



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: AUGUST 23, 2018

*Date:* August 16, 2018  
*Case No.:* **2018-004679CUA**  
*Project Address:* **711 Eddy Street**  
*Zoning:* RC-4 (Residential-Commercial, High Density) Zoning District  
80-T Height and Bulk District  
*Block/Lot:* 0742/014  
*Project Sponsor:* Alexis Burck  
SGPA Architecture and Planning  
200 Pine Street, #500  
San Francisco, CA 94104  
*Staff Contact:* Seema Adina – (415) 575-8722  
[seema.adina@sfgov.org](mailto:seema.adina@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project proposes to legalize a change of use from an existing 483-square-foot (sf) residential unit (Unit 1-L) to an accessory Institutional Use that provides social services for building residents. The project includes minor interior improvements; no exterior modifications are proposed at this time.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization, pursuant to Planning Code Sections 209.3, 303, and 317 to allow the conversion of the existing 483 square-foot dwelling unit into an Institutional Use within the Residential-Commercial, High Density (RC-4) and an 80-T Height and Bulk District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any correspondence regarding this proposal to date.
- **Existing Tenant & Eviction History.** 201 of the existing units are occupied by tenants. There is no known evidence of any evictions for the unit in question (Unit 1-L).
- **Design Review Comments.** The scope of work did not encompass the necessity for design review
- **Residential Demolition.** While the project involves the conversion of a residential unit, the unit in question has never been occupied. Additionally, the proposed conversion would cultivate the

connection between seniors and programs both within the building and throughout the community for healthy living, independence, and social interaction.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project, on balance, is consistent with the Objectives and Policies of the General Plan. While the project involves conversion of an existing residential unit, the unit in question has never been occupied. The Proposed conversion would provide social services for the building residents. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

### **ATTACHMENTS:**

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Conditional Use Authorization Application
- Exhibit C – Environmental Determination
- Exhibit D – U.S. Department of HUD Tenancy History
- Exhibit E – Maps and Context Photos
- Exhibit F – Plans



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 23, 2018

*Case No.:* 2018-004679CUA  
*Project Address:* 711 EDDY STREET  
*Zoning:* RC-4 (Residential- Commercial, High Density District)  
80-T Height and Bulk District  
*Block/Lot:* 0742/014  
*Project Sponsor:* Alexis Burck  
SGPA Architecture and Planning  
200 Pine Street, #500  
San Francisco, CA 94104  
*Property Owner:* Yumiko Westland  
Northern California Presbyterian Homes and Services  
1525 Post Street  
San Francisco, CA 94109  
*Staff Contact:* Seema Adina– (415) 575-8722  
Seema.Adina@sfgov.org

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**ADOPTING FINDINGS RELATED TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3, 303, AND 317 TO ALLOW THE CONVERSION OF AN EXISTING 483 SQUARE-FOOT RESIDENTIAL UNIT AT 711 EDDY STREET TO AN INSTITUTIONAL USE THAT PROVIDES SOCIAL SERVICES FOR BUILDING RESIDENTS LOCATED IN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND 80-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 3, 2018, Alexis Burck (hereinafter "Project Sponsor") filed Application No. 2018-004679CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the conversion of one existing residential unit at the subject property to a social service use (hereinafter "Project") at 711 Eddy Street, Block 0742, Lot 014 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-004679CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 23, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-004679CUA

On July 24, 2018, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-004679CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes to legalize a change of use from an existing 483-square-foot (sf) residential unit (Unit 1-L) to an accessory institutional use – social service facility, for building residents. The project includes minor interior improvements. No exterior modifications are proposed at this time.
3. **Site Description and Present Use.** The 26,434 sf subject property is located on the south side of Eddy Street, between Polk Street and Van Ness Avenue, on Lot 014 in Assessor's Block 0742. The subject property is located within the Residential-Commercial, High-Density Zoning District and the 80-T Height and Bulk District and is developed with a XX story building containing 202 dwelling units. While there are 202 existing legal dwelling units on the Project Site, according to the Project Sponsor, Unit 1-L has never been rented. The Department of Housing and Urban Development's (HUD) Housing Assistance Payments Program contract with the building owner also indicates there are 201 rental units at the site. Unit 1-L has not been occupied and has operated as an accessory space for resident services since at least 1992.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Downtown/Civic Center neighborhood. . The property directly abuts the Academy of Art University to the south, and several residential buildings to the east. Directly across Eddy Street is a motel, while across Polk Street, there are several mixed-use buildings with ground-floor retail and residential units on subsequent floors. The Project Site is well-served by transit; the Van Ness Muni line and Civic Center BART station are within walking distance, with several MUNI lines within close proximity on Van Ness Avenue. Other zoning districts in the vicinity of the project site include: NC-3 (Neighborhood Commercial, Moderate Scale) and P (Public) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has not received any correspondence regarding the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Parking.** Section 151 of the Planning Code does not require parking. Up to one space for every two units is principally permitted, and up to three spaces for every four units are permitted with Conditional Use Authorization.

*The Project retains the existing twenty-six (26) off-street parking spaces. The Project does not add any additional dwelling units nor does it propose additional off-street parking. With 201 dwelling units, the principally permitted amount of off-street parking is 101 off-street parking, thus the Project remains in compliance with the Planning Code.*

7. **Dwelling Unit Conversion.** Planning Code Section 317 provides five criteria for Planning Commission consideration in the case of a dwelling unit conversion.

- a. Whether the conversion eliminates only owner-occupied housing, and if so, for how long the unit(s) were occupied;

*The Project Sponsor has indicated that the unit has never been owner-occupied or occupied by the tenant, and has been used for social services for the residents since at least 1992. The subject parcel has been continuously owned by the Northern California Presbyterian Home since 1974, while the subject building was built in 1979.*

*There is no indication that 711 Eddy Street Unit 1-L, the unit proposed for conversion, was occupied by a tenant. The following documents establish a history of the site's number of units: the 1976 HUD Contract states that 201 units were available for rental and one unit was classified as "non-revenue;" the 1978 HUD Housing Assistance Payments Program contract documents 201 rental units; and a 2001 HUD inspection report noting 201 units on site. These documents are included as Exhibit D. Based upon documentation furnished by the Project Sponsor, there is ample information that indicates the 202<sup>nd</sup> unit was never considered as revenue generating rental housing available to the public.*

- b. Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

*An Institutional use - Social Service Facility and its associated functions are a permitted and appropriate use. The service connects seniors to programs both within the building and throughout the community for healthy living, independence, and social interaction. The institutional use proposed for the building is low impact and has no significant negative effect on the residential and commercial uses in the vicinity. No significant internal alterations are proposed; the unit can easily be converted back to residential use in the future.*

- c. Whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

*The conversion from residential use to institutional use is permitted as a conditional use in the RC-4 zoning district. The proposal does not include any exterior physical changes to the building, and thus remains consistent with the existing character of the building and the zoning district.*

*The immediate area includes several residential buildings as well as mixed-use buildings with ground-floor commercial spaces.*

- d. Whether conversion of the unit(s) will be detrimental to the City's housing stock;

*The unit has never been occupied, and there is no significant alterations proposed. As such, there is no effect to the City's housing stock and the unit can be converted back to residential use very easily.*

- e. Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

*The conversion of the residential unit is not necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.*

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed unit conversion would provide a social service facility for critical resident services to the 201 low-income senior households within the building. This service connects seniors to programs both within the building and throughout the community that supports their healthy living, independence, and provides social interaction. There is no physical change to the exterior of the building, and the lack of any structural changes to the interior greatly increases the opportunity for the unit to be converted back to residential use in the future. In addition, the project is desirable because it would help retain a vulnerable population in the City.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height, massing and bulk of the existing building will remain the same and the proposed use will not alter the existing appearance of the project vicinity. The proposed work will not affect the building envelope and the institutional use of the unit will not result in a noticeable change in character.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project does not seek to add additional off-street parking. The services provided are for residents of the building only, thus there will be no increase in traffic from persons or vehicles to and around the site.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*No noxious or offensive emissions will be associated with the institutional use of the site.*

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The existing landscaping and open space would be retained. No new parking, loading areas, service areas, or lighting is proposed.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project will help preserve the neighborhood's character, diverse economic base, and allow long-time residents to remain in the community by offering supportive services that are critical to the 201, on-site low income senior households. The services connect residents to the community, enhance longevity, and offer vital programs that encourage social interaction. The building has always operated as 201 units, utilizing HUD Section 8 rental vouchers. There is no change proposed to the total number of affordable rental units available to the public.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The Project does not fall in a Neighborhood Commercial District.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 11:

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

#### Policy 11.3:

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

**Policy 11.4:**

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**Policy 7.2:**

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

**Policy 7.3:**

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

*The proposed use of an appropriate neighborhood activity will have minimal impact on the neighboring residential area due to its containment in one area. The dwelling unit converted to institutional use is not designated affordable housing. The institutional use provides necessary and desirable health and social services for a vulnerable community within the building. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

10. **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:

- A. 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 proposal will not add or remove any neighborhood-serving retail uses.*

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

*According to the Project Sponsor, the unit has not been occupied by a tenant since the building was built in 1979. The conversion of the residential use will not change the visual character of the structure or the character of the neighborhood.*

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

*The City's supply of affordable housing will remain unchanged, as the unit in question was never available as affordable housing. Additionally, the institutional use will provide essential services to on-site, low-income seniors, thus enhancing the viability of the building's affordable housing stock.*



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

*The institutional use will support two employees, which will have no significant impact on transit service to the site or overburden neighborhood streets or parking.*

- E. 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 establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*The Project is within an existing building designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

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

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

*The Project will have no negative impact on existing parks and open spaces.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-004679CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **June 1, 2018** and stamped "EXHIBIT G", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 23, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a conversion from one residential unit to an institutional use – social service facility located at 711 Eddy Street, Block 0742, and Lot 014 pursuant to Planning Code Sections 209.3, 303, and 317 within the RC-4 District and an 80-T Height and Bulk District; in general conformance with plans, dated June 1, 2018, and stamped “EXHIBIT G” included in the docket for Case No. 2018-004679CUA and subject to conditions of approval reviewed and approved by the Commission on August 23, 2018 under Motion No XXXXXX. 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 Commission on August 23, 2018 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### 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 the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

6. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project

Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**EXHIBIT B:**  
**CONDITIONAL USE AUTHORIZATION**  
**APPLICATION**

**Case Number 2018-004679CUA**  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street



# CONDITIONAL USE AUTHORIZATION APPLICATION

## APPLICATION SUBMITTAL REQUIREMENTS

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding applications for the authorization of Conditional Use.

Please read the Conditional Use Authorization Packet of Information and the instructions in this application carefully before the application form is completed.

### WHAT TO SUBMIT:

1. One (1) original of this application signed by owner or agent, with all blanks filled in;
2. One hard copy set of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Once your project is assigned, your planner may request a full-size (24"x36") set of plans. Please see the Department's Plan Submittal Guidelines [http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan\\_Submittal\\_Guidelines-042315.pdf](http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan_Submittal_Guidelines-042315.pdf) for more information;
3. Section 303(c) findings
4. Any project specific findings per Section 303
5. Prop M Findings
6. A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf;
7. Current or historic photograph(s) of the subject property;
8. A digital copy of all documents submitted (CD or USB drive), containing all applications, project drawings, photos and letter of authorization; and
9. A check made payable to the "San Francisco Planning Department" for the required intake fee amount. (See [Fee Schedule and/or Calculator](#))

### THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance), provided that the scope of work is subject to Planning Code Section 311 or 312 Notification:

- Projects subject to 311 or 312 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

### HOW TO SUBMIT:

To file your Conditional Use application, please send an email request along with the intake appointment request form to: [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415-575-9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.





# CONDITIONAL USE AUTHORIZATION APPLICATION

## Property Owner's Information

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Name: \_\_\_\_\_

Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

## Applicant Information (if applicable)

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Name: \_\_\_\_\_ Same as above

Company/Organization: \_\_\_\_\_

Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Please Select Billing Contact:**       Owner       Applicant       Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Please Select Primary Project Contact:**       Owner       Applicant       Billing

## Property Information

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Project Address: \_\_\_\_\_ Block/Lot(s): \_\_\_\_\_

Plan Area: \_\_\_\_\_

## Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.  See Attachment

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**Project Details:**

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- Change of Use     New Construction     Demolition     Facade Alterations     ROW Improvements  
 Additions     Legislative/Zoning Changes     Lot Line Adjustment-Subdivision     Other \_\_\_\_\_

**Estimated Construction Cost:** \_\_\_\_\_

- Residential:**     Special Needs     Senior Housing     100% Affordable     Student Housing     Dwelling Unit Legalization  
 Inclusionary Housing Required     State Density Bonus     Accessory Dwelling Unit

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment  
 Financial Service     Massage Establishment     Other: \_\_\_\_\_

**Related Building Permits Applications**

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Building Permit Applications No(s): \_\_\_\_\_

## PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF		
Residential		
Retail/Commercial		
Office		
Industrial-PDR		
Medical		
Visitor		
CIE (Cultural, Institutional, Educational)		
Useable Open Space		
Public Open Space		

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable		
Hotel Rooms		
Dwelling Units - Market Rate		
Building Number		
Stories Number		
Parking Spaces		
Loading Spaces		
Bicycle Spaces		
Car Share Spaces		
Public Art		
Other		

**Land Use - Residential**

	<b>Existing (square footage area)</b>	<b>Proposed (square footage area)</b>
Studios		
One Bedroom		
Two Bedroom		
Three Bedroom (and +)		
Group Housing - Rooms		
Group Housing - Beds		
SRO		
Micro		
Accessory Dwelling Unit*  *For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

## **ACTION(S) REQUESTED**

Action(s) Requested (Including Planning Code Section which authorizes action)

## **CONDITIONAL USE FINDINGS**

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
  
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.
  
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

# PRIORITY GENERAL PLAN POLICIES FINDINGS

## PLANNING CODE SECTION 101

### (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

**Please respond to each policy; if it's not applicable explain why:**

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

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

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

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

**Please respond to each policy; if it's not applicable explain why:**

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;

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

7. That landmarks and historic buildings be preserved; and

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

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_





NORTHERN CALIFORNIA PRESBYTERIAN HOMES & SERVICES

June 6, 2018

San Francisco Planning Department,  
City and County of San Francisco  
1660 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: Eastern Park Apartments  
711 Eddy Street, San Francisco, CA  
Support of CUA Application

Dear Ms. Adina,

I am the Director of Community Services for Northern California Presbyterian Homes and Services (NCPHS), a not-for-profit corporation that operates both San Francisco Senior Center sites, Home Match San Francisco, and Resident Services Coordination, all for San Francisco Seniors with limited resources.

Eastern Park Apartments is one of NCPHS' subsidized Senior residential apartments. We have always operated the apartment building as 201 units. By having the Planning Department recognize 201 as the count, NCPHS will be able to remodel the excess unit to become the social service center with offices for a Program Coordinator and Social Worker; and a client waiting area with needed privacy. The services that will be provided are an integral component of ensuring resident health and well-being. Without a dedicated space, these services either cannot be made available or would be offered in a diminished capacity. This remodel will also enhance dignity for our Seniors.

Thank you in advance for your consideration on this very important request to improve services to our residents in need.

Sincerely,

A handwritten signature in black ink, appearing to read "Gina Rodriguez", is written over a large, light-colored circular stamp or watermark.

Gina Rodriguez  
Director of Community Services

cc: Alexis Burck, SGPA Architecture and Planning  
G:\Home Office Design and Construction\Word\Letters\SFPD 060618.doc

# EXHIBIT C:

# ENVIRONMENTAL DETERMINATION



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
711 EDDY ST		0742014
<b>Case No.</b>		<b>Permit No.</b>
2018-004679PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          Conditional Use Authorization application to permit the conversion of one residential unit into office space for resident services, in a 13-story, affordable senior housing building.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b></p>
<p><b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b></p>	
<p><b>Comments and Planner Signature (optional):</b></p>          	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER dated <input type="checkbox"/> Reclassify to Category C (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>				
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>				
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;"><b>Project Approval Action:</b> Commission Hearing</td> <td style="width: 40%;"><b>Signature:</b> Seema Adina</td> </tr> <tr> <td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>07/24/2018</td> </tr> </table>		<b>Project Approval Action:</b> Commission Hearing	<b>Signature:</b> Seema Adina	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/24/2018
<b>Project Approval Action:</b> Commission Hearing	<b>Signature:</b> Seema Adina				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/24/2018				
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>					

**EXHIBIT D:**  
**U.S. DEPARTMENT OF HUD**  
**TENANCY HISTORY**

**Case Number 2018-004679CUA**  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SAN FRANCISCO AREA OFFICE  
ONE EMBARCADERO CENTER, SUITE 1600  
SAN FRANCISCO, CALIFORNIA 94111

REGION IX  
450 Golden Gate Avenue  
P.O. Box 36003  
San Francisco, California 94102

SEP 30 1976

IN REPLY REFER TO:

9.1FOH  
Ann Flegel  
556-4557

Mr. Fred A. Irvin, Executive Vice President  
Northern California Presbyterian Homes  
1400 Geary Blvd.  
San Francisco, CA 94109

Dear Mr. Irvin:

Subject: Proposal No. CA39-0309-201  
Section 8 New Construction/202  
San Francisco , California

You are hereby notified that your Preliminary Proposal, dated August 27, 1976, to provide 202\* units of New Construction/202 housing at San Francisco , California, has been approved. Annual Contributions Authority in the amount of \$841,788 has been reserved for this project. Subject to the fulfillment of all administrative and statutory requirements, and subject to the fulfillment of the special conditions attached to this letter, an Agreement to Enter Into Housing Assistance Payments Contract will be prepared and executed for the number and size units described below:

<u>Unit Size</u> (Number of Bedrooms)	<u>Number of Units</u> <u>Elderly</u>	<u>Contract</u> <u>Rents</u>
1BR	201	\$349**

\*one non-revenue

\*\*includes utilities

A land value of \$450,000 has been established for the proposed project. A land use intensity figure will be established at a later date and the unit reservation described herein will be subject to that LUI figure.

RECEIVED

OCT 11 1976

THE SEQUOIAS

NORTHERN CALIFORNIA PRESBYTERIAN HOMES, INC.



D-5041C  
2-75)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM  
ACC'HAP CONTRACT LIST**

**PART A - LIST IDENTIFICATION:**

1. OFFICE CODE:  A  B  C  D  E  F  G  H  I  J  K  L  M  N  O  P  Q  R  S  T  U  V  W  X  Y  Z

2. LIST NUMBER:  A  B  C  D  E  F  G  H  I  J  K  L  M  N  O  P  Q  R  S  T  U  V  W  X  Y  Z

3. TYPE OF ACTION:  (1) New  (2) Amended  (3) Cancelled

**PART B - PROJECT IDENTIFICATION:**

1. PUBLIC HOUSING AGENCY and/or OWNER: Northern California Presbyterian Homes  
1400 Geary Blvd.  
San Francisco, CA 94109

2. LOCATION OF PROJECT: San Francisco  
 Metropolitan Area  Non-Metropolitan Area

3. PROJECT NUMBER: CA 39 - 0309 - 201  
(a) (b) (c)

4. DEVELOPMENT METHOD:  New Construction  Existing  
 Substantial Rehabilitation  Existing-Recently Completed

5. OWNER/SPONSOR:  PHA-Owner  Private-owner  
 Private-owner/PHA (incl. HFDA)

6. HFDA SET-ASIDE: YES  NO

**7. NUMBER OF UNITS AND BUILDINGS:**

Building Type	(1) Detached	(2) Semi-Detached	(3) Row	(4) Apartment (walk-up)	(5) Apartment (Elevator)	(6) Other	(7) Total
(a) Total Buildings:	▲	▲	▲	▲	▲	▲	▲
(b) Total Units:	▲	▲	▲	▲	▲	▲	▲
(c) Assisted Units:	▲	▲	▲	▲	▲	▲	▲

**PART C - PROJECT ASSISTANCE DATA:**

UNIT SIZE	NUMBER OF ASSISTED UNITS			FAIR MARKET RENT (PUM)	GROSS RENT (PUM)	PHA ADMIN. FEE OR HFA FINAN. COST CONTINGENCY (PUM)	MONTHLY PER UNIT ASSISTANCE (Col. 4 + 5)	ANNUAL PER UNIT ASSISTANCE (Col. 6 x 12 mos.)	TOTAL ANNUAL ASSISTANCE (Col. 7 x Col. 8)
	Elderly (A)	Family (B)	Total (C)						
Efficiency	▲	▲	▲	▲	▲	▲	▲	▲	▲
1-BR.	▲	▲	▲	▲	▲	▲	▲	▲	▲
2-BR.	▲	▲	▲	▲	▲	▲	▲	▲	▲
3-BR.	▲	▲	▲	▲	▲	▲	▲	▲	▲
4-BR.	▲	▲	▲	▲	▲	▲	▲	▲	▲
5-BR.	▲	▲	▲	▲	▲	▲	▲	▲	▲
TOTAL	201	201	201						890,028

**PART D - PREVIOUS PROJECT DATA (Complete for amended Lists only):**

1. LIST NUMBER: SF - 748 - 071

2. DATE APPROVED: 02 - 03 - 78

3. TOTAL ANNUAL ASSISTANCE APPROVED: \$ 868,320

4. NUMBER OF UNITS APPROVED:

EFFICIENCY	1-BR	2-BR	3-BR	4-BR	5-BR	TOTAL
▲	▲	▲	▲	▲	▲	▲

**PART E - DETERMINATION OF ANNUAL ASSISTANCE REQUIREMENTS:**

	ASSISTED UNITS	ANNUAL ASSISTANCE
1 Total Project Approved This List (PART C)	201	890,028
2 Total Project Previously Approved (PART D)	201	868,320
3 Increase (If line E.1. is greater than E.2, enter difference)	0	21,708
4 Decrease (If line E.2. is greater than E.1, enter difference)	( 0 )	( 0 )

**PART F - REMARKS:**

F.R. Vol. 42, No. 176, p. 45772, 9/12/77  
5 yr. budget authority = \$4,450,140  
20 yr. budget authority = \$17,800,560

**PART G - RECOMMENDED FOR APPROVAL:**

*[Signature]*  
Director, Housing Development  
4-21-78  
(Date)

**PART H - FUNDS VERIFIED:**

\_\_\_\_\_  
(Date)

**PART I - APPROVED:** I hereby approve the undertaking by the Department of Housing and Urban Development of Contracts with the respective public housing agency and/or owner for Federal Annual Assistance pursuant to Section 8 of the United States Housing Act of 1937, as amended, in an amount which shall not exceed the aggregate amount of the Annual Assistance approved on this List.

