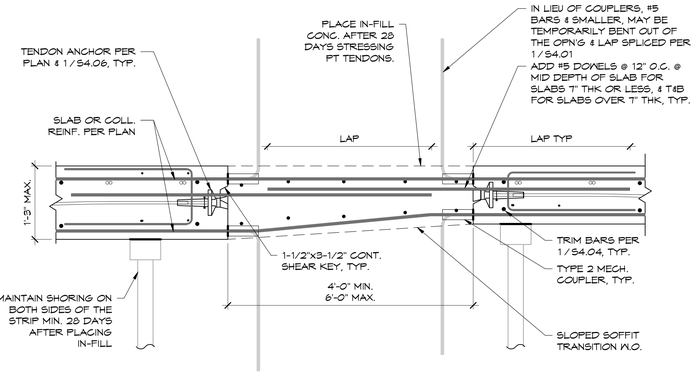
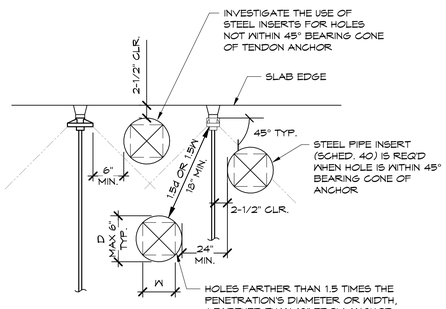


7 TYP. PT TENDON STRESSING POCKET
S4.06 — 1" = 1'-0"

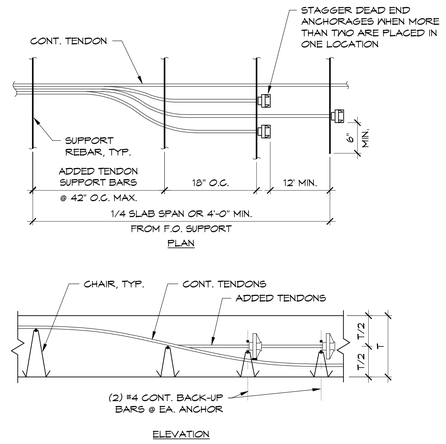


6 TYP. SLAB POUR STRIP
S4.06 — 1" = 1'-0"

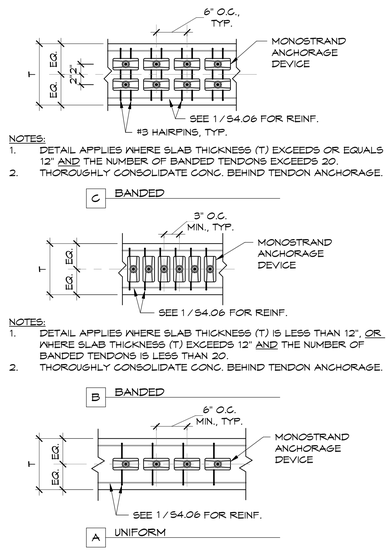


NOTES:
1. ALL HOLES W/IN 3'-0" FROM ANCHORS REQUIRE SEOR APPROVAL PRIOR TO INSTALLATION.

4 HOLES NEAR TENDON ANCHORS
S4.06 — 1" = 1'-0"



3 ADDED TENDON ANCHORAGES
S4.06 — 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.

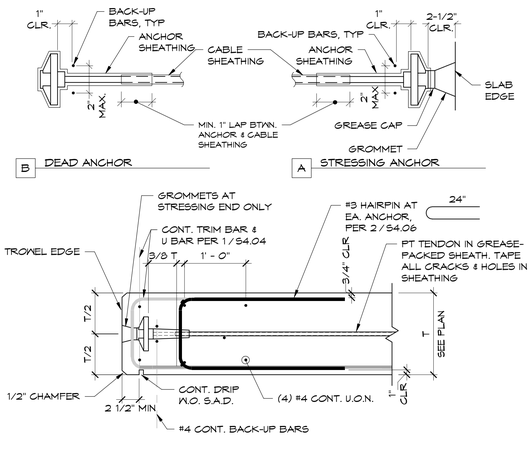
C BANDED

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.

B BANDED

A UNIFORM

2 TYP. TENDON ANCHORAGE @ SLAB EDGE
S4.06 — 1" = 1'-0"



1 SLAB EDGE & TENDON ANCHOR DETAIL
S4.06 — 1" = 1'-0"

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2332 Fifth Street, Suite D
Berkeley, CA 94710
510-991-1101

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NO.	REVISION	DATE
	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:

TYPICAL PT DETAILS

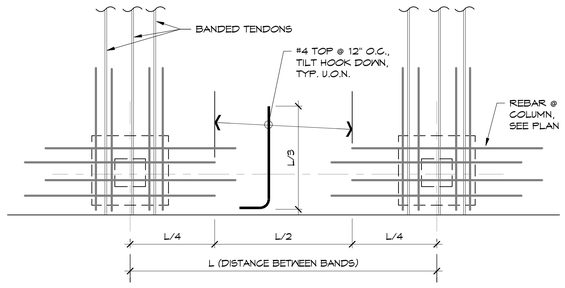
Scale: 1" = 1'-0"

N
REF. NORTH

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

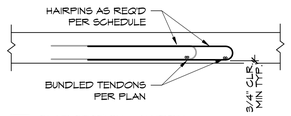
Drawn By: AXP
Checked: DCM
Date: 6/13/2025 6:00:30 PM

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"

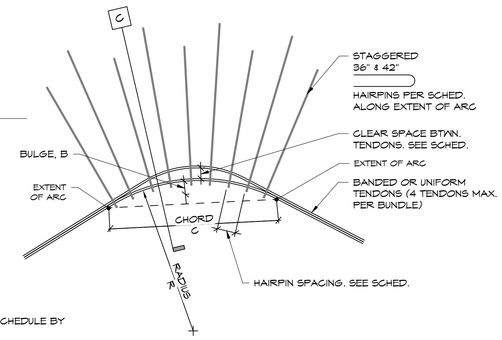


C SLAB SECTION @ HAIRPIN

CHORD C		RADIUS, R			
		R < 5'-0"	5'-0" < R < 10'-0"	10'-0" < R < 20'-0"	20'-0" < R
	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"

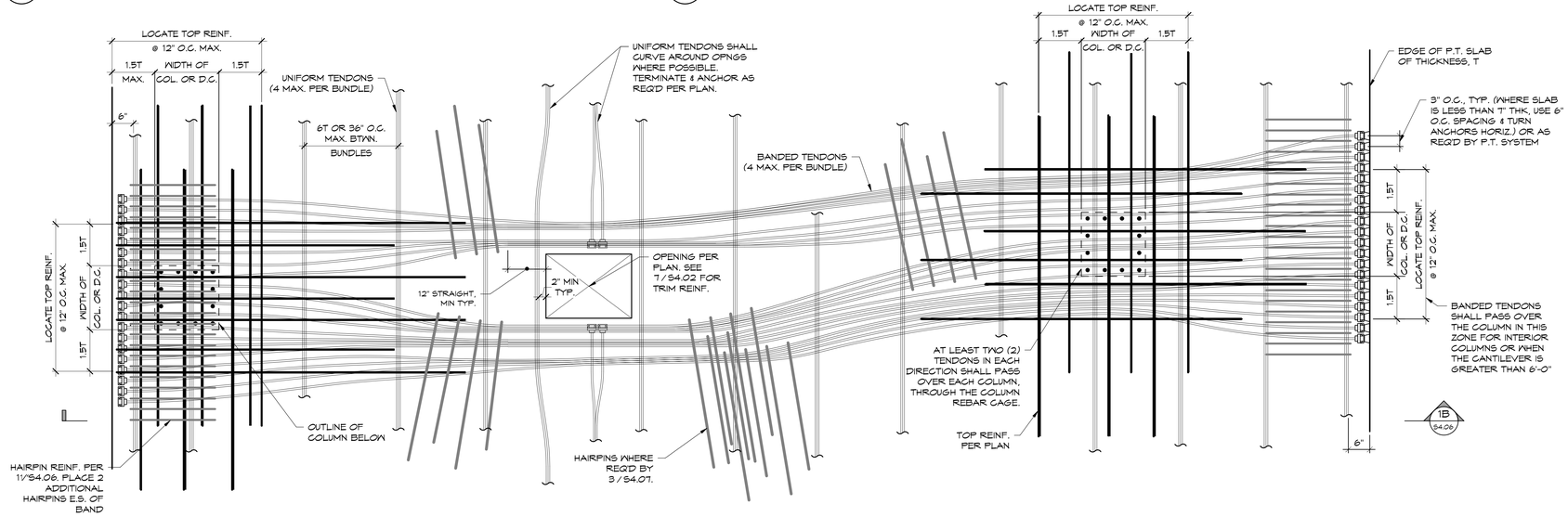
NOTE:
RADIUS OF CURVE MAY BE MEASURED DIRECTLY OR MAY BE FOUND IN THE SCHEDULE BY MEASURING ANY CHORD AND CORRESPONDING BULGE ALONG THE CURVE.

B HAIRPIN SCHEDULE

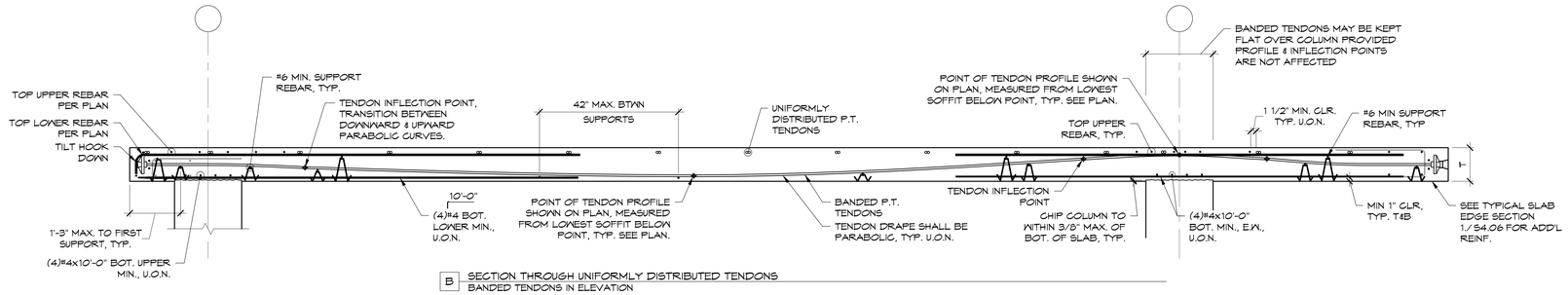


A HORIZONTAL CURVE - PLAN VIEW

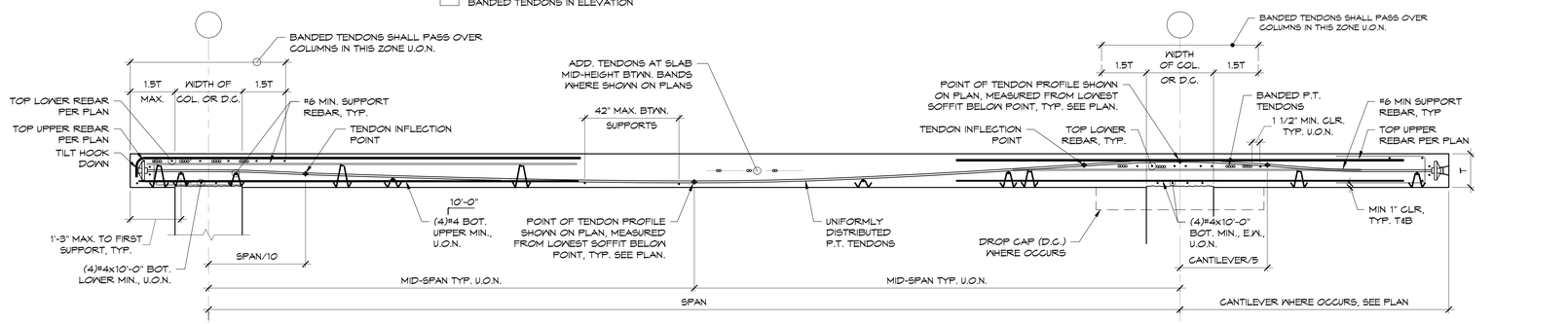
3 / S4.07 HORIZONTAL TENDON CURVE DETAIL
3/4" = 1'-0"



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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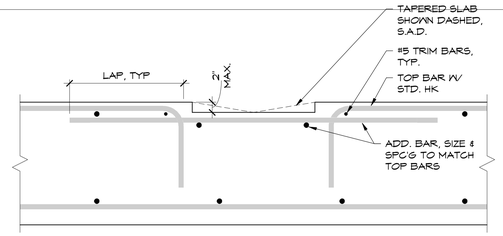
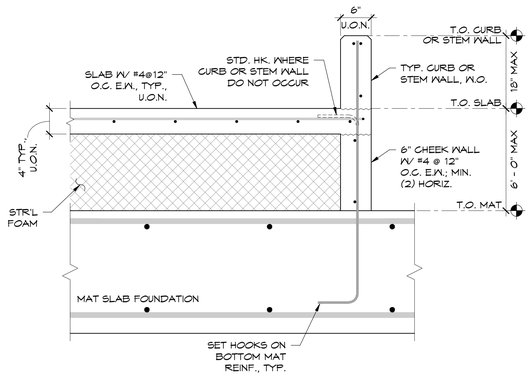
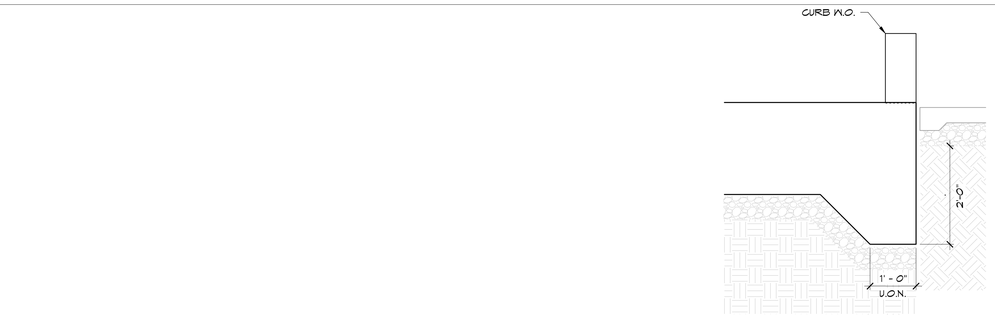
S4.07



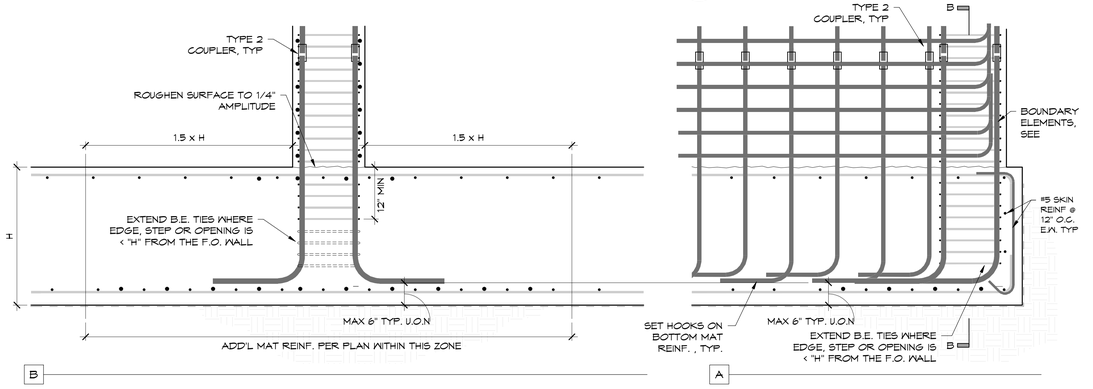
11 MAT SLAB DEPRESSION OR SLOPE
S4.10 — 1" = 1'-0"



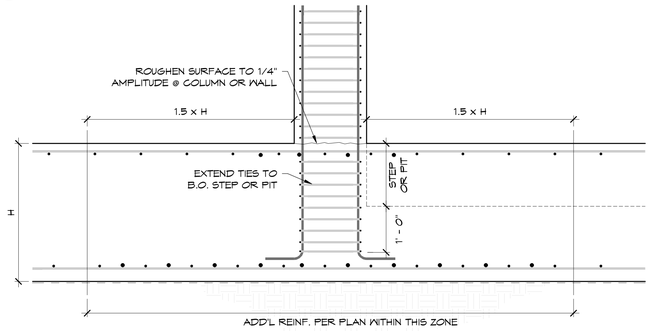
10 TOPPING SLAB OVER MAT SLAB
S4.10 — 1" = 1'-0"



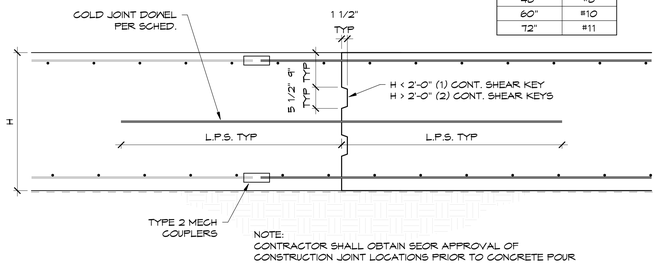
2 TYPICAL MAT TURNDOWN EDGE
S4.10 — 3/4" = 1'-0"



8 TYPICAL SHEAR WALL @ MAT SLAB
S4.10 — 3/4" = 1'-0"

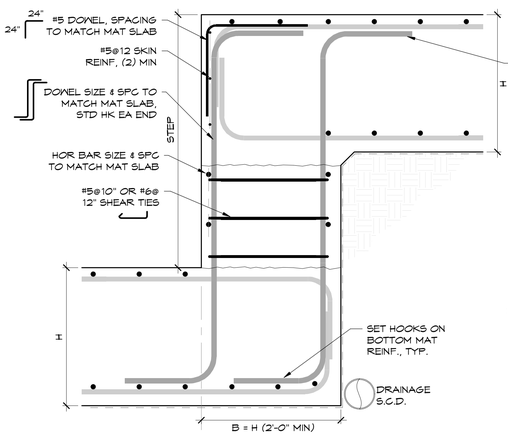


COLD JT DOWEL	
SLAB THK	DOWELS
20"	#6
24"	#7
48"	#8
60"	#10
72"	#11

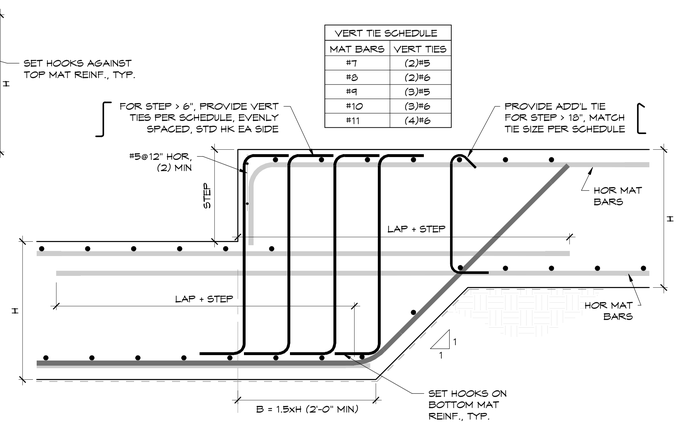


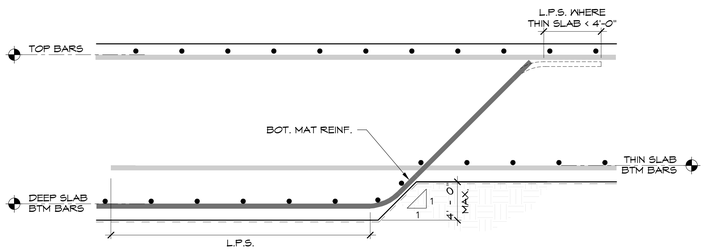
7 TYP MAT SLAB CONSTRUCTION JOINT
S4.10 — 3/4" = 1'-0"

5 TYPICAL COLUMN OR WALL @ MAT
S4.10 — 3/4" = 1'-0"



VERT TIE SCHEDULE	
MAT BARS	VERT TIES
#7	(2)#5
#8	(2)#6
#9	(3)#5
#10	(3)#6
#11	(4)#6





3 MAT SLAB SOFFIT
S4.10 — 3/4" = 1'-0"

1 STEP @ MAT SLAB
S4.10 — 3/4" = 1'-0"

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TYPICAL MAT SLAB DETAILS

Scale: As indicated

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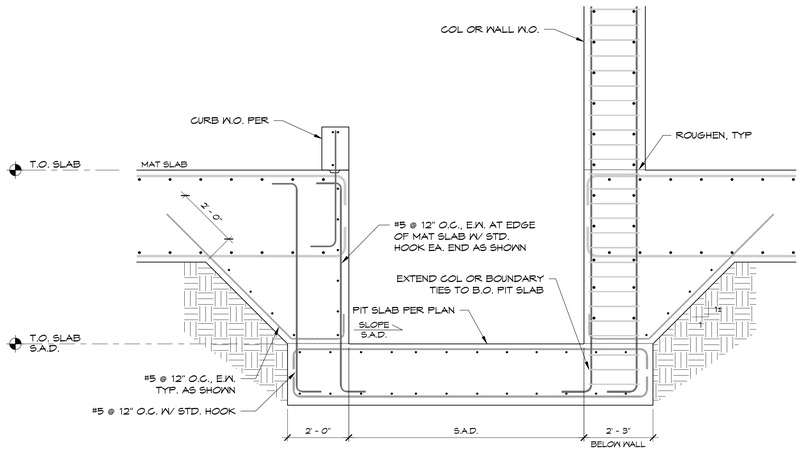
Sheet Number: S4.10

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.

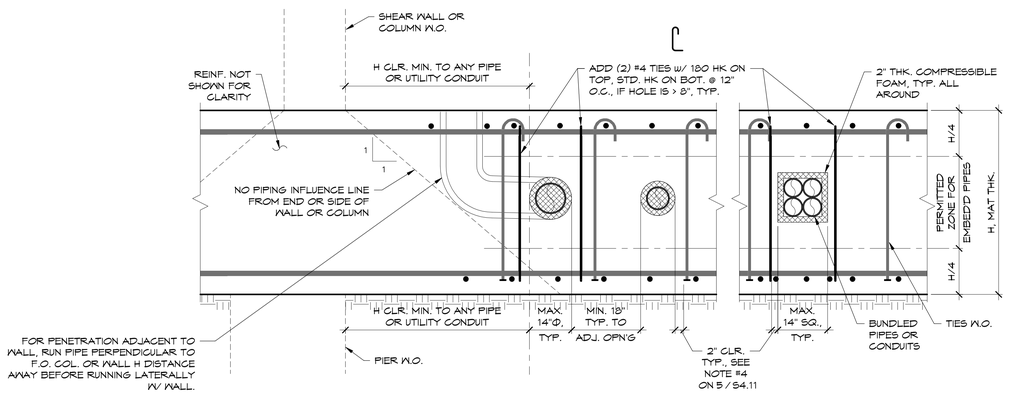
NOTE:
S.A.D. FOR DETAILS (E.G. SLOPES, WATERPROOFING, HANDRAILS, ETC.) NOT SHOWN OR NOTED.

7 TYP. INTERIOR RAMP OVER MAT
S4.11 — 1" = 1'-0"



3 ELEVATOR PIT - MAT
S4.11 — 1/2" = 1'-0"

5 TYP. EMBEDED LATERAL PIPE / CONDUIT ELBOW PEN. IN MAT SLAB
S4.11 — 3/4" = 1'-0"



1 TYP. EMBEDED LATERAL PIPE / CONDUIT IN MAT SLAB
S4.11 — 3/4" = 1'-0"

B TYPICAL PIPES CONDITION

A BUNDLED CONDUITS

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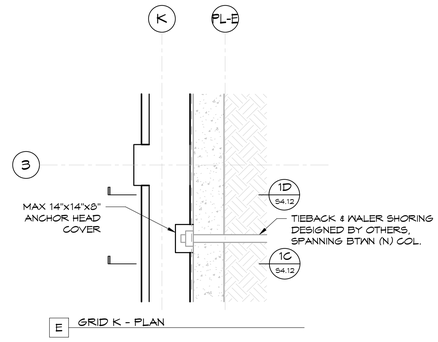
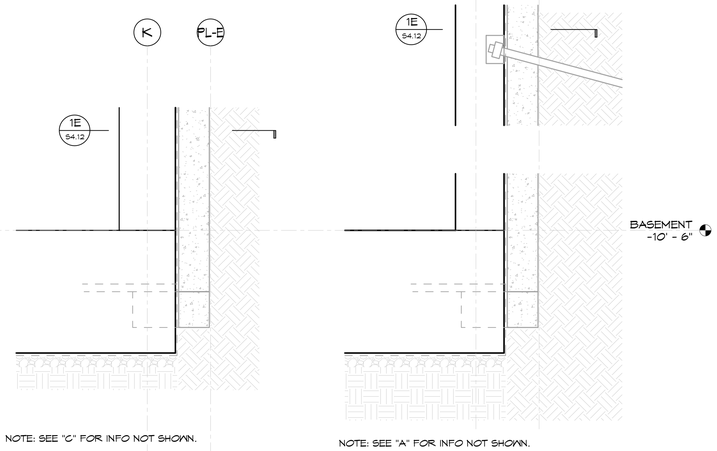


E GRID K - PLAN

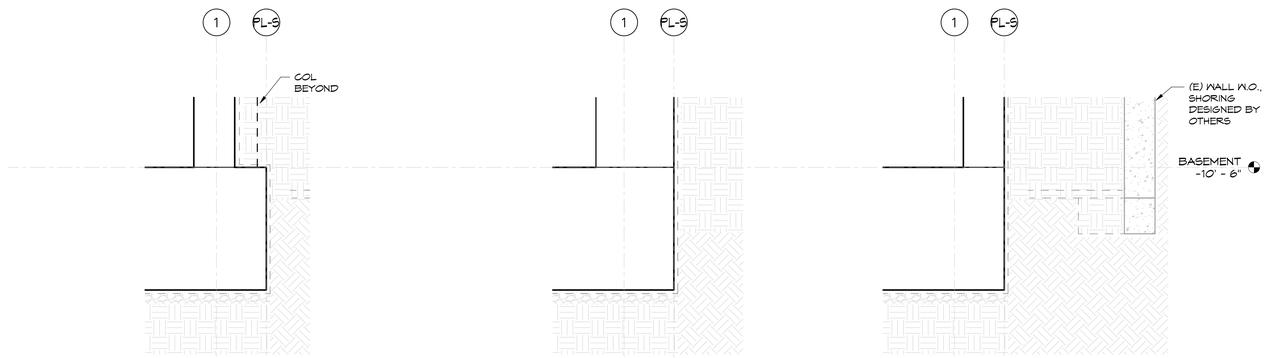


NOTE: SEE "C" FOR INFO NOT SHOWN.

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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BASEMENT WALL DETAILS

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

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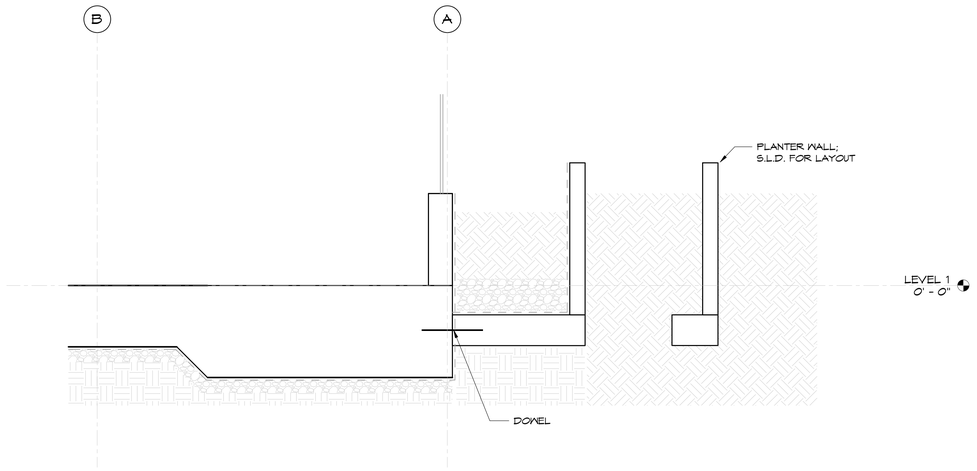
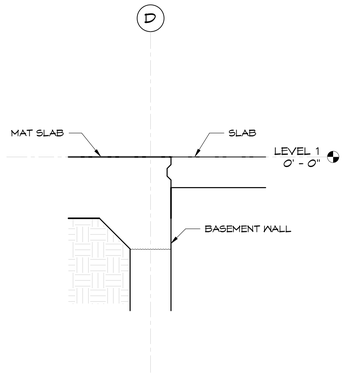
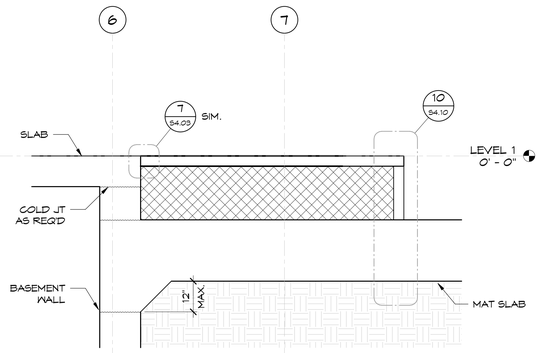
Sheet Number: S4.12



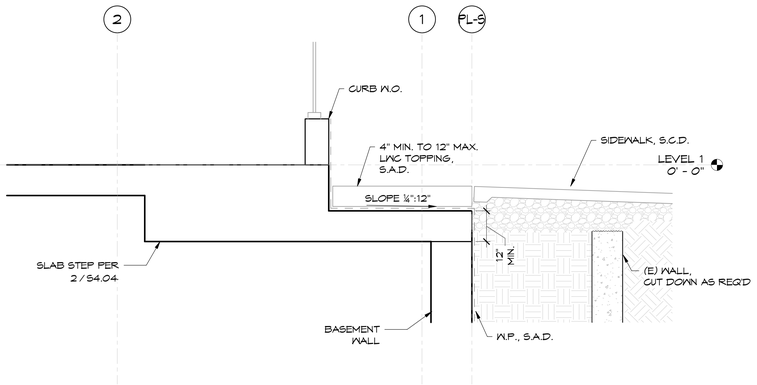
8 / S4.13 L1 WEST EDGE
1/2" = 1'-0"



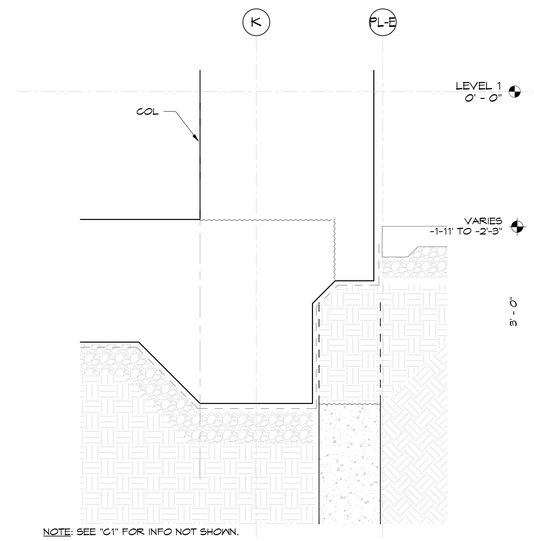
5 / S4.13 L1 GRID D TRANSITION
1/2" = 1'-0"



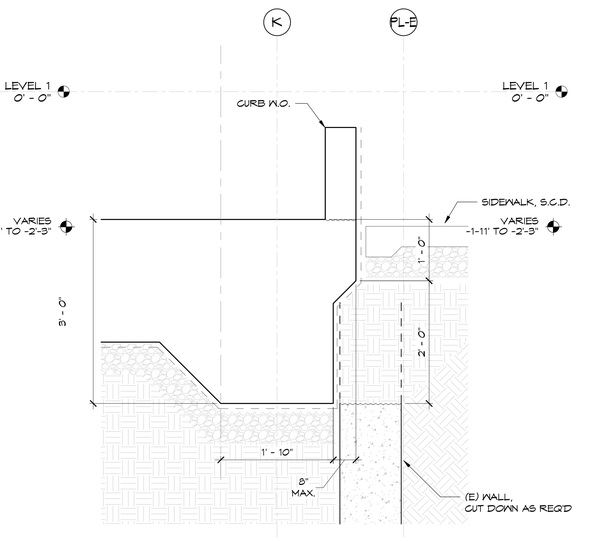
4 / S4.13 L1 GRID 6 TRANSITION
1/2" = 1'-0"



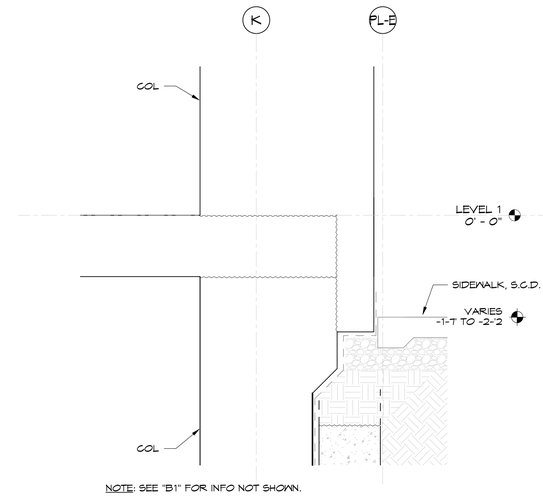
2 / S4.13 L1 GRID 1
1/2" = 1'-0"



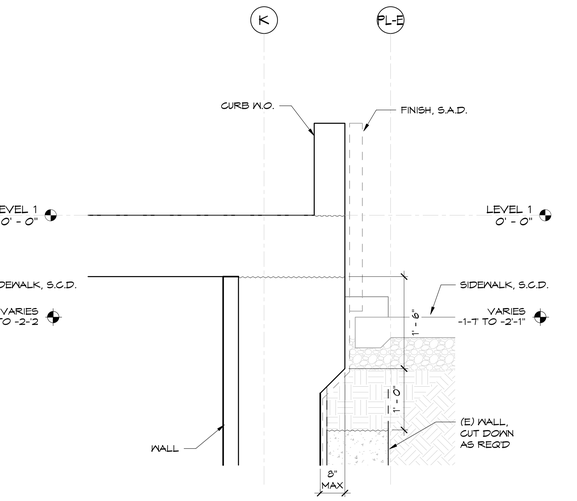
C2 TRASH ROOM



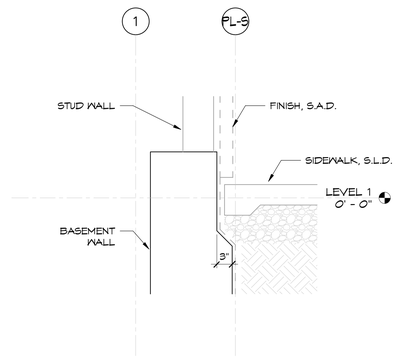
C1 TRASH ROOM



B2 SLAB PAST WALL

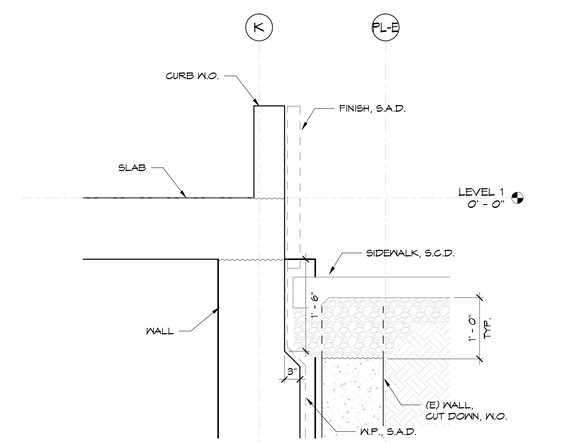


B1 SLAB PAST WALL



NOTE: SEE "A1" FOR INFO NOT SHOWN.

