



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Full Analysis HEARING DATE MAY 17, 2018

*Date:* May 10, 2018  
*Case No.:* 2017-012530DRM  
*Project Address:* 1015-1033 Van Ness Avenue  
*Permit Application:* 2017.09.25.9502  
*Zoning:* RC-4 (Residential – Commercial, High Density)  
130-V Height and Bulk District  
Van Ness Special Use District  
*Block/Lot:* 0714/028  
*Project Sponsor:* Mel Lee and Teresa Wong  
1035 Van Ness Avenue  
San Francisco, CA  
[Mel.Lee@sfalsenior.com](mailto:Mel.Lee@sfalsenior.com)  
[Teresa.Wong@sfalsenior.com](mailto:Teresa.Wong@sfalsenior.com)  
*Staff Contact:* Matt Dito – (415) 575-9164  
[Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)  
*Recommendation:* Take DR and deny the project

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposed project is to legalize the prior removal without permits of 17 residential care units within the residential care facility<sup>1</sup> (d.b.a. The Avenue Assisted Living), which was originally approved to include a total of 122 residential care units for senior citizens, 25 of which are required as affordable residential care units. Nine of the residential care units were removed for the purpose of converting the space they occupy into two luxury dwelling units for non-seniors affiliated with the ownership or management of the facility. Four residential care units were converted into common space for their respective floors to supplement the remaining residential care units on those floors. The remaining four residential care units proposed for legalization of prior removal were merged from eight smaller residential care units into four larger residential care units. No exterior modifications were made.

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<sup>1</sup> These units are part of a "Residential Care Facility," which, per Planning Code Section 102, is defined as an "Institutional Healthcare Use providing lodging, board and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such facility shall display nothing on or near the facility that gives an outward indication of the nature of the occupancy except for a sign as permitted by Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure which remains residential in character. Such facilities shall include, but not necessarily be limited to, a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases, or psychological disorders." This use is not considered a Residential use pursuant to the Planning Code.

- Staff-Initiated Discretionary Review: The Planning Department does not support the loss and conversion of the residential care units. Although the conversion is compliant with the Planning Code, the Planning Department considers the residential care units a specialized form of housing (classified as an Institutional use) that should be converted only under exceptional circumstances. Furthermore, the Project Sponsor is contractually obligated to the City (acting through the Mayor's Office of Housing and Community Development) both to provide a minimum of 112 residential care units (as rental) and to provide 25 of those units at affordable rents; since the Certificate of Final Completion was issued in 2004, the Project Sponsor has failed to provide any of the required affordable residential care units. The City Attorney's Office recently filed a lawsuit against the Project Sponsor regarding the failure to provide affordable residential care units and other issues. The Project Sponsor chose not to revise the project to retain the residential care units and bring the building into compliance with the Project Sponsor's contractual obligations to the City, and the project has been brought to the Planning Commission as a Staff-Initiated Discretionary Review Request.

## **SITE DESCRIPTION AND PRESENT USE**

The project is on the south side of Van Ness Avenue between Geary Boulevard and Myrtle Street, in Assessors Block 0714, Lot 028, and located within an RC-4 (Residential – Commercial, High Density) Zoning District, the Van Ness Special Use District, and within a 130-V Height and Bulk designation. The site is developed with a nine-story building, occupied by a residential care facility (d.b.a. The Avenue Assisted Living). The residential care facility was approved to contain 122 residential care units for senior citizens.

The property was developed in the early 2000s, when it was in the Western Addition A-2 Redevelopment Area and under jurisdiction of the Redevelopment Agency of the City and County of San Francisco (Redevelopment Agency). Van Ness Care Center, Inc. was selected to purchase the property by the Redevelopment Agency after a competitive bidding process. The selected bid included the condition that 20 to 30 residential care units would be occupied or held vacant as affordable residential care units for low-income seniors for a period of 50 years following completion of the building. On September 12, 2000, Van Ness Care Center, Inc. entered into a "Disposition and Development Agreement" (DDA) with the Redevelopment Agency to purchase and develop the property into a senior assisted living facility. The residential care facility also agreed to submit an annual report providing information for each affordable residential care unit, such as rental rate and the family size of the occupant(s). The development was required to contain a minimum of 112 residential care units in total.

On May 22, 2001, the DDA was amended to set the required the number of affordable residential care units at 25.

On April 30, 2002, the DDA was amended again to assign the DDA to San Francisco Care Center, L.P. (Property Owner) and subordinate the Redevelopment Agency's interests in the DDA to the United States Department of Housing and Urban Development, which allowed the Property Owner to obtain mortgage insurance. The DDA was signed on behalf of San Francisco Care Center, L.P. by Melvin Lee and Teresa Wong. Mr. Lee and Ms. Wong are the President and Vice President, respectively, and general

partners, of San Francisco Care Center, L.P. On June 7, 2002, the Redevelopment Agency sold the property to San Francisco Care Center, L.P.

On November 1, 2004, a Certificate of Final Completion was issued for the property (under Building Permit Application No. 2001.10.25.1705), describing a nine-story building with 122 residential care units (10 more than required).

In 2012, the Redevelopment Agency was dissolved by law. Subsequently, the Redevelopment Agency's housing assets were transferred to the City and County of San Francisco, with the Mayor's Office of Housing and Community Development (MOHCD) performing the functions previously performed by the Redevelopment Agency. MOHCD is the City agency with authority to amend and enforce the terms of the DDA. If the proposed project is approved and followed through to completion by the Property Owner, the Property Owner would be in breach of its obligations under the DDA.

