



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

March 15, 2016

Robert Edmonds
Edmonds + Lee Architects
2601 Mission Street, #503
San Francisco CA 94110

Site Address: 165 Page Street
Assessor's Block/Lot: 0853/015
Zoning District: Moderate Scale Neighborhood Commercial Transit (NCT-3)

Site Address: Central Freeway Parcel T
Assessor's Block/Lot: 0853/022
Zoning District: Hayes Gough Neighborhood Commercial Transit (NCT)

Staff Contact: Carly Grob, (415) 575-9138 or carly.grob@sfgov.org
Record No.: 2016-002104ZAD

Dear Mr. Edmonds:

This letter is in response to your request for a Letter of Determination regarding 165 Page Street and Central Freeway Parcel T. 165 Page Street is located in the Moderate Scale Neighborhood Commercial Transit (NCT-3) Zoning District and 50-X Height and Bulk District. Parcel T is located in the Hayes-Gough Neighborhood Commercial Transit (NCT) Zoning District and 50-X Height and Bulk District. The request is to determine if a rear yard setback is required for a proposed development which would occupy both parcels.

Per Planning Code Section 134(a)(1), the typical minimum rear yard depth in Neighborhood Commercial (NC) Zoning Districts shall be equal to 25% of total lot depth on which the building is situated, and in no cases less than 15 feet. Section 134(a)(1)(C) states that in NCT-3 and Hayes-Gough NCT Districts, rear yards shall be provided at the lowest level containing a dwelling unit. This section also states that in the Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at any level of the building, provided that the project fully meets the usable open space requirement for Dwelling Units per Planning Code Section 135, the exposure requirements of Section 140, and gives adequate architectural consideration to the light and air needs of adjacent buildings given the constraints of the project site.

A proposed project which only occupied Parcel T would not be required to provide a rear yard setback provided that the other criteria of Section 134(a)(1)(C) are met. However, merging the subject lots would

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San Francisco CA 94110

March 15, 2016
Letter of Determination
Parcel T and 165 Page Street

not change the requirements of the underlying Zoning Districts. The rear yard exemption in Section 134(a)(1)(C) applies only to certain Central Freeway parcels along Octavia Boulevard which are located within the Hayes-Gough NCT. The property at 165 Page Street is located within the NCT-3 District, in which a rear yard is required. Therefore, a rear yard setback would be required at the lowest level containing a dwelling unit on the portion of the property that is located within the NCT-3 District.

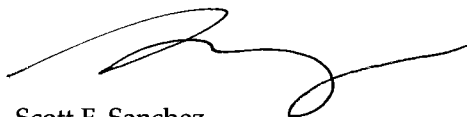
It should be noted that Section 134(e)(1) allows the Zoning Administrator to modify or waive the rear yard requirement in NC Districts pursuant to the procedures which are applicable to variances if all of the following criteria are met:

1. Residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development; and
2. The proposed new or expanding structure will not significantly impede the access of light and air and views from adjacent properties; and
3. The proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Kate Conner, Planner
Property Owner
Neighborhood Groups
BBN Requestor (if any)

EDMONDS + LEE ARCHITECTS, Inc.

2601 Mission Street, #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

Mr. Scott Sanchez, Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

February 12, 2016

R # 2016-002104 ZAD
CK # 325 \$ 645.-
M. LUELLEN (NE)

RE: Rear Yard Requirements for Parcel T & 165 Page Street

Dear Mr. Sanchez,

I am writing to request a Letter of Determination for the rear yard requirement for the mixed-use, multi-family residential building being proposed on the Central Freeway Parcel T (0853 / 022) and 165 Page Street (0853 / 015).

In May of 2014 and in response the City and County of San Francisco's Request for Developer Proposal, the joint development team of DDG and DM Development entered into an Exclusive Negotiating Agreement (ENA) to develop Parcel T into a mixed-use, 5-story, 26-residential unit building designed by Edmonds + Lee Architects.

The basis of design of the proposed project was on the assumption that rear yards would not be required on the parcel per San Francisco Zoning Code Section 134 (a)(1)(C) which states:

"...lots fronting the east side of Octavia Boulevard between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at any level of the building, provided that the project fully meets the usable open space requirement for Dwelling Units per Section 135 of this Code, the exposure requirements of Section 140, and gives adequate architectural consideration to the light and air needs of adjacent buildings given the constraints of the project site."

In recent months, the development team in collaboration with the Mayor's Office has been in negotiations to acquire the directly adjacent parcel at 165 Page Street with the intent of demolishing the existing commercial building and incorporating the 165 Page Street property into the larger Parcel T development project. If combined, we believe there would be a net increase of 14 additional residential units providing 40 total residential units for the combined project.

The development team would therefore like to confirm that there will not be a rear yard requirement for the combined project.

Attached for your reference are supporting documents that illustrate our proposal.

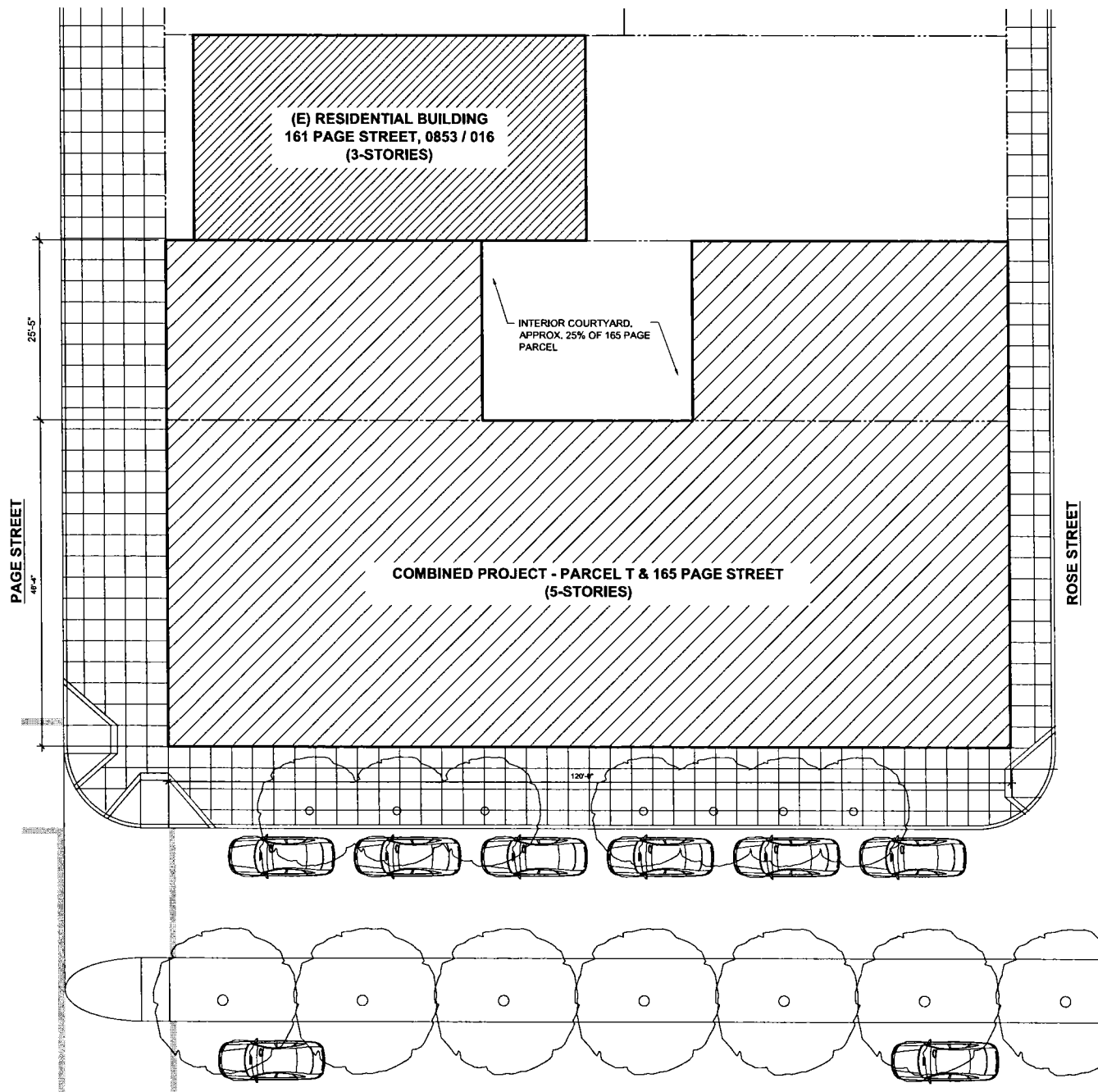
Thank you for your consideration.

Sincerely,

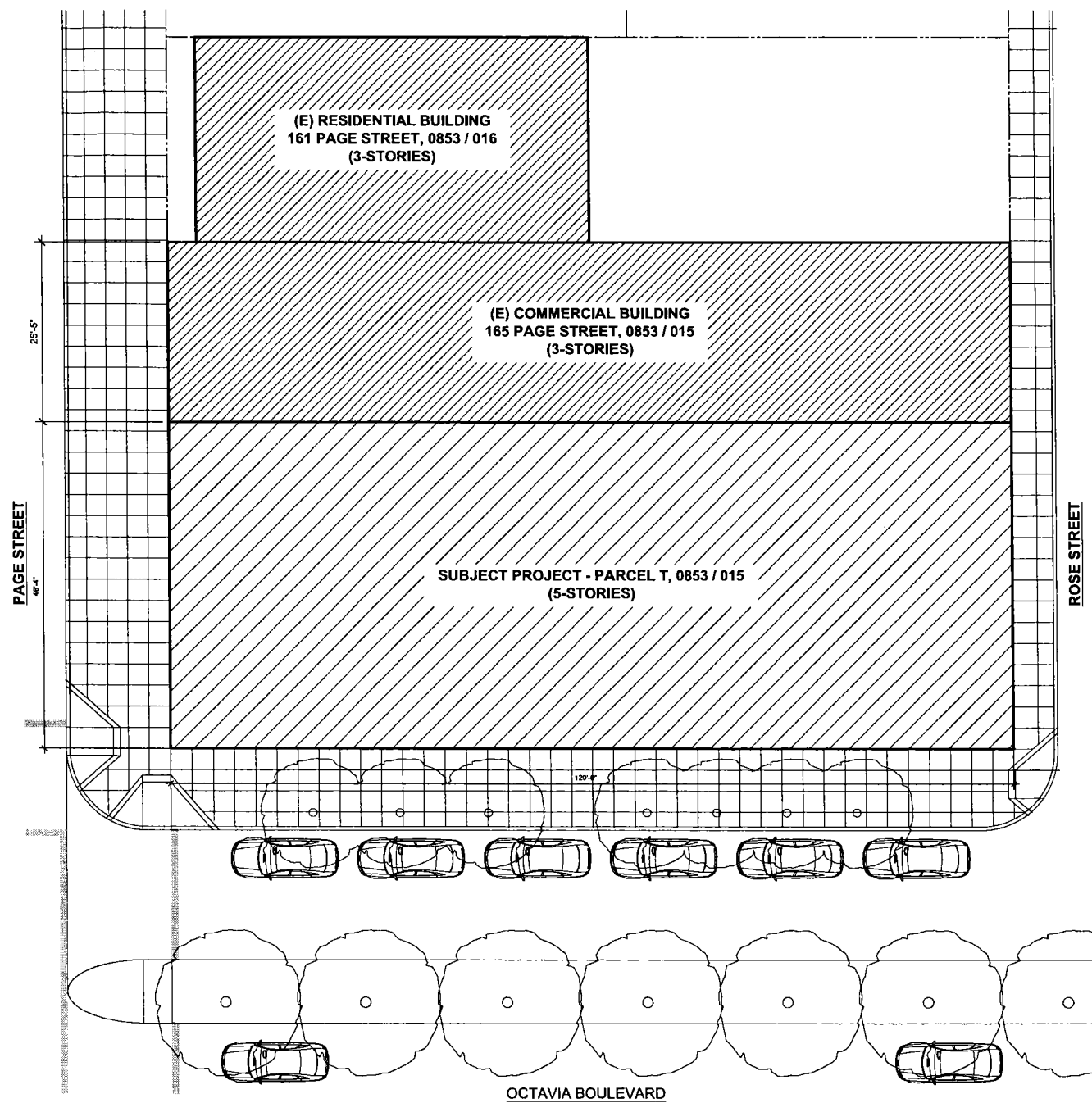


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02 PROPOSED COMBINED SITE PLAN
SCALE: 1/32" = 1'-0"



