



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 22, 2016

*Date:* September 15, 2016  
*Case No.:* **2016-010665CUA**  
*Project Address:* **25<sup>th</sup> Street Navigation Center – Eastern terminus of 25<sup>th</sup> Street**  
*Zoning:* PDR-1-G (Production, Distribution and Repair – 1- General)  
M-2 (Heavy Industrial)  
40-X Height and Bulk District  
*Block/Lot:* Not Applicable  
*Project Sponsor:* Paul De Freitas  
San Francisco Public Works  
30 Van Ness Avenue, Suite 4100  
San Francisco, CA 94102  
*Staff Contact:* Ella Samonsky – (415) 575-9112  
[ella.samonsky@sfgov.org](mailto:ella.samonsky@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 would establish a temporary Navigation Center, a homeless shelter with accessory social services facility, on a temporarily vacated right-of way at the eastern terminus of 25<sup>th</sup> Street. The operation of the 25<sup>th</sup> Street Navigation Center would be for up to three years, with an additional six months of construction and removal of the Navigation Center.

The Navigation Center would be constructed of sixteen modular trailers positioned on top of a deck approximately 3 feet above grade. The trailers would be single-story, approximately 9 feet in height and range in length from 20 to 60 feet. The Navigation Center would have 68 beds in four dormitories, with a community room, showers, restrooms and laundry for residents use, and approximately 2,800 square feet of work space for social service providers to meet and provide homeless residents with counseling, housing assistance, benefits advocacy, medical services and meals. The site would have approximately 3,200 square feet of open space provided in three central courtyards, which feature shade trellises, string lights and temporary ornamental landscaping in planter boxes. The main entrance into the facility would be along the western façade and a 6-foot tall redwood fence would enclose the perimeter of the facility. A chain link fence would secure the side walk to the south of the project site as emergency access and the rear of the facility.

The homeless shelter would operate 24 hours a day, seven days a week. The associated social services would operate daily between the hours of 8:00 am and 6:00 pm. An estimated 20 to 25 staff would be on site over three shifts for 24-hour staffing, and additional 3 to 5 service providers would visit the site daily.

## **SITE DESCRIPTION AND PRESENT USE**

The Project is located at the eastern terminus of 25<sup>th</sup> Street, east of the intersection of Michigan Street, adjacent to the entrance to the MTA's Muni Metro East facility. The site is an approximately 14,000 square foot portion of the public right-of-way, which measure 55 feet 9 inches in width and 271 feet in length. The project site consists of an asphalt paved roadway with 6 foot wide concrete sidewalks and street trees on the southern side of the street. Parallel parking is permitted along the northern side and angled parking along the southern side of the street. The area of the project site includes the roadway and the northern sidewalk. Currently, the end of the street is closed by a chain link fence.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The immediate vicinity is industrial in character, and includes one-story tall buildings located on large fenced lots. The MTA Muni Metro East facility and yard abuts the project site to the south and to the north is a large drayage yard. Warm Water Cove Park is located approximately 200 feet to the northeast. Retail and residential uses are situated further west along 3<sup>rd</sup> Street and in the Dogpatch neighborhood approximately 1,000 feet to the northwest of the site.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	September 2, 2016	September 2, 2016	20 days
Posted Notice	20 days	September 2, 2106	September 2, 2016	20 days
Mailed Notice	10 days	September 12, 2016	September 2, 2016	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- At the time of of this report, the Planning Department has not received correspondence in support or opposition to the Project.
- The Mayor's Office of HOPE (now a part of the Department of Homelessness and Supportive Housing) conducted outreach to the adjacent neighbors, businesses and interested community groups, including the Dogpatch Neighborhood Association. The sponsors hosted two community meeting and attended three Dogpatch Neighborhood Association meetings. Additionally, members of the Dogpatch Neighborhood Association and local business visited the first Navigation Center at 1950 Mission Street to learn about the Navigation Centers.
- The Mayor's Office of HOPE presented to the Port Commission, the Central Waterfront Advisory Group and the Southern Waterfront Advisory Committee.

## ISSUES AND OTHER CONSIDERATIONS

- Additional Approvals: Two other approvals are required for the Project to proceed; the adoption of a Planning Code amendment and an Ordinance temporarily vacating the portion of 25<sup>th</sup> Street that represents the project site. The project site is located half in the PDR-1-G Zoning District and half in the M-2 Zoning District. Currently the PDR-1-G Zoning District does not permit Homeless Shelter uses. Within the M-2 Zoning District, a homeless shelter is principally permitted. The Project requires a Planning Code Amendment to permit a homeless shelters in the PDR Zoning Districts with Conditional Use Authorization. The Project also requires that the Director of Public Works executes Public Works order recommending temporary vacation of the portion of 25<sup>th</sup> Street on which the Navigation Center would be located. Both actions would need to be passed by the Board of Supervisors and be in effect before the requested Conditional Use Authorization.
- General Plan: The Housing Element of the General Plan contains Policies that prioritize service-enriched solutions and strategies to eliminate homelessness, assist those with the highest incidences of homelessness and improve coordination between emergency assistance, shelter programs and health care outreach.
- Navigation Centers: The Board of Supervisors adopted Ordinance No. 117-16 amending the Administrative Code to require the City to open and operate no fewer than six Navigation Centers.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of Homeless Shelter use, with an accessory Social Service Facility use in the PDR-1-G Zoning District, pursuant to Planning Code Section 210.3.

## BASIS FOR RECOMMENDATION

- The Project would not displace an existing business, residence or public facility and would not affect Port of San Francisco operations.
- The Project would create a Navigation Center with 68 shelter beds for homeless residents of the City, thus meeting the mandate from the Board of Supervisors.
- The Project would offer health, mental health, meals and other services to homeless residents, as well as case management to move people into permanent housing or transitional and supportive housing.
- The Homeless Shelter would be owned by the City and County of San Francisco and managed by the Department of Homelessness and Supportive Housing (HSH) in partnership with community based nonprofit organizations.
- The Homeless Shelter would be a temporary use of no more than four years.
- The project site is underutilized City property.
- The project site would temporarily vacate the right-of-way and represents no permanent loss of street area.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
------------------------	---------------------------------

**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photographs

Site Photo

Public Correspondence

Project Sponsor Submittal, including:

- Reduced Plans

- Renderings

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

ES

Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

---

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 22, 2016

*Case No.:* **2016-010665CUA**  
*Project Address:* **25<sup>TH</sup> STREET NAVIGATION CENTER**  
*Zoning:* **PDR-1-G (Production, Distribution & Repair -1-General);  
M-2 (Heavy Manufacturing)  
40-X Height and Bulk District**  
*Block/Lot:* **Not Applicable**  
*Project Sponsor:* **Paul De Freitas  
San Francisco Public Works  
30 Van Ness Avenue, Suite 4100  
San Francisco, CA 94102**  
*Staff Contact:* **Ella Samonsky – (415) 575-9112  
[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 210.3 AND 303 OF THE PLANNING CODE TO ALLOW A TEMPORARY HOMELESS SHELTER WITH ACCESSORY SOCIAL SERVICE FACILITY USE WITHIN THE PDR-1-G (PRODUCTION, DISTRIBUTION AND REPAIR) AND M-2 (HEAVY MANUFACTURING) DISTRICTS AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On August 17, 2016, San Francisco Public Works (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 210.3 and 303 to establish an approximately 9,200 square foot temporary Homeless Shelter use, with accessory Social Service Facility use, in a temporarily vacated right-of-way within the PDR-1-G and M-2 Zoning Districts, and the 40-X Height and Bulk District.

On September 22, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-010665CUA.

On September 8, 2016 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 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 requested in Application No. 2016-010665CUA, 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. **Site Description and Present Use.** The Project is located at the eastern terminus of 25th Street, east of the intersection of Michigan Street, adjacent to the entrance to the MTA's Muni Metro East facility. The site is an approximately 14,000 square foot portion of the public right-of-way, which measure 55 feet 9 inches in width and 271 feet in length. The project site consists of an asphalt paved roadway with 6 foot wide concrete sidewalks and street trees on the southern side of the street. Parallel parking is permitted along the northern side and angled parking along the southern side of the street. The area of the project site includes the roadway and the northern sidewalk. Currently, the end of the street is closed by a chain link fence.
3. **Surrounding Properties and Neighborhood.** The immediate vicinity is industrial in character, and includes one-story tall buildings located on large fenced lots. The MTA Muni Metro East facility and yard abuts the project site to the south and to the north is a large drayage yard. Warm Water Cove Park is located approximately 200 feet to the northeast. Retail and residential uses are situated further west along 3rd Street and in the Dogpatch neighborhood approximately 1,000 feet to the northwest of the site.
4. **Project Description.** The Project would establish a temporary Navigation Center, a homeless shelter with accessory social services facility, on a temporarily vacated right-of way at the eastern terminus of 25th Street. The operation of the 25th Street Navigation Center would be for up to three years, with an additional six months of construction and removal of the Navigation Center. The Navigation Center would be constructed of sixteen modular trailers positioned on top of a deck approximately 3 feet above grade. The trailers would be single-story, approximately 9 feet in height and range in length from 20 to 60 feet. The Navigation Center would have 68 beds in four dormitories, with a community room, showers, restrooms and laundry for residents use, and approximately 2,800 square feet of work space for social service providers to meet and provide homeless residents with counseling, housing assistance, benefits advocacy, medical services and meals. The site would have approximately 3,200 square feet of open space provided in three central courtyards, which feature shade trellises, string lights and temporary ornamental landscaping in planter boxes. The main entrance into the facility would be along the western

façade and a 6-foot tall redwood fence would enclose the perimeter of the facility. A chain link fence would secure the side walk to the south of the project site as emergency access and the rear of the facility.

The homeless shelter would operate 24 hours a day, seven days a week. The associated social services would operate daily between the hours of 8:00 am and 6:00 pm. An estimated 20 to 25 staff would be on site over three shifts for 24-hour staffing, and additional 3 to 5 service providers would visit the site daily

5. **Public Comment.** To date, the Planning Department has not received correspondence in support or opposition to 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. **Homeless Shelter Use.** Planning Code Section 210.4 principally permits Homeless Shelters in the M-2 Zoning District, while Planning Code Section 210.3 permits a Homeless Shelters in the PDR-1-G Zoning District with Conditional Use Authorization.

*Per Planning Code Section 210.3, a Homeless Shelter Use is permitted with Conditional Use Authorization, only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (a) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (b) temporary.*

*The proposed shelter would be owned by the City and County of San Francisco (Port of San Francisco) and managed by the Department of Homelessness and Supportive Housing (HSH), in partnership with community based nonprofit organizations for a term of three years. The Navigation Center would be located in temporary structures, which would be completely removed at the end of the operational term of the Navigation Center and the site returned to use as right-of-way.*

- B. **Social Service Facility Use.** Planning Code Section 210.3 principally permits a Social Services Facility Use, of less than 5,000 square feet, in the PDR-1-G Zoning District. Planning Code Section 210.4 principally permits Institutional Uses, including a Social Services Facility, in the M-2 Zoning District.

*The proposed Navigation Center would have 2,800 square feet of space for social service providers that would be accessory to the principal use of the site as a Homeless Shelter.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:



- A. 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.

*The temporary Navigation Center will offer comprehensive health, mental health, and other services to homeless people, and assists moving homeless people off the streets and into housing. The Navigation Center will improve the welfare and safety of individuals and the community as a whole by reducing homelessness and activating an underutilized portion of 25th Street. Furthermore, Ordinance No. 117-16 gives strong preference to use of underutilized City properties for Navigation Centers; after consultation with the Port of San Francisco the project site was identified as one that would have minimal impact to public use.*

- B. 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:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Navigation Center is single-story and oriented around courtyards that provides approximately 3,200 square feet of outdoor space for use by the residents and is screened from the surrounding industrial and transportation related uses.*

- ii. 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code.

*The Planning Code does not require off-street parking or loading for Homeless Shelter uses. The project site is located at the terminus of 25<sup>th</sup> Street; therefore, the project would have minimal effect on circulation routes and traffic and would not affect Muni transit service. The proposed use is designed to provide services for the homeless residents of the City that are staying at the Navigation Center and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The proposed use is primarily residential in nature, with services, such as counseling, housing assistance, benefits advocacy, medical services and meals, being conducted within enclosed buildings. The Navigation Center would have staff on site 24 hours a day supervise the facilities and would not be anticipated to create noxious or offensive emissions.*

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

*The proposed Navigation Center provides an open space in a central courtyard for the use of residents and ornamental landscaping would be provided throughout the site. The trailers used for the social service facility would be located by the main entrance and would screen and provide some privacy for the dormitories from the street.*

- C. Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan;

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is consistent with the stated purpose of the applicable use districts in that it is a temporary homeless shelter and social service facility, that and would not diminish the districts suitability for manufacturing, production, distribution, repair and other industrial activities.*

8. **General Plan Referral.** San Francisco Charter Section 4.105 and 2A.53 of the San Francisco Administrative Code require that, for projects that include certain actions, the Department or the Commission must review these actions and determine whether the project is in conformity with the objectives and policies of the General Plan, as well as the Priority Policies of Section 101.1. The following aspects of the project trigger the requirement for a General Plan referral:

Sale, Vacation, and Change of Use of a Portion of the 25th Street Right-of-Way, between Michigan Street and Louisiana Street. This right-of-way measures approximately 14,000 gsf. The City would temporarily vacate this portion of the right-of-way, on which the Project would be located, subject to certain conditions, including a term of no more than 42 months.

*The Commission finds the street vacation is, on balance, in conformity with the General Plan and the Priority Policies of Section 101.1 (See Below).*

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

### **HOUSING ELEMENT**

#### **OBJECTIVE 6:**

#### **REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS**

##### **POLICY 6.1**

**Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.**

*The 25<sup>th</sup> Street Navigation Center will provide temporary shelter, services and amenities for the city's homeless residents as well as provide homeless individuals with assistance to locate more permanent housing.*

**POLICY 6.2**

**Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.**

*The 25<sup>th</sup> Street Navigation Center will provide opportunities to serve the highest incidences of homelessness and other homeless individuals in need of housing and supportive services.*

**POLICY 6.3**

**Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.**

*In addition to providing shelter, the 25<sup>th</sup> Street Navigation Center will involve partnerships with community-based nonprofit organizations serving the homeless, as well as provide medical and mental health supportive services to address the contributory factors to homelessness.*

**POLICY 6.4**

**Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.**

*The 25<sup>th</sup> Street Navigation Center and its services will be coordinated with other existing programs and services for the city's homeless population.*

**URBAN DESIGN ELEMENT**

**POLICY 2.8**

**Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.**

*The General Plan very strongly recommends against giving up any street area for non-public use or public buildings. The Urban Design Element has several policies and principles expressing the importance of retaining the street pattern to provide relief from the built environment, provide orienting public vistas, providing open space, moderating the scale of development, and establishing a unique city pattern. The proposed 25<sup>th</sup> Street Navigation Center will temporarily vacate a 14,000 square foot portion of the 25<sup>th</sup> Street right-of-way to facilitate construction and operation of a temporary Navigation Center (homeless shelter) for up to 42 months. After that, the project site will revert back to serving as a public right-of-way and all of the temporary structures will be removed. The Project represents no permanent loss of street area.*

**POLICY 2.9**

**Review proposals for the giving up of street areas in terms of all the public values that streets afford.**

*The temporary vacation of a portion of the 25th Street right-of-way to provide urgently needed temporary housing (68 beds), facilities and supportive services for the city's homeless will provide considerable public benefit. Located at the terminus of 25th Street, the Navigation Center will not impact circulation in the area and will provide a full time shelter with 68 beds, community/dining area, and bathrooms and shower facilities. After a maximum of 42 months, the project site will revert back to serving as a public right-of-way and all of the temporary structures will be removed. The Project represents no permanent loss of street area.*

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 does comply 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 Project would not affect neighborhood-serving retail uses and future opportunities for resident employment in and ownership of such businesses. The project site does not possess any existing neighborhood-serving retail use.*

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

*The Project is located in an industrially zoned area and borders industrial uses. No housing exists within the lots immediately adjacent to the Project site.*

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

*The Project will help create temporary housing for homeless individuals and will not adversely affect the City's supply of affordable housing. Currently, the project site does not possess any housing.*

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

*The Project will not impede MUNI transit service or overburden local streets or neighborhood 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.

*Located in the public right-of-way, 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 the Project. The project does not involve commercial office development.*

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

*The Project will not affect preparedness to protect against injury and loss of life in the event of an earthquake.*

- G. That landmarks and historic buildings be preserved.

*No landmarks or historic buildings will be affected by the Project.*

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

*The Project will not affect access to sunlight and vistas in 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 Application No. 2016-010665CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 14, 2016, and stamped "EXHIBIT B", 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 No. XXXXX. 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 September 22, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 22, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Homeless Shelter with accessory Social Service Facility (dba 25<sup>th</sup> Street Navigation Center) located at the eastern terminus of 25<sup>th</sup> Street, pursuant to Planning Code Section(s) 210.3 and 303, within the PDR-1-G and M-2 Zoning Districts and a 40-X Height and Bulk District; in general conformance with plans, dated September 14, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-010665CUA and subject to conditions of approval reviewed and approved by the Commission on September 22, 2016 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 September 22, 2016 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **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.sfplanning.org](http://www.sfplanning.org).*

3. **Additional Project Authorization.** The Project Sponsor must obtain a Planning Code Text Amendment to Planning Code Section 210.3 authorizing temporary homeless shelters in the Production, Distribution, and Repair (PDR) Zoning Districts and a Street Vacation Ordinance for the temporary vacation of the portion of 25th St. between Michigan St. and Louisiana St. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply. This approval is contingent on and will be of no further force and effect until the date that the ordinances approving the Planning Code Text Amendment to the Production, Distribution and Repair Zoning Districts to permit Homeless Shelter Use and the temporary street vacation are effective and operative.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9112, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN

4. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other



standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

## MONITORING

5. **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).*

6. **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

7. **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).*

8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>.*

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

*Case No.:* 2016-005599ENV  
*Project Title:* 25<sup>th</sup> Street Navigation Center  
*Zoning:* Public Right-of-Way located between PDR-1-G (Production, Distribution and Repair, General) Use District to the north and M-2 (Heavy Industrial) Use District to the south  
40-X Height and Bulk Districts to the north and south  
*Block/Lot:* N/A  
*Lot Size:* 14,000 square feet  
*Project Sponsor:* Paul De Freitas, San Francisco Public Works  
(415) 557-4731  
*Staff Contact:* Tania Sheyner – (415) 575-9127  
tania.sheyner@sfgov.org

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 site is located at the eastern terminus of 25<sup>th</sup> Street, between Michigan Street and the waterfront, in the city's Potrero Hill neighborhood. The site is owned by the Port of San Francisco and is located on a public right-of-way (ROW), generally bounded by Assessor's Block 4241/Lot 002 to the north, Illinois Street to the west, Assessor's Block 4299/Lot 001 to the south, and Seawall Lot 356 to the east. The proposed project would vacate an approximately 14,000-sf portion of the 25<sup>th</sup> Street right-of-way to facilitate the construction of a temporary Navigation Center that would provide services and amenities for the city's homeless residents.

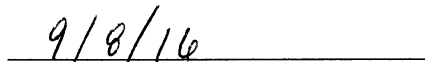
### EXEMPT STATUS:

Categorical Exemption, Class 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Lisa M. Gibson  
Acting Environmental Review Officer

  
Date

cc: Paul DeFreitas, Public Works  
Project Sponsor  
Supervisor Malia Cohen, District 10

Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (CONTINUED):**

The project site is generally rectangular in shape (approximately 271 feet long by approximately 56 feet wide) and is generally flat. It does not contain any permanent or temporary structures or in-place functioning utilities, and is not considered necessary for motorized or non-motorized transportation. The site is bordered by the Sheedy Drayage construction equipment yard to the north (beyond a 3-foot-tall retaining wall) and by the MTA's Muni Metro East facility to the south. Warm Water Cove Park is located approximately 200 feet to the north and east of the project site.

The proposed project would install approximately 16 temporary dorm trailers on the site that would collectively function as a Navigation Center for the city's homeless. The total combined usable space would be approximate 8,000 square feet (sf), and would consist of approximate 2,500 sf of dormitory space (accommodating 68 beds), approximately 2,880 sf of office space, a 2,880-sf community/dining room, and bathrooms and showers. The dorm trailers would be positioned atop a deck that would extend over the entire site and would contain courtyard areas for staff and residents in between the trailers. Temporary ornamental landscaping would be provided throughout the site. The main entrance into the facility would be provided along its western facade. No off-street parking would be provided as part of the project.

The trailers would all be one story or approximately 9 feet in height, with the deck set approximately 3 feet above the existing grade. The trailers would be connected to above-grade utilities, with the exception of the gas and sewer lines, which would require trenching to a depth of approximately 1.5 feet below grade. The Navigation Center structures and the underlying deck would extend to the retaining wall to the north and to an existing sidewalk to the south. The sidewalk would be under an easement that would retain its use for SFFD emergency access (and would also be accessible to Navigation Center staff to conduct periodic clean up), but would be generally inaccessible to Navigation Center residents. With the exception of the gas line trenching and minor excavation to provide sewer line connections, no other excavation would be required to implement the proposed project.

Project construction is anticipated to take approximately four months to complete. The duration of the street vacation and operation of the Navigation Center would be for up to four years. At that time, the project site would revert back to serving as a public right-of-way and all of the temporary structures, including gas and sewer connections, would be removed.

To operate the shelter, the City would partner with community-based nonprofit organizations serving the homeless. The Navigation Center would operate 24 hours a day, 7 days a week, 365 days a year. It would be staffed at all times with "critical operations" staff, while case management and clinical staff would be on site daily from 8 a.m. to 6 p.m. In addition to providing shelter, the facility would also provide housing assistance, benefits advocacy, counseling, medical triage, meals and community activities. It would serve approximately 70 residents and 30 permanent and temporary staff. No off-street parking would be provided by the proposed project.

The proposed project requires the following approvals:

1. Port Commission adoption of resolution approving proposed Memorandum of Understanding between the Department of Homelessness and Supportive Housing ("DHS") and Port of San Francisco permitting DHS to operate the Central Waterfront Navigation Center on Port property and setting forth rental terms for same, and authorizing Port Executive Director to execute MOU.

2. Planning Commission adoption of resolution recommending approval of Planning Code amendment authorizing temporary homeless shelters in the Production, Distribution, and Repair, the WSoMa Mixed Use-Office, and the Service/Arts/Light Industrial zoning districts subject to conditional use authorization.
3. Planning Commission adoption of motion to approve Conditional Use authorization for Central Waterfront Navigation Center and making of findings of public convenience, necessity, and welfare under Planning Code Section 302 and makes findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.
4. Director of Public Works execution of DPW order recommending temporary vacation of the portion of 25th St. (between Michigan St. and Louisiana St.) on which the Central Waterfront Navigation Center would be located subject to certain conditions, including for a term of no more than 42 months.
5. Board of Supervisors' Land Use and Transportation Committee adoption of motion referring or recommending approval of the Street Vacation ordinance and the Planning Code Amendment ordinance.
6. Board of Supervisors passing on first reading the Street Vacation ordinance and the Planning Code Amendment ordinance.
7. Board of Supervisors passing on second reading the Street Vacation ordinance and the Planning Code Amendment ordinance.
8. Mayor signature of the ordinance, at which point it would be enacted.

**Approval Action:** Approval by the Port Commission is the first approval action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

#### REMARKS:

CEQA Guidelines Section 15300.2 establishes exceptions to the application of a categorical exemption for a project. None of the established exceptions applies to the proposed project.

Guidelines Section 15300.2, subdivision (a), provides that a categorical exemption shall not be used where the proposed project may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As discussed below under "Hazardous Materials," there is no possibility of a significant effect on the environment due to hazardous or critical concerns.

Guidelines Section 15300.2, subdivision (c), provides that a categorical exemption shall not be used for an activity where there is a reasonable **possibility** that the activity will have a significant effect on the environment due to unusual circumstances. As discussed below, there is no possibility of a significant effect on the environment due to unusual circumstances.

**Hazardous Materials.** The proposed project would require excavation of up to approximately 2 cubic yards of soil to accommodate gas and sewer connections to the proposed structures. Although the project site is located in an area currently and historically associated with industrial uses, the approximately 2 cubic yards of soil excavation would be well below the amount of 50 cubic yards that typically triggers requirements of Article 22A of the San Francisco Health Code, also known as the Maher Ordinance. The

Maheer Ordinance is administered and overseen by the Department of Public Health (DPH) and gives DPH authority to require the investigation and remediation of hazardous subsurface conditions to meet the needs of the proposed uses, in accordance with Article 22A. However, as noted above, the proposed excavation would be minor and moreover, the project does not propose permanent residential uses, but rather temporary residential and supportive uses not to exceed four years (with individual residents likely to inhabit the center for even shorter periods). Thus, based on these reasons, the proposed project would not result in a significant hazard to the public or environment from contaminated soil and/or groundwater.