The Property Owner has never provided the annual reports reflecting the affordable units as required by the DDA. In April 2015, MOHCD reminded the Property Owner of its obligation to provide an annual report for each affordable residential care unit and established a deadline for the Property Owner to provide its report. The Property Owner failed to provide the annual report.

In January 2016, MOHCD again notified the Property Owner of the requirement to submit an annual report for each affordable residential care unit and even offered to train the Property Owner's staff in drafting the report. Again, the Property Owner failed to provide the annual report.

The Property Owner has since confirmed that at no time since the completion of the building has any unit been rented out to low-income seniors, in whole or in part, as specified by the DDA.

In addition to the failure to provide the affordable residential care units, the building has undergone substantial renovations and remodeling without the benefit of required building permits. A June 2017 site inspection revealed multiple violations of the San Francisco Building Code, including the construction of new walls and doors that potentially compromised fire sprinkler coverage, the removal of walls between units, and the construction of two separate, luxury apartments that required the removal of nine residential care units. These spaces were used by, or intended for use by, individuals associated with the ownership or management of the care facility for residential purposes.

On September 25, 2017, Building Permit Application No. 2017.09.25.9502 was filed to "Comply w/ NOV 201786481, remove 15 residential units. Merge units to comply with State Assembly No# 2044." In addition to Department of Building Inspection Complaint No. 201786481 (referenced in the permit description), there is an open Planning Department Enforcement case on the property (2017-008271ENF) for the removal of residential care units without authorization.

It should be noted that the building permit application incorrectly calculates the number of residential care units lost as 15, when the total is in fact 17. A table is provided below.

Units Proposed for Legalization	Approved Use	Converted Use	Residential Care Units Lost
3 <sup>rd</sup> Floor, Unit 14	One Residential Care Unit	Common Area	1
4 <sup>th</sup> Floor, Units 10, 11, & 12	Three Residential Care Units	Dining/Common Area	3
7 <sup>th</sup> Floor, Units 10 & 11	Two Residential Care Units	One Residential Care Unit	1
7 <sup>th</sup> Floor, Units 17 & 18	Two Residential Care Units	One Residential Care Unit	1
8 <sup>th</sup> Floor, Units 10 & 11	Two Residential Care Units	One Residential Care Unit	1
8 <sup>th</sup> Floor, Units 17 & 18	Two Residential Care Units	One Residential Care Unit	1
9 <sup>th</sup> Floor, Units 1, 2, 3, & 4	Four Residential Care Units	One Dwelling Unit	4
9 <sup>th</sup> Floor, Units 6, 7, 8, 9, & 10	Five Residential Care Units	One Dwelling Unit	5
<b>Total</b>			<b>17</b>

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Western Addition neighborhood, within Supervisorial District 5. The subject property is part of the Van Ness Corridor area, with several large scale commercial uses in the vicinity on Van Ness Avenue, such as a Tesla dealership and an AMC Theater, both within one block. The subject property abuts a cluster of NC-3 zoned properties to the west, which are characterized by ground floor commercial with residential above. To the east, the area primarily has the same RC-4 zoning that the subject property has, though the developments tend to be more residential than those along Van Ness Avenue.

## BUILDING PERMIT APPLICATION NOTIFICATION

The scope of work for the building permit application does not require neighborhood notification.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	May 7, 2018	May 7, 2018	10 days
Mailed Notice	10 days	May 7, 2018	May 7, 2018	10 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the block or directly across the street			
Neighborhood groups		1	

On March 27, 2018, the Cathedral Hill Neighbors informed staff of their opposition to the project as proposed, due to the scarcity and level of interest in similar senior housing projects within the vicinity.

## **DR REQUESTOR**

The Planning Department requested the filing of the Discretionary Review Application. On November 30, 2017, Mr. Mel Lee filed application No. 2017-012530DRM.

## **STAFF-INITIATED DISCRETIONARY REVIEW CONCERNS AND PROPOSED ALTERNATIVES**

**Issue #1:** The project, as proposed, is not Planning Code compliant. The proposed dwelling units would have no access to open space, as required per Planning Code Section 135. Additionally, the dwelling units would not have a compliant rear yard, as required per Planning Code Section 136. A Variance from both standards is required, but has not been applied for. An alternative would be to retain the residential care units, an Institutional use, which does not require usable open space or rear yards.

**Issue #2:** The project was reviewed by senior Planning Department staff in November 2017, and it was determined that although the conversion of the residential care units is permitted by the Planning Code (as an Institutional use, residential care units are not subject to Planning Code Section 317), the loss of these residential care units is not desirable. They represent a specialized, regulated form of housing for an at-risk population (elderly and/or low income).

**Issue #3:** The project was originally approved by the Redevelopment Agency based, in part, on the condition that the property would include at least 112 units for seniors requiring assistance, with 25 of those units reserved for low income seniors. The current project would result in a net total of only 105 residential care units for seniors, and constitute a breach of the DDA signed by the Property Owner and the Redevelopment Agency. Further, the current project does nothing to fulfill the Property Owner's obligation under the DDA to provide 25 of those units to low income seniors. The Property Owner's failure to honor these obligations is significant, as evidenced by the lawsuit filed by the City and County of San Francisco and the People of the State of California against the Property Owner on March 23, 2018 for breach of contract and unfair business practices.