21 APR 1978  
(Date)

*[Signature]*  
Area Director  
(Title)



Copy to DM  
Bob M  
mm

August 27, 2001

JAMES ASPERGREN  
No. Calif. Presbyterian Homes and Services, Inc.  
1525 POST ST  
SAN FRANCISCO CA 94109 6567

File

RECEIVED  
SEP 10 2001  
N.C.P.H.S.


SUBJECT: Property:800001436 - Inspection number:141438  
EASTERN PARK APTS ✓  
711 EDDY ST  
SAN FRANCISCO CA 94109

Dear Property Owner

This letter is to inform you about the upcoming physical inspection of your property. The inspection will be conducted by an inspector who works for an inspection company that is under contract with the Department of Housing and Urban Development (HUD). The inspector will use the standardized physical inspection protocol developed by the Department of Housing and Urban Development (HUD) in partnership with industry, entering all of the information into a hand-held computer.

Someone from an inspection company, MTB Investments, Inc. will contact you to schedule the date for your property inspection. The date will be set by agreement between the inspector's representative and you, the Public Housing Agency/Owner/Agent (P/O/A). Inspections may begin at any time you and the inspector agree upon, as early as 7:00 a.m., but morning inspections usually begin no later than 9:00 a.m. and an afternoon inspection may begin as late as 3:00 p.m. for a small property, but usually begin by 1:00 p.m. If the inspector anticipates any delay, the inspector will call you or your designated representative as soon as possible.

During the initial telephone call, you will be asked to have the following project profile information available at the beginning of the inspection:

1. Total Number of Units 
2. Total Number of Buildings (and number of units within each building)
3. The unique building identifier, i.e., address or some other identifier that will enable the identification of each building for future inspections.

After the inspection is scheduled, you must provide written notice to the residents. We suggest the notice cover a 3 to 5 day period surrounding the scheduled date to avoid having to provide additional notice for unexpected delays. It is not necessary for the resident to be present during this inspection. However, your representative must accompany the inspector at all times while on site. **Your representative should be prepared to open all units identified in the inspection sample when the tenant is not present and when the unit is vacant.** The inspector will inform your representative of the units that have been randomly selected for inspection on the day of the inspection.

# Inspection Summary Report - 141438

Inspection No: 141438  
 Property: (800001436) EASTERN PARK APTS  
 711 EDDY ST  
 SAN FRANCISCO, CA 94109

Inspection Date: 10/16/2001  
 Phone: (415) 776-0114  
 Fax: (415) 776-0536  
 E-Mail Address: none  
 ACC#: \_\_\_\_\_  
 CA#: \_\_\_\_\_

Scattered Site?: No  
 Comments: 98%

### Building Unit Count

	#Total	#Inspected
Buildings	1	1
Units	201	24

### Health and Safety Counts

	Site	Bldg	Unit	Total
Actual	0	1	1	2
%Inspected	---	100%	12%	---
Projected	0	1	8	9

### Scores

	ble nts	Area Points	H & S Deduction
Site	0.0	13.0	0.0
Bldg Ext	0.0	16.0	5.8
Bldg Sys	0.3	21.3	0.0
CA	0.6	10.9	0.0
Units	0.1	35.0	1.3
<b>Overall</b>	<b>100.0</b>	<b>96.4</b>	<b>7.1</b>
<b>Final Score = Area Points - H &amp; S Deduction</b>			<b>89 c</b>

### Life Threatening

	Site	Bldg	Unit	Total
Actual	0	0	1	1
%Inspected	---	100%	12%	---
Projected	0	0	8	8

### Smoke Detectors

	Site	Bldg	Unit	Total
Actual	0	0	0	0
%Inspected	---	100%	12%	---
Projected	0	0	0	0

### Systemic Deficiencies:

Area	Item	Defect	# with Defect	# Total	% of Bldgs / Units with Defect
Capital*	None				
Ordinary**	None				

\* Capital items are repairs that generally require large cash outlays. ( Items such as new roofs and new appliances ).

\*\* Ordinary items are repairs that require smaller cash outlays. ( Items such as light fixtures, fire extinguishers, and smoke detector

### Participants:

<b>Management Agent</b> No. Calif. Presbyterian Homes and Servic	HOOD, BARBARA	Phone: (415) 922-0200 Fax: (000) 000-0000 E-Mail Address: NONE	1525 POST ST. SAN FRANCISCO, CA 94109
<b>Management Agent Contact</b> EASTERN PARK APTS	MONTANEZ, BOB	Phone: (415) 776-0114 Fax: (415) 776-0536 E-Mail Address: NONE	711 Eddy St San Francisco, CA 94109
<b>Owner/PHA</b> No. Calif. Presbyterian Homes and Servic	HOOD, BARBARA	Phone: (415) 922-0200 Fax: (000) 000-0000 E-Mail Address: NONE	1525 POST ST. SAN FRANCISCO, CA 94109
<b>Site Manager</b> EASTERN PARK APTS.	Montanez, Bob	Phone: (415) 776-0114 Fax: (415) 776-0536 E-Mail Address: NONE	711 EDDY ST. SAN FRANCISCO, CA 94109

### Buildings/Units:

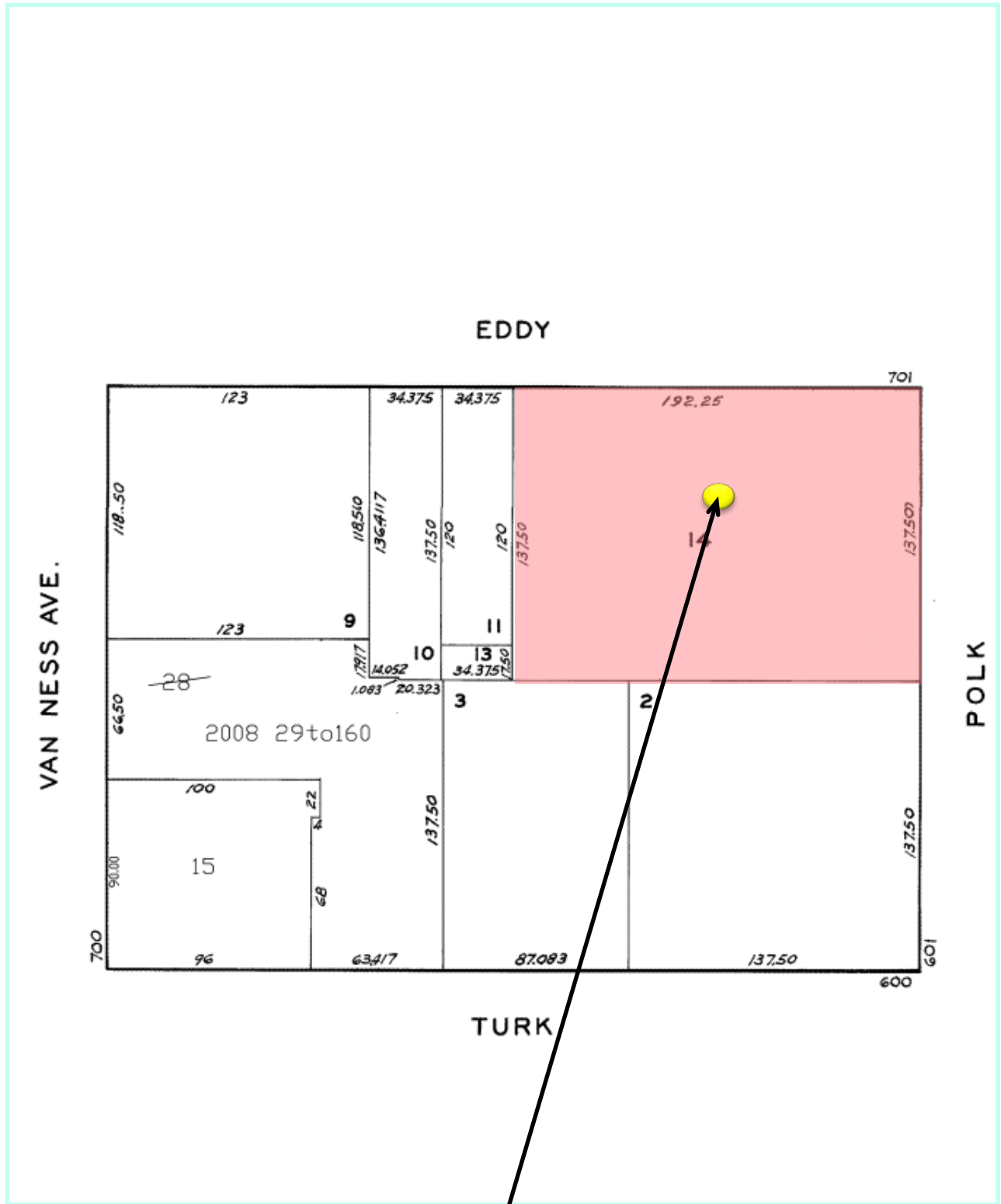
No	Name/Type/Reason Uninspectable	Year built	# Units	Address
1	Eastern Park Mid/High Rise Apartments	1979	201	711 EDDY ST SAN FRANCISCO CA 94109
	11F	Efficiency	Occupied	
	11K	1 Bedroom	Occupied	

# EXHIBIT E:

## MAPS AND CONTEXT PHOTOS

Case Number 2018-004679CUA  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street

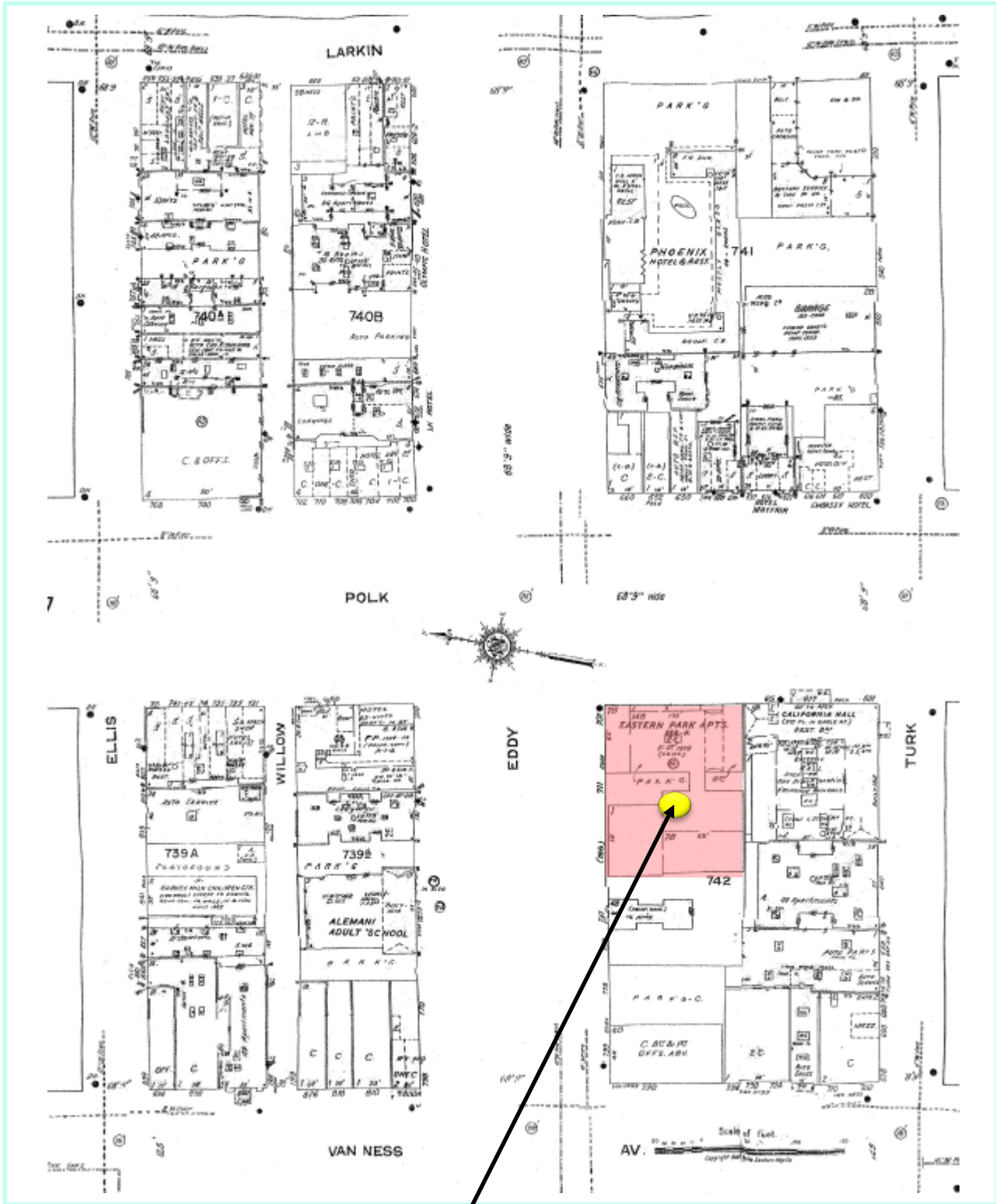
# Block Book Map



**SUBJECT PROPERTY**



# Sanborn Map\*

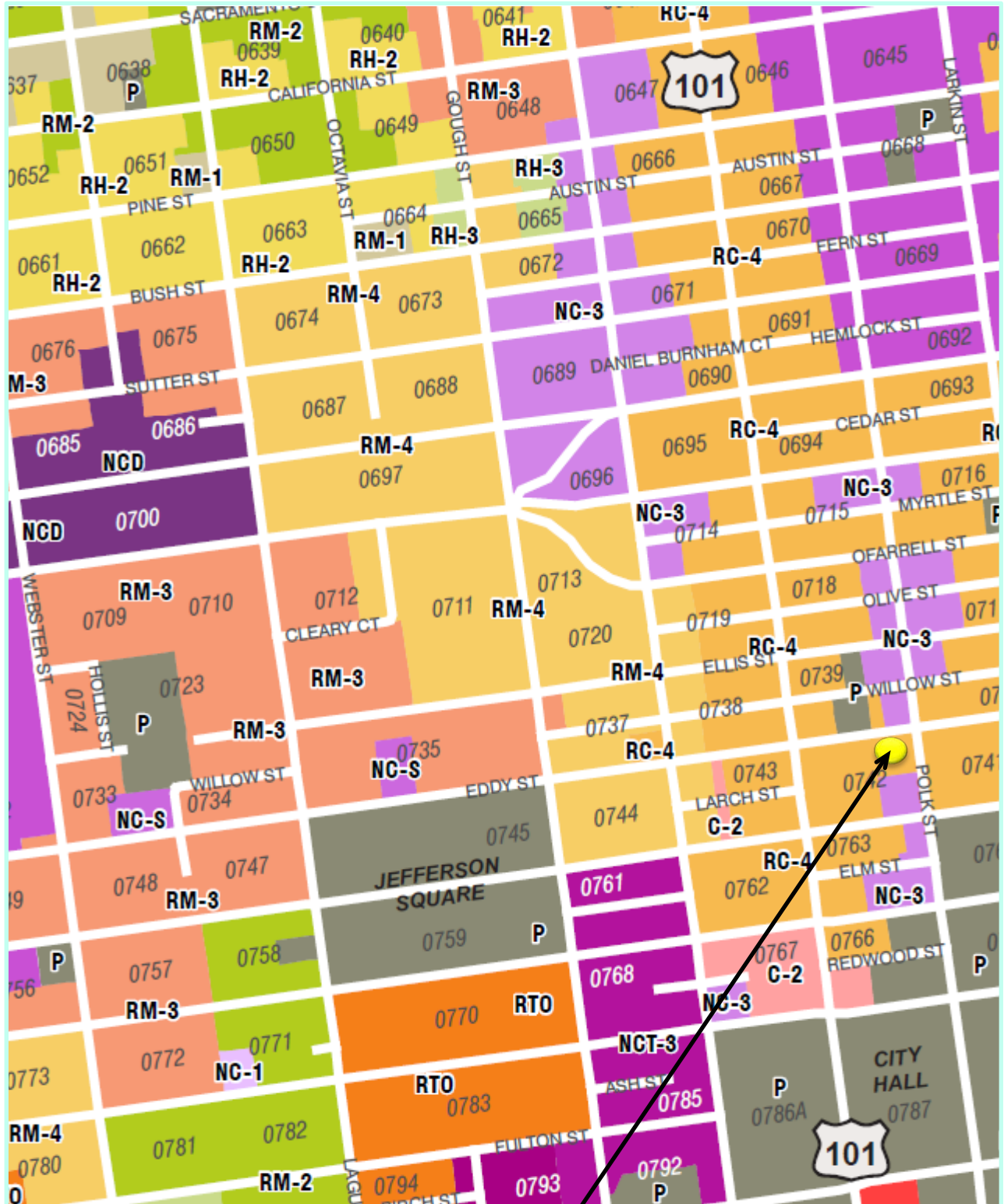


**SUBJECT PROPERTY**

\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# Zoning Map



**SUBJECT PROPERTY**



SAN FRANCISCO  
**PLANNING DEPARTMENT**

Case Number 2018-004679CUA  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street

# Aerial Photograph



SUBJECT PROPERTY

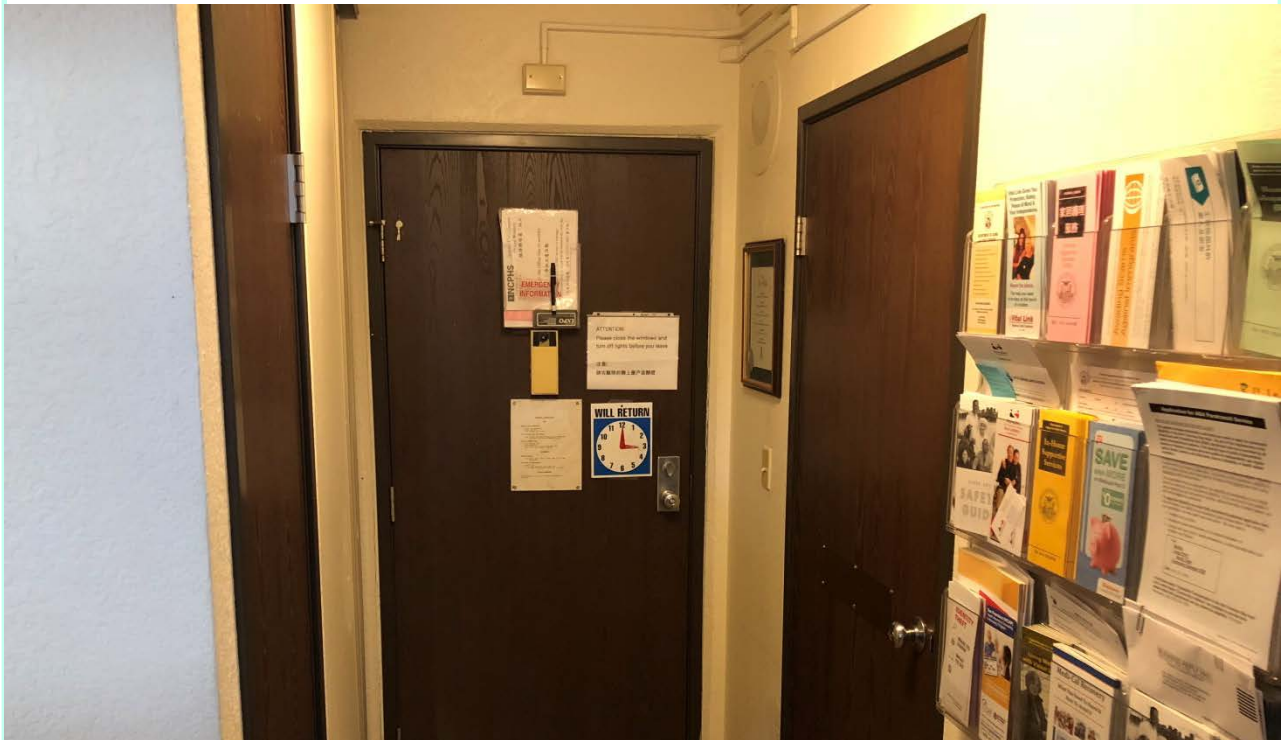
Case Number 2018-004679CUA  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street