**Exemption Class.** Under CEQA State Guidelines Section 15303, or Class 3, new construction of small structures of up to 10,000 sf is exempt from environmental review, provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would construct temporary residential and support services that would total approximately 8,000 sf, which is less than 10,000 sf. In addition, the project site does not provide habitat for any sensitive species or historic resources, and is located in an urbanized area where all public services and facilities are available (as indicated above, the project site is a public right-of-way; however, the adjacent parcels to the north and south are connected to utilities). Based on the above, the proposed project would be exempt from environmental review under Class 3.

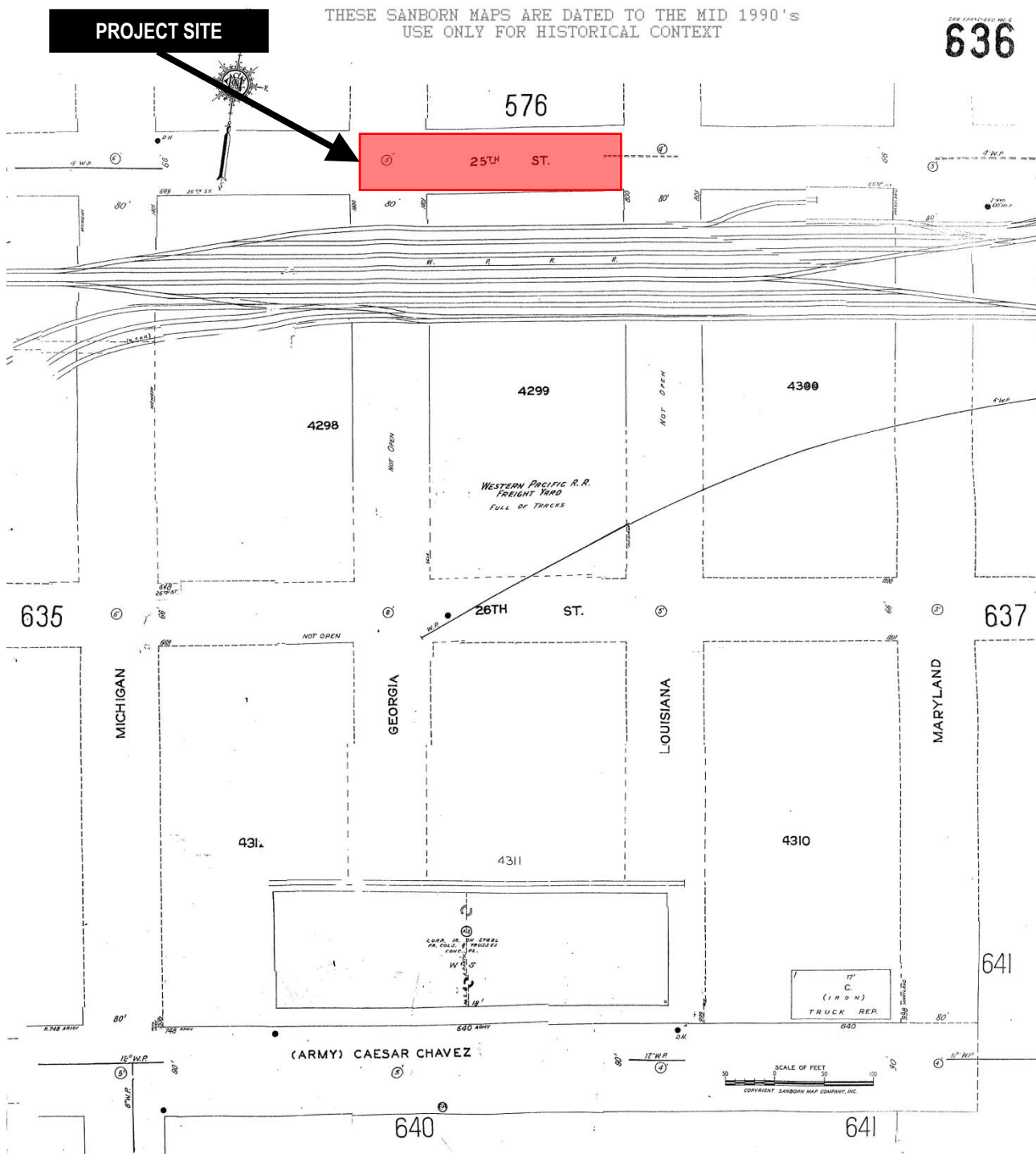
**Conclusion.** The proposed project satisfies the criteria for exemption under the above-cited classification(s). In addition, none of the CEQA Guidelines Section 15300.2 exceptions to the use of a categorical exemption applies to the proposed project. For the above reasons, the proposed project is appropriately exempt from environmental review.

# Parcel Map



Conditional Use Authorization  
Case Number 2016-010665CUA  
25th Street Navigation Center  
Eastern Terminus of 25th Street

# Sanborn Map\*



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



Conditional Use Authorization  
Case Number 2016-010665CUA  
25th Street Navigation Center  
Eastern Terminus of 25th Street



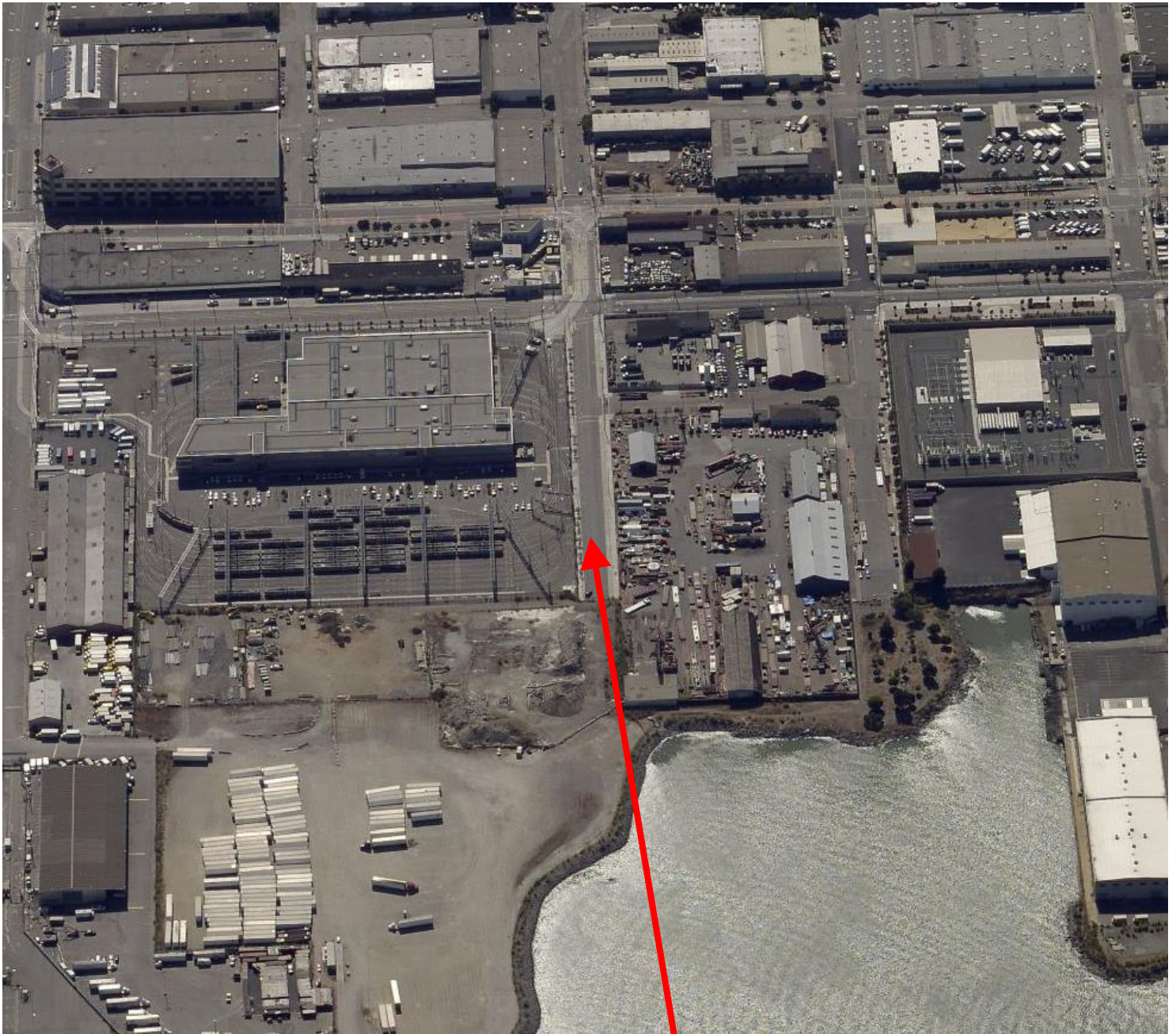
# Aerial Photo



**PROJECT SITE**



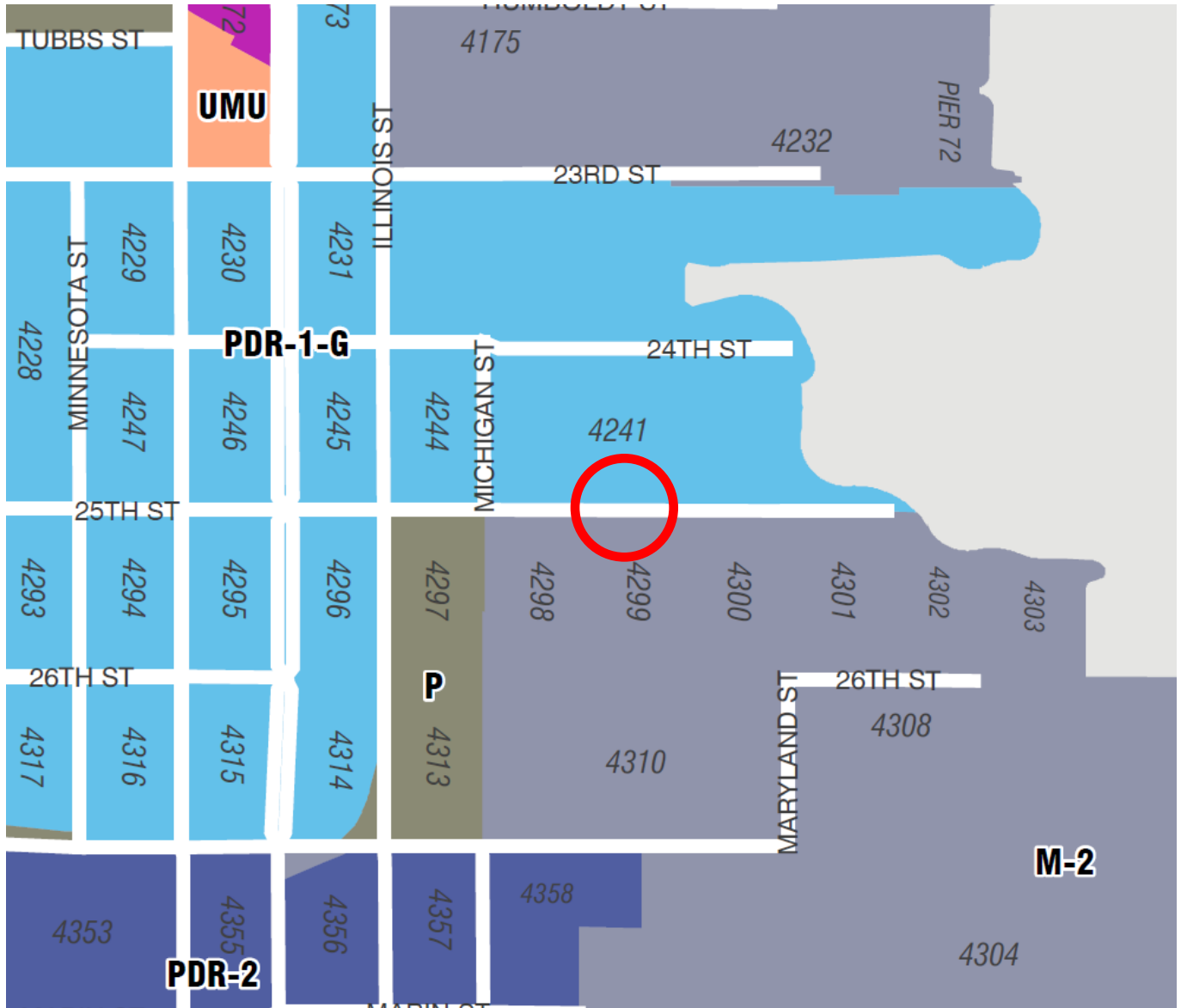
# Aerial Photo



**PROJECT SITE**

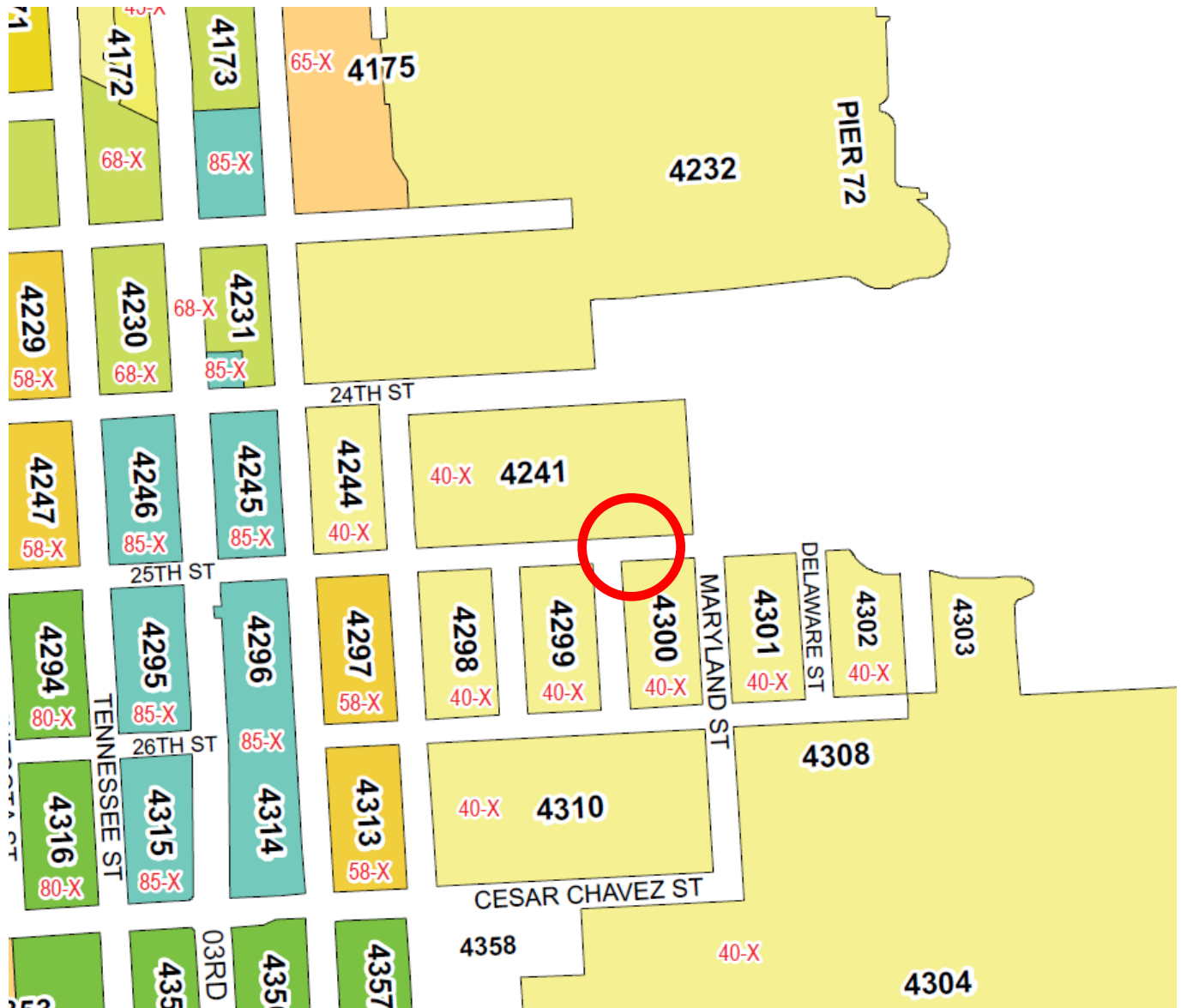
Conditional Use Authorization  
Case Number 2016-010665CUA  
25<sup>th</sup> Street Navigation Center  
Eastern Terminus of 25<sup>th</sup> Street

# Zoning Map



Conditional Use Authorization  
Case Number 2016-010665CUA  
25th Street Navigation Center  
Eastern Terminus of 25th Street

# Height & Bulk Map



Conditional Use Authorization  
Case Number 2016-010665CUA  
25th Street Navigation Center  
Eastern Terminus of 25th Street



# Site Photo



Conditional Use Authorization  
Case Number 2016-010665CUA  
25th Street Navigation Center  
Eastern Terminus of 25th Street

**LOCATION MAP**

PACIFIC OCEAN

BAY OF SAN FRANCISCO

PROJECT SITE

## PROJECT DESCRIPTION AND SCOPE OF WORK

---

**PROJECT DESCRIPTION:**

THE 25TH STREET NAVIGATION CENTER IS A COMPLEX OF MODULAR TRAILER BUILDINGS SERVING AS DORMITORIES, RESTROOMS, SHOWERS, AND OFFICES FOR SERVING THE HOMELESS POPULATION, AND IS LOCATED ON THE FORMER STREET RIGHT-OF-WAY AT THE DEAD END OF 25TH STREET (EAST OF MICHIGAN AVE), IN SAN FRANCISCO, CA

**SCOPE OF WORK:**

THE SCOPE OF WORK ENTAILS A RAISED DECK PLATFORM ON 25TH STREET, BUILT AROUND PRE-FABRICATED TRAILERS (WORK PERFORMED BY TRAILER MANUFACTURER OUTSIDE OF THIS CONTRACT). THE PLATFORM HAS TWO ACCESSIBLE ENTRIES WITH BOTH RAMPS AND STAIRS. THE WORK ALSO INCLUDE THE NECESSARY ELECTRICAL, PLUMBING, AND FIRE LINES FITTED BETWEEN THE STREET SURFACE AND THE DECK TO SUPPORT THE TRAILER FACILITIES.

THE CONTRACT INCLUDE THE CONSTRUCTION OF A PG&E CONCRETE PAD FOR A NEW ELECTRICAL TRANSFORMER AS WELL THE CONSTRUCTION OF A CONCRETE BULB-OUT TO SERVE AS ACCESSIBLE PATH OF TRAVEL TO THE MAIN ENTRY.

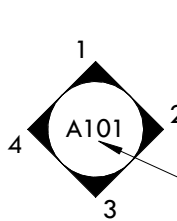
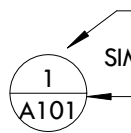
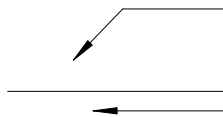
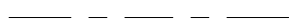

TRELLISES AND PLANTERS ARE ALSO INCORPORATED IN THE WORK AS WELL AS A WOOD FENCE SURROUNDING MOST OF THE EXPOSED PARAMETERS OF THE SITE.

# DRAWING INDEX

---

GENERAL	
G0.0X	INDEX, GENERAL NOTES, PROJECT DATA, ABBREVIATIONS
ARCHITECTURE	
A0.0	PROPOSED PLOT PLAN
A0.1	SITE PLAN & ENLARGED PLANS
A0.2	ROOF PLAN & TRELLIS DETAILS
A0.3	DECK FRAMING & DETAILS
A0.4	BUILDING ELEVATIONS
A0.5	BUILDING ELEVATIONS
LANDSCAPE ARCHITECTURE	
L0.1	LANDSCAPE DETAILS
L0.2	LANDSCAPE DETAILS
L0.3	LANDSCAPE DETAILS
L0.4	LANDSCAPE DETAILS
L0.5	LANDSCAPE SPECIFICATIONS
L0.6	LANDSCAPE SPECIFICATIONS
FIRE	
F0.1	ABBREVIATIONS, LEGEND GENERAL NOTES AND DESIGN INFORMATION
F0.2	FIRE PROTECTION SITE PLAN AND FIRE FLOW
F2.0	FIRE PROTECTION PLAN (DESIGN-BUILD)
F6.0	FIRE PROTECTION DETAILS (DESIGN-BUILD)
PLUMBING	

# LEGEND

	<b>INTERIOR ELEVATION</b>  ELEVATION IDENTIFICATION  SHEET NUMBER
	<b>DETAIL CALLOUT</b>  DETAIL IDENTIFICATION  SHEET NUMBER
	<b>SECTION CALLOUT</b>  DETAIL IDENTIFICATION  SHEET NUMBER
	<b>ELEVATION MARKER</b>
	<b>REVISION</b>  CLOUD AROUND REVISION

PROJECT DATA	
PROJECT NAME:	25TH STREET NAVIGATION CENTER
ADDRESS:	600 25th Street, SAN FRANCISCO, CA 94107
OCCUPANCY:	R-2.1
TYPE OF CONSTRUCTION: TYPE V-A	
APPLICABLE BUILDING CODES:	
2013	CALIFORNIA BUILDING CODE (CBC) WITH SAN FRANCISCO AMENDMENTS, PART 2, TITLE 24, CCR
2013	CALIFORNIA ELECTRICAL CODE (CEC) WITH SAN FRANCISCO AMENDMENTS, PART 3, TITLE 24, CCR
2013	CALIFORNIA PLUMBING CODE (CPC) WITH SAN FRANCISCO AMENDMENTS, PART 5, TITLE 24, CCR
2013	CALIFORNIA FIRE CODE (CFC) WITH SAN FRANCISCO AMENDMENTS PART 9, TITLE 24, CCR
2010	ADA STANDARDS FOR ACCESSIBLE DESIGN, DEPARTMENT OF JUSTICE
TOTAL FLOOR AREA:	7,052 SF
AREA OF WORK:	13,380 SF
LOT/BLOCK NO.:	N/A

# GENERAL NOTES

---

- 1. BUILDING CODES & ORDINANCES:** THE WORK INCLUDING MATERIALS AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE LATEST STATE AND LOCAL BUILDING CODES, LAWS, AND ORDINANCES AS INTERPRETED BY THE LOCAL BUILDING OFFICIAL. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CODE VIOLATIONS, INCORRECT CONSTRUCTIONS, OR SAFETY PROBLEMS ON THE JOBSITE. ALL PERMITS, INSPECTIONS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE STATED IN THE DESIGN DOCUMENTS. THE CONTRACTOR MUST FOLLOW CURRENT ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ADA REQUIREMENTS.
- 2. DIMENSIONING RULES:**
  - A. DO NOT SCALE THE DRAWINGS. CONSULT CITY REPRESENTATIVE FOR DIMENSIONAL CLARIFICATION OR ADDITIONAL DIMENSIONING IF NEEDED.
  - B. ALL PAINT STRIPING IS DIMENSIONED TO THE CENTER OF THE STRIPE. ALL OTHER ARCHITECTURAL DIMENSIONS SHOWN ARE TO FINISH FACE UNLESS OTHERWISE NOTED.
  - C. DIMENSIONS MARKED V.I.F. ARE APPROXIMATE AND SHALL BE "VERIFIED" IN FIELD BY THE TRAILER FABRICATOR. REPORT FIELD MEASUREMENTS TO THE ARCHITECT FOR ARCHITECT'S REVIEW BEFORE PROCEEDING.
  - D. DIMENSIONS DESIGNATED AS "CLEAR" OR "CLR." SHALL BE MAINTAINED FROM FINISH FACE TO FINISH.
  - E. DIMENSIONS MARKED "MIN." OR "MIN. CLR." SHALL BE DETERMINED BY FIELD CONDITIONS & VERIFIED IN FIELD BUT SHALL NOT BE LESS THAN GIVEN DIMENSION. NOTIFY CITY REPRESENTATIVE IMMEDIATELY IF DIMENSION CONDITIONS CANNOT BE MET.
  - F. DIMENSIONS MARKED AS "MAX" OR "MAXIMUM" SHALL NOT EXCEED THE GIVEN DIMENSION. NOTIFY ARCHITECT IMMEDIATELY IF DIMENSION CONDITIONS CANNOT BE MET.
  - G. DIMENSIONS SHALL NOT BE ADJUSTED OR MODIFIED WITHOUT ACCEPTANCE BY THE ARCHITECT UNLESS NOTED AS "APPROX.", "APPROXIMATE", OR ±.
  - H. DIMENSIONS MARKED "A.F.F." ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB OR SUBFLOORING IS CONSIDERED TO BE THE FINISHED FLOOR.
- 3. PROTECTION FROM DAMAGE:** DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO PROPERLY PROTECT THE WORK IN PLACE FROM DAMAGE AND TO REPAIR TO ORIGINAL CONDITION ITEMS DAMAGED DURING THE COURSE OF THE WORK. THE TRAILER FABRICATOR SHALL TAKE ALL NECESSARY PRECAUTION TO PROTECT AREAS ADJACENT TO NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE CONTRACT.