01 RFP / PPA SITE PLAN
SCALE: 1/32" = 1'-0"

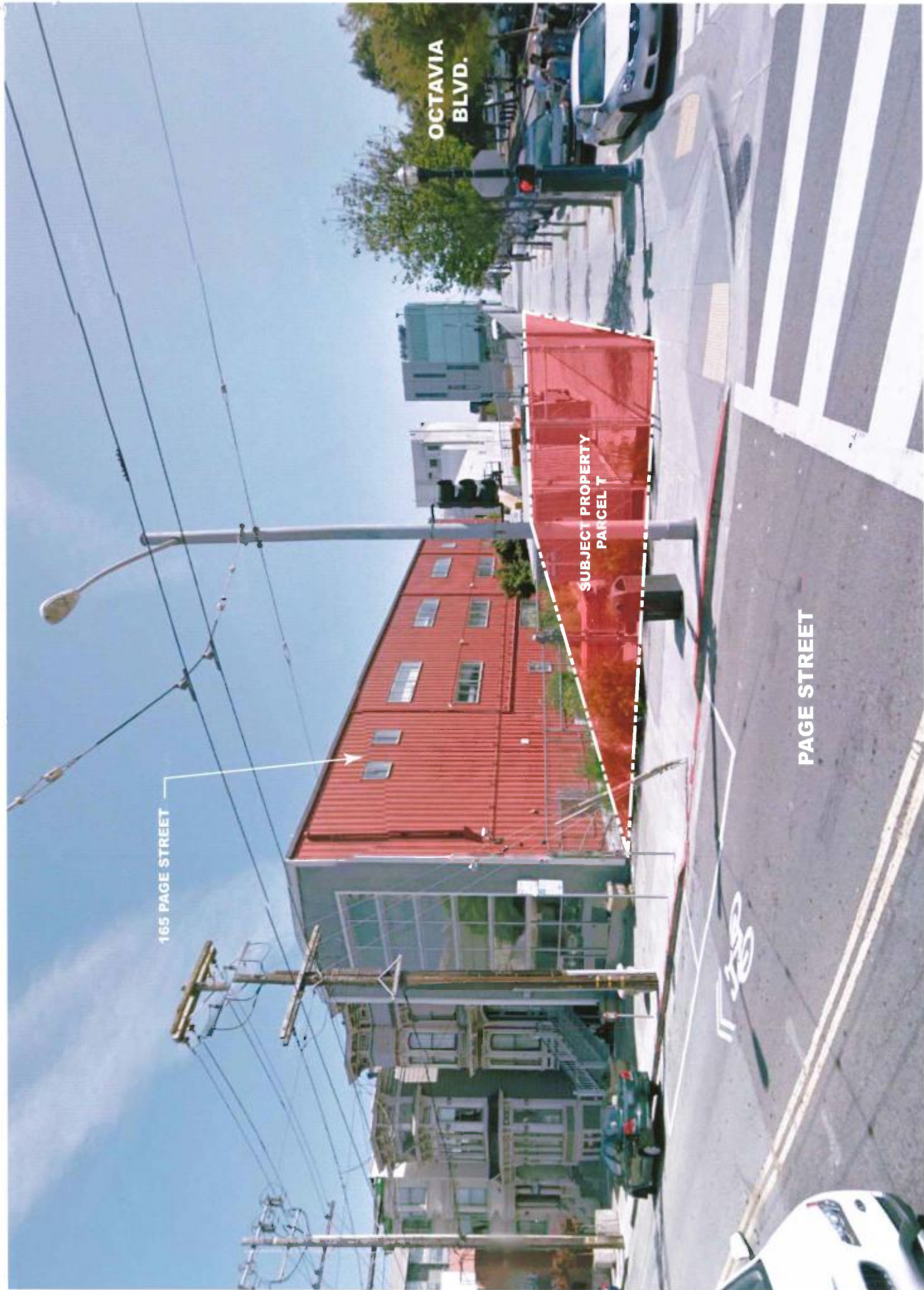
PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
SITE PLAN PROPOSALS

SCALE:	1/32" = 1'-0"
DATE:	FEBRUARY 5, 2016
JOB NO.	2014.12
DRAWN:	
CAD FILE:	

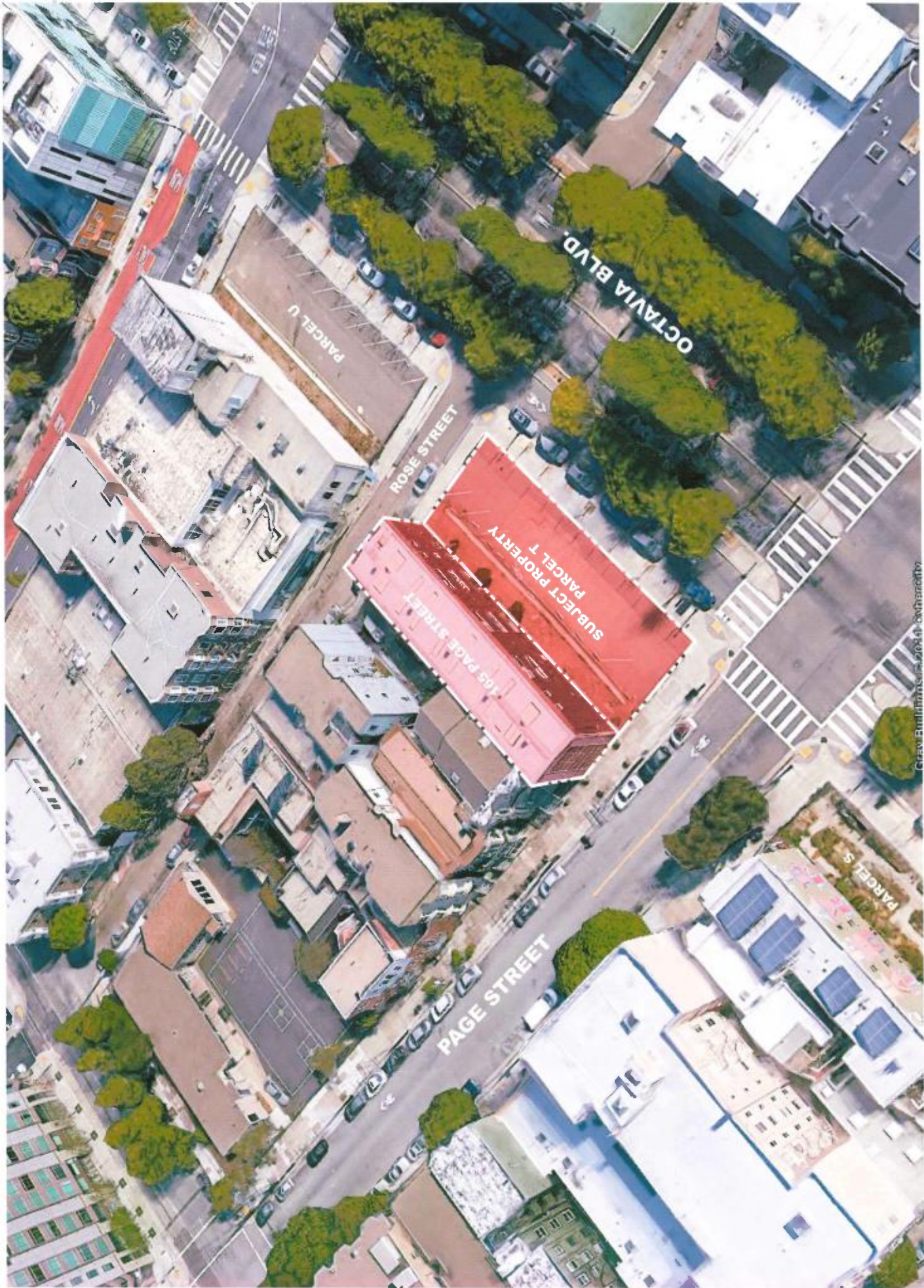


A0.10



Street View of Project Site at Page Street & Octavia Boulevard

Image Date: August, 2015 (Google Street View)



Aerial View of Project Site
Image Date: March, 2015 (Google Earth)



OCTAVIA BOULEVARD PARCEL T

BLOCK 0853, LOT 022, SAN FRANCISCO, CA 94102

ISSUED FOR PRELIMINARY PROJECT ASSESSMENT (PPA) - SEPTEMBER 12, 2014

SHEET INDEX:

- A0.00 COVER SHEET
- A0.01 GENERAL NOTES AND SYMBOLS
- A0.10 SITE PLAN (EXISTING)
- A0.11 SITE PLAN (NEW)
- A0.20 SITE PHOTOS
- A0.30 CONCEPT RENDERINGS
- A1.10 FLOOR PLAN - BASEMENT & 1ST FLOOR (NEW)
- A1.11 FLOOR PLAN - 2ND & 3RD FLOOR (NEW)
- A1.12 FLOOR PLAN - 4TH & 5TH FLOOR (NEW)
- A1.13 FLOOR PLAN - ROOF (NEW)
- A2.10 EXTERIOR ELEVATION (NEW)
- A2.11 EXTERIOR ELEVATION (NEW)
- A3.10 BUILDING SECTION

PROJECT INFORMATION:

ADDRESS: T.B.D.
SAN FRANCISCO, CA 94102

BLOCK: 0853

LOT: 022

ZONING: HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT (NCT)

WORK HOURS:

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A (NEW) 5-STORY, MIXED-USE COMMERCIAL AND 26-UNIT RESIDENTIAL BUILDING.