SAN FRANCISCO  
PLANNING DEPARTMENT

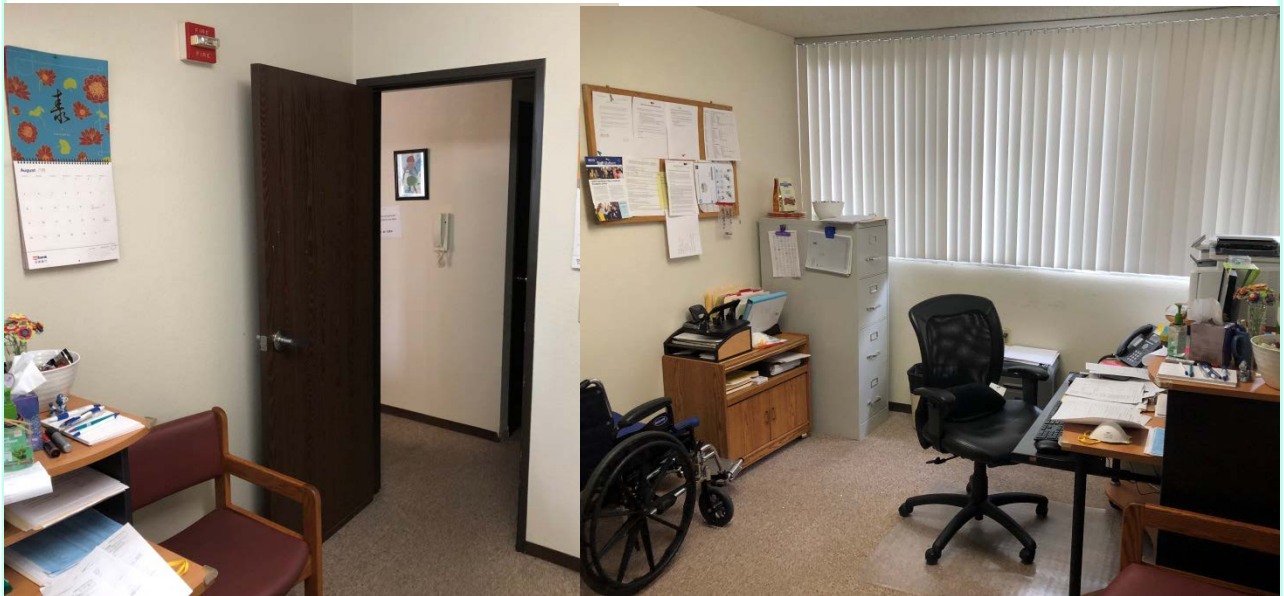


# Contextual Photographs



Case Number 2018-004679CUA  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street

# Contextual Photographs



Case Number 2018-004679CUA  
Conditional Use Authorization  
Residential Conversion  
711 Eddy Street

# EXHIBIT F:

# PLANS

# EASTERN PARK APARTMENTS

## UNIT CONVERSION

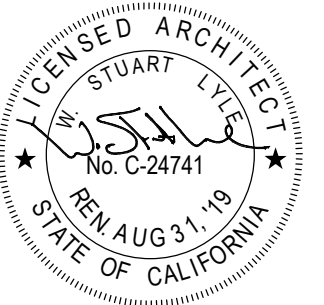
NCPHS INC

### SHEET INDEX

SHEET NO.	SHEET NAME
CUA - PLANNING SUBMITTAL	
X.1	TITLE SHEET / SHEET INDEX
X.101	SITE PLAN
X.201	EXISTING GARAGE PLAN
X.202	EXISTING FIRST FLOOR PLAN
X.203	EXISTING SECOND-SEVENTH FLOOR PLANS
X.204	EXISTING EIGHTH FLOOR PLAN
X.205	EXISTING NINTH FLOOR PLAN
X.206	EXISTING TENTH - THIRTEENTH FLOOR PLANS
X.207	EXISTING ROOF PLAN AND ELEVATOR MACHINE ROOM
X.208	EXISTING BUILDING SECTION
X.209	EXISTING BUILDING SECTION
X.210	EXISTING BUILDING SECTION
X.211	EXISTING EXTERIOR BUILDING PHOTOGRAPHS
X.212	ENLARGED PLANS & ELEVATIONS - OFFICE UNIT

**SGPA**  
ARCHITECTURE  
AND PLANNING

200 PINE STREET, STUDIO 500  
SAN FRANCISCO, CA 94104  
415.983.0131  
WWW.SGPA.COM



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NCPHS INC

1525 POST STREET  
SAN FRANCISCO, CA 94109

### GENERAL NOTES

- REVIEW THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CONSULTING ENGINEERS DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR DIRECTION. CONSTRUCTION INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT NO EXPENSE TO THE OWNER.
- DO NOT SCALE THE CONSTRUCTION DOCUMENTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED GRAPHICS. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ALL ADDITIONAL REQUIRED DIMENSIONS. DO NOT PROCEED WITH WORK IN THE AREA OF DISCREPANCY OR CONFLICT UNTIL DIRECTION IS GIVEN BY ARCHITECT. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK, AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION. CORRECT ALL WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS BY CONTRACTOR AS DIRECTED BY ARCHITECT AND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- VISIT JOB SITE PRIOR TO BEGINNING WORK AND VERIFY ALL DIMENSIONS.
- WHERE WORK OR EQUIPMENT IS INDICATED "IN C." (NOT IN CONTRACT) ON THE DRAWINGS, SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO AFFECT SUCH INSTALLATION.
- ALL PLAN DIMENSIONS FOR MASONRY AND CONCRETE REPRESENT FACE OF MATERIAL AND OPENINGS UNLESS NOTED OTHERWISE.
- ALL PLAN DIMENSIONS FOR STUD WALLS REPRESENT FACE OF STUD UNLESS OTHERWISE NOTED OR INDICATING JAMB OF DOOR OPENING.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE REVIEW OF ARCHITECT UNLESS NOTED (+/-) OR "VERIFY". DIMENSIONS NOTED "HOLD" SHALL BE CONSIDERED AS ABSOLUTE AND USED FOR LAY-OUT CONTROL UNLESS NOTED OTHERWISE DIRECTED BY ARCHITECT.
- ALL HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB UNLESS NOTED "AFF" (ABOVE FINISH FLOOR). "TYPICAL" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED. WHEN A DETAIL OR NOTE IS IDENTIFIED AS "TYPICAL", CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
- PROVIDE WORK NOT SPECIFICALLY DETAILED OR SPECIFIED IN ACCORDANCE WITH DETAILS OR SIZES COVERING SIMILAR WORK.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS.
- ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
- REFER TO THE PROJECT MANUAL FOR GENERAL CONDITIONS, SUPPLEMENTARY AND SPECIAL CONDITIONS, AND OTHER REQUIREMENTS.
- PROVIDE BARRICADES AND PROTECTIVE DEVICES SEPARATING CONSTRUCTION AREAS. PROVIDE TEMPORARY PASSAGES AS REQUIRED. PRIOR TO DELIVERY OF MATERIALS TO CONSTRUCTION ZONE AND REMOVAL OF WASTE FROM SITE. CHECK WITH OWNER FOR ACCEPTABLE ACCESS ROUTE AND TIME. UNDER NO CIRCUMSTANCES USE AREA OUTSIDE THE CONSTRUCTION ZONE WITHOUT PRIOR CLEARANCE FROM THE OWNER. COMPLY WITH REQUIREMENTS AS SPECIFIED IN PROJECT MANUAL.
- PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION. LOCATION AND SIZE OF OPENINGS. COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.
- REMOVE ALL TRASH AND DEBRIS DAILY. DO NOT STORE BUILDING MATERIALS IN CORRIDORS AT ANY TIME. COMPLY WITH REQUIREMENTS AS SPECIFIED IN PROJECT MANUAL.
- VERIFY POINTS OF CONNECTION, INCLUDING SIZES AND LOCATIONS, AND ALL OTHER REQUIRED OPERATING CRITERIA WITH EQUIPMENT MANUFACTURER.
- COORDINATE THE LOCATION AND TYPE OF ALL ACCESS PANELS REQUIRED FOR ACCESSING MECHANICAL, PLUMBING, ELECTRICAL AND OTHER BUILDING SYSTEMS WITH ARCHITECT.
- CONTRACTOR SHALL STIPULATE THAT ALL PROPOSED SUBSTITUTIONS ARE EQUAL IN PERFORMANCE AND COMPLY WITH APPLICABLE CODES AND REGULATIONS. CONTRACTOR'S SUBSTITUTION OF ALTERNATE MATERIALS OR SYSTEMS SHALL BE AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL ENSURE ALL CONSTRUCTION SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED BY THE INSPECTOR OF RECORD. FOR CONTINUOUS INSPECTION, TESTING, AND OBSERVATION REQUIREMENTS, REFER TO THE TESTING AND OBSERVATION PROGRAM.

### PROJECT SUMMARY

OCCUPANCIES	A-2, B, R-2, U, S-2
TYPE CONSTRUCTION	TYPE 1A
SPRINKLERED	YES
APN	0742014
BLOCK NUMBER	0742
LOT NUMBER	014
ZONING DISTRICT	RC-4 RESIDENTIAL-COMMERCIAL, HIGH DENSITY
BULK DISTRICT	80-T
EXISTING BUILDING HEIGHT	150'-0"
SITE AREA	26,434 SF (60 ACRES)
NUMBER OF STORIES	13 + PARKING GARAGE = 14
GARAGE FLOOR AREA	3,305 SF
FIRST FLOOR AREA	16,375 SF
SECOND FLOOR AREA	12,810 SF
THIRD FLOOR AREA	12,810 SF
FOURTH FLOOR AREA	12,810 SF
FIFTH FLOOR AREA	12,810 SF
SIXTH FLOOR AREA	12,810 SF
SEVENTH FLOOR AREA	12,810 SF
EIGHTH FLOOR AREA	9,521 SF
NINTH FLOOR AREA	9,125 SF
TENTH FLOOR AREA	9,076 SF
ELEVENTH FLOOR AREA	9,076 SF
TWELFTH FLOOR AREA	9,076 SF
THIRTEENTH FLOOR AREA	9,076 SF
GROSS FLOOR AREA	151,490 SF
FLOOR AREA RATIO	5.73 SF
DEMOLITION AREA	N/A

EXISTING APARTMENT SUMMARY		
LEVEL	ACCESSIBLE	STANDARD
1	1	10
2	1	18
3	1	18
4	1	18
5	1	18
6	1	18
7	1	18
8	1	11
9	1	12
10	1	12
11	1	12
12	1	12
13	1	12
TOTAL	13	189

### EXISTING CONDITION

EXISTING THIRTEEN STOREY SENIOR LIVING BUILDING WITH 202 RESIDENTIAL UNITS LOCATED CORNER OF EDDY AND POLK STREETS.

### APPLICABLE CODES

BUILDING CODE	CALIFORNIA BUILDING CODE TITLE 24 PART 2	2016 EDITION
ELECTRICAL CODE	CALIFORNIA ELECTRICAL CODE TITLE 24 PART 3	2016 EDITION
MECHANICAL CODE	CALIFORNIA MECHANICAL CODE TITLE 24 PART 4	2016 EDITION
PLUMBING CODE	CALIFORNIA PLUMBING CODE TITLE 24 PART 5	2016 EDITION
ENERGY CODE	CALIFORNIA ENERGY CODE TITLE 24 PART 6	2016 EDITION
FIRE CODE	CALIFORNIA FIRE CODE TITLE 24 PART 9	2016 EDITION
GREEN CODE	CALIFORNIA GREEN BUILDING CODE	2016 EDITION
	TITLE 24 PART 11	
FIRE SPRINKLERS	NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS	2016 EDITION
FIRE ALARM	NFPA 72 - NATIONAL FIRE ALARM CODE (CA. AMEND.)	2016 EDITION
FIRE DOORS	NFPA 80 - FIRE DOOR AND OPENING PROTECTIVES	2016 EDITION
CITY	MUNICIPAL CODE - CITY OF SAN FRANCISCO	2016 EDITION

### NEW SCOPE OF WORK

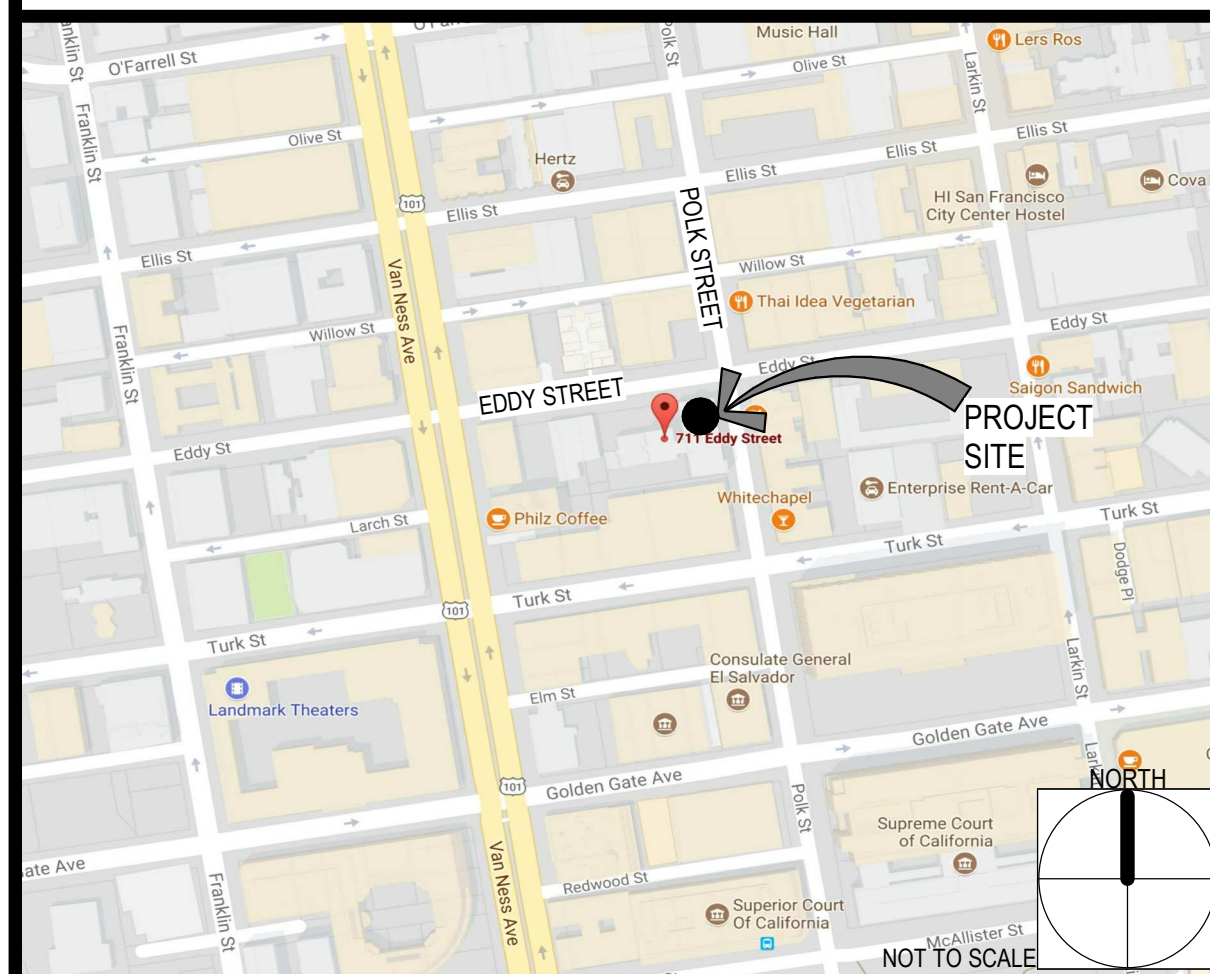
PROJECT DESCRIPTION  
PROJECT IS LOCATED AT FIRST FLOOR LEVEL. 1 UNIT OFFICE CONVERSION AND WILL INCLUDE DEMOLITION OF WALLS, DOORS, PLUMBING FIXTURES AND ACCESSORIES; FLOORING, WALL BASE, ENLARGED BATHROOM SHWART, ADDING NEW SHWART, NEW ROOMS, NEW BATHROOM PLUMBING FIXTURES AND ACCESSORIES; NEW TOILET STORAGE, NEW SOFFIT, NEW FINISHES, WALL BASE, LIMITED MECHANICAL, PLUMBING & ELECTRICAL UPGRADES AND NEW LIGHTINGS.

### DEFERRED SUBMITTALS

INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL DETAILED PLANS, SPECIFICATIONS, AND ENGINEERING CALCULATIONS HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR ENGINEER WHO HAS BEEN DELEGATED THE RESPONSIBILITY OF COVERING THE WORK SHOWN ON A PARTICULAR PLAN OR SPECIFICATION, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. DEFERRED ITEMS SHALL BE COMPLETED PRIOR TO THE OCCUPANCY OF BUILDINGS AFFECTED BY THE DEFERRED WORK.

DEFERRED SUBMITTAL ITEMS ARE AS FOLLOWS:  
ITEM 1 | FIRE SPRINKLER SYSTEM

### VICINITY MAP



### PROJECT DIRECTORY

<b>PROJECT</b> EASTERN PARK APARTMENTS 711 EDDY STREET SAN FRANCISCO, CA 94109	<b>CLIENT</b> NCPHS, INC. 1525 POST STREET SAN FRANCISCO, CA 94109 Tel: (415) 202-7912 Fax: (415) 922-2338 Contact: YUMKO WESTLAND Email: ywestland@ncphs.org
<b>ARCHITECT</b> SGPA ARCHITECTURE & PLANNING 200 PINE STREET, SUITE 500 SAN FRANCISCO, CA 94104 Tel: 415-983-0151 Fax: (415) 983-2983 Contact: JUSTIN THOLEN Email: jtholen@sgpa.com	<b>ELECTRICAL</b> ZEIGER ENGINEERS, INC. 478 3RD STREET OAKLAND, CA 94607 Tel: (510) 452-9991 Fax: (510) 452-0961 Contact: OSCAR LOUIE Email: oscar@zeigerengineers.com
<b>STRUCTURAL</b> HOHBACH-LEWIN, INC. 565 SANSOME STREET, SUITE 850 SAN FRANCISCO, CA 94111 Tel: (415) 318-8520 Fax: (415) 318-8522 Contact: KEVIN MORTON Email: kmorton@hohbach-lewin.com	<b>MECHANICAL / PLUMBING</b> H & M MECHANICAL GROUP 8517 EARHART ROAD, SUITE 230 OAKLAND, CA 94621 Tel: (510) 989-2000 Fax: (510) 989-2002 Contact: GARY HENNINGES Email: gary@hm-mechanical.com

### SYMBOLS LEGEND

<b>LOBBY</b> 256B	ROOM NAME & ROOM NUMBER	<input checked="" type="checkbox"/> [ ]	WALL TAGS - REFER TO 1 / A-800
1234	KEYNOTE TAG - DEMOLITION AND NEW WORK	①	DOOR TAGS - REFER TO SHEET A-501
(FEC)	FIRE EXTINGUISHER CABINET - SEE FLOOR PLANS	⊕	WINDOW TAGS - REFER TO SHEET A-501
1 SHEET	SHEET NUMBER	A-B	CENTER LINE
2 ELEVATION CALLOUT VIEW NUMBER, TYP.	ELEVATION CALLOUT VIEW NUMBER, TYP.	A-B	GRID LINES
1 A-444	BUILDING SECTION TAG	A-B	GRID HEAD
1 A-444	DETAIL CALLOUT TAG		
10'-0"	DIMENSION		

## EASTERN PARK APARTMENTS

### UNIT CONVERSION

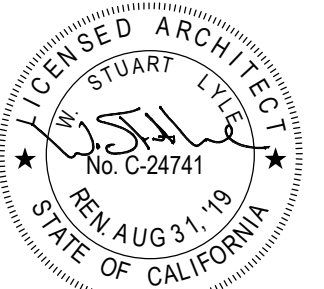
711 EDDY STREET  
SAN FRANCISCO CA 94109

DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

TITLE SHEET / SHEET INDEX

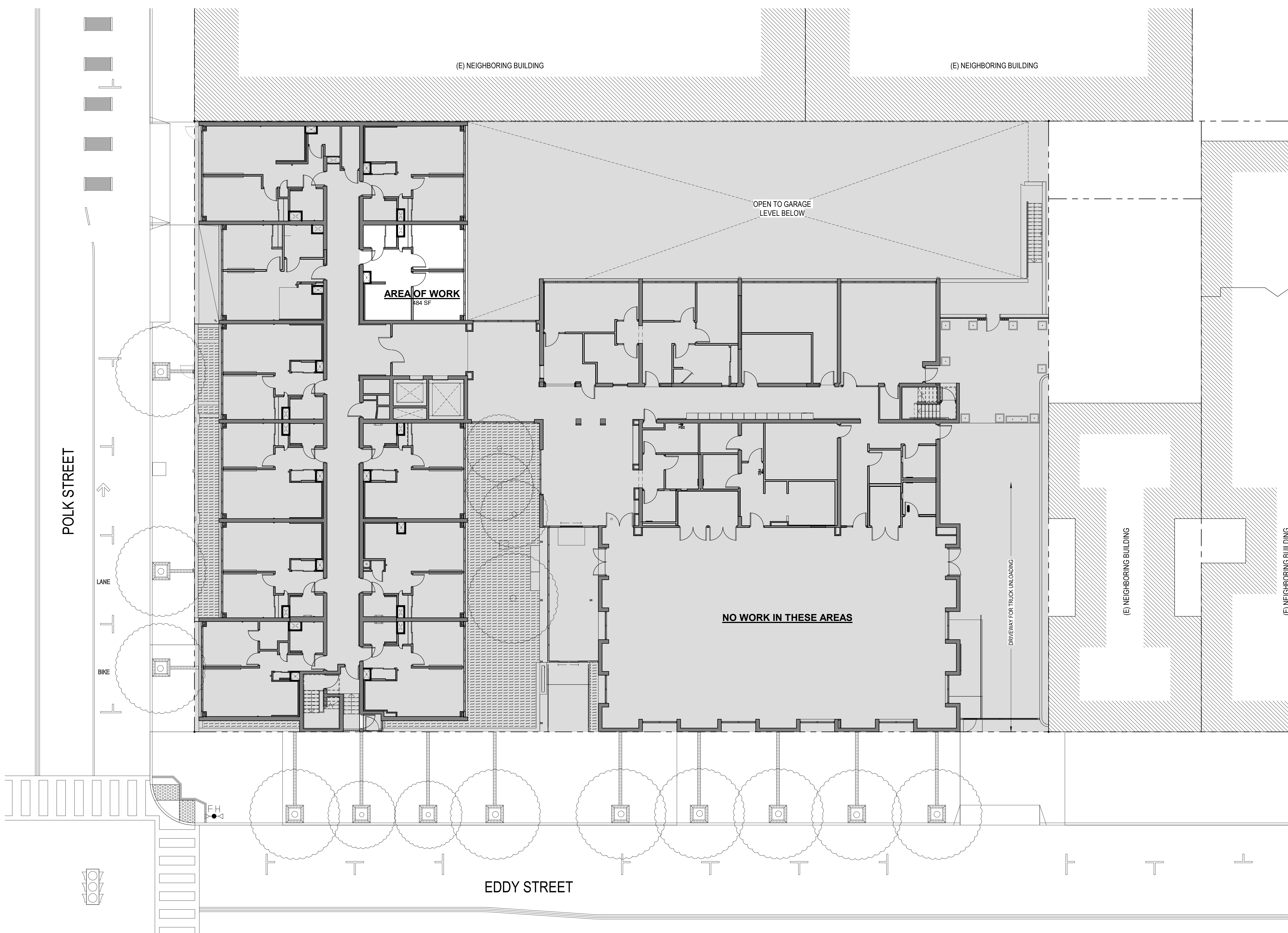
X.1



DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

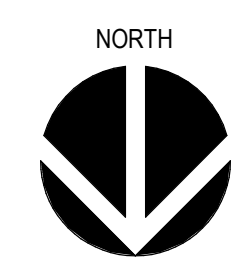
**LEGEND**

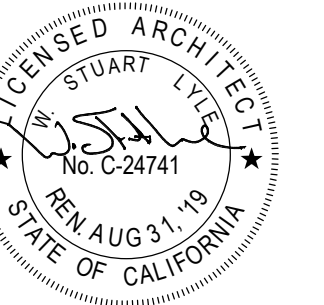
	TRAFFIC SIGNAL
	FIRE HYDRANT
	ACCESSIBLE RAMP. DASHED RAMP ARE N.I.C.
	PEDESTRIAN CROSSWALK
	WHITE PAINTED TRAFFIC DIRECTION ARROWS TYPICAL
	WHITE PAINTED STOP SIGN LIMIT LINE AND TRAFFIC LANE STRIPE
	BUILDING IDENTIFICATION DESIGNATION
	AREA OF WORK
	NOT IN CONTRACT
	LANDSCAPE



SITE PLAN

SCALE:  
 1" = 10'-0"





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NCPHS INC

1525 POST STREET  
 SAN FRANCISCO, CA 94109

**EASTERN**  
**PARK**  
**APARTMENTS**

**UNIT CONVERSION**

711 EDDY STREET  
 SAN FRANCISCO CA 94109

DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

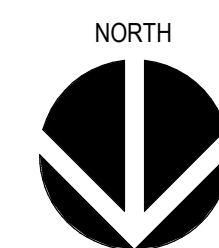
**EXISTING GARAGE**  
**PLAN**

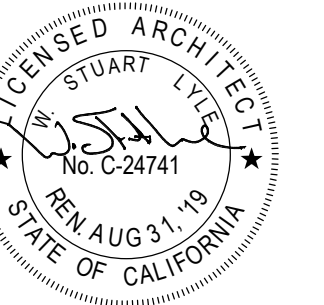
**X.201**



**EXISTING GARAGE FLOOR PLAN**  
 - NO WORK, FOR REFERENCE ONLY

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





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NCPHS INC

1525 POST STREET  
SAN FRANCISCO, CA 94109

**EASTERN  
PARK  
APARTMENTS**

UNIT CONVERSION

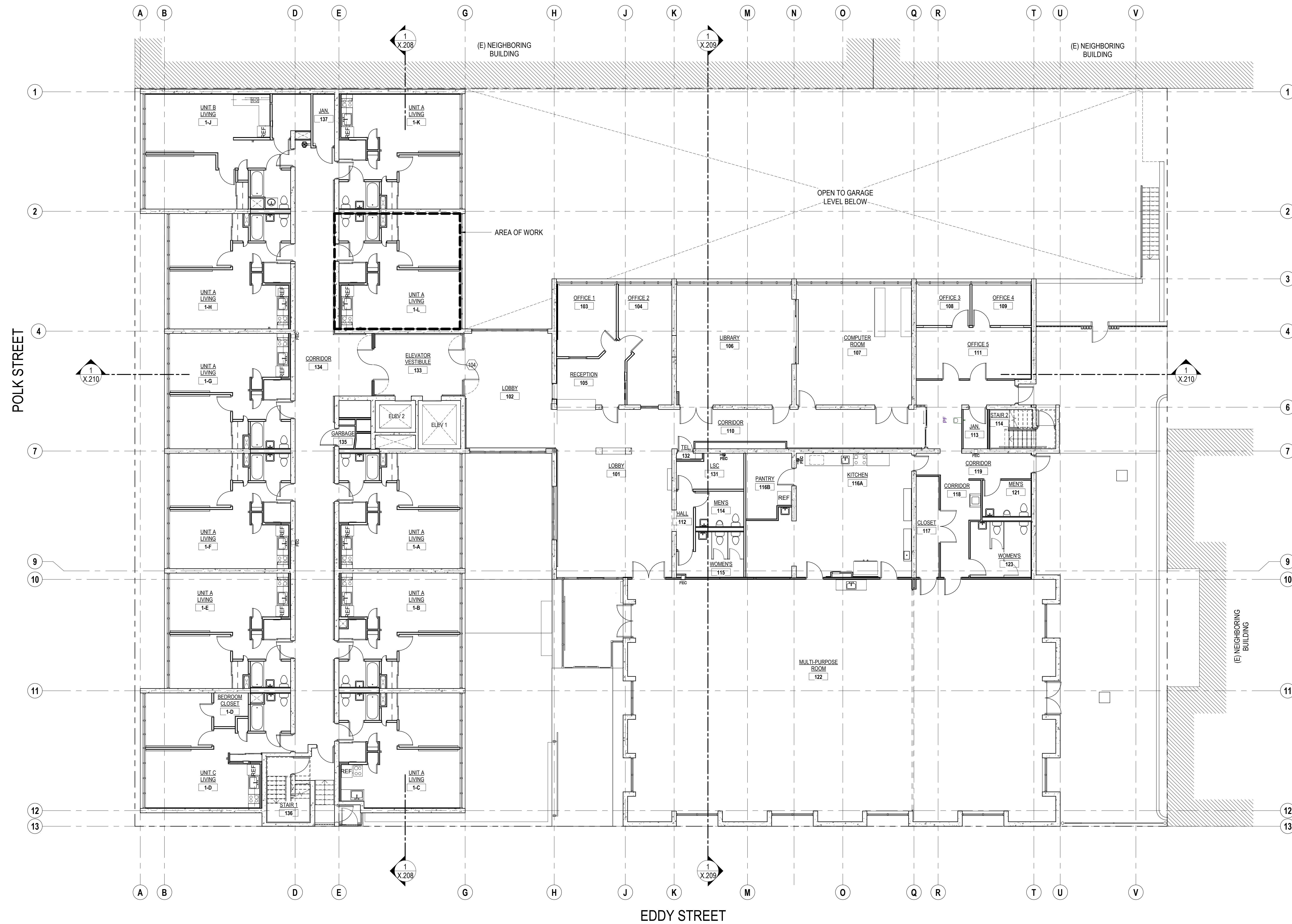
711 EDDY STREET  
SAN FRANCISCO CA 94109

DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

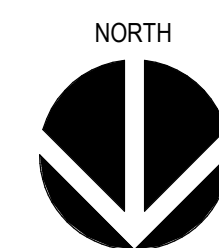
**EXISTING FIRST  
FLOOR PLAN**

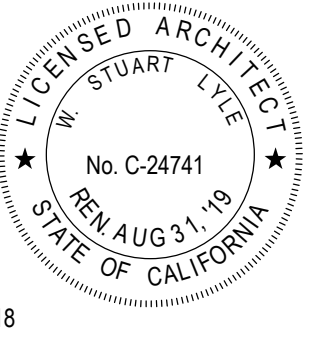
**X.202**



EXISTING FIRST FLOOR PLAN

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





DRAWING SUBMITTAL SCHEDULE		
100% SCHEMATIC DESIGN	10/24/2017	
100% DESIGN DEVELOPMENT	03/12/2018	
60% CD	06/01/2018	

**LEGEND**

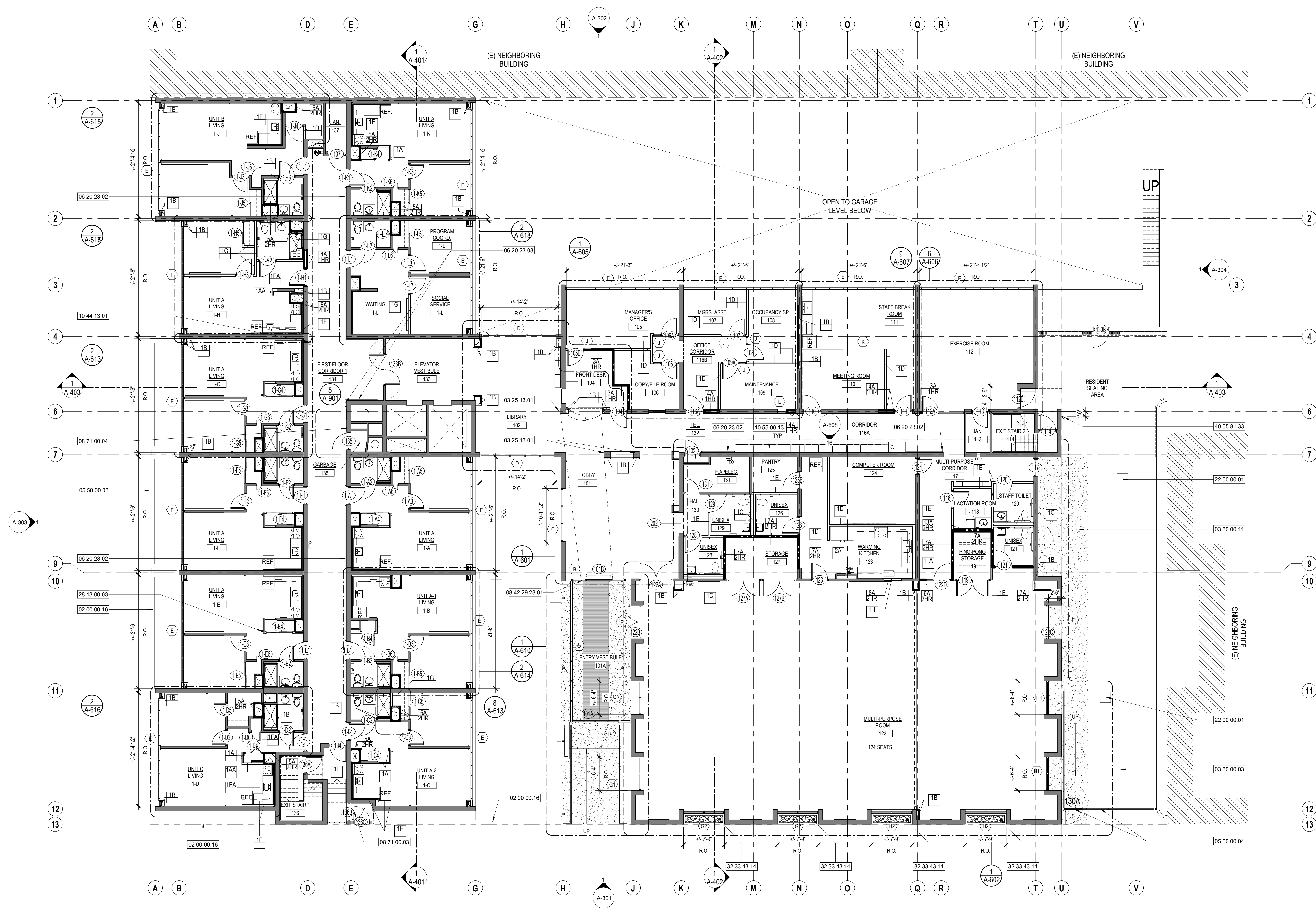
- 1 HR OCCUPANCY SEPARATION
- 2 HR OCCUPANCY SEPARATION
- ASSUMED PROPERTY LINE
- (E) CONCRETE WALLS TO REMAIN
- (E) METAL STUD WALLS TO REMAIN
- (N) METAL STUD PARTITION WALL
- (E) WOOD FENCE TO REMAIN
- (N) SITTING DETERRENT
- (N) TRASH BINS
- (N) DECK FLOORING
- (N) LANDSCAPING, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
- (N) CONCRETE PAVING

**GENERAL NOTES**

1. FIRST FLOOR FINISH FLOOR IS 0'-0" = 102.20'
2. DOOR FRAMES AT NEW FRAMING LOCATED NEAR ADJACENT WALLS OR CASEWORK, TO BE 4" FROM INSIDE CORNER, UNLESS NOTED OTHERWISE.
3. VERIFY ALL DIMENSIONS IN FIELD.
4. PATCH AND REPAIR ALL (E) WALLS TO REMAIN TO RECEIVE (N) FINISH.
5. ALL FIRE EXTINGUISHERS AND OR FIRE EXTINGUISHER CABINETS TO BE MOUNTED AT ADA HEIGHT, TYP THROUGHOUT.
6. (N) ACCESS CONTROL RECEIVER TO BE IN THE SAME LOCATION AS (E) U.O.N., VERIFY IN FIELD.
7. SEE LANDSCAPE DRAWINGS FOR NEW OUTDOOR RESIDENT SEATING AREA.
8. SEE MECHANICAL DRAWINGS FOR MECHANICAL ROOF EQUIPMENTS.

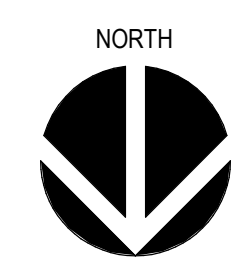
**KEYNOTES**

- 02 00 00.16 EXISTING RAISED PLANTER TO REMAIN, SEE LANDSCAPE DRAWINGS
- 03 25 13.01 NEW FRP WRAP, COORDINATE WITH STRUCTURAL DRAWINGS
- 03 30 00.03 PATCH REMAINING PAVING FOR PROPER GRADING
- 03 30 00.11 NEW ADA COMPLIANT PAVING
- 05 50 00.03 NEW STEEL FENCING WITH LOCKABLE ACCESS GATE BOLTED TO EXISTING RAISED PLANTERS
- 05 50 00.04 NEW ADA COMPLIANT GATE AND PANIC HARDWARE
- 06 20 23.02 NEW CIRCULAR WOOD HANDRAIL TO MATCH EXISTING, TYP
- 06 20 23.03 NEW CIRCULAR WOOD HANDRAIL TO MATCH EXISTING, TERMINATE HANDRAIL AT EXISTING ACCESS PANEL
- 08 42 29.23.01 NEW AUTOMATIC SLIDING GLASS DOORS
- 08 71 00.03 NEW PANIC HARDWARE AT INTERIOR SIDE OF GATE
- 08 71 00.04 NEW HI-LOW POWER OPERATOR AT GARBAGE DOOR, TYP
- 10 44 13.01 RELOCATED FIRE EXTINGUISHER CABINET MOUNTED AT ADA COMPLIANT HEIGHT
- 10 55 00.13 MAILBOXES
- 22 00 00.01 NEW ADA COMPLIANT AREA DRAIN GRATE WITH OPENING OF LESS THAN 1/2" IN ONE DIRECTION, VERIFY LOCATION IN FIELD
- 28 13 00.03 NEW ACCESS CONTROL RECEIVER, TYP AT ALL RESIDENTIAL UNITS
- 32 33 43.14 SITTING DETERRENT SITE SEATING
- 40 05 81.33 HOSE BIBBS

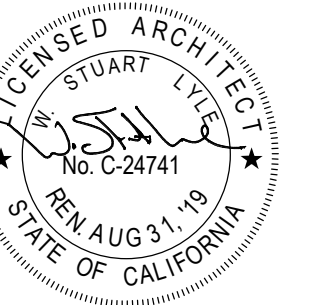


FIRST FLOOR PLAN

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







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**EASTERN  
 PARK  
 APARTMENTS**

**UNIT CONVERSION**

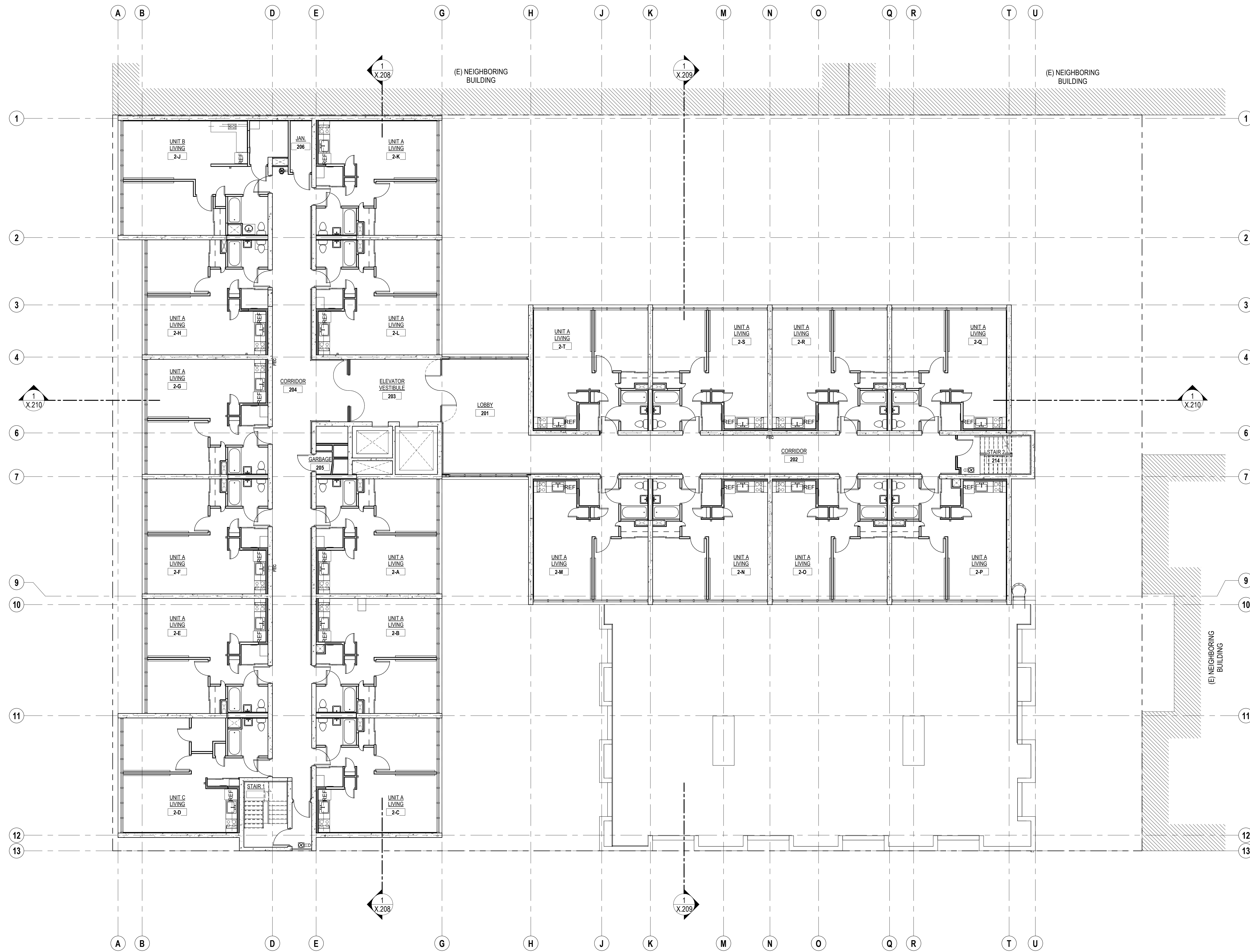
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 SAN FRANCISCO CA 94109

DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

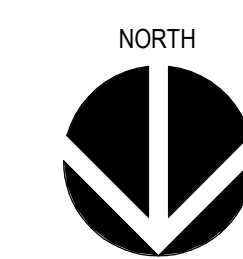
**EXISTING  
 SECOND-SEVENTH  
 FLOOR PLANS**

**X.203**

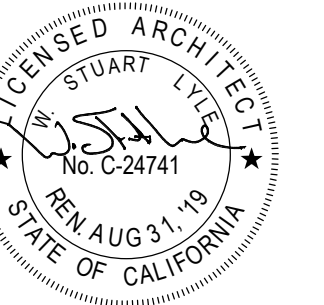


**EXISTING SECOND - SEVENTH FLOOR PLANS**  
 - NO WORK, FOR REFERENCE ONLY

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



14/03/18 3:55:06 PM  
 BIM 360: Eastern Park Apartments Eastern Park Apartments.rvt



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**EASTERN  
PARK  
APARTMENTS**