ABBREVIATIONS							
A.F.F.	ABOVE FINISH FLOOR	EQ.	EQUAL	NA	NOT AVAILABLE/APPLICABLE	REQ'D	REQUIRED
ALUM.	ALUMINUM	EQUIP.	EQUIPMENT			R.D.	ROOF DRAIN
&	AND	(E)	EXISTING			S.N.D.	SANITARY NAPKIN
APPROX.	APPROXIMATE	EXP.	EXPANSION	N.I.C.	NOT IN CONTRACT		DISPENSER DISPOSAL
@	AT	F.O.C.	FACE OF CONCRETE	N.T.S.	NOT TO SCALE	SECT.	SECTION
BLKG.	BLOCKING	F.O.W.	FACE OF WALL	NO.	NUMBER	S.E.D.	SEE ELECTRICAL
BD.	BOARD	FIX.	FIXTURE	O.C.	ON CENTER		DRAWINGS
BOT.	BOTTOM	FT.	FOOT/FEET	OPP.	OPPOSITE	S.M.D.	SEE MECHANICAL
BLDG.	BUILDING	GA.	GAUGE	O.D.	OUTSIDE DIAMETER		DRAWINGS
C.L.	CENTERLINE	GL.	GLAZING	o/	OVER	S.S.D.	SEE STRUCTURAL
CLR.	CLEAR	GND.	GROUND	O.F.D.	OVERFLOW DRAIN		DRAWINGS
CONC.	CONCRETE	GYP.	GYPSUM	O.F.C.I.	OWNER FURNISHED	SHT.	SHEET
CONN.	CONNECTION	HDW	HARDWARE		CONTRACTOR	S.M.S.	SHEET METAL SCREW
CONST./CONS	CONSTRUCTION	HT.	HEIGHT		INSTALLED	SIM.	SIMILAR
.		H.M.	HOLLOW METAL	PT.	PAINT	S.D.	SOAP DISPENSER
CONT.	CONTINUOUS	HR.	HOURL	P.T.D.	PAPER TOWEL	SQ.	SQUARE
DET.	DETAIL	I.D.	INSIDE DIAMETER		DISPENSER	S. STL. / S.S.	STAINLESS STEEL
DIA.	DIAMETER	INSUL.	INSULATION	PERIM.	PERIMETER	STL	STEEL
Ø	DIAMETER OR ROUND	INT.	INTERIOR	PLAS.	PLASTIC	T.P.D.	TOILET PAPER
DIM.	DIMENSION	LAM.	LAMINATE	PLYWD.	PLYWOOD		DISPENSER
DN.	DOWN	MFR.	MANUFACTURER	#	POUND OR NO.	U.O.N.	UNLESS OTHERWISE
DWG.	DRAWING	MAX.	MAXIMUM	P.D.F.	POWDER DRIVEN		NOTED
EA.	EACH	MECH.	MECHANICAL		FASTENER	V.I.F.	VERIFY IN FIELD
E.W.	EACH WAY	MET./MTL	METAL	P.T.	PRESSURE TREATED	W.O.	WHERE OCCURS
ELEC.	ELECTRICAL	MIN.	MINIMUM	RAD.	RADIUS	WIN.	WINDOW
ELEV.	ELEVATION	MTD.	MOUNTED	RWD.	REDWOOD	W/O	WITH
ENCL.	ENCLOSED / ENCLOSURE	(N)	NEW	R.C.P.	REFLECTED CEILING	WD.	WITHOUT
					PLAN		WOOD

# CONSULTANTS

---

<b><u>ARCHITECTURE</u></b>	<b><u>ELECTRICAL ENGINEER</u></b>
BUILDING DESIGN & CONSTRUCTION PUBLIC WORKS 30 VAN NESS AVENUE, STE. 4100 SAN FRANCISCO, CA 94102 P: 415.557.4700 F: 415.557.4701	DESIGN & ENGINEERING PUBLIC WORKS ELECTRICAL SECTION 30 VAN NESS AVENUE, 5TH FLOOR SAN FRANCISCO, CA 94102 P: 415.558.4000
<b><u>LANDSCAPE ARCHITECTURE</u></b>	<b><u>MECHANICAL ENGINEER</u></b>
BUILDING DESIGN & CONSTRUCTION PUBLIC WORKS 30 VAN NESS AVENUE, STE. 4100 SAN FRANCISCO, CA 94102 P: 415.557.4700 F: 415.557.4701	DESIGN & ENGINEERING PUBLIC WORKS MECHANICAL SECTION 30 VAN NESS AVENUE, 5TH FLOOR SAN FRANCISCO, CA 94102 P: 415.558.4000

BUILDING DESIGN AND  
CONSTRUCTION DIVISION



25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA.  
94107

[illegible]

ection Head	
roj. Mgr.	
roj. Arch.	
rawn	Author
ate	09/12/2016
hase	100% CD

INDEX, GENERAL NOTES,  
PROJECT DATA,  
ABBREVIATIONS

Sheet No. \_\_\_\_\_

G0.0X

Scale: As indicated

Job No. \_\_\_\_\_

8718A



BUILDING DESIGN AND  
CONSTRUCTION DIVISION



Julia Laue - Principal Architect / Division Manager

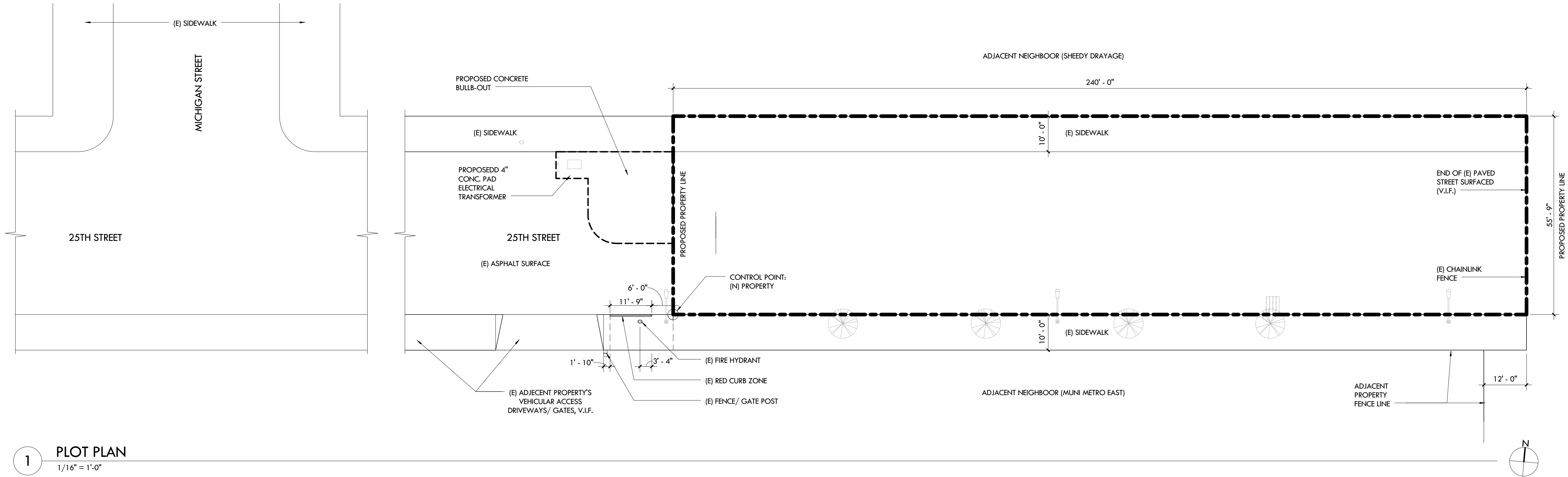
30 Van Ness Avenue  
San Francisco, CA 94102-6028  
Suite 4100  
Fax (415)557-4701  
(415)557-4700

Project

25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA,  
94107

Consultant



1 PLOT PLAN  
1/16" = 1'-0"



2 PROJECT LOCATION  
N.T.S.

SITE PERSPECTIVE | 25TH STREET



3 SITE AERIAL VIEW  
N.T.S.

FOR PLANNING PURPOSES ONLY  
NOT FOR CONSTRUCTION

No.	Date	Revisions

Mark Dorian - Architecture Services Manager

Section Head  
Proj. Mgr.  
Proj. Arch.  
Drawn  
Date  
Phase

Author

9/12/2016

100% CD

Drawing Title

PROPOSED PLOT PLAN

Sheet No.

A0.0

Job No.

Scale:  
As indicated  
8718A



BUILDING DESIGN AND  
CONSTRUCTION DIVISION



Julia Laue - Principal Architect / Division Manager

30 Van Ness Avenue Suite 4100  
San Francisco, CA Fax (415)557-4701  
94102-6028 (415)557-4700

Project

25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA.  
94107

Consultant

No.	Date	Revisions

Mark Dorian - Architecture Services Manager

Section Head	
Proj. Mgr.	
Proj. Arch.	
Drawn	Author
Date	09/12/16
Phase	100% CD

Drawing Title

SITE PLAN & ENLARGED  
PLANS

Sheet No.

A0.1

Job No. Scale: As indicated  
8718A

GENERAL NOTES:

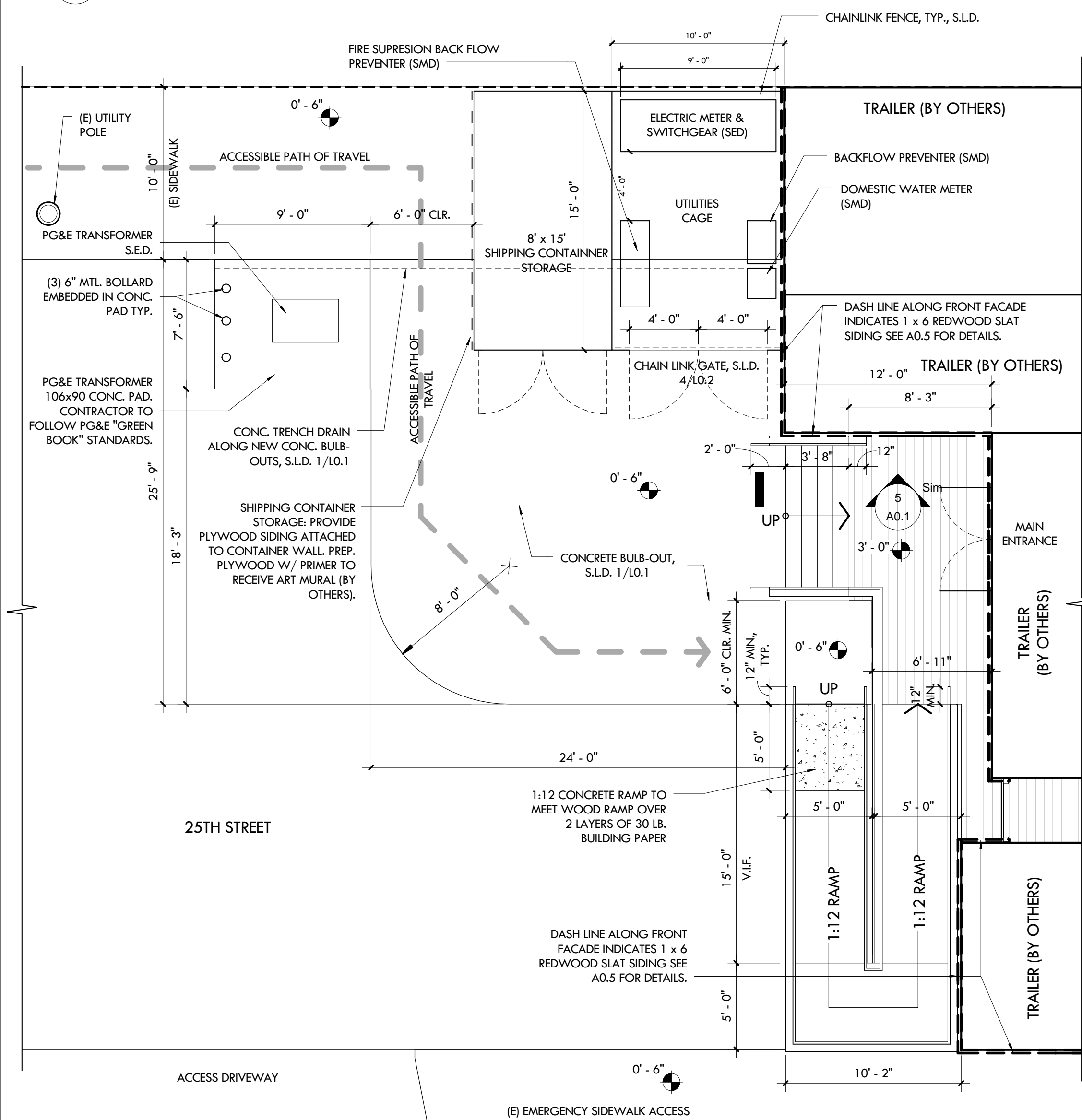
DECK SQ. FT. = 5,900 SF = 6,000 SF  
TRAILER SQ. FT. = 7,052 SF

LEGEND

- HB HOSEBIB, S.P.D., S.L.D.
- OUTDOOR ELECTRICAL OUTLET, S.E.D.
- WOOD FENCE, TYP.
- CHAINLINK FENCE, TYP., S.L.D.
- 2' X 2' PLANTER, S.L.D.
- 2' X 4' PLANTER, S.L.D.

1 SITE PLAN

1/16" = 1'-0"

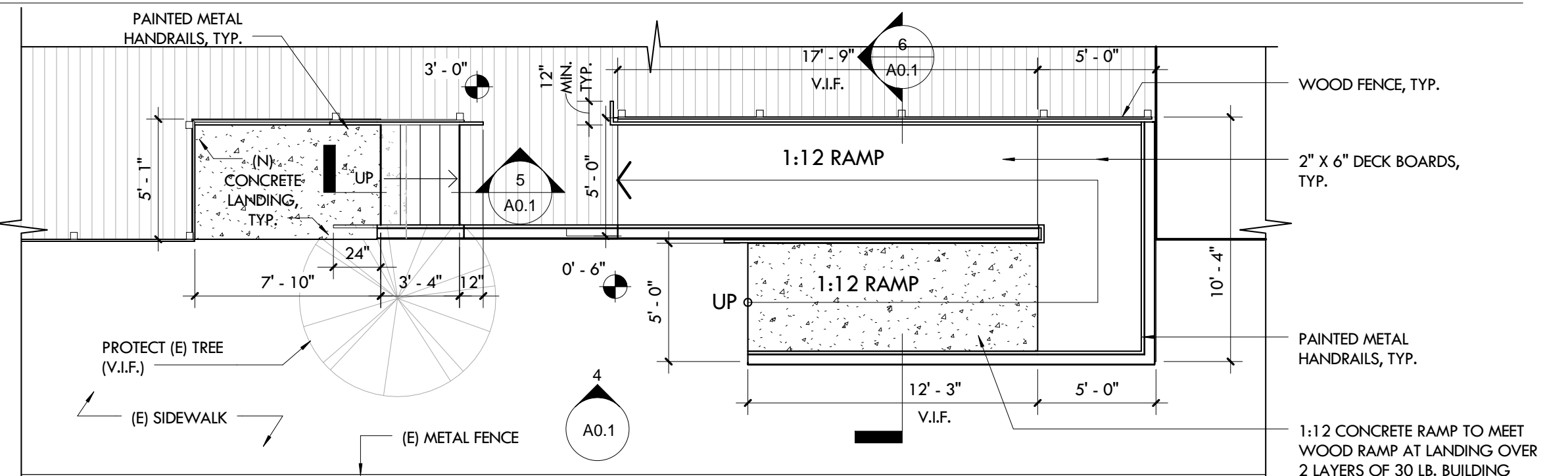


2 ENLARGED PLAN - MAIN ENTRY / RAMP & STAIRS 1

3/16" = 1'-0"

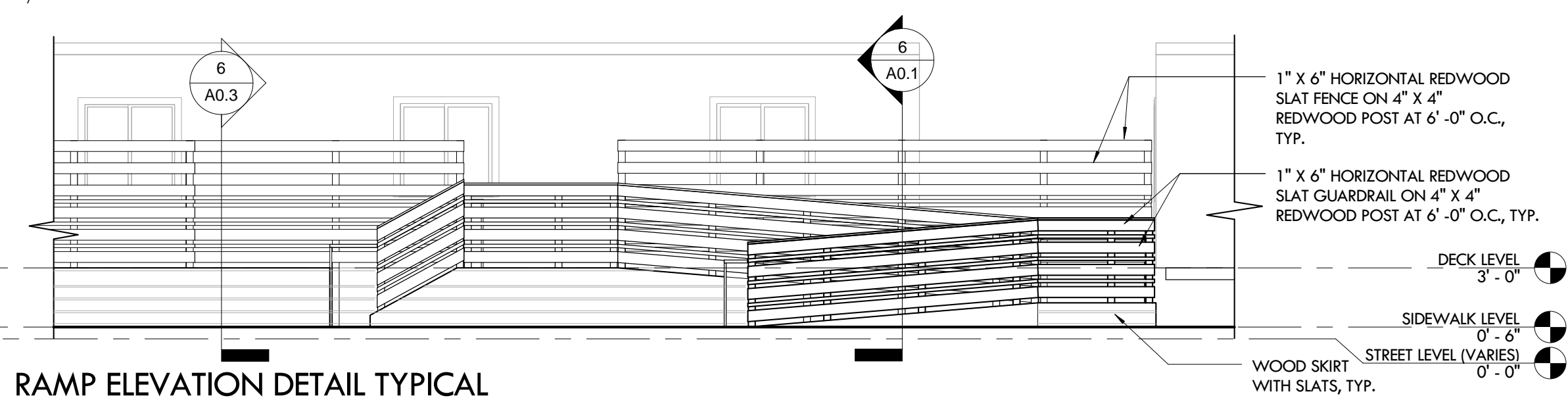
3 ENLARGED PLAN - SERVICE ENTRY / TYPICAL RAMP & STAIRS

3/16" = 1'-0"



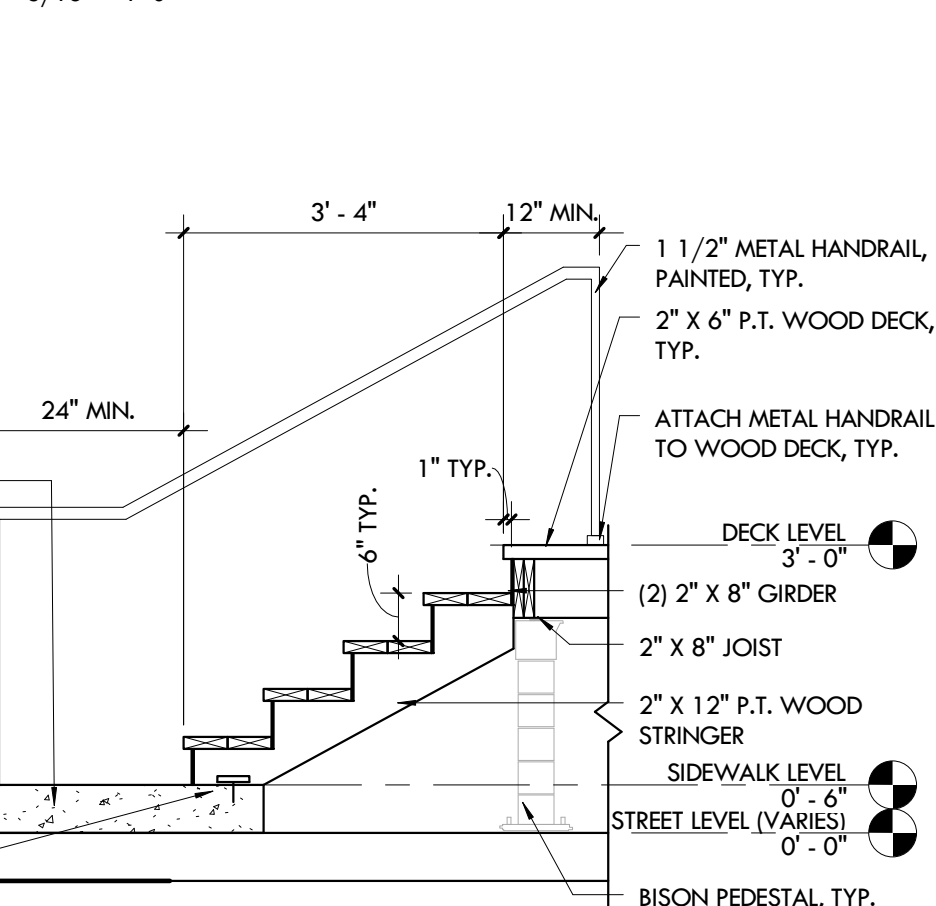
4 RAMP ELEVATION DETAIL TYPICAL

3/16" = 1'-0"



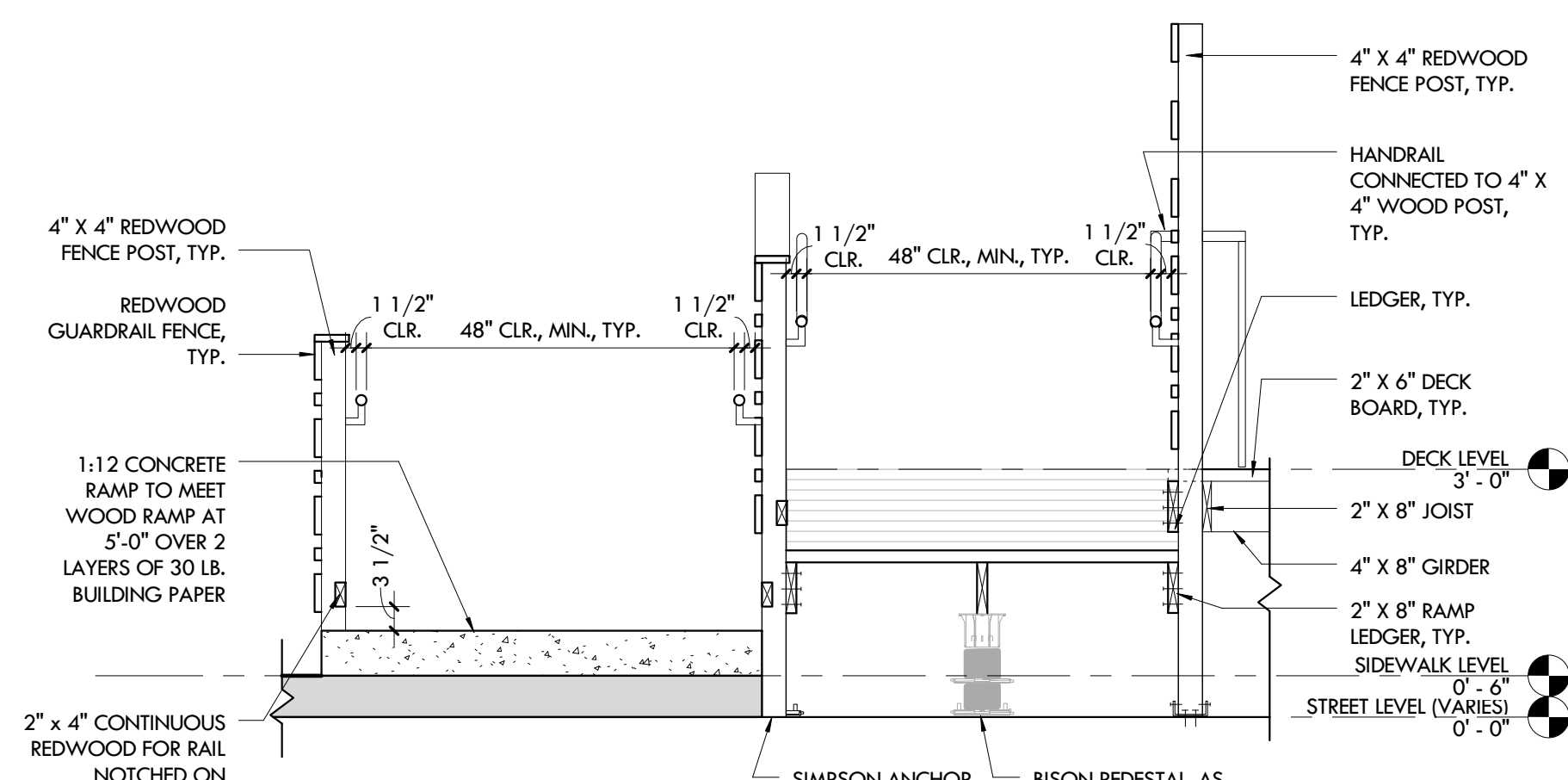
5 TYPICAL STAIR SECTION

1/2" = 1'-0"



