



TENTATIVE MAP DECISION

Date: April 30, 2019
 Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 9940			
Project Type: A Merger and 4 Lot Vertical Subdivision, 129 Residential New Condominium units within Vertical Lot 1 and 6 Commercial unit New Condominium within Vertical Lot 2.			
Address#	StreetName	Block	Lot
1298	HOWARD ST	3728	019
0	HOWARD ST	3728	024
0	HOWARD ST	3728	025
1266 - 1298	HOWARD ST	3728	086
165 - 173	09TH ST	3728	087
Vesting 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,

James Ryan Digitally signed by James Ryan
 Date: 2019.04.30 12:42:48 -07'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

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.

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 **Alex** Digitally signed by Alex
 Date: 2019.06.04 11:07:49 -07'00'

Date

Planner's Name
 for, Corey Teague, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY And)
)
 When Recorded Mail To:)
)
 Name: John Kevlin)
)
 Address: One Bush Street, Suite 600)
)
 City: San Francisco)
)
State: California Zip: 94104)

CONFORMED COPY of document recorded
 on 01/17/2018, 2018K567077
 with document no _____
 This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

APN: 3728, Lot(s) 019, 024, 025, 086, & 087
 Situs: 1298 Howard Street

I, (We) 1288 Howard, LP, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 3728, LOT(S): 019, 024, 025, 086, & 087;
COMMONLY KNOWN AS: 1298 Howard 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 the Large Project Application No. **2014.0011X** approved by the Planning Commission of the City and County of San Francisco on **March 2, 2017**, as set forth in Planning Commission **Motion No. 19867**.

The following units in the Project have been designated as affordable to satisfy the Inclusionary Affordable Housing Requirements. The Unit Numbers listed below are reflected in the reduced set of plans, dated August 28, 2017, which are attached to this document.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

UNIT NUMBER	UNIT TYPE	UNIT SIZE (NSF)
103	One-Bedroom	561 square feet
106	Two-Bedroom	833 square feet
108	Studio	438 square feet
118	Studio	473 square feet
202	Two-Bedroom	833 square feet
205	Two-Bedroom	820 square feet
301	One-Bedroom	554 square feet
304	Two-Bedroom	847 square feet
318	One-Bedroom	561 square feet
321	Studio	506 square feet
323	One-Bedroom	644 square feet
327	Two-Bedroom	1,026 square feet
335	Two-Bedroom	1,074 square feet
405	Two-Bedroom	826 square feet
413	Studio	506 square feet
420	One-Bedroom	561 square feet
422	One-Bedroom	541 square feet

The restrictions and conditions of which notice is hereby given are:

INCLUSIONARY HOUSING

36. Number of Required Units. Pursuant to Planning Code Section 415.6, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 129 units; therefore, seventeen (17) affordable units are required. The Project Sponsor will fulfill this requirement by providing the seventeen affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

37. Unit Mix. The Project contains 28 studios, 49 one-bedroom and 52 two-bedroom units; therefore, the required affordable unit mix is four (4) studios, six (6) one-bedroom and seven (7) two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.*

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

38. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

39. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirteen and one-half percent (13.5%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

40. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

41. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.

The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans and corresponding table that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.

- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

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)

Anthony Chan

(Print Name)

Dated: January 12, 2018 at San Francisco, California.
(Month, Day) (City)

(Signature)

(Print Name)

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Signature) (Print Name)

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

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

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 1-12-18 before me Glenda Corkery, Notary Public,
(here insert name and title of the officer)

personally appeared Anthony Chan,
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.

Glenda Corkery
Signature

(Seal)

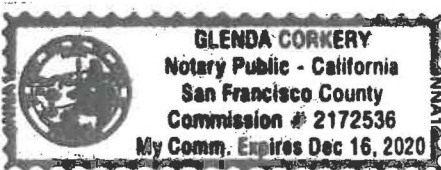


EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL ONE:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF HOWARD STREET WITH THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF HOWARD STREET 175 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 165 FEET TO THE SOUTHEASTERLY LINE OF NATOMA STREET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY ALONG SAID LINE OF NATOMA STREET, 175 FEET TO THE NORTHEASTERLY LINE OF NINTH STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY ALONG SAID LINE OF NINTH STREET, 165 FEET TO THE POINT OF BEGINNING.

BEING A PART OF 100 VARA BLOCK NO. 415.

PARCEL TWO:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF NATOMA STREET, DISTANT THEREON 200 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF NATOMA STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING PART OF 100 VARA BLOCK NO. 415.

PARCEL THREE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF HOWARD STREET, DISTANT THEREON 175 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF HOWARD STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 50 FEET; AND THENCE AT A RIGHT ANGLE SOUTHEASTERLY 90 FEET TO THE POINT OF BEGINNING.