SPECIFIC WORK CONSISTS OF THE FOLLOWING:

ARCHITECTURE INTERIOR:

- (NEW) CONSTRUCTION OF ALL INTERIORS INCLUDING BEDROOMS, KITCHEN, BATHROOMS, LIVING AREAS, AND UTILITY AREAS.

ARCHITECTURE EXTERIOR:

- (NEW) CONSTRUCTION OF EXTERIORS INCLUDING CLADDING, FENESTRATION, EXTERIOR DECKS AND ROOFS.

STRUCTURAL:

- (NEW) CONCRETE FOUNDATION AND PODIUM WITH TYPE V CONSTRUCTION ABOVE.

MECHANICAL, ELECTRICAL & PLUMBING:

- (NEW) MEP FIXTURES AND EQUIPMENT THROUGHOUT STRUCTURE.
- (NEW) MEP & FIRE SPRINKLERS TO BE DESIGN BUILD AND FILED UNDER A SEPARATE PERMIT.

PROJECT DIRECTORY:

CLIENT:	CONTRACTOR:
LINDEN PARTNERS INVESTMENTS, LLC 448 LINDEN STREET SAN FRANCISCO, CA 94102 T (415) 692-5054	T.B.D.
ARCHITECT:	STRUCTURAL ENGINEER:
EDMONDS + LEE ARCHITECTS, INC. CONTACT: ROBERT EDMONDS 2601 MISSION STREET, 400A SAN FRANCISCO, CA 94110 T (415) 285-1300	T.B.D.



NO: DATE: SUBMISSION:

ISSUED FOR PPA

EDMONDS + LEE ARCHITECTS, INC.
2601 Mission St., 400A
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
COVER SHEET

SCALE:	AS NOTED
DATE:	SEPTEMBER 12, 2014
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	

01 VICINITY MAP
SCALE: N.T.S.



A0.00

GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," CURRENT EDITION, WHERE THESE CONFLICT WITH THE FOLLOWING SUPPLEMENTARY GENERAL CONDITIONS, THE LATTER SHALL TAKE PRECEDENCE.

SUMMARY OF WORK

THE WORK DESCRIBED IN THIS CONTRACT CONSISTS OF FOLLOWING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

CHANGE IN THE WORK

- 1. VERBAL INSTRUCTION: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE THE ARCHITECT REGARDING ANY ADDITIONAL COSTS RESULTING FROM THE ARCHITECT'S VERBAL INSTRUCTIONS, SUCH ADVICE SHALL OCCUR BEFORE ANY ADDITIONAL WORK IS EXECUTED.
2. SUBMITTAL OF CHANGE ORDERS: CHANGE ORDERS SHALL BE PREPARED BY THE GENERAL CONTRACTOR; IF A CHANGE ORDER SUBMITTED TO THE ARCHITECT FOR APPROVAL AFTER THE WORK REFLECTED BY THE CHANGE ORDER HAS ALREADY BEEN EXECUTED, THE CHANGE ORDER WILL BE AUTOMATICALLY REJECTED. A WRITTEN EXPLANATION BY THE GENERAL CONTRACTOR OF THE EFFECT OF THE CHANGE ORDER ON THE PROJECT SCHEDULE MUST ACCOMPANY EACH CHANGE ORDER.
3. FITTINGS, HARDWARE AND FINISHES: WHEN PLUMBING FAUCETS, DOOR HARDWARE, CERAMIC TILE ETC. ARE TO BE SPECIFIED BY CHANGE ORDER, THE COST SHALL CONSIST OF: 1. PRODUCT COST LESS TRADE DISCOUNT, 2. SUB CONTRACTOR'S OVERHEAD AND PROFIT, 3. DELIVERY COSTS AND TAXES.

SUBSTITUTIONS

- 1. CONSIDERATION OF SUBSTITUTIONS: BURDEN OF PROOF OF THE MERIT OF PROPOSED SUBSTITUTION IS UPON THE PROPOSER.
2. SUBMITTAL REQUIREMENTS: SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AND SHALL INCLUDE CONFIRMATION OF THE SUBSTITUTION'S EFFECT ON PROJECT COST, SCHEDULE AND INTERFACE WITH OTHER SPECIFIED PRODUCTS.

DRAWINGS AND SPECIFICATIONS

- 1. THE CONTRACTOR WILL RECEIVE NECESSARY NUMBER OF COPIES OF EACH OF THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DISTRIBUTION TO SUBCONTRACTORS.
2. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING SHOWN IN THE DRAWING BUT NOT MENTIONED IN THE SPECIFICATIONS, OR VISA VERSA, SHALL BE FINISHED AS IF SHOWN OR MENTIONED IN BOTH. LARGE SCALE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS, AS DETAILS BECOME FURTHER DEVELOPED AND REFINED BY THE ARCHITECT, DRAWINGS AND SPECIFICATIONS WILL BE ISSUED DURING CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FEELS THESE DRAWINGS AFFECT THE COST OF THE WORK THAT HAVE ALREADY BEEN BID, A CHANGE ORDER WILL BE NEGOTIATED PRIOR TO THE EXECUTION OF THE WORK INVOLVED.
3. SHOP DRAWINGS: SUBMIT TWO PRINTS OF EACH SHOP DRAWINGS TO THE ARCHITECT; IF RE-SUBMITTAL IS REQUESTED REPEAT PROCESS.
4. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

CONSTRUCTION SCHEDULES

- 1. FORM: THE CONTRACTOR MAY UTILIZE ANY BAR GRAPH OR CRITICAL PATH FORM HE WISHES.
2. SUBMITTAL: THE FIRST SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF THE WORK; SUBMIT SUBSEQUENT SCHEDULE CHANGES AS THEY ARISE WITH THE NEAREST APPLICATION FOR PAYMENT.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SCHEDULE OF DATES FOR THE SUBMITTAL OF DRAWINGS AND DOCUMENTS REQUIRED IN ORDER TO CARRY OUT THE WORK.

PROJECT CLOSEOUT

- 1. SUBSTANTIAL COMPLETION: THE ARCHITECT SHALL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER THE PERMANENT UTILITIES ARE IN OPERATING AND THE WORK HAS PROGRESSED TO THE POINT WHEN THE OWNER COULD OCCUPY THE PROJECT FOR ITS INTENDED USE; THE CERTIFICATE SHALL ESTABLISH RESPONSIBILITIES OF THE OWNER AND GENERAL CONTRACTOR FOR SECURITY, MAINTENANCE, UTILITIES, DAMAGE TO THE WORK, AND INSURANCE, AND SHALL FIX DEADLINE, NEGOTIATED BETWEEN GENERAL CONTRACTOR AND THE OWNER, FOR THE COMPLETION OF ALL PUNCH LIST ITEMS; ALL WARRANTIES REQUIRED BY THE CONTRACT DOCUMENT SHALL COMMENCE ON THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
2. PUNCH LIST: THE ARCHITECT SHALL ATTACH TO THE CERTIFICATE OF SUBSTANTIAL COMPLETION A PUNCH LIST SETTING FORTH THE REMAINING WORK REQUIRED TO CLOSE OUT THE CONTRACT; THE PUNCH LIST AND DEADLINE MAY BE AMENDED REPEATEDLY AS FURTHER DEFICIENCY IN THE WORK ARISE; IF THE PUNCH LIST WORK IS NOT COMPLETED BY THE DEADLINE, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
3. OWNER'S MANUAL: ASSEMBLE THE FOLLOWING ITEMS IN A THREE RING BINDER, WITH TABBED DIVIDERS SEPARATING BASIC CATEGORIES: OWNER'S MANUAL AND PRODUCT WARRANTIES FOR EQUIPMENT, ALL APPLIANCES CEILING FANS ETC. ALSO INCLUDE A TYPEWRITTEN LIST OF ALL SUBCONTRACTORS AND THEIR PHONE NUMBERS; SUBMIT BINDER TO ARCHITECT.
4. FINAL PAYMENT: AFTER THE GENERAL CONTRACTOR HAS COMPLETED THE PUNCH LIST, SUBMITTED THE OWNER'S MANUAL, AND SUBMITTED A COMPLETE RELEASE OF LIENS TO THE ARCHITECT, THE FINAL PAYMENT SHALL BE DUE.

MISCELLANEOUS CONTRACTOR REQUIREMENTS

- 1. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ALL UTILITY COMPANY RULES AND REGULATIONS, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES.
2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK, AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE ARCHITECT.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC. ALL LANDFILL TAXES, USE TAXES, SALES TAXES AND ANY OTHER CHARGES RELATED TO CONSTRUCTION OF THIS PROJECT AND PAYMENT FOR THE SAME ARE THE RESPONSIBILITY OF THE CONTRACTOR, AT THE COMPLETION OF THE WORK, DELIVER TO OWNER ALL REQUIRED PERMITS, CERTIFICATES OF APPROVAL, ETC. BUILDING DEPT. & HEALTH DEPT. PERMITS SHALL BE PROVIDED AND PAID FOR BY THE OWNER.
4. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
5. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES, IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES, INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
6. SUBSTANTIATION OF PAY REQUEST: APPLICATION FOR PAYMENT FOR MATERIALS AND EQUIPMENT NOT YET INCORPORATED INTO THE WORK SHALL BE SUPPORTED BY SUCH DATA AS THE OWNER MAY REQUIRE TO SUBSTANTIATE THE GENERAL CONTRACTOR'S RIGHT PAYMENT.

MISCELLANEOUS CONTRACTOR REQUIREMENTS CONTINUED

- 7. OWNER'S TITLE TO MATERIALS AND EQUIPMENT: BY HIS APPLICATION FOR PAYMENT THE CONTRACTOR WARRANTS THAT TITLE TO ALL MATERIALS AND EQUIPMENT REFLECTED BY THE APPLICATION FOR PAYMENT BUT NOT YET INCORPORATED INTO THE WORK SHALL PASS TO THE OWNER AT THE TIME OF PAYMENT.
8. WHERE ALLOWANCES ARE SPECIFIED, THE CONTRACTOR SHALL PURCHASE AND PAY FOR THE ITEMS SELECTED BY THE ARCHITECT. THE AMOUNT OF THE CONTRACT SHALL BE INCREASED OR DECREASED BY THE AMOUNT THAT THE TOTAL COST OF SUCH ITEMS EXCEED OR FALL UNDER THE COST ALLOWED.
9. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED WITH ALL LABELS REMOVED. HEAT AND SNOW REMOVAL WILL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES F, AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
10. GENERAL CONTRACTOR'S FEE: ON APPLICATION FOR PAYMENT THE GENERAL CONTRACTOR'S FEE SHALL BE INDICATED AS A SEPARATE LINE ITEM.
11. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED. REFER TO SPECIFIC SECTIONS OF THE SPECIFICATIONS FOR FURTHER INFORMATION ON SAMPLE SUBMITTAL.