6 RAMP SECTION

1/2" = 1'-0"







Julia Laue - Principal Architect / Division Manager

30 Van Ness Avenue Suite 4100  
San Francisco, CA Fax (415)557-4701  
94102-6028 (415)557-4700

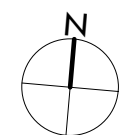
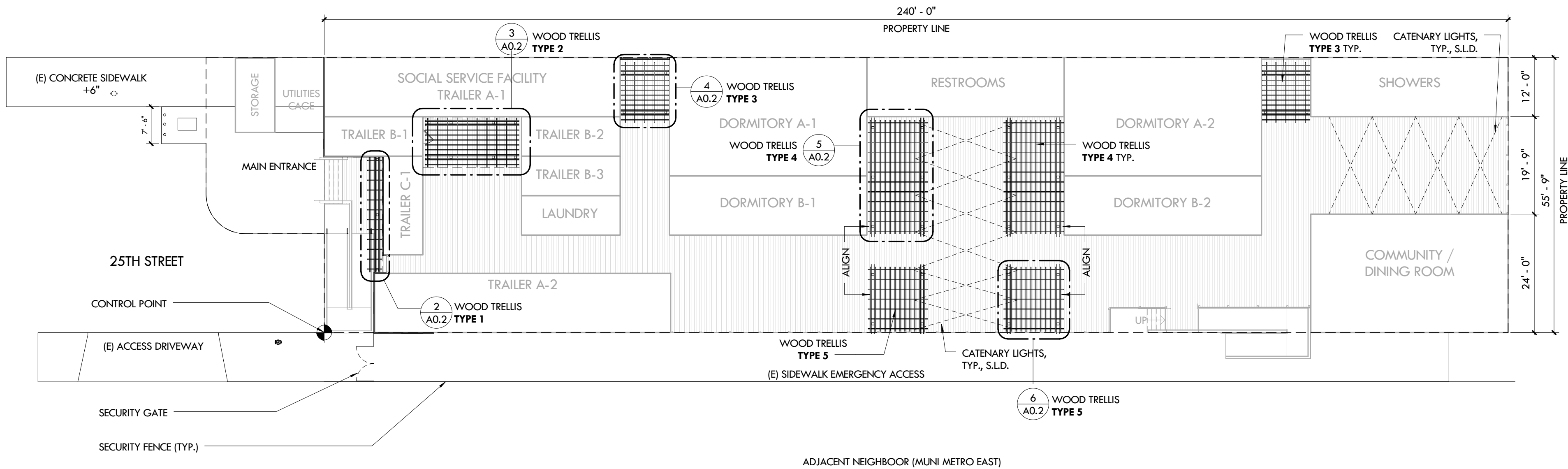
Project

25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA,  
94107

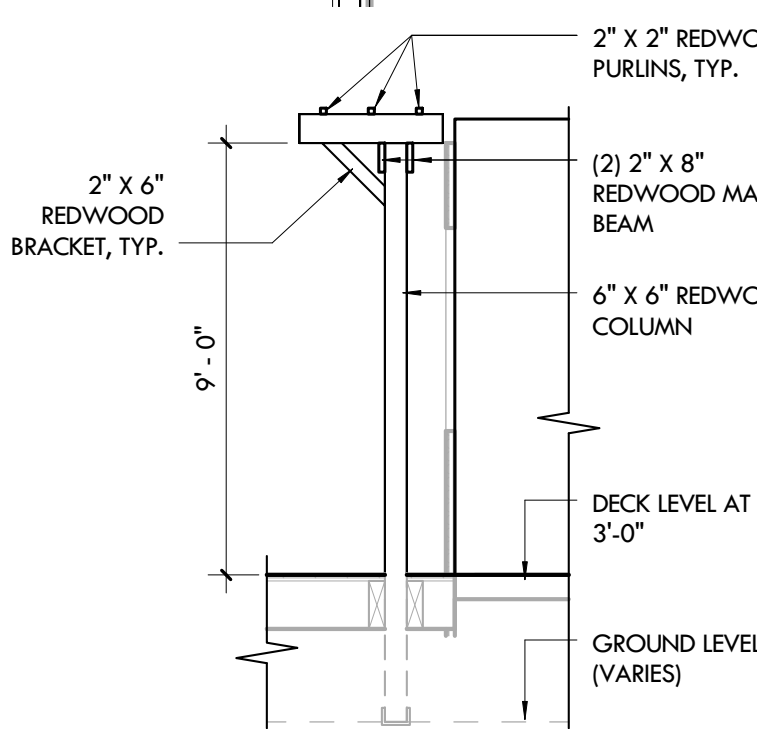
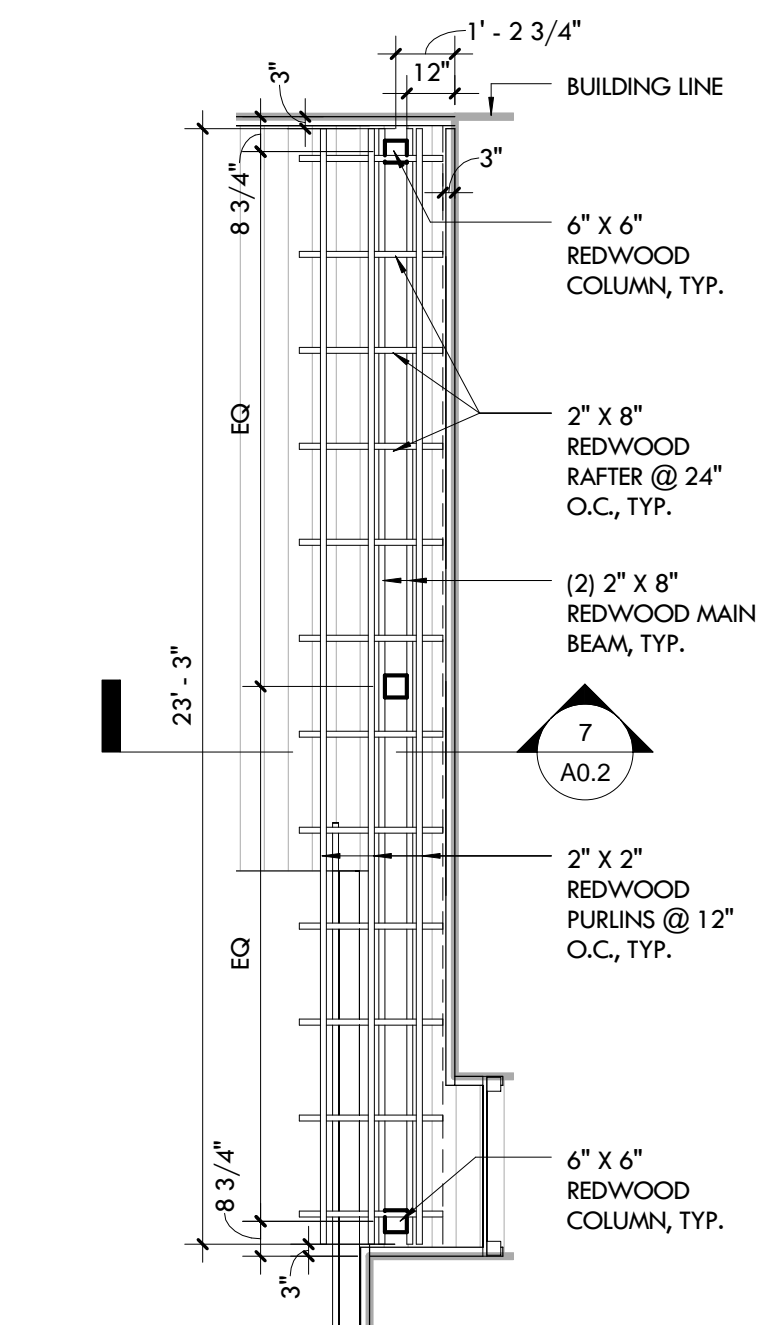
Consultant

ADJACENT NEIGHBOR (SHEEDY DRYAGE)



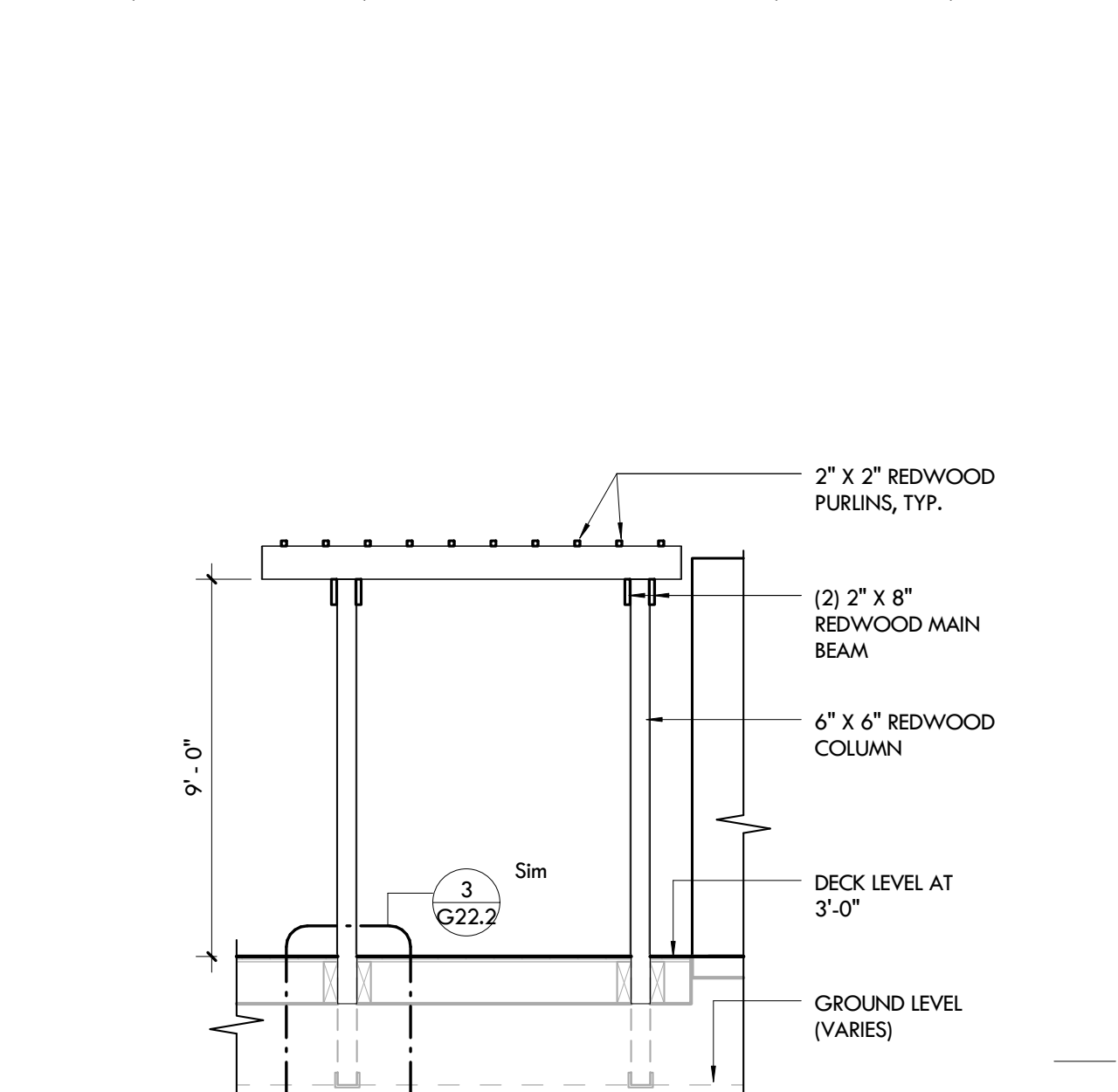
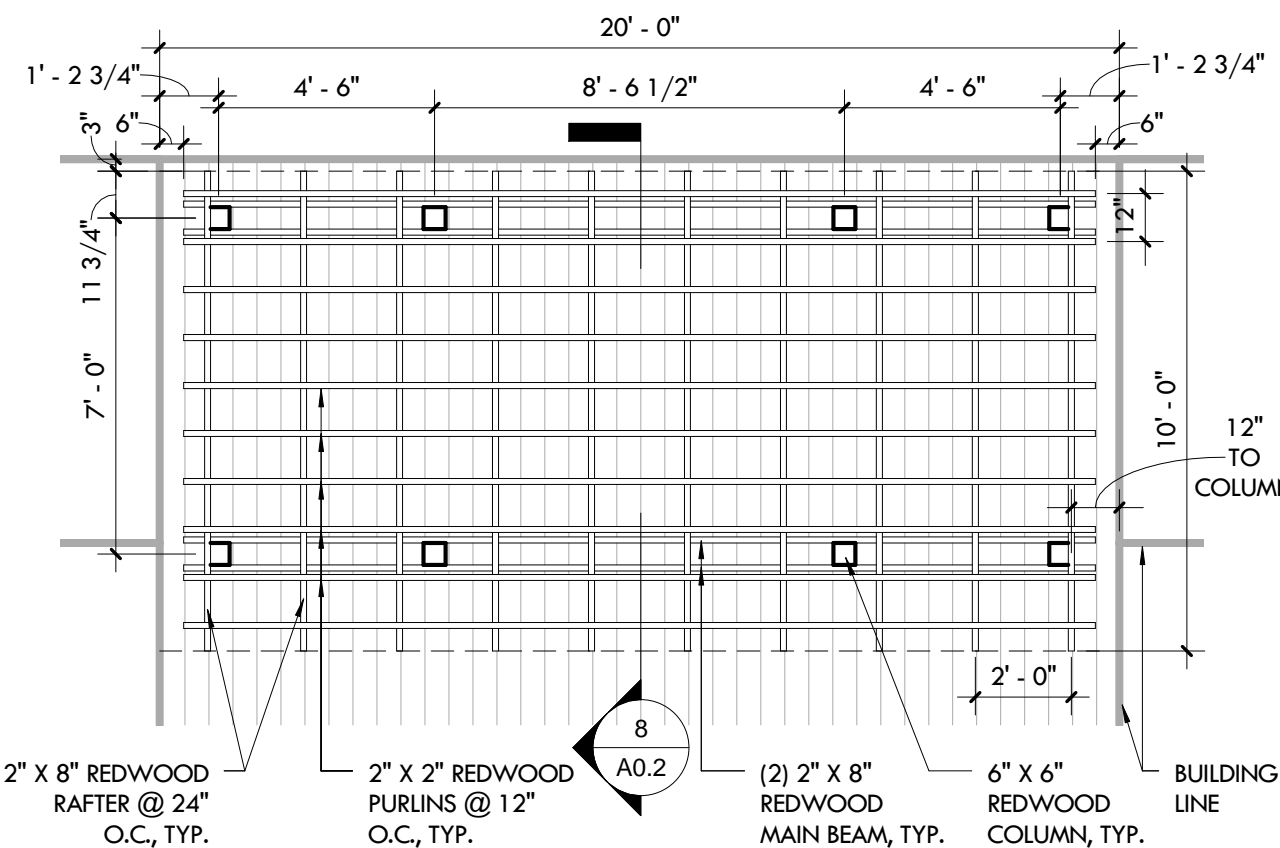
1 ROOF PLAN  
1/16" = 1'-0"

2 TRELLIS TYPE 1 - PLAN  
1/4" = 1'-0"



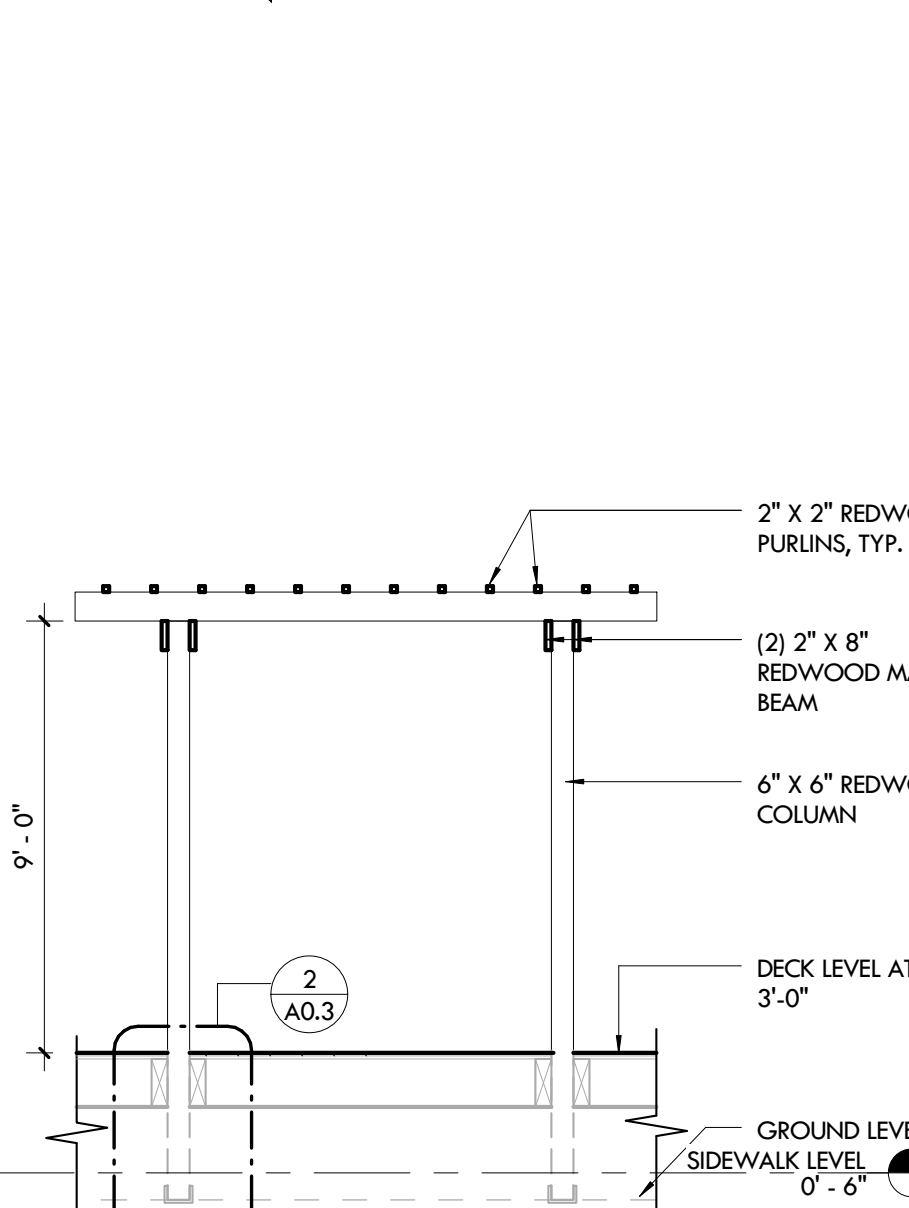
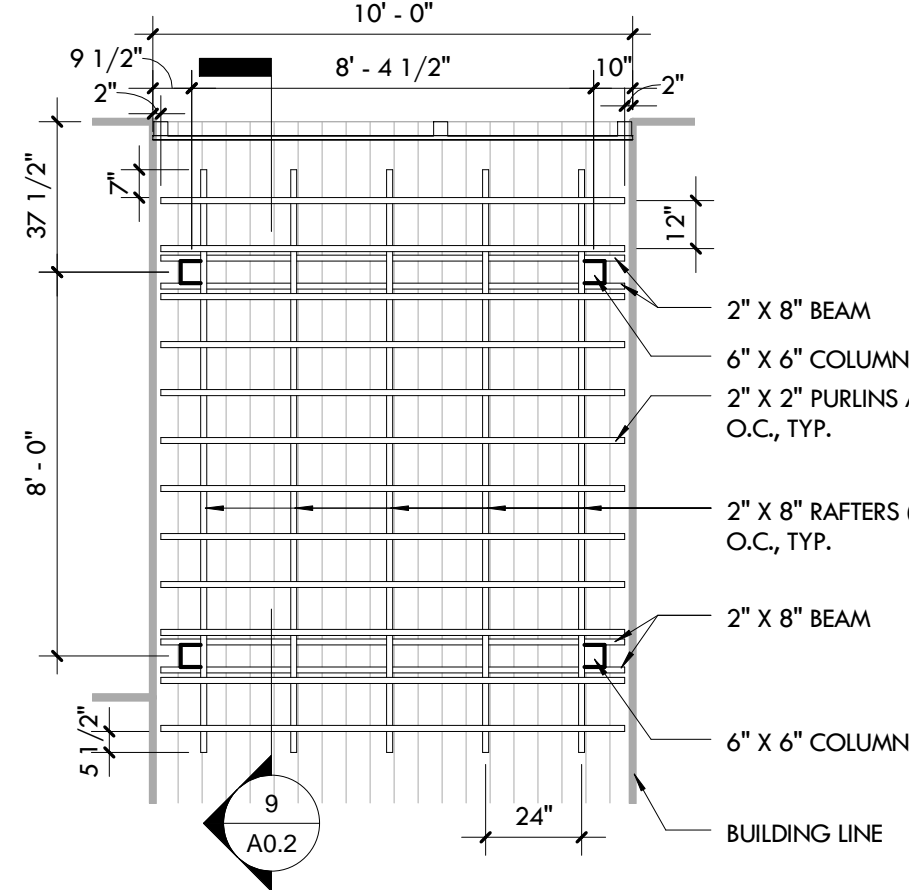
7 TRELLIS TYPE 1 - SECTION  
1/4" = 1'-0"