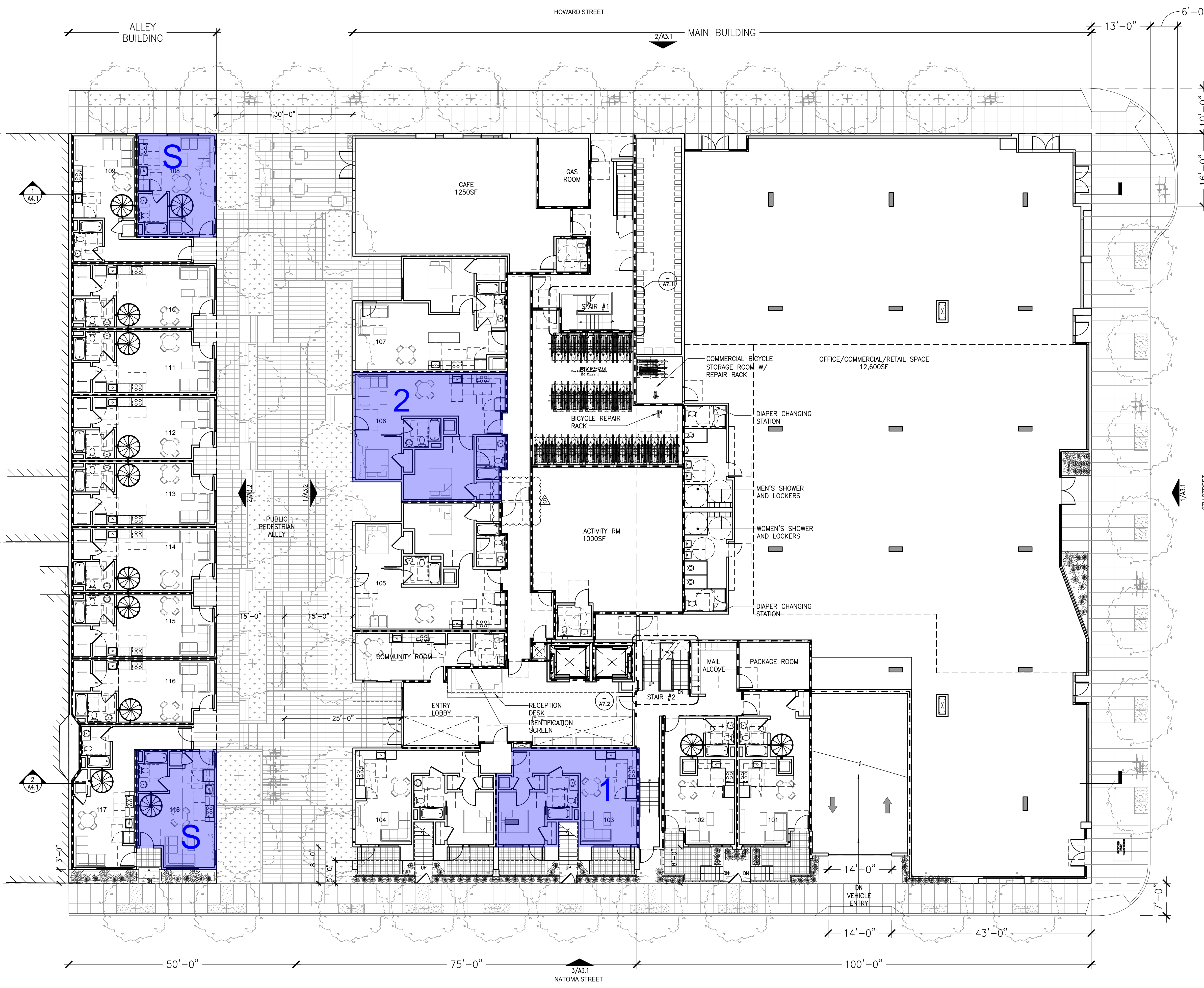
BEING PART OF 100 VARA BLOCK NO. 415.

PARCEL FOUR:

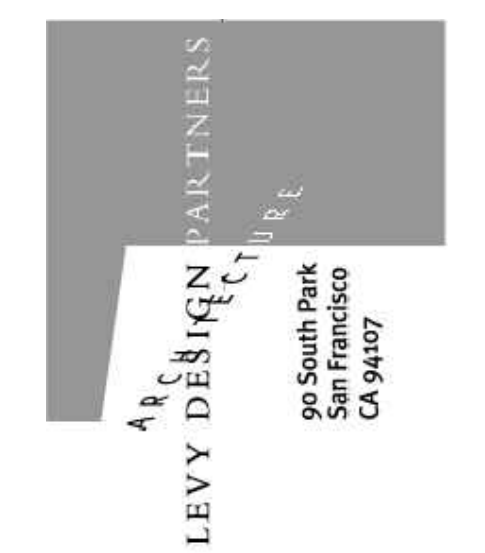
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF NATOMA STREET, DISTANT THEREON 175 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF NINTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF NATOMA STREET 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.

BEING PORTION OF 100 VARA BLOCK NO. 415.

LOTS 019, 024, 025, 086 AND 087, BLOCK 3728

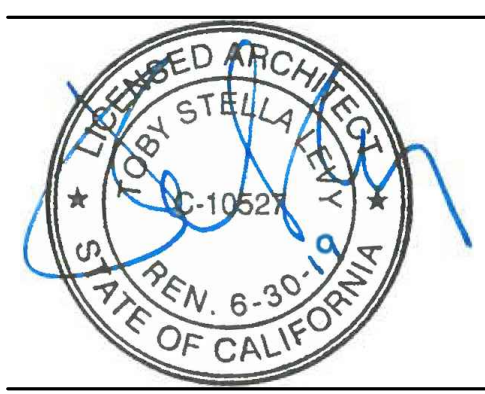


BMR Units:(13.5%)
Project Total: 129 Units:
 28 - Studios
 49 - (1) Bedrooms
 52 - (2) Bedrooms
 -
Selected Units: (17 units)
 4 - Studios
 6 - (1) Bedrooms
 7 - (2) Bedrooms



NOTICE:
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1298 HOWARD ST.
 SAN FRANCISCO, CA