A2 @ STAIR 1



A1 NARROW T.O. WALL

1 / S4.13 L1 SLAB EDGE
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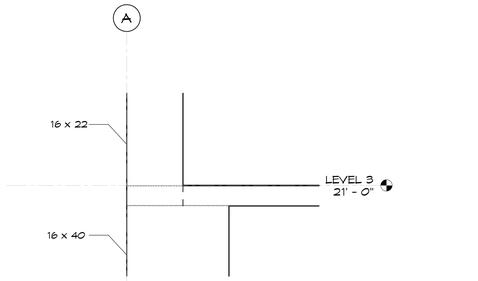
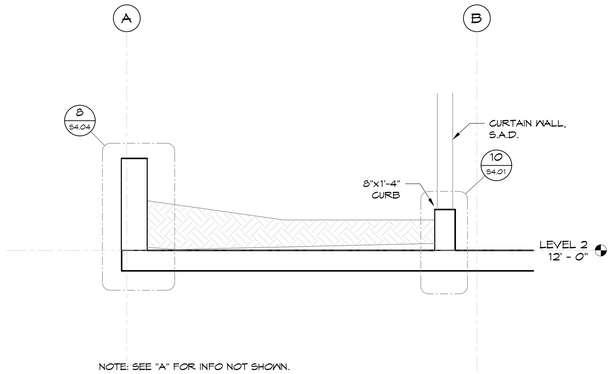
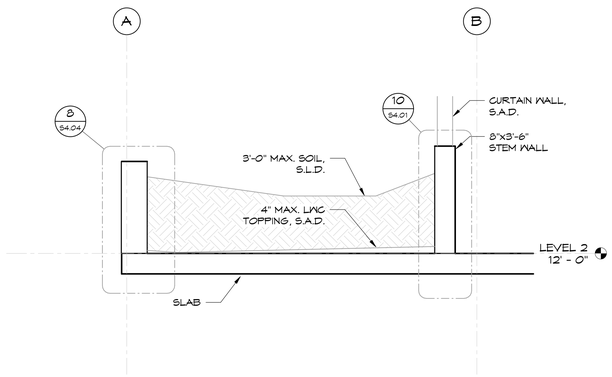


2 / S4.20 L3 COL TRANSITION
1/2" = 1'-0"



NOTE: SEE "A" FOR INFO NOT SHOWN.

B LOUNGE



A LAUNDRY

1 / S4.20 L2 WEST EDGE
1/2" = 1'-0"

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

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Mar
Structural Design
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Berkeley, CA 94710
510-991-1101

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NO.	REVISION	DATE
	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 DETAILS

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

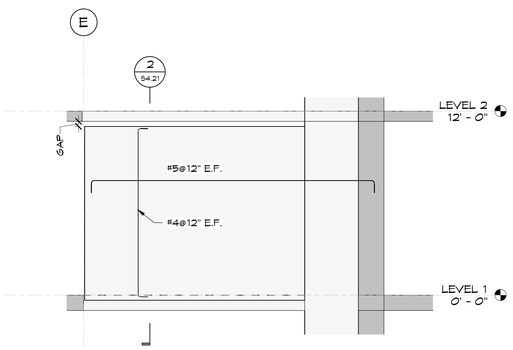
N
REF. NORTH

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

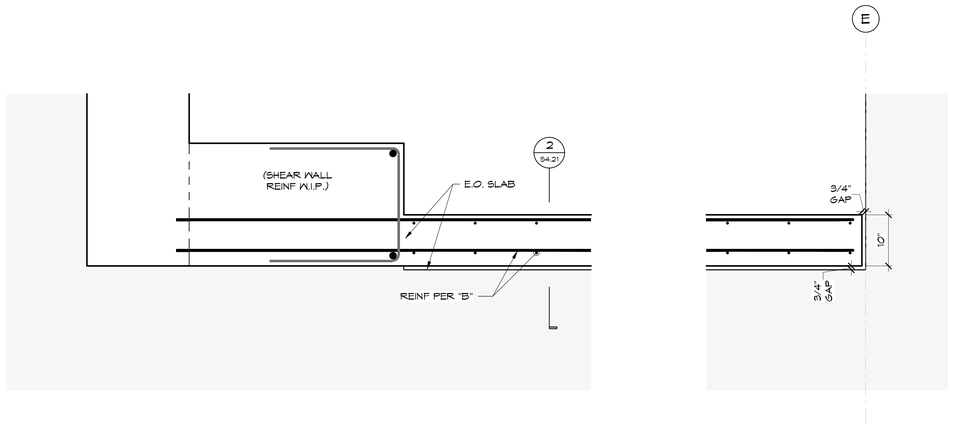
Drawn By: AXP
Checked: DCM
Date: 6/13/2025 6:00:34 PM

Sheet Number: S4.20

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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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16th Street
San Francisco, CA 94103

Sheet Title:

CONCRETE DETAILS

Scale: As indicated

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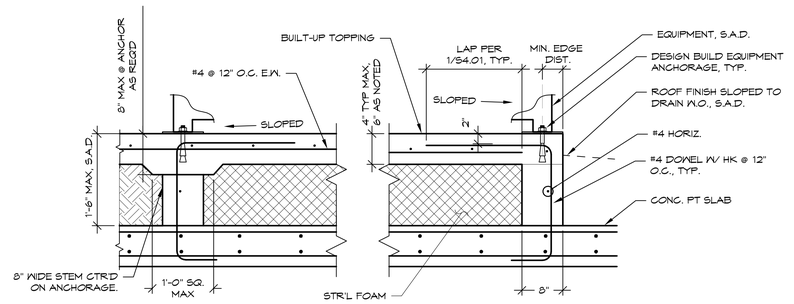

NOTE: CAST PAD AFTER STRESSING.

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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Date: 6/13/2025 6:00:35 PM

Sheet Number: S4.30

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Project Title:

LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

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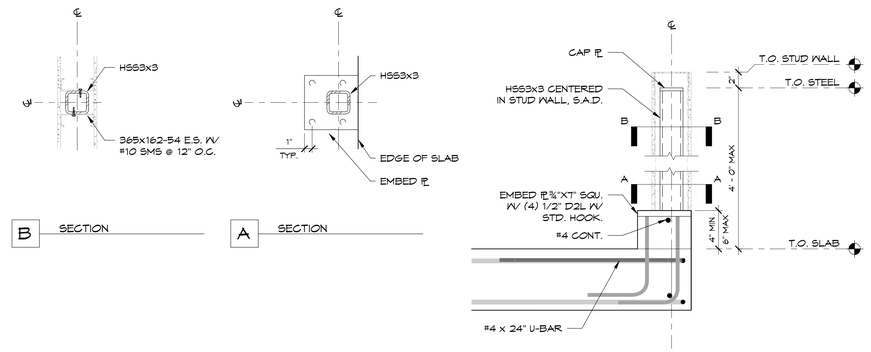
Sheet Title:

STEEL DETAILS

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

N
REF. NORTH



1 / S5.02 PARAPET AT EDGE OF SLAB
1 1/2" = 1'-0"

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Sheet Number: S5.02

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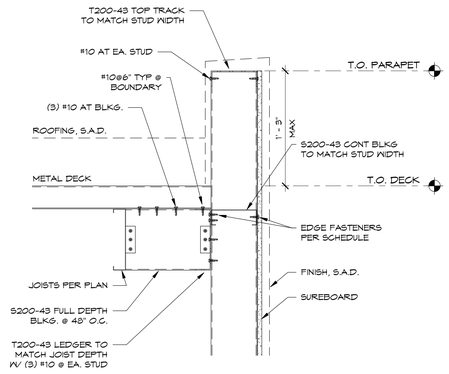
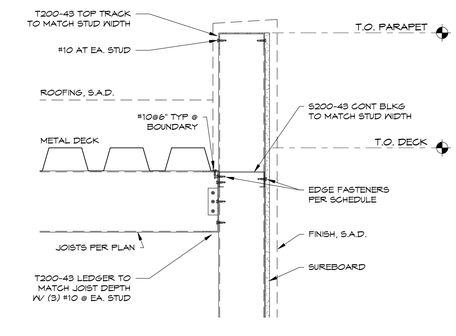


B PERPENDICULAR TO DECK



A PARALLEL TO DECK

9 / S7.05 PARAPET AT CFS WALL
1 1/2" = 1'-0"

SHEAR WALL SCHEDULE

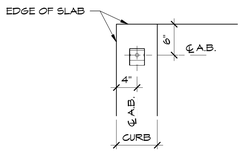
MARK	SIDES	FRAMING MEMBER (TRACK @8, TO MATCH STUDS) ①	SHEATHING ②	EDGE FASTENERS ③	FIELD FASTENERS ⑤	HOLDOWN INFO: HOLDOWN TYPE ⑦	HOLDOWN INFO: END POST ⑧	ANCHOR BOLTS (W/ ℄1/4"x2-1/2" SQ. WASHERS) ⑨	ALLOW. SHEAR VALUES
6	SINGLE	600S162-54 MIN. PER PLAN	SURE BOARD SERIES 200	#10 S.M.S. @ 6" O.C.	#8 S.M.S. @ 12" O.C.	PER PLAN	2-600S162-68 OR 2-600S200-68	5/8"Ø 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"Ø 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"Ø 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"Ø 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-9762, 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.

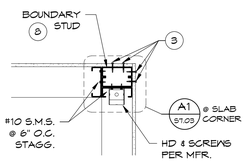
HOLDOWN SCHEDULE

MARK	HOLDOWN TYPE	EMBED (le)	HOLDOWN BOLT
T4	S/HDU4	6-1/2"	5/8"Ø HEAVY HEX A.B. Gr. 36
T6	S/HDU6	6-1/2"	5/8"Ø HEAVY HEX A.B. Gr. 36
T9	S/HDU9	6-1/2"	5/8"Ø HEAVY HEX A.B. Gr. 36

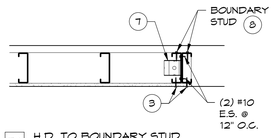
NOTE: SEE MANUF. CATALOG FOR OTHER HOLDOWNS.



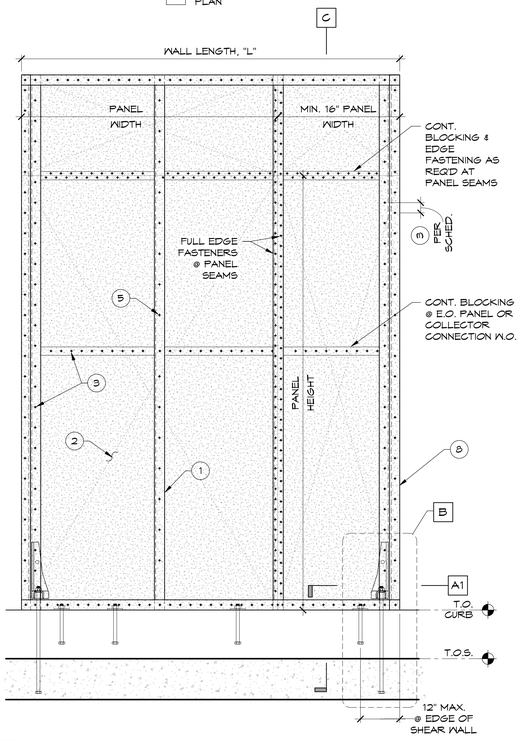
A1 H.D. TO SLAB CORNER PLAN



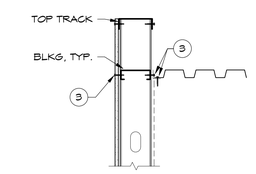
B2 H.D. TO CORNER STUD PLAN



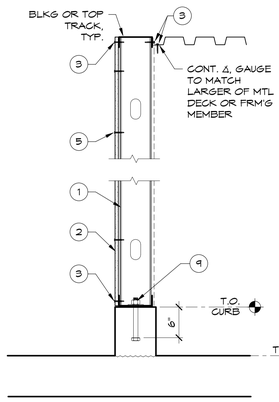
B1 H.D. TO BOUNDARY STUD PLAN



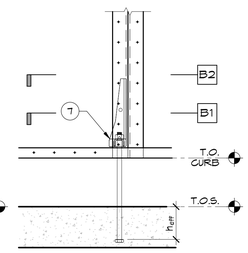
A SURE-BOARD SHEAR WALL



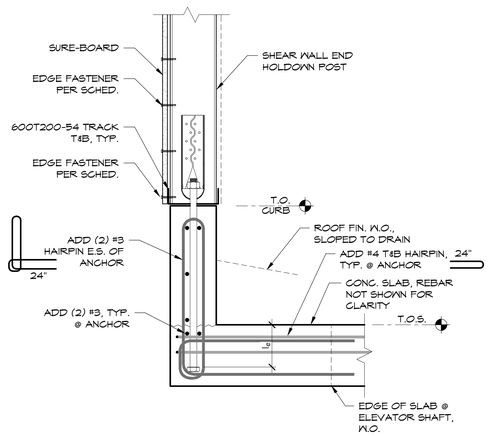
BALLOON-FRAMED PARAPET COND.



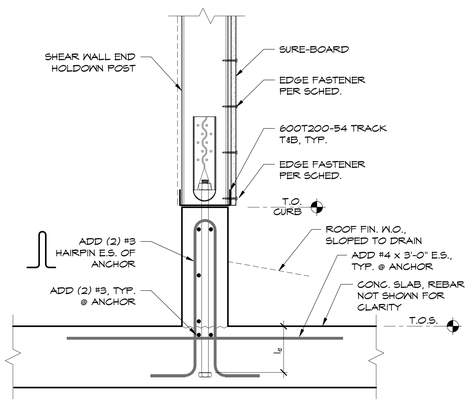
C SURE-BOARD SHEAR WALL SECTION
N.T.S.



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

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

Drawn By:	AXP
Checked:	DCM
Date:	6/13/2025 6:00:37 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 / T — EQUIPMENT DESIGNATION TAG / EQUIPMENT #
- 1 / M-1 — DETAIL # / SHEET #
- 1 / M-1 — SECTION # / SHEET #
- RADIANT FLOOR BOX ZONE DESIGNATION / HEATING/COOLING CAPACITY REQUIREMENTS
- TERMINAL AIR VOLUME BOX (DESIGNATION) - (SIZE) / (CFM)
- CV / 1 — 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.

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.

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"

N
REF. NORTH

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Drawn By:	Author
Checked:	Checker
Date:	04 DEC 2017

Sheet Number: M0.01

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/600W 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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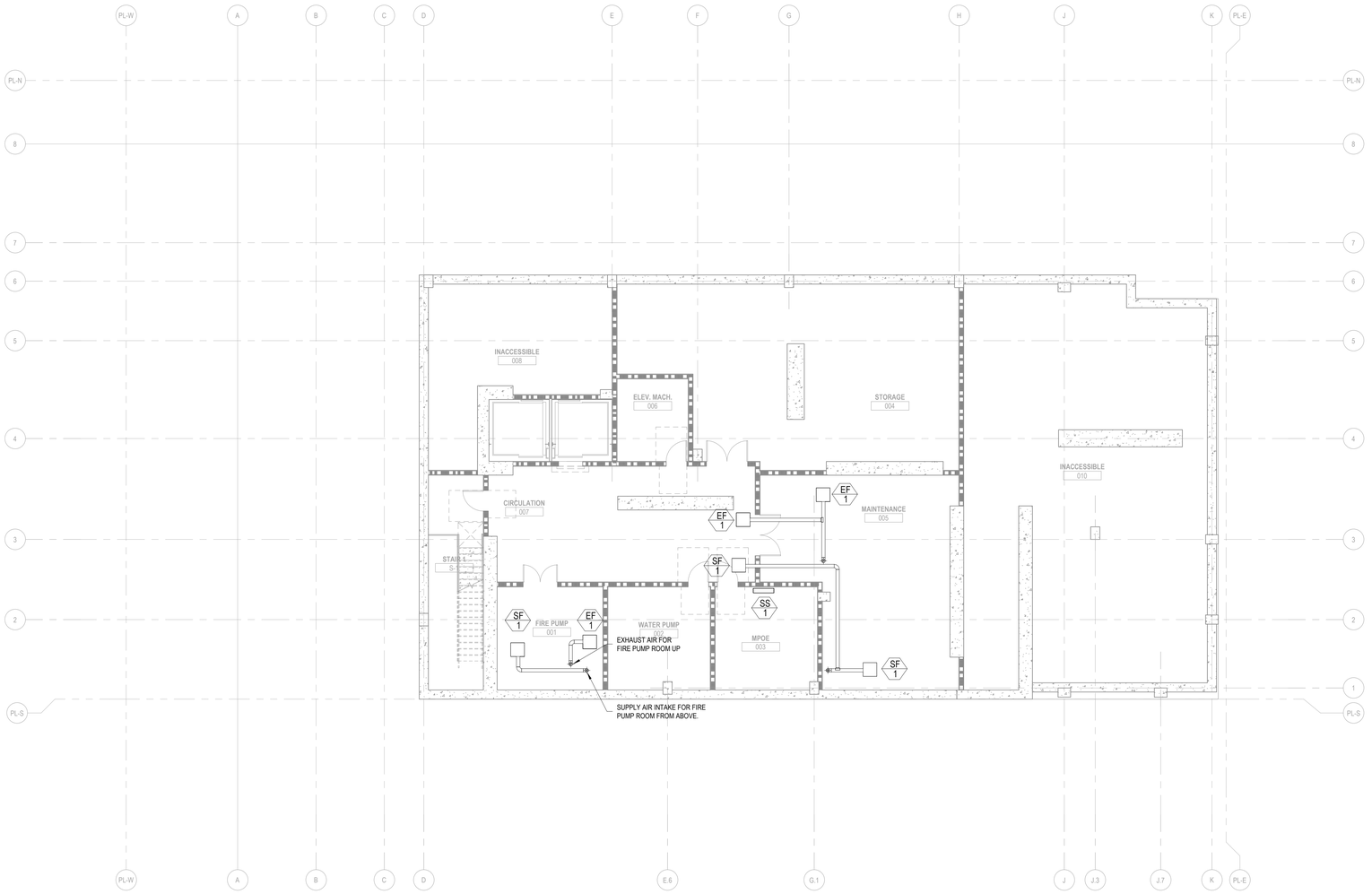

1 MECHANICAL BASEMENT
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - BASEMENT

Scale:

1/8" = 1'-0"

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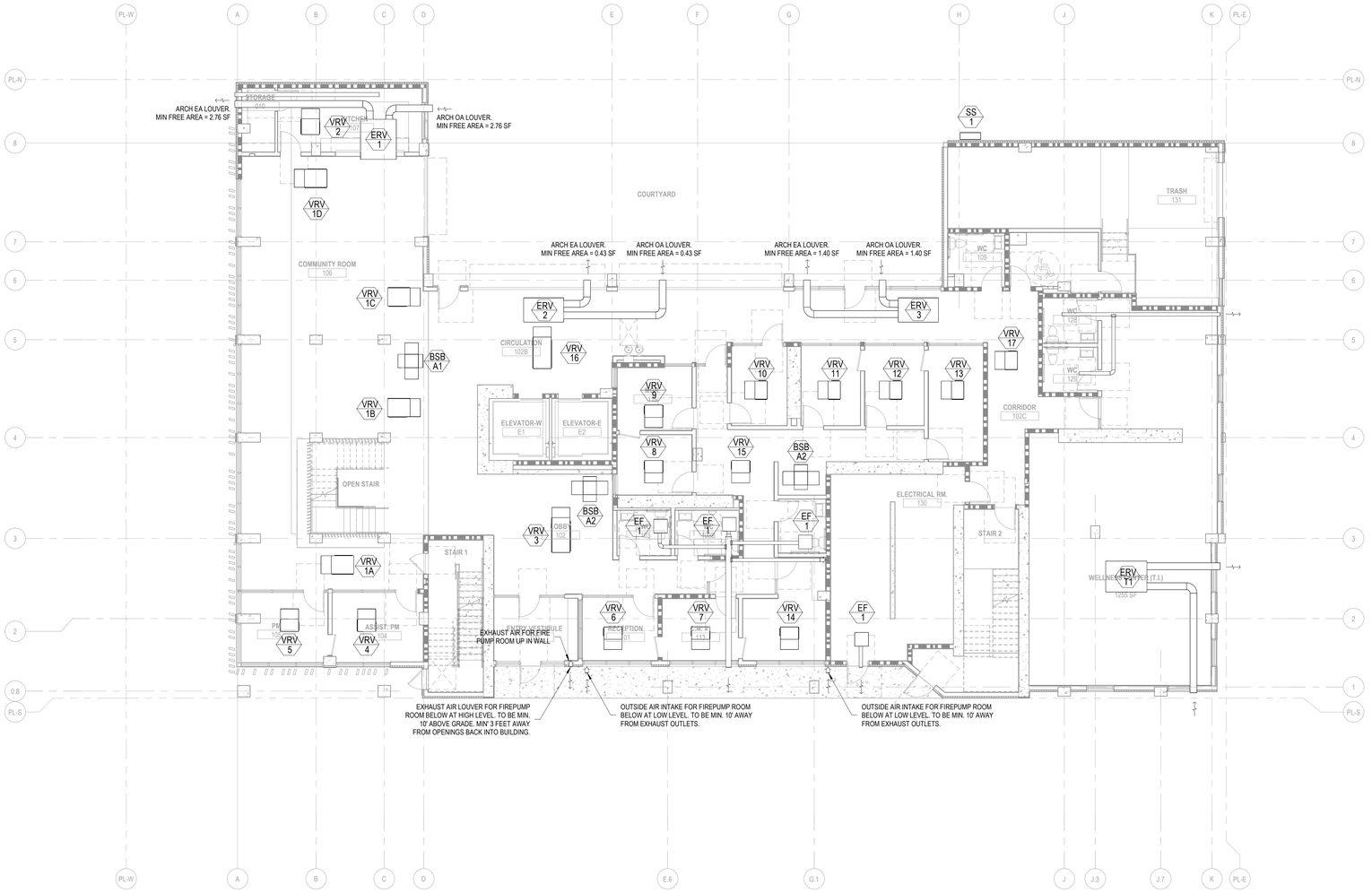

1 MECHANICAL LEVEL 1
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

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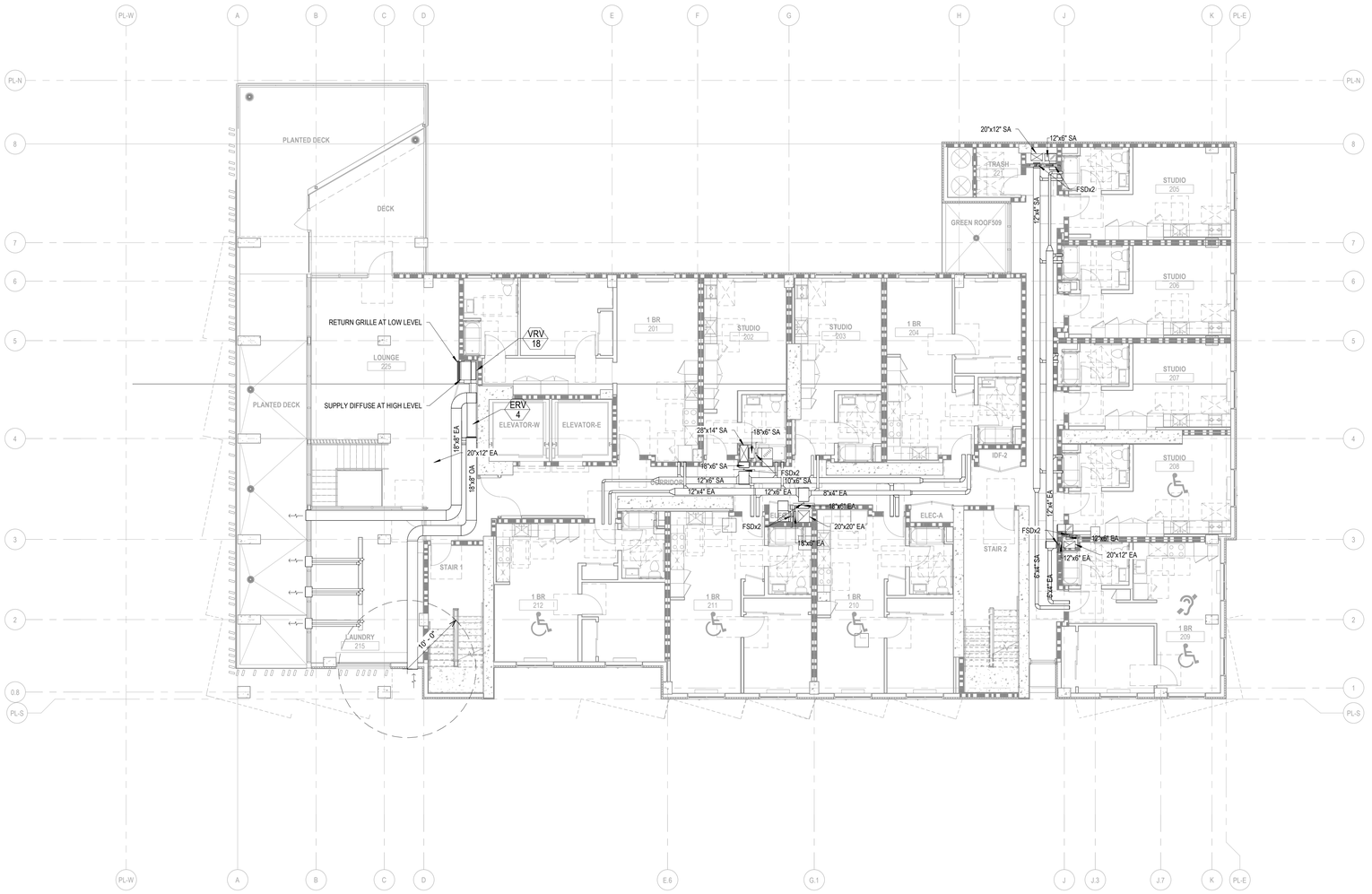

1 MECHANICAL LEVEL 2
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

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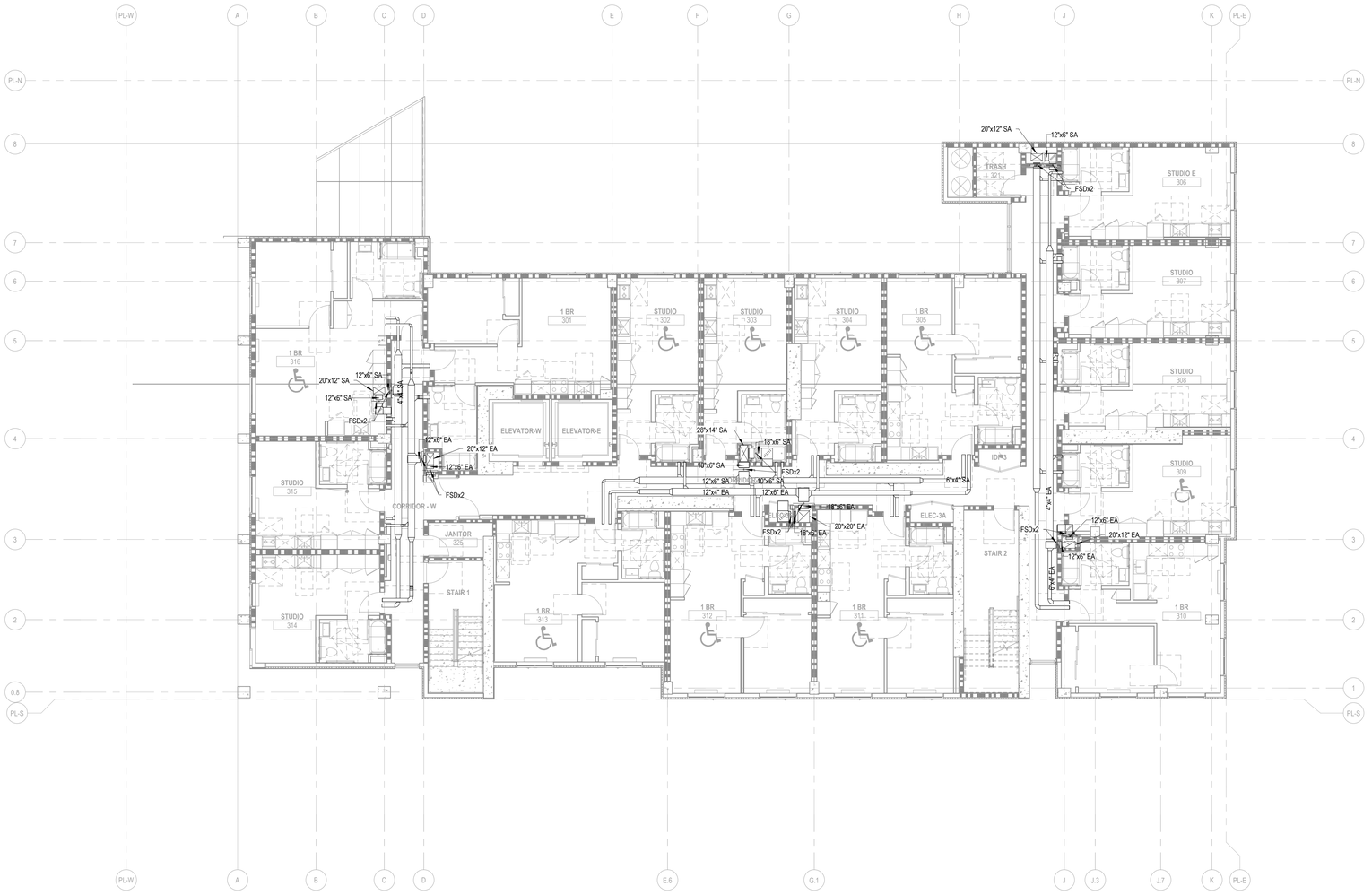

1 MECHANICAL LEVEL 3
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 3

Scale:

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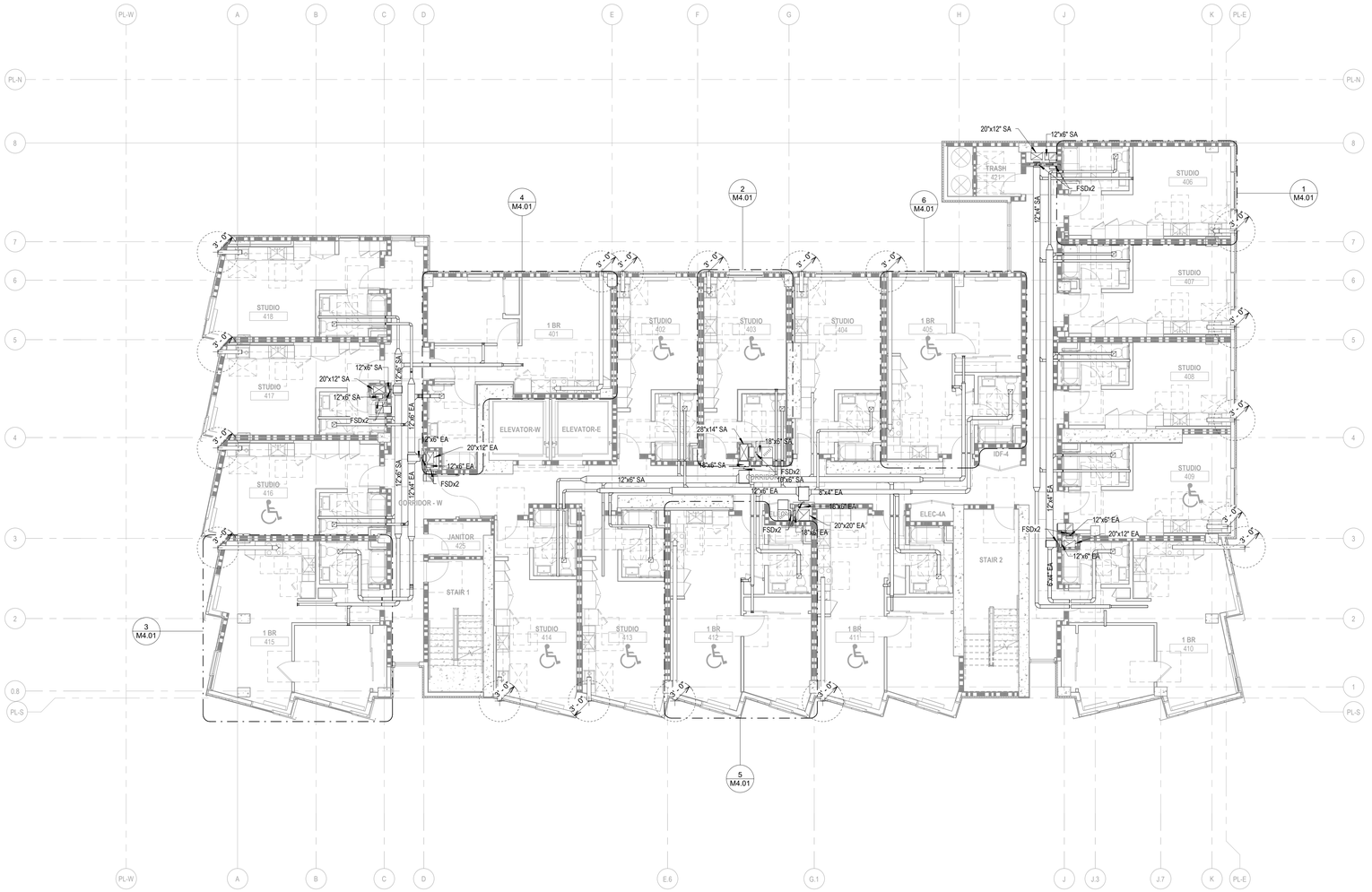