3 TRELLIS TYPE 2 - PLAN  
1/4" = 1'-0"



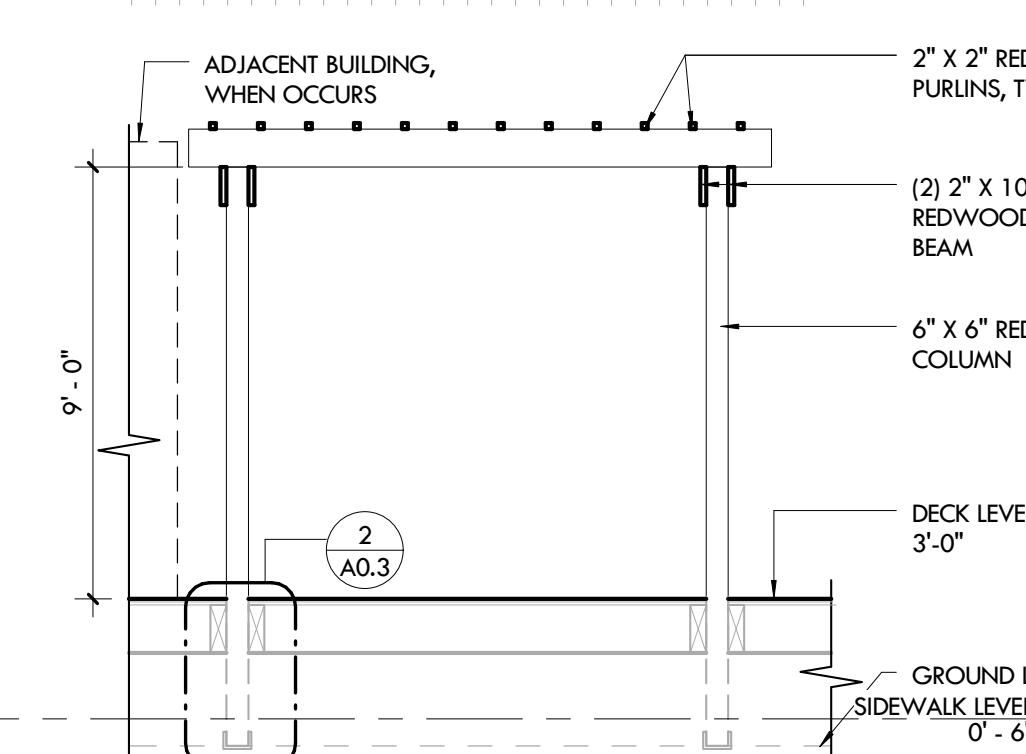
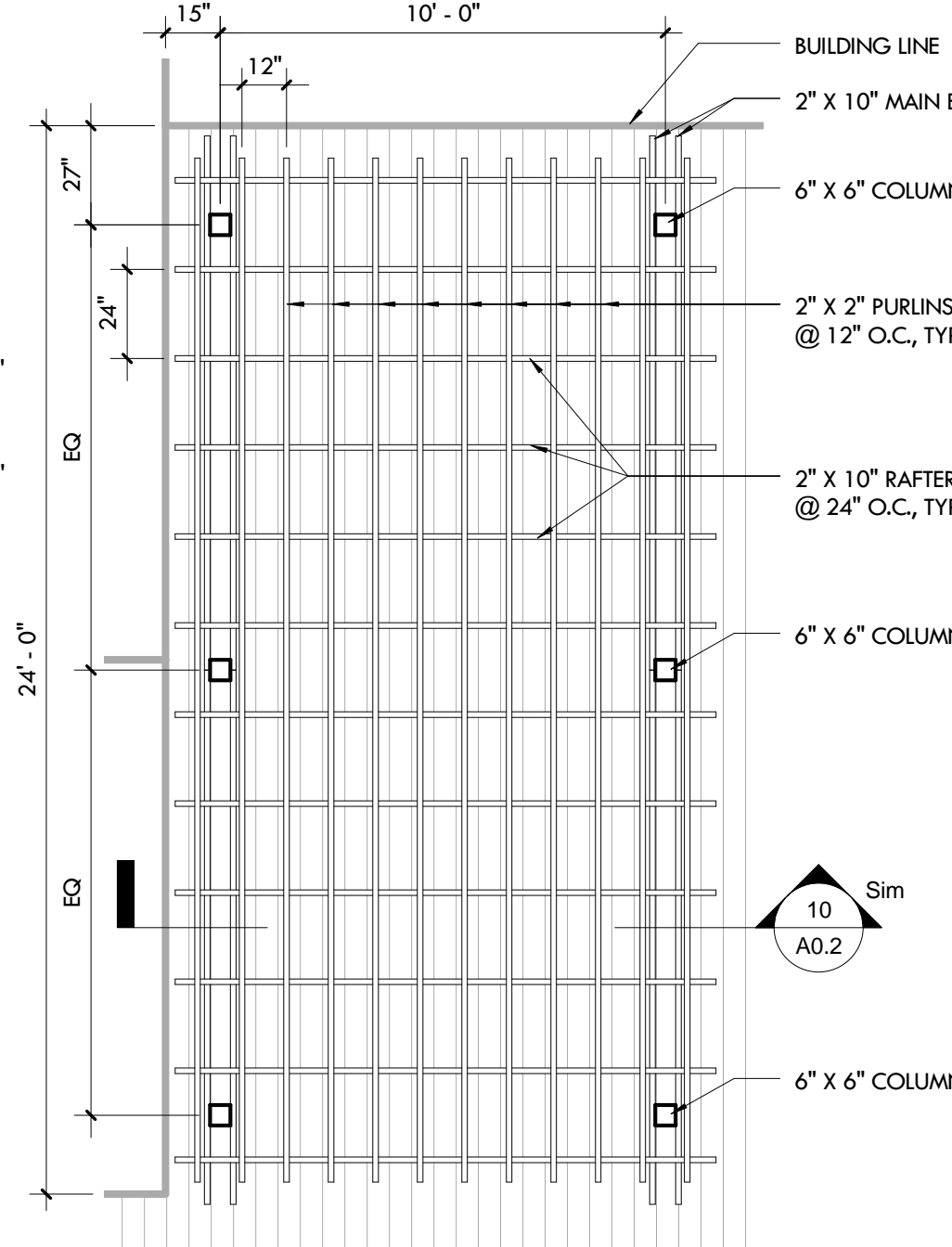
8 TRELLIS TYPE 2 - SECTION  
1/4" = 1'-0"

4 TRELLIS TYPE 3 - PLAN  
1/4" = 1'-0"



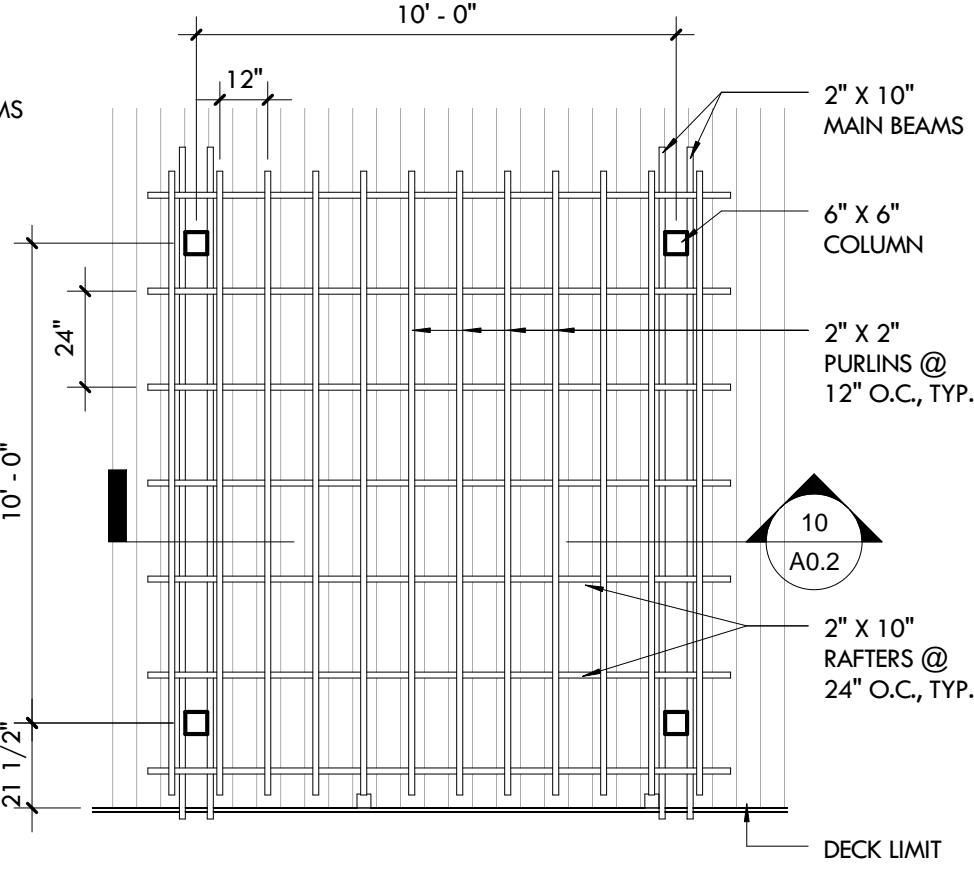
9 TRELLIS TYPE 3 - SECTION  
1/4" = 1'-0"

5 TRELLIS TYPE 4 - PLAN  
1/4" = 1'-0"



10 TRELLIS TYPE 4 & 5 - SECTION  
1/4" = 1'-0"

6 TRELLIS TYPE 5 - PLAN  
1/4" = 1'-0"



No.	Date	Revisions

Mark Dorian - Architecture Services Manager

Section Head

Proj. Mgr.

Proj. Arch.

Drawn

Date

Phase

Drawing Title

ROOF PLAN & TRELLIS  
DETAILS

Sheet No.

A0.2

Job No.

Scale:

As indicated

8718A



Julia Laue - Principal Architect / Division Manager

30 Van Ness Avenue Suite 4100  
San Francisco, CA Fax (415)557-4701  
94102-6028 (415)557-4700

Project

25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA.  
94107

Consultant

No.	Date	Revisions

Mark Dorian - Architecture Services Manager

Section Head  
Proj. Mgr.  
Proj. Arch.  
Drawn  
Date 09/12/16  
Phase 100% CD

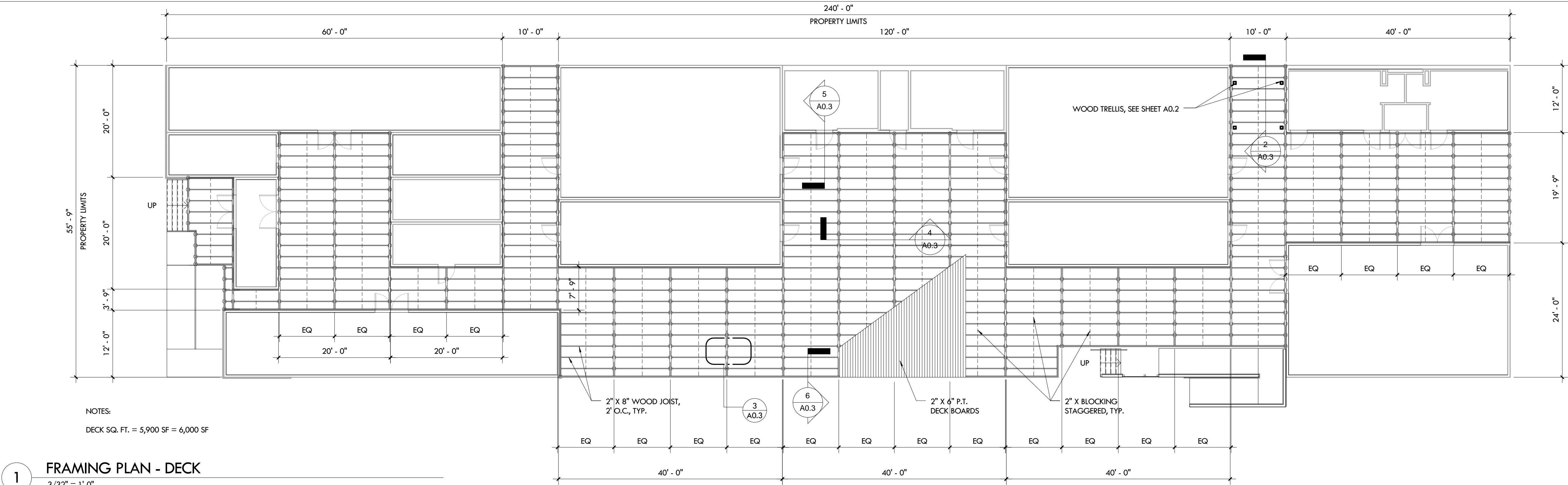
Drawing Title

DECK FRAMING & DETAILS

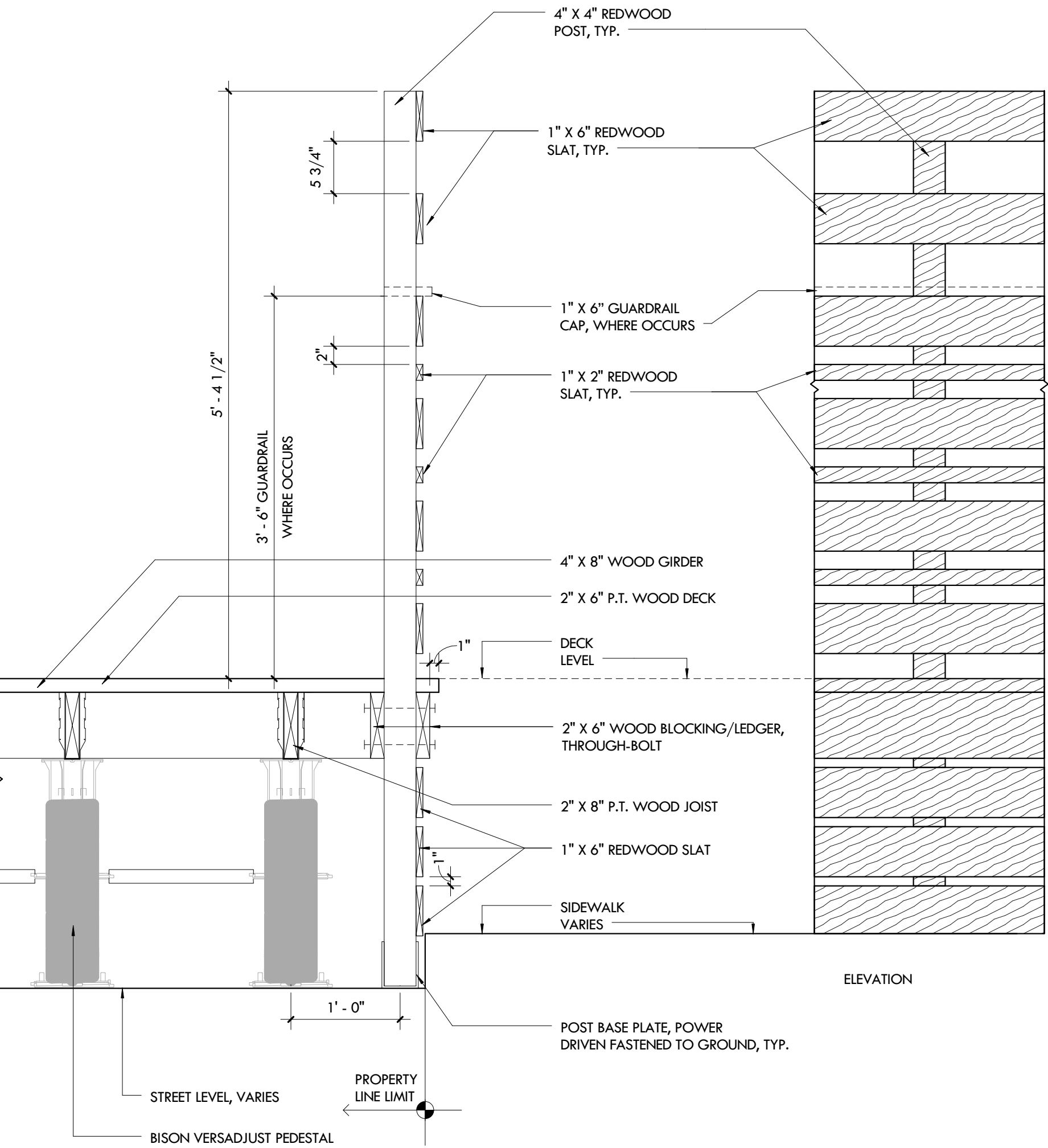
Sheet No.

A0.3

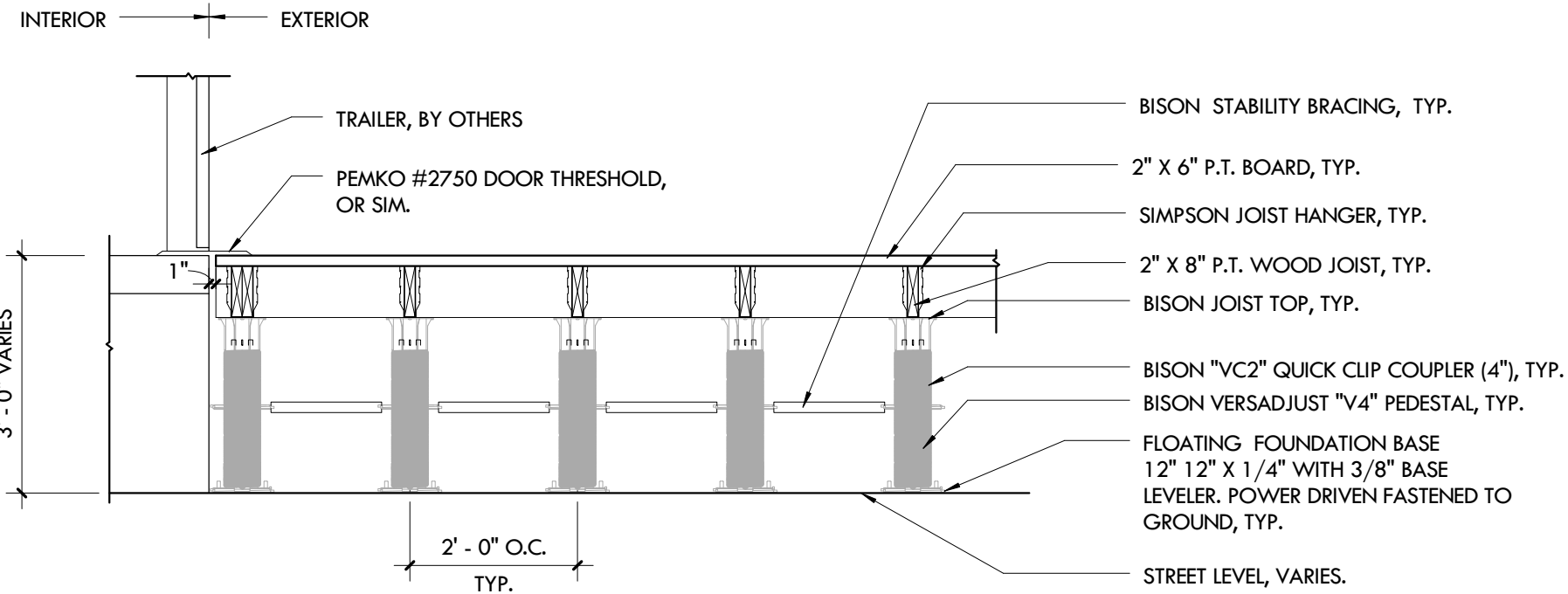
Job No. Scale: As indicated  
8718A



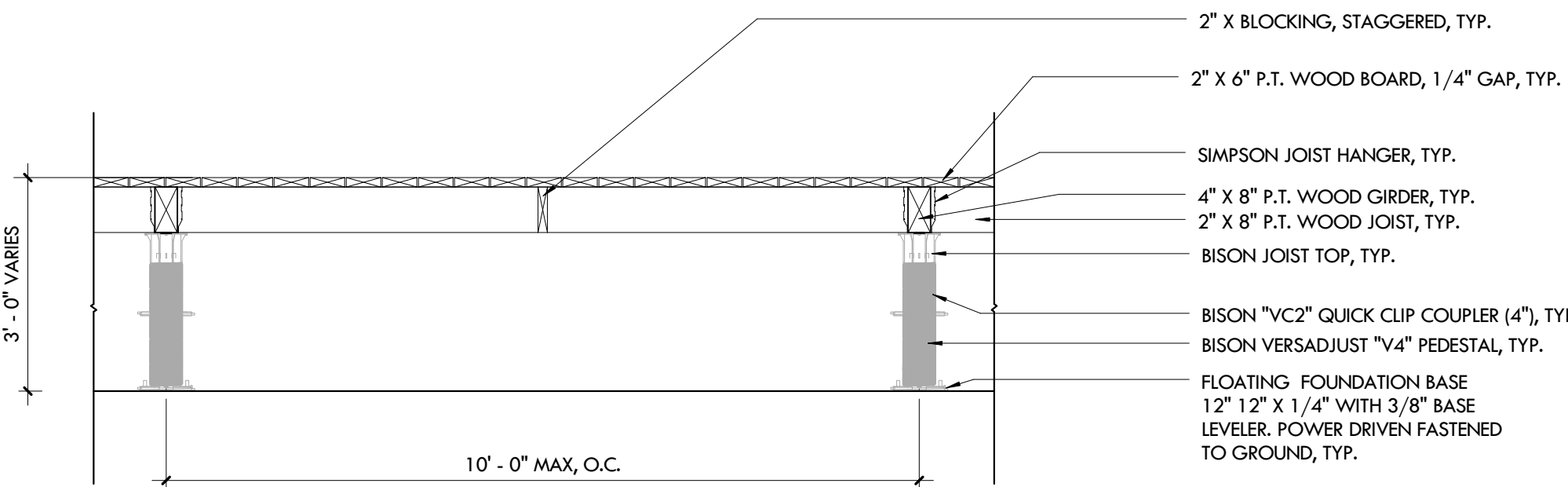
1 FRAMING PLAN - DECK  
3/32" = 1'-0"



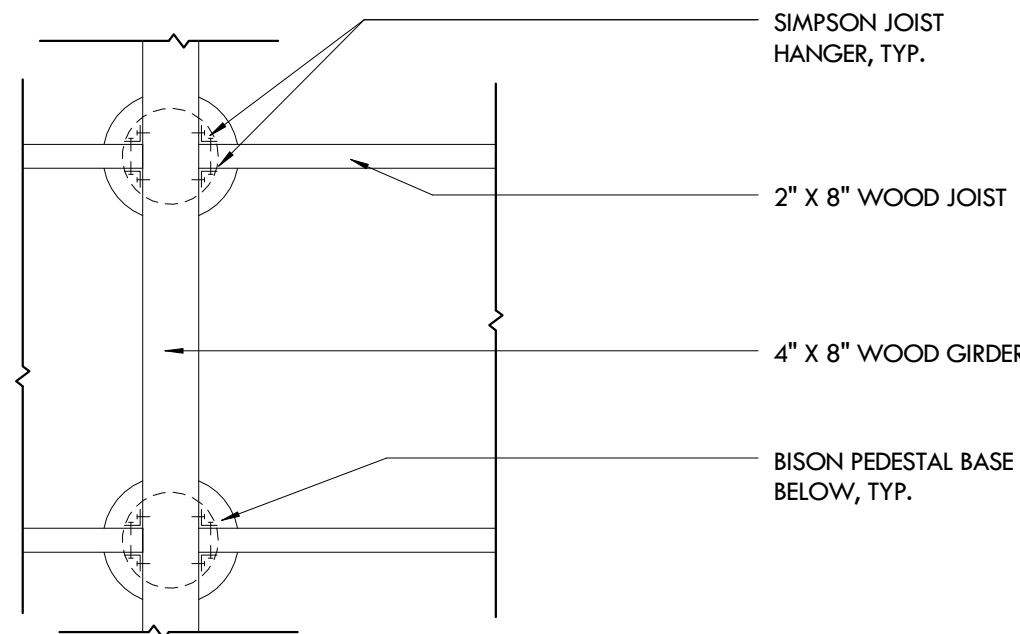
6 DECK AT RAILING  
1" = 1'-0"



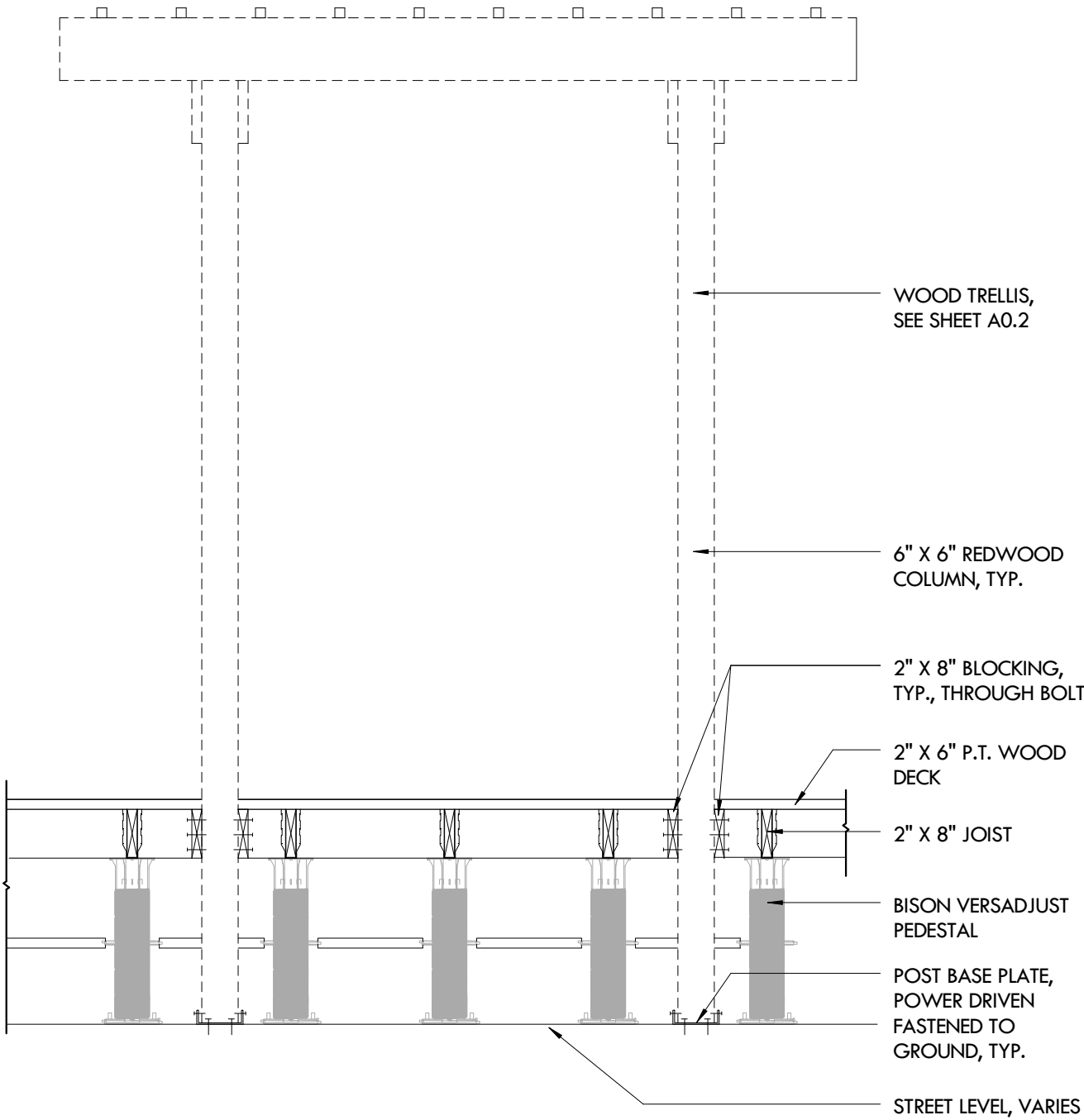
5 DECK FRAMING SECTION & DOOR THRESHOLD  
DETAIL  
1/2" = 1'-0"



4 WOOD DECK SECTION, TYP.  
1/2" = 1'-0"



3 DECK CONNECTION PLAN DETAIL  
1" = 1'-0"



2 DECK & TRELLIS FRAMING DETAIL, TYP.  
1/2" = 1'-0"



Julia Laue - Principal Architect / Division Manager

30 Van Ness Avenue Suite 4100  
San Francisco, CA Fax (415)557-4701  
94102-6028 (415)557-4700

Project

25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA.  
94107

Consultant

No.	Date	Revisions

Mark Dorian - Architecture Services Manager

Section Head

Proj. Mgr.