## **PROJECT SPONSOR'S RESPONSE**

The Project Sponsor claims that the elimination of the 17 units is for "positive, specific purposes". Four of the residential care units were removed to create larger common areas on two separate floors. Eight residential care units were merged into four larger residential care units on two separate floors. Nine residential care units were merged into two luxury dwelling units on the ninth floor. According to the Project Sponsor, this will allow the Facility Administrator and Assistant Administrator to live on-site. The Project Sponsor claims this is required by California Senate Assembly Bill No. 2044, Chapter 701.

Additionally, the Project Sponsor claims to have had difficulty in filling residential care unit vacancies since the building's completion in 2004.

Reference the *Discretionary Review Application* for additional information. The application, dated November 16, 2017, is an attached document.

## **PROJECT ANALYSIS**

Generally, the Planning Department supports the creation of dwelling units to increase the supply of housing for San Francisco residents. While additional housing is prioritized and desirable, the City also needs to maintain standards for the quality of these units, as well as ensuring that dwelling units are compatible with the immediate surrounding environment.

The project, as proposed, provides two luxury dwelling units for the sole purpose of housing individuals affiliated with the ownership or management of the facility. The explanation from the Property Owner that this is required by California Senate Assembly Bill No. 2044, Chapter 701 is not correct. The aforementioned bill (which is attached) does not require an administrator to live on-site; it merely requires that at least one person who has adequate qualifications be on the premises 24 hours per day (similar to a hospital requiring staffing 24 hours per day). It does not require that a single administrator assume this responsibility, nor that they live on-site.

Without any legal requirement to house the administrators on-site, the Department does not view the mixing of dwelling units with an institutional residential care use as necessary or desirable. In fact, mixing a residential use into the building may detract from the institutional support and services provided to the persons receiving high-level medical assistance at the subject property.

While the Planning Code does not have the same requirements for the removal of a residential care unit, an Institutional use, that it does for residential uses, it is generally agreed that residential care units provide a highly specialized form of housing to an at-risk population. Additionally, the generally low availability of these residential care units throughout the City should be taken into consideration when reviewing proposals to remove them. The Project Sponsor has claimed difficulty in bringing the building to full occupancy (an occupancy history is attached), though it has not detailed its efforts to fill the building or provided any evidence suggesting difficulty in renting the available units in the building.

The additional removal of residential care units to either: 1) create large luxury units for non-seniors; or 2) provide more common space, is also problematic, as the subject property is required by the DDA to maintain at least 112 residential care units. Without an amendment to the DDA, the approval of the project would conflict with the DDA. Further, the project does not help the Property Owners fulfill their obligation to provide 25 affordable residential care units, also required by the DDA.

## **ENVIRONMENTAL REVIEW**

If the Commission directs Staff to approve the proposed project, it would be exempt from environmental review, pursuant to CEQA Guideline Sections 15301(1)(4) and 15303(a).

If the Commission takes Discretionary Review and directs Staff to deny the project, there would be no CEQA determination made, as there would be no corresponding action that would result in a physical change to the environment.

<b>RECOMMENDATION:</b> <b>Take DR and deny the project.</b>
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## **BASIS FOR RECOMMENDATION**

The Department recommends the project be denied for the following reasons:

- The addition of dwelling units within a residential care facility decreases the viability of both uses.
- The dwelling units, as proposed, are not Planning Code compliant.
- The Project Sponsor has not provided affordable care units at any point throughout the subject property's life, in violation of the DDA.
- The DDA requires a minimum of 112 residential care units. The project proposes to reduce the number of residential care units to 105, in violation of the DDA.

### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

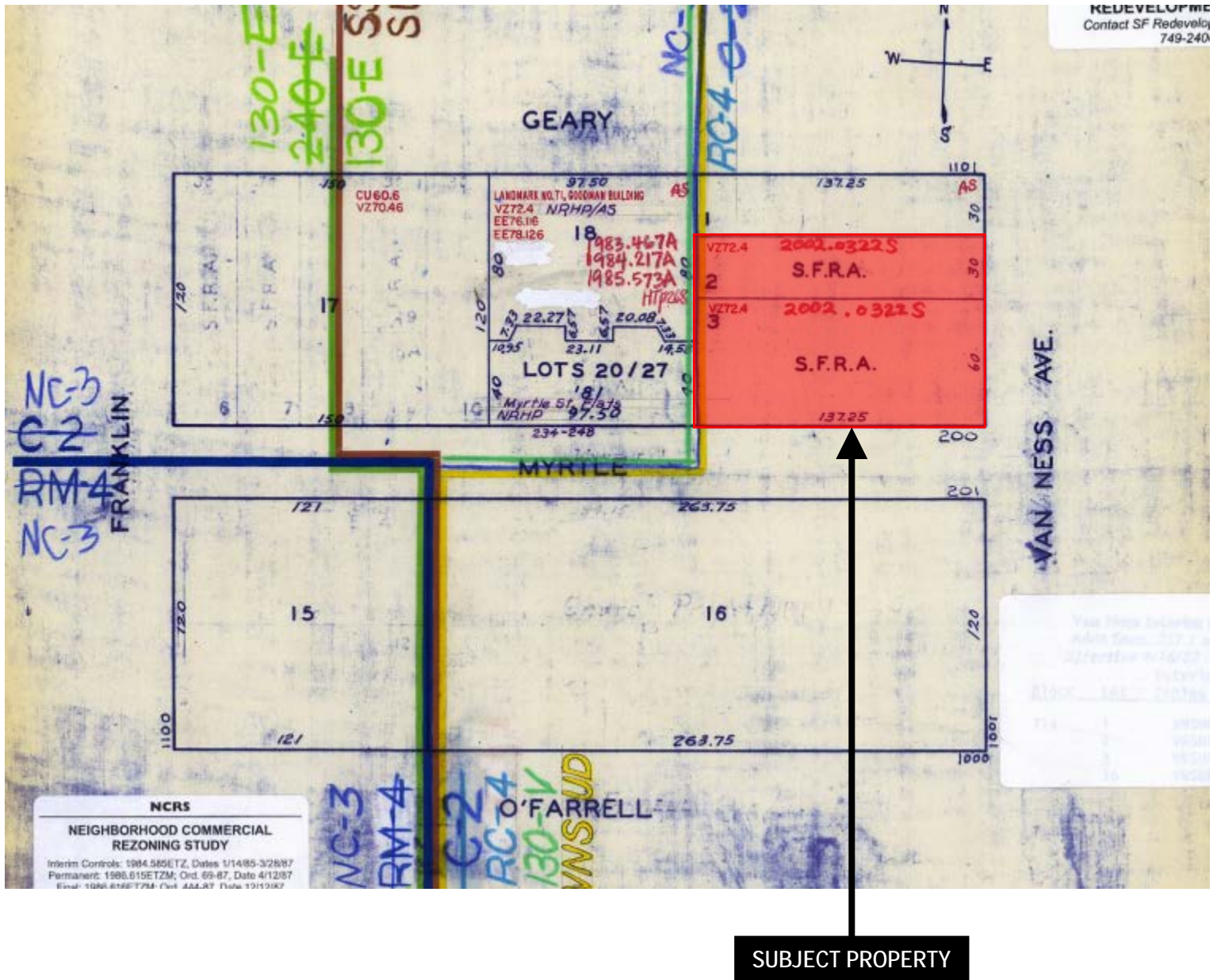
DR Application

California State Assembly Bill No. 2044, Chapter 701

Occupancy History

Reduced Plans

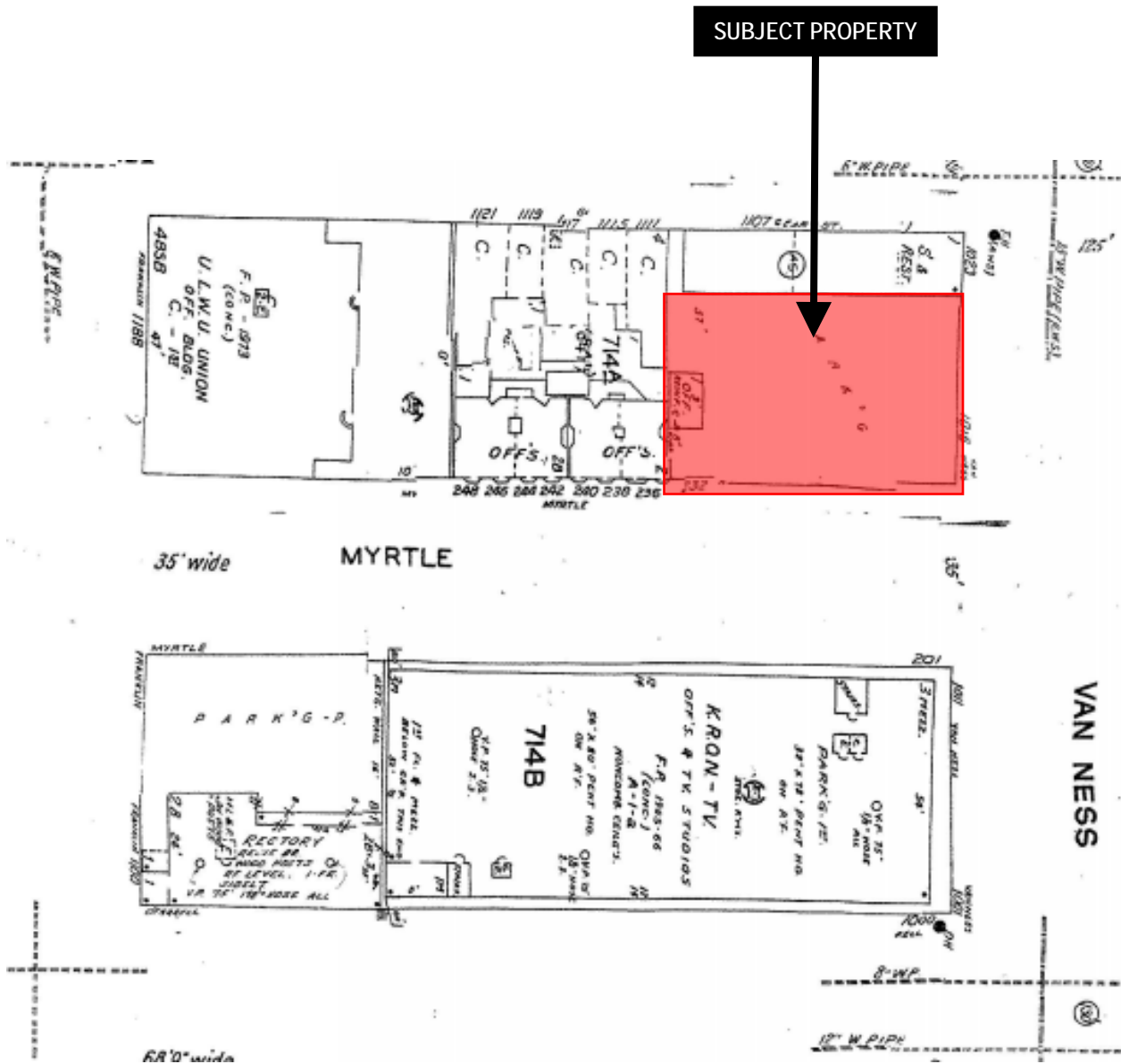
# Parcel Map



Discretionary Review Hearing  
**Case Number 2017-012530DRM**  
 The Avenue Assisted Living  
 1015-1033 Van Ness Avenue