UNIT CONVERSION

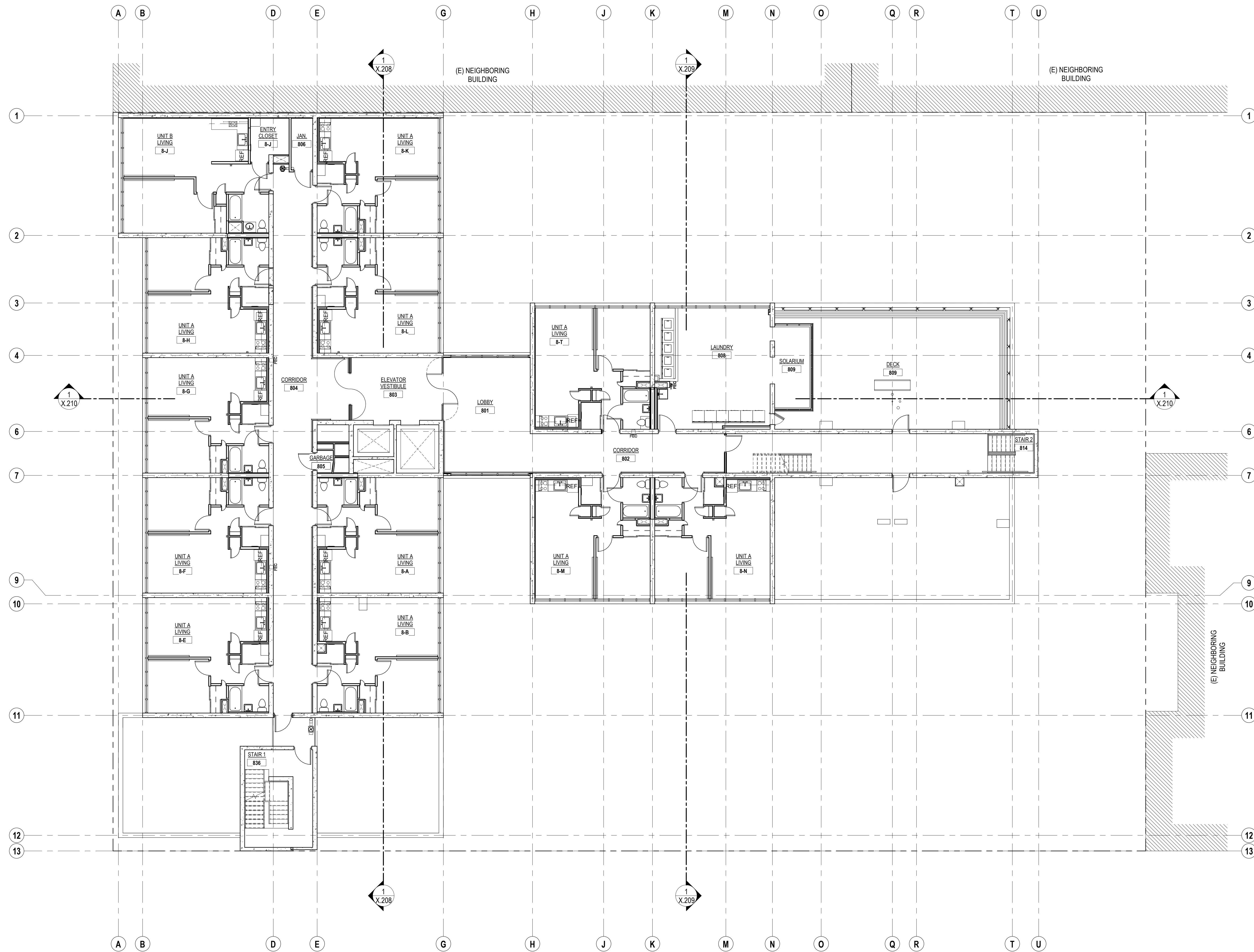
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

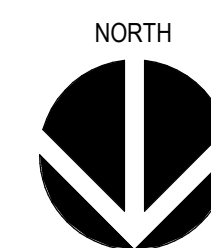
**EXISTING EIGHTH  
FLOOR PLAN**

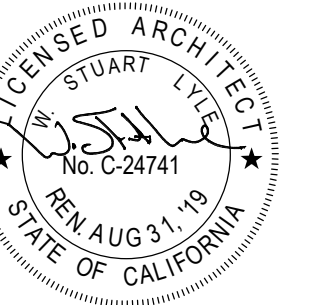
**X.204**



EXISTING EIGHTH FLOOR PLAN  
- NO WORK, FOR REFERENCE ONLY

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





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**EASTERN  
PARK  
APARTMENTS**

**UNIT CONVERSION**

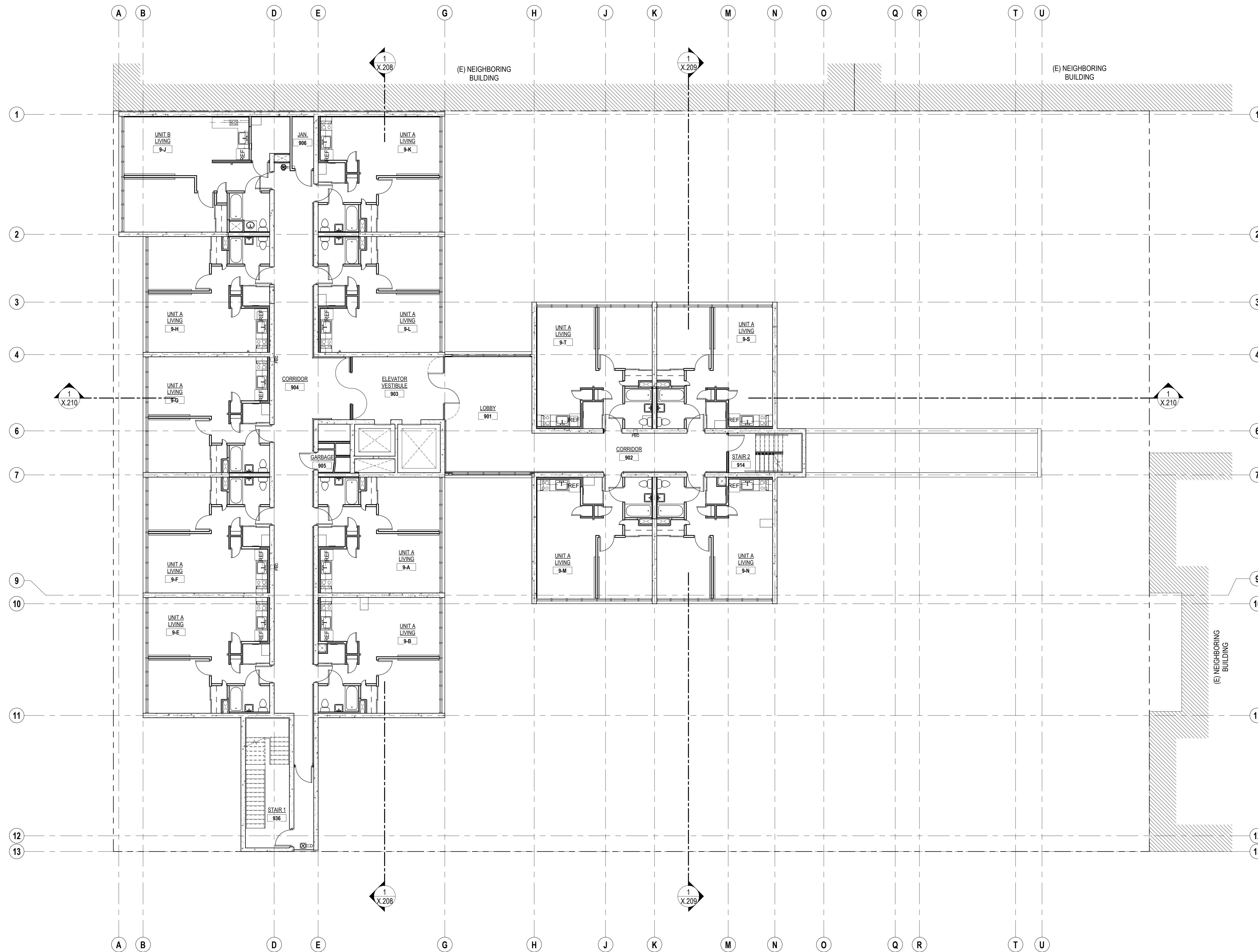
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

**EXISTING NINTH  
FLOOR PLAN**

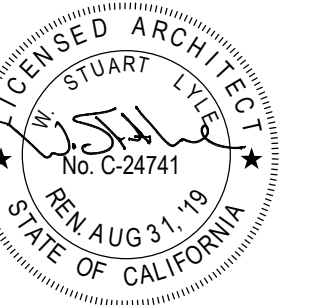
**X.205**



EXISTING NINTH FLOOR PLAN  
- NO WORK, FOR REFERENCE ONLY

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





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**EASTERN  
PARK  
APARTMENTS**

**UNIT CONVERSION**

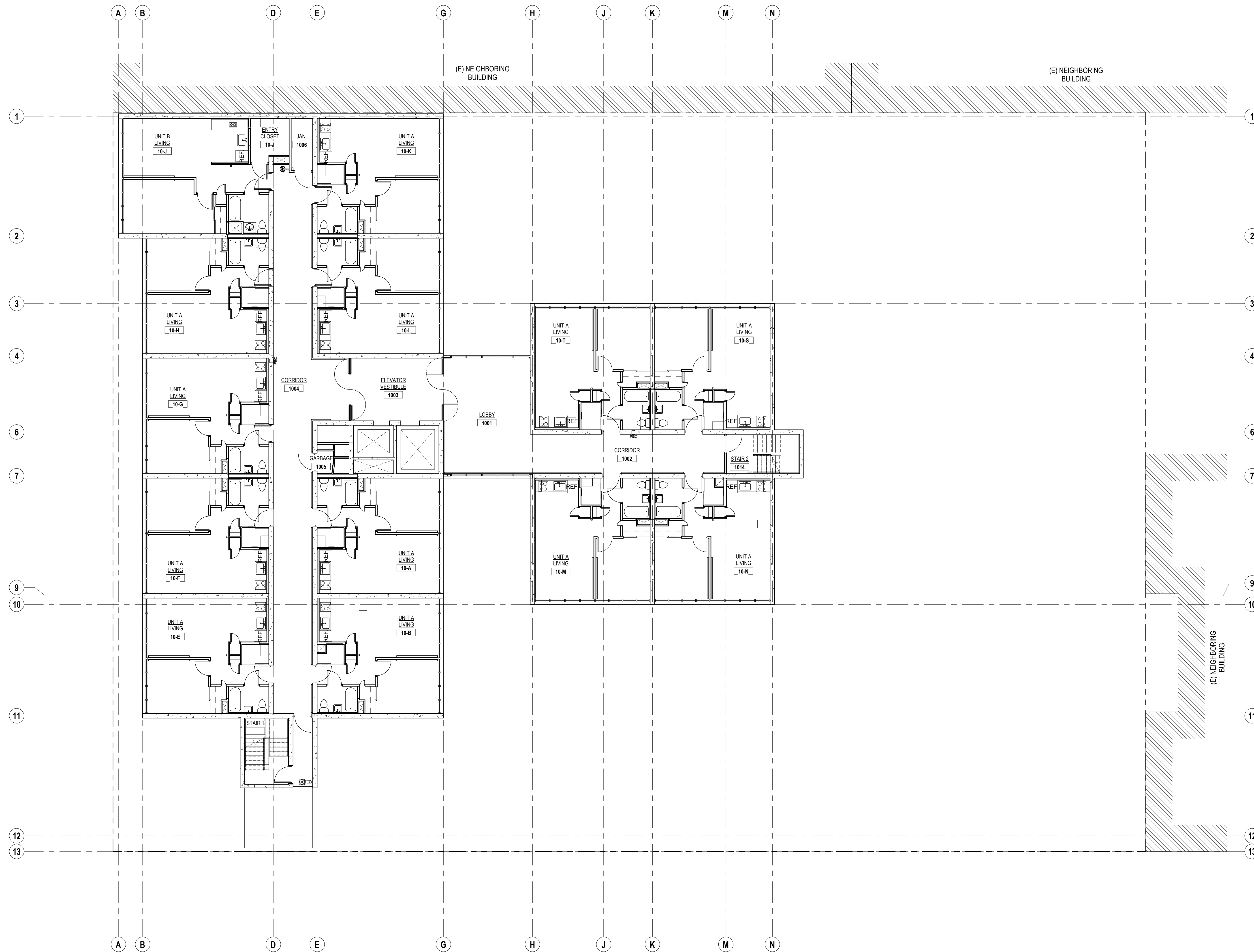
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

**EXISTING TENTH -  
THIRTEENTH  
FLOOR PLANS**

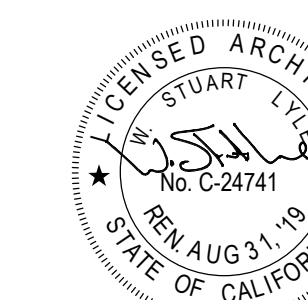
**X.206**



EXISTING TENTH - THIRTEENTH FLOOR PLANS  
- NO WORK, FOR REFERENCE ONLY

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





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PARK  
APARTMENTS**

UNIT CONVERSION

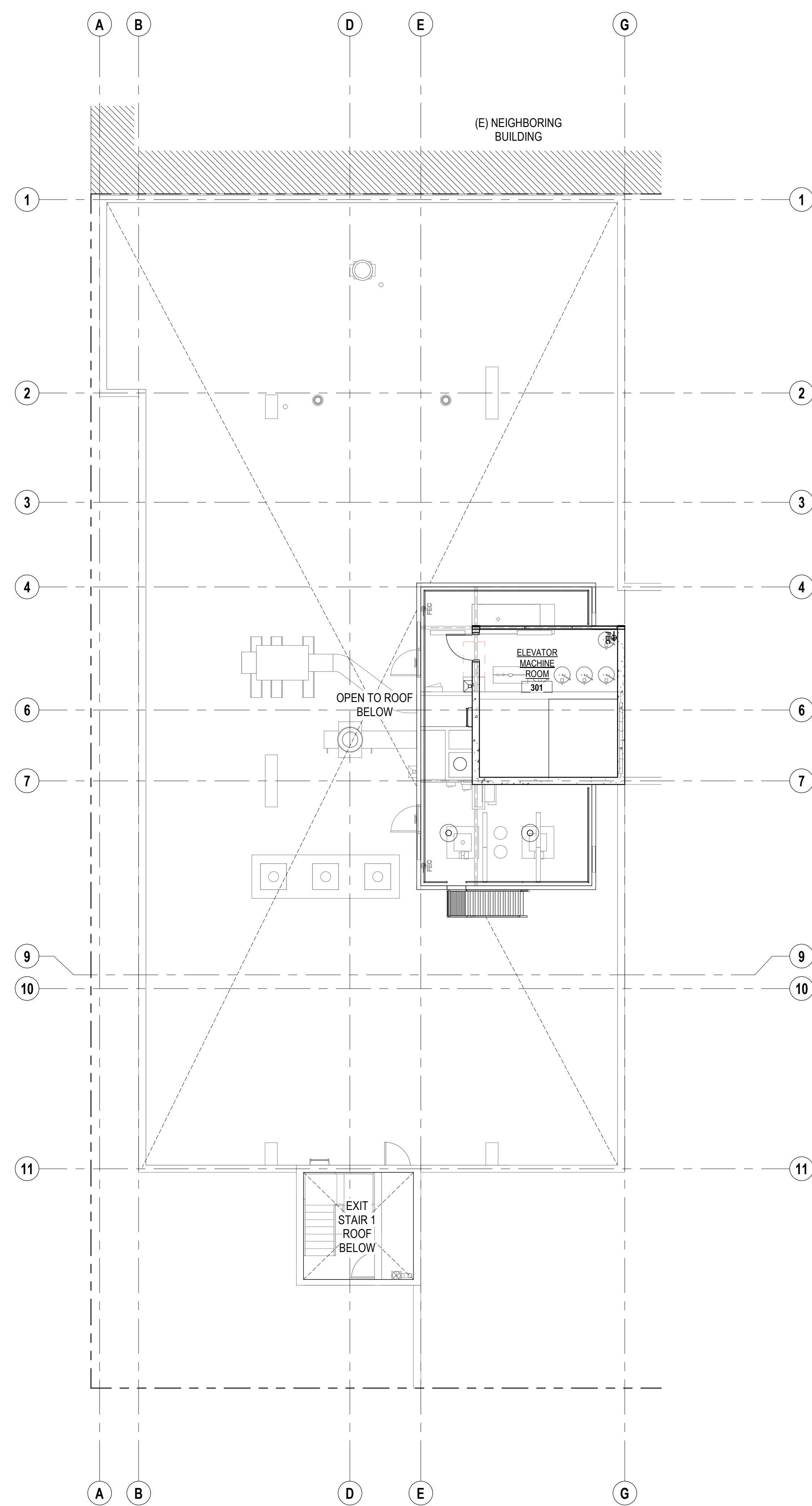
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

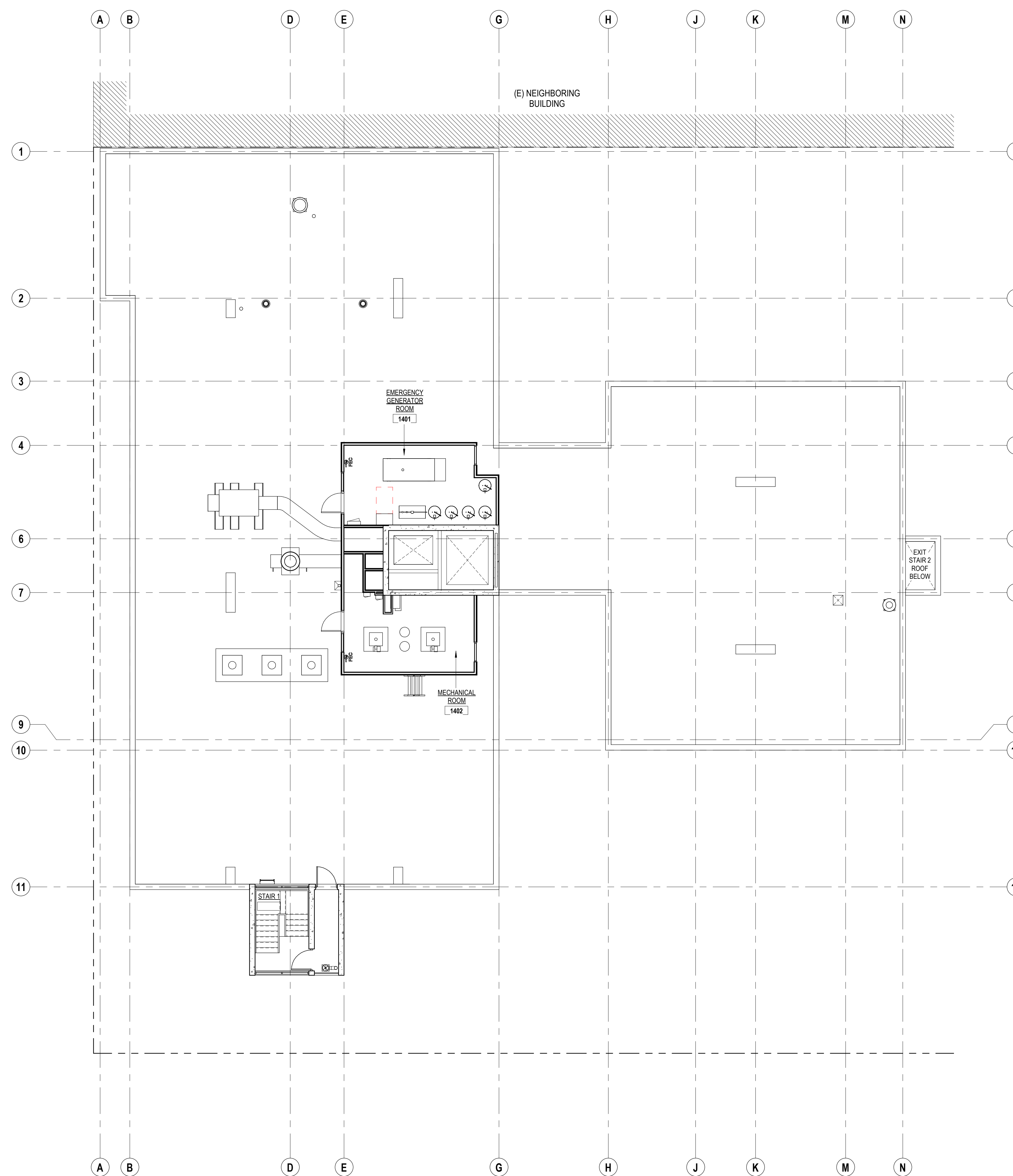
PROJECT NO 21616-L01

**EXISTING ROOF  
PLAN AND  
ELEVATOR  
MACHINE ROOM**

**X.207**

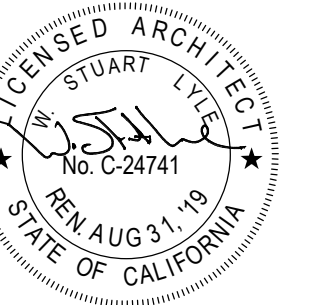


EXISTING ELEVATOR MACHINE ROOM SCALE: 1/8" = 1'-0" **2**  
- NO WORK, FOR REFERENCE ONLY



EXISTING ROOF PLAN SCALE: 1/8" = 1'-0" **1**  
- NO WORK, FOR REFERENCE ONLY





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 PARK  
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 UNIT CONVERSION