GENERAL NOTES

- 1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS AND/OR APPROVALS BEFORE COMMENCING WORK AND SHALL PROVIDE ALL REQUIRED CERTIFICATES OF COMPLIANCE TO THE OWNER UPON COMPLETION OF THE WORK. FEES FOR SECURING PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, LIABILITY AND OTHER INSURANCES REQUIRED BY LAW AND THE OWNER. SUBMIT EVIDENCE OF SAID INSURANCES TO THE OWNER.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING PROJECT CONDITIONS AND THE PROPOSED WORK PRIOR TO BIDDING.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEM(S) AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITION(S) DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
7. ANY DEVIATION BETWEEN THE DIMENSIONS OR ALIGNMENT INDICATED ON THE DRAWINGS AND THE ACTUAL FIELD DIMENSIONS OF THE WORK IN PLACE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
9. CONTRACTOR (G.C.) SHALL SCHEDULE AND COORDINATE WORK OF ALL SUBCONTRACTORS. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS.
10. ALL WORK SHALL BE DONE BY SKILLED TRADES PEOPLE AND PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED INDUSTRY STANDARDS.
11. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE JOB WHETHER EXPLICITLY INDICATED ON THE DRAWINGS OR NOT.
13. ALL WORK SHALL BE FINISHED AND IN PROPER WORKING ORDER AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE, COINCIDENT WITH THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE INDICATED.
14. THE WORK SHALL BE PERFORMED ONLY DURING THE DAYS AND TIMES ESTABLISHED BY THE OWNER AND IN ACCORDANCE WITH THE LOCAL GOVERNING RULES AND REGULATIONS.

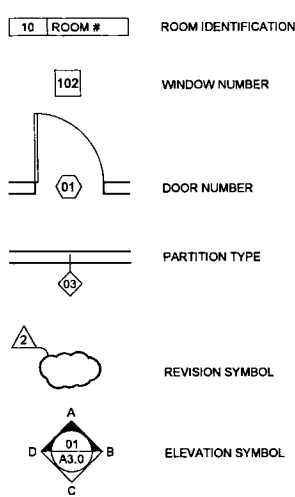
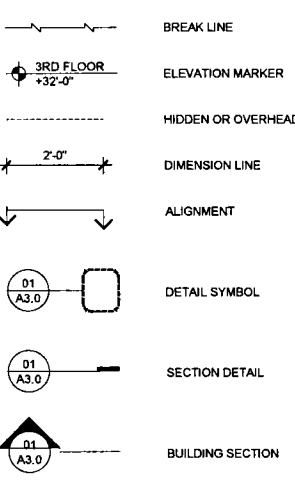
ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes items like AB ANCHOR BOLT, AC ABOVE, AD AIR CONDITIONING, etc.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes items like ID INSIDE DIAMETER, IN INCH, INFO INFORMATION, etc.

DRAWING SYMBOLS



NO: DATE SUBMISSION:

ISSUED FOR PPA
EDMONDS + LEE ARCHITECTS, INC.
2601 Mission St., 400A San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

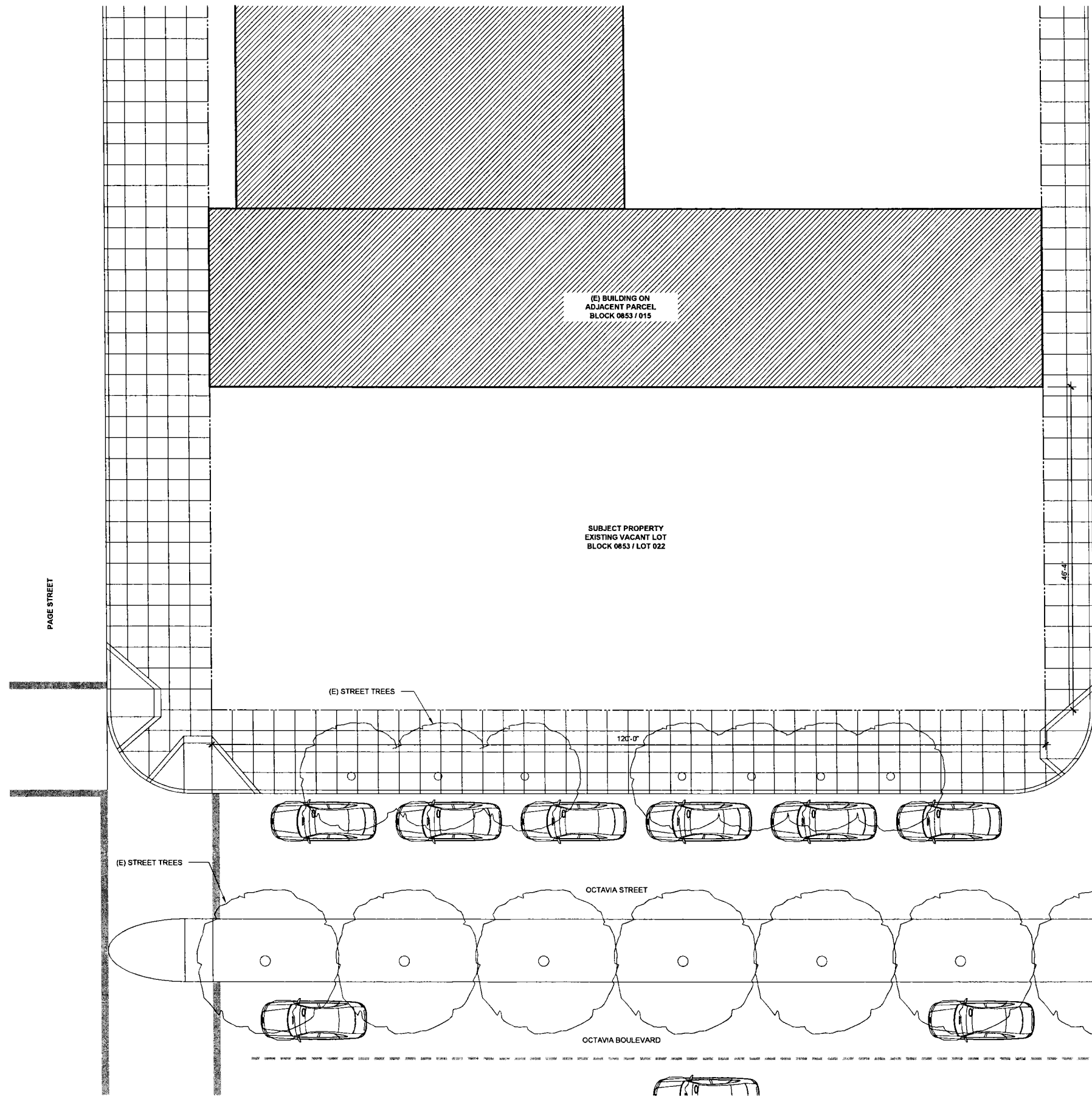
DRAWING:
SYMBOLS AND ABBREVIATIONS

Table with 2 columns: Field and Value. Includes SCALE: NONE, DATE: SEPTEMBER 12, 2014, JOB NO.: 2014.12, DRAWN:, CAD FILE:

A0.01

**ISSUED FOR
PPA**

EDMONDS + LEE
ARCHITECTS, INC.
2601 Mission St., 400A
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