# Sanborn Map\*

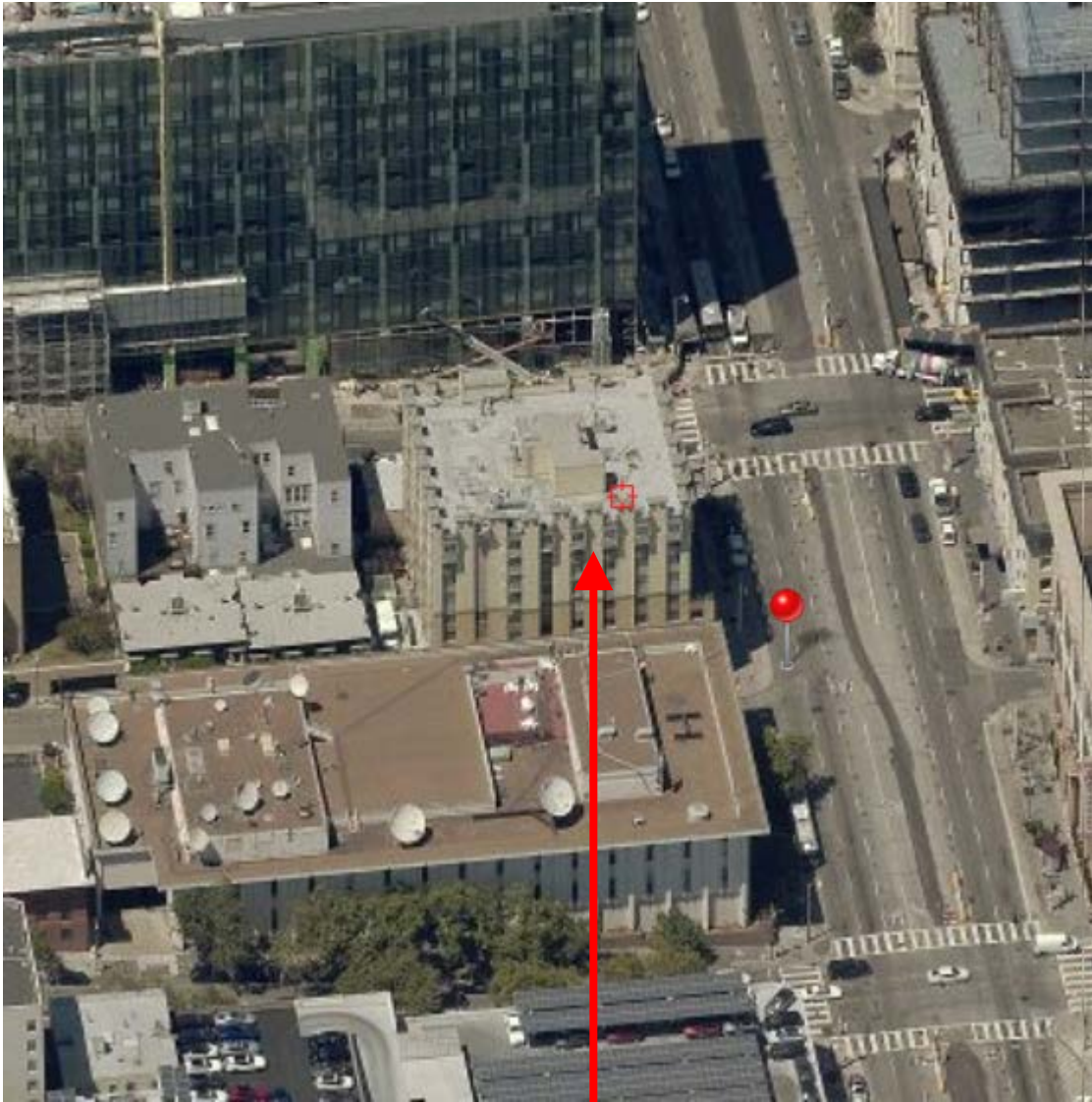


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2017-012530DRM  
The Avenue Assisted Living  
1015-1033 Van Ness Avenue