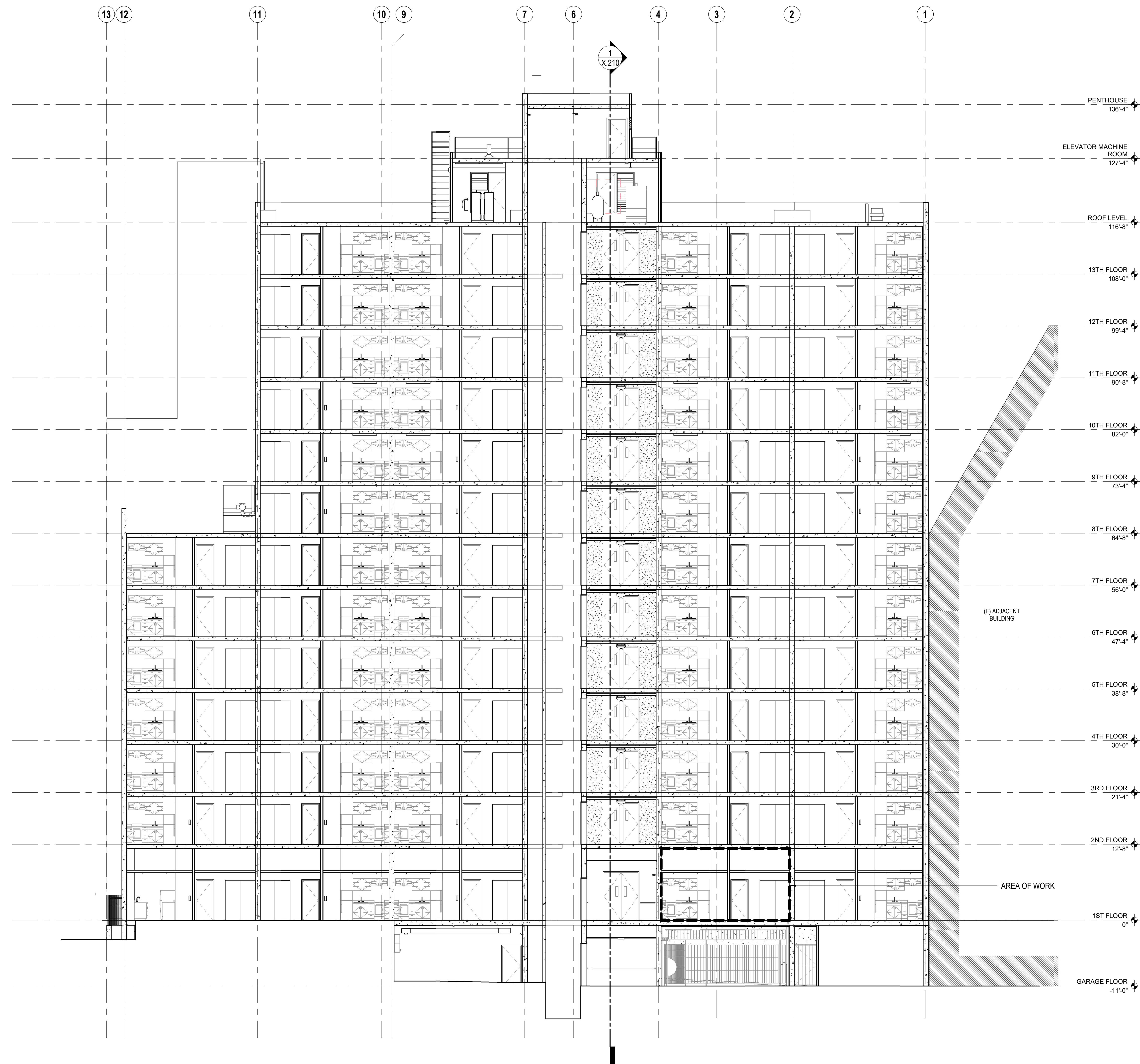
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

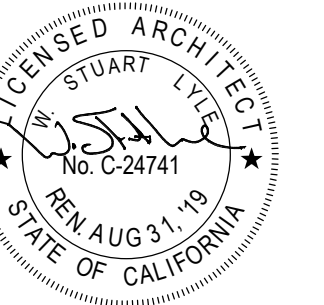
**EXISTING  
 BUILDING SECTION**

**X.208**



EXISTING NORTH-SOUTH SECTION 1

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



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 PARK  
 APARTMENTS**

**UNIT CONVERSION**

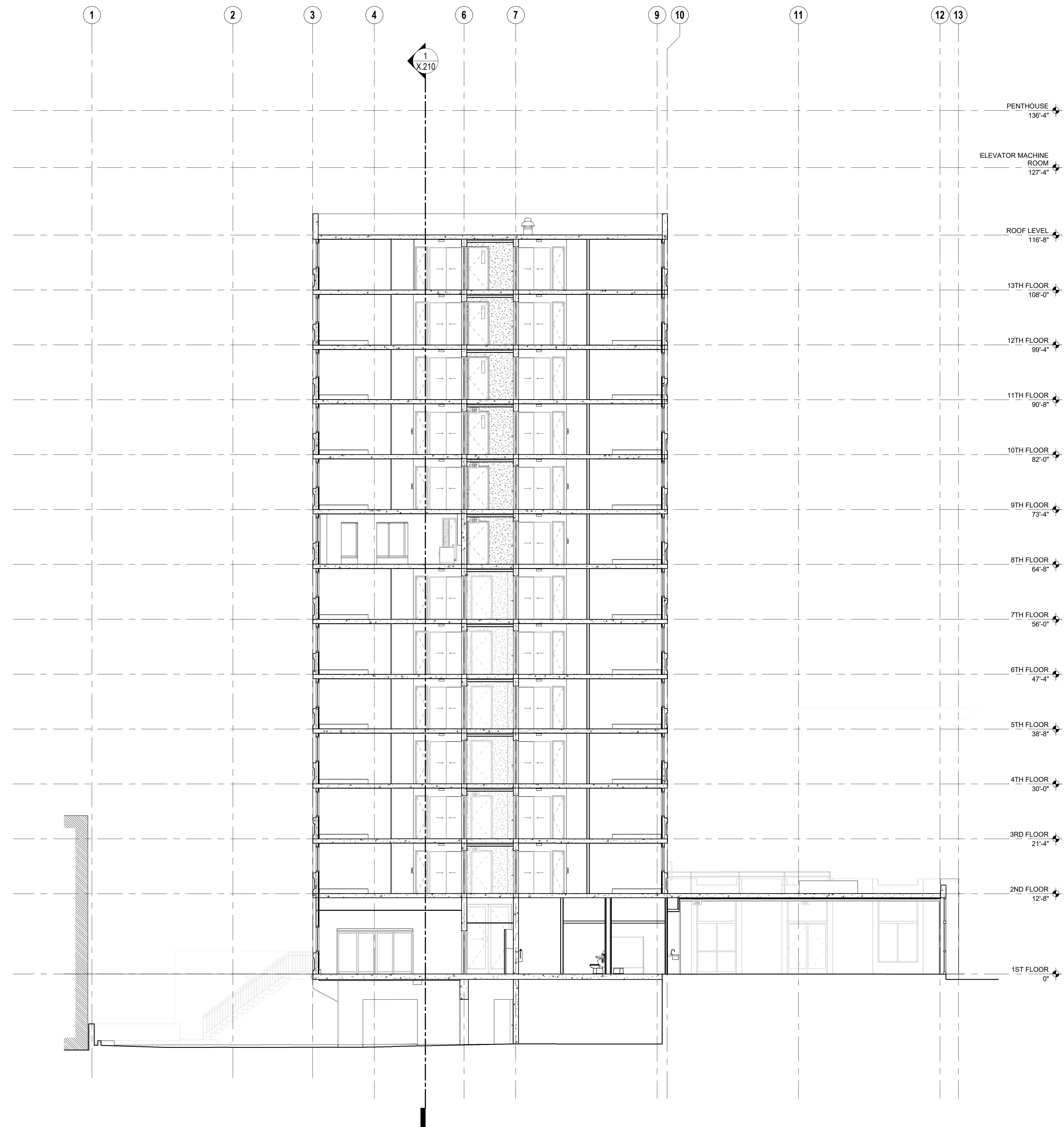
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

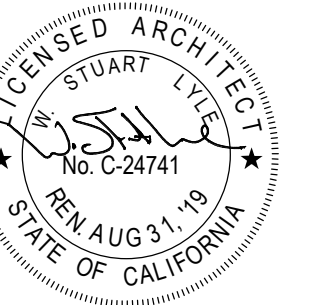
**EXISTING  
 BUILDING SECTION**

**X.209**



EXISTING NORTH-SOUTH SECTION 2  
 - NO WORK, FOR REFERENCE ONLY

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



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 PARK  
 APARTMENTS**

**UNIT CONVERSION**

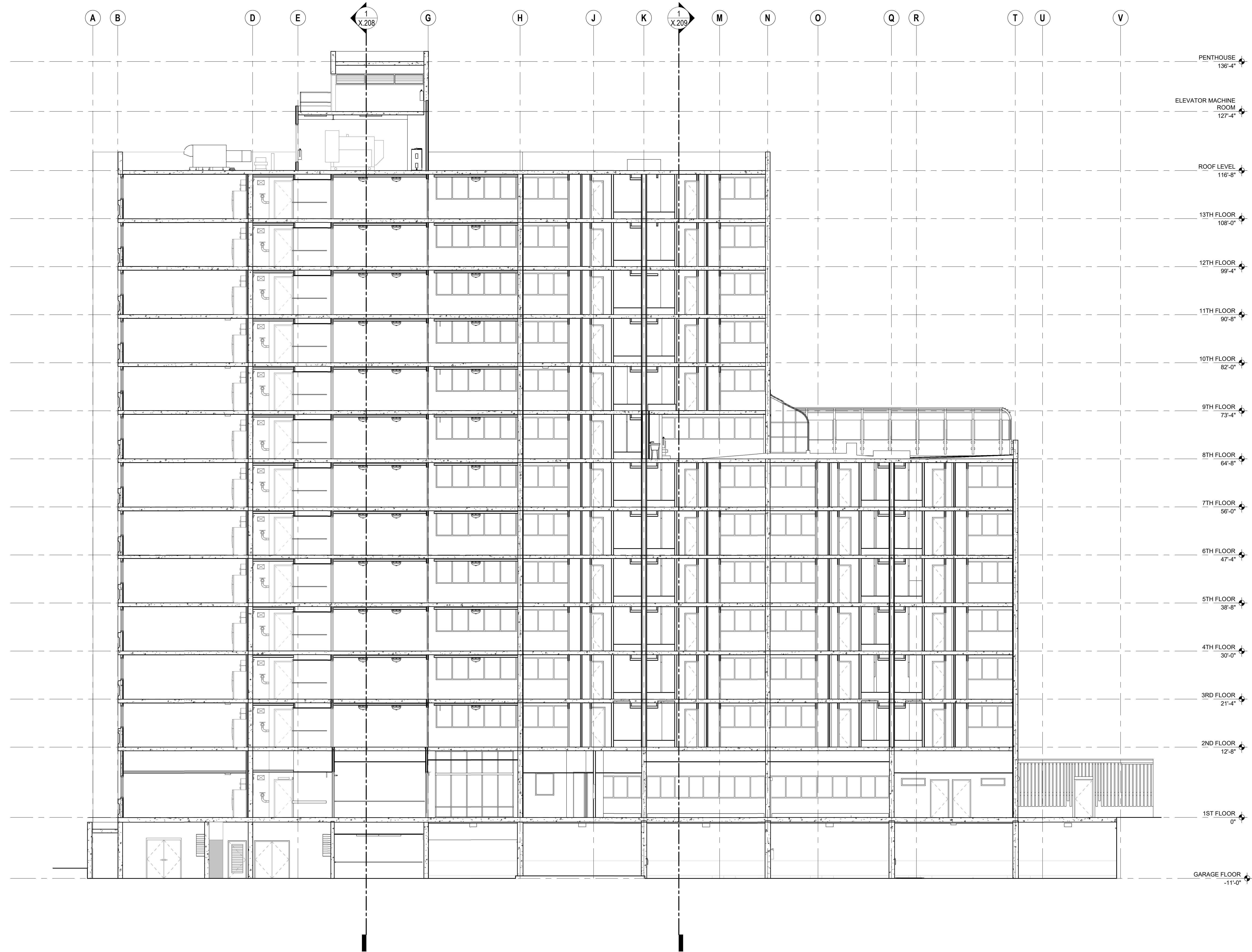
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

**EXISTING  
 BUILDING SECTION**

**X.210**



**EXISTING EAST-WEST SECTION**  
 - NO WORK, FOR REFERENCE ONLY

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

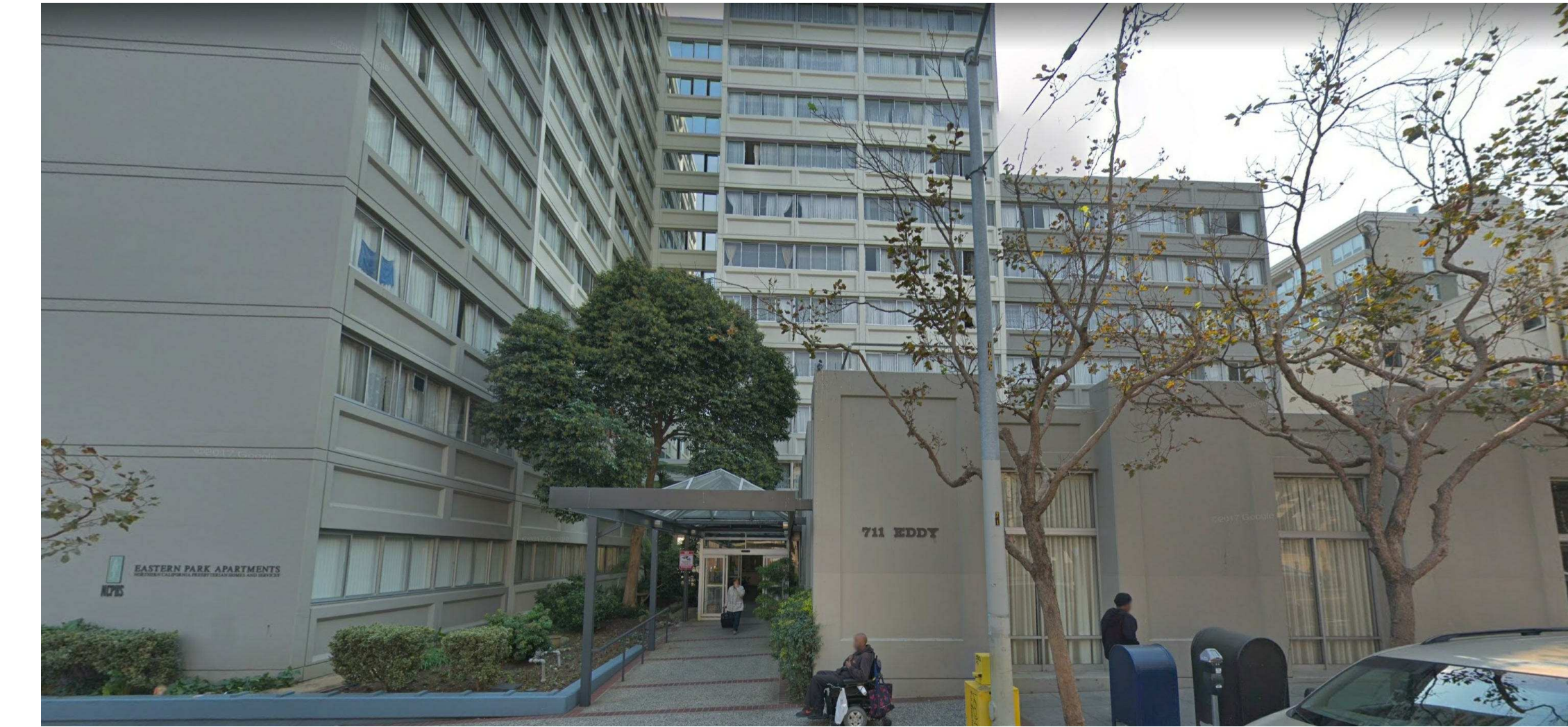




A VIEW FROM POLK STREET



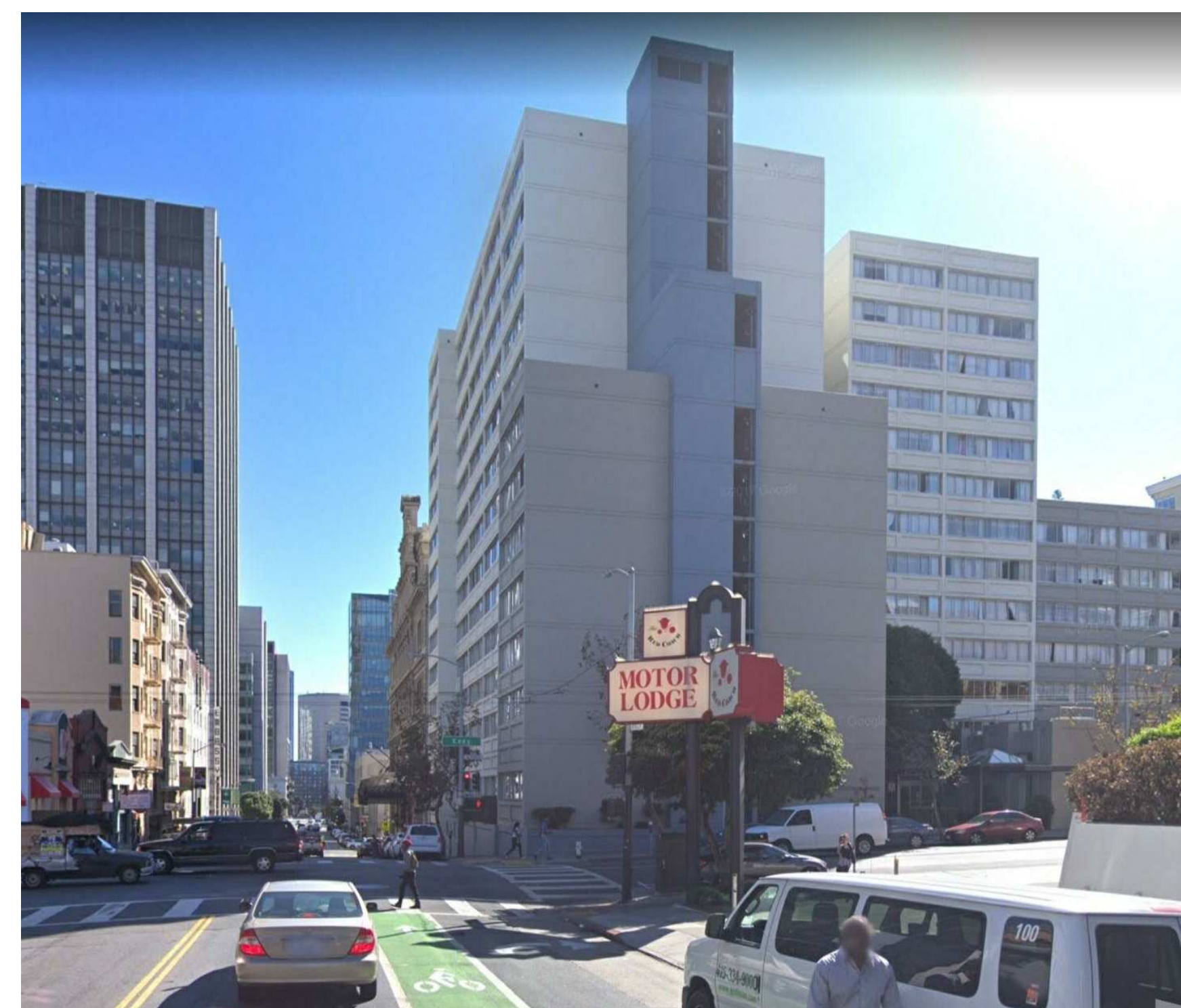
CORNER POLK AND EDDY STREETS



ENTRANCE VIEW FROM EDDY STREET



WEST SIDE YARD



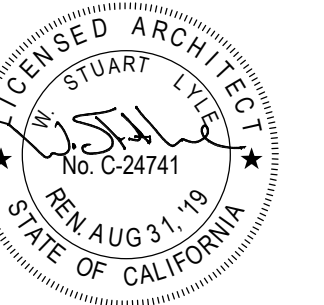
FARTHER VIEW FROM POLK STREET



A VIEW FROM GARAGE LEVEL

NO EXTERIOR WORK,  
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PARK  
APARTMENTS**  
UNIT CONVERSION

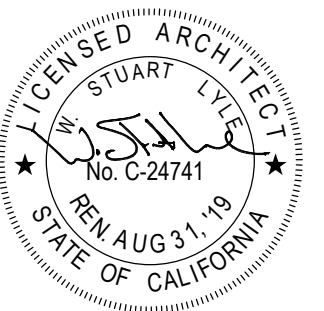
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DRAWING SUBMITTAL SCHEDULE	
PLANNING SUBMITTAL	04/03/2018

PROJECT NO 21616-L01

EXISTING  
EXTERIOR  
BUILDING  
PHOTOGRAPHS

X.211



**FLOOR PLAN LEGEND**

- 1 HR OCCUPANCY SEPARATION
- 2 HR OCCUPANCY SEPARATION
- DASHED LINE INDICATE ITEMS TO BE REMOVED, TYP
- (E) CONCRETE WALLS TO REMAIN
- (E) METAL STUD WALLS TO REMAIN
- (N) METAL STUD PARTITION WALL

**RCP LEGEND**

- (N) GYPSUM BOARD CEILING WITH SKIM COAT FINISH
- (N) SKIM COAT FINISH
- HEIGHT OF CEILING / SOFFIT
- LIGHT FIXTURES SEE ELECTRICAL DRAWINGS