1298 HOWARD STREET
 BLOCK/PARCEL/LOT:
 #3728/019, 024, 025, 086, 087
 SAN FRANCISCO, CA
 PROJECT NO. 2013-13

BICYCLE PARKING

- CLASS 1 - RESIDENTIAL**
 1 FOR 1 PER UNIT UP TO 100 UNITS, PUBLICLY ACCESSIBLE
 129 UNITS = 100 + 29/4 = 108 SPACES REQUIRED
- 188 SPACES PROVIDED:**
- 88 CLASS 1 SPACES PROVIDED AT BASEMENT PARKING LEVEL
 - 100 CLASS 1 SPACES AT GROUND FLOOR BIKE ROOM
- CLASS 2 - RESIDENTIAL**
 1 FOR EVERY 20 UNITS, PUBLICLY ACCESSIBLE
 129 UNITS / 20 = 6.45 SPACES REQUIRED
 = 7 SPACES REQUIRED
- CLASS 2 - COMMERCIAL**
 1 PER 2,500 SF RETAIL = 3 SPACES
 1 PER 5,000 SF OFFICE SPACE = 1.3 SPACES
 = 5 SPACES REQUIRED
- 32 CLASS 2 SPACES PROVIDED:**
- 14 CLASS 2 SPACES PROVIDED IN PROJECT ALLEY
 - 18 CLASS 2 SPACES ALONG SIDEWALK, HOWARD, 9TH, & NATOMA

DIMENSION NOTES

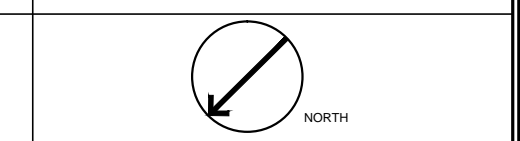
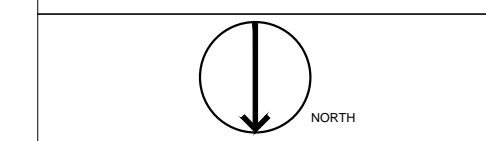
1. STUD WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

PROJECT NORTH

TRUE NORTH



DATE	SET ISSUE
03-10-14	EE SUBMITTAL
06-05-14	SITE PERMIT SUBMITTAL
01-26-16	PLANNING RE-SUBMITTAL
11-04-16	PLANNING RE-SUBMITTAL
12-20-16	PLANNING RE-SUBMITTAL
02-13-17	PLANNING RE-SUBMITTAL
03-27-17	PLAN REVISION
06-23-17	SITE PERMIT RE-SUBMITTAL
08-28-17	SITE PERMIT RE-SUBMITTAL

CONTACT:
TOBY LEVY
 (415) 777-0561 P
 (415) 777-5117 F

SCALE: 3/32" = 1'-0"

GROUND FLOOR PLAN

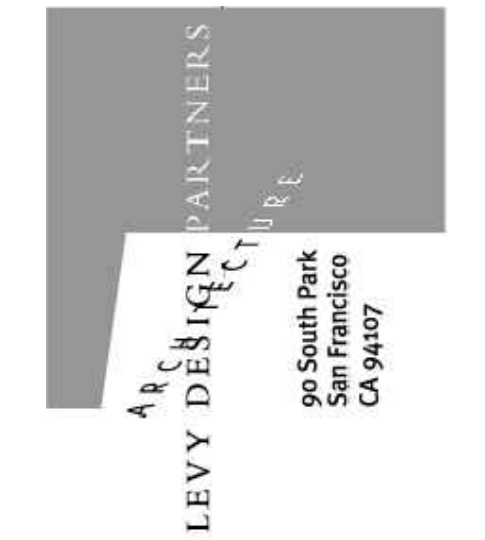
A2.1A

1 FLOOR PLAN - LEVEL 01
 3/32" = 1'-0"



GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
- SEE A0.7, A0.8 AND A0.9 FOR ADDITIONAL CLEARANCES AND DETAIL NOT SHOWN
- SEE A0.4 AND A0.5 FOR CODE AND EGRESS INFORMATION.
- SEE FLOOR PLANS ON SHEETS A2.0-A2.7
- PROVIDE 1 HOUR CONSTRUCTION WITH SOUND INSULATION BETWEEN RESIDENTIAL UNITS AND BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS (50 STC MIN.) PER CBC SECTION 1207.
- PROVIDE CLASS 'A' 4 PLY BUILT-UP ROOFING SYSTEM.
- EXHAUST SHAFTS SHALL COMPLY WITH CBC SECTION 708.11, PROTECTED BY APPROVED FIRE DAMPERS. S.M.D. FOR MORE INFORMATION.
- CONTRACTOR TO PROVIDE SOLID & CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME GAUGE AS FRAMING OR GREATER.
- ALL PENETRATIONS SHALL CONFORM PER CBC SECTION 713; SEE SHEET TBD FOR MORE INFORMATION
- ROOF AND OVERFLOW DRAINS @ ROOF AND DECK AREAS SHALL CONNECT/FLOW TO PLANTERS TO CITY SEWER, S.C.D.
- FIRE EXTINGUISHER CABINETS TO BE LOCATED ON ALL FLOORS, MAX. 150'-0" SEPARATION. RECESSED FIRE EXTINGUISHER CABINETS ON ALL RESIDENTIAL FLOORS, TYP.
- ALL HABITABLE ROOMS SHALL BE HEATED PER CBC 1204.1
- ALL UNITS TO HAVE UNIT ENTRY SIGNAGE
- PROVIDE FLOOR DRAINS; SLOPE 1/4"/FOOT.
- PAINT ALL EXPOSED MECHANICAL, PLUMBING, ELECTRICAL AND FIRE LINES THROUGHOUT