Proj. Arch.

Drawn

Author

Date

07/20/16

Phase

100% CD

Drawing Title

BUILDING ELEVATIONS

Sheet No.

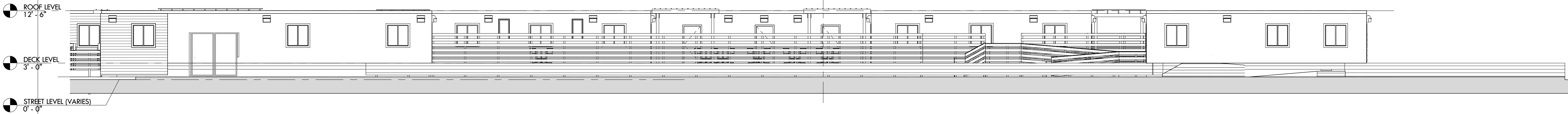
A0.4

Job No.

Scale: As indicated

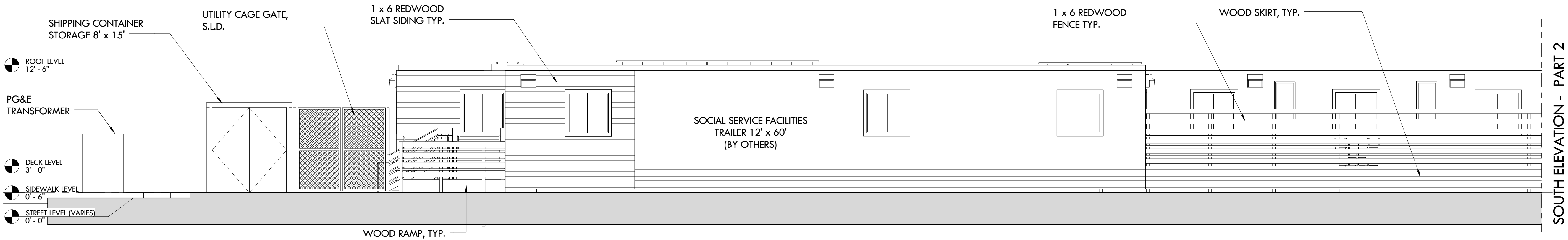
8718A

SOUTH ELEVATION - PART 1 | SOUTH ELEVATION - PART 2



6 SOUTH ELEVATION

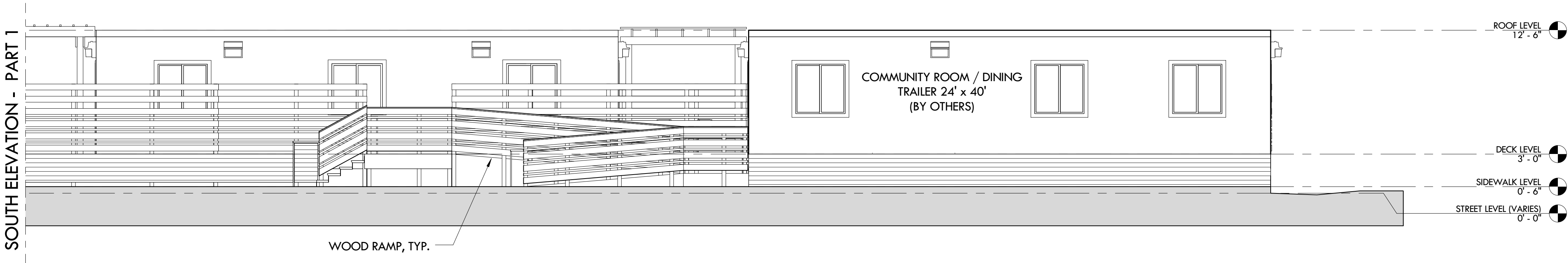
1" = 10'-0"



SOUTH ELEVATION - PART 2

3 SOUTH ELEVATION - PART 1

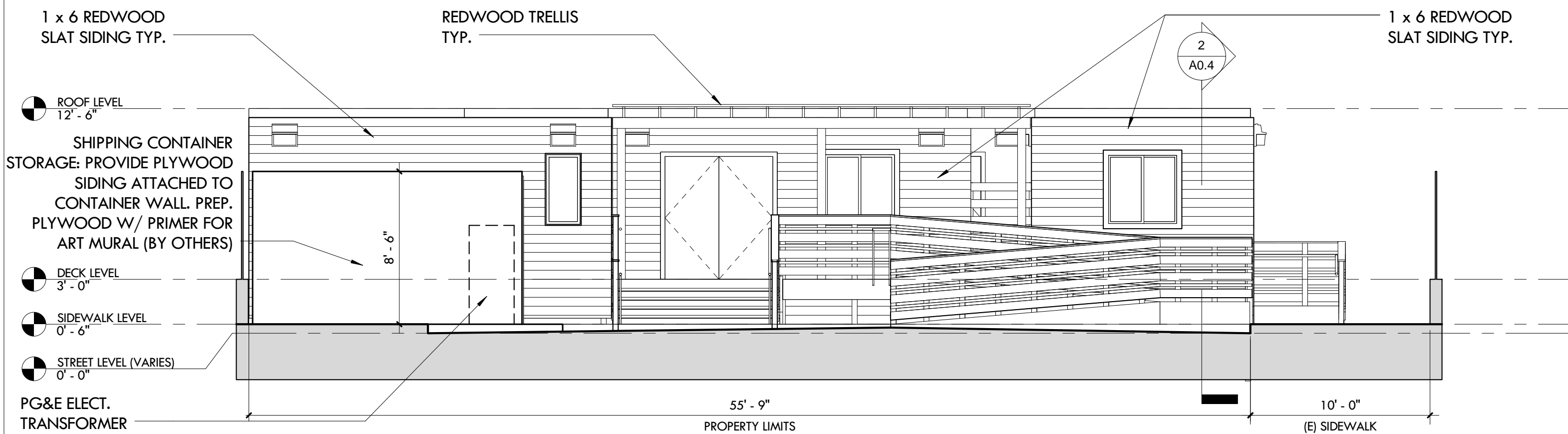
3/16" = 1'-0"



SOUTH ELEVATION - PART 1

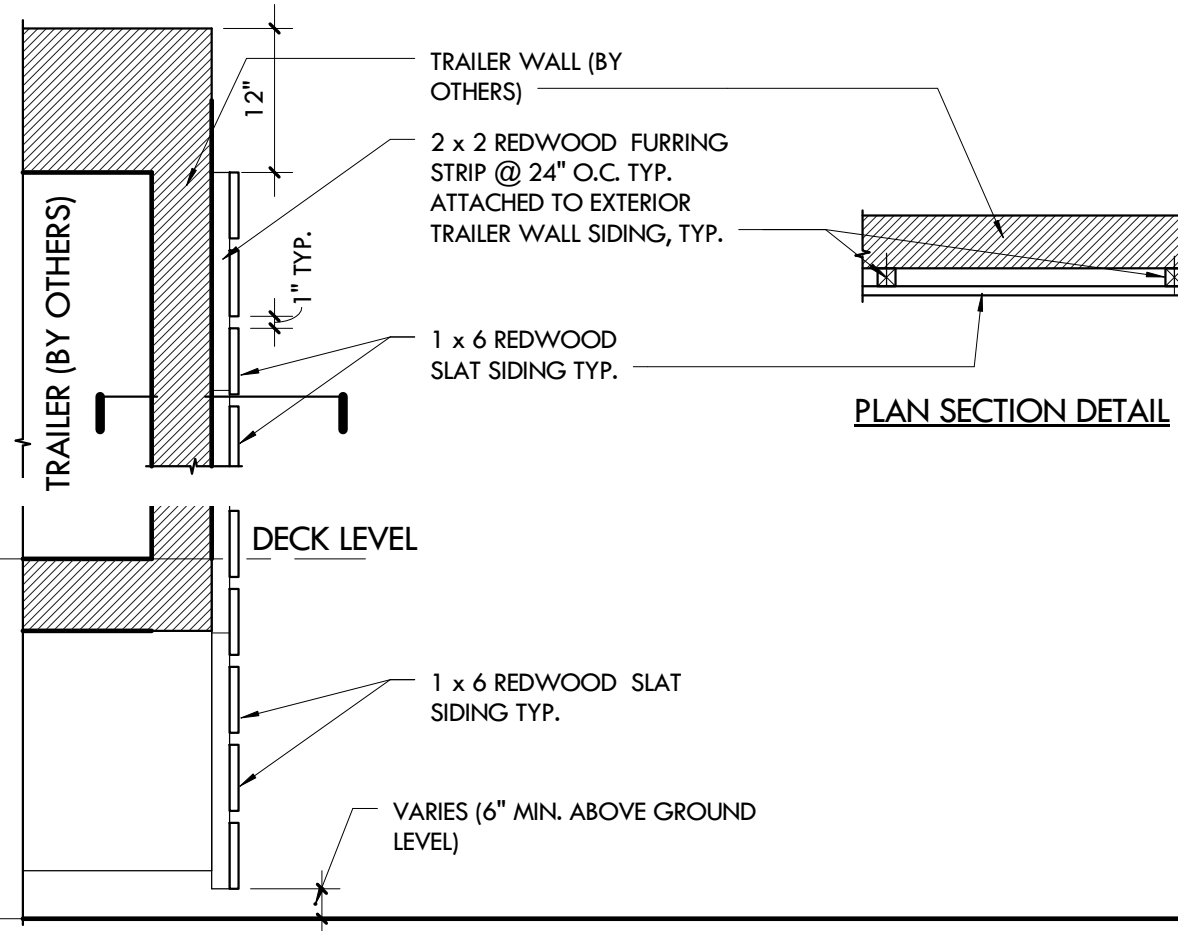
5 SOUTH ELEVATION - PART 2

3/16" = 1'-0"



1 WEST - FRONT ELEVATION

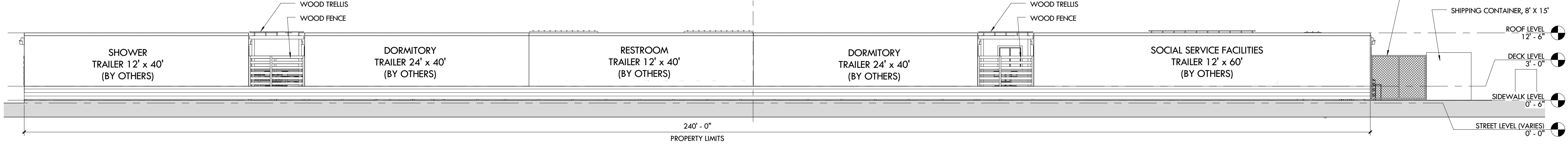
3/16" = 1'-0"



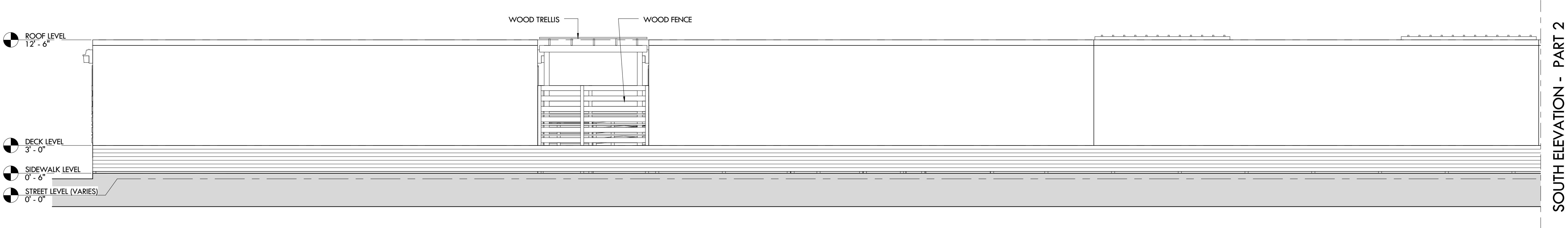
2 WOOD SIDING DETAIL TYPICAL

3/4" = 1'-0"

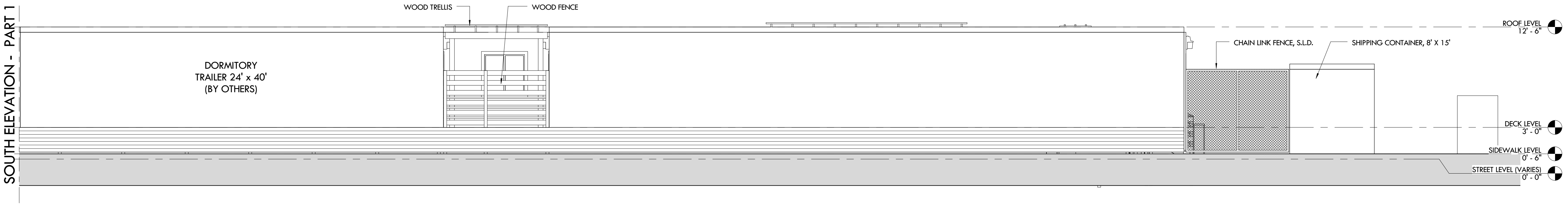
SOUTH ELEVATION - PART 1 | SOUTH ELEVATION - PART 2



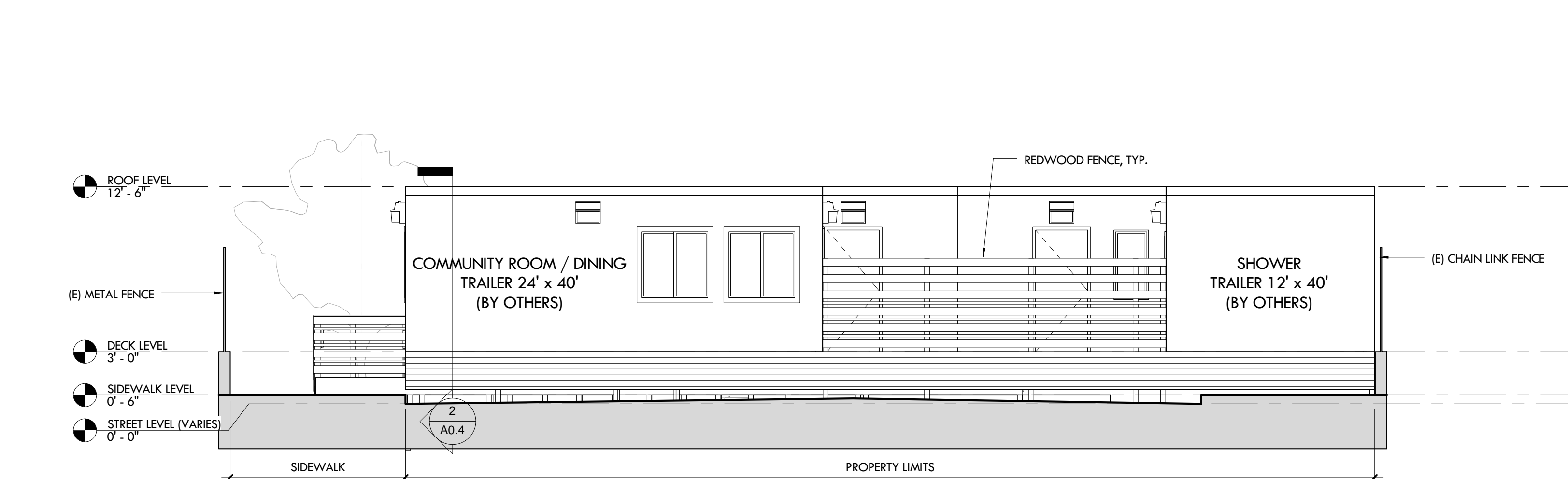
1 NORTH ELEVATION  
1" = 10'-0"



3 NORTH ELEVATION - PART 1  
3/16" = 1'-0"



4 NORTH ELEVATION - PART 2  
3/16" = 1'-0"



2 EAST - REAR ELEVATION  
3/16" = 1'-0"

DEPARTMENT OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
Edgar Lopez - City Architect

BUILDING DESIGN AND  
CONSTRUCTION DIVISION



Julia Laue - Principal Architect / Division Manager

30 Van Ness Avenue Suite 4100  
San Francisco, CA Fax (415)557-4701  
94102-6028 (415)557-4700

Project

25th Street Navigation  
Center

600 25TH STREET, SAN FRANCISCO CA,  
94107

Consultant

No.	Date	Revisions

Mark Dorian - Architecture Services Manager

Section Head

Proj. Mgr.

Proj. Arch.

Drawn

Author

Date

07/19/16

Phase

100% CD

Drawing Title

BUILDING ELEVATIONS

Sheet No.

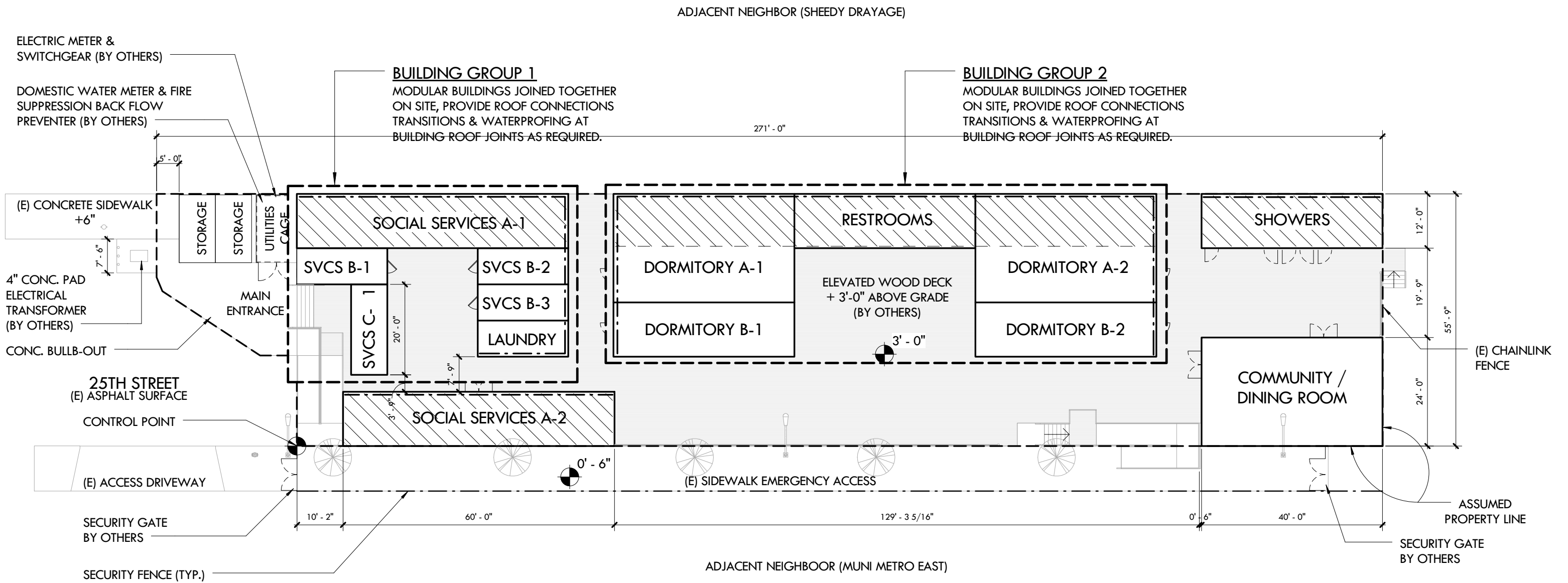
A0.5

Job No.

Scale:

As indicated



8718A

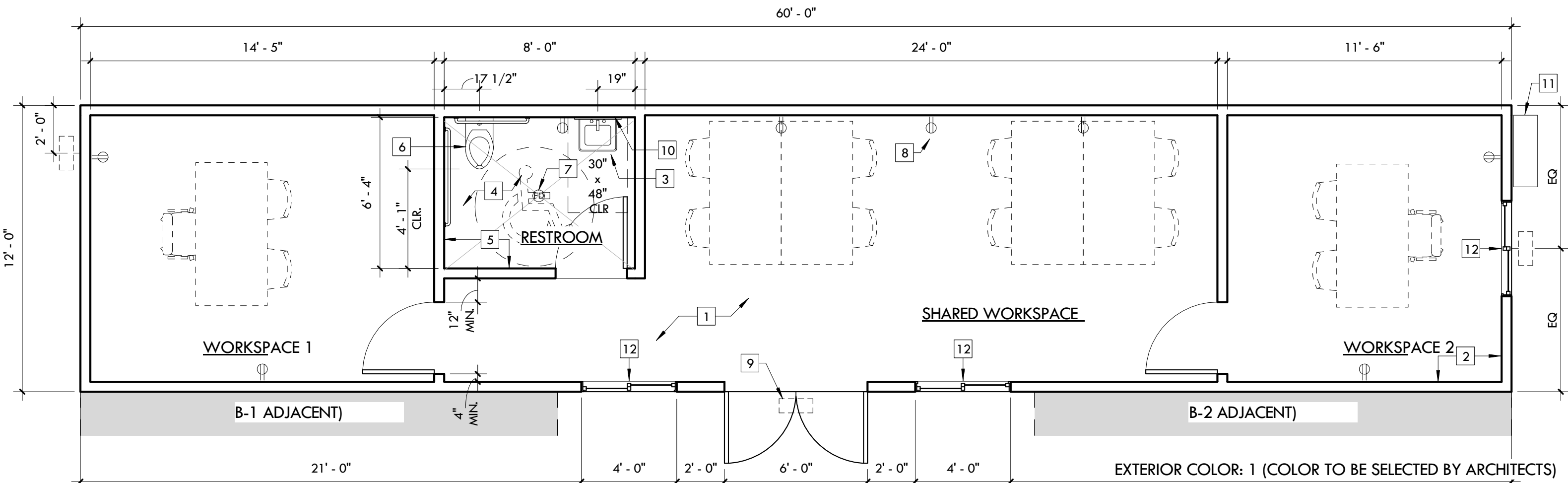


1

# SITE PLAN DIM.

3/64" = 1'-0"

-  1 HR. FIRE RATED ROOF AT TRAILER MODUELS WHERE INDICATED.
-  1 HR FIRE RATED SKIRTING TO GRADE, WHERE INDICATED.