**FINISH LEGEND**

- CPT-2 QUEEN COMMERCIAL RENDERED BROADLOOM JO176 "BRAZEN BURL" 0600
- RB-1 4" RESILIENT BASE - JOHNSONITE BASEWORKS 4" 130 SISAL
- RPW-1 RIGID PROTECTIVE WALLCOVERING - INFRO PALLADIUM RIGID SHEET SEAGRASS 0200
- RSF-1 RESILIENT SHEET FLOORING - ARMSTRONG DECORART REJUVENATIONS AMBIGU ALCHEMY 38062 GOLDEN

**INTERIOR PAINT COLOR**

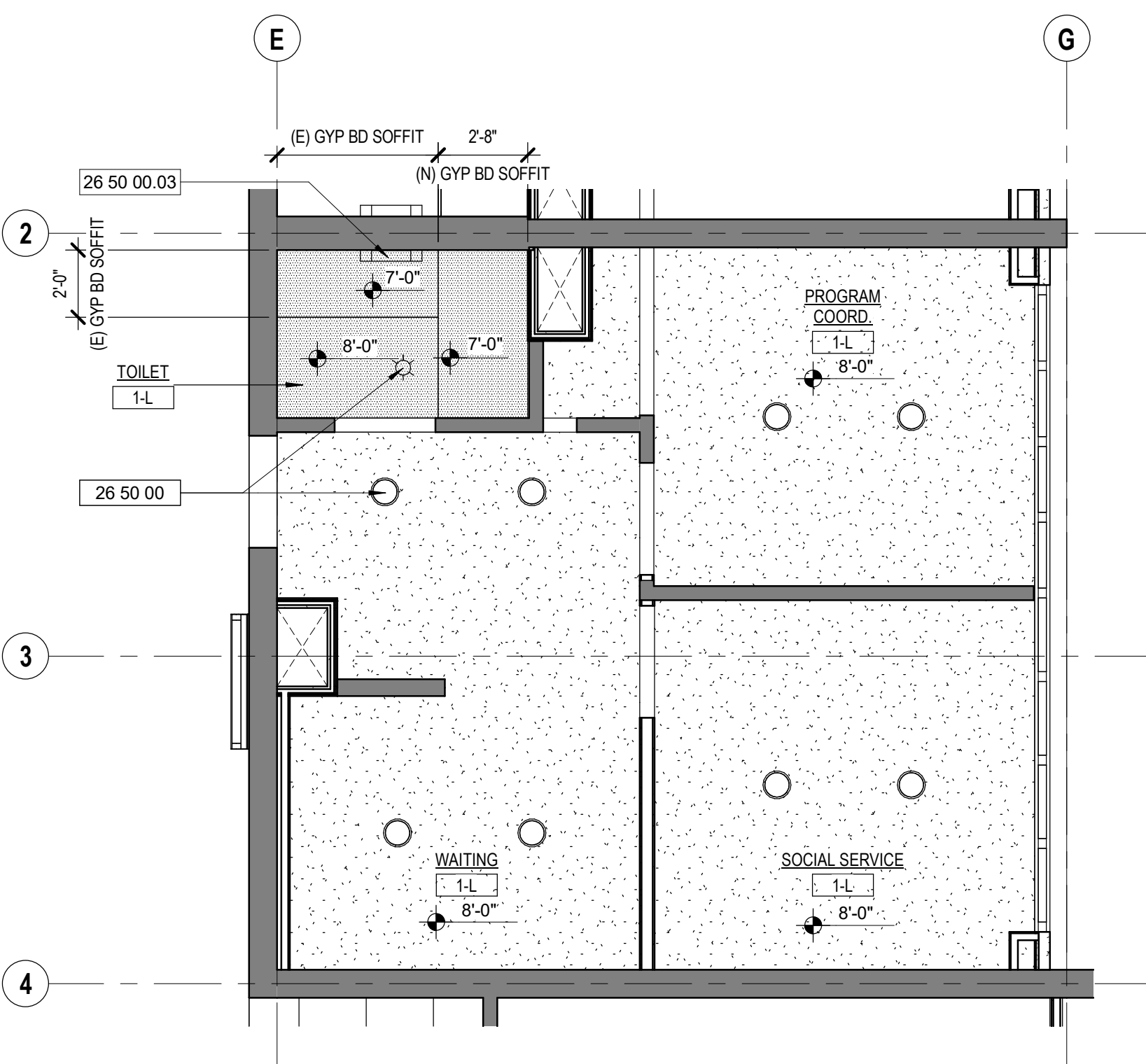
- PT-2 BENJAMIN MOORE 2160-40 ROASTED SESAME SEED

**GENERAL NOTES**

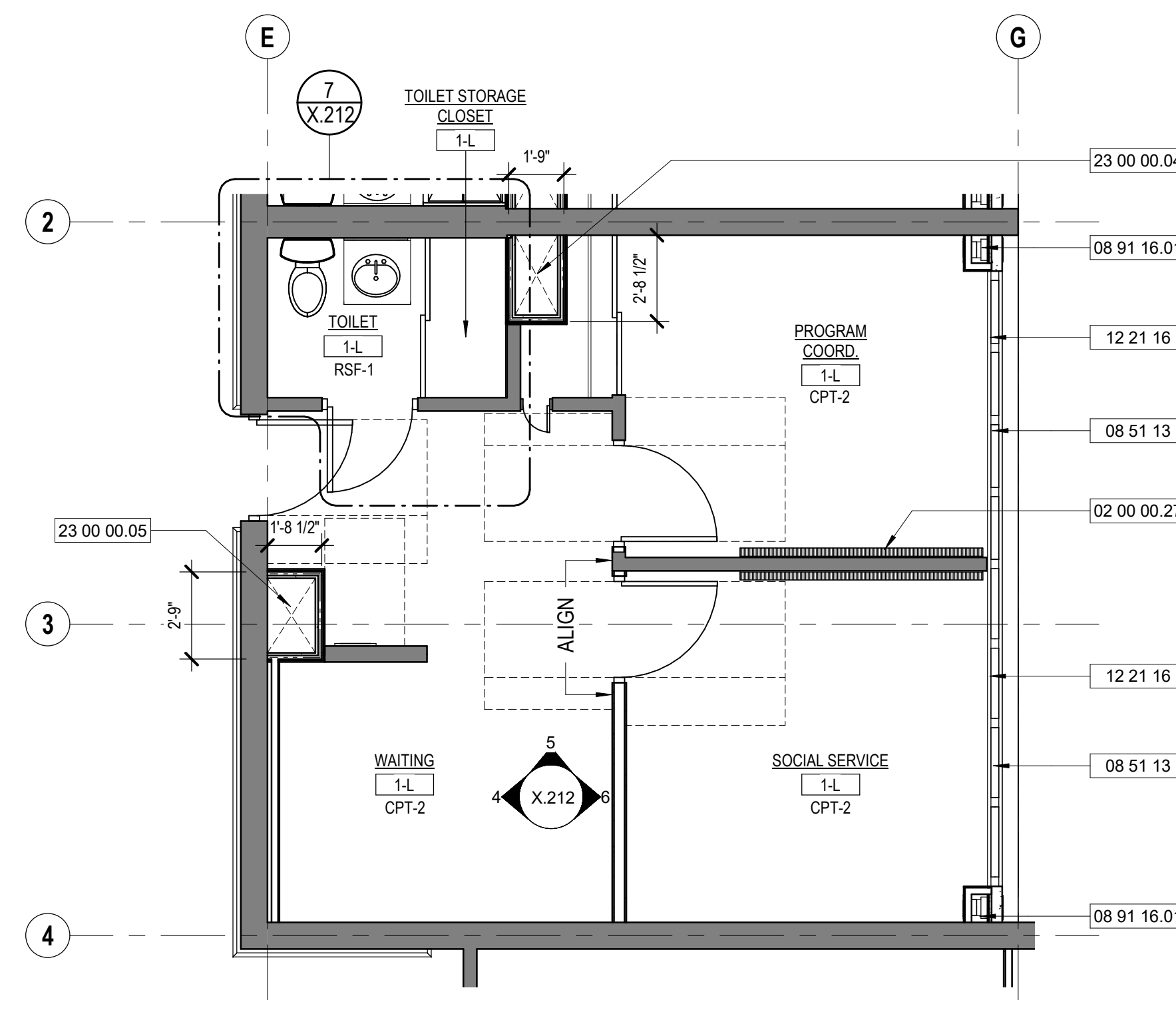
1. FIRST FLOOR FINISH FLOOR IS 0'-0" = 102.27'
2. DOOR FRAMES AT NEW FRAMING LOCATED NEAR ADJACENT WALLS OR CASEWORK, TO BE 4" FROM INSIDE CORNER, UNLESS NOTED OTHERWISE.
3. VERIFY ALL DIMENSIONS IN FIELD.
4. PATCH AND REPAIR ALL (E) WALLS TO REMAIN TO RECEIVE (N) FINISH.
5. OFFICE UNIT TOILET RENOVATIONS TO INCLUDE (N) FLOORING, SINK, CASEWORK CABINET, TOILET AND (N) STORAGE CLOSET. ALL PLUMBING FIXTURES TO BE COMPLY WITH ADA REQUIREMENTS.
6. (N) RATED ENTRY DOOR, DOOR FRAME AND LEVER HARDWARE SET.
7. (N) DOOR, DOOR FRAME AND LEVER HARDWARE SET AT OFFICE ROOMS AND TOILET. UNDERCUT TOILET DOOR 3/4" FOR VENTILATION.
8. SCRAPE AND CLEAN (E) CEILING TO RECEIVE (N) SKIM COAT FINISH.
9. RESIDENTIAL UNIT 1-L TO BE CONVERTED AS OFFICE UNIT.
10. OFFICE UNIT RENOVATIONS TO INCLUDE ALL (N) FLOORING, PAINT AND WALL BASE.
11. (N) GYPSUM BOARD SOFFIT ABOVE TOILET STORAGE CLOSET TO RECEIVE (N) SKIM COAT FINISH.
12. (E) GYPSUM BOARD SOFFIT IN OFFICE UNIT TOILET TO RECEIVE (N) SKIM COAT FINISH.
13. REMOVE (E) EMERGENCY PULL CORD SYSTEM INSIDE THE RESIDENTIAL UNIT 1-L. VERIFY LOCATIONS IN FIELD. COORDINATE WITH ELECTRICAL DRAWINGS.

**KEYNOTES**

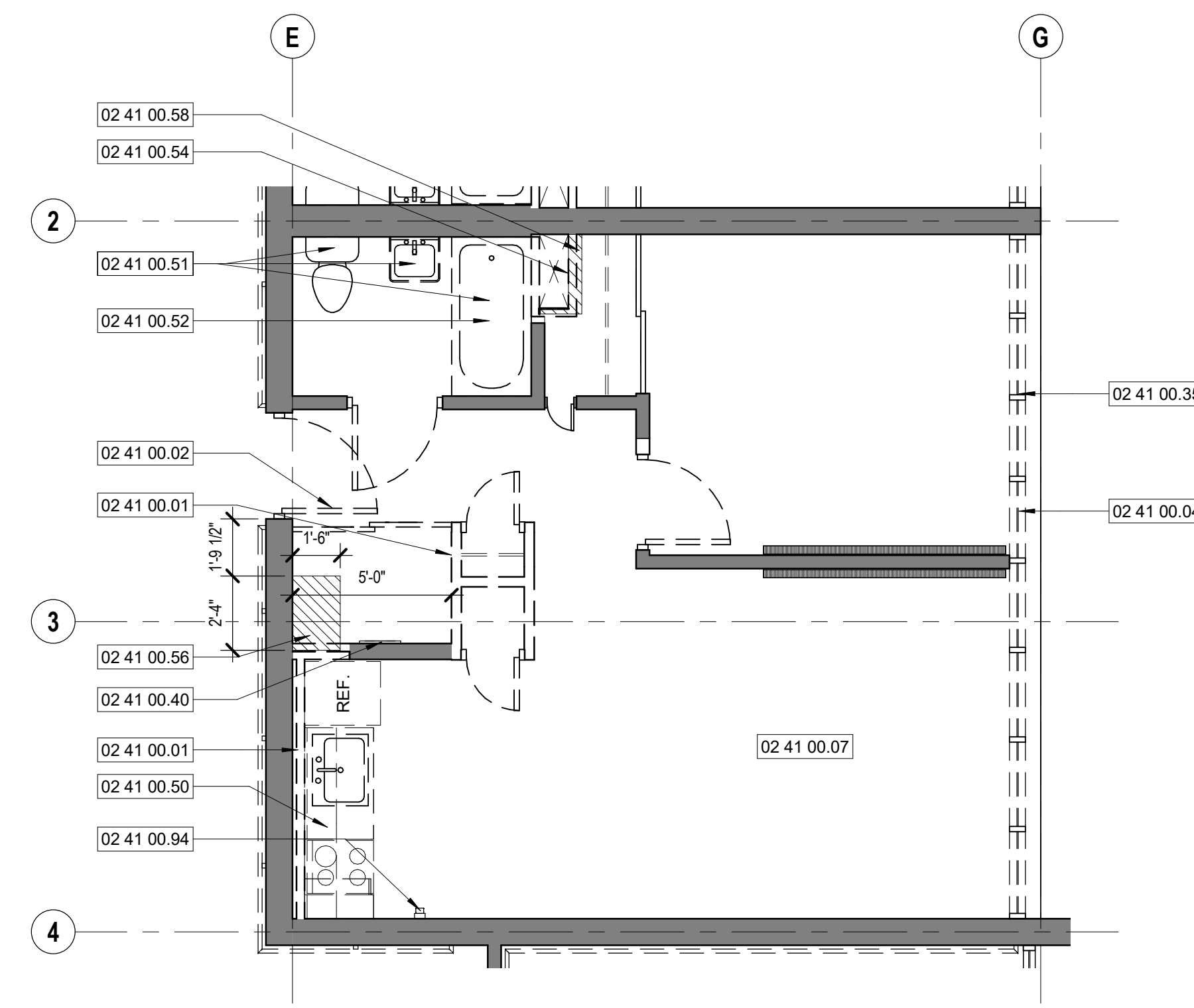
- 02 00 00.27 EXISTING BASEBOARD HEATERS TO REMAIN
- 02 41 00.01 REMOVE EXISTING WALLS AS SHOWN, TYP
- 02 41 00.02 REMOVE EXISTING DOOR AND FRAME AS SHOWN, TYP
- 02 41 00.04 REMOVE EXISTING WINDOWS AS SHOWN, TYP
- 02 41 00.07 REMOVE EXISTING FLOORING AND WALL BASE
- 02 41 00.35 REMOVE EXISTING WINDOW COVERINGS, TYP
- 02 41 00.40 EXISTING ELECTRICAL PANEL TO BE REMOVED, EXISTING CONDUIT TO REMAIN. PROTECT DURING DEMOLITION AND CONSTRUCTION. INSTALL NEW ACCESS PANEL AT LOCATION. COORDINATE WITH ELECTRICAL DRAWINGS
- 02 41 00.50 REMOVE EXISTING KITCHEN MILLWORK AND EQUIPMENT
- 02 41 00.51 REMOVE EXISTING BATHTUB AND SURROUND, LAVATORY AND WATER CLOSET
- 02 41 00.52 EXISTING BATHTUB DRAIN TO BE TAPPED. CORE DRILL INTO SLAB FOR NEW WASTE PIPING TAKEN VERTICALLY DOWN THROUGH FLOOR SLAB. COORDINATE WITH PLUMBING DRAWINGS
- 02 41 00.54 REMOVE EXISTING SHAFT WALL. PATCH AND REPAIR OPENING AS NEEDED TO RECEIVE NEW RATED SHAFT WALL
- 02 41 00.56 HATCHED AREA INDICATES EXISTING SUBSTRATE TO BE REMOVED FOR NEW SHAFT OPENING. COORDINATE WITH MECHANICAL DRAWINGS
- 02 41 00.58 HATCHED AREA INDICATES EXISTING SUBSTRATE TO BE REMOVED TO WIDEN EXISTING SHAFT OPENING. COORDINATE WITH MECHANICAL DRAWINGS
- 02 41 00.94 REMOVE EXISTING ACCESS CONTROL RECEIVER, TYP AT ALL RESIDENTIAL UNITS
- 06 41 93 CABINET AND DRAWER HARDWARE
- 08 51 13 ALUMINUM WINDOWS
- 08 91 16.01 NEW LEAK PROOF FRESH AIR INTAKE WALL BOX
- 09 65 13.13 RESILIENT BASE
- 09 72 16.16 RIGID-SHEET VINYL WALL COVERINGS
- 09 91 23 INTERIOR PAINTING
- 10 28 00.04 MIRROR
- 12 21 16 VERTICAL LOUVER BLINDS
- 12 35 30.01 WOOD CASEWORK
- 22 00 00.04 NEW VANITY COUNTERTOP WITH INTEGRATED LAVATORY
- 22 41 13.13 RESIDENTIAL WATER CLOSETS
- 23 00 00.04 NEW 30"x16" CLEAR SPACE 2 HR RATED SHAFT, COORDINATE WITH MECHANICAL DRAWINGS
- 23 00 00.05 NEW 28"x18" CLEAR SPACE 2 HR RATED VENT SHAFT FOR STOVE, TYP ALL FLOORS. COORDINATE WITH MECHANICAL DRAWINGS
- 26 50 00 LIGHTING
- 26 50 00.03 NEW WALL MOUNTED LIGHT FIXTURE



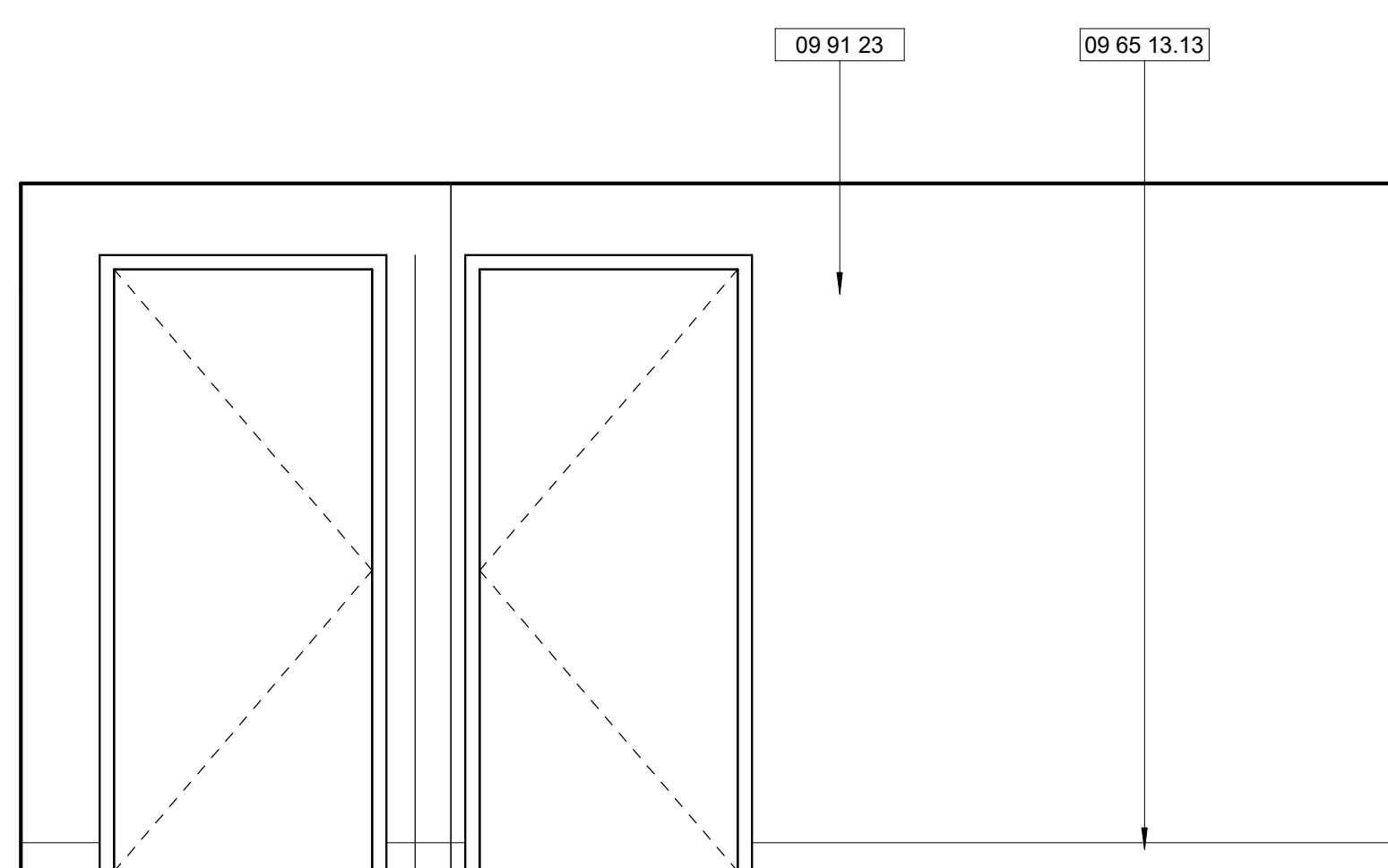
OFFICE UNIT - ENLARGED RCP SCALE: 1/4" = 1'-0" 3