# Aerial Photo

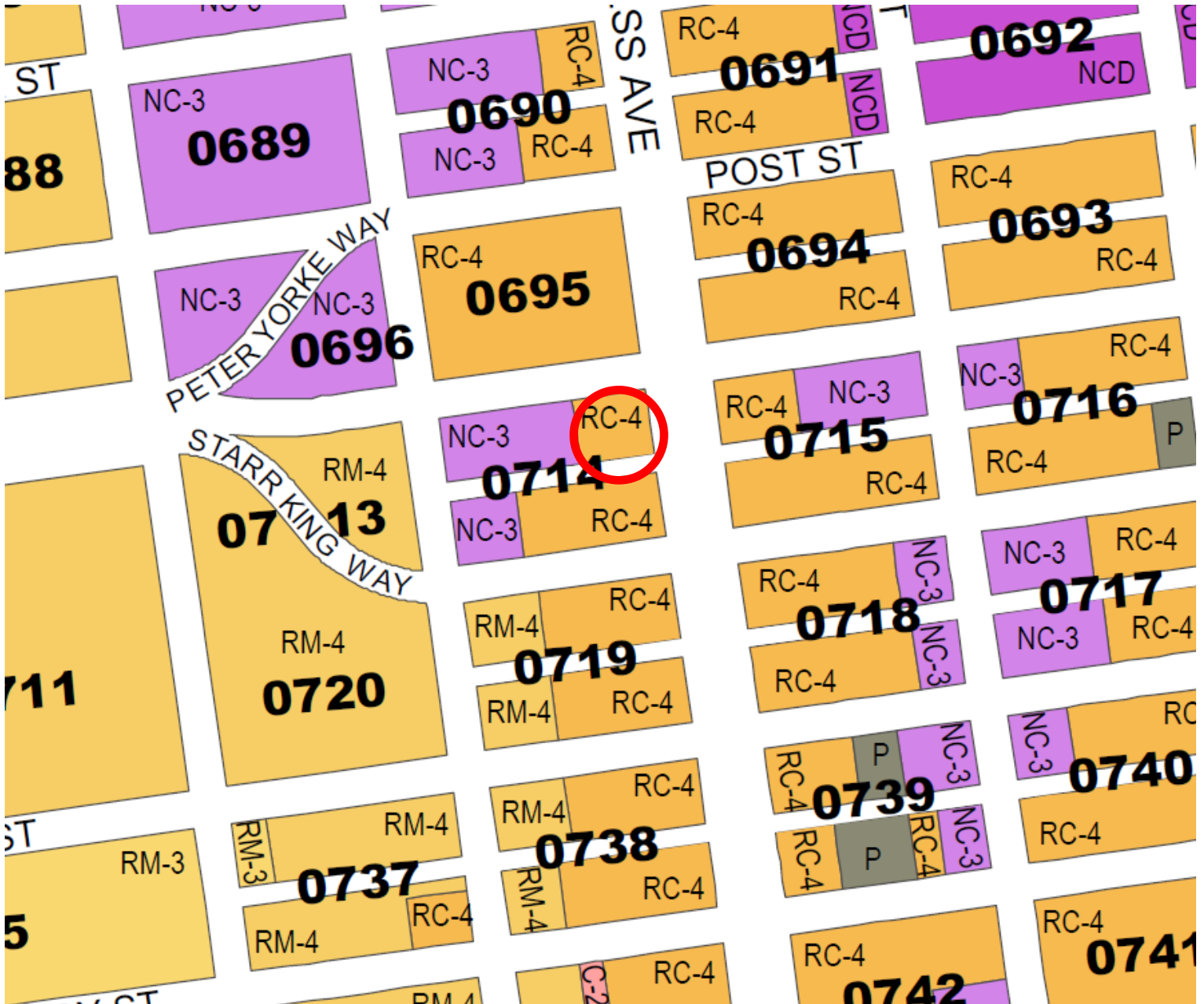


SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2017-012530DRM  
The Avenue Assisted Living  
1015-1033 Van Ness Avenue

# Zoning Map





# Site Photo



Discretionary Review Hearing  
Case Number 2017-012530DRM  
The Avenue Assisted Living  
1015-1033 Van Ness Avenue

Application for Discretionary Review	
CASE NUMBER: For Staff Use only	2017-01253 ODRM

# APPLICATION FOR Discretionary Review

## 1. Owner/Applicant Information

DR APPLICANT'S NAME:		
Mel Lee		
DR APPLICANT'S ADDRESS:	ZIP CODE:	TELEPHONE:
1035 Van Ness Avenue	94109	(415 ) 776-1800
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME:		
San Francisco Care Center		
ADDRESS:	ZIP CODE:	TELEPHONE:
1035 Van Ness Avenue	94109	(415 ) 776-1800
CONTACT FOR DR APPLICATION:		
Same as Above <input type="checkbox"/> Mel Lee		
ADDRESS:	ZIP CODE:	TELEPHONE:
1035 Van Ness Avenue	94109	(415 ) 776-1800
E-MAIL ADDRESS:		

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
1015 - 1035 Van Ness Avenue		94109		
CROSS STREETS:				
Geary and O'Farrell Streets				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0714 /028	90 x 137.25	12,352	RC-4	130 ft.

## 3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐  
R-2

Present or Previous Use:

Proposed Use: No changes

Building Permit Application No. 2017.09.25.9502

Date Filed: 9-25-2017

#### 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input type="checkbox"/>

#### 5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.  
Not applicable (Please see attachment by Owner).

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## Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Not applicable

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Not applicable

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

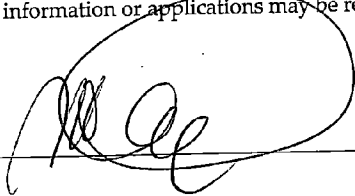
Not applicable. (Please see attachment by Owner)

## 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: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: Nov. 16, 2017

Print name, and indicate whether owner, or authorized agent:

Mel Lee (Owner)

Owner / Authorized Agent (circle one)





November 30, 2017

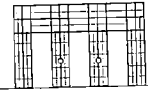
San Francisco Planning Department  
Attn: Dito, Mathew, Planner  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: 1015-1035 Van Ness Ave.  
Building Permit Application 2017.09.25.9502  
Application Packet for Discretionary Review

Dear Mr. Matthew,

Per your request, we herewith submit a summary of disagreement to revise the Building Permit Application:

- Of the existing 122 Residential Care Units, none of the proposed vacated 15 units are currently occupied, with the exception of room 711.
- The proposed elimination of the 15 units are for positive, specific purposes and amenities as follows:
  - a. Plan Sheet A1-0, 3<sup>rd</sup>. floor, detail 4/A2.0, eliminate one unit (#14). This specialized acute care and dementia resident floor needed a common area with windows for greater natural light exposure.
  - b. Plan Sheet A1-0, 4th. floor, detail 6/A2.0, eliminate 3 units (#10, 11 & 12). This specialized acute care resident floor needed a designated dining area for social activities and family visitors.
  - c. Plan Sheet A1-0, 7<sup>th</sup>. floor, detail 4/A2.0, combine 2 studios to 1 bedroom unit as a single studio is not large enough for couples.
  - d. Plan Sheet A1-0, 7<sup>th</sup>. floor, detail 6/A2.0, combine 2 studios to 1 bedroom unit as a single studio is not large enough for couples.
  - e. Plan Sheet A1-0, 8<sup>th</sup>. floor, detail 4/A2.0, combine 2 studios to 1 bedroom unit as a single studio is not large enough for couples.
  - f. Plan Sheet A1-0, 8<sup>th</sup>. floor, detail 6/A2.0, combine 2 studios to 1 bedroom unit as a single studio is not large enough for couples.



g. Plan Sheet A1-0, 9<sup>th</sup>. floor, detail 1/A2.3, combine 5 studios (6,7,8,9 and 10) to a living quarter for Facility Administrator, who is responsible for operations 24/7. The need for this change is further substantiated by California Assembly Bill No. 2044 Chapter 701, which requires that an administrator or equivalent remain on premises 24/7. Number of units eliminated: 4.

h. Plan Sheet A1-0, 9<sup>th</sup>. floor, detail 2/A2.2, combine 4 studios (1,2,3 and 4) to a living quarter for Assistant Administrator as relief for when Administrator is not available. The need for this change is further substantiated by California Assembly Bill No. 2044 Chapter 701. Number of units eliminated: 3.

## Plan Submittal Guidelines:

- No exterior height or bulk has been revised. Elevations are not necessary.
- Notification Instructions. Per Diagram Number 1, with mailing labels enclosed.
- Required floor plans per Building Permit Application 2017.09.25.9502. Submitted with the current Permit Application.

## Detailed History of Occupancy:

- See attached list of occupancy history for the units.

Any questions please do not hesitate to contact my office.

Sincerely,

SAN FRANCISCO CARE CENTER, LP

Mel Lee  
General Partner

## Attached:

1. Per Diagram 1, mailing labels.
2. Assembly Bill No. 2044.

# Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/> N/A
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material.

☒ Optional Material.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

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

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

[Home](#)[Bill Information](#)[California Law](#)[Publications](#)[Other Resources](#)[My Subscriptions](#)[My Favorites](#)**AB-2044 Residential care facilities for the elderly.** (2013-2014)

SHARE THIS:

**Assembly Bill No. 2044****CHAPTER 701**

An act to amend Sections 1569.618 and 1569.625 of the Health and Safety Code, relating to care facilities.

[ Approved by Governor September 28, 2014. Filed with Secretary of State September 28, 2014. ]

**LEGISLATIVE COUNSEL'S DIGEST**

AB 2044, Rodriguez. Residential care facilities for the elderly.

Existing law provides for the licensure and regulation of residential care facilities for the elderly by the State Department of Social Services. A violation of these provisions is a misdemeanor.

Existing law requires the administrator designated by the licensee to be present at the facility during normal working hours and requires a facility manager, as defined, to be responsible for the operation of the facility when the administrator is temporarily absent from the facility.

This bill would require that at least one administrator, facility manager, or designated substitute who is at least 21 years of age and has adequate qualifications, as specified, be on the premises of the facility 24 hours per day. The bill would also require the facility to employ, and the administrator to schedule, a sufficient number of staff members, as prescribed.

Existing law requires the department to adopt regulations to require staff members who assist residents with personal activities of daily living to receive appropriate training, which consists of 10 hours of training within the first 4 weeks and 4 hours annually thereafter. Existing law requires that the training include specified topics.

This bill would require that this training also include building and fire safety and the appropriate response to emergencies.

By expanding the scope of a crime, this bill would impose a state-mandated local program.

This bill would incorporate additional changes to Section 1569.625 of the Health and Safety Code proposed by AB 1570 that would become operative if this bill and AB 1570 are both enacted and this bill is enacted last.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

**THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:**

**SECTION 1.** Section 1569.618 of the Health and Safety Code is amended to read:

**1569.618.** (a) The administrator designated by the licensee pursuant to subdivision (k) of Section 1569.15 shall be present at the facility during normal working hours. A facility manager designated by the licensee with notice to the department, shall be responsible for the operation of the facility when the administrator is temporarily absent from the facility.

(b) At least one administrator, facility manager, or designated substitute who is at least 21 years of age and has qualifications adequate to be responsible and accountable for the management and administration of the facility pursuant to Title 22 of the California Code of Regulations shall be on the premises 24 hours per day. The designated substitute may be a direct care staff member who shall not be required to meet the educational, certification, or training requirements of an administrator. The designated substitute shall meet qualifications that include, but are not limited to, all of the following:

- (1) Knowledge of the requirements for providing care and supervision appropriate to each resident of the facility.
- (2) Familiarity with the facility's planned emergency procedures.
- (3) Training to effectively interact with emergency personnel in the event of an emergency call, including an ability to provide a resident's medical records to emergency responders.