1 MECHANICAL LEVEL 4
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 4, 5, 6, 7, 8

Scale:

1/8" = 1'-0"

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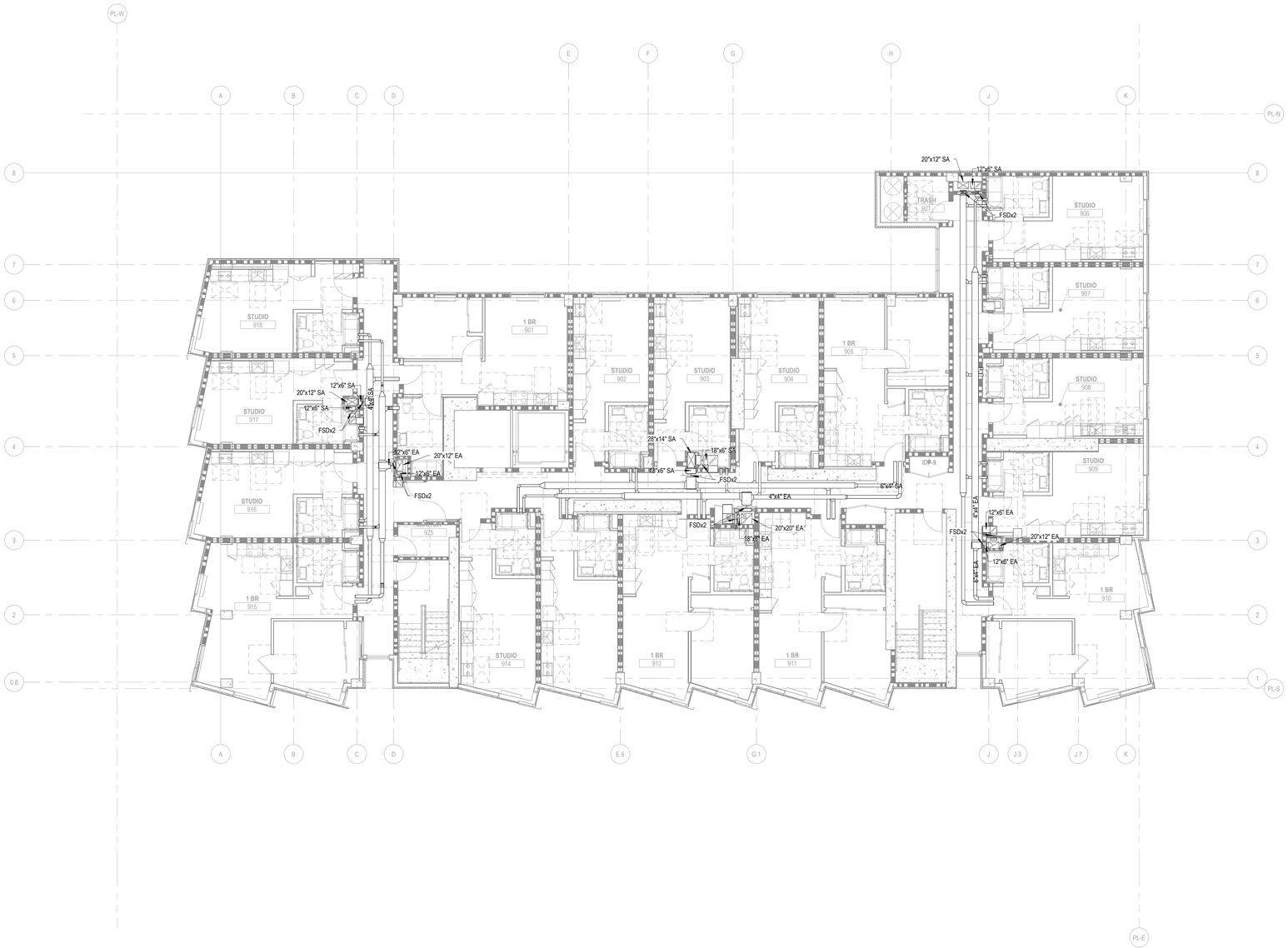

1 MECHANICAL LEVEL 9
1/8" = 1'-0"

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MECHANICAL FLOOR PLAN - LEVEL 9

Scale:

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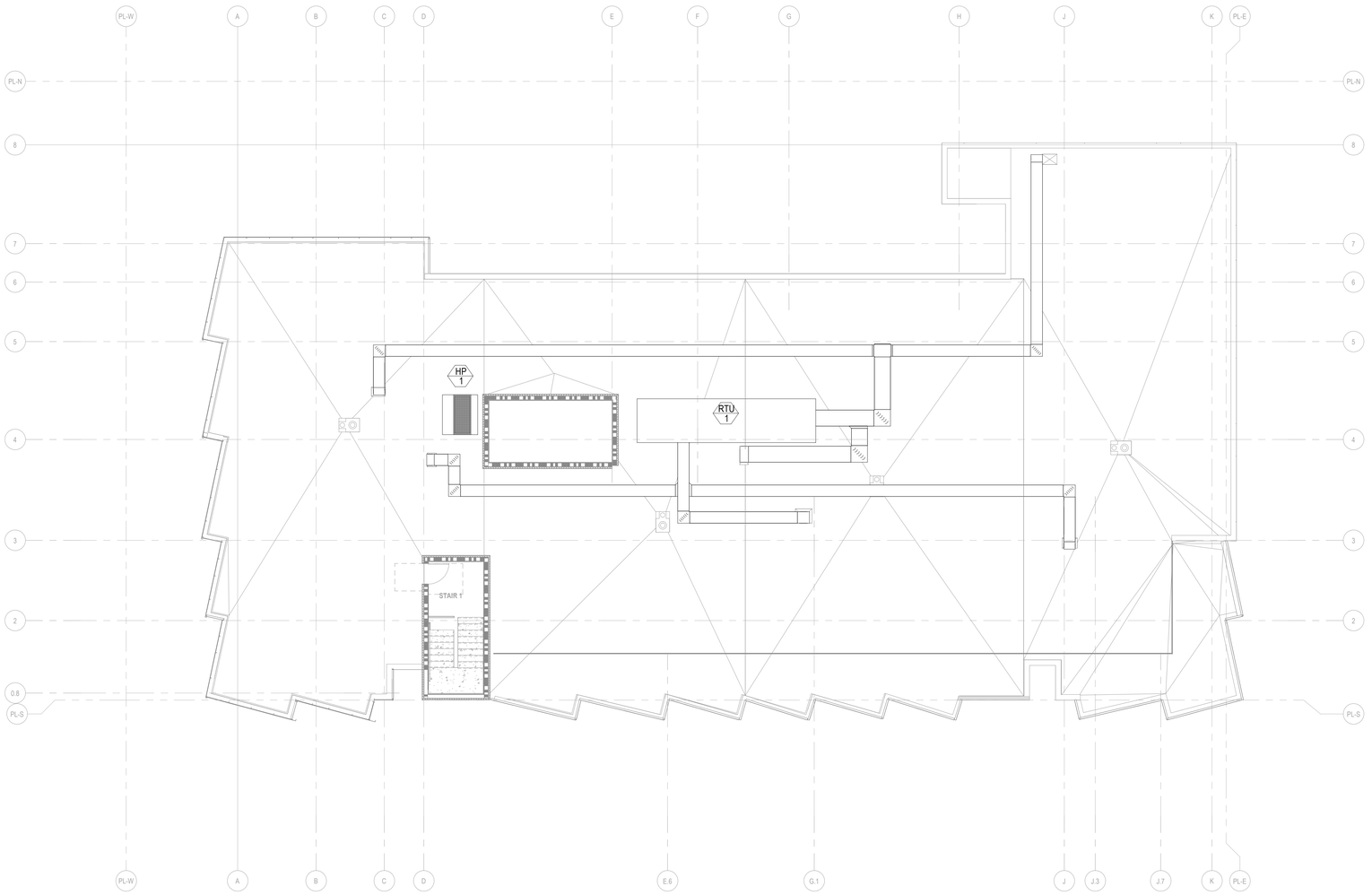

1 MECHANICAL ROOF
1/8" = 1'-0"

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MECHANICAL ROOF PLAN

Scale:

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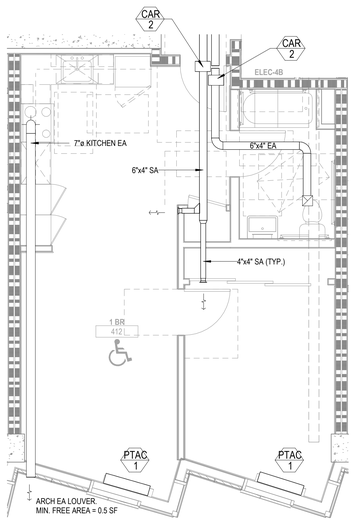
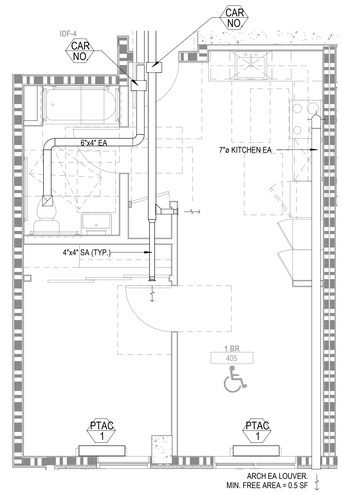
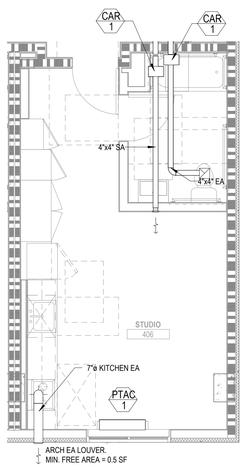


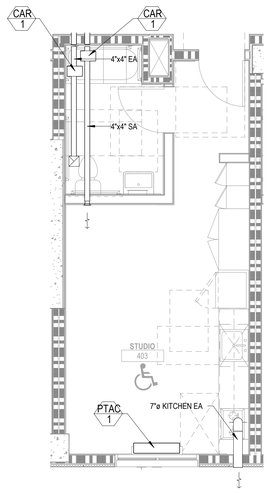
5 MECHANICAL ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



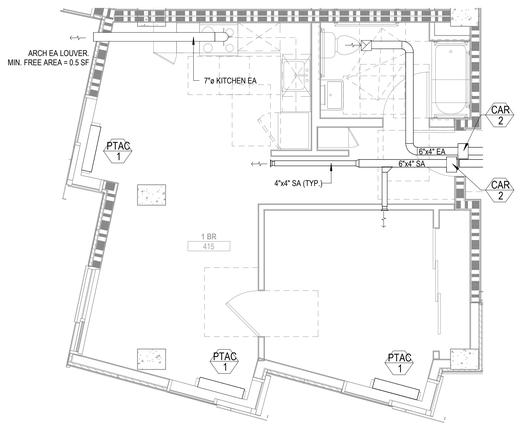
6 MECHANICAL ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"



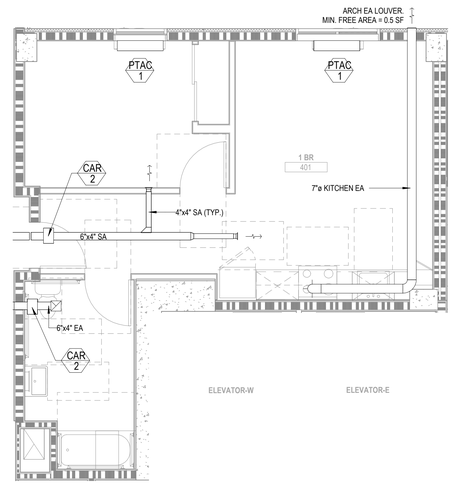
1 MECHANICAL ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"



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:

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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.

ABBREVIATIONS

AC	ABOVE COUNTER	DP	DIMMING PANEL	G, GND	GROUND	(N)	NEW
AFF	ABOVE FINISHED FLOOR	DAS	DISTRIBUTED ANTENNA SYSTEM	GD	GARBAGE DISPOSAL	N, NEUT	NEUTRAL
AIC	AMPERES INTERRUPTING CAPACITY	(E)	EXISTING TO REMAIN	GFI	GROUND FAULT INTERRUPTER	NIC	NOT IN CONTRACT
AHU	AIR HANDLING UNIT	EC	EMPTY CONDUIT	HID	HIGH INTENSITY DISCHARGE	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	ECC	ENGINEERING CONTROL CENTER	HP	HEAT PUMP	NO	NORMALLY OPEN
A/V	AUDIO VISUAL	ECH	ELECTRIC CABINET HEATER	HX	HEAT EXCHANGER	NEC	NATIONAL ELECTRICAL CODE
ADA	AMERICANS WITH DISABILITIES ACT	ECS	EMERGENCY COMMUNICATION SYSTEM	IC	INTERRUPTING CAPACITY	NTS	NOT TO SCALE
B	BOILER	EF	EXHAUST FAN	IG	ISOLATED GROUND	OL	OVERLOAD RELAY
BMS	BUILDING MANAGEMENT SYSTEM	ELEV	ELEVATOR	IWH	INSTANT WATER HEATER	OG	OZONE GENERATOR
BP	BOOSTER PUMP	EM	EMERGENCY	IP	IRRIGATION PUMP	P	PUMP
C	CONDUIT	EMT	ELECTRICAL METALLIC TUBING	JB	JUNCTION BOX	PB	PUSHBUTTON SWITCH
C.O.	CONDUIT ONLY	ERRCS	EMERGENCY RESPONDER RADIO COVERAGE SYSTEM	LCP	LIGHTING CONTROL PANEL	PC	PHOTOCELL
CB	CIRCUIT BREAKER	EPO	EMERGENCY POWER OFF	MAU	MAKE UP AIR UNIT	PIV	POST INDICATING VALVE
CEC	CALIFORNIA ELECTRIC CODE	EWH	ELECTRIC WATER HEATER	MCC	MOTOR CONTROL CENTER	PNL	PANELBOARD
CH	CHILLER	EWC	ELECTRIC WATER COOLER	MC	MINERAL INSULATED CABLE	POC	POINT OF CONNECTION
CHWP	CHILLED WATER PUMP	F	FUSED	MD	MOTORIZED DOOR	POS	POINT OF SALE
CKT	CIRCUIT	FA	FIRE ALARM	MS	MOTORIZED SHADES	PRT	PRINTER
CL	CENTER LINE	FARA	FIRE ALARM ANNUNCIATOR PANEL	MW	MICROWAVE	PVC	POLYVINYL CHLORIDE CONDUIT
CM	COFFEE MAKER	FACP	FIRE ALARM CONTROL PANEL	MDU	MEDIA DISTRIBUTION CENTER		
CP	CIRCULATION PUMP	FATC	FIRE ALARM TERMINAL CABINET	MOD	MAYOR'S OFFICE ON DISABILITY		
CT	CURRENT TRANSFORMER	FBO	FURNISHED BY OTHERS				
CU	CONDENSING UNIT	FCC	FIRE CONTROL CENTER				
D	DEDICATED (POWER & SIGNAL) /DIMMING (LIGHTING)	FCU	FAN COIL UNIT				
		FLUOR	FLUORESCENT				
		FP	FIRE PUMP				
		FVNR	FULL VOLTAGE NON-REVERSING				

(R)	EXISTING TO BE RELOCATED	UG	UNDER GROUND
RAC	RIGID ALUMINUM CONDUIT	UON	UNLESS OTHERWISE NOTED
RS	RIGID STEEL		
RSC	RIGID STEEL CONDUIT	VFD	VARIABLE FREQUENCY DRIVE
		VP	VIDEO PROJECTOR
SCC	SECURITY CONTROL CENTER	VSD	VARIABLE SPEED DRIVE
SDR	STUDIO DIMMER RACK		
SEP	SEWAGE EJECTOR PUMP	WP	WEATHERPROOF
SP	SUMP PUMP	WT	WATER TIGHT
ST	STANDBY		
		(X)	EXISTING TO BE REMOVED
TBB	TELEPHONE BOARD	XFMR	TRANSFORMER
TBA	TO BE ADVISED	XP	EXPLOSION PROOF
TBC	TO BE CONFIRMED		
TEL	TELECOM		
TF	TRANSFER FAN		
TP	TRANSFER PANEL		
TYP	TYPICAL		
TRX.1	FLOOR SERVICE DISTRIBUTION R.		

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 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
- DETAIL REFERENCE:
  A / E-3
  DETAIL DESIGNATION
  SHEET NUMBER REFERENCE
- LIGHTING FIXTURE IDENTIFICATION TAG:
  A3 FIXTURE TYPE
  L1-8d
  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. SHALL BE REQUIRED FOR ALL 125V, 15A AND 20A RATING 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 LI.
    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 EACH 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.

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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NO.	REVISION	DATE

Project Number

Project Title:

Sheet Title:

ELECTRICAL LEGEND & NOTES

Scale: 12" = 1'-0"

N

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

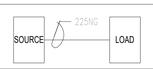
SUBSCRIPT KEY	
SUBSCRIPT	CONDUCTORS PER CONDUIT
NONE	3 PHASE CONDUCTORS, CONDUIT GROUND
G	3 PHASE CONDUCTORS, 1 GROUNDING CONDUCTOR
N	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, CONDUIT GROUND
NG	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR
NGI	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 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





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

Scale:

12" = 1'-0"

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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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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 tight 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 ZS-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	OMF 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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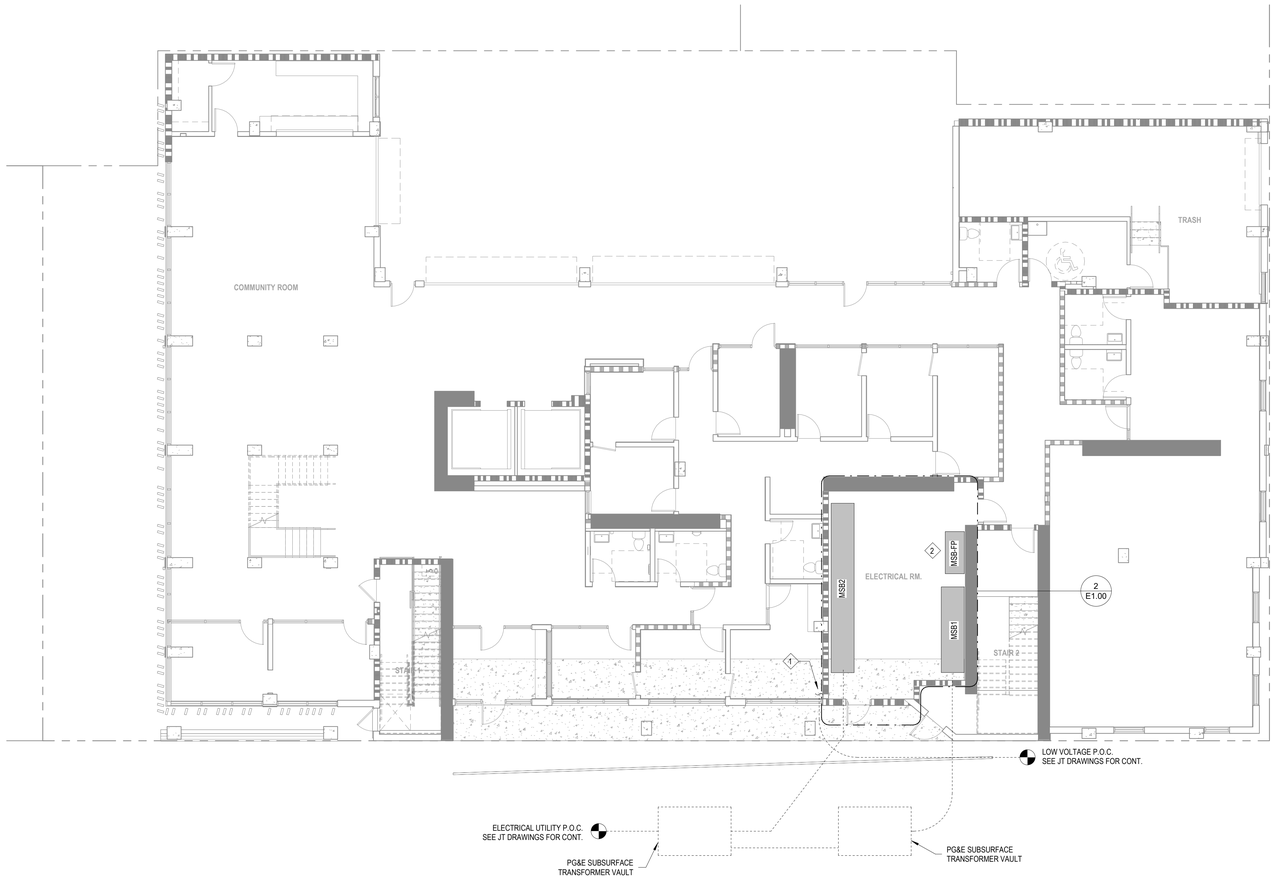
Drawn By:	Author	Sheet Number:
Checked:	Checker	E0.04
Date:	04 DEC 2017	

SHEET NOTES:

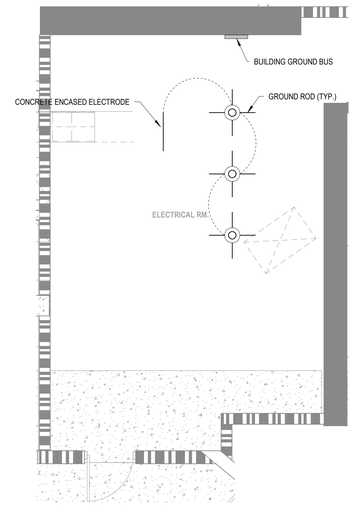
1. THIS DRAWING INDICATES DIAGRAMMATICALLY THE ROUTING OF ELECTRICAL FEEDERS BELOW SLAB.
2. REFER TO SINGLE LINE DIAGRAM ON E.501 FOR FEEDER AND RACEWAY SIZES.

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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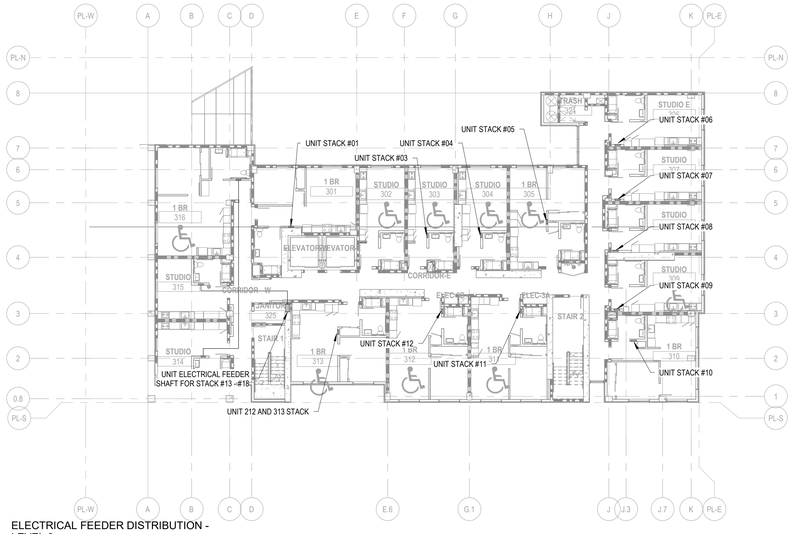
Date:	04 DEC 2017		

SHEET NOTES:

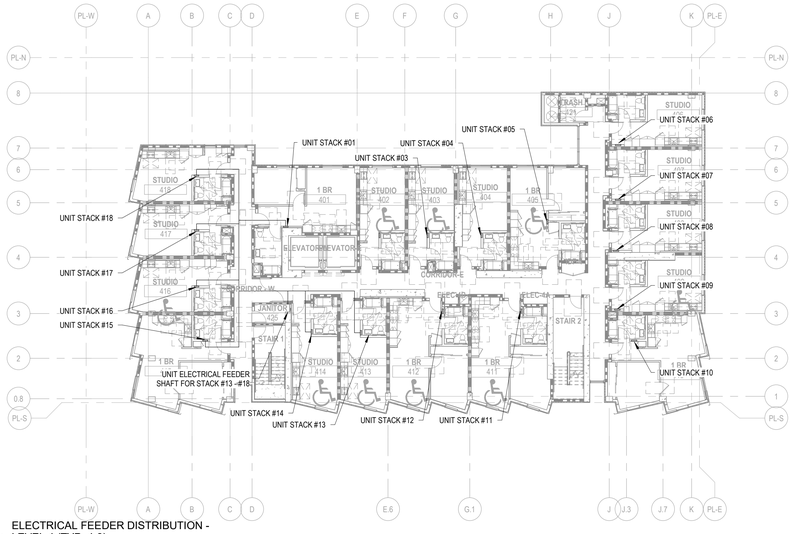
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS.

KEY NOTES:

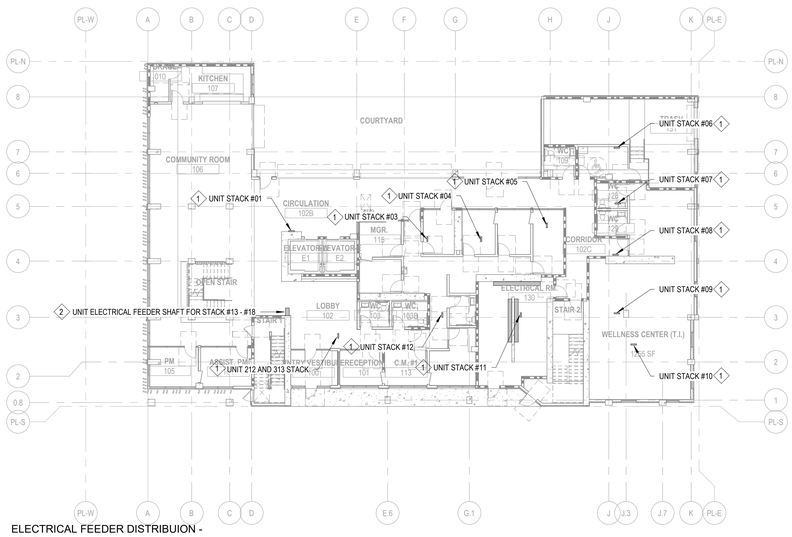
1. UNIT FEEDERS SHALL BE ROUTED ON CEILING THEN UP TO UNIT LOAD CENTERS ON FLOORS ABOVE.
2. UNIT FEEDERS FOR STACKS #13 - #18 SHALL BE ROUTED UP ELECTRICAL SHAFT THEN ON CORRIDOR CEILING TO EACH DWELLING UNIT LOAD CENTER.



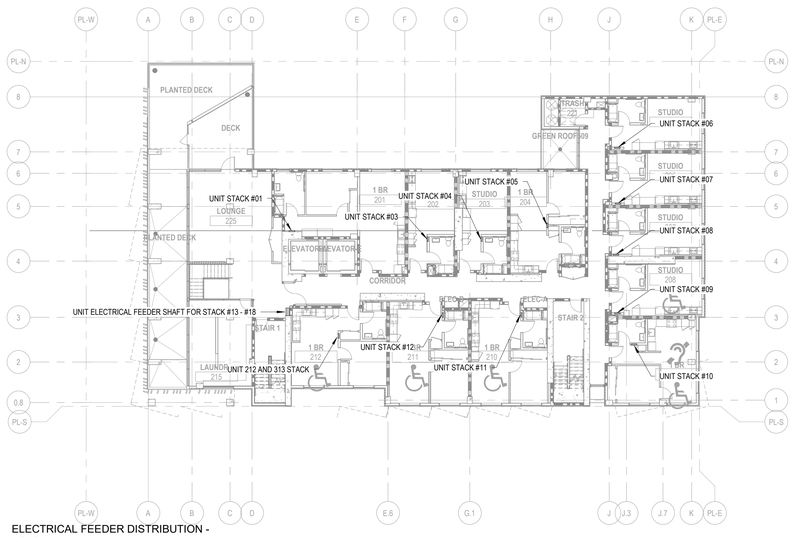
3 ELECTRICAL FEEDER DISTRIBUTION - LEVEL 3
1/16" = 1'-0"



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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Date:	04 DEC 2017

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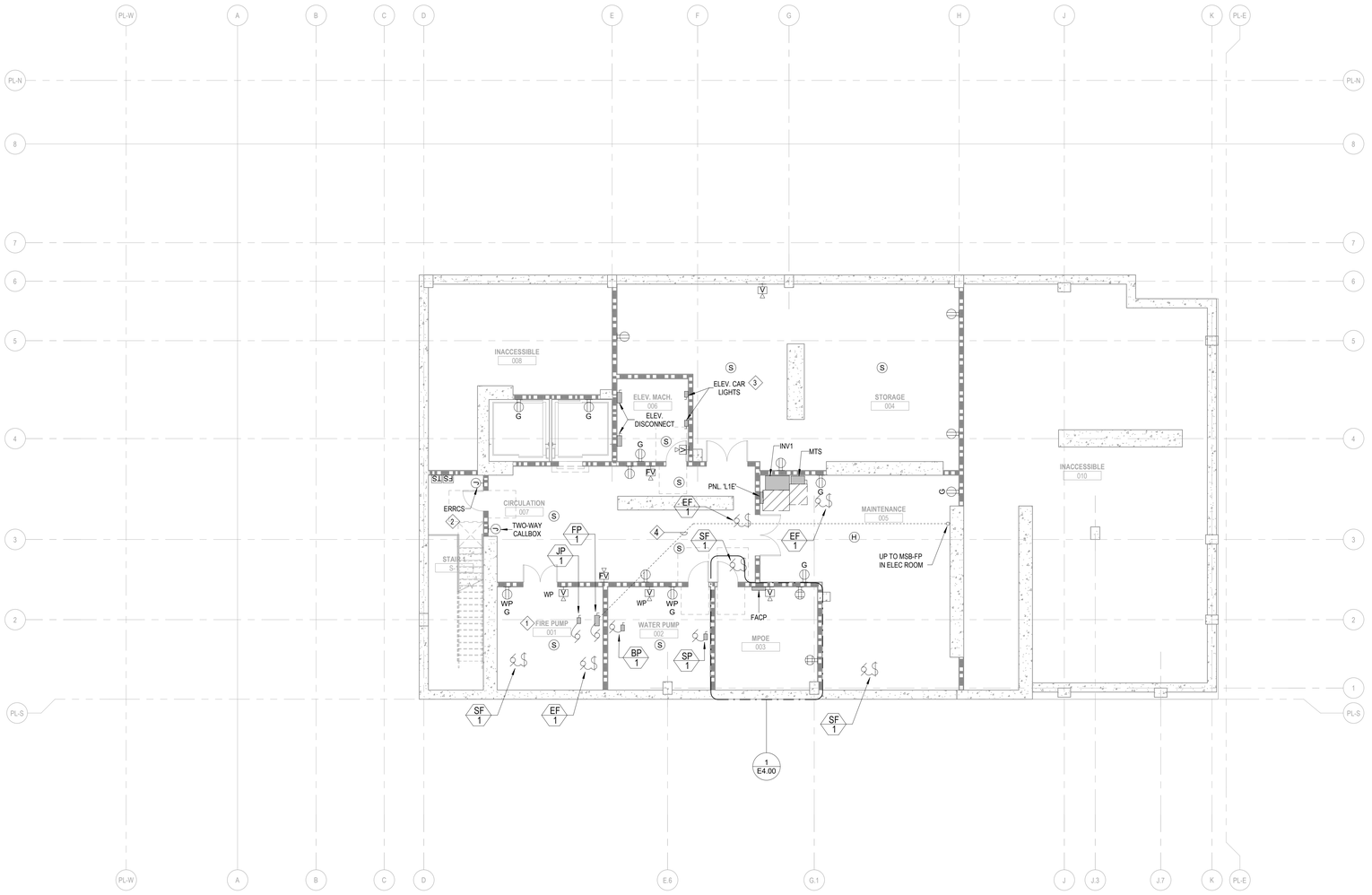
SHEET NOTES:

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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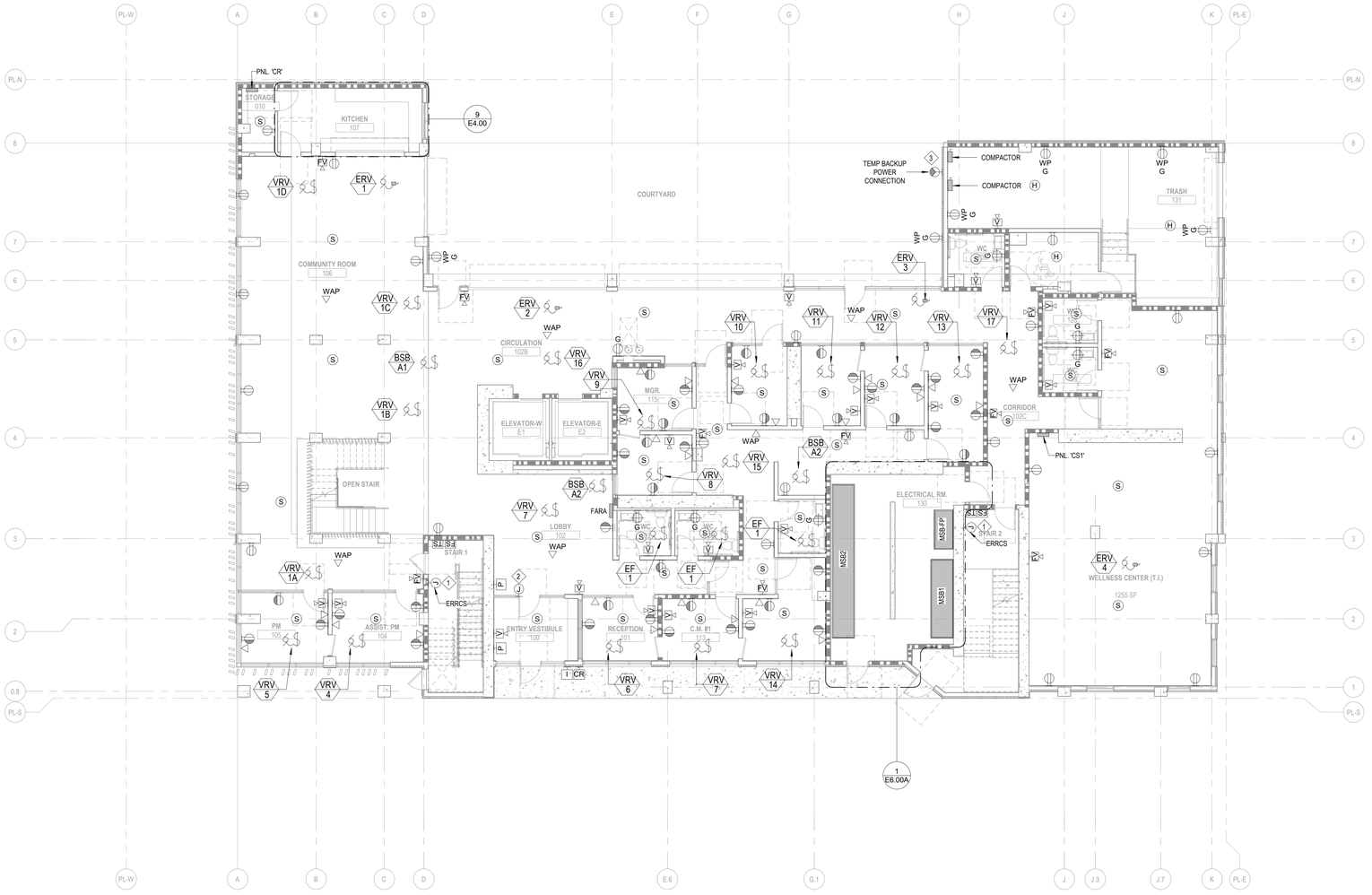
E2.00