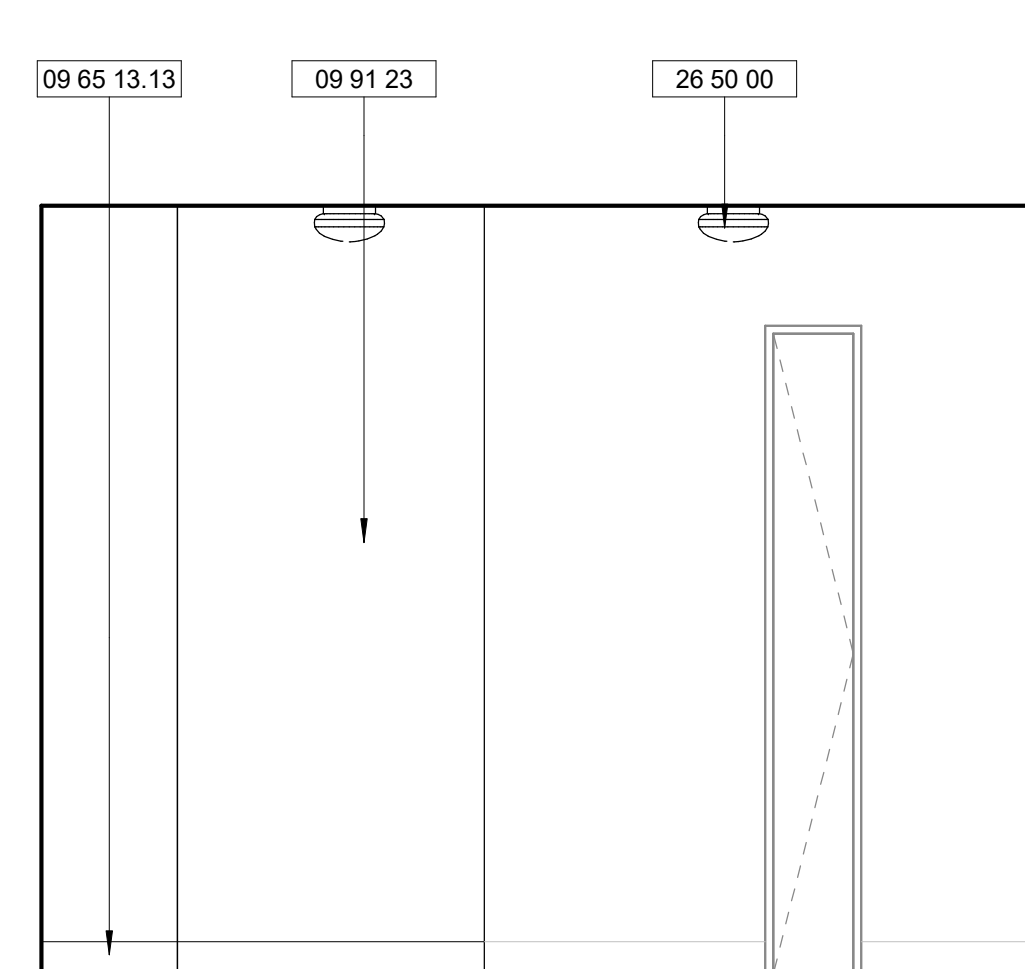
OFFICE UNIT - ENLARGED PLAN SCALE: 1/4" = 1'-0" 2



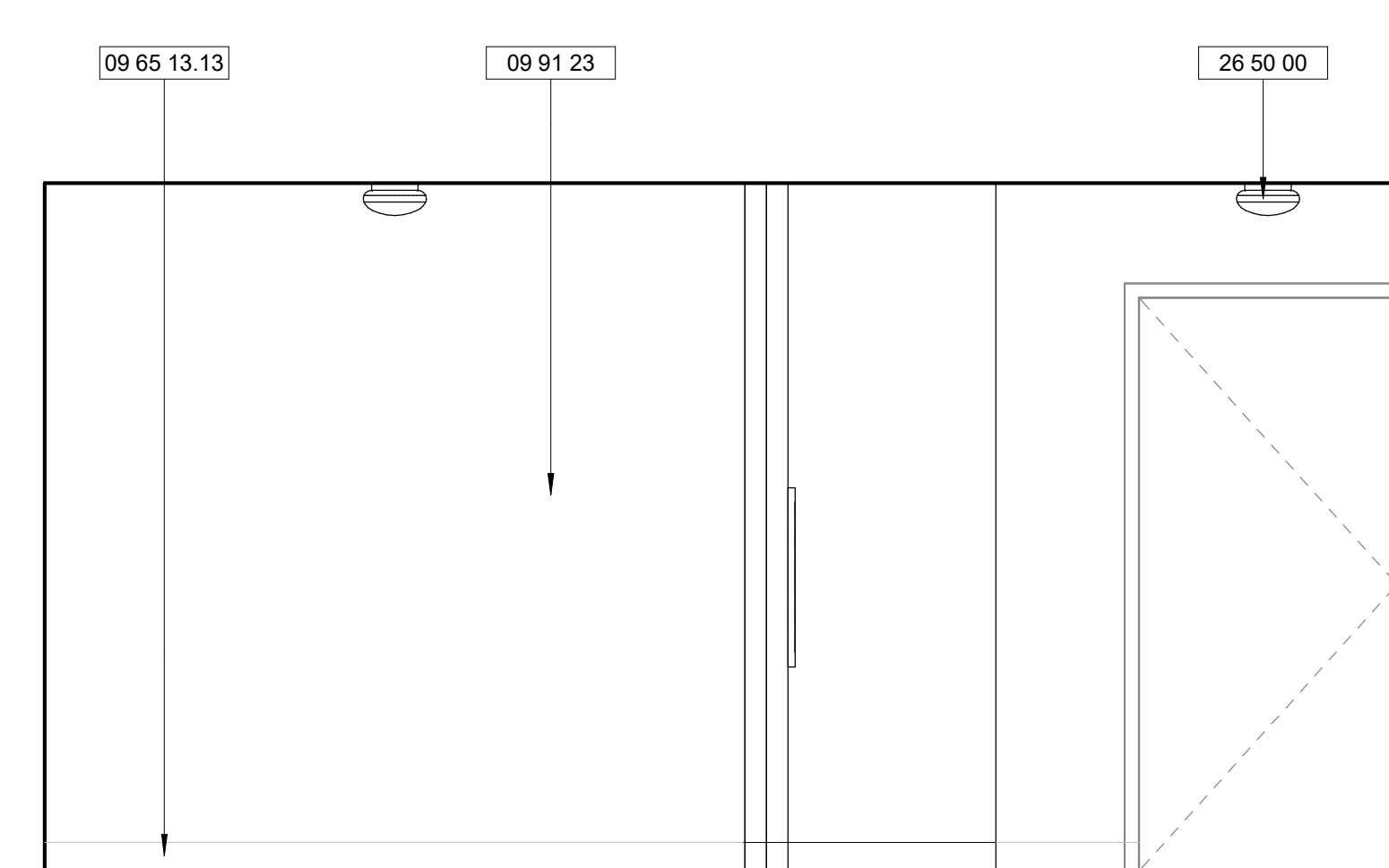
OFFICE UNIT - ENLARGED DEMOLITION PLAN SCALE: 1/4" = 1'-0" 1



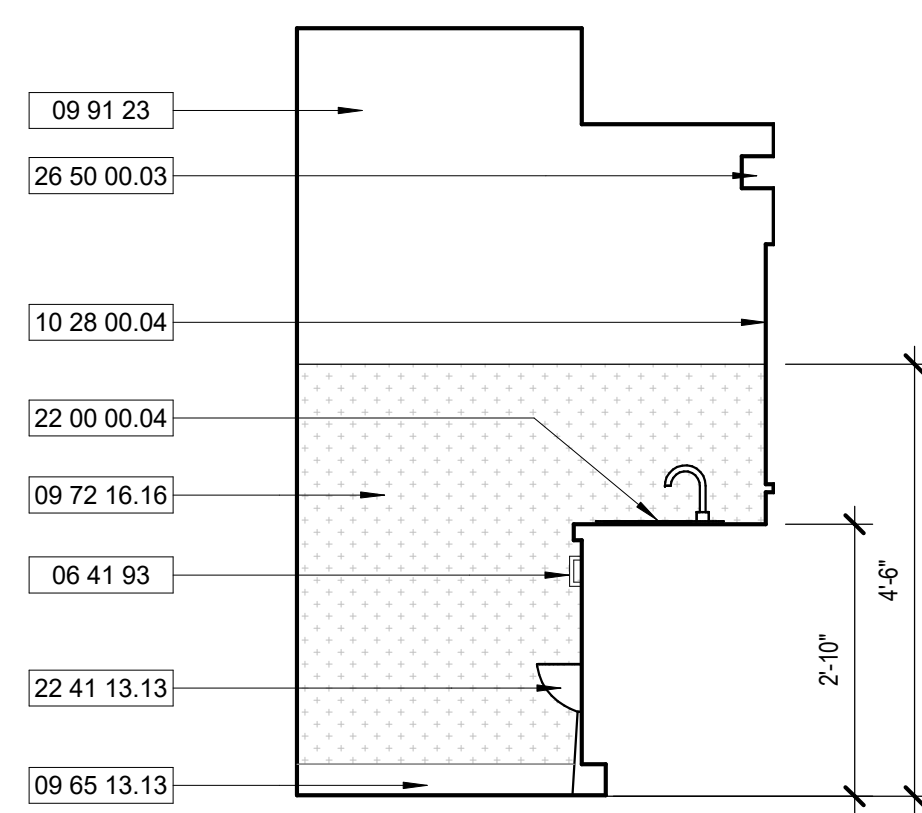
OFFICE UNIT - EAST ELEVATION SCALE: 1/2" = 1'-0" 6



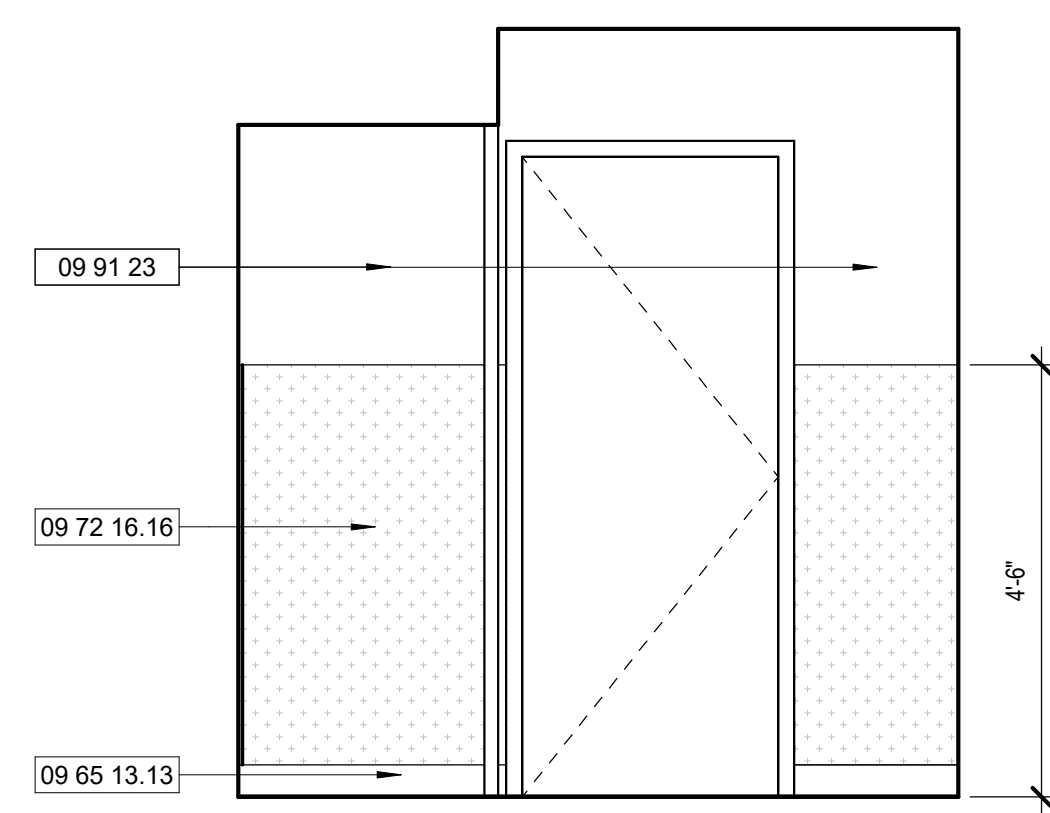
OFFICE UNIT - NORTH ELEVATION SCALE: 1/2" = 1'-0" 5



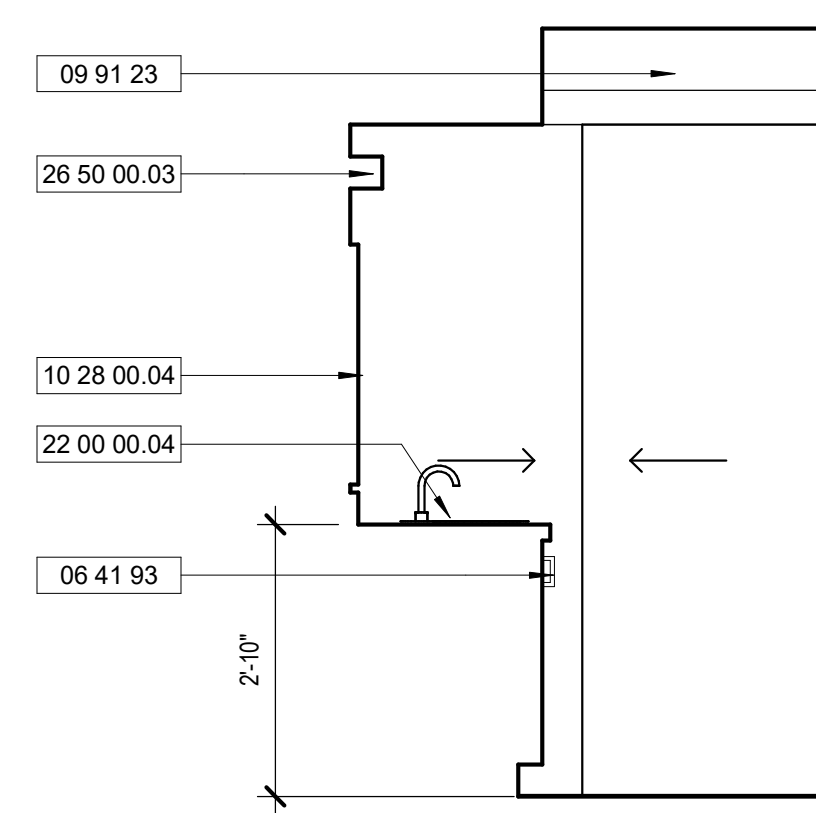
OFFICE UNIT - WEST ELEVATION SCALE: 1/2" = 1'-0" 4



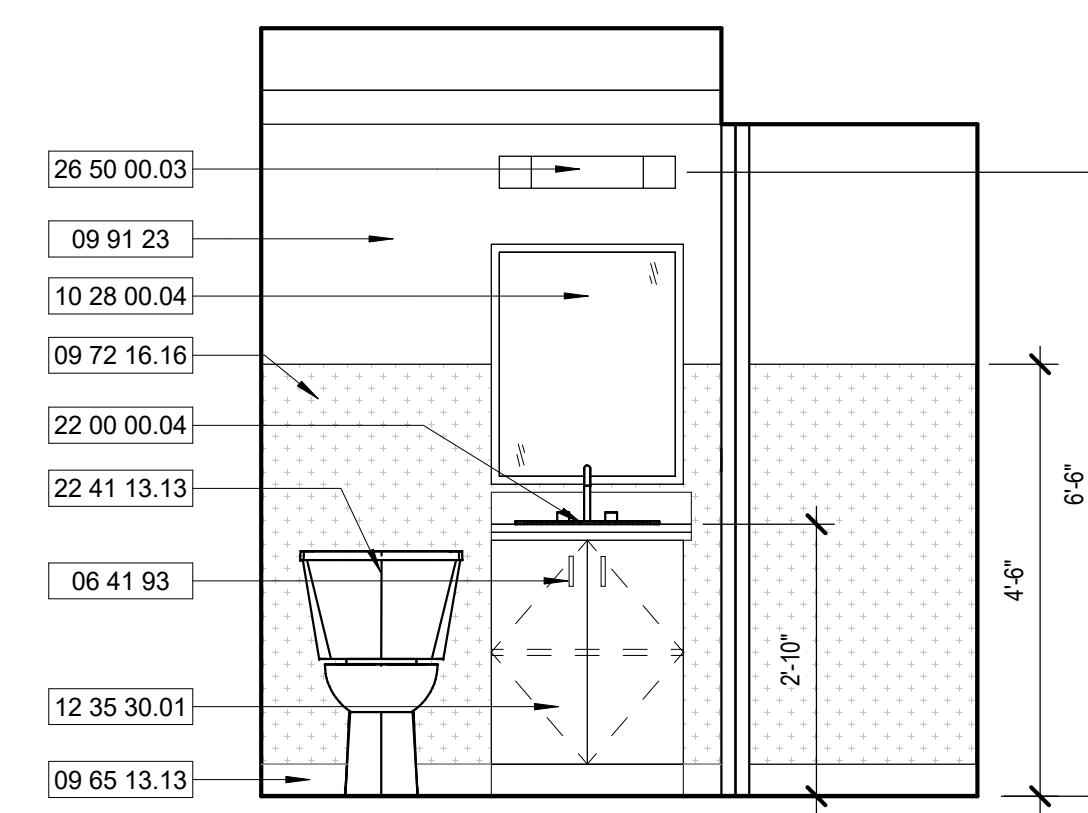
OFFICE UNIT TOILET - WEST ELEVATION SCALE: 1/2" = 1'-0" 11



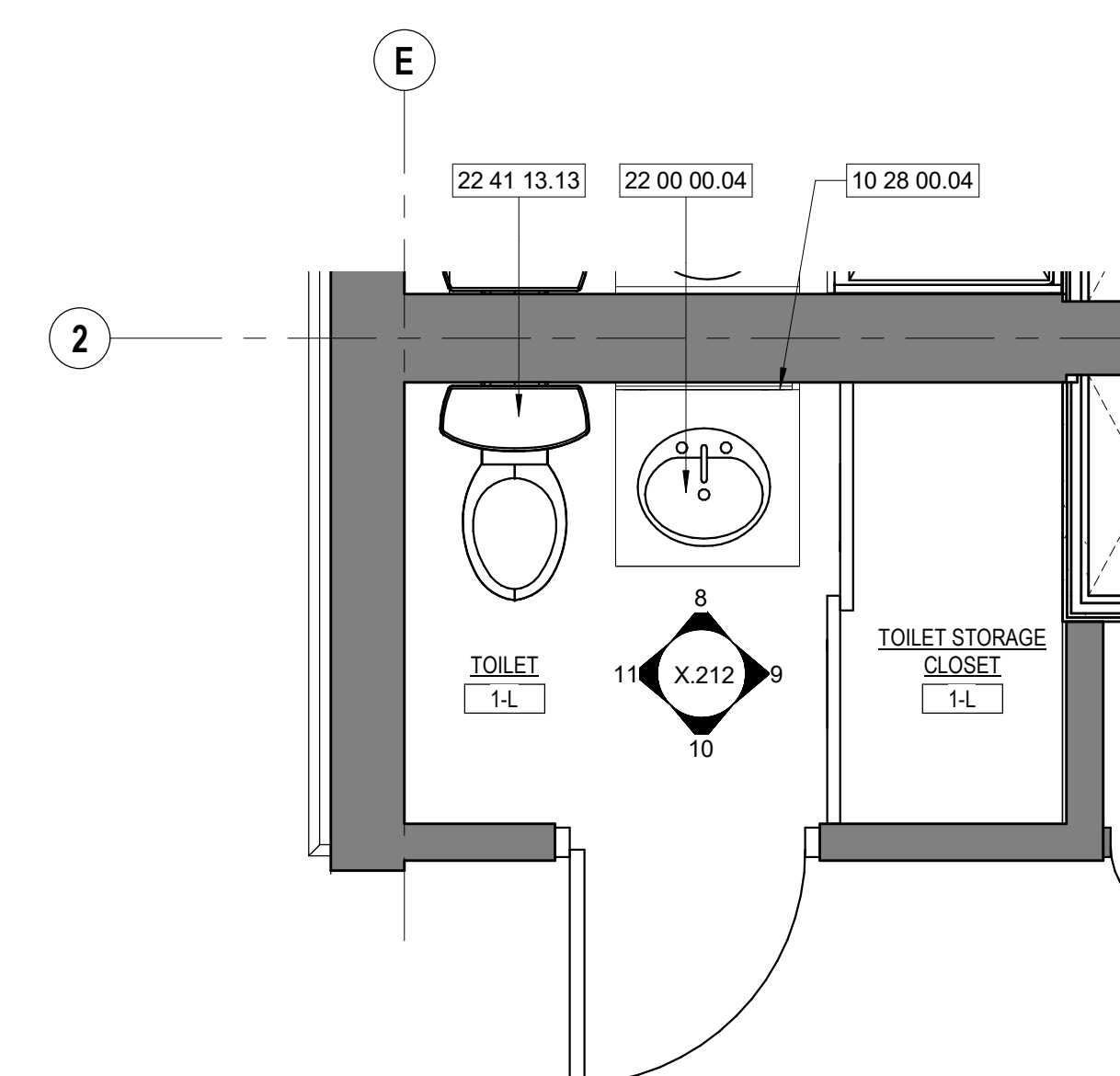
OFFICE UNIT TOILET - SOUTH ELEVATION SCALE: 1/2" = 1'-0" 10



OFFICE UNIT TOILET - EAST ELEVATION SCALE: 1/2" = 1'-0" 9



OFFICE UNIT TOILET - NORTH ELEVATION SCALE: 1/2" = 1'-0" 8



OFFICE UNIT TOILET - ENLARGED PLAN SCALE: 1/2" = 1'-0" 7