(c) The facility shall employ, and the administrator shall schedule, a sufficient number of staff members to do all of the following:

- (1) Provide the care required in each resident's written record of care as described in Section 1569.80.
- (2) Ensure the health, safety, comfort, and supervision of the residents.
- (3) Ensure that at least one staff member who has cardiopulmonary resuscitation (CPR) training and first aid training is on duty and on the premises at all times. This paragraph shall not be construed to require staff to provide CPR.
- (4) Ensure that the facility is clean, safe, sanitary, and in good repair at all times.
- (d) "Facility manager" means a person on the premises with the authority and responsibility necessary to manage and control the day-to-day operation of a residential care facility for the elderly and supervise the clients. The facility manager, licensee, and administrator, or any combination thereof, may be the same person provided he or she meets all applicable requirements. If the administrator is also the facility manager for the same facility, he or she shall be limited to the administration and management of only one facility.

**SEC. 2.** Section 1569.625 of the Health and Safety Code is amended to read:

**1569.625.** (a) The Legislature finds that the quality of services provided to residents of residential care facilities for the elderly is dependent upon the training and skills of staff. It is the intent of the Legislature in enacting this section to ensure that direct-care staff have the knowledge and proficiency to carry out the tasks of their jobs.

(b) The department shall adopt regulations to require staff members of residential care facilities for the elderly who assist residents with personal activities of daily living to receive appropriate training. This training shall consist of 10 hours of training within the first four weeks of employment and four hours annually thereafter. This training shall be administered on the job, or in a classroom setting, or any combination of the two. The department shall establish, in consultation with provider organizations, the subject matter required for this training.

(c) The training shall include, but not be limited to, the following:

- (1) Physical limitations and needs of the elderly.
- (2) Importance and techniques for personal care services.
- (3) Residents' rights.
- (4) Policies and procedures regarding medications.
- (5) Psychosocial needs of the elderly.

(6) Building and fire safety and the appropriate response to emergencies.

**SEC. 2.5.** Section 1569.625 of the Health and Safety Code is amended to read:

**1569.625.** (a) The Legislature finds that the quality of services provided to residents of residential care facilities for the elderly is dependent upon the training and skills of staff. It is the intent of the Legislature in enacting this section to ensure that direct-care staff have the knowledge and proficiency to carry out the tasks of their jobs.

(b) The department shall adopt regulations to require staff members of residential care facilities for the elderly who assist residents with personal activities of daily living to receive appropriate training. This training shall consist of 10 hours of training within the first four weeks of employment and four hours annually thereafter. This training shall be administered on the job, or in a classroom setting, or any combination of the two. The department shall establish, in consultation with provider organizations, the subject matter required for this training.

(c) The training shall include, but not be limited to, all of the following:

- (1) Physical limitations and needs of the elderly.
- (2) Importance and techniques for personal care services.
- (3) Residents' rights.
- (4) Policies and procedures regarding medications.
- (5) Psychosocial needs of the elderly.

(6) Building and fire safety and the appropriate response to emergencies.

(d) This section shall remain in effect only until January 1, 2016, and as of that date is repealed, unless a later enacted statute, that is enacted before January 1, 2016, deletes or extends that date.

**SEC. 2.7.** Section 1569.625 is added to the Health and Safety Code, to read:

**1569.625.** (a) The Legislature finds that the quality of services provided to residents of residential care facilities for the elderly is dependent upon the training and skills of staff. It is the intent of the Legislature in enacting this section to ensure that direct-care staff have the knowledge and proficiency to carry out the tasks of their jobs.

(b) (1) The department shall adopt regulations to require staff members of residential care facilities for the elderly who assist residents with personal activities of daily living to receive appropriate training. This training shall consist of 40 hours of training. A staff member shall complete 20 hours, including six hours specific to dementia care, as required by subdivision (a) of Section 1569.626 and four hours specific to postural supports, restricted health conditions, and hospice care, as required by subdivision (a) of Section 1569.696, before working independently with residents. The remaining 20 hours shall include six hours specific to dementia care and shall be completed within the first four weeks of employment. The training coursework may utilize various methods of instruction, including, but not limited to, lectures, instructional videos, and interactive online courses. The additional 16 hours shall be hands-on training.

(2) In addition to paragraph (1), training requirements shall also include an additional 20 hours annually, eight hours of which shall be dementia care training, as required by subdivision (a) of Section 1569.626, and four hours of which shall be specific to postural supports, restricted health conditions, and hospice care, as required by subdivision (a) of Section 1569.696. This training shall be administered on the job, or in a classroom setting, or both, and may include online training.

(3) The department shall establish, in consultation with provider organizations, the subject matter required for the training required by this section.

(c) The training shall include, but not be limited to, all of the following:

- (1) Physical limitations and needs of the elderly.
- (2) Importance and techniques for personal care services.
- (3) Residents' rights.

(4) Policies and procedures regarding medications.

(5) Psychosocial needs of the elderly.

(6) Building and fire safety and the appropriate response to emergencies.

(7) Dementia care, including the use and misuse of antipsychotics, the interaction of drugs commonly used by the elderly, and the adverse effects of psychotropic drugs for use in controlling the behavior of persons with dementia.

(8) The special needs of persons with Alzheimer's disease and dementia, including nonpharmacologic, person-centered approaches to dementia care.

(9) Cultural competency and sensitivity in issues relating to the underserved, aging