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:

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 2
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

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E2.02

SHEET NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL DEVICES SHOWN.
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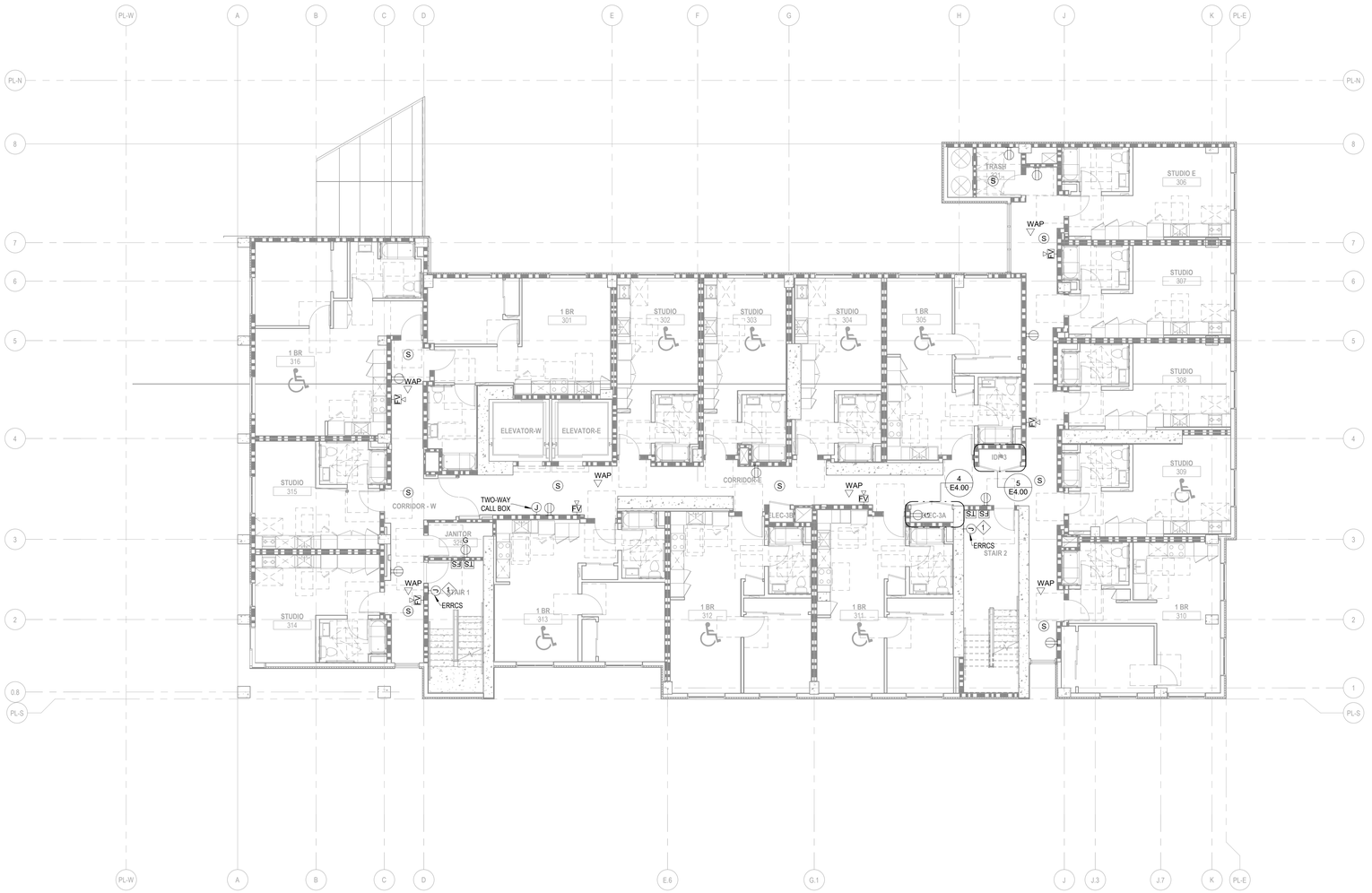
4. CONNECT CONTROLLED RECEPTACLES TO ROOM PLUG-IN CONTROLLER AND OCCUPANCY SENSOR. CONTROLLED RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE THEM FROM UNCONTROLLED RECEPTACLES. INSTALL PER TITLE 24 SECTION 130.5(d).

KEY NOTES:

1 ERRCS SYSTEM. COORDINATE WITH DESIGN BUILD CONTRACTOR.



1 ELECTRICAL LEVEL 3
1/8" = 1'-0"

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ELECTRICAL FLOOR PLAN - LEVEL 3

Scale:

1/8" = 1'-0"

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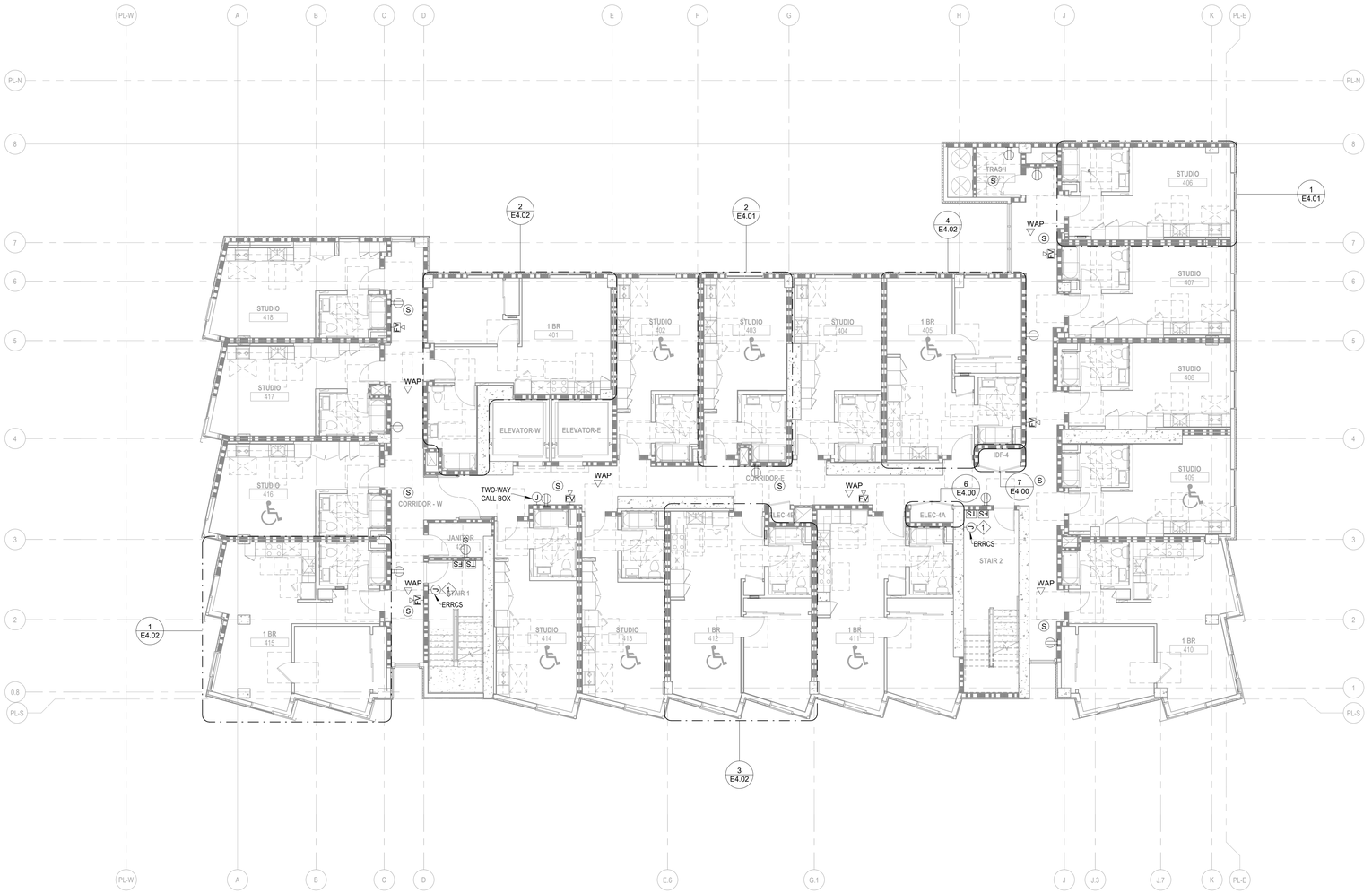
SHEET NOTES:

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 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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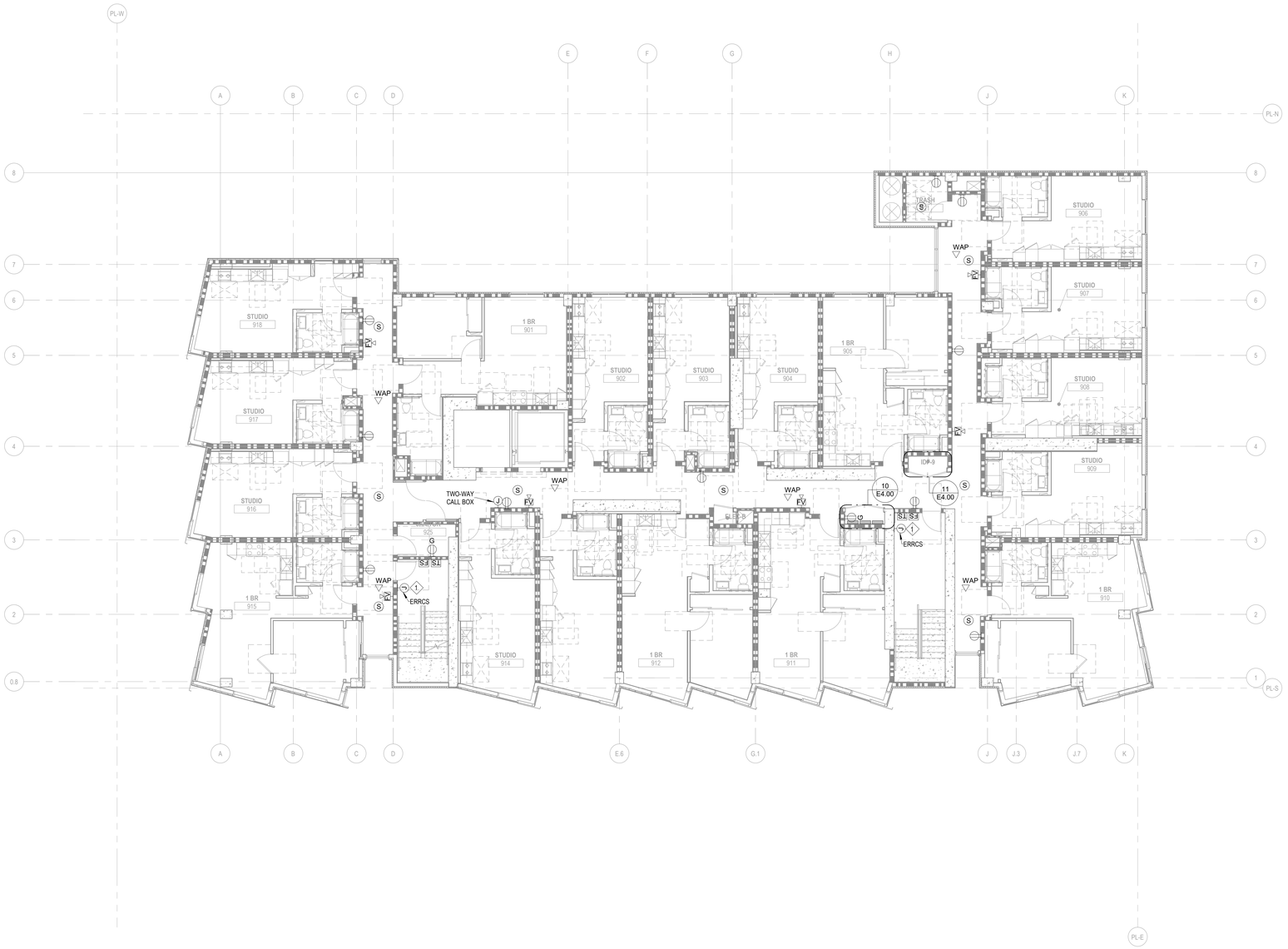
Date:	04 DEC 2017		



1 ELECTRICAL LEVEL 9
1/8" = 1'-0"

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Sheet Title:

ELECTRICAL FLOOR PLAN - LEVEL 9

Scale:

1/8" = 1'-0"

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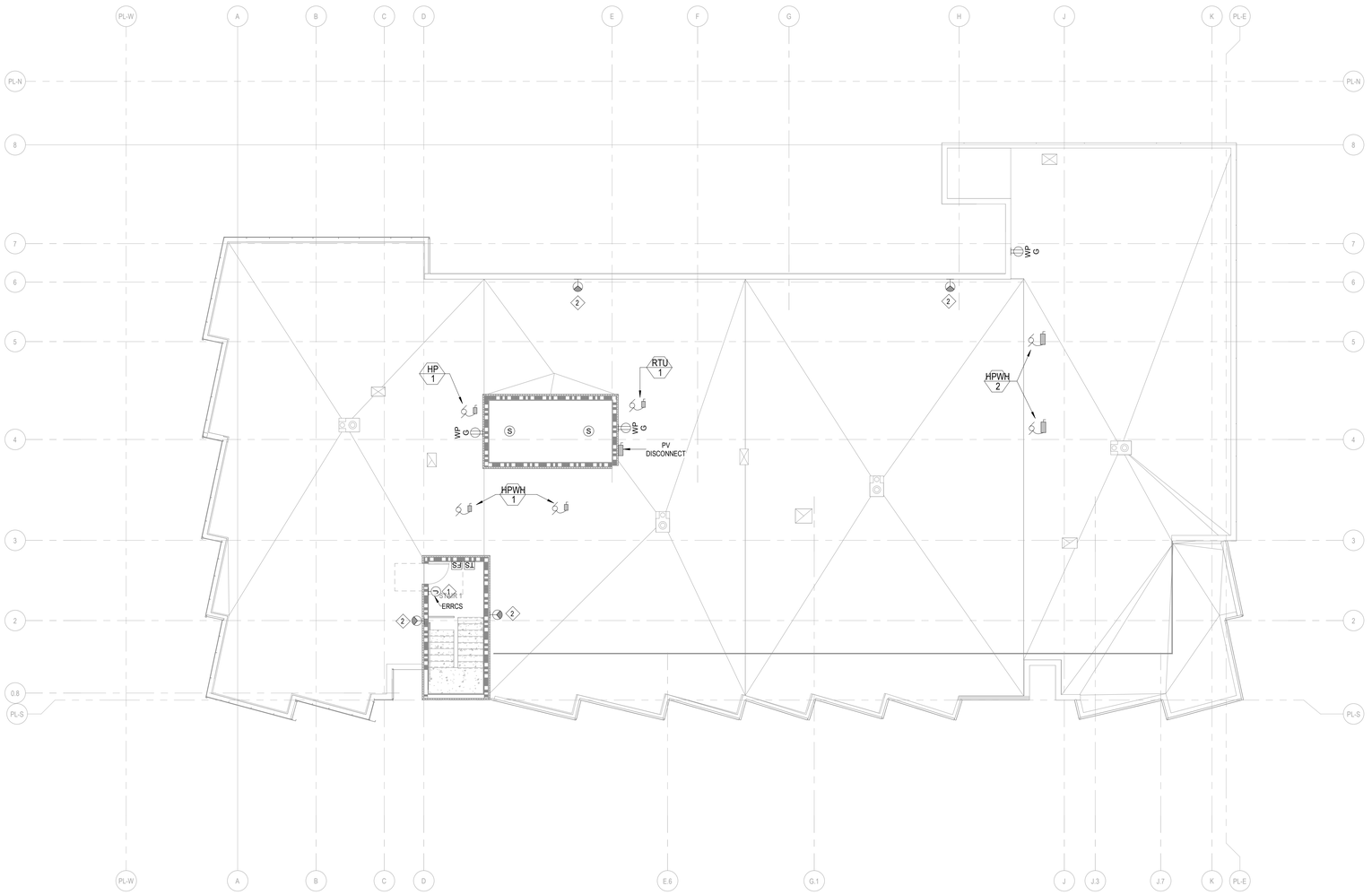
Date:	04 DEC 2017		

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.



1 ELECTRICAL ROOF
1/8" = 1'-0"

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Sheet Title:

ELECTRICAL ROOF PLAN

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

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Date:	04 DEC 2017

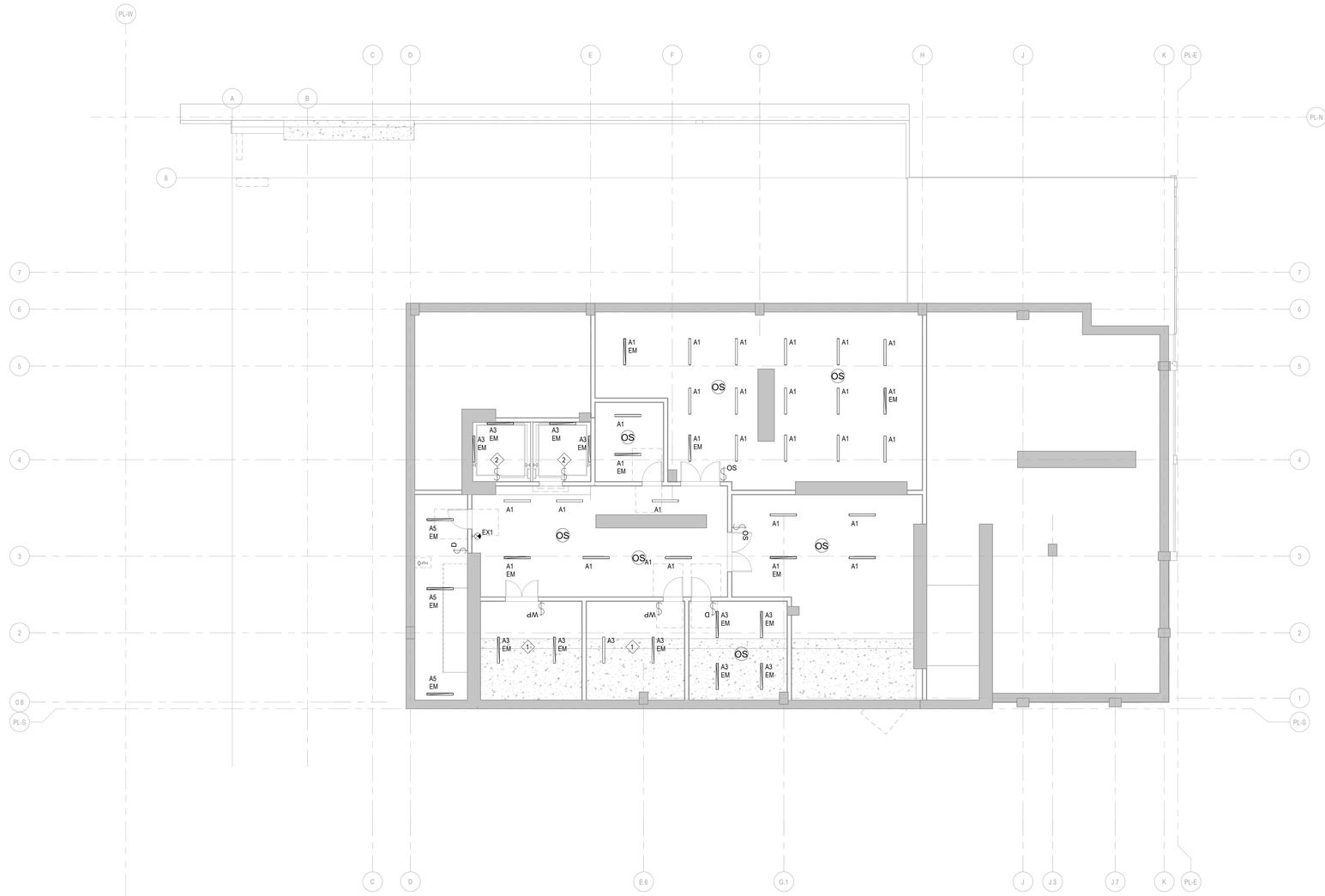
Sheet Number:
E2.06

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"

Disclaimer:

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Project Title:

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LIGHTING PLAN - BASEMENT

Scale:

1/8" = 1'-0"

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Checked:	Checker		
Date:	04 DEC 2017		

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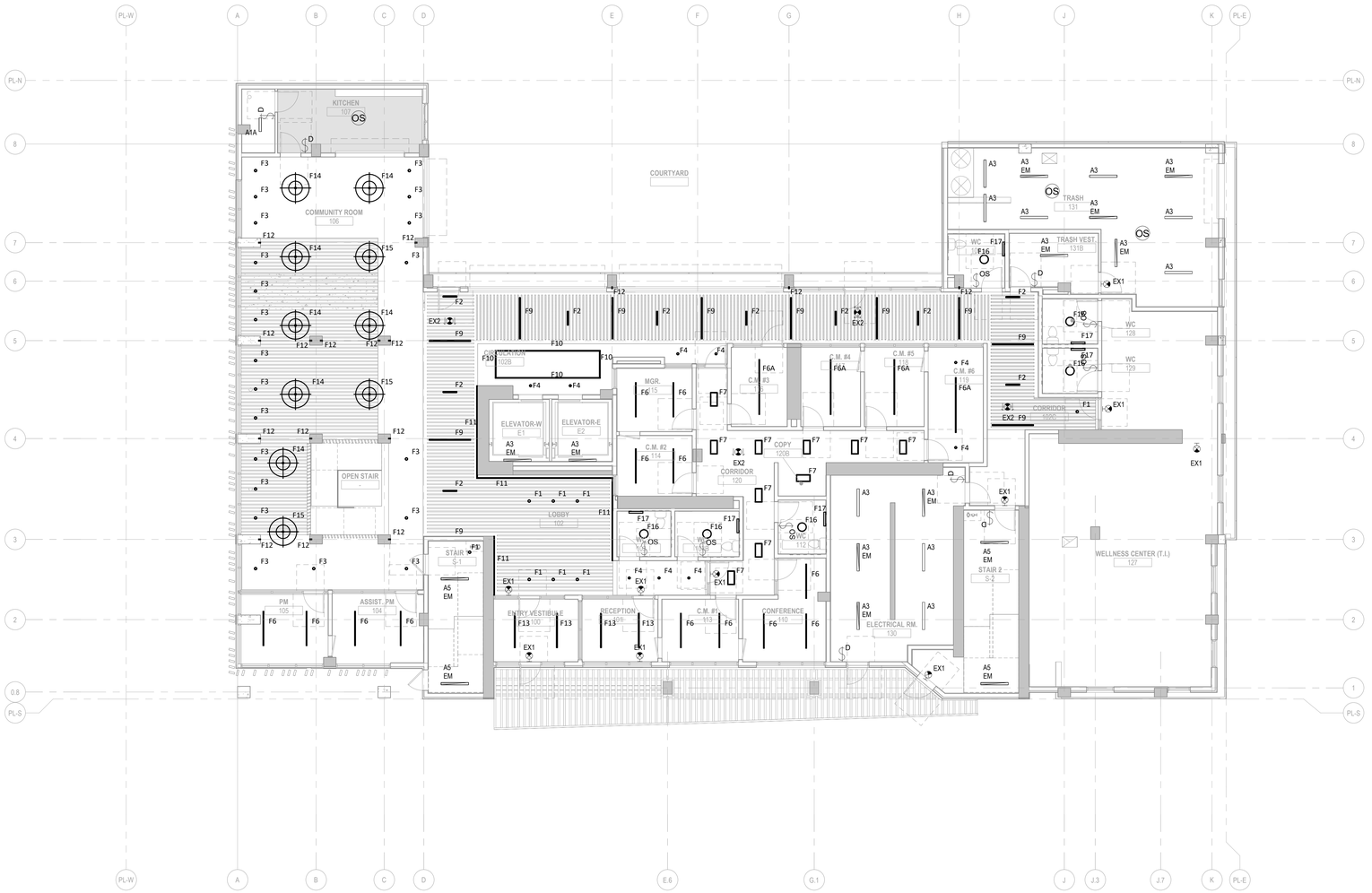
SHEET NOTES:

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.
5. SEE A2 SERIES FOR SITE LIGHTING.

KEY NOTES:

1 XX



1 LIGHTING LEVEL 1
1/8" = 1'-0"

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Project Title:

Sheet Title:

LIGHTING PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

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Drawn By:	Author	Sheet Number:	E3.01
Checked:	Checker		
Date:	04 DEC 2017		

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 XX



1 LIGHTING LEVEL 2
1/8" = 1'-0"

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

Disclaimer:

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LIGHTING 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. 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 XX



1 LIGHTING LEVEL 3
1/8" = 1'-0"

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

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Sheet Title:

LIGHTING PLAN - LEVEL 3

Scale:

1/8" = 1'-0"

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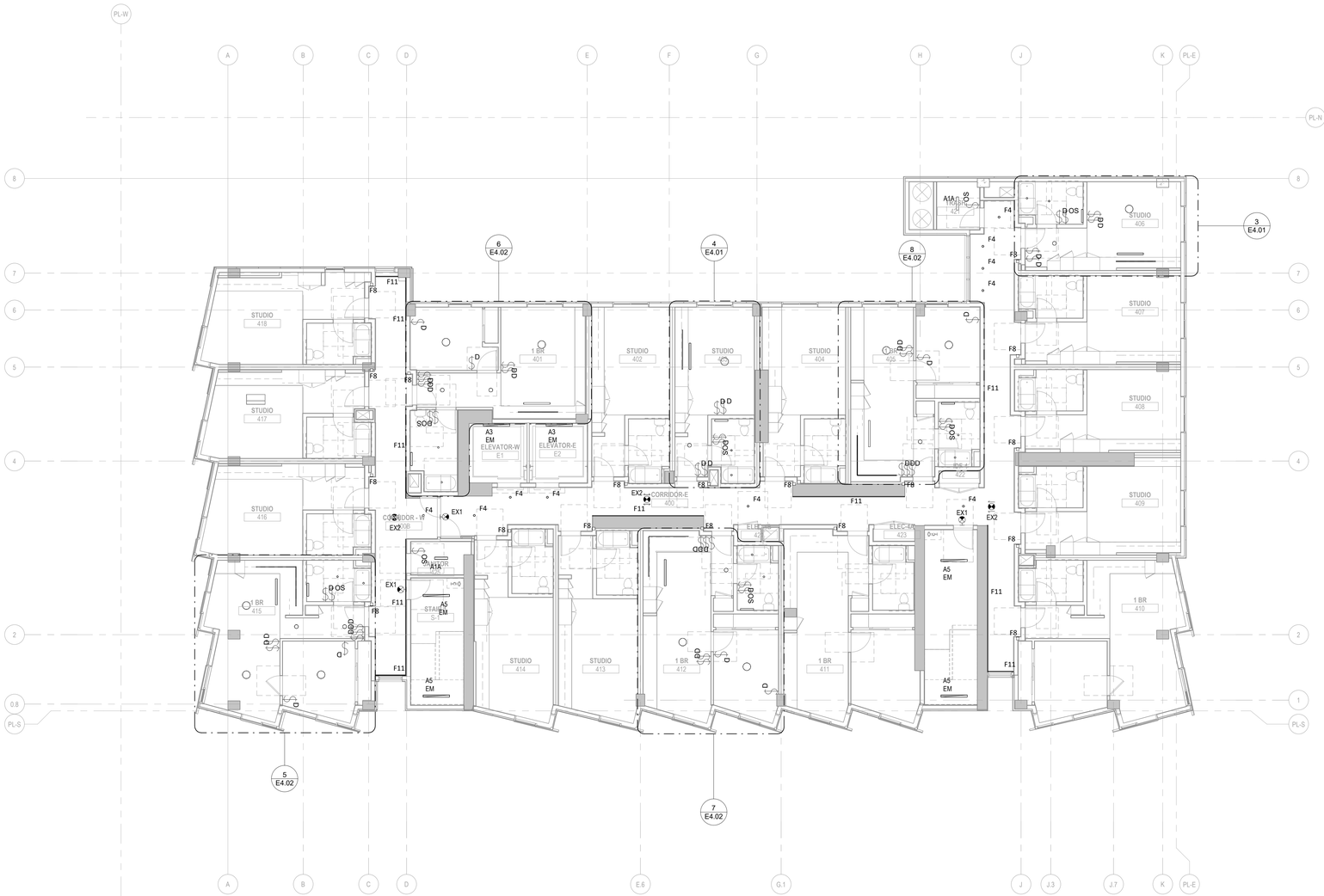
SHEET NOTES:

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 XX



1 LIGHTING LEVEL 4
1/8" = 1'-0"

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Sheet Title:

LIGHTING PLAN - LEVEL 4, 5, 6, 7, 8

Scale:

1/8" = 1'-0"

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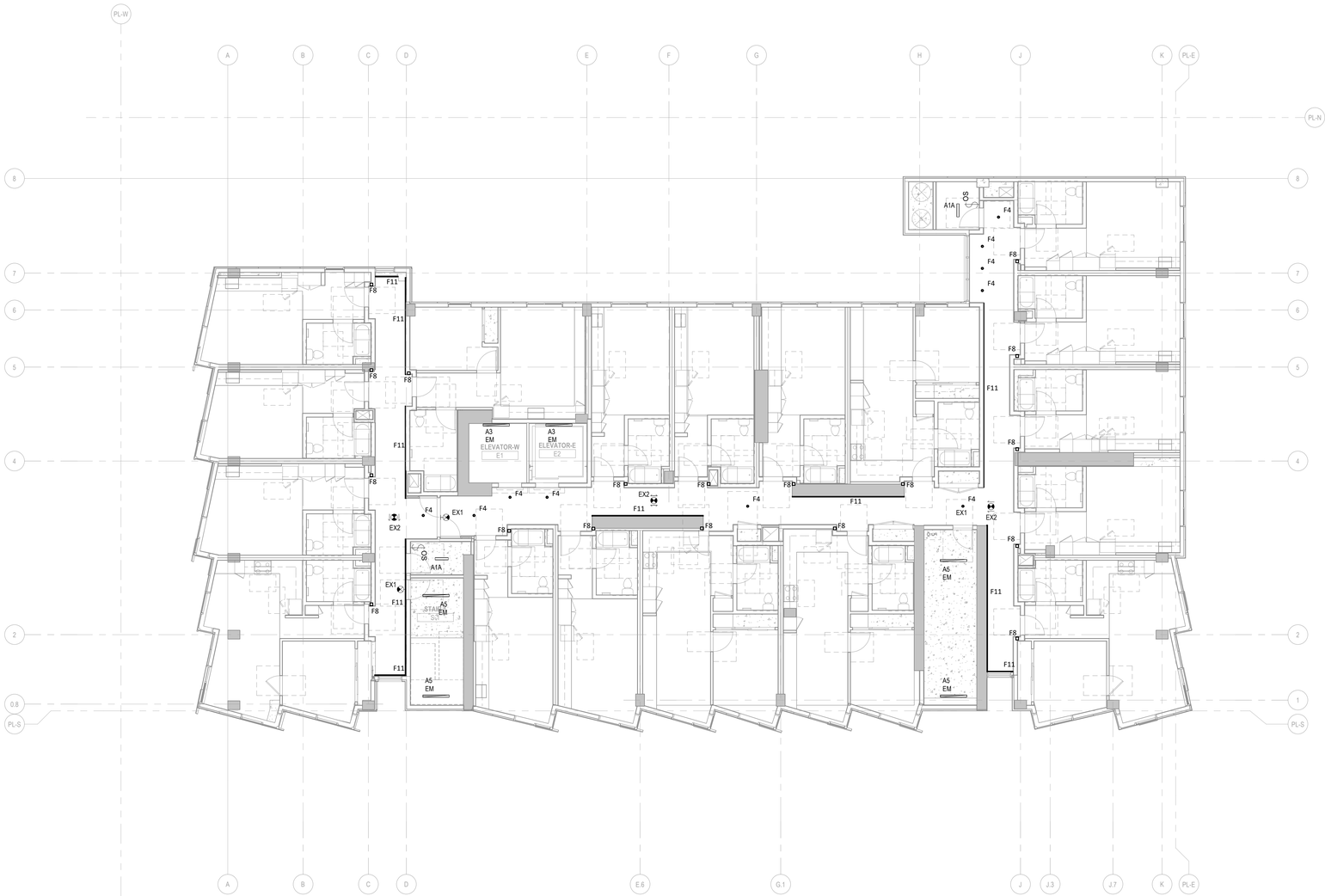
Drawn By:	Author	Sheet Number:	E3.04
Checked:	Checker		
Date:	04 DEC 2017		

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 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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Sheet Number:

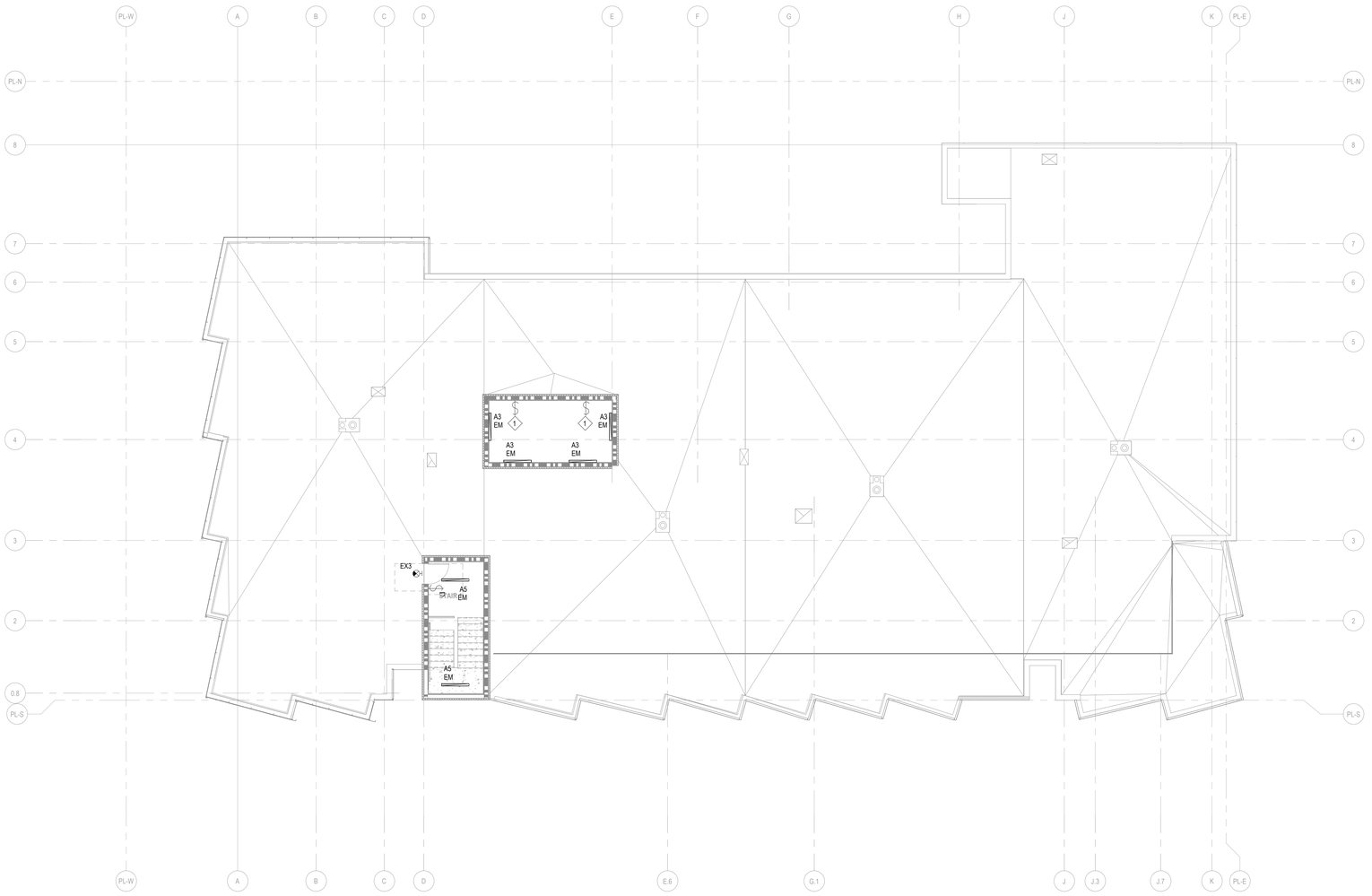
E3.05

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 INSTALL LIGHTING FIXTURE WITH SWITCH IN TOP OF ELEVATOR SHAFT. COORDINATE WITH ELEVATOR MANUFACTURER.