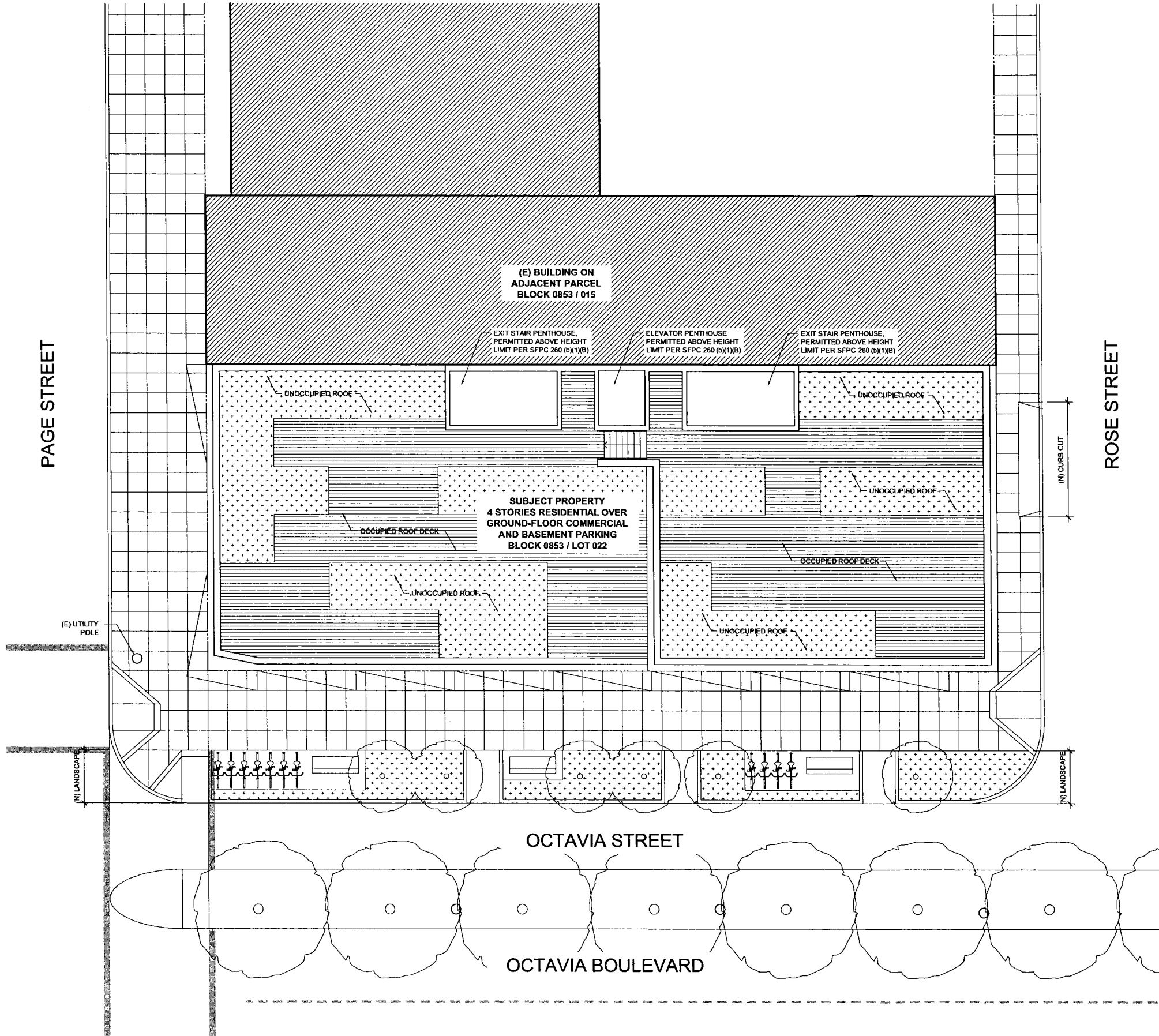


PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
EXISTING SITE PLAN

SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	





ZONING CALCULATIONS - PARCEL T HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT (NCT)	REQUIRED / ALLOWED	EXISTING	PROPOSED
MAX. DWELLING UNIT DENSITY §207.2	UNLIMITED	0	26 UNITS
DWELLING UNIT BEDROOM MIX §207.2	NO LESS THAN 40% OF TOTAL PROPOSED DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS OR NO LESS THAN 30% OF TOTAL PROPOSED DWELLING UNITS SHALL CONTAIN AT LEAST 3 BEDROOMS	STUDIO UNITS UNLIMITED 1-BED UNITS UNLIMITED 2-BED UNITS 40% REQUIRED UNLIMITED	STUDIO UNITS 10 TOTAL (40%) 1-BED UNITS 8 TOTAL (20%) 2-BED UNITS 10 TOTAL (40%) 26 UNITS
INCLUSIONARY AFFORDABLE HOUSING PROGRAM §416.3	ANY HOUSING PROJECTS THAT CONSIST OF 10 OR MORE UNITS IS SUBJECT TO THE INCLUSIONARY HOUSING PROGRAM WHICH REQUIRE ONE OF THE FOLLOWING: 20% FEE 15% OF UNITS AFFORDABLE ON-SITE 20% OF UNITS AFFORDABLE OFF-SITE	4 UNITS (15% OF 26 UNITS)	4 UNITS
MINIMUM LOT SIZE §121	LOT SIZE LOT WIDTH LOT FRONTAGE	10,000 SF MIN. 25'-0" MIN. 18'-0" MIN.	5,960 SF 120' OCTAVIA BLVD. 46'-4" ROSE / PAGE 212'-8"
FRONT YARD SETBACK §132	NONE REQUIRED	0'-0"	0'-0"
SIDE YARD SETBACK §133	NONE REQUIRED	NORTH: 0'-0" SOUTH: 0'-0"	NORTH: 0'-0" SOUTH: 0'-0"
REAR YARD SETBACK §131 (a)(1)(C)	IN THE HAYES-GOUGH NCT, LOTS FRONTING THE EAST SIDE OF OCTAVIA BOULEVARD BETWEEN UNDER AND MARKET STREETS (CENTRAL FREEWAY PARCELS L, M, N, R, S, T, U, AND V) ARE NOT REQUIRED TO PROVIDE REAR YARDS AT ANY LEVEL OF THE BUILDING	NONE	NONE
BASIC FLOOR AREA RATIO §124	NOT APPLICABLE FOR RESIDENTIAL USE	N/A	N/A
USABLE OPEN SPACE §132	60 SF PER UNIT IF ALL PRIVATE. 80 SF PER UNIT IF ALL PUBLIC.	2,080 SF (80 SF * 26 UNITS)	0 SF 2,080 SF
HEIGHT LIMIT §252	USE DISTRICT HEIGHT LIMIT 50'-X. ADDITIONAL 5' HEIGHT ALLOWED FOR GROUND FLOOR ACTIVE USES PER §263.18	55'-0" MAX	0'-0" 55'-0"
HEIGHT LIMIT EXEMPTIONS §260 (b)(1)(B)	ELEVATOR, STAIR AND MECHANICAL PENTHOUSES, FIRE TOWERS, SKYLIGHTS AND DORMER WINDOWS EXEMPT FROM HEIGHT LIMITS FOR THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS.	10'-0" MAX ABOVE HEIGHT LIMIT	0'-0" SEE DRAWINGS
OFF-STREET PARKING §151.1	RESIDENTIAL USE: P UP TO ONE CAR FOR EACH TWO DWELLING UNITS; C UP TO 0.75 CARS FOR EACH DWELLING UNIT, SUBJECT TO THE CRITERIA AND PROCEDURES OF SECTION 151.1(G) NP ABOVE 0.75 CARS FOR EACH DWELLING UNIT. NON-RESIDENTIAL USE: FOR USES IN TABLE 151 THAT ARE DESCRIBED AS A RATIO OF OCCUPIED FLOOR AREA, P UP TO 1 SPACE PER 1,000 SQUARE FEET OF OCCUPIED FLOOR AREA OR THE QUANTITY SPECIFIED IN TABLE 151, WHICHEVER IS LESS, AND SUBJECT TO THE CONDITIONS AND CRITERIA OF SECTION 151.1(G) NP ABOVE. TOTAL OFF-STREET PARKING:	13 SPACES (5 * 26 UNITS)	0 SPACES 0 SPACES 0 SPACES
BICYCLE PARKING §156.2	RESIDENTIAL USE: ONE CLASS 1 SPACE FOR EVERY DWELLING UNIT. FOR BUILDINGS CONTAINING MORE THAN 100 DWELLING UNITS, 100 CLASS 1 SPACES PLUS ONE CLASS 1 SPACE FOR EVERY FOUR DWELLING UNITS OVER 100 DWELLING UNITS THAT ARE ALSO CONSIDERED STUDENT HOUSING PER SECTION 102.38 SHALL PROVIDE 50 PERCENT MORE SPACES THAN WOULD OTHERWISE BE REQUIRED. RETAIL SALES, INCLUDING GROCERY STORES: ONE CLASS 1 SPACE FOR EVERY 7,500 SQUARE FEET OF OCCUPIED FLOOR AREA. TOTAL BICYCLE PARKING:	26 SPACES	0 SPACES 0 SPACES 27 SPACES
STREET TREE §138.1(g)(1)	STREET TREES SHALL BE REQUIRED UNDER THE FOLLOWING CONDITIONS: CONSTRUCTION OF A NEW BUILDING; RELOCATION OF A BUILDING; THE ADDITION OF GROSS FLOOR AREA EQUAL TO 20% OR MORE OF THE GROSS FLOOR AREA OF AN EXISTING BUILDING; THE ADDITION OF A NEW DWELLING UNIT, A GARAGE, OR ADDITIONAL PARKING, OR PAVING OR REPAVING MORE THAN 200 SQUARE FEET OF THE FRONT SETBACK	???	???
PERMITTED OBSTRUCTIONS §138	SEE DRAWINGS	N/A	SEE DRAWINGS

NO. DATE: SUBMISSION:

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EDMONDS + LEE ARCHITECTS, INC.
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San Francisco, CA 94110
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www.edmondslee.com

PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
SITE PLAN, ZONING AND
DATA CALCULATIONS

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

DATE: SEPTEMBER 12, 2014

JOB NO. 2014.12

DRAWN:

CAD FILE:

01 (NEW) SITE / PLOT PLAN
SCALE: 1/8" = 1'-0"



00 SF PLANNING STANDARDS
SCALE: N.T.S.

A0.11



04 BIRDSEYE VIEW OF SUBJECT PROPERTY
SCALE: N.T.S.



03 VIEW FROM CORNER OF OCTAVIA AND ROSE
SCALE: N.T.S.



02 VIEW FROM CORNER OF OCTAVIA AND PAGE
SCALE: N.T.S.



01 VIEW FROM OCTAVIA BOULEVARD
SCALE: N.T.S.

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PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:

SITE PHOTOS

SCALE:	AS NOTED
DATE:	SEPTEMBER 12, 2014
JOB NO.	2014.12
DRAWN:	
CAD FILE:	

A0.20



04 BIRDSEYE VIEW OF PROPOSED BUILDING
SCALE: N.T.S.



03 BIRDSEYE VIEW OF PROPOSED BUILDING
SCALE: N.T.S.



02 VIEW FROM CORNER OF OCTAVIA AND PAGE
SCALE: N.T.S.



01 VIEW FROM CORNER OF OCTAVIA AND ROSE
SCALE: N.T.S.

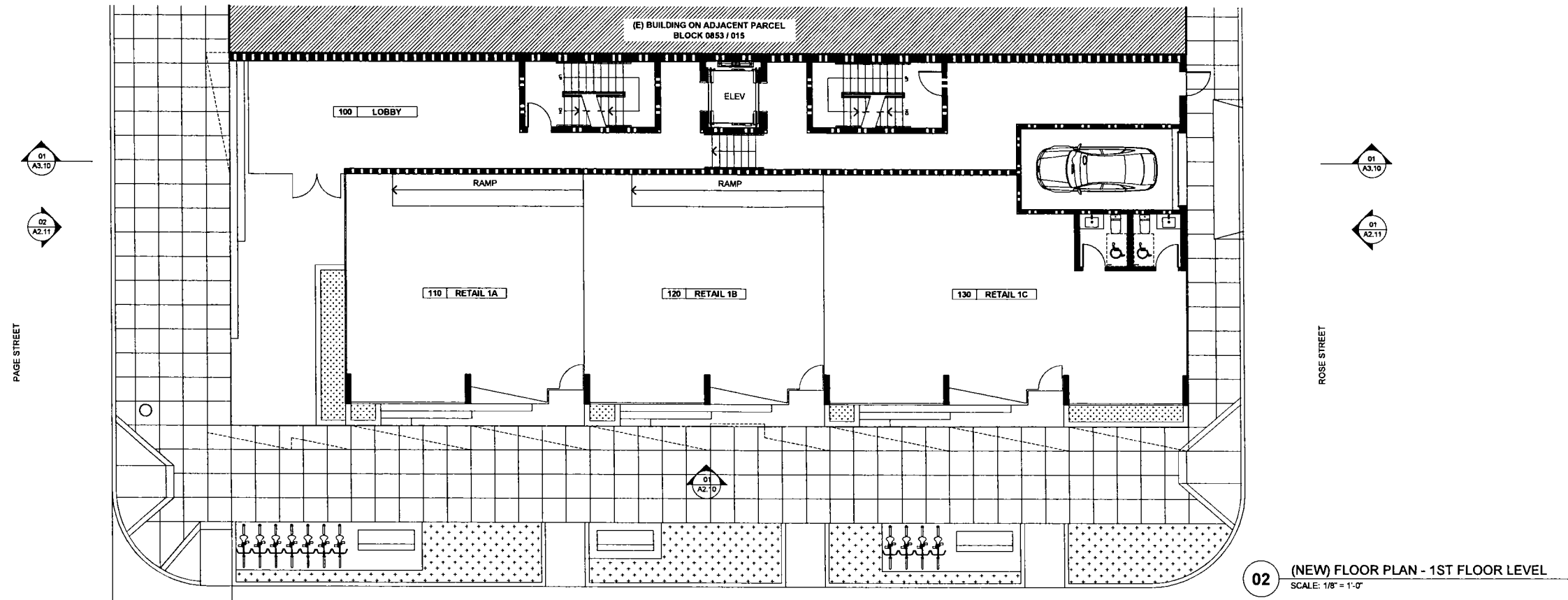
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PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
CONCEPT
RENDERINGS