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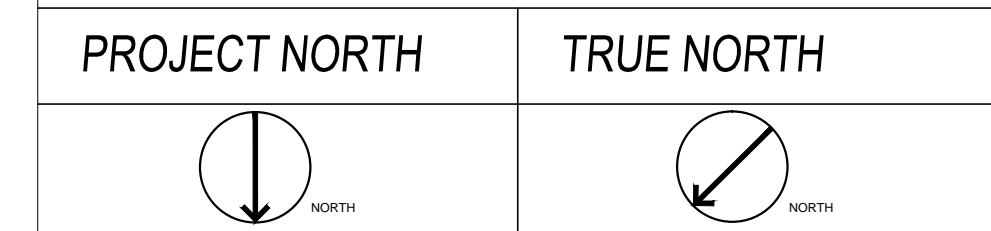
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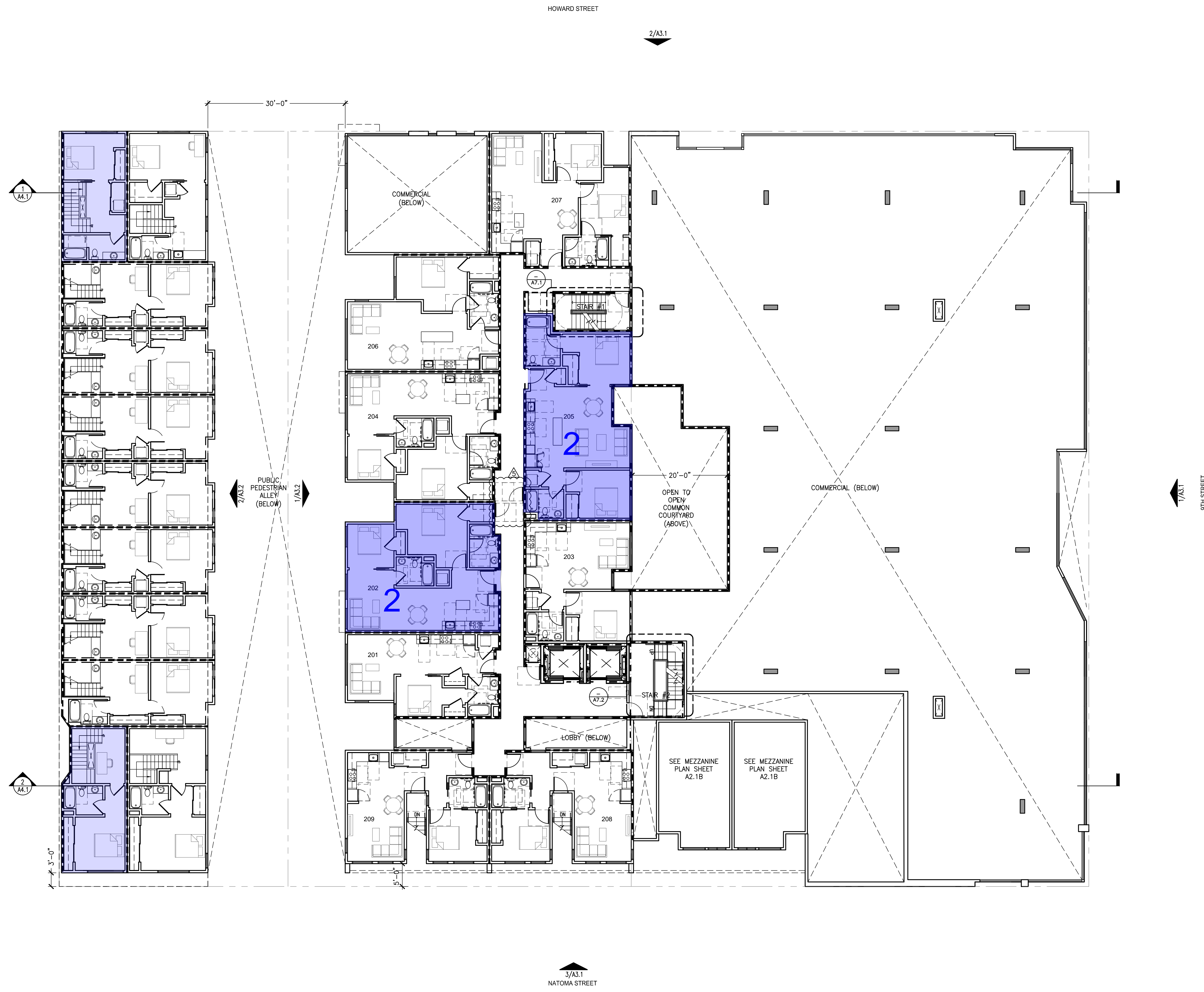
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SCALE: 3/32" = 1'-0"

MEZZANINE PLAN

A2.1B

1 FLOOR PLAN - MEZZANINE LEVEL FLOOR PLAN
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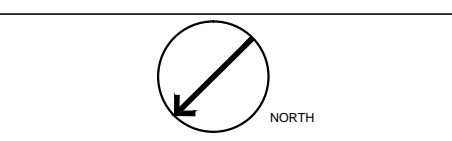
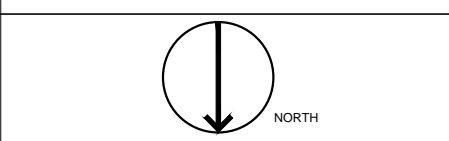
WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

SCALE: 3/32" = 1'-0"