1 LIGHTING ROOF
1/8" = 1'-0"

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

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LIGHTING ROOF PLAN

Scale:

1/8" = 1'-0"

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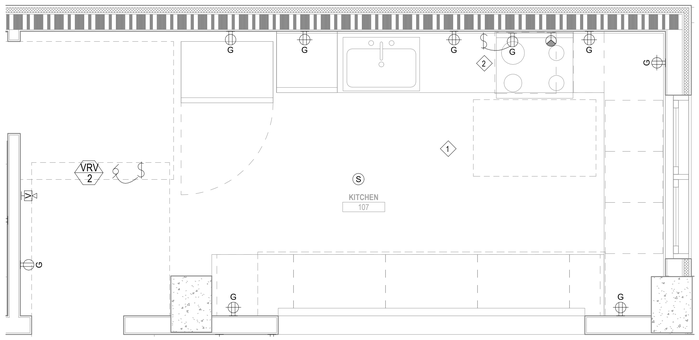
Date:	04 DEC 2017	

SHEET NOTES:

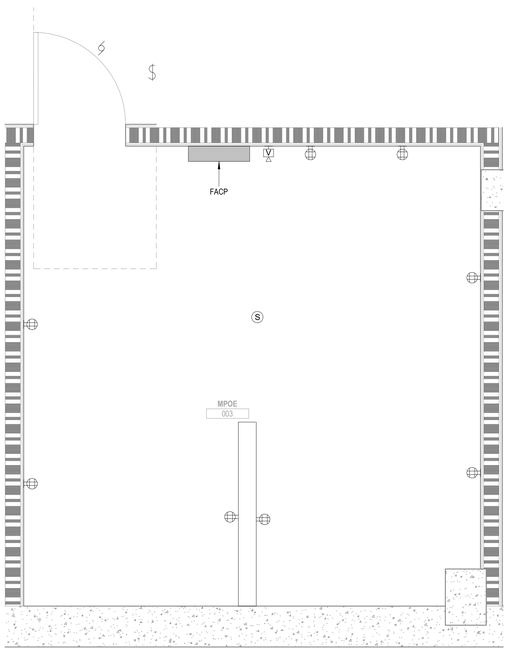
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.

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.

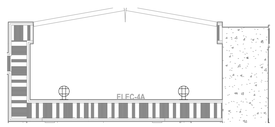


9 ELECTRICAL ENLARGED PLAN - COMMUNITY KITCHEN
1/2" = 1'-0"

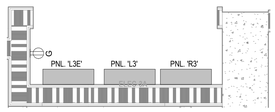


1 ELECTRICAL ENLARGED PLAN - MPOE ROOM
1/2" = 1'-0"

10 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 5, 7, 9
1/2" = 1'-0"



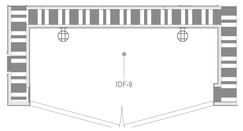
6 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 4, 6, 8
1/2" = 1'-0"



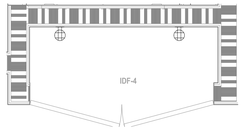
4 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 3
1/2" = 1'-0"



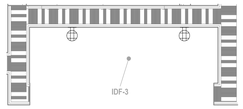
2 ELECTRICAL ENLARGED PLAN - ELEC CLOSET LEVEL 2
1/2" = 1'-0"



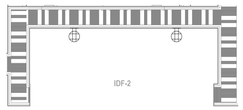
11 ELECTRICAL ENLARGED PLAN - IDF CLOSET LEVEL 9
1/2" = 1'-0"



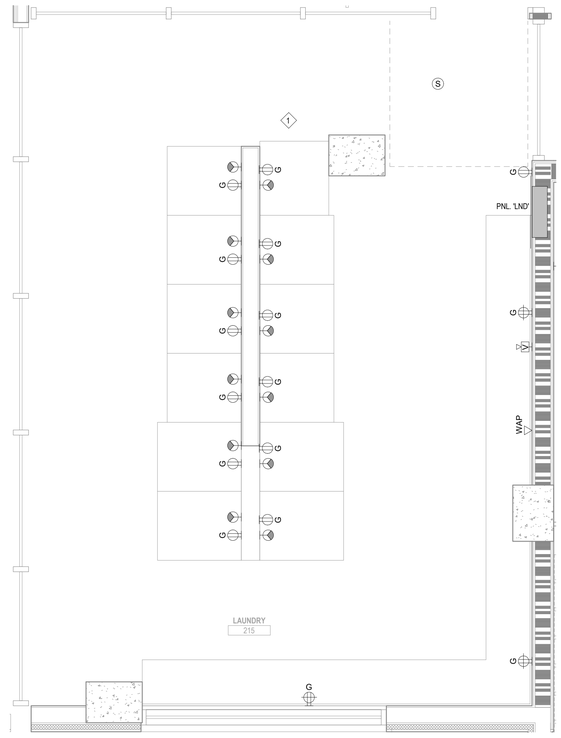
7 ELECTRICAL ENLARGED PLAN - IDF CLOSET LEVEL 4, 6, 8
1/2" = 1'-0"



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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Drawn By:	Author
Checked:	Checker
Date:	04 DEC 2017

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E4.00

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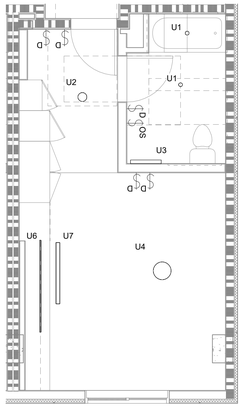
KEY NOTES:

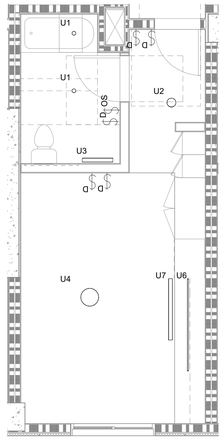
1. INSTALL RECEPTACLE INSIDE MDU PANEL.
2. FOR MOBILITY UNITS: PROVIDE COMPATIBLE DUAL SWITCH FOR HOOD FAN AND LIGHT. FAN AND LIGHT SHALL BE CONTROLLED SEPARATELY AND HAVE SAME FUNCTIONALITY AS FACTORY HOOD. DUAL SWITCH SHALL BE PER ARCHITECTURAL SPECS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

SHEET NOTES:

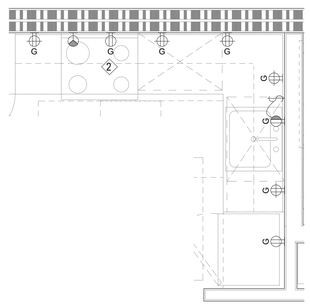
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.
2. ENSURE OUTLETS ARE IN COMPLIANCE WITH ALL FEDERAL AND LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL 2/ E6.02 FOR COUNTERTOP REACH RANGE.
3. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 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"

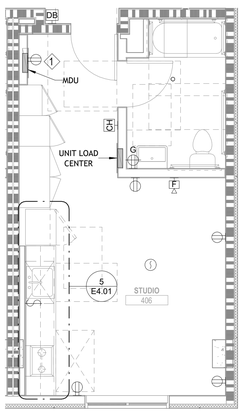


4 LIGHTING ENLARGED UNIT PLAN - STUDIO TYPE 2 (403)
1/4" = 1'-0"

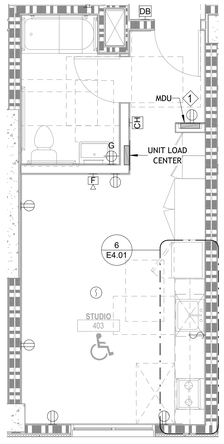


7 ELECTRICAL ENLARGED UNIT KITCHEN PLAN - TYPE 3
1/2" = 1'-0"

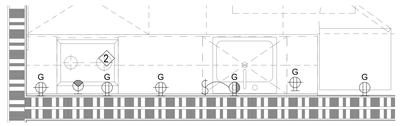
CORRIDOR-E



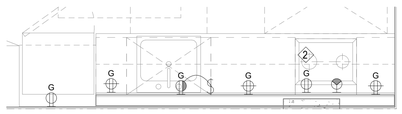
1 ELECTRICAL ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"



2 ELECTRICAL ENLARGED UNIT PLAN - STUDIO TYPE 2 (403)
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"

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ELECTRICAL ENLARGED UNIT PLANS

Scale: As indicated

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Drawn By:	Author
Checked:	Checker
Date:	04 DEC 2017

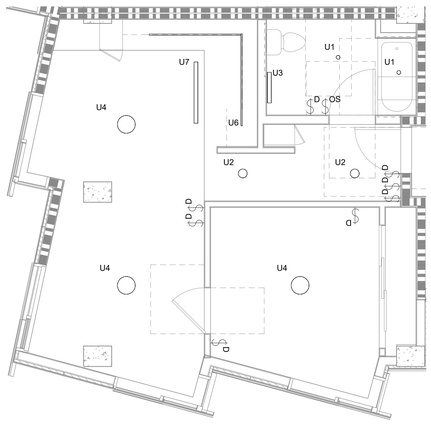
Sheet Number: E4.01

KEY NOTES:

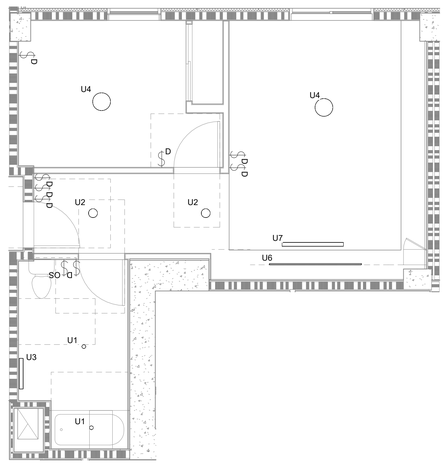
1 INSTALL RECEPTACLE INSIDE MDU PANEL.

SHEET NOTES:

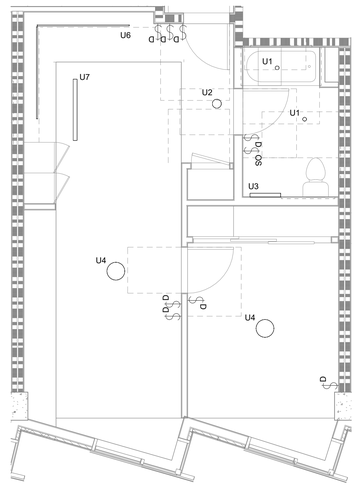
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHT OF ALL DEVICES.
2. ENSURE OUTLETS ARE IN COMPLIANCE WITH ALL FEDERAL AND LOCAL ACCESSIBILITY REQUIREMENTS. REFER TO DETAIL 2/ E6.02 FOR COUNTERTOP REACH RANGE.
3. DEVICE BOXES FOR ENVIRONMENTAL CONTROLS SHALL BE LOCATED AT MAX. 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.



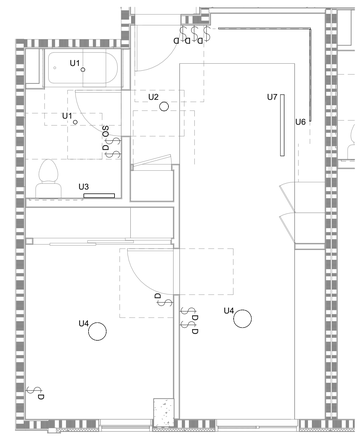
LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 1 (415)
1/4" = 1'-0"



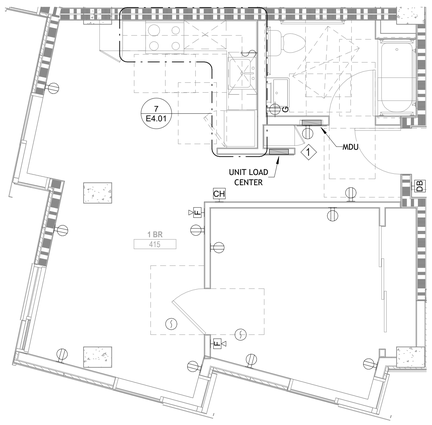
LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 2 (401)
1/4" = 1'-0"



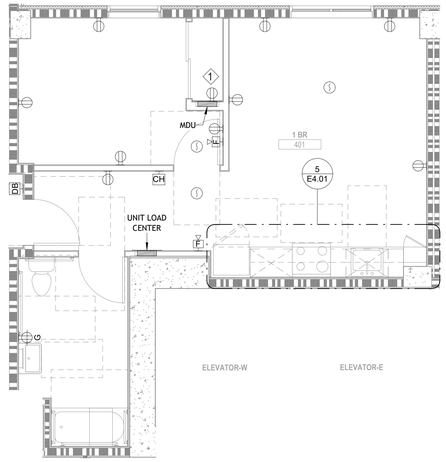
LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



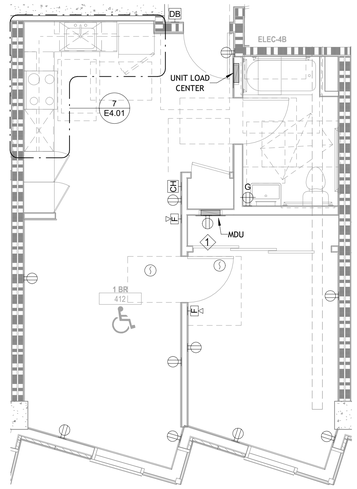
LIGHTING ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"



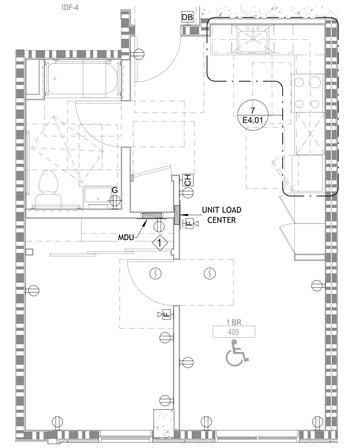
ELECTRICAL ENLARGED UNIT PLAN - 1 BR TYPE 1 (415)
1/4" = 1'-0"



ELECTRICAL ENLARGED UNIT PLAN - 1 BR TYPE 2 (401)
1/4" = 1'-0"



ELECTRICAL ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



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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ELECTRICAL ENLARGED UNIT PLANS

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

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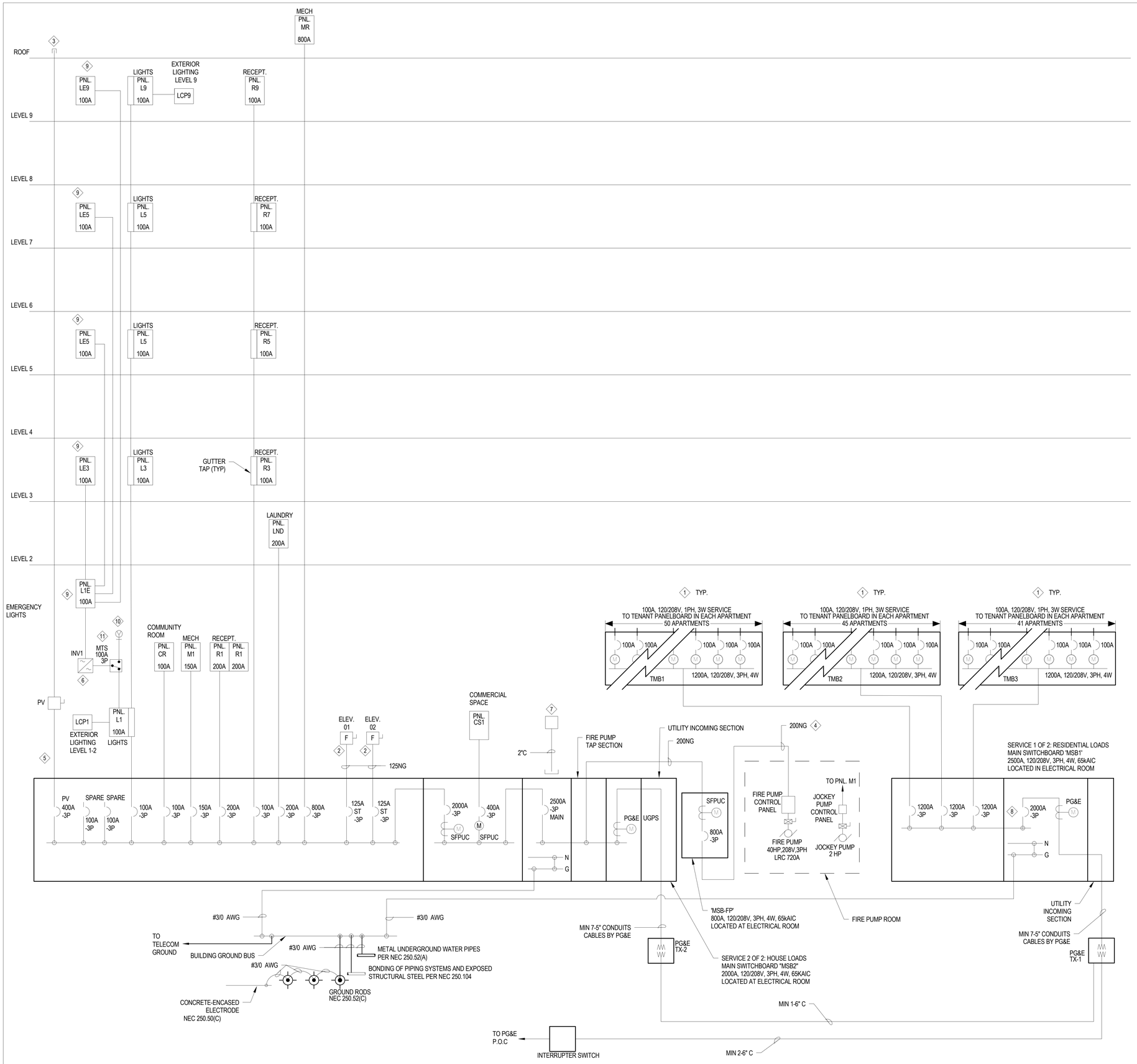

1 ELECTRICAL SINGLE LINE DIAGRAM

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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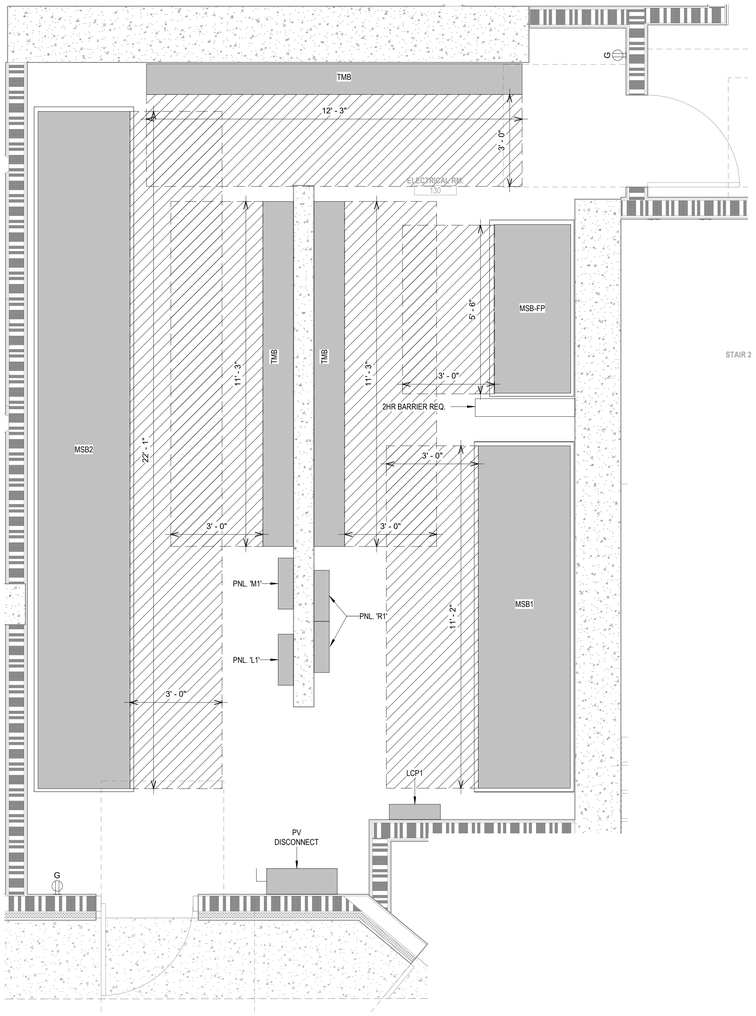
Sheet Number: E5.01



ELECTRICAL ENLARGED PLAN - ELECTRICAL ROOM
1 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.

Disclaimer:

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ELECTRICAL PG&E APP

Scale:

1/2" = 1'-0"

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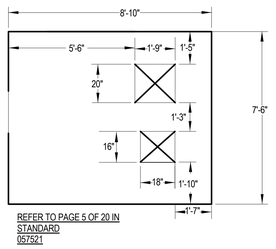
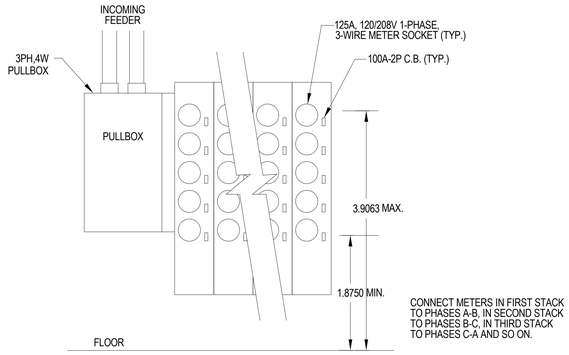
E6.00A



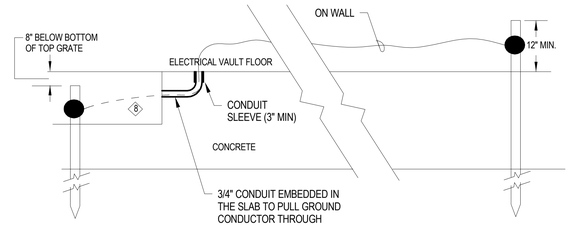
1 E600B TRANSFORMER PAD LAYOUT

Scale: NONE



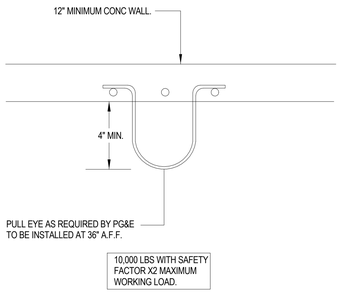
2 E600B TYPICAL TENANT METERING BOARD LAYOUT

Scale: NONE



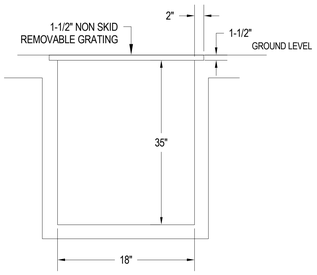
3 E600B GROUNDING DETAIL

Scale: NONE



4 E600B TYPICAL PULL EYE DETAIL

Scale: NONE



5 E600B PRIMARY CABLE TROUGH SECTION

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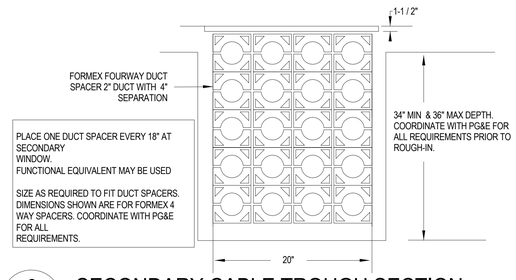
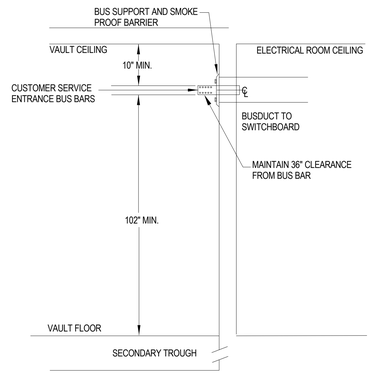


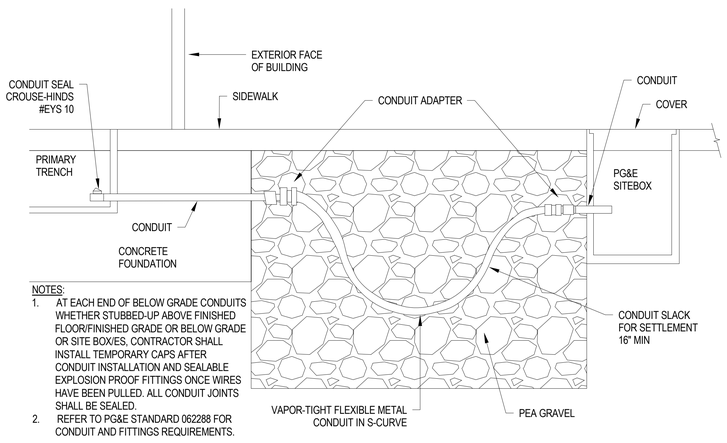
6 E600B SECONDARY CABLE TROUGH SECTION

Scale: NONE



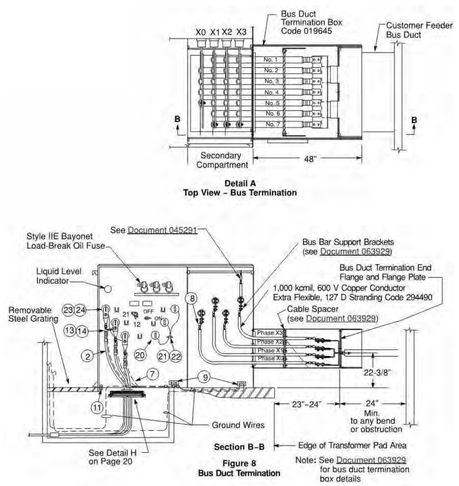
7 E600B THROUGH WALL BUS MOUNTING DETAIL

Scale: NONE



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: 12" = 1'-0"

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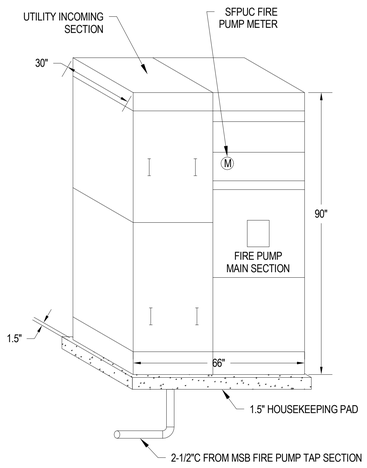
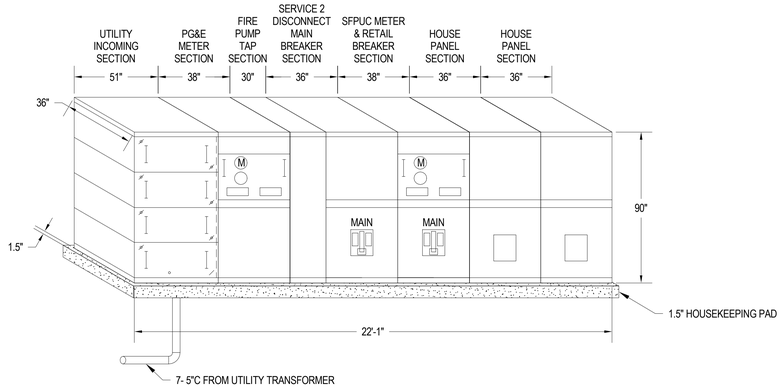


NOTES:
1. PROVIDE DEDICATED ELECTRICAL SPACE ABOVE ELECTRICAL EQUIPMENT PER NEC 110.26(E)(1). NO EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION SHALL BE LOCATED IN THIS ZONE.
2. PROVIDE MAXIMUM 1.5" HOUSEKEEPING PAD. COORDINATE FINAL DIMENSIONS WITH MANUFACTURER TO COMPLY WITH PG&E GREENBOOK REQUIREMENTS. 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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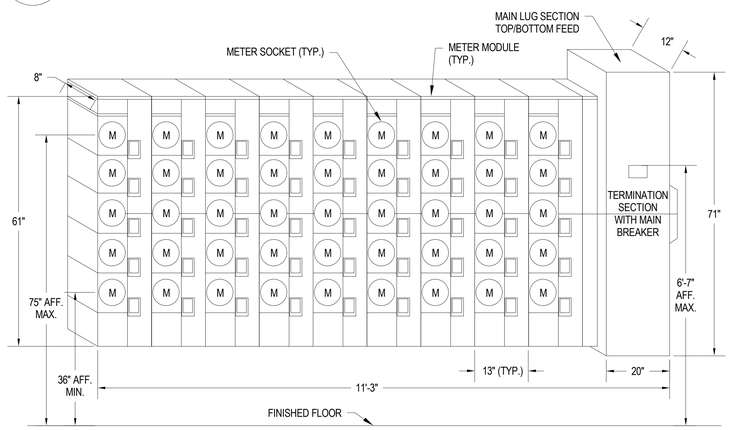
3. MAXIMUM UTILITY METER HEIGHT SHALL BE 72-1/2" AFF.

2 E6.01 MSB2 ELEVATION DETAIL (FOR REFERENCE ONLY)

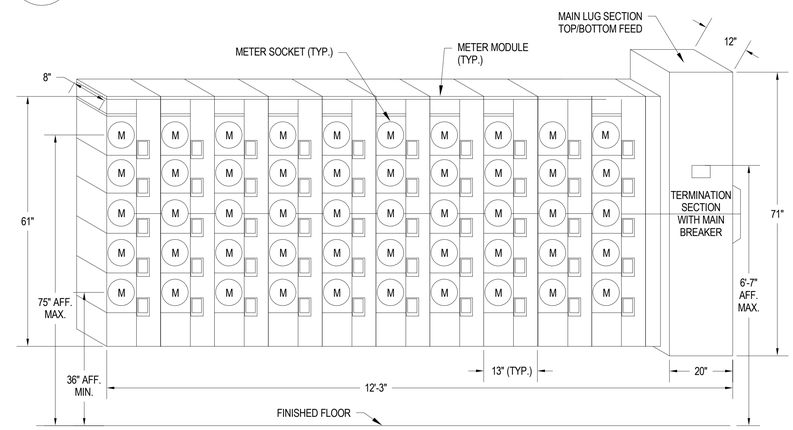
Scale: NONE



NOTES:
1. TOP VIEW OF METER MODULES HAS BLANK END WALL (NO KNOCKOUTS).