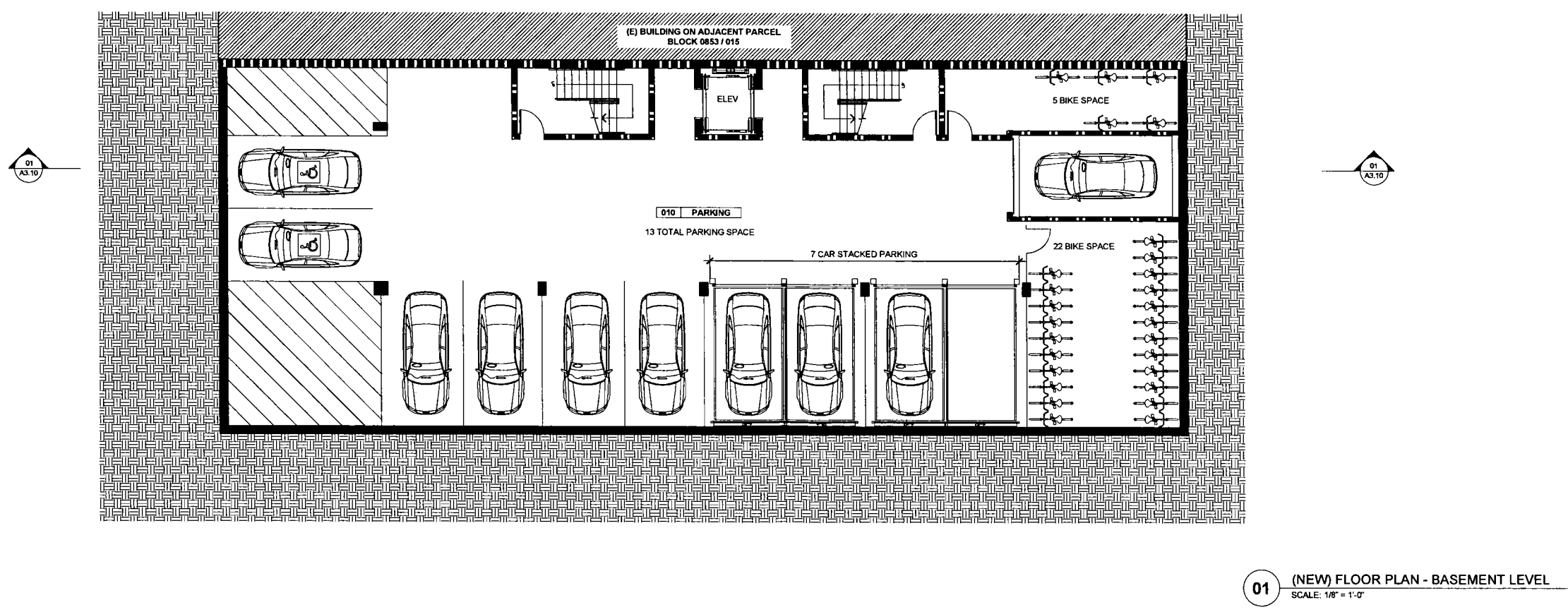
SCALE:	AS NOTED
DATE:	SEPTEMBER 12, 2014
JOB NO.	2014.12
DRAWN:	
CAD FILE:	



02 (NEW) FLOOR PLAN - 1ST FLOOR LEVEL
SCALE: 1/8" = 1'-0"

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01 (NEW) FLOOR PLAN - BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

WALL LEGEND:

	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL

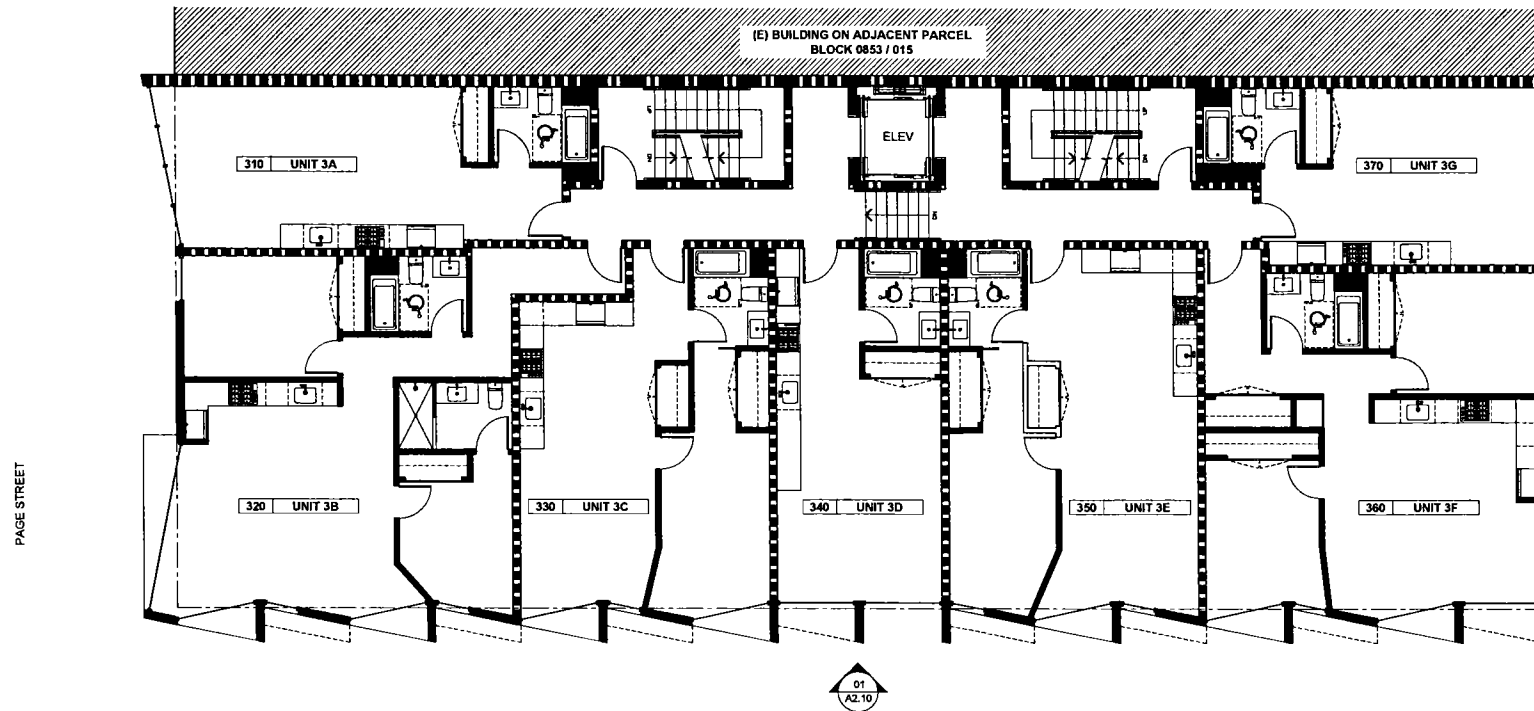
PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
FLOOR PLANS

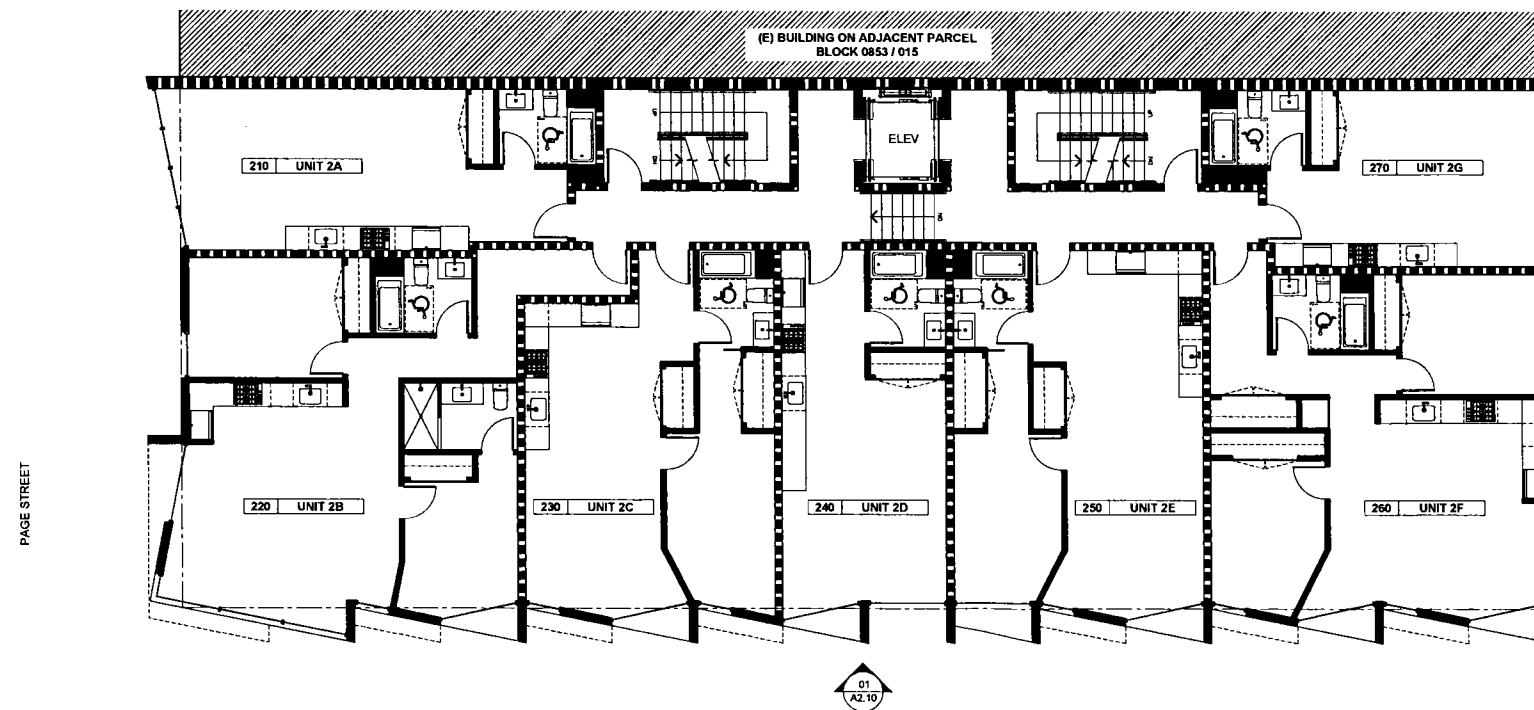
SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	

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02 (NEW) FLOOR PLAN - 3RD FLOOR LEVEL
SCALE: 1/8" = 1'-0"



01 (NEW) FLOOR PLAN - 2ND FLOOR LEVEL
SCALE: 1/8" = 1'-0"

WALL LEGEND:

--- (dashed line)	WALL TO DEMOLISH
— (solid line)	(EXIST.) WALL
— (thick solid line)	(NEW) WALL
— (line with dots)	1-HR WALL
— (line with dashes)	2-HR WALL