PROJECT NORTH

TRUE NORTH



1 FLOOR PLAN - LEVEL 2
3/32" = 1'-0"

A2.2



GENERAL NOTES

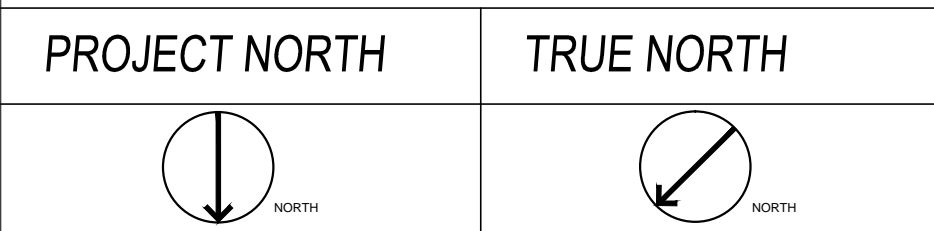
1. SEE CIVIL DRAWINGS FOR ADDITIONAL SCOPE OF WORK.
2. SEE A0.7, A0.8 AND A0.9 FOR ADDITIONAL CLEARANCES AND DETAIL NOT SHOWN.
3. SEE A0.4 AND A0.5 FOR CODE AND EGRESS INFORMATION.
4. SEE FLOOR PLANS ON SHEETS A2.0-A2.7
5. PROVIDE 1 HOUR CONSTRUCTION WITH SOUND INSULATION BETWEEN RESIDENTIAL UNITS AND BETWEEN RESIDENTIAL UNITS AND PUBLIC AREAS (50 STC MIN.) PER CBC SECTION 1207.
6. PROVIDE CLASS 'A' 4 PLY BUILT-UP ROOFING SYSTEM.
7. EXHAUST SHAFTS SHALL COMPLY WITH CBC SECTION 708.11, PROTECTED BY APPROVED FIRE DAMPERS, S.M.D. FOR MORE INFORMATION.
8. CONTRACTOR TO PROVIDE SOLID & CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME GAUGE AS FRAMING OR GREATER.
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12. ALL HABITABLE ROOMS SHALL BE HEATED PER CBC 1204.1
13. ALL UNITS TO HAVE UNIT ENTRY SIGNAGE
14. PROVIDE FLOOR DRAINS; SLOPE 1/4"/FOOT.
15. PAINT ALL EXPOSED MECHANICAL, PLUMBING, ELECTRICAL AND FIRE LINES THROUGHOUT

DIMENSION NOTES

1. STUD WALL FRAMING: ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
2. SEE ENLARGED PLANS/DETAILS FOR DIMENSIONS NOT SHOWN HERE.

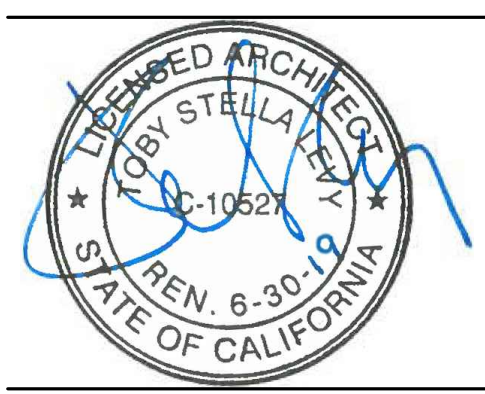
WALL RATING LEGEND

- 1-HR. WALL
- · - · - 2-HR. WALL
- 3-HR. WALL



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1298 HOWARD ST.
SAN FRANCISCO, CA



1298 HOWARD STREET
BLOCK/PARCEL/LOT:
#3728/019, 024, 025, 086, 087
SAN FRANCISCO, CA
PROJECT NO. 2013-13

DATE	SET ISSUE
03-10-14	EE SUBMITTAL
06-05-14	SITE PERMIT SUBMITTAL
01-26-16	PLANNING RE-SUBMITTAL
11-04-16	PLANNING RE-SUBMITTAL
12-20-16	PLANNING RE-SUBMITTAL
02-13-17	PLANNING RE-SUBMITTAL
03-27-17	PLAN REVISION
06-23-17	SITE PERMIT RE-SUBMITTAL
08-28-17	SITE PERMIT RE-SUBMITTAL

CONTACT:
TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: 3/32" = 1'-0"

**FLOOR 3
PLAN**

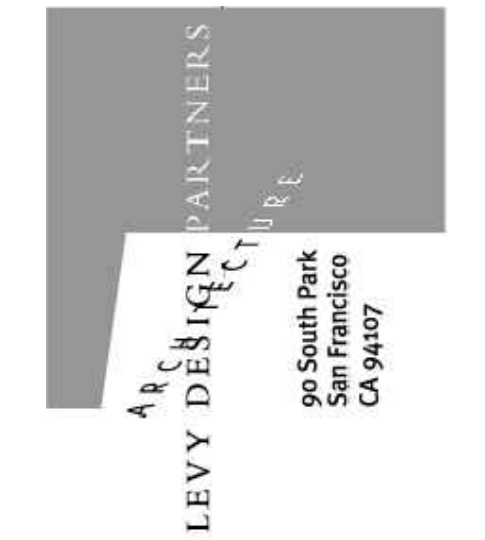
A2.3

1 FLOOR PLAN - LEVEL 03
3/32" = 1'-0"



GENERAL NOTES

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2. SEE A0.7, A0.8 AND A0.9 FOR ADDITIONAL CLEARANCES AND DETAIL NOT SHOWN
3. SEE A0.4 AND A0.5 FOR CODE AND EGRESS INFORMATION.
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PROJECT NO. 2013-13

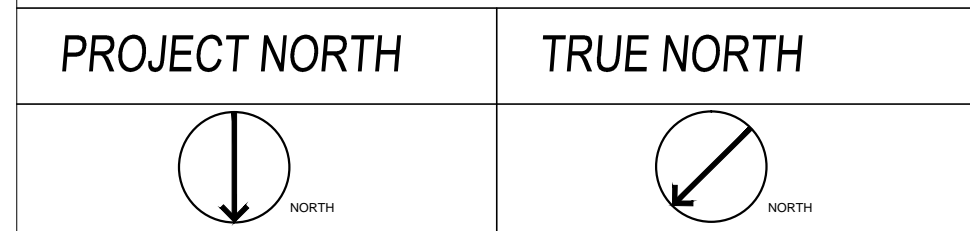
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02-13-17	PLANNING RE-SUBMITTAL
03-27-17	PLAN REVISION
06-23-17	SITE PERMIT RE-SUBMITTAL
08-28-17	SITE PERMIT RE-SUBMITTAL

DIMENSION NOTES

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WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL



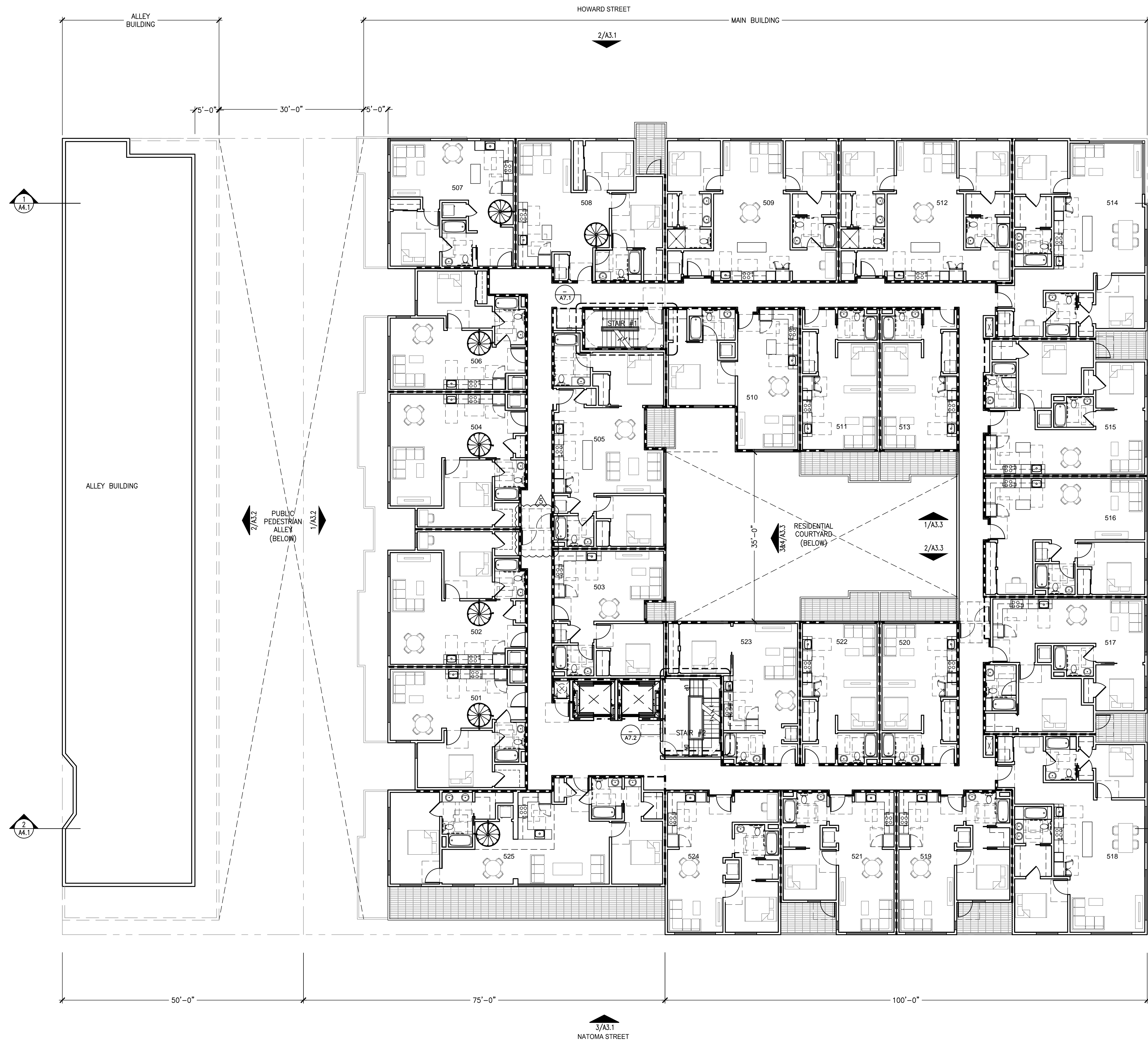
CONTACT:
TOBY LEVY
(415) 777-0561 P
(415) 777-5117 F

SCALE: 3/32" = 1'-0"

**FLOOR 4
PLAN**

A2.4

1 FLOOR PLAN - LEVEL 04
3/32" = 1'-0"



GENERAL NOTES

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2. SEE A0.7, A0.8 AND A0.9 FOR ADDITIONAL CLEARANCES AND DETAIL NOT SHOWN.
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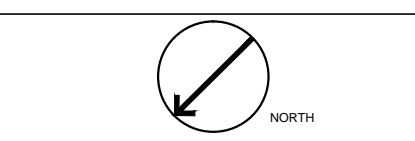
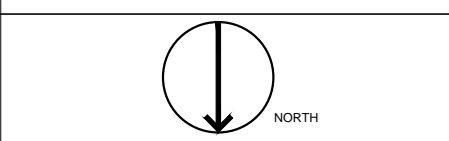
WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL

SCALE: 3/32" = 1'-0"