3 E6.01 TYP. RESIDENTIAL METERING MODULE ELEVATION DETAIL (TMB2 & TMB3)

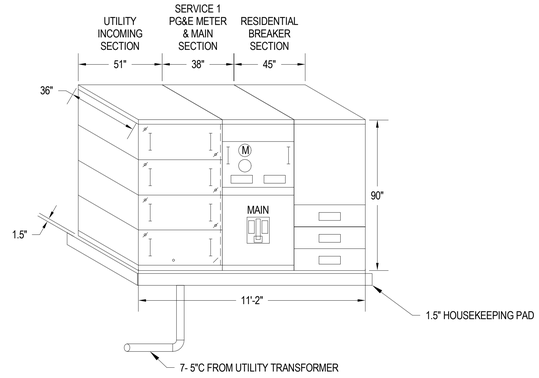
Scale: NONE



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



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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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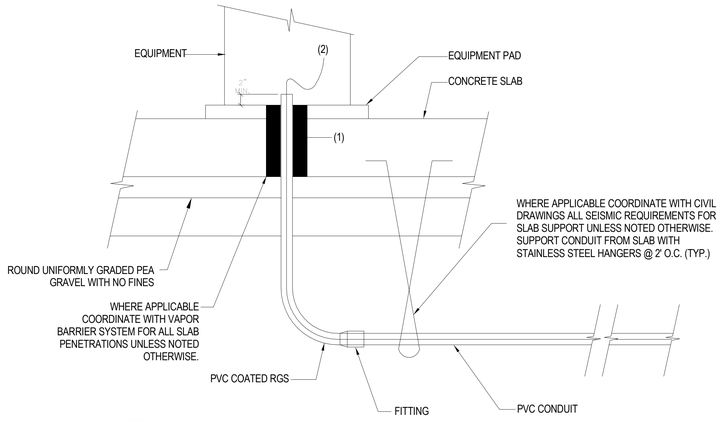
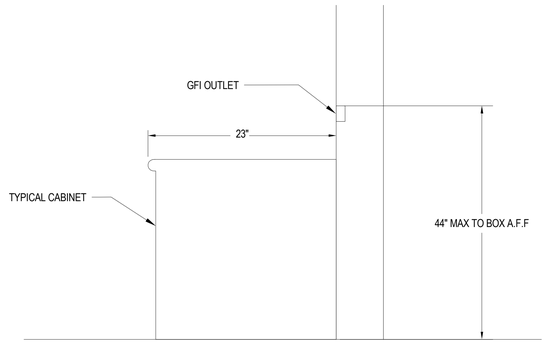


NOTES:
1. PROVIDE 1/4" FOAM AROUND THE CONDUIT COMING THRU THE CONCRETE SLAB. TO ALLOW MOVEMENT OF CONDUIT. FOAM SHALL BE 3M OR RAYCHEM.
2. LEAVE 12" LOOP FOR CABLES BEFORE TERMINATING AT THE EQUIPMENT ON BOTH ENDS.
3. PROVIDE VAPOR SEALS INSIDE OF CONDUIT WITHIN 18" OF PENETRATION TO PREVENT VAPORS WITHIN CONDUIT FROM ESCAPING INTO ENCLOSED BUILDING SPACE. SHALL BE POLYWATER FOAM SEALANT.

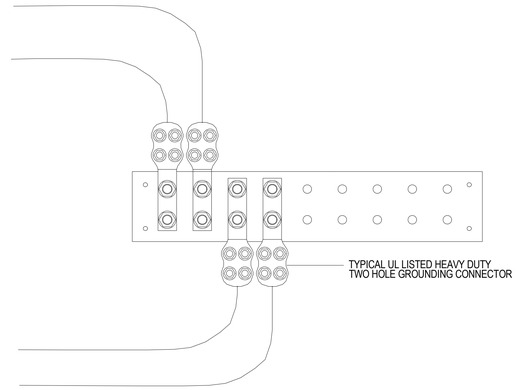
1 E6.02 UNDERGROUND CONDUITS AND STUB-UPS AT STRUCTURAL SLAB

Scale: NONE



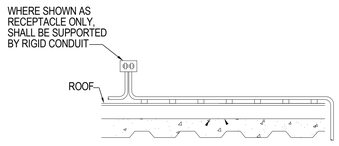
2 E6.02 ALLOWABLE REACH RANGE AND HEIGHT IN KITCHEN AND BATHROOM IN UNITS AND COMMON AREAS.

Scale: NONE



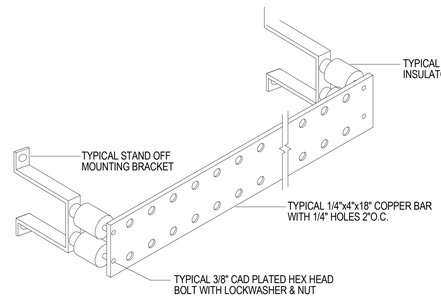
3 E6.02 WALL MOUNTED GROUND BAR CONNECTION DETAIL

Scale: NONE



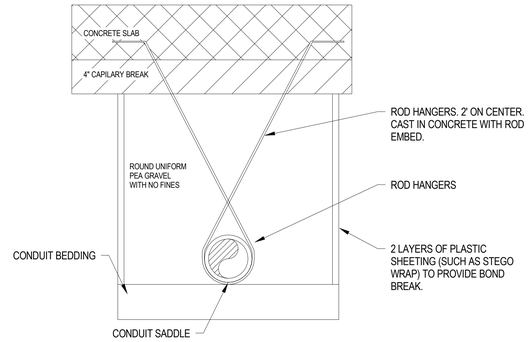
4 E6.02 ROOF RECEPTACLE DETAIL

Scale: NONE



5 E6.02 TYPICAL WALL MOUNTED GROUND BAR DETAIL

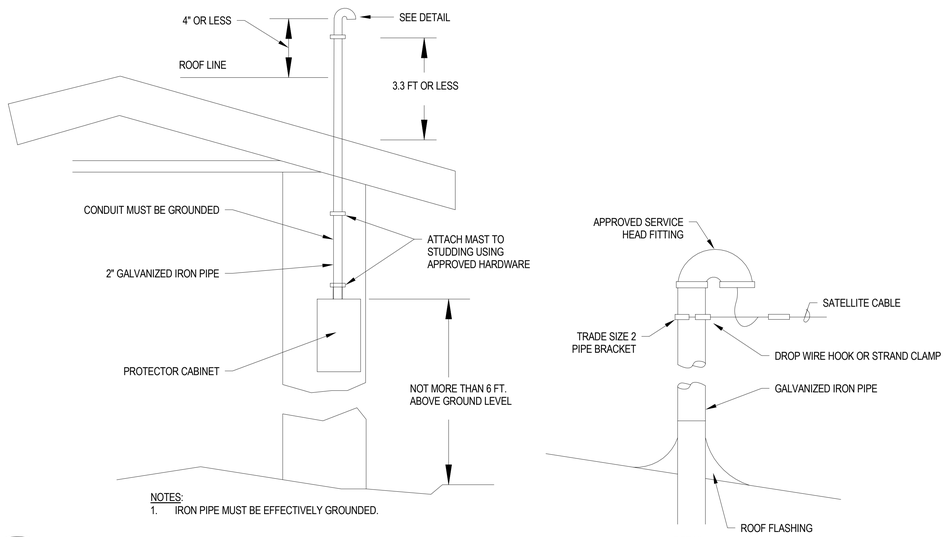
Scale: NONE



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

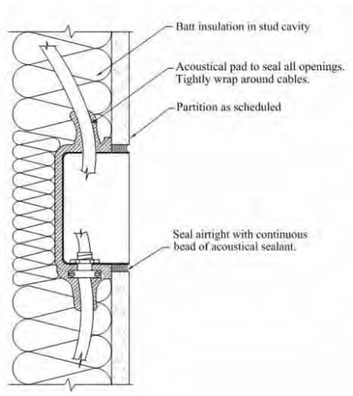


NOTES:
1. IRON PIPE MUST BE EFFECTIVELY GROUNDED.

DETAIL

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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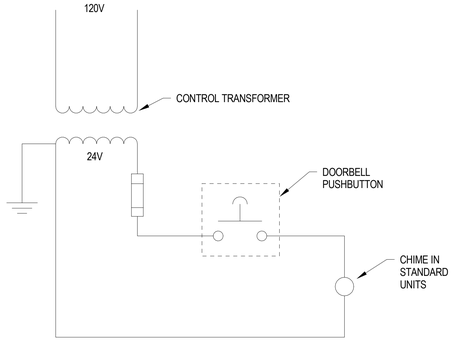
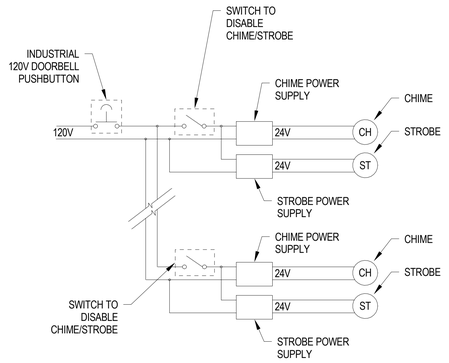
Date:	04 DEC 2017		



NOTES:
SYSTEM SHALL BE NUTONE TWO-NOTE CHIME WITH MATCHING PUSHBUTTON & TRANSFORMER

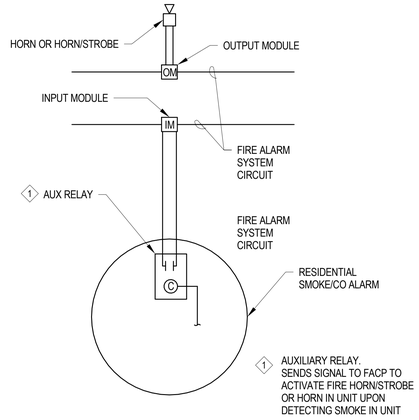
1 E6.03 TYPICAL DOORBELL CHIME DIAGRAM

Scale: NONE



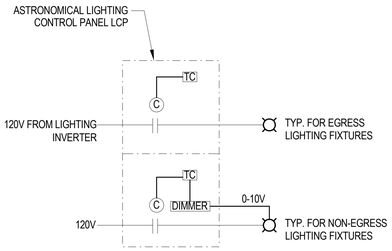
2 E6.03 DOORBELL CHIME AND STROBE DIAGRAM FOR UNITS WITH COMMUNICATION FEATURES

Scale: NONE



3 E6.03 TYPICAL SMOKE ALARM DETAIL IN ALL UNITS

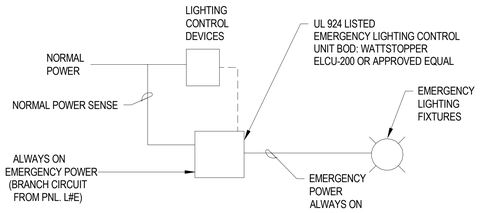
Scale: NONE



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

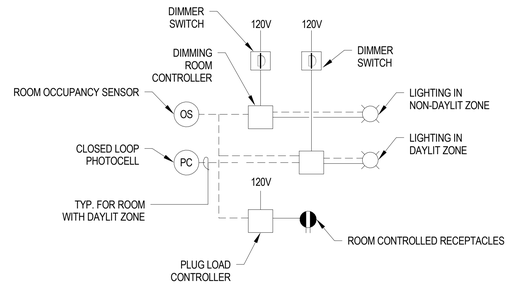
Scale: NONE



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.

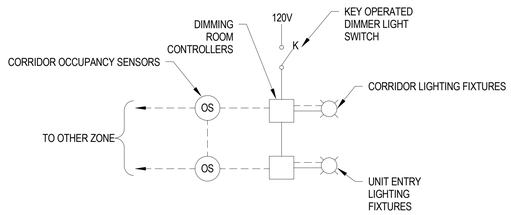
7 E6.03 TYPICAL EMERGENCY LIGHTING CONTROL DIAGRAM IN COMMON AREAS

Scale: NONE



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

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Date:	04 DEC 2017		

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SYMBOLS

WALL CLEANOUT
FLOOR CLEANOUT
ROOF DRAIN
FLOOR DRAIN
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
REDUCED PRESSURE BACKFLOW PREVENTER
PRESSURE REDUCING VALVE ASSEMBLY
REDUCER

FLOW SWITCH
TRAP PRIMER
PRESSURE GUAGE
HOSE BIBB
DOUBLE CHECK ASSEMBLY
SHOCK ABSORBER
LETTER INDICATES PDI STANDARD
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
EQUIPMENT TAG
SYSTEM TAG
KEYNOTE
SHEET NOTE DESIGNATION
TAG
TAG
RISER TAG
PUMP
SOLENOID
PRESSURE BALANCING VALVE
MIXING VALVE
SLEEVE
FIRE DEPARTMENT CONNECTION
FIRE HOSE VALVE
SPRINKLER FLOOR CONTROL VALVE ASSEMBLY
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
FIN.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 GRADECPVC
   - ABOVE GRADEDWV
2. VENT
   - BELOW GRADECPVC
   - ABOVE GRADEDWV
3. DOMESTIC WATER & RECLAIMED WATER
   - BELOW GRADE: CPVC
   - ABOVE GRADECOPPER 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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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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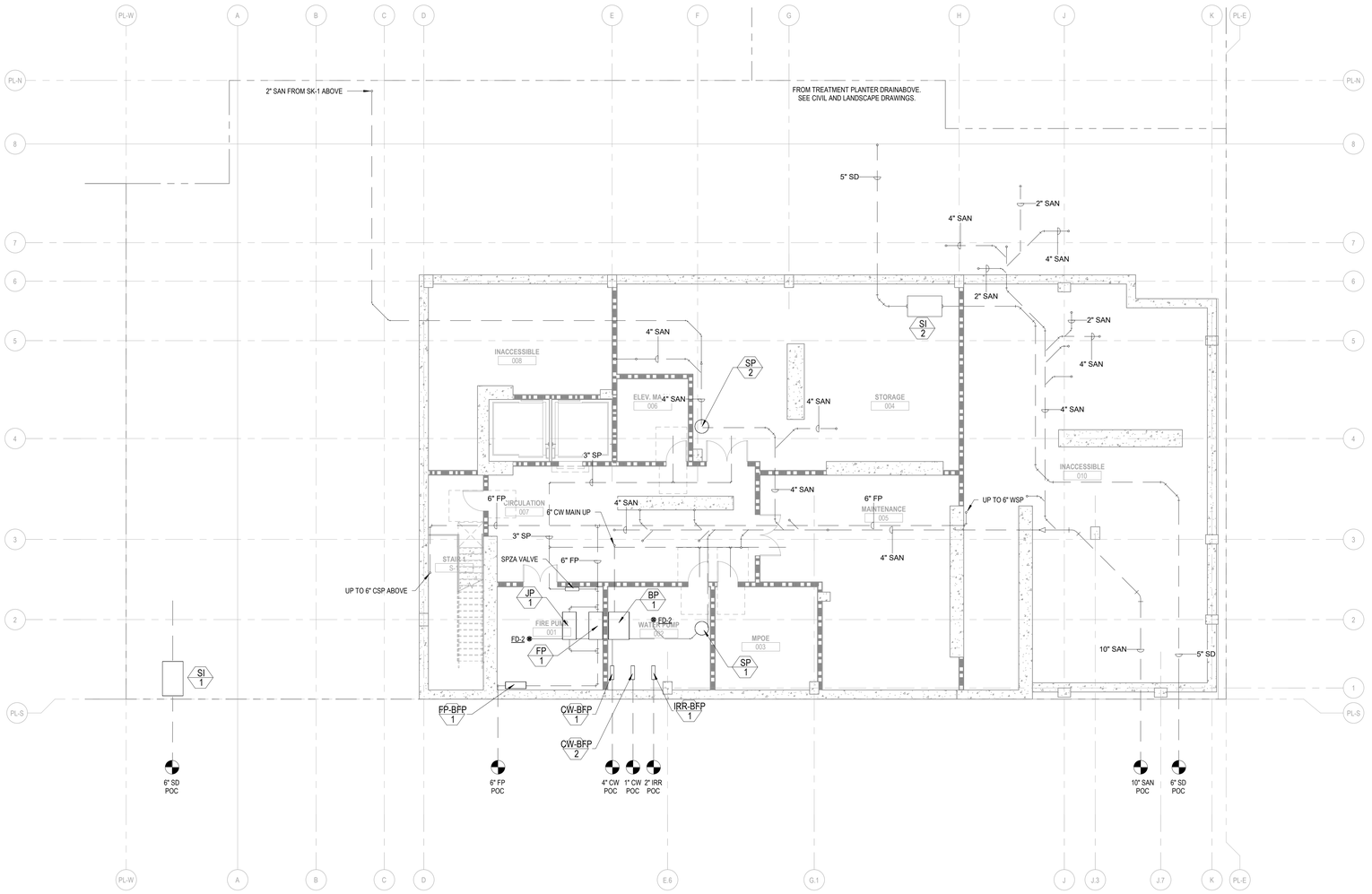

1 PLUMBING BASEMENT
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - BASEMENT

Scale:

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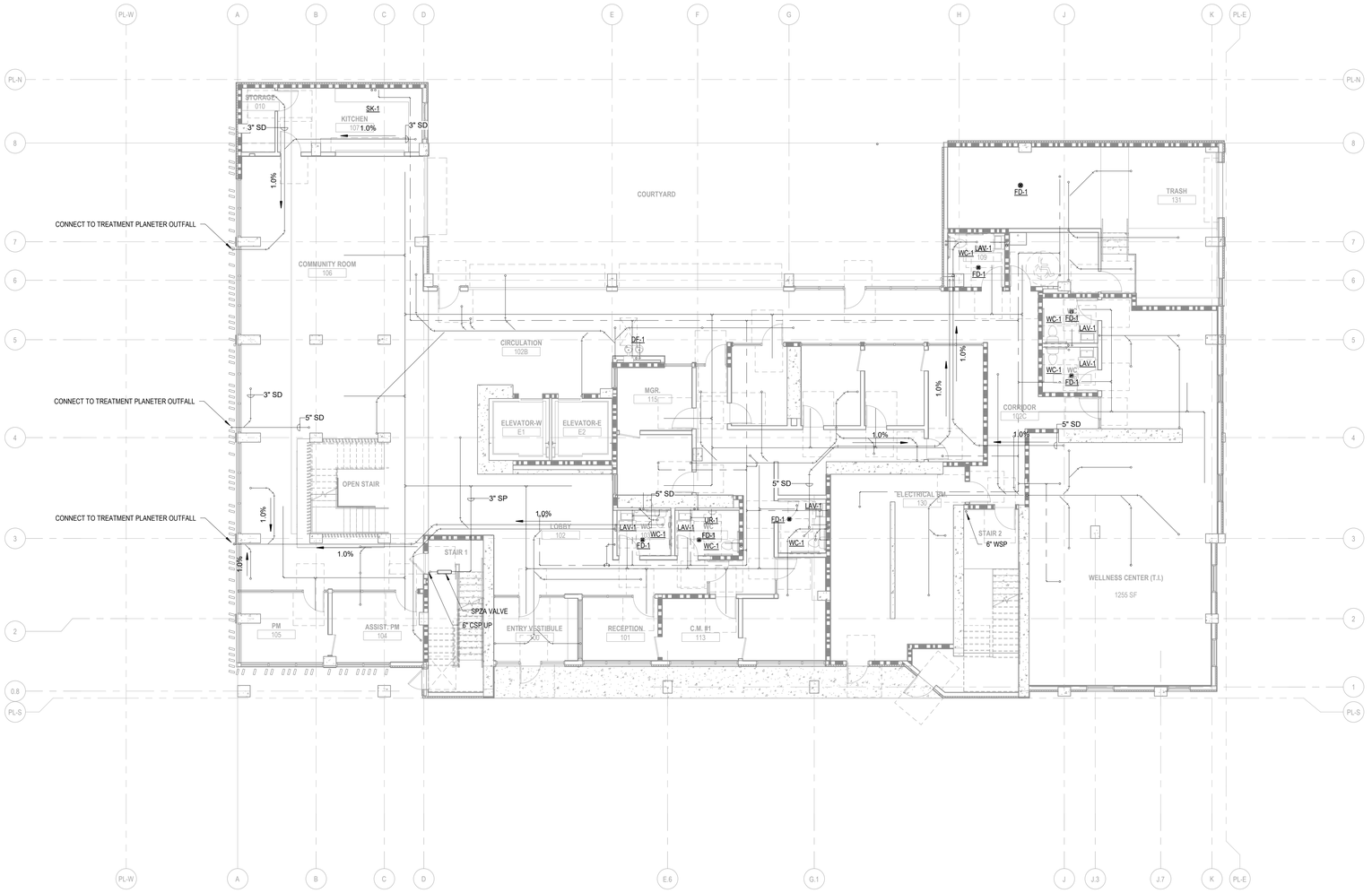

1 PLUMBING LEVEL 1
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - LEVEL 1

Scale:

1/8" = 1'-0"

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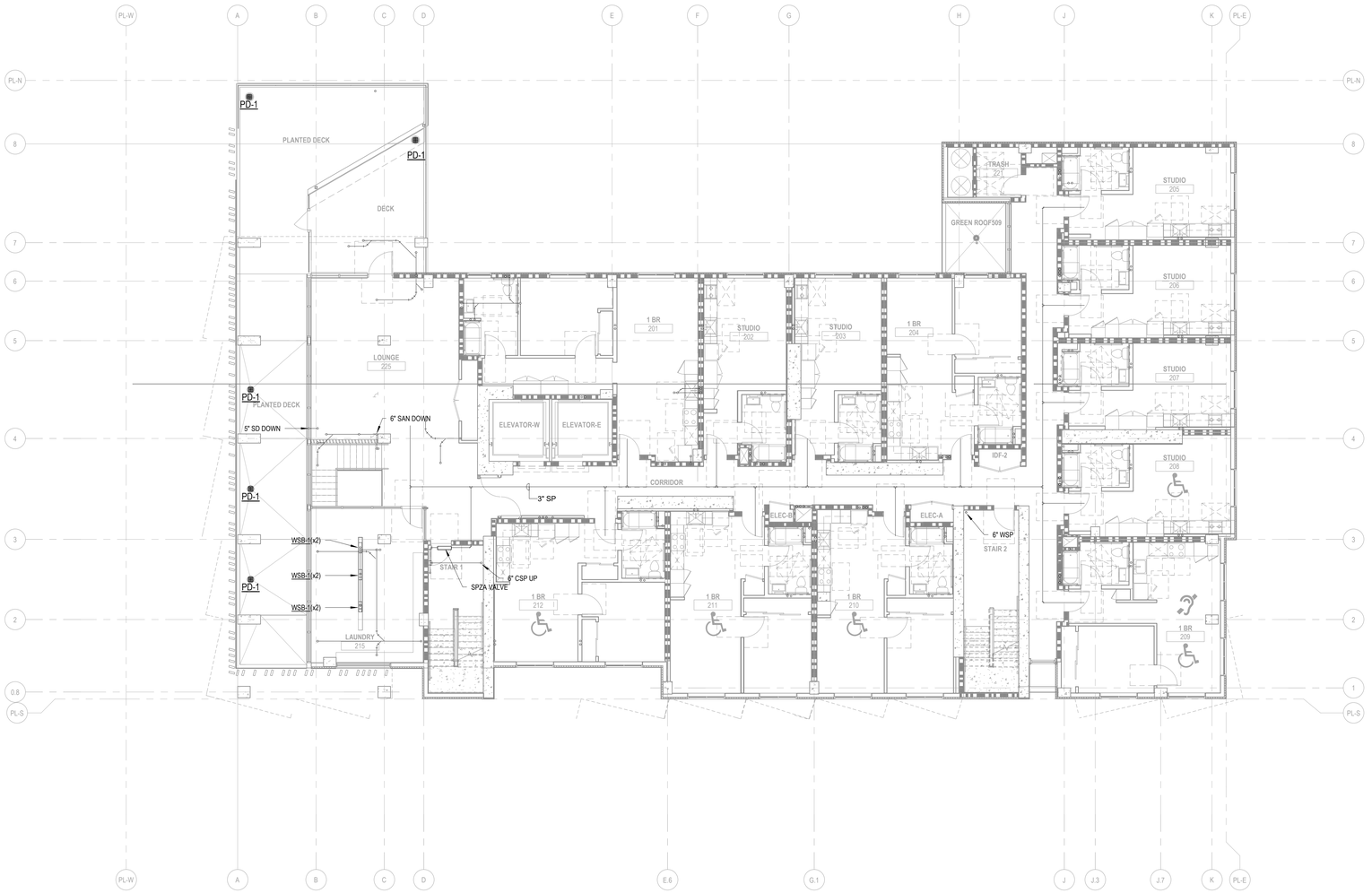

1 PLUMBING LEVEL 2
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - LEVEL 2

Scale:

1/8" = 1'-0"

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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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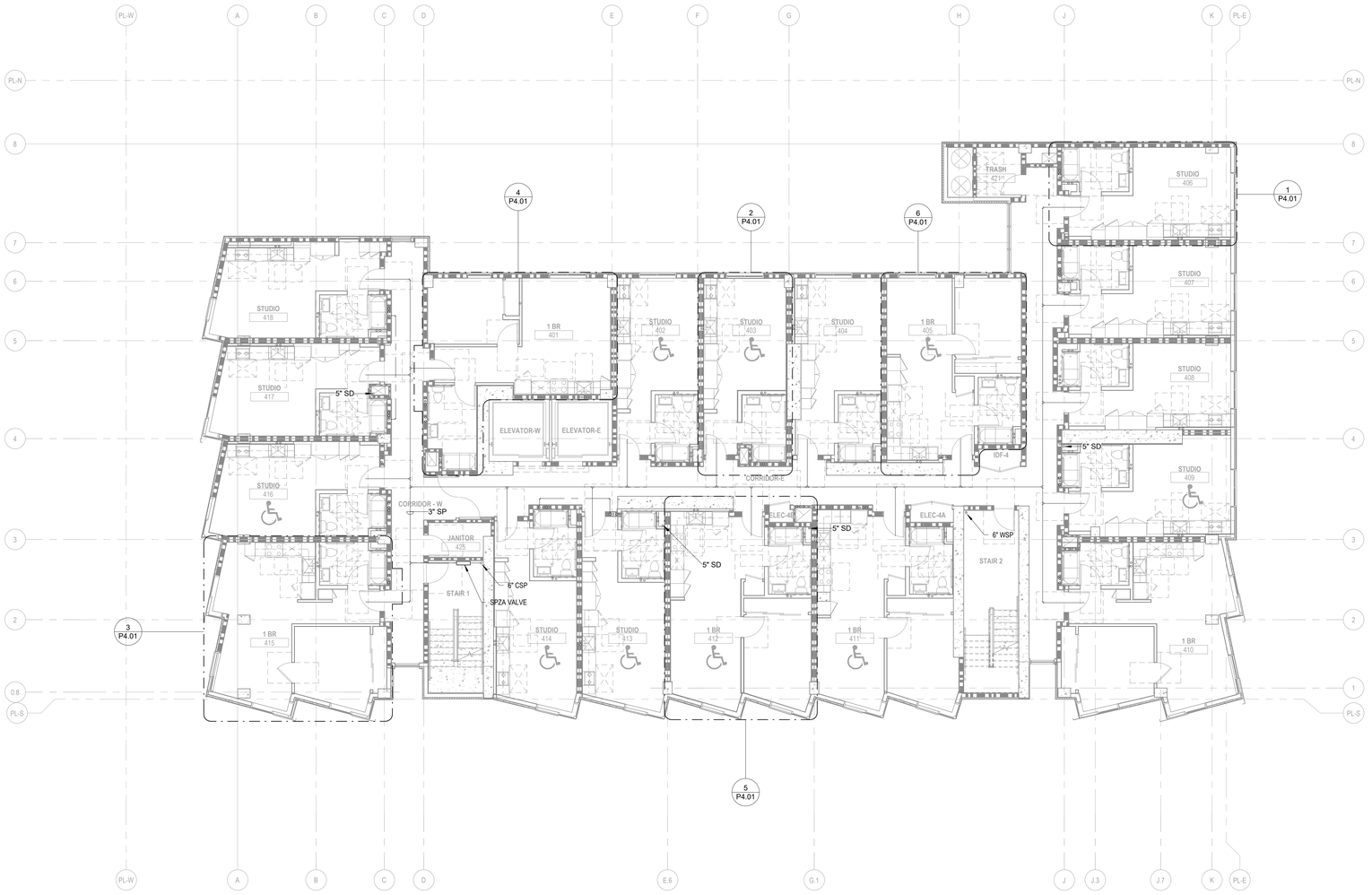
P2.03

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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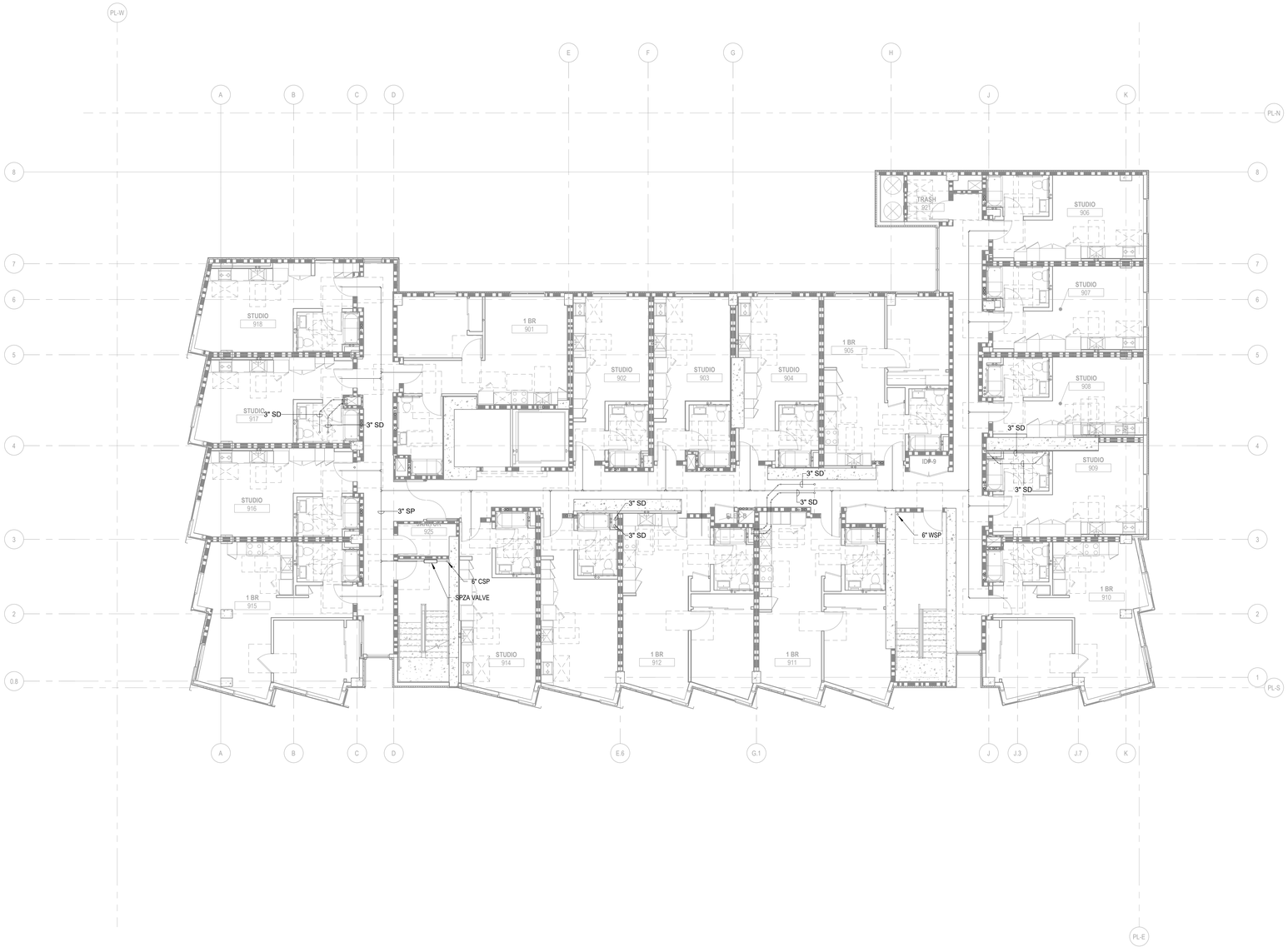

1 PLUMBING LEVEL 9
1/8" = 1'-0"

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PLUMBING FLOOR PLAN - LEVEL 9

Scale:

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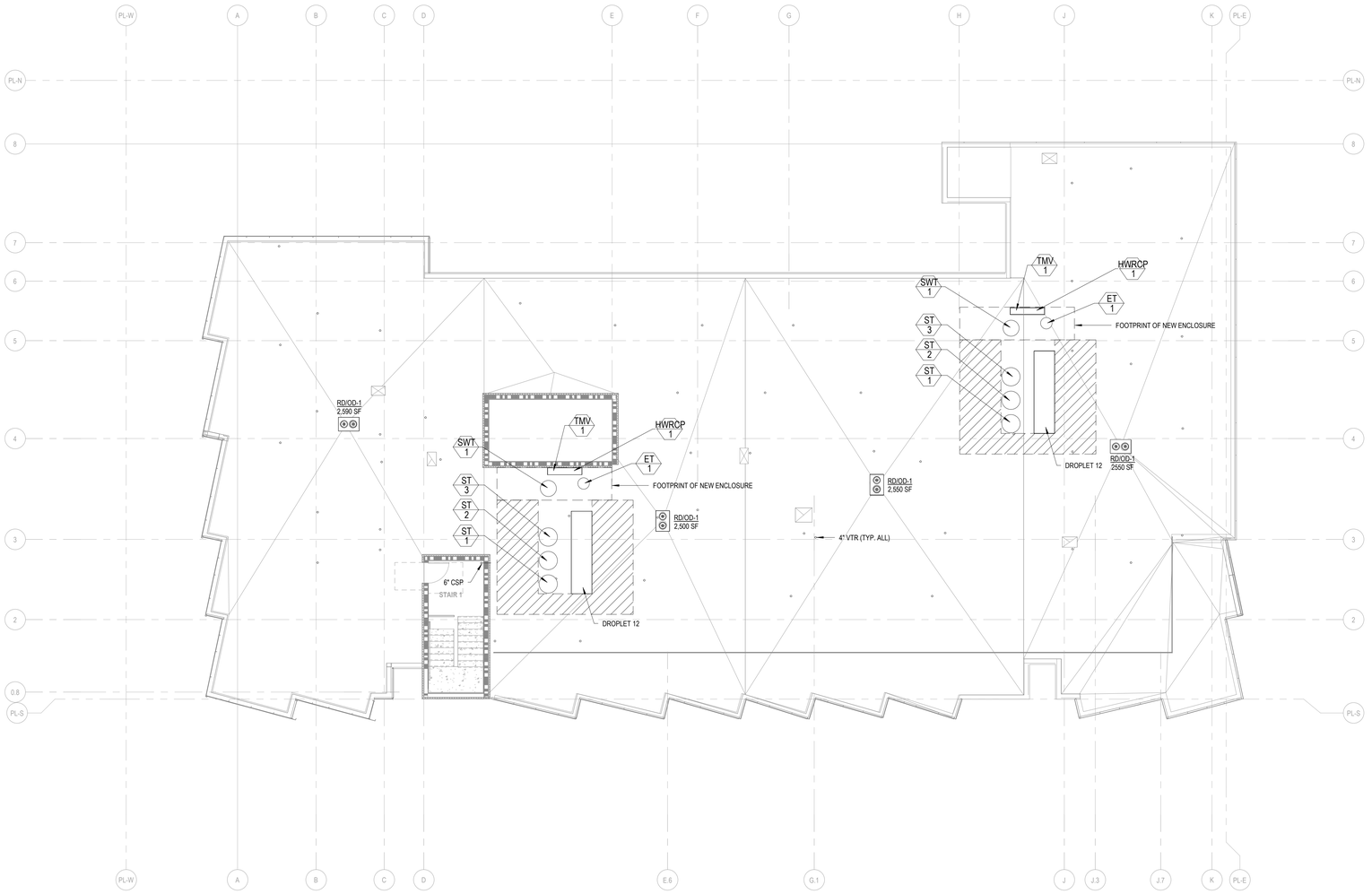

1 PLUMBING ROOF
1/8" = 1'-0"

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PLUMBING ROOF PLAN

Scale:
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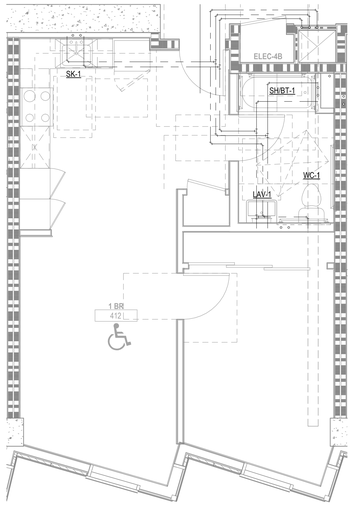
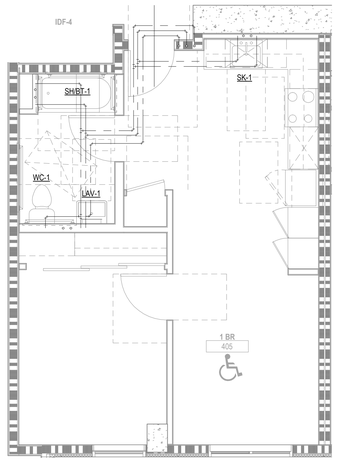
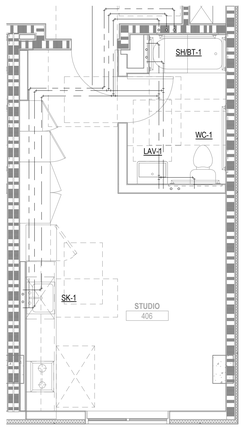


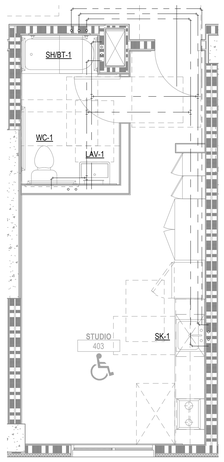
5 PLUMBING ENLARGED UNIT PLAN - 1 BR TYPE 3 (412)
1/4" = 1'-0"



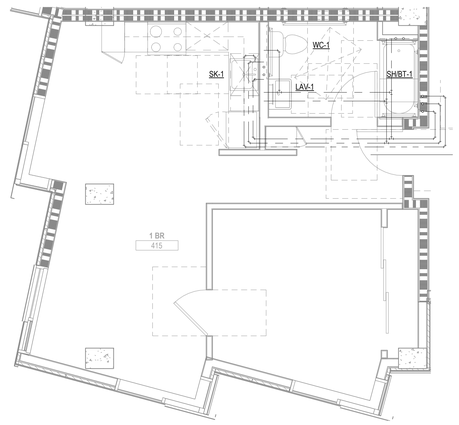
6 PLUMBING ENLARGED UNIT PLAN - 1 BR TYPE 4 (405)
1/4" = 1'-0"



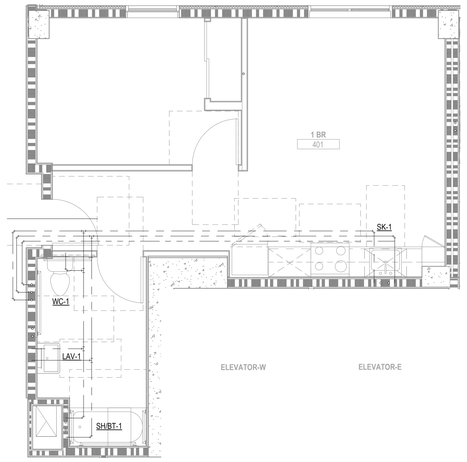
1 PLUMBING ENLARGED UNIT PLAN - STUDIO TYPE 1 (406)
1/4" = 1'-0"



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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Project Title:

Sheet Title:

PLUMBING ENLARGED UNIT PLANS

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

N
REF. NORTH

herman coliver locus
423 Tehama Street San Francisco, California 94103
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Drawn By:	Author
Checked:	Checker
Date:	04 DEC 2017

Sheet Number: P4.01

SHEET INDEX	
Sheet Number	**Sheet Name**
L0.00	COVER SHEET
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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.