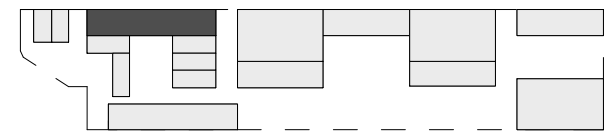


**1** SOCIAL SERVICES FLOOR PLAN - Module A-1  
 1/4" = 1'-0"

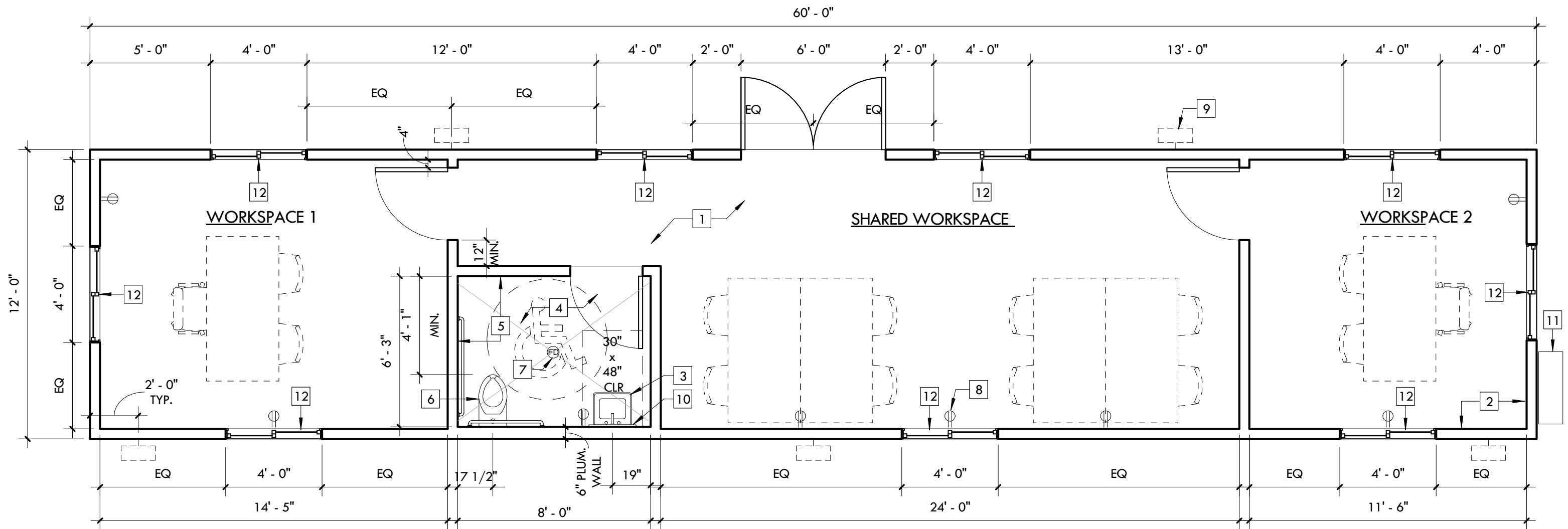
**KEYNOTES**

- |   |  |
|---|--|
| 1 LINOLEUM FLOORING, TYP.               | 7 FLOOR DRAIN                              |
| 2 WALL COVERING ON GYP. BD. WALLS, TYP. | 8 ELECTRICAL OUTLET, TYP.                  |
| 3 WALL-HUNG LAVATORY                    | 9 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |
| 4 EPOXY FLOORING, TYP.                  | 10 MIRROR (N.I.C.)                         |
| 5 FRP WALLS, TYP.                       | 11 WALL MOUNTED HVAC UNIT                  |
| 6 FLUSHOMETER TOILET                    | 12 SLIDING WINDOW, 3'-0" SILL HEIGHT       |

**KEY PLAN**







1

## SOCIAL SERVICES FLOOR PLAN - Module A-2

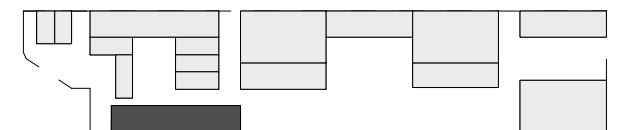
1/4" = 1'-0"

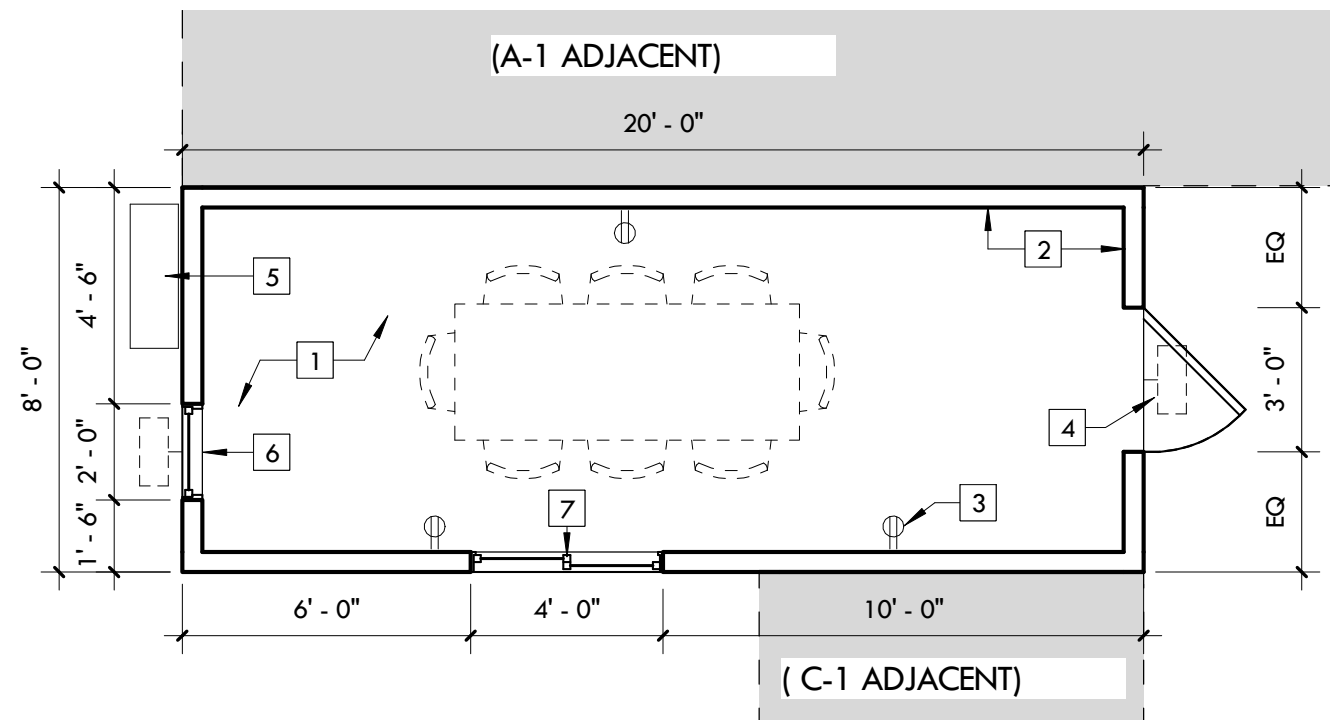
EXTERIOR COLOR: 1 (COLOR TO BE SELECTED BY ARCHITECTS)

### KEYNOTES

- |   |  |
|---|--|
| 1 LINOLEUM FLOORING, TYP.               | 7 FLOOR DRAIN                              |
| 2 WALL COVERING ON GYP. BD. WALLS, TYP. | 8 ELECTRICAL OUTLET, TYP.                  |
| 3 WALL-HUNG LAVATORY                    | 9 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |
| 4 EPOXY FLOORING, TYP.                  | 10 MIRROR (N.I.C.)                         |
| 5 FRP WALLS, TYP.                       | 11 WALL MOUNTED HVAC UNIT                  |
| 6 FLUSHOMETER TOILET                    | 12 SLIDING WINDOW, 3'-0" SILL HEIGHT       |

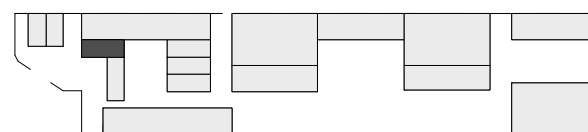
### KEY PLAN





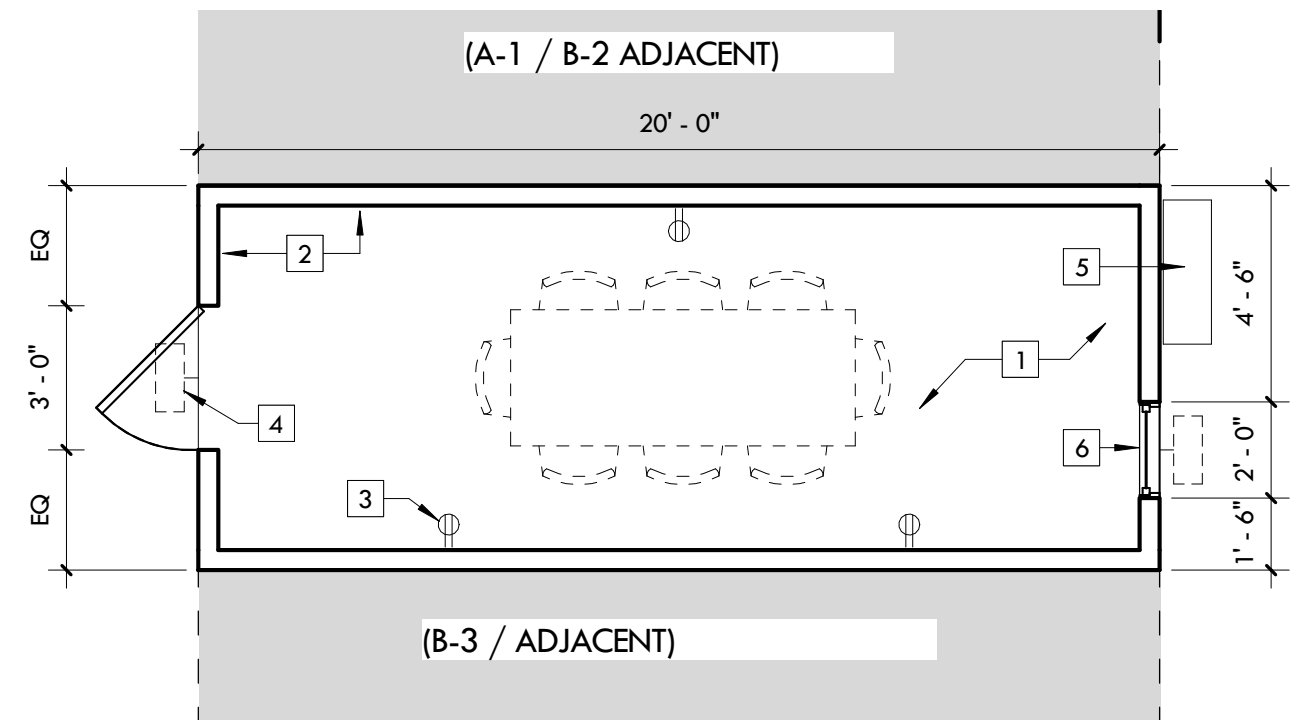
**1** **SOCIAL SERVICES FLOOR PLAN - Module B-1**  
 1/4" = 1'-0" EXTERIOR COLOR: 1 (COLOR TO BE SELECTED BY ARCHITECTS)

KEY PLAN



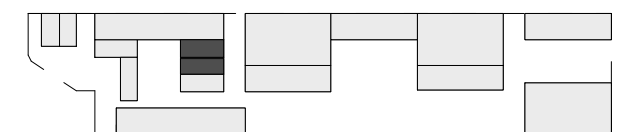
KEYNOTES

- 1 LINOLEUM FLOORING, TYP.
- 2 WALL COVERING ON GYP. BD. WALLS, TYP.
- 3 ELECTRICAL OUTLET, TYP.
- 4 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP.
- 5 WALL MOUNTED HVAC UNIT
- 6 SINGLE HUNG WINDOW, 3'-0" SILL HEIGHT
- 7 SLIDING WINDOW, 3'-0" SILL HEIGHT

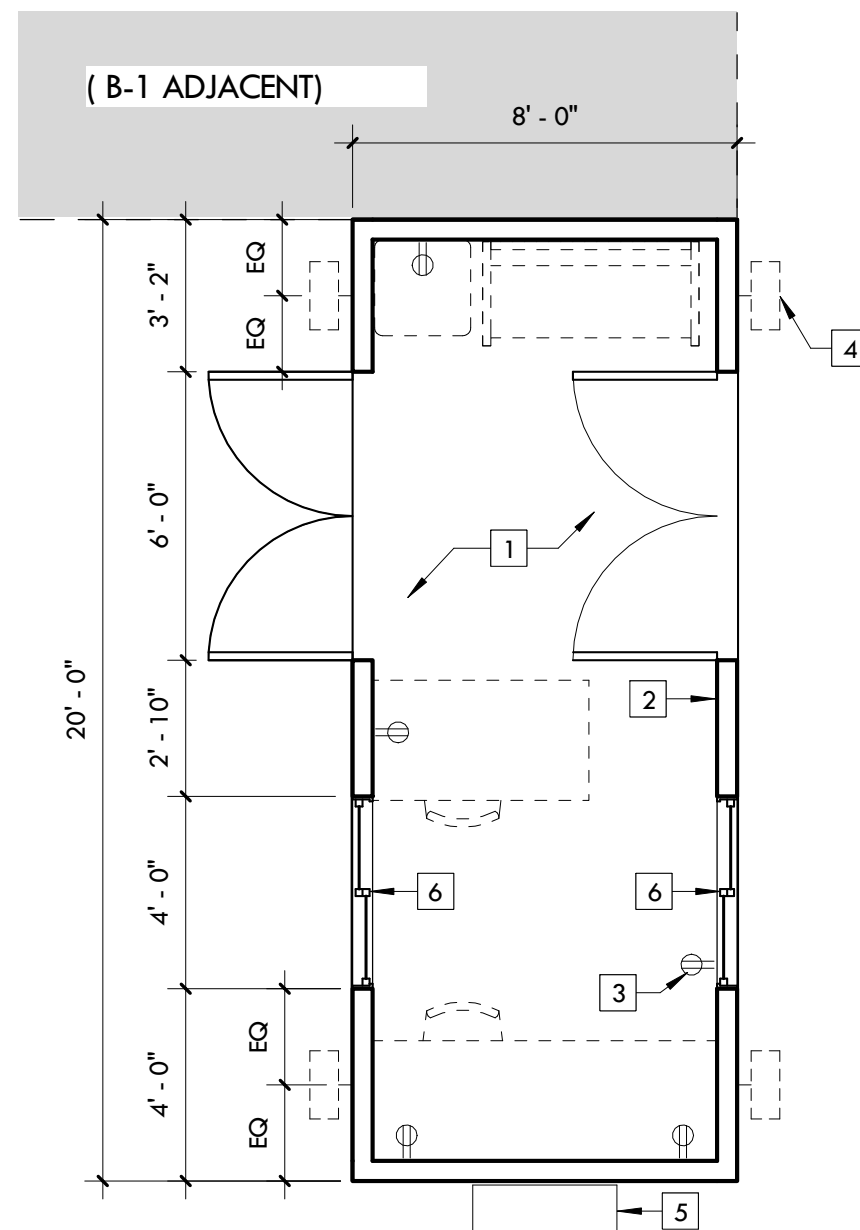


**2** **SOCIAL SERVICES FLOOR PLAN - Module B-2, B-3**  
 1/4" = 1'-0" EXTERIOR COLOR: 1 (COLOR TO BE SELECTED BY ARCHITECTS)

KEY PLAN

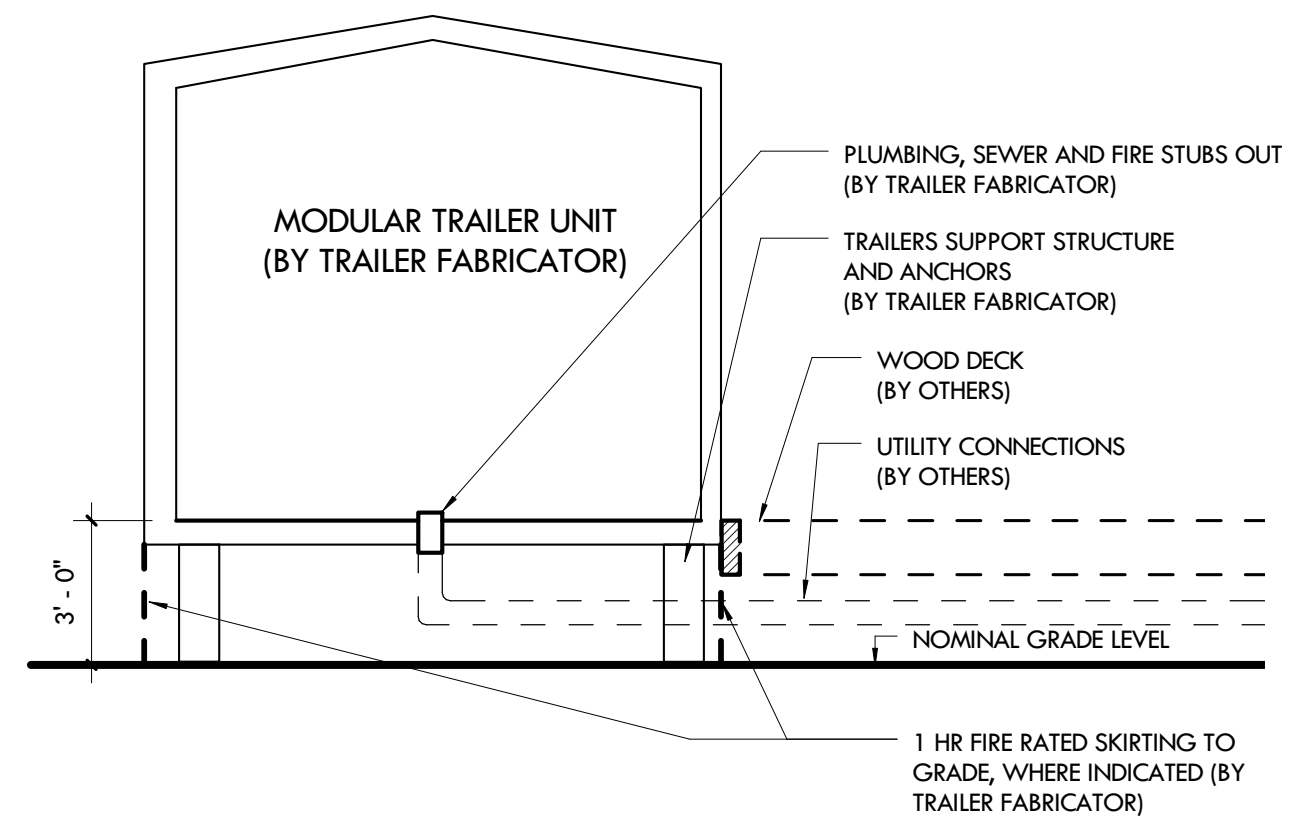
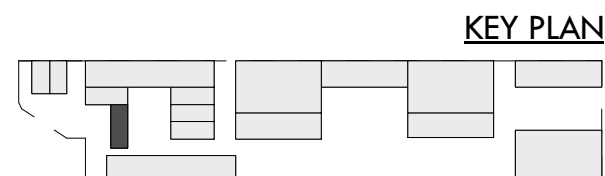






## KEYNOTES

- 1 LINOLEUM FLOORING, TYP.  
2 WALL COVERING ON GYP. BD. WALLS, TYP.  
3 ELECTRICAL OUTLET, TYP.  
4 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP.  
5 WALL MOUNTED HVAC UNIT  
6 SLIDING WINDOW, 3'-0" SILL HEIGHT



## TRAILER SECTION TYPICAL DETAIL

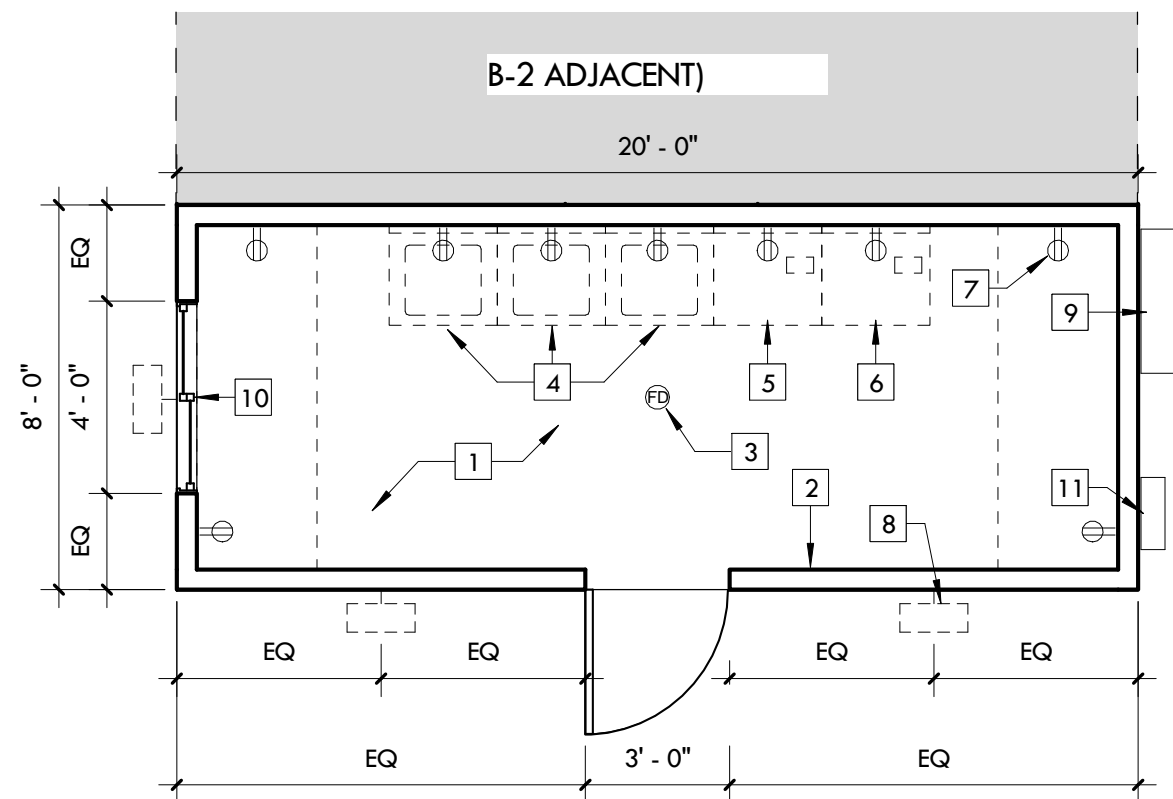
$$1/4'' = 1'-0''$$

## SOCIAL SERVICES FLOOR PLAN - Module C-1

---


$$1/4'' = 1'-0''$$

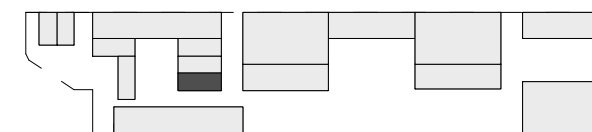
EXTERIOR COLOR: 1 (COLOR TO BE SELECTED BY ARCHITECTS)



#### KEYNOTES

- |   |   |    |  |
|---|---|----|--|
| 1 | EPOXY FLOORING, TYP.  | 8  | OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |
| 2 | FRP WALLS, TYP.   | 9  | WALL MOUNTED HVAC UNIT                   |
| 3 | FLOOR DRAIN   | 10 | SLIDING WINDOW, 3'-0" SILL HEIGHT        |
| 4 | LARGE CAPACITY STACKED WASHER / DRYER, TYP. OF 3, BY OWNER (N.I.C.) | 11 | WALL MOUNTED TANKLESS WATER HEATER       |
| 5 | LARGE CAPACITY WASHER ON PEDESTAL (N.I.C.)                          |    |  |
| 6 | LARGE CAPACITY DRYER ON PEDESTAL (N.I.C.)                           |    |  |
| 7 | ELECTRICAL OUTLET, TYP.   |    |  |