PROJECT NORTH

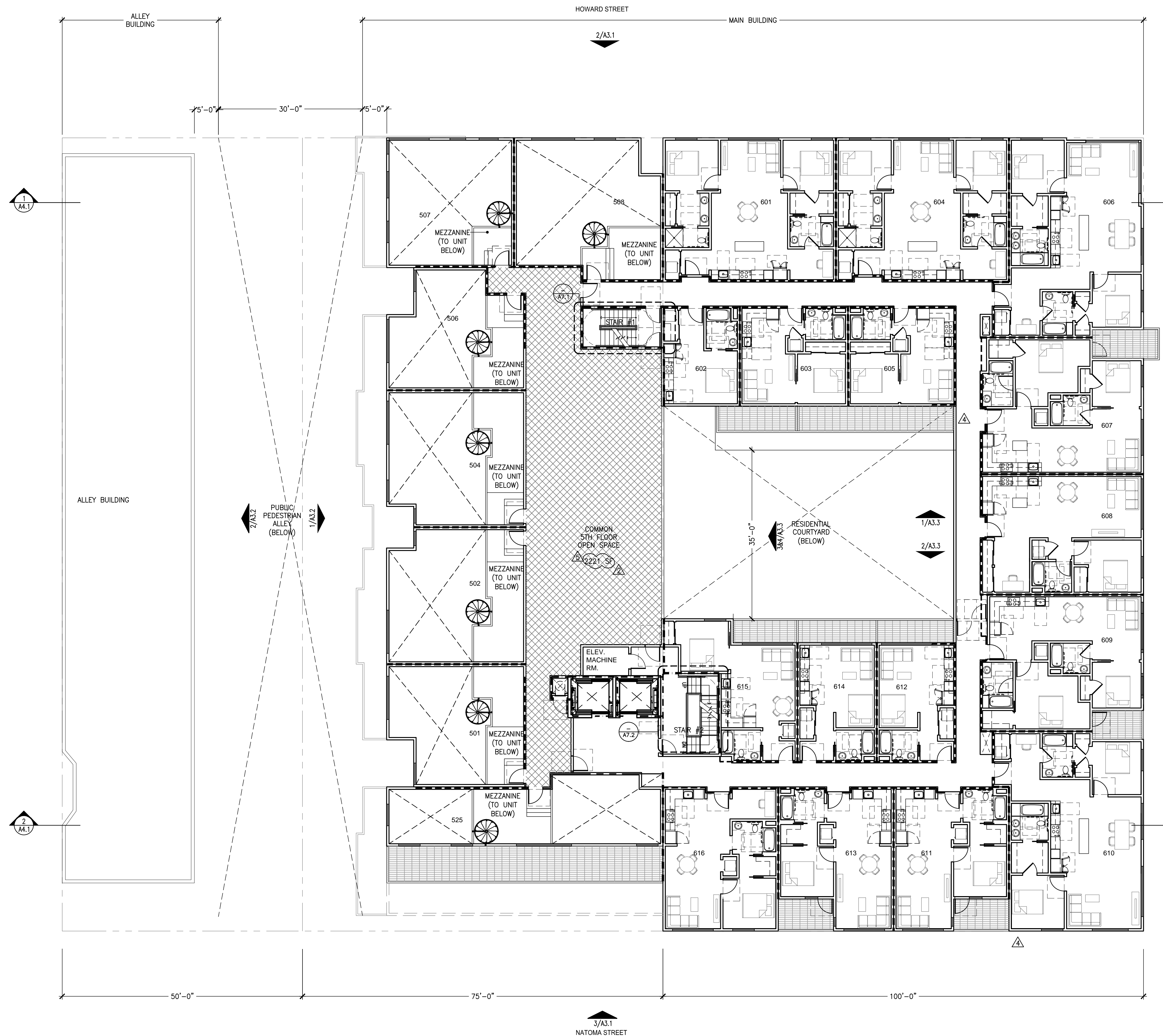
TRUE NORTH



1 FLOOR PLAN - LEVEL 05
3/32" = 1'-0"

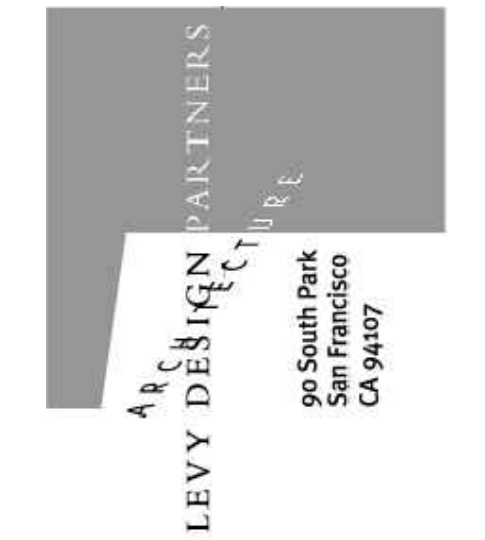
FLOOR 5 PLAN

A2.5



GENERAL NOTES

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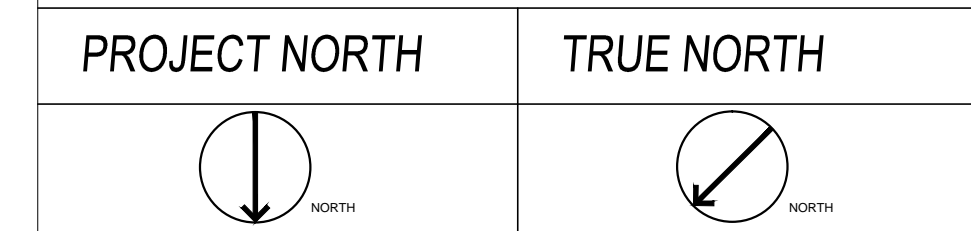
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WALL RATING LEGEND

- 1-HR. WALL
- 2-HR. WALL
- 3-HR. WALL



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SCALE: 3/32" = 1'-0"

**FLOOR 6
PLAN**

A2.6

1 FLOOR PLAN - LEVEL 06
3/32" = 1'-0"

9TH & HOWARD ST

12/06/17

Unit Summary : 129 Units**LEVEL 1**

Unit	Type	Location	Net SF	
101	ST	Natoma St.	519	
102	ST	Natoma St.	519	
103	1BR	Natoma St.	561	BMR
104	1BR	Natoma St./Alley	561	
105	2BR	Alley	833	
106	2BR	Alley	833	BMR
107	1BR	Alley	688	
108	ST	Alley	438	BMR
109	ST	Alley	533	
110	ST	Alley	500	
111	ST	Alley	500	
112	ST	Alley	500	
113	ST	Alley	500	
114	ST	Alley	500	
115	ST	Alley	500	
116	ST	Alley	500	
117	ST	Alley	571	
118	ST	Alley	473	BMR
Totals:			10,029	