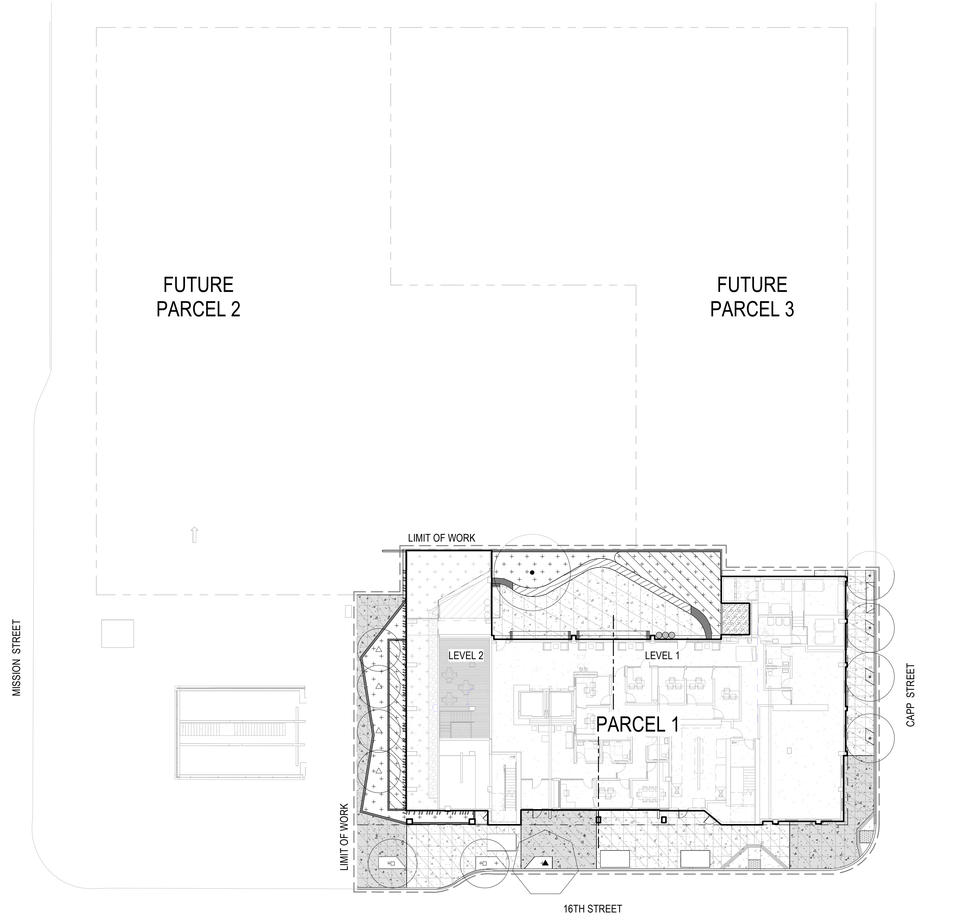
3. GROUNDCOVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. HATCHING ON PLAN MAY NOT EXTEND UNDER SHRUB SYMBOLS FOR GRAPHIC CLARITY.

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"

0' 5' 10' 20'

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

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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:

COVER SHEET

Scale: 1" = 20'-0"

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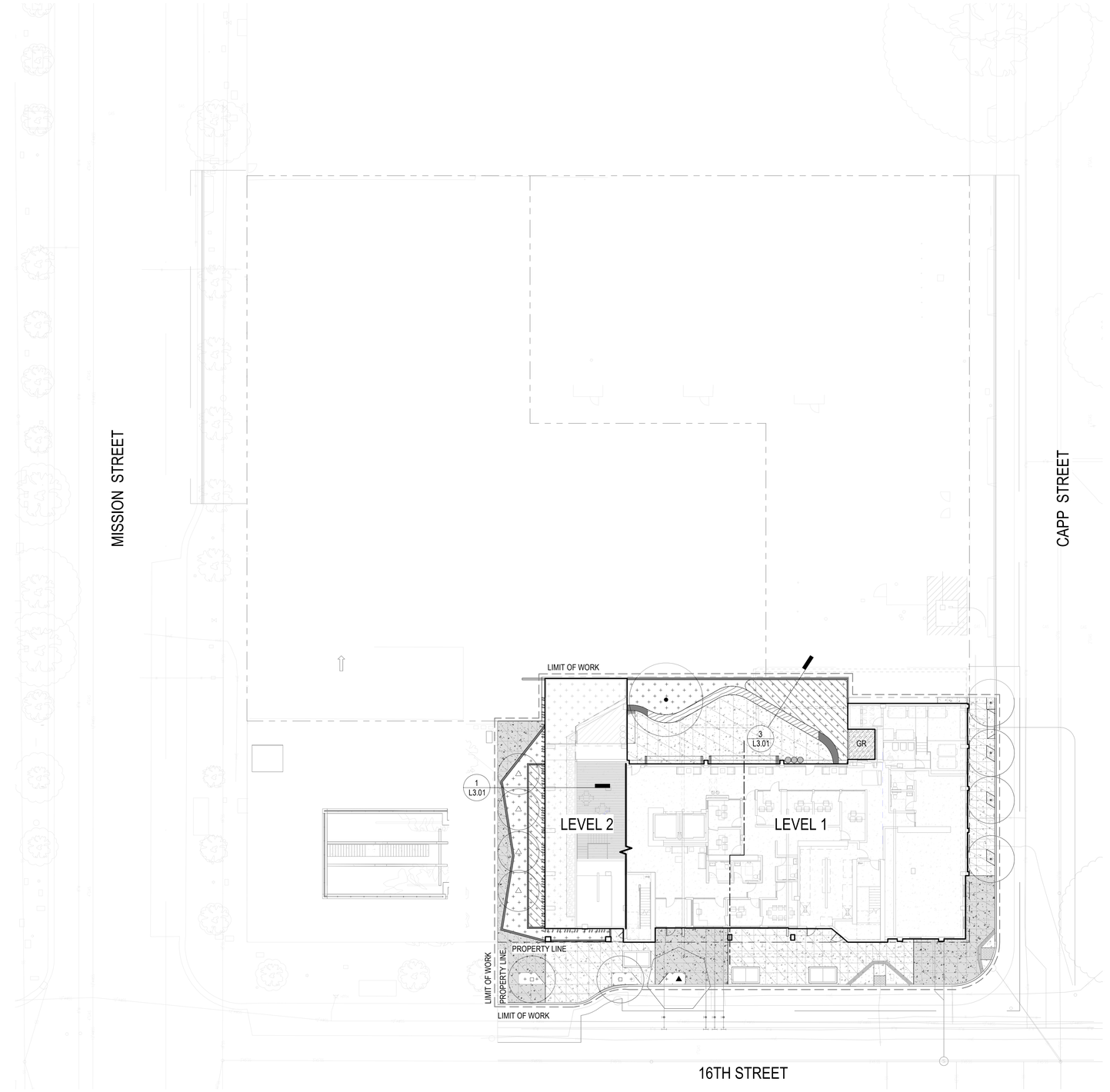

1 OVERALL SITE PLAN
1/16" = 1'-0"

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

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MITHŪN

BASE LANDSCAPE ARCHITECTURE

Stamp:

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	100% DD	06.13.2025

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LA MARAVILLA - BLDG 1 PERMANENT SUPPORTIVE HOUSING

2970 16TH STREET
SAN FRANCISCO, CA 94103

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OVERALL SITE PLAN

Scale: As indicated

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SDAT STANDARDS

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   - 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)**
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10. **ACCESSIBILITY**
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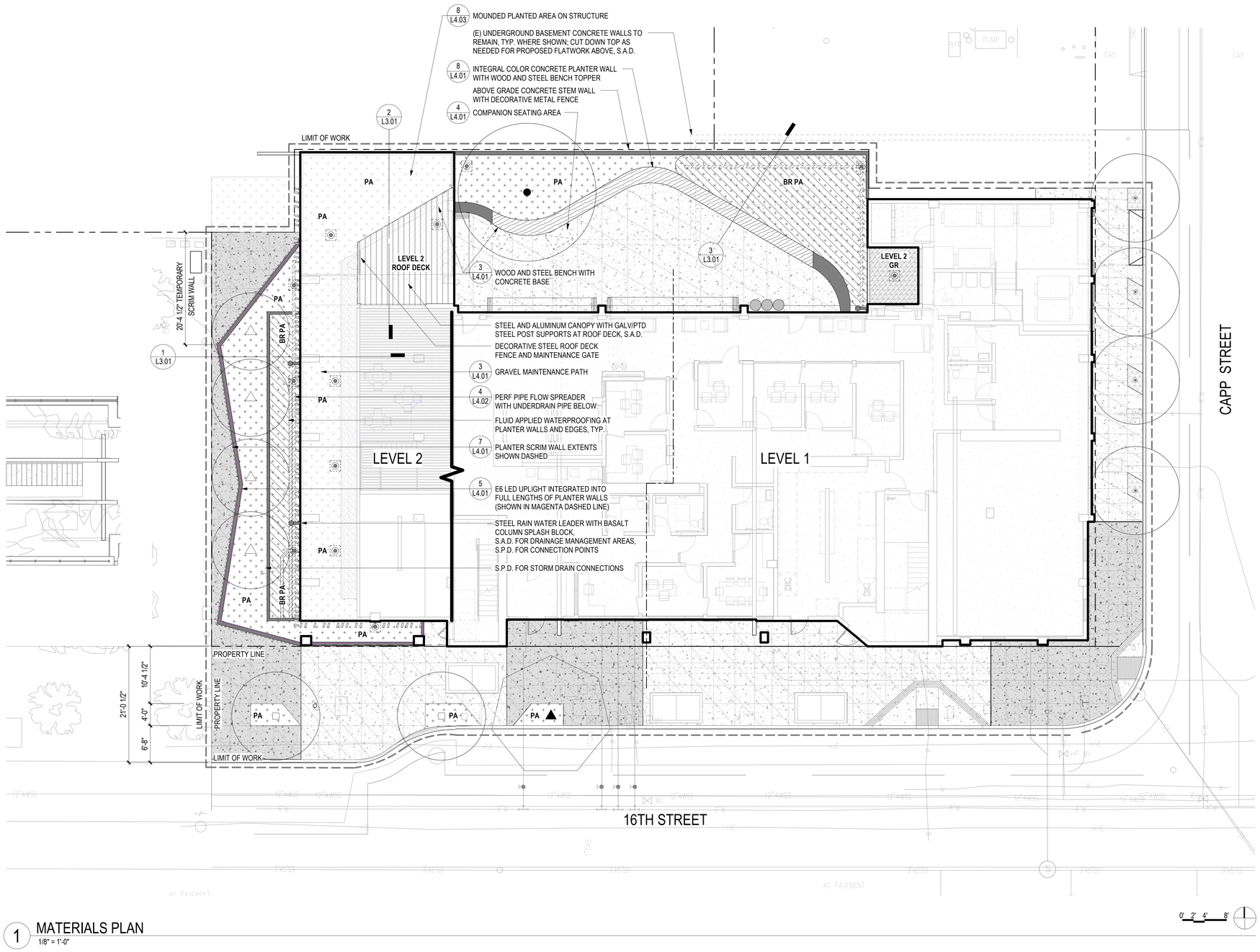

1 MATERIALS PLAN
1/8" = 1'-0"

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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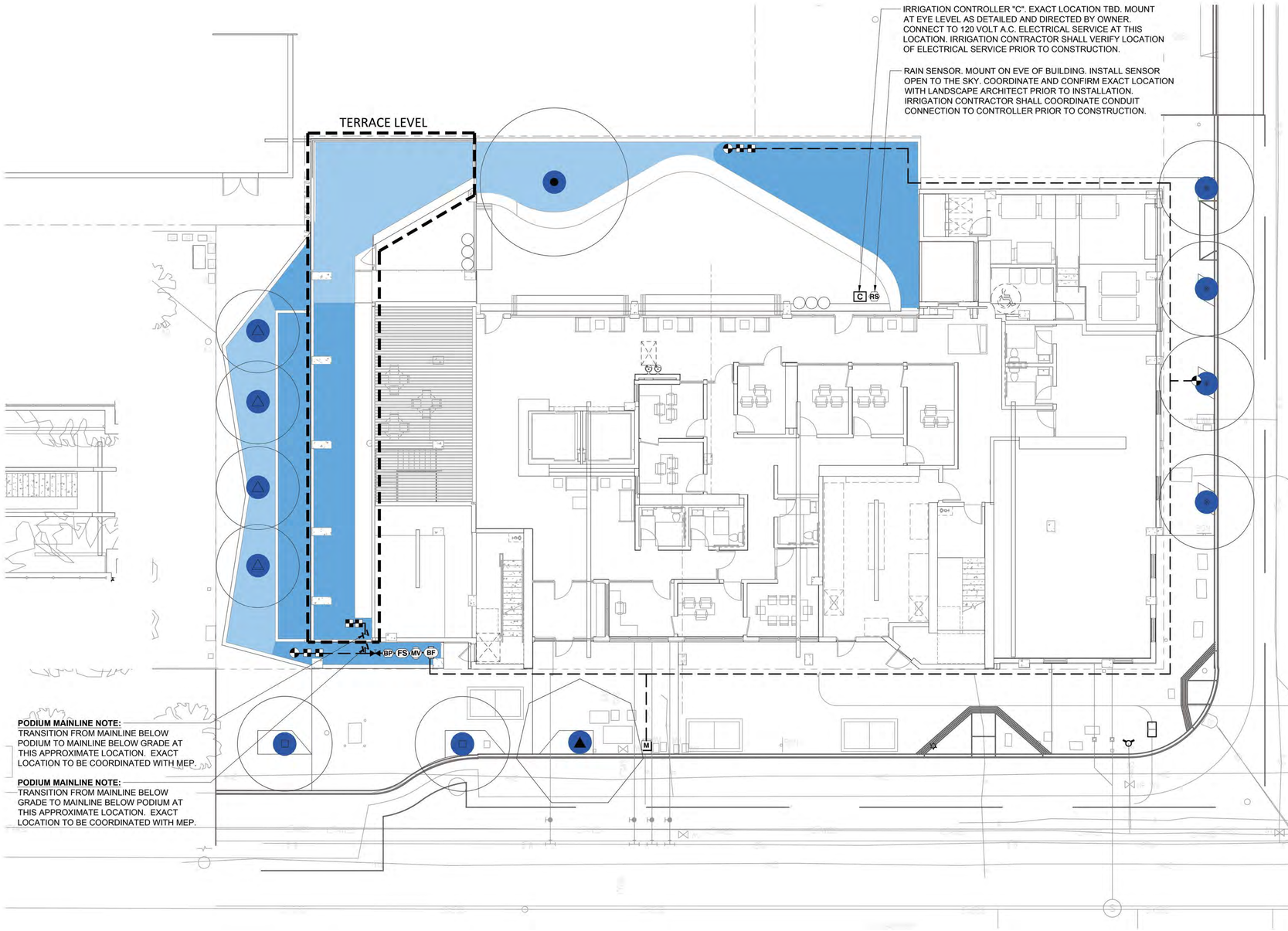

1 IRRIGATION PLAN
1/8" = 1'-0"

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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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:

IRRIGATION PLAN

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

N
REF. NORTH

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

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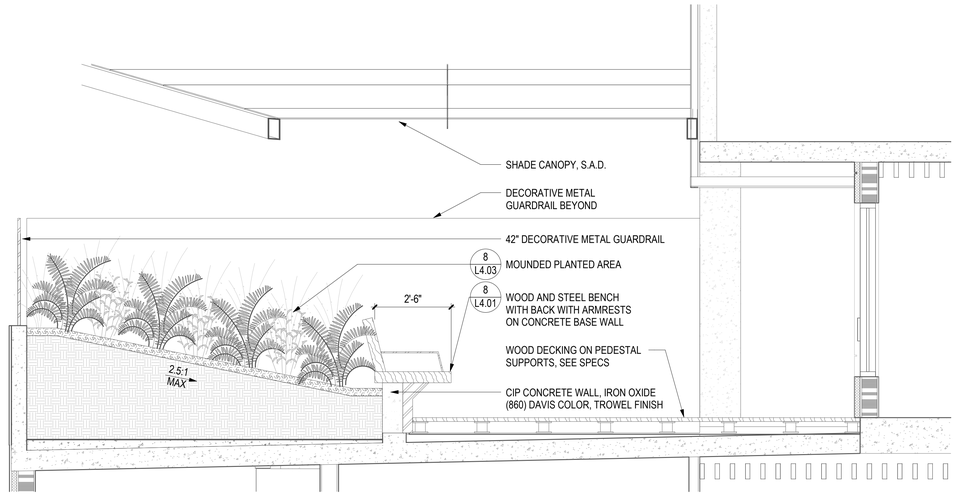
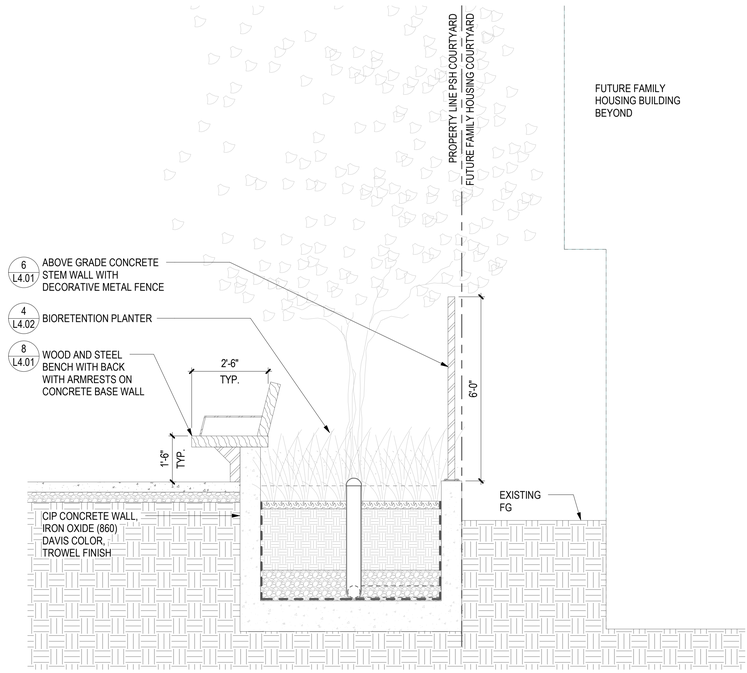


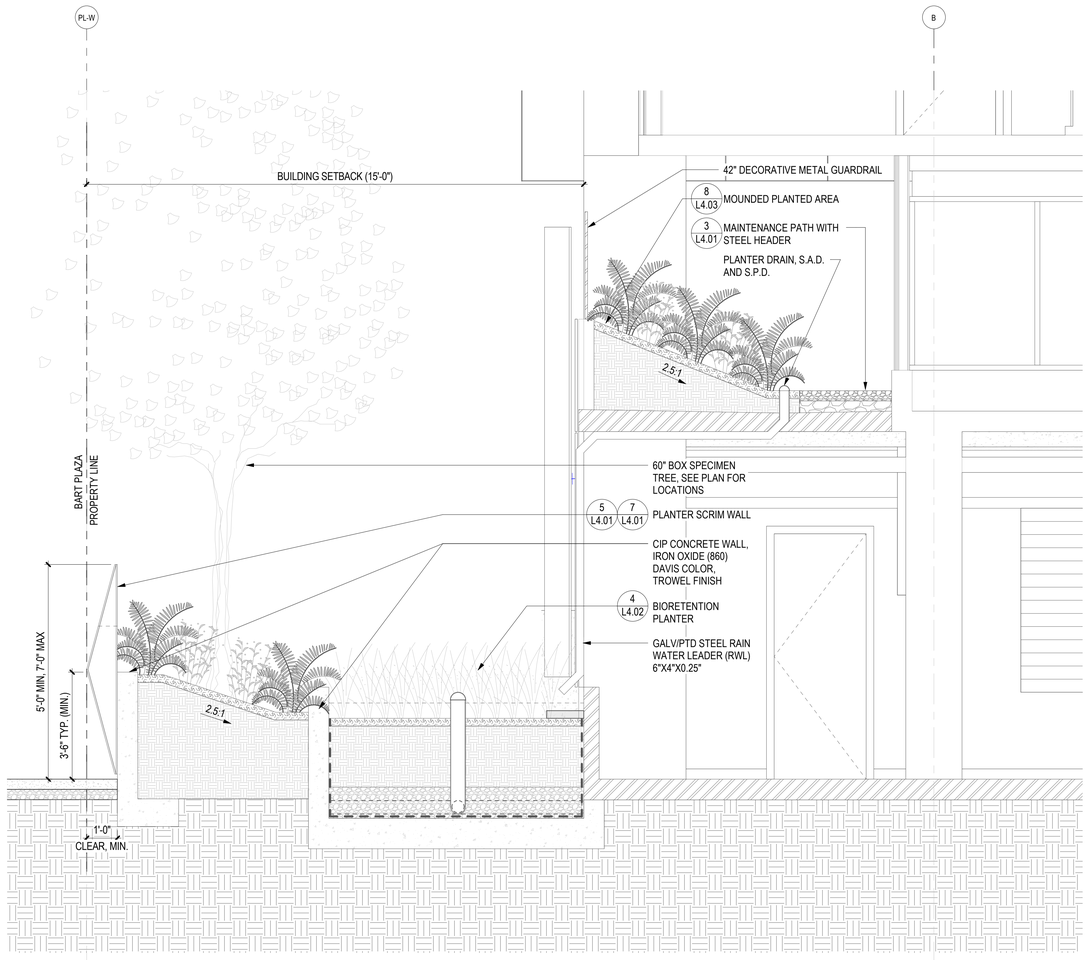
2 ROOF DECK SECTION THROUGH CANOPY

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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MITHŪN

BASE LANDSCAPE ARCHITECTURE

Stamp:

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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:

SECTIONS

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

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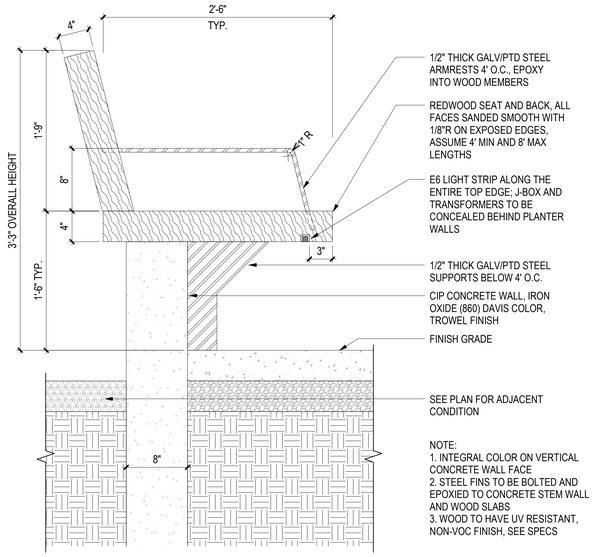
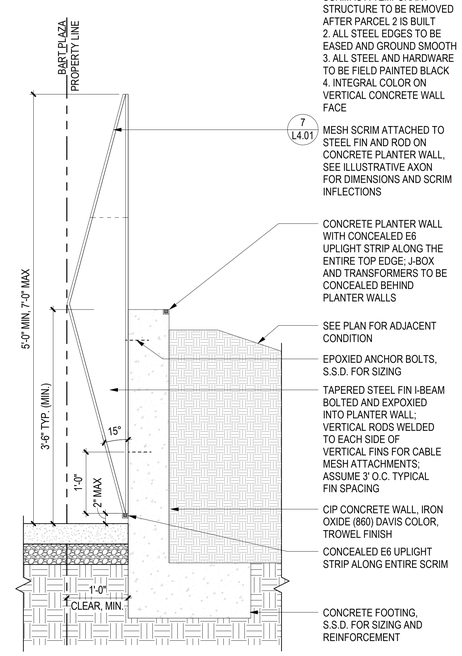
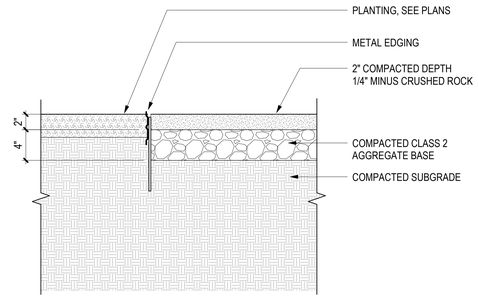


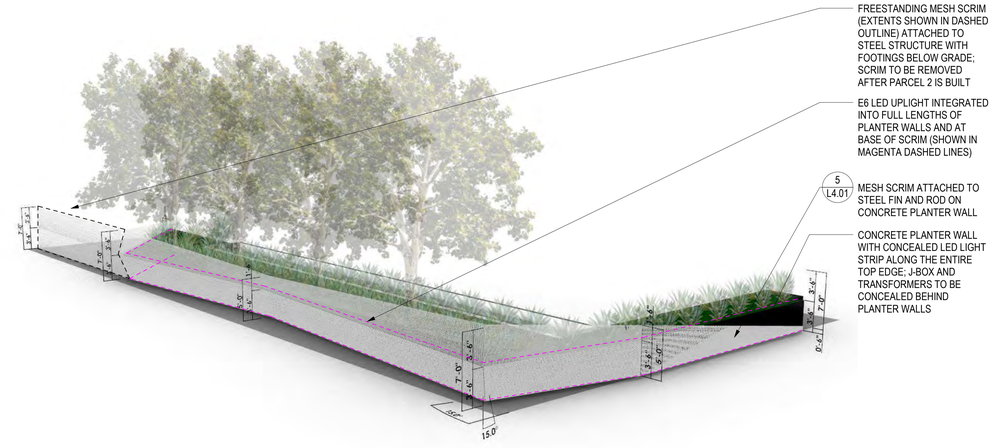
8 WOOD AND STEEL BENCH
1 1/2" = 1'-0"



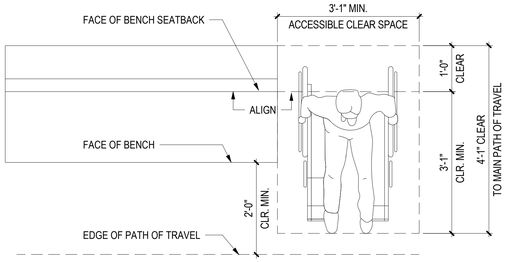
5 PLANTER SCRIM WALL ASSEMBLY
1" = 1'-0"



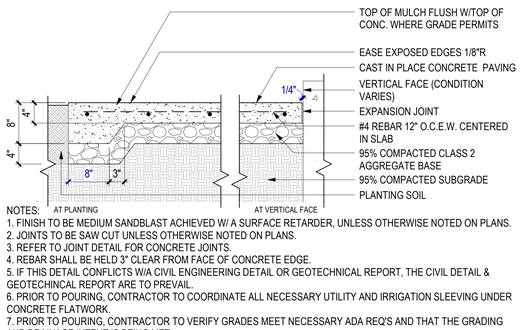
3 CRUSHED ROCK MAINTENANCE PATH
1 1/2" = 1'-0"



7 PLANTER SCRIM WALL
NTS

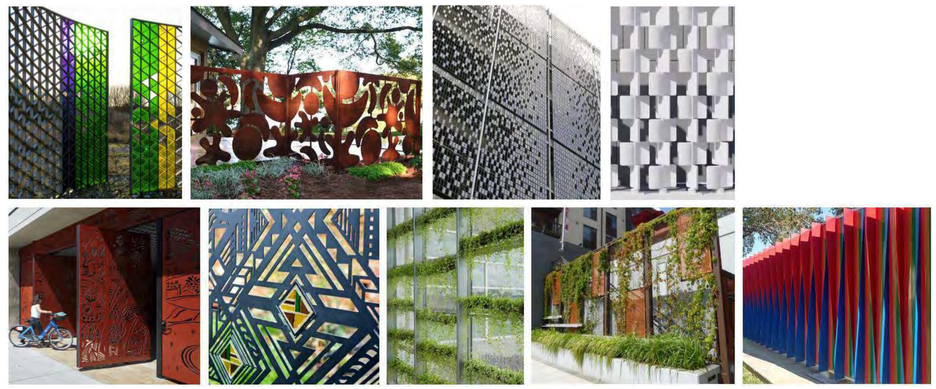


4 COMPANION SEATING
3/4" = 1'-0"

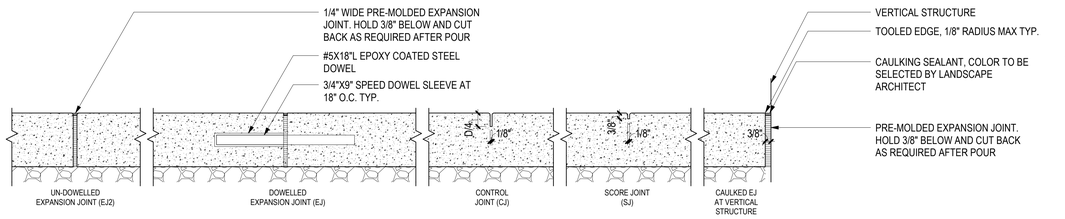


NOTES:
1. FINISH TO BE MEDIUM SANDBLAST ACHIEVED W/ A SURFACE RETARDER, UNLESS OTHERWISE NOTED ON PLANS.
2. JOINTS TO BE SAW CUT UNLESS OTHERWISE NOTED ON PLANS.
3. REFER TO JOINT DETAIL FOR CONCRETE JOINTS.
4. REBAR SHALL BE HELD 3" CLEAR FROM FACE OF CONCRETE EDGE.
5. IF THIS DETAIL CONFLICTS W/A CIVIL 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"