#### KEY PLAN

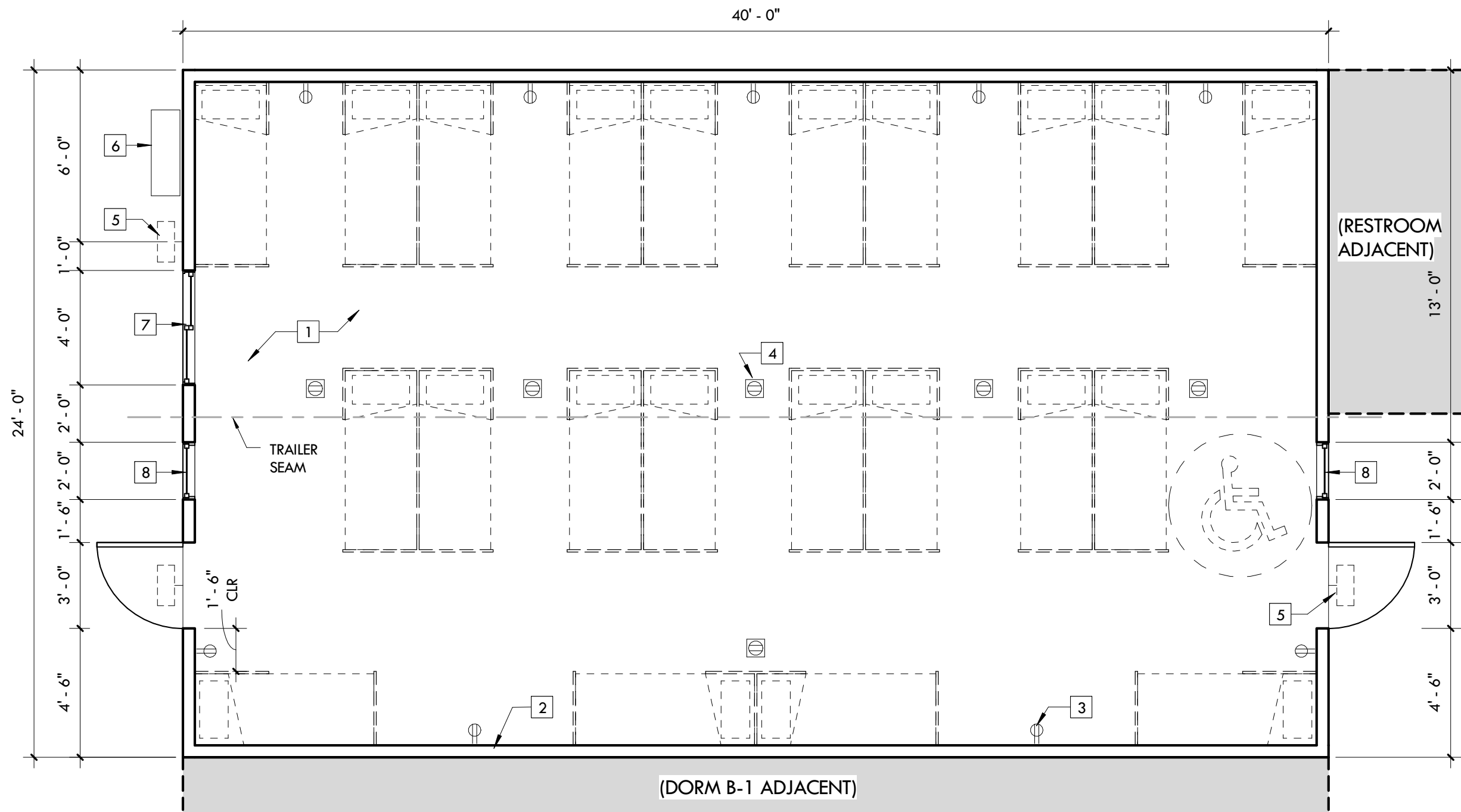


1

### LAUNDRY FLOOR ROOM PLAN

1/4" = 1'-0"

EXTERIOR COLOR: 3 (COLOR TO BE SELECTED BY ARCHITECTS)



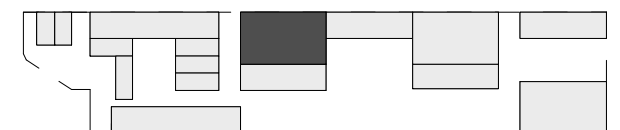
**1 DORMITORY FLOOR PLAN - Module A-1**  
1/4" = 1'-0"

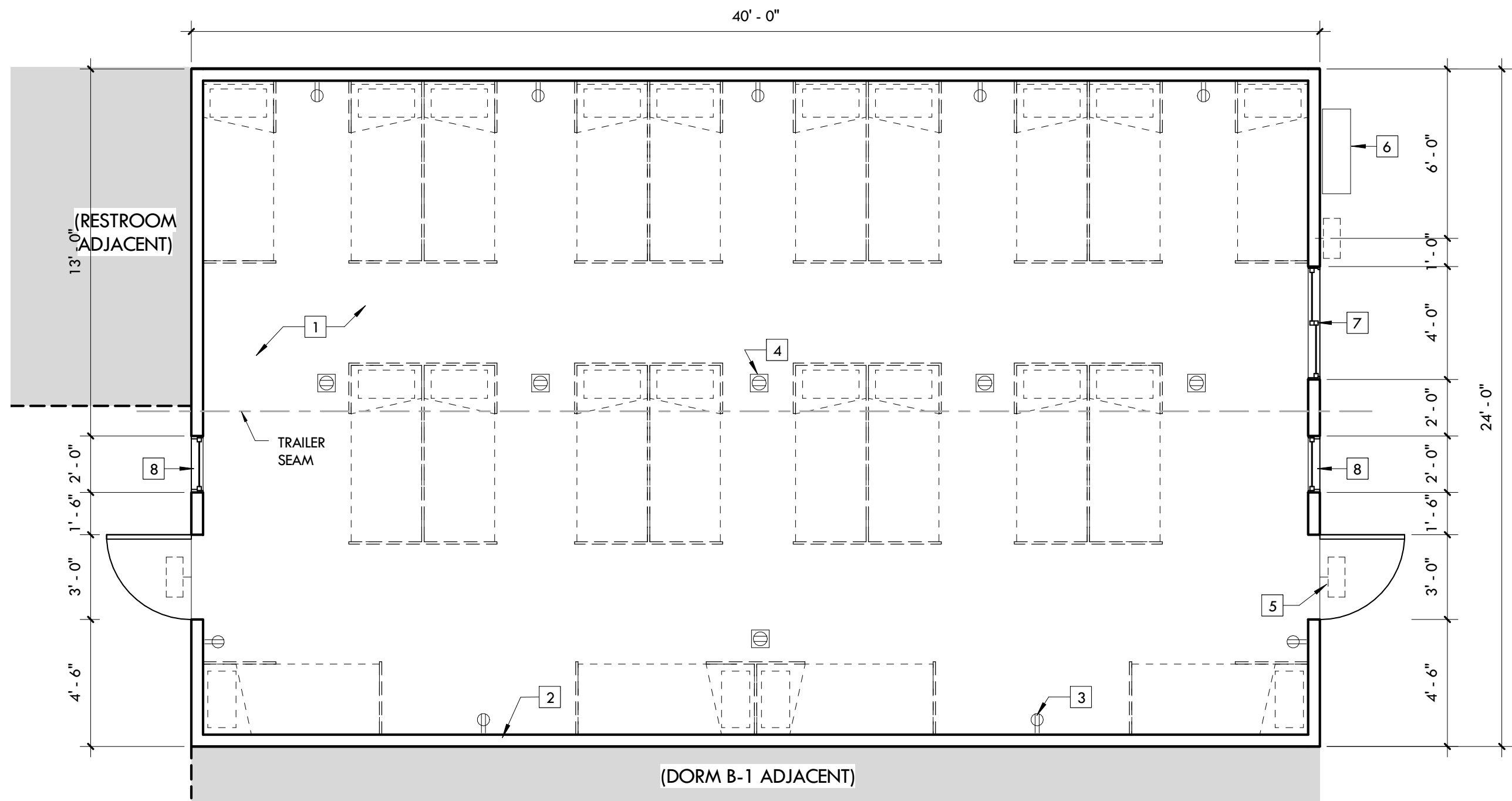
EXTERIOR COLOR: 2 (COLOR TO BE SELECTED BY ARCHITECTS)

#### KEYNOTES

- |   |  |
|---|--|
| 1 LINOLEUM FLOORING, TYP.               | 5 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |
| 2 WALL COVERING ON GYP. BD. WALLS, TYP. | 6 WALL MOUNTED HVAC UNIT                   |
| 3 ELECTRICAL OUTLET, TYP.               | 7 SLIDING WINDOW, 3'-0" SILL HEIGHT        |
| 4 ELECTRICAL FLOOR OUTLET, TYP.         | 8 SINGLE HUNG WINDOW, 3'-0" SILL HEIGHT    |

#### KEY PLAN





1

# DORMITORY FLOOR PLAN - Module A-2

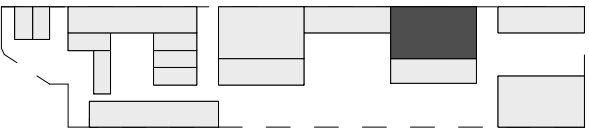
1/4" = 1'-0"

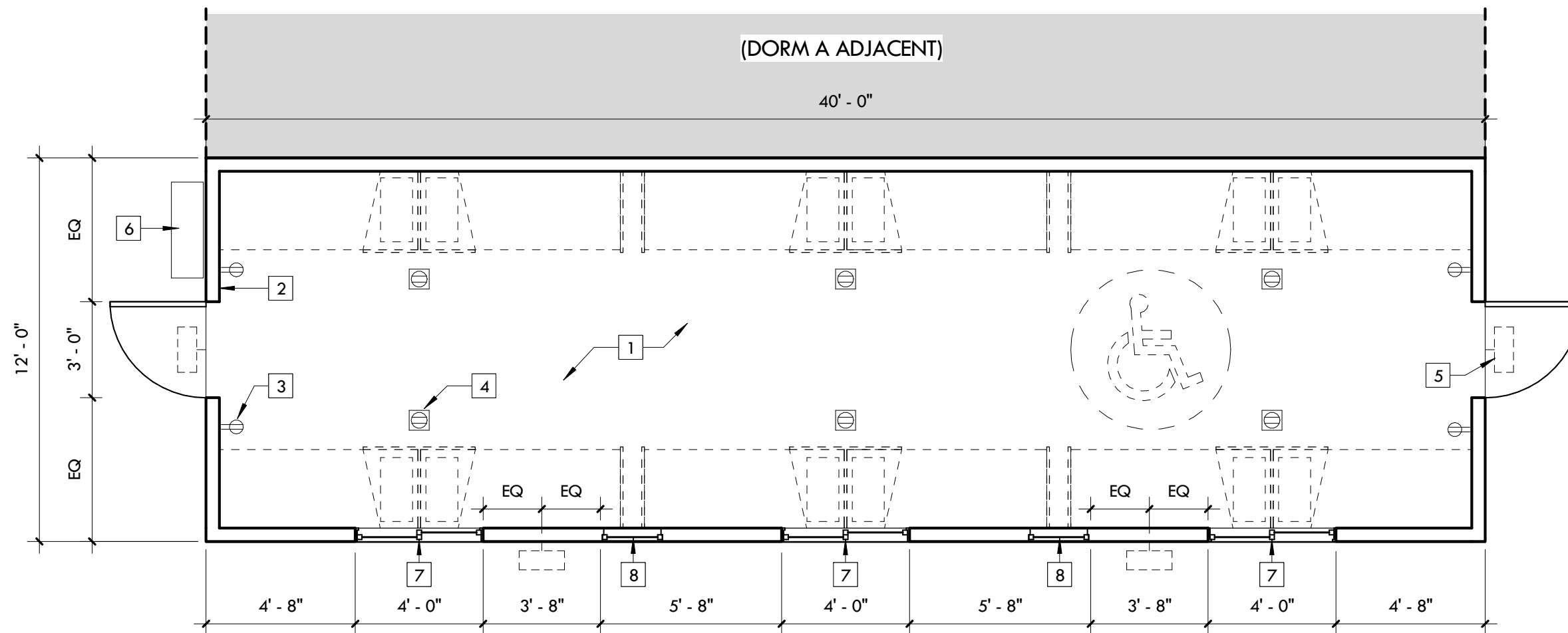
EXTERIOR COLOR: 2 (COLOR TO BE SELECTED BY ARCHITECTS)

## KEYNOTES

- |   |                                       |   |  |
|---|---------------------------------------|---|--|
| 1 | LINOLEUM FLOORING, TYP.               | 5 | OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |
| 2 | WALL COVERING ON GYP. BD. WALLS, TYP. | 6 | WALL MOUNTED HVAC UNIT                   |
| 3 | ELECTRICAL OUTLET, TYP.               | 7 | SLIDING WINDOW, 3'-0" SILL HEIGHT        |
| 4 | ELECTRICAL FLOOR OUTLET, TYP.         | 8 | SINGLE HUNG WINDOW, 3'-0" SILL HEIGHT    |

## KEY PLAN





1

## DORMITORY FLOOR PLAN - Module B-1, B-2

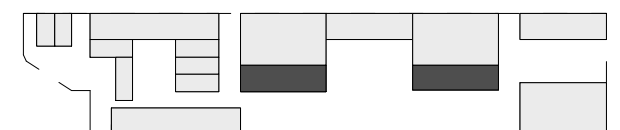
1/4" = 1'-0"

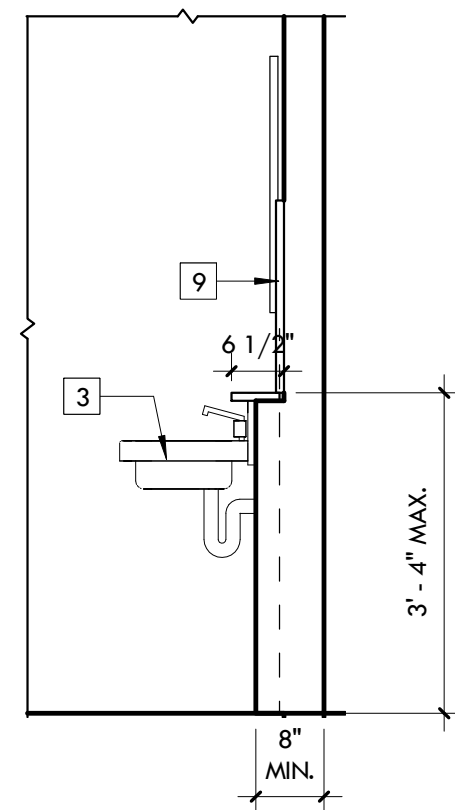
EXTERIOR COLOR: 2 (COLOR TO BE SELECTED BY ARCHITECTS)

### KEYNOTES

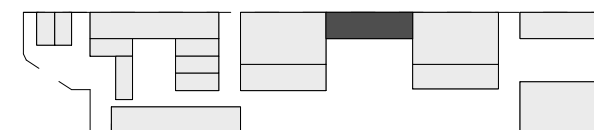
- |   |  |   |                                       |
|---|--|---|---------------------------------------|
| 1 | LINOLEUM FLOORING, TYP.                  | 7 | SLIDING WINDOW, 3'-0" SILL HEIGHT     |
| 2 | WALL COVERING ON GYP. BD. WALL, TYP.     | 8 | SINGLE HUNG WINDOW, 3'-0" SILL HEIGHT |
| 3 | ELECTRICAL OUTLET, TYP.                  |   |                                       |
| 4 | ELECTRICAL FLOOR OUTLET, TYP.            |   |                                       |
| 5 | OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |   |                                       |
| 6 | WALL MOUNTED HVAC UNIT                   |   |                                       |

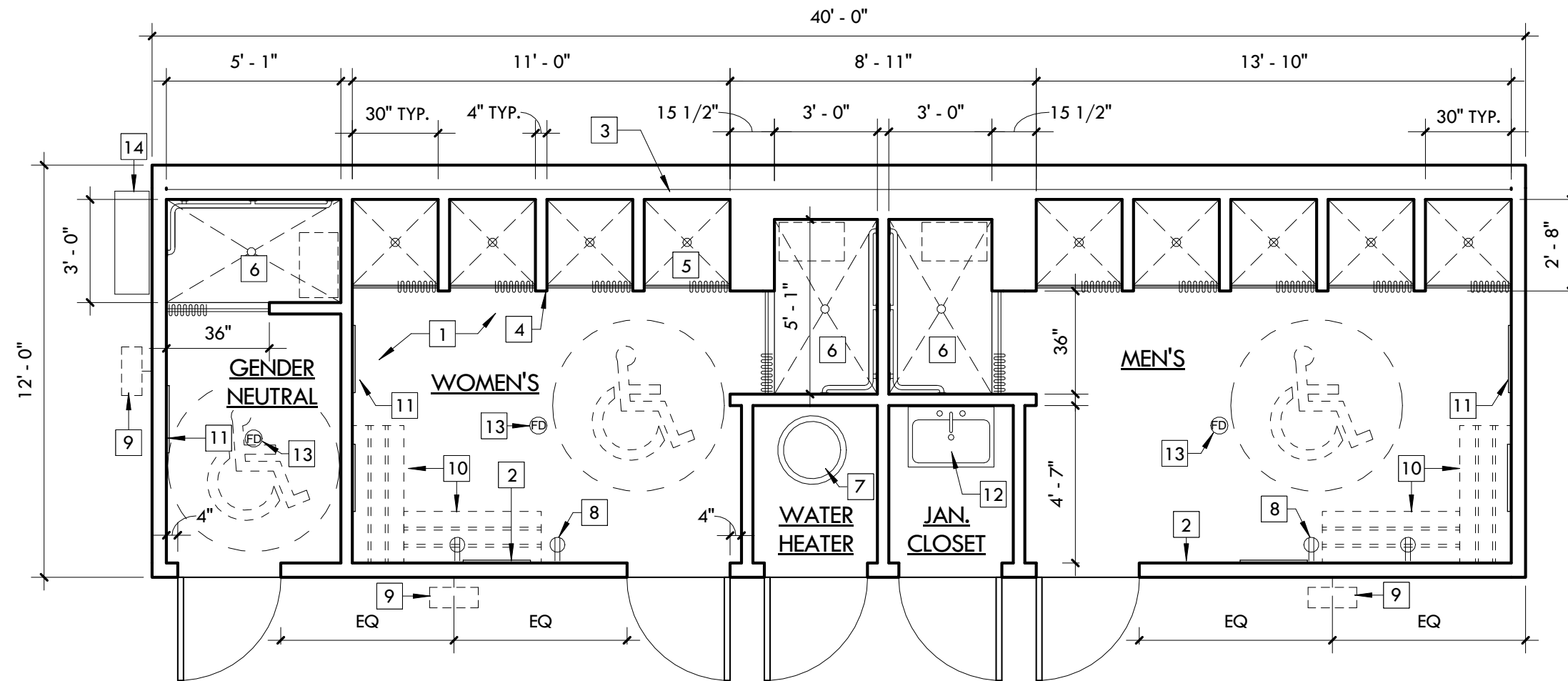
### KEY PLAN





**1** SECTION 1  
1/2" = 1'-0"





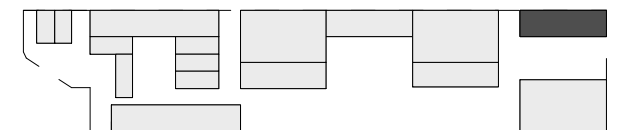
**1 SHOWER FLOOR PLAN**  
1/4" = 1'-0"

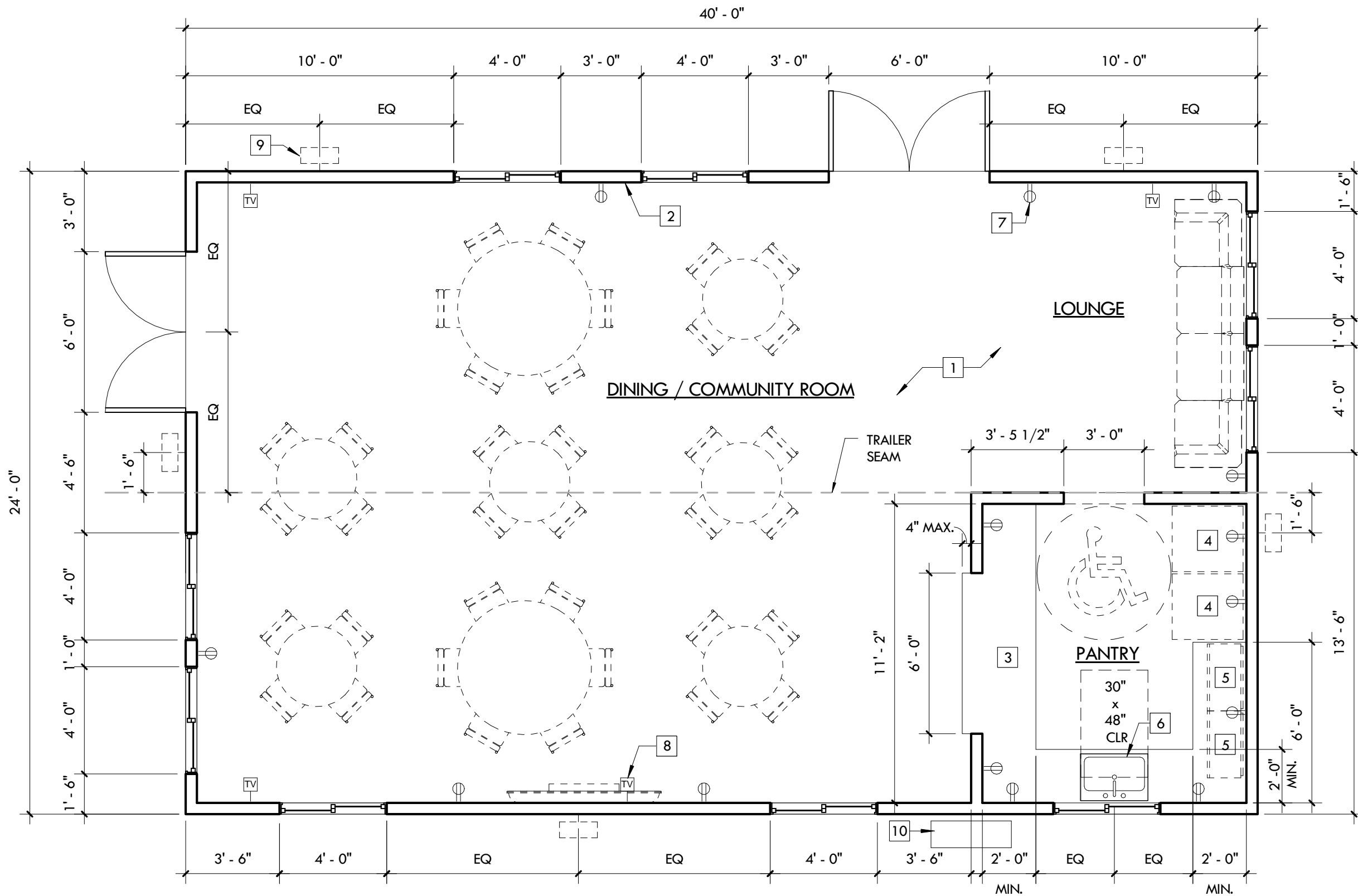
EXTERIOR COLOR: 3 (COLOR TO BE SELECTED BY ARCHITECTS)

#### KEYNOTES

- |  |  |                           |
|--|--|---------------------------|
| 1 EPOXY FLOORING, TYP.   | 6 ADA STALL                                | 12 MOP SINK               |
| 2 FRP WALLS, TYP.  | 7 120 GALLON GAS WATER HEATER              | 13 FLOOR DRAIN            |
| 3 FURRED PLUMBING WALL, FRP FINISH                                       | 8 ELECTRICAL OUTLET, TYP.                  | 14 WALL MOUNTED HVAC UNIT |
| 4 GYP BOARD / METAL STUD WALL PARTITIONS<br>CLAD WITH FRP AND SHOWER PAN | 9 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP. |                           |
| 5 30" PRE-FAB SHOWER STALL, TYP.   | 10 BENCH (N.I.C.)                          |                           |
|  | 11 MIRROR, TYP. (N.I.C.)                   |                           |

#### KEY PLAN

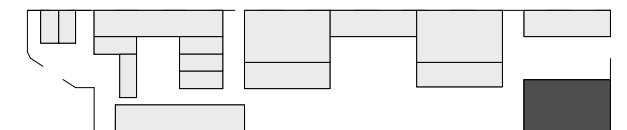




### KEYNOTES

- 1 LINOLEUM FLOORING, TYP.
- 2 WOOD WALL PANELING, TYP.
- 3 SOLID SURFACE COUNTER
- 4 REFRIGERATOR, TYP. OF 2 (N.I.C.)
- 5 MICROWAVE, TYP. OF 2 (N.I.C.)
- 6 STAINLESS STEEL SINK
- 7 ELECTRICAL OUTLET, TYP.
- 8 DATA / TV OUTLET, TYP.
- 9 OUTDOOR WALL MOUNTED LIGHT FIXTURE, TYP.
- 10 WALL MOUNTED HVAC UNIT

### KEY PLAN



**1 COMMUNITY ROOM FLOOR PLAN**  
1/4" = 1'-0"













STAFF COURTYARD



AERIAL VIEW



COMMUNITY COURTYARD