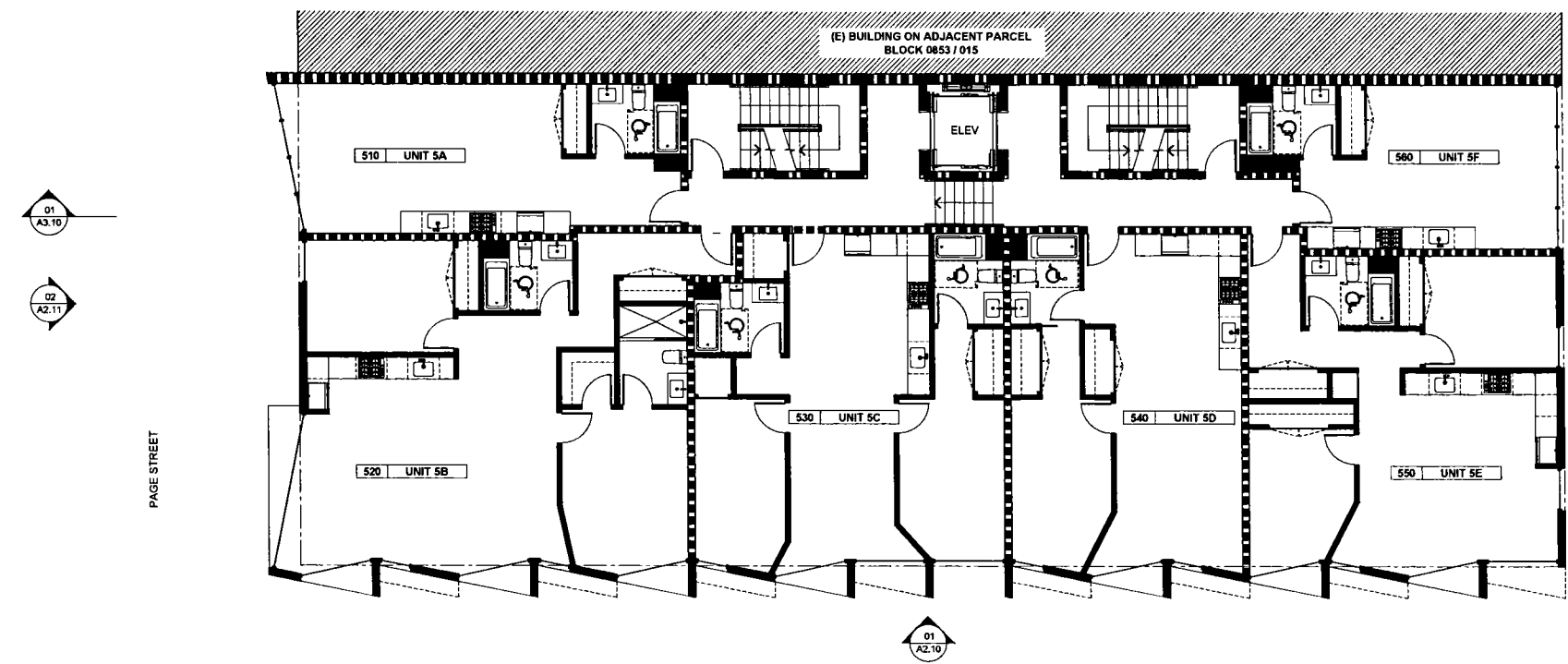
PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
FLOOR PLANS

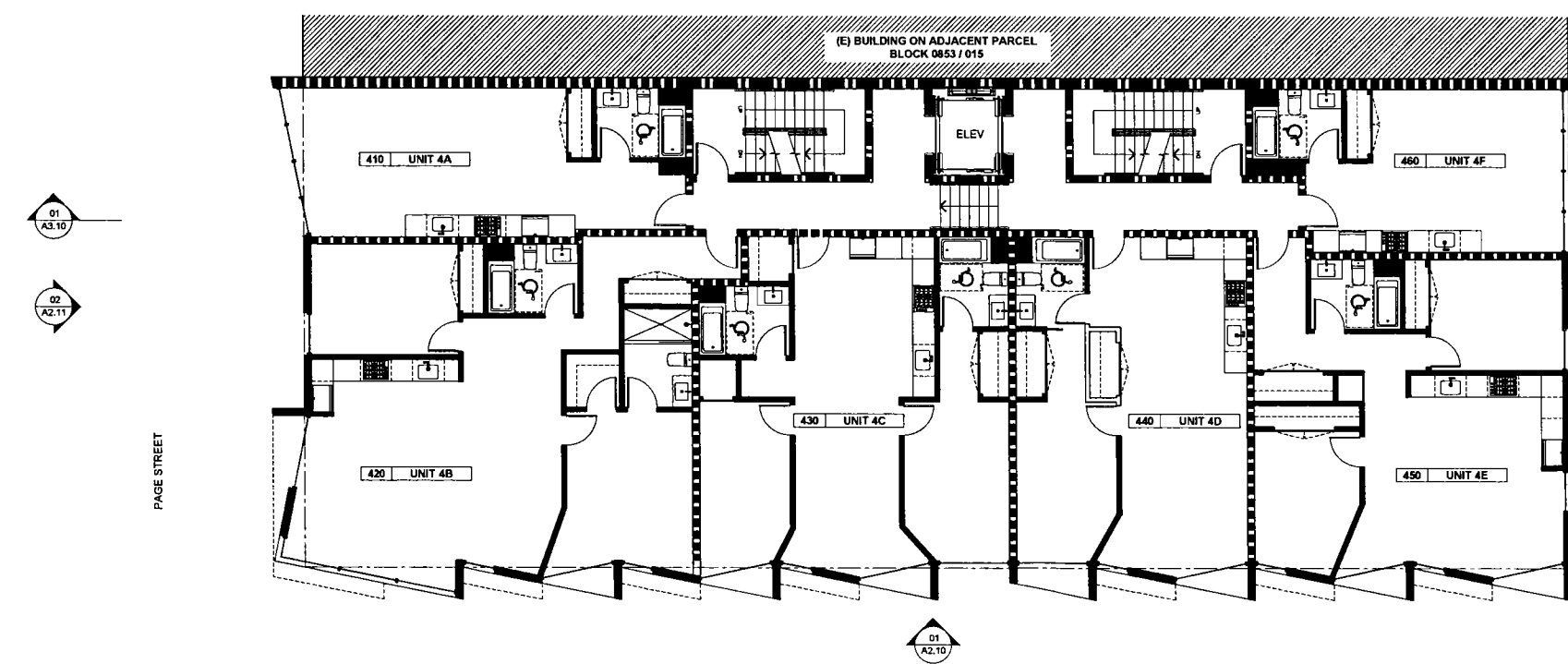
SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	



A1.11



02 (NEW) FLOOR PLAN - 5TH FLOOR LEVEL
SCALE: 1/8" = 1'-0"



01 (NEW) FLOOR PLAN - 4TH FLOOR LEVEL
SCALE: 1/8" = 1'-0"

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WALL LEGEND:

	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL






PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:
FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.	2014.12
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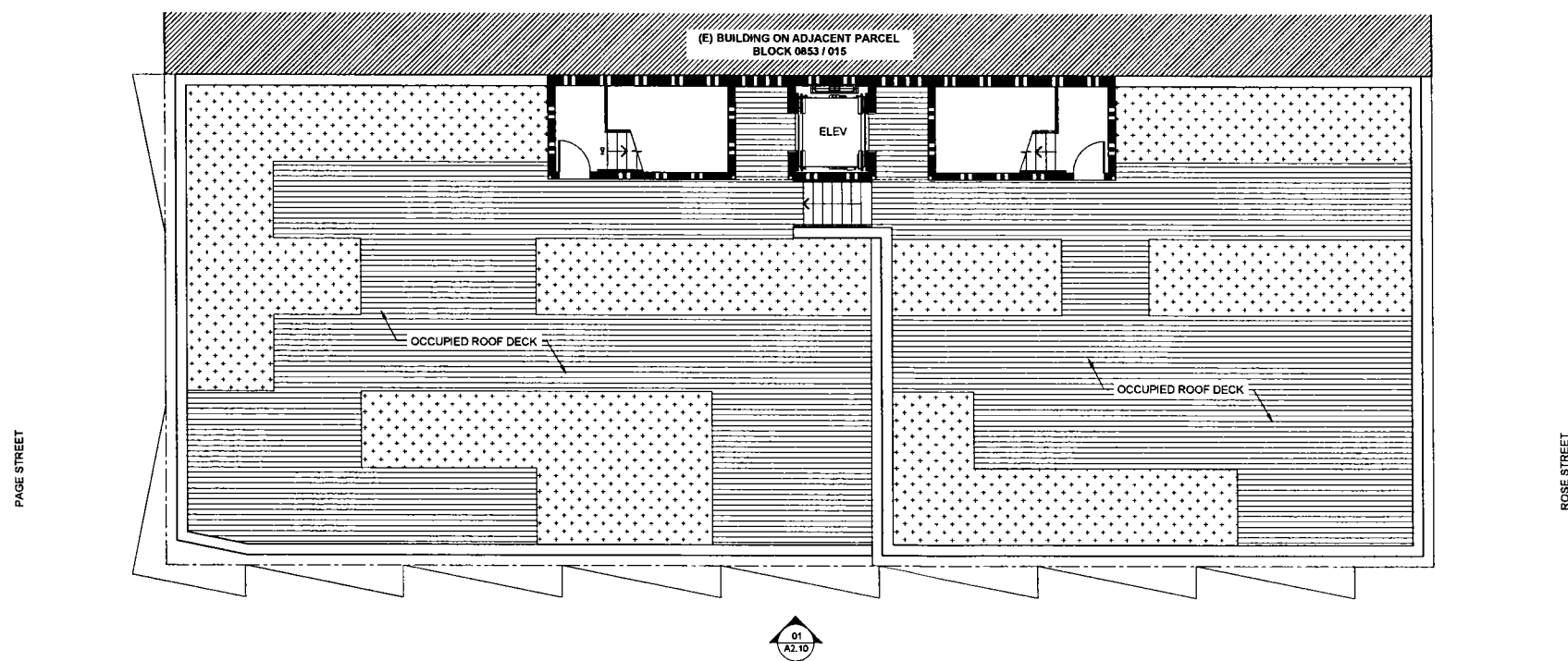
WALL LEGEND	
	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL

PROJECT:
OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
SAN FRANCISCO, CA 94102

DRAWING:

FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.	2014.12
DRAWN:	
CAD FILE:	



01 (NEW) FLOOR PLAN - ROOF LEVEL
SCALE: 1/8" = 1'-0"



A1.13

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PROJECT:

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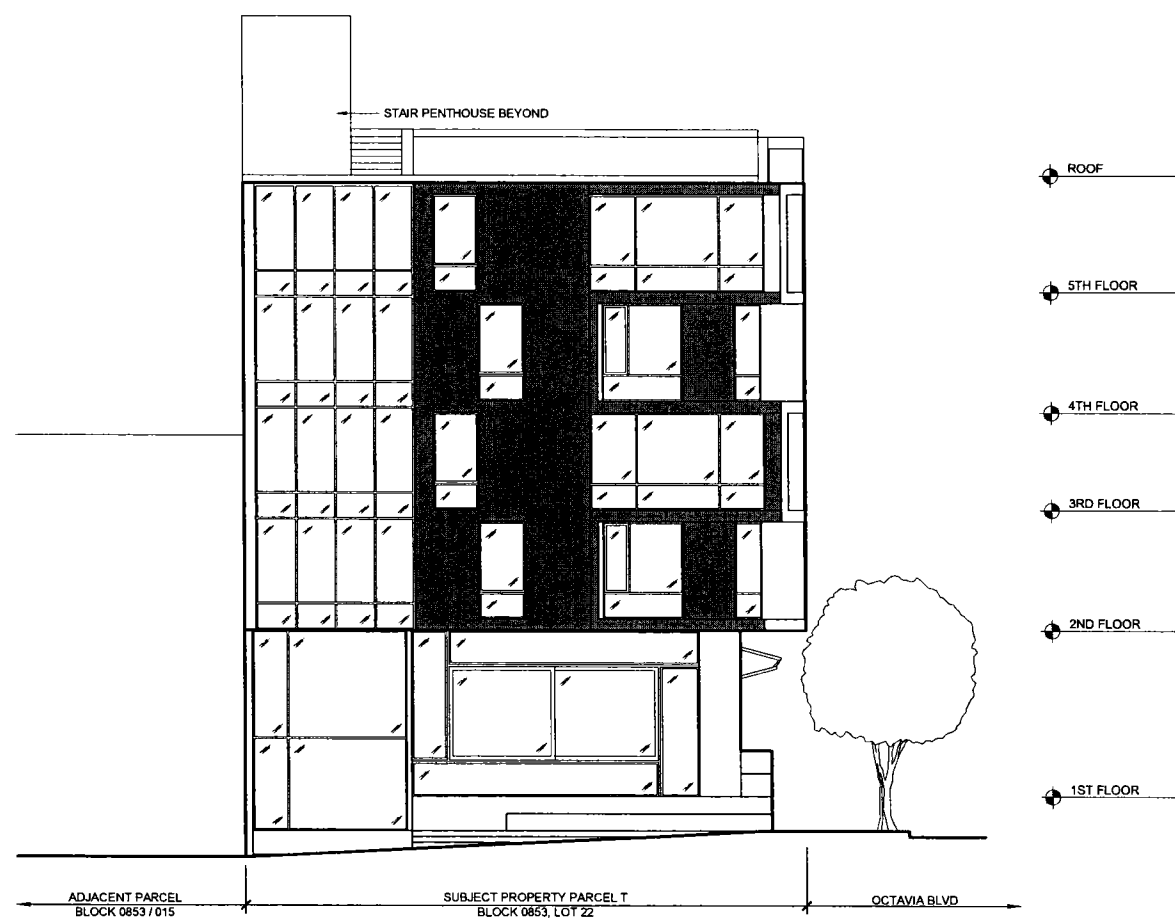
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EXTERIOR ELEVATION
(NEW)

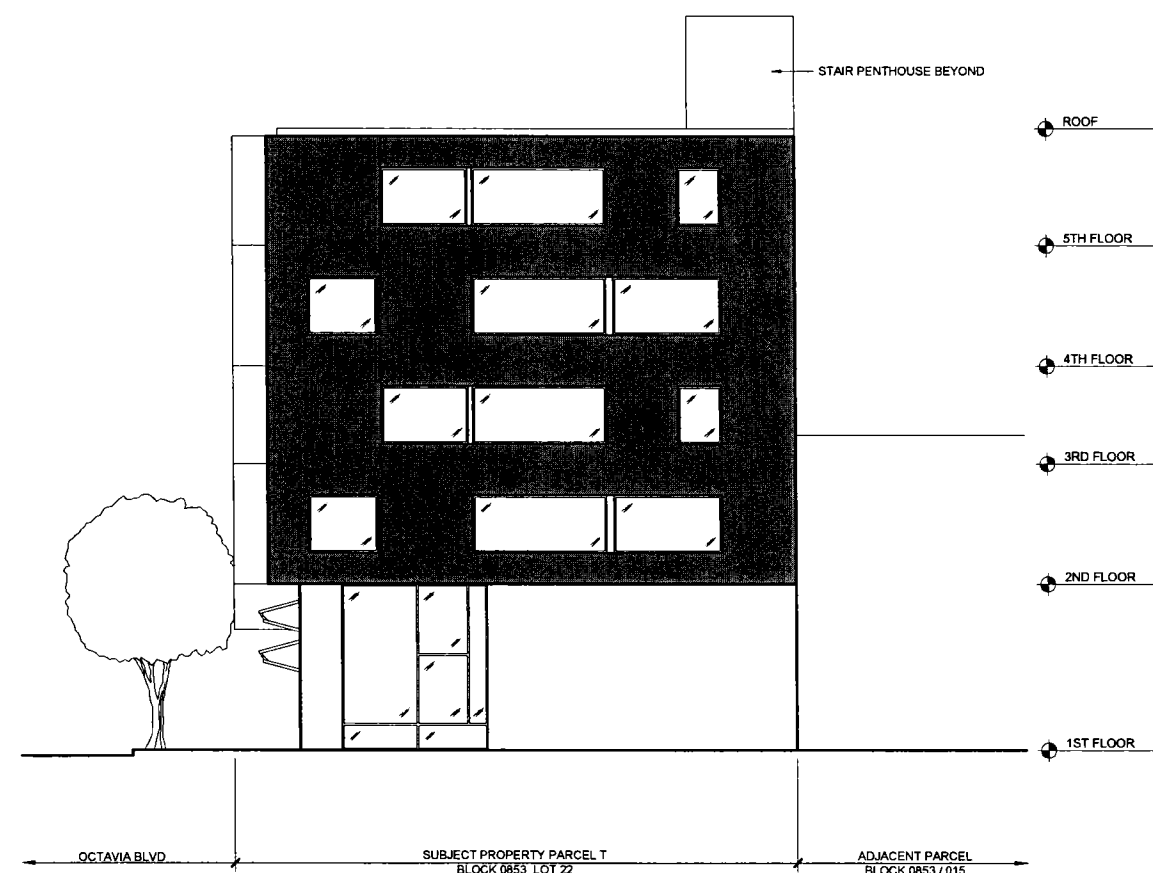
SCALE:	1/8" = 1'-0"
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JOB NO.	2014.12
DRAWN:	
CAD FILE:	

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02 NORTH EXT. ELEVATION - PAGE ST.
SCALE: 1/8" = 1'-0"



01 SOUTH EXT. ELEVATION - ROSE ST.
SCALE: 1/8" = 1'-0"

PROJECT:

OCTAVIA BLVD. PARCEL T
BLOCK 0853, LOT 022
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DRAWING:

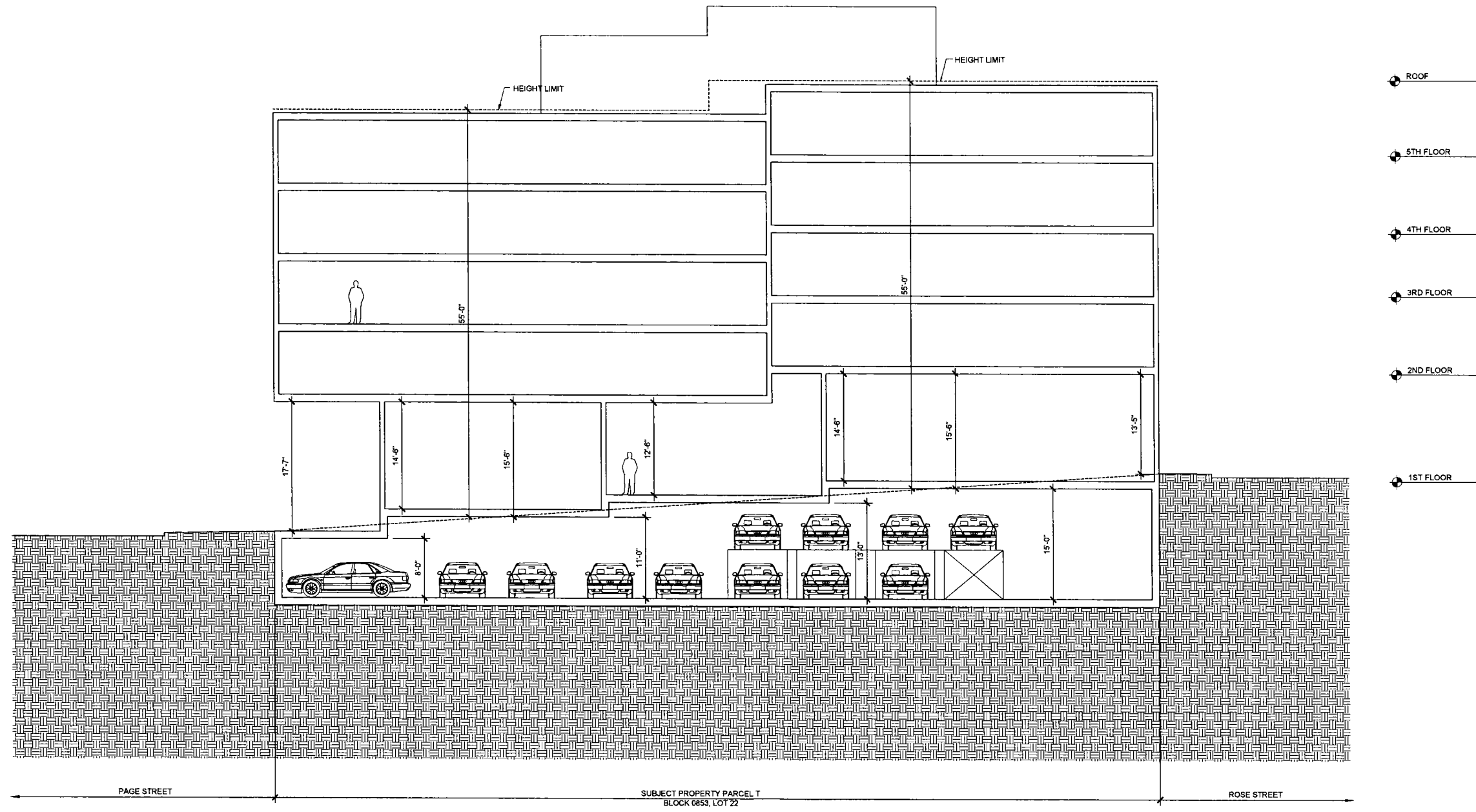
EXTERIOR ELEVATION
(NEW)

SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.	2014.12
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A2.11

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PROJECT:
OCTAVIA BLVD. PARCEL T
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DRAWING:
BUILDING SECTION
(NEW)

SCALE:	1/8" = 1'-0"
DATE:	SEPTEMBER 12, 2014
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	

01 (N) BUILDING SECTION
SCALE: 1/8" = 1'-0"

A3.10