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

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MITHŪN

BASE LANDSCAPE ARCHITECTURE

Stamp:

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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:

DETAILS

Scale: As indicated

N
REF. NORTH

eli architecture
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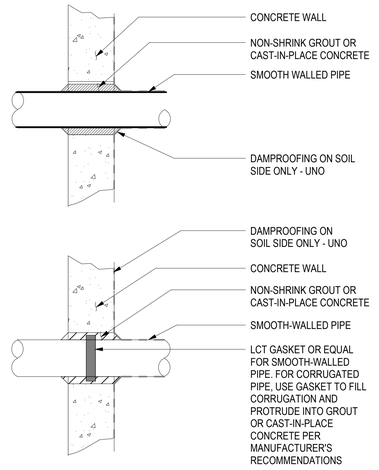
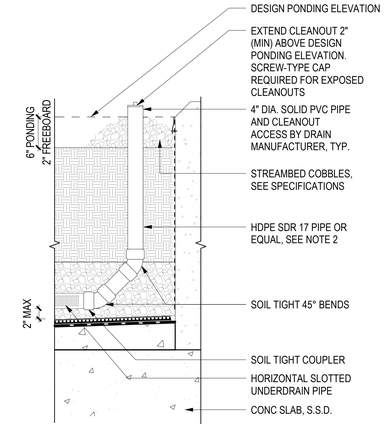


3 TYPICAL SOIL TIGHT WALL PENETRATION

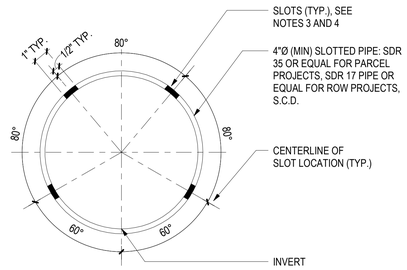
1 1/2" = 1'-0"

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"

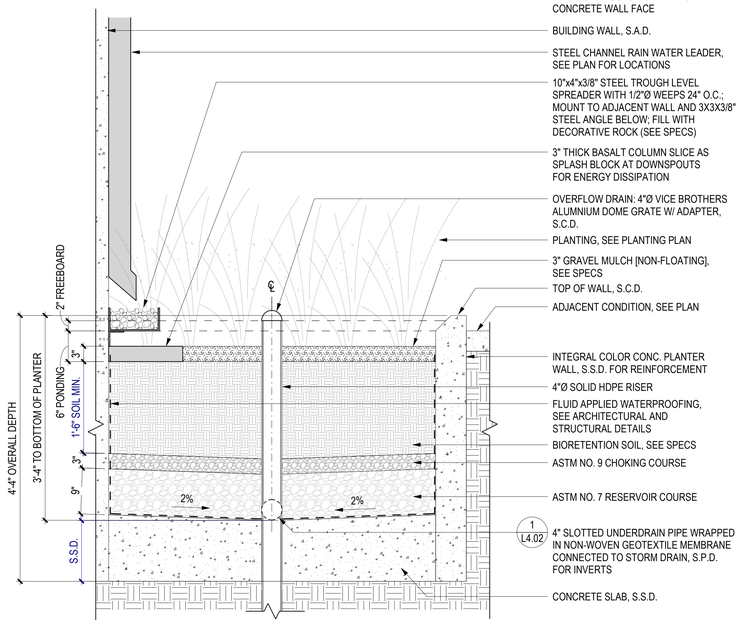


NOTES:
1. UNDERDRAIN PIPE SHALL BE SLOTTED HDPE SDR 17 OR ACCEPTABLE SUBSTITUTE MATERIAL PER ENGINEERS SPECIFICATIONS. SINGLE WALL AND DUAL WALL CORRUGATED HDPE PIPE ARE NOT ACCEPTABLE.
2. ALL PERFORATIONS SHALL BE SLOTTED TYPE, MEASURING 0.032 INCH WIDE (MAX), SPACED AT 0.25 INCH (MIN), AND PROVIDING 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"

NOTE:
1. INTEGRAL COLOR ON VERTICAL CONCRETE WALL FACE



4 FLOW THROUGH PLANTER

1" = 1'-0"

MITHŪN

BASE LANDSCAPE ARCHITECTURE

Stamp:

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NO.	REVISION	DATE
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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

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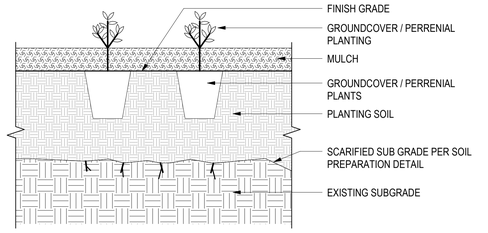
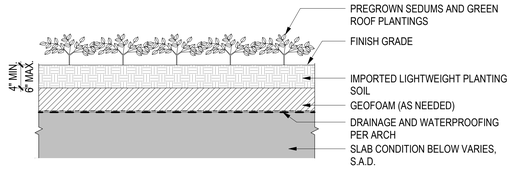
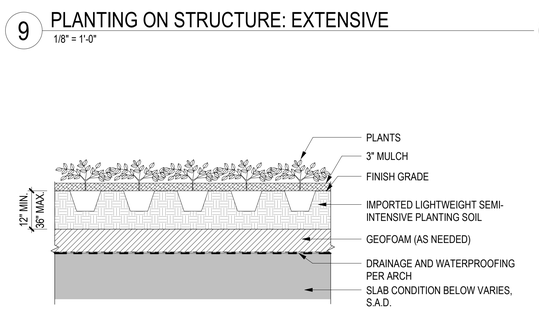


10 GROUNDCOVER PLANTING
1 1/2" = 1'-0"

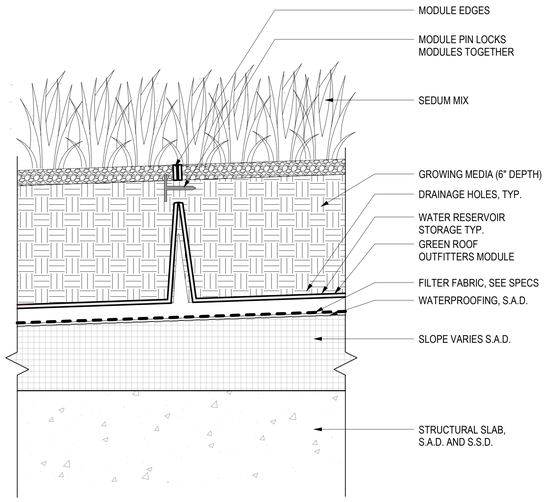


9 PLANTING ON STRUCTURE: EXTENSIVE
1/8" = 1'-0"



NOTE:
1. SEMI-INTENSIVE IS WITHIN PROPERTY LINE AND SHOWN FOR GREEN FACTOR SCORE REFERENCE ONLY
2. SOIL DENSITY <80LB/CF
3. AVERAGE SOIL DEPTH 21"

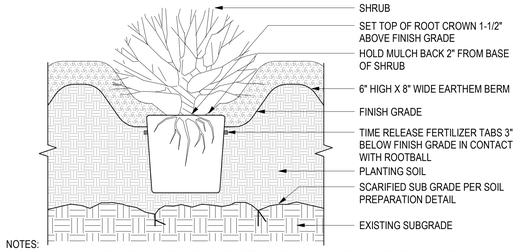
8 PLANTING ON STRUCTURE: SEMI- INTENSIVE
1/8" = 1'-0"



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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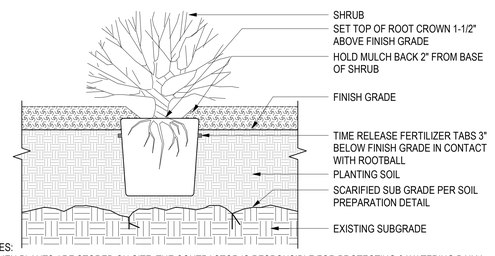
5. REFER TO TRIANGULAR PLANT LAYOUT DETAIL.

5 SHRUB PLANTING WITH BERM
1 1/2" = 1'-0"



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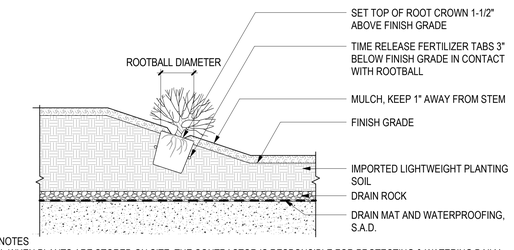
5. REFER TO TRIANGULAR PLANT LAYOUT DETAIL.

4 SHRUB PLANTING
1 1/2" = 1'-0"



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3. REFER TO IRRIGATION PLANS FOR SHRUB IRRIGATION.
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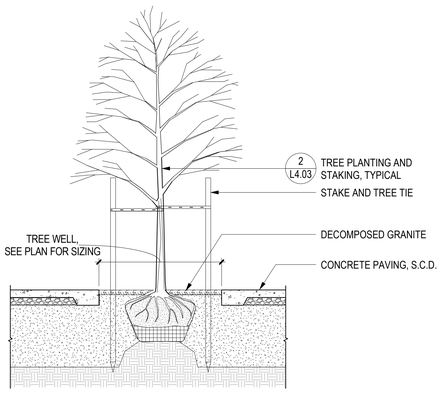
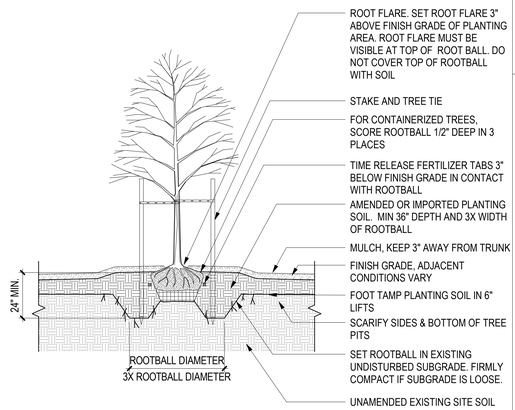
5. REFER TO TRAINAGULAR PLANT LAYOUT DETAIL.

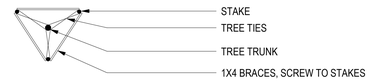
7 SHRUB PLANTED ON SLOPE ON STRUCTURE
1/2" = 1'-0"



3 TREE IN SIDEWALK TREE WELL
1/2" = 1'-0"



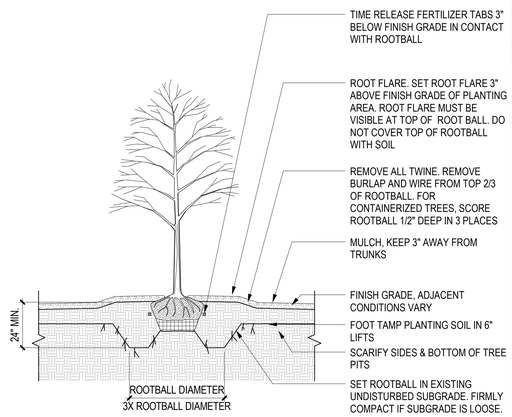
SECTION



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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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.

1 TREE PLANTING
3/8" = 1'-0"

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.

MITHŪN

BASE LANDSCAPE ARCHITECTURE

Stamp:

NOT FOR CONSTRUCTION

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
423 Tehama Street San Francisco, California 94103
T 415.495.1776

Drawn By:	Author	Sheet Number:	L4.03
Checked:	Checker		
Date:	6/12/2025 5:30:19 PM		

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

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 blue
Salvia spathacea
Tulbaghia violacea

BR PA

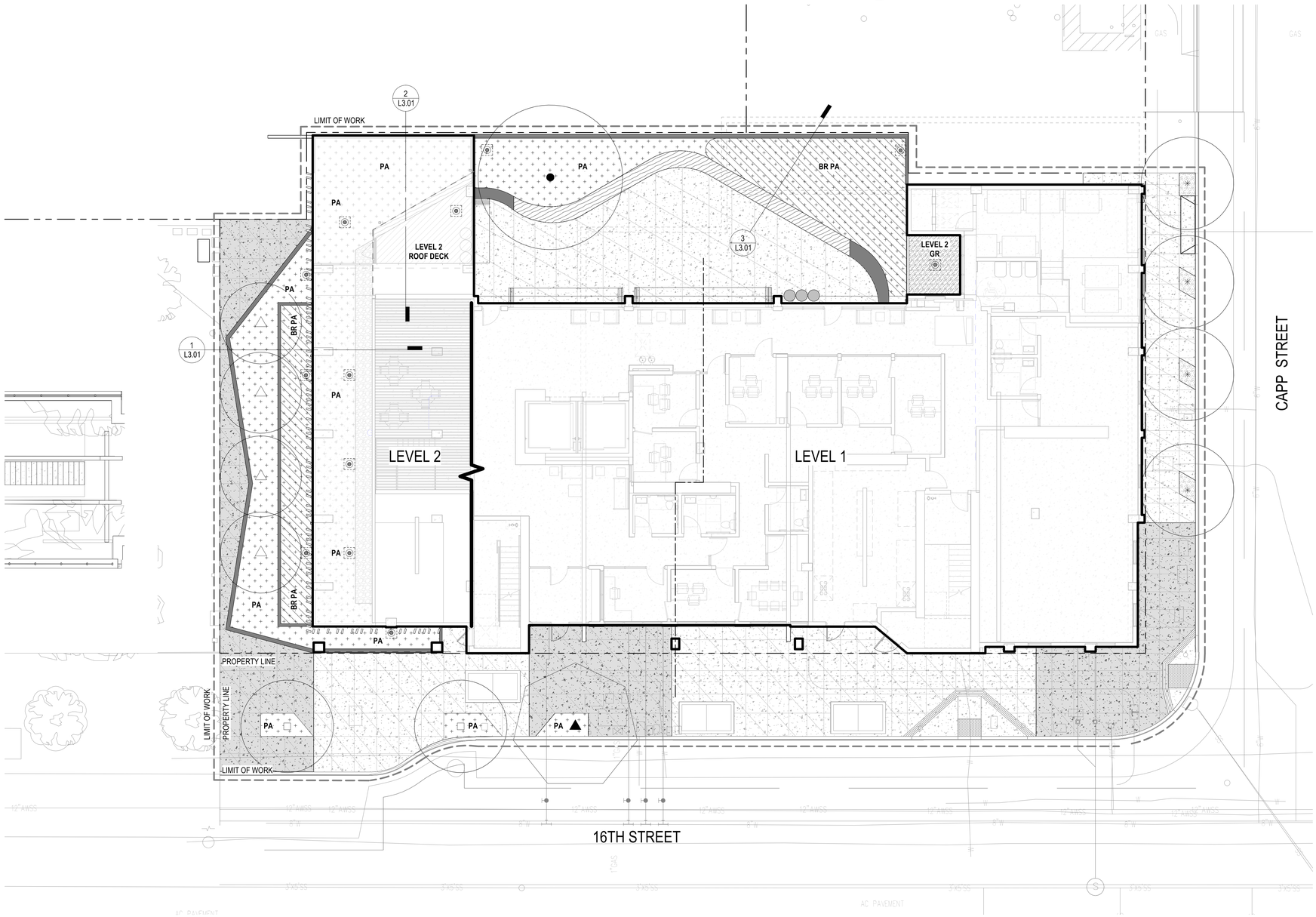
BIORETENTION PLANTING: 957 SF
80% Groundcover, 1 GAL, 12" O.C.
Carex obnula
Erigeron galucus
Juncus patens
Lomandra longifolia 'Platinum Beauty'

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

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



1 PLANTING PLAN
1/8" = 1'-0"

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.

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:
PLANTING PLAN

Scale: 1/8" = 1'-0"
N
REF. NORTH

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

Drawn By: Author
Checked: Checker
Date: 6/12/2025 5:30:23 PM

Sheet Number: L5.01

From:	Angela Louise Tiangco
To:	BOS Legislation, (BOS)
Subject:	YIMBY Law Correspondence re: Appeal of the Public Works Approval of the 3-lot subdivision at 1979 Mission Street (7.29.2025 Meeting)
Date:	Wednesday, July 23, 2025 2:12:36 PM
Attachments:	23072025 YIMBY Law Letter of Support for 1979 Mission Street.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello San Francisco Board of Supervisors

Good afternoon. Please find the attached correspondence from YIMBY Law regarding the Appeal of the Public Works Approval of the 3-lot subdivision at 1979 Mission Street ahead of next week's Board of Supervisors Meeting (07.29.2025).

Thank you,
Angela Tiangco
Research Attorney at YIMBY Law

YIMBY Law

2261 Market Street STE 10416

San Francisco, CA 94114

hello@yimbylaw.org

YIMBY LAW

7/23/2025

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

bos.legislation@sfgov.org
Via Email

Re: Appeal of the Public Works Approval of the 3-lot subdivision at 1979 Mission Street

Dear San Francisco Board of Supervisors,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). The Board of Supervisors has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

1979 Mission Street, or "La Maravilla" as it is termed by many city constituents, will be a 100% affordable community adjacent to the 16th Street BART Plaza proposed by Mission Housing. It is a phased development that will include a 136-unit Permanent Supportive Housing ("PSH") Building for homeless individuals and two buildings with over 200 units for families. These units will do a great deal in helping San Francisco towards its RHNA allocation of 32,881 low-income units. Construction is expected to begin for the PSH portion this December.

However, Capp Street Neighbors are challenging the City of San Francisco Department of Public Works ("Public Works") approval of the Tentative Parcel Map in connection with Mission Housing's proposed three-lot subdivision. While AB 2162 does not prevent the City from imposing Subdivision Map Act Procedures and allowing interested parties to appeal Public Works' approval of the tentative parcel map, none of the Appellants' claims provide a basis to reverse approval of the tentative parcel map.

First, the Appellants' claims do not concern the criteria that Public Works considered in approving the parcel map; rather, the issues they raise–building height, building massing, density, setbacks, traffic review, social impacts–are under the purview of the Planning Department, which approved the proposed project on May 27, 2025. The Planning Department properly determined that the Project's design is authorized under the Density Bonus, and since the Appellants failed to appeal the Planning Department's approval of the Project, they cannot now raise these issues by appealing an entirely separate approval.

Second, State Density Bonus Law and the Housing Accountability Act provide strong protections for the Project. Under the Density Bonus Law, the City must waive any development standards that physically preclude construction of the Project. Furthermore, California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. Appellants have failed to cite any standards that are violated by the Project.

Lastly, the Appellants present a completely unsubstantiated claim that the addition of housing units will amplify "homelessness, drug use, and crime." Not only is that an illogical argument–more housing aims to prevent these issues and blocking such housing is what exacerbates them–but it is also an abhorrent approach to a problem they claim to want to solve. It is disingenuous for them to claim they "support the goal of affordable housing for this site" while in the same breath, attempting to stall the project and making derivative claims that providing housing will bring danger to families, and particularly children, in the surrounding neighborhood.

With the requested concessions and/or waivers available under State Density Bonus Law, the above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

From:	BOS Legislation, (BOS)
To:	"Hecklr@me.com"; "marcsalomon@gmail.com"; cmelgoza@missionhousing.org
Cc:	RUSSI, BRAD (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); YANG, AUSTIN (CAT); MALAMUT, JOHN (CAT); Short, Carla (DPW); Schneider, Ian (DPW); French, Elias (DPW); Anderson, Kate (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Switzky, Joshua (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	HEARING NOTICE: Appeal of Tentative Map - Proposed 1979 Mission Street Project - Appeal Hearing July 29, 2025
Date:	Friday, July 18, 2025 8:50:27 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **July 29, 2025**, at 3:00 p.m. for the appeal of a Tentative Map for the proposed project at 1979 Mission Street.

Please find the following link to the hearing notice for the matter:

Public Hearing Notice - July 18, 2025

I invite you to review the entire matters on our Legislative Research Center by following the link below:

Board of Supervisors File No. 250735

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click here to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: **Tuesday, July 29, 2025**

Time: **3:00 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 250735.** Hearing of persons interested in or objecting to the decision of Public Works, dated June 25, 2025, approving a Tentative Parcel Map for a three-lot subdivision at 1979 Mission Street, Assessor's Parcel Block No. 3553, Lot No. 052. (District 9) (Appellant: Ali Gilmore) (Filed: July 3, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, July 25, 2025.

For any questions about this hearing, please contact our office at bos.legislation@sfgov.org or call (415) 554-5184.

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

ll:jw:ams

DATED ~ MAILED ~ EMAILED ~ POSTED: July 18, 2025
Published: July 18, 2025

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ARTHUR KHOO
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3948331

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
AK - 250735 - Ten Map Appeal

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

07/18/2025

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	$428.40
Set aside for CCSF Outreach Fund	$47.60
Total	$476.00

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: Tuesday, July 29, 2025 Time: 3:00 p.m. Location: Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 250735. Hearing of persons interested in or objecting to the decision of Public Works, dated June 25, 2025, approving a Tentative Parcel Map for a three-lot subdivision at 1979 Mission Street, Assessor's Parcel Block No. 3553, Lot No. 052. (District 9) (Appellant: Ali Gilmore) (Filed: July 3, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, July 25, 2025.

Angela Calvillo, Clerk of the Board of Supervisors City and County of San Francisco

EXM-3948331#

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San Francisco Examiner

PUBLIC NOTICES

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File & Publish New Business Name: Examiner.DBAstore.com
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GOVERNMENT

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 MONDAY, JULY 21, 2025 - 1:30 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3949284#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102 July 21, 2025 – 10:00 AM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3948641#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard.

Date: Tuesday, July 29, 2025 Time: 3:00 p.m. Location: Legislative Chamber, Room 250, located at City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

Subject: File No. 250735. Hearing of persons interested in or objecting to the decision of Public Works, dated June 25, 2025, approving a Tentative Parcel Map for a three-lot subdivision at 1979 Mission Street, Assessor's Parcel Block No. 3553, Lot No. 052. (District 9) (Appellant: Ali Gilmore) (Filed: July 3, 2025)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos.@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, July 25, 2025.

Angela Calvillo, Clerk of the Board of Supervisors City and County of San Francisco

EXM-3948331#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25CIV04786

Superior Court of California, County of SAN MATEO
Petition of: HALIL IBRAHIM YENIGUN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner HALIL IBRAHIM YENIGUN filed a petition with this court for a decree changing names as follows:
HALIL IBRAHIM YENIGUN to MASSIS ANUSHAVAN AZADIAN
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 09/03/2025, Time: 9:00AM , Dept.: M/C
The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county:
THE EXAMINER
Date: 06/30/2025

Judge of the Superior Court
7/11, 7/18, 7/25, 8/1/25
SPEN-3946285#
EXAMINER - REDWOOD CITY TRIBUNE

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25CIV04002

Superior Court of California, County of SAN MATEO
Petition of: NICOL ARLETTE GARCIA LAURA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner NICOL ARLETTE GARCIA LAURA filed a petition with this court for a decree changing names as follows:
NICOL ARLETTE GARCIA LAURA to NICOL ARLETTE LAURA
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 09/08/2025, Time: 9:00AM, Dept.: M/C
The address of the court is 400 COUNTY CENTER, REDWOOD CITY, CA 94063
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county:
THE EXAMINER
Date: 07/08/2025

Judge of the Superior Court
7/11, 7/18, 7/25, 8/1/25
SPEN-3946266#
EXAMINER - REDWOOD CITY TRIBUNE

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*:
CGC-25-622142

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*:
Keyhan Mohanna Individually And As Trustee Of The Keyhan Mohanna Revocable Trust Dated July 8, 2003, Keyhan & Papillon, McDonut & KosKesh, Chih-Hong Hsu, 1275 Sherkat-Eh-Shargh-Va-Gharb, A General Partnership On Behalf Of Alborz Fund Management III, A Private Holding Entity As Owner, KM Hospitality And Transportation Services, LLC, Rohani & Aminzadeh , Nasim30, LLC, 3H Renovation Services, Kminstyle Hospitality And Transportation Services, LLC, OMG Solutions LLC, All Persons Unknown, Claiming Any Legal Or Equitable Right, Title, Estate, Lien, Or Interest In The Property Described In The Complaint Adverse To Plainti 's Title, Or Any Cloud Upon Plainti 's Title Thereto And Does 1-10

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: S & K PRIVATE ACQUISITION GROUP, LLC

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California,* (www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is *(El nombre y dirección de la corte es)*: SAN FRANCISCO SUPERIOR COURT, 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: LAWRENCE W. FASANO, JR. (FASANO LAW OFFICE, 505 MONTGOMERY STREET, 11TH FLOOR, SAN FRANCISCO, CA 94111, 415-432-4401)

DATE *(Fecha)*: 2/7/2025
----, Clerk *(Secretario)*, by SAHAR ENAYATI, Deputy *(Adjunto)*
(SEAL)

NOTICE TO THE PERSON SERVED: You are served
7/11, 7/18, 7/25, 8/1/25
CNS-3942393#
SAN FRANCISCO EXAMINER

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*:
CGC-25-622140

NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*:
Keyhan Mohanna Individually And As Trustee Of The Keyhan Mohanna Revocable Trust Dated July 8, 2003, Keyhan & Papillon, McDonut & KosKesh, Chih-Hong Hsu, 1275 Sherkat-Eh-Shargh-Va-Gharb, A General Partnership On Behalf Of Alborz Fund Management III, A Private Holding Entity As Owner, KM Hospitality And Transportation Services, LLC, Rohani & Aminzadeh, Nasim30, LLC, 3H Renovation Services, Kminstyle Hospitality And Transportation Services, LLC, OMG Solutions LLC, All Persons Unknown, Claiming Any Legal Or Equitable Right, Title, Estate, Lien, Or Interest In The Property Described In The Complaint Adverse To Plainti 's Title, Or Any Cloud Upon Plainti 's Title Thereto And Does 1-10

YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: LENDERS COMMERCIAL FINANCE, LLC

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The name and address of the court is *(El nombre y dirección de la corte es)*: SAN FRANCISCO SUPERIOR COURT, 400 MCALLISTER ST., SAN FRANCISCO, CA 94102

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: LAWRENCE W. FASANO, JR. (FASANO LAW OFFICE, 505 MONTGOMERY STREET, 11TH FLOOR, SAN FRANCISCO, CA 94111 415-432-4401

DATE *(Fecha)*: 2/7/2025
Clerk *(Secretario)*, by SAHAR ENAYATI, Deputy *(Adjunto)*
(SEAL)

7/2, 7/9, 7/16, 7/23/25
CNS-3942392#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-301094

The following person(s) is (are) doing business as:
1. NISSAN OF SERRAMONTE, 2. INFINITI OF SERRAMONTE, 630-650 SERRAMONTE BOULEVARD, COLMA, CA 94014 County of SAN MATEO
MAILING ADDRESS: 700 KRAFT DRIVE, SUITE 2000, BLACKSBURG, VA 24060
AACAP OPCO 94014 LLC, 1700 KRAFT DRIVE, SUITE 2000, BLACKSBURG, VA 24060
This business is conducted by LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: DELAWARE
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ SERGIO MARUSCHAK (CFO)
This statement was filed with the County Clerk of San Mateo County on 07/10/2025.
Mark Church, County Clerk
NILES LOPSHIRE, Deputy
Original
7/18, 7/25, 8/1, 8/8/25
NPEN-3948747#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-301040

The following person(s) is (are) doing business as:
1. ROYAL-LICHO, 2. ROYAL-STORE, 294 TEMPLETON AVENUE, DALY CITY, CA 94014 County of SAN MATEO
DONATO CARIAS, 294 TEMPLETON AVENUE, DALY CITY, CA 94014
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 05/02/2024
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ DONATO CARIAS - OWNER
This statement was filed with the County Clerk of San Mateo County on 07/08/2025.
Mark Church, County Clerk
7/18, 7/25, 8/1, 8/8/25
NPEN-3948622#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-301055

The following person(s) is (are) doing business as:
P I L A R C I T O S CONSTRUCTION, 11911 SAN MATEO ROAD, HALF MOON BAY, CA 94019 County of SAN MATEO
JOHN POWELL, 11911 SAN MATEO ROAD, HALF MOON BAY, CA 94019
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/03/2009
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JOHN POWELL
This statement was filed with the County Clerk of San Mateo County on 07/09/2025
Mark Church, County Clerk
MARIA GALLARDO, Deputy Clerk
Original
7/18, 7/25, 8/1, 8/8/25
NPEN-3948520#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-301083

The following person(s) is (are) doing business as:
JD INSPECTION SERVICES, 3760 WOODSIDE ROAD, WOODSIDE, CA 94062 County of SAN MATEO
JOHN DEMMA, 3760 WOODSIDE RD, WOODSIDE, CA 94062
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/25/2020
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/JOHN DEMMA
This statement was filed with the County Clerk of San Mateo County on 07/10/2025
Mark Church, County Clerk
Original
7/18, 7/25, 8/1, 8/8/25
NPEN-3948514#
EXAMINER - BOUTIQUE & VILLAGER

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF MAILING

Legislative File Nos. 250735

Description of Items: Hearing - Appeal of Tentative Parcel Map Approval - 1979 Mission Street - 175 Notices Mailed

I, Jocelyn Wong , an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: July 18, 2025

Time: 8:10 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature:

Instructions: Upon completion, original must be filed in the above referenced file.

From:	BOS Legislation, (BOS)
To:	Short, Carla (DPW); French, Elias (DPW); Anderson, Kate (DPW); Schneider, Ian (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Mapping, Subdivision (DPW)
Cc:	BOS-Operations; BOS Legislation, (BOS)
Subject:	REQUEST FOR SUBDIVISION APPLICATION - MAILING LIST - APPEAL CHECK PICKUP: Appeal of Tentative Map - 1979 Mission Street - Appeal Hearing - July 29, 2025
Date:	Thursday, July 3, 2025 4:07:57 PM
Attachments:	image001.png Appeal Check Pickup.doc Appeal Ltr 070325.pdf

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Hello,

We received the attached Tentative Subdivision Map Appeal for the proposed 1979 Mission Street project, filed by Ali Gilmore on July 3, 2025.

The Clerk of the Board will be scheduling the Tentative Subdivision Map Appeal for a hearing with a tentative date of July 29, 2025, and a publishing date of July 18, 2025. We are reaching out to your department for the following support documents pertaining to the appeal:

1. Copy of the entire subdivision application and any relevant documents your office may have pertaining to 1979 Mission Street as soon as possible for completeness of our file
   Disclosure: Personal information that is provided in the application to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

2. Mailing list within a 300-foot radius of the appealed property, and names and addresses of interested parties to be notified of the hearing, in an excel spreadsheet format by **Tuesday, July 15**

3. Provide project sponsor and/or applicant contact information (name, email, mailing address, etc.)

4. Filing check for the appeal is available for pickup at the Clerk's Office

Please do not hesitate to contact our office if there are any questions or concerns. Thank you in advance.

Best regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

 Click here to complete a Board of Supervisors Customer Service Satisfaction form

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: *Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

BOARD of SUPERVISORS

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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

July 3, 2025

File Nos. 250735-250738
PID: 12492
APN: 3553-052

Received from the Board of Supervisors Clerk's Office one check, one in the amount of Four Hundred Seventeen Dollars ($417) the filing fee paid by Ali Gilmore for the appeal of the Tentative Subdivision Map Appeal for the proposed 1979 Mission Street project:

Planning Department By:

Jessica Dehghani
Print Name

7/8/25
Signature and Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUL 08 PM 12:51

From:	BOS Legislation, (BOS)
To:	Hecklr@me.com
Cc:	RUSSI, BRAD (CAT); TOM, CHRISTOPHER (CAT); CROSSMAN, BRIAN (CAT); YANG, AUSTIN (CAT); Short, Carla (DPW); Schneider, Ian (DPW); French, Elias (DPW); Anderson, Kate (DPW); Tse, Bernie (DPW); Crooms, Michael (DPW); Teague, Corey (CPC); Tam, Tina (CPC); Gibson, Lisa (CPC); Navarrete, Joy (CPC); Switzky, Joshua (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Watty, Elizabeth (CPC); BOS-Supervisors; BOS-Legislative Aides; Calvillo, Angela (BOS); Somera, Alisa (BOS); Mchugh, Eileen (BOS); BOS Legislation, (BOS)
Subject:	Appeal of Tentative Map - 1979 Mission Street - Appeal Hearing Date: July 29, 2025
Date:	Tuesday, July 8, 2025 9:28:24 AM
Attachments:	image001.png

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **Tuesday, July 29, 2025, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 1979 Mission Street, and an informational letter from the Clerk of the Board.

Appeal Letter - July 3, 2025
Clerk of the Board Letter - July 8, 2025

You are invited to review the entire matter on our Legislative Research Center by following the link below.

Board of Supervisors File No. 250735

Regards

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

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BOARD of SUPERVISORS

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Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

July 8, 2025

Ali Gilmore
25 Capp Street
San Francisco, CA 94103

Subject: File No. 250735 - Tentative Map Appeal - 1979 Mission Street

Dear Mr. Gilmore:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, July 29, 2025, at 3:00 p.m.**, at the Board of Supervisors meeting to be held by a public hearing, concerning approval of the subject Tentative Map for properties located at:

1979 Mission Street,
Assessor's Parcel Block No. 3553, Lot No. 052

Please provide to the Clerk's Office by noon:

14 days prior to the hearing: *Monday, July 15, 2025*	names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and
11 days prior to the hearing: *Friday, July 18, 2025*	any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's Office requests electronic files be sent to bos.legislation@sfgov.org.

Please feel free to contact our office at bos.legislation@sfgov.org or call 415-554-5184 if you have any questions.

Sincerely,

Angela Calvillo
Clerk of the Board

jw:ll:ak:edm

Continues on next page

c: Brad Russi, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Brian Crossman, Deputy City Attorney
Austin Yang, Deputy City Attorney
Carla Short, Director, Public Works
Ian Schneider, Government Affairs Liaison, Public Works
Elias French, City and County Surveyor, Public Works
Katharine Anderson, Assistant City and County Surveyor, Public Works
Bernie Tse, Manager, Public Works
Micheal Crooms, Public Works
Corey Teague, Zoning Administrator, Planning Department
Tina Tam, Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Josh Switzky, Acting Director of Citywide Planning, Planning Department
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Elizabeth Watty, Current Planning Division, Planning Department

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
  (Routine, non-controversial and/or commendatory matters only)
- ■ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries…"
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Tentative Parcel Map Approval - 1979 Mission Street

Long Title or text listed:

Hearing of persons interested in or objecting to the decision of Public Works, dated June 25, 2025, approving a Tentative Parcel Map for a three-lot subdivision at 1979 Mission Street, Assessor's Parcel Block No. 3553, Lot No. 052. (District 9) (Appellant: Ali Gilmore) (Filed: July 3, 2025)

Signature of Requestor: Alisa Somera