LEVEL 2

Unit	Type	Location	Net SF	
201	1BR	Alley	544	
202	2BR	Alley	833	BMR
203	1BR	Courtyard	533	
204	2BR	Alley	833	
205	2BR	Courtyard	820	BMR
206	1BR	Alley	688	
207	2BR	Howard St.	758	
208	1BR	Natoma St.	593	
209	1BR	Natoma St./Alley	593	
Totals:			6,195	

LEVEL 3

Unit	Type	Location	Net SF	
301	1BR	Alley	554	BMR
302	2BR	Alley	847	
303	1BR	Courtyard	535	
304	2BR	Alley	847	BMR
305	2BR	Courtyard	826	
306	1BR	Alley	569	
307	1BR	Howard St./ Alley	788	
308	2BR	Howard St.	758	
309	2BR	Howard St.	970	
310	1BR	Courtyard	626	
311	ST	Courtyard	506	
312	2BR	Howard St.	988	
313	ST	Courtyard	506	
314	2BR	9th St.	988	
315	2BR	9th St./Courtyard	798	
316	2BR	9th St.	785	
317	2BR	9th/ Natoma St.	1,036	
318	1BR	Natoma St.	561	BMR
319	ST	Courtyard	506	
320	1BR	Natoma St.	561	
321	ST	Courtyard	506	BMR
322	1BR	Courtyard	541	
323	1BR	Natoma St.	644	BMR
324	2BR	Natoma St.	755	
325	1BR	Natoma St.	785	
326	2BR	Natoma St./Alley	1,116	
327	2BR	Natoma St.	1,026	BMR
328	2BR	Alley	991	
329	2BR	Alley	1,001	
330	2BR	Alley	1,001	
331	2BR	Alley	1,001	
332	2BR	Alley	1,001	
333	2BR	Alley	1,001	
334	2BR	Alley	1,001	
335	2BR	Howard St.	1,074	BMR
336	2BR	Alley/Howard	993	
Totals:			28,992	

LEVEL 4

Unit	Type	Location	Net SF	
401	1BR	Alley	557	
402	1BR	Alley	721	
403	1BR	Courtyard	535	
404	1BR	Alley	721	
405	2BR	Courtyard	826	BMR
406	1BR	Alley	571	
407	1BR	Howard St.	638	
408	2BR	Howard St.	758	
409	2BR	Howard St.	970	
410	1BR	Courtyard	626	
411	ST	Courtyard	506	
412	2BR	Howard St.	988	
413	ST	Courtyard	506	BMR
414	2BR	Howard St.	1,059	
415	2BR	9th St.	798	
416	2BR	9th St.	785	
417	2BR	9th St.	1,054	
418	1BR	Natoma St.	561	
419	ST	Courtyard	506	
420	1BR	Natoma St.	561	BMR
421	ST	Courtyard	506	
422	1BR	Courtyard	541	BMR
423	1BR	Natoma St.	644	
424	2BR	Natoma St.	778	
425	1BR	Natoma St.	638	
Totals:			17,354	

LEVEL 5

Unit	Type	Location	Net SF
501	1BR	* Alley	615
502	1BR	* Alley	721
503	1BR	Courtyard	535
504	1BR	* Alley	721
505	2BR	Courtyard	826
506	1BR	* Alley	571
507	1BR	* Howard St.	638
508	2BR	* Howard St.	758
509	2BR	Howard St.	988
510	1BR	Courtyard	626
511	ST	Courtyard	429
512	2BR	Howard St.	970
513	ST	Courtyard	429
514	2BR	Howard St.	1,059
515	2BR	9th St.	798
516	1BR	9th St.	682
517	2BR	9th St.	785
518	2BR	9th St.	1,059
519	1BR	Natoma St.	561
520	ST	Courtyard	429
521	1BR	Natoma St.	561
522	ST	Courtyard	429
523	1BR	Courtyard	541
524	1BR	Natoma St.	644
525	2BR	* Natoma St.	1,057

Totals: 17,432

* mezzanine area not included

LEVEL 6

Unit	Type	Location	Net SF
601	2BR	Howard St.	988
602	ST	Courtyard	284
603	1BR	Courtyard	405
604	2BR	Courtyard	968
605	1BR	Courtyard	405
606	2BR	9th St.	1,059
607	2BR	9th St.	798
608	1BR	9th St.	682
609	2BR	9th St.	785
610	2BR	9th St.	1,059
611	1BR	Natoma St.	561
612	ST	Courtyard	353
613	1BR	Natoma St.	561
614	ST	Courtyard	353
615	1BR	Courtyard	449
616	1BR	Natoma St.	644

Totals: 10,354

28	STUDIO's	=	13,307	475 SF Avg. per Studio Unit	90%=	428
49	1 BR's	=	29,362	599 SF Avg. per 1BR Unit	90%=	539
52	2 BR's	=	47,687	917 SF Avg. per 2BR Unit	90%=	825
129	TOTAL UNITS	=	Net SF			

BMR's

Unit	Type	Location	Net SF
103	1BR	Natoma St.	561
106	ST	Alley	833
108	ST	Alley	438
118	2BR	Alley	473
202	2BR	Courtyard	833
205	2BR	Alley	820
301	ST	9th St.	554
304	2BR	Natoma St.	847
318	2BR	Howard St.	561
321	2BR	Courtyard	506
323	ST	Courtyard	644
327	1BR	Natoma St.	1,026
335	1BR	Courtyard	1,074
405	ST	Courtyard	826
413	1BD	Natoma St.	506
420	1BR	9th St.	561
422	1BR	Natoma St.	541

Totals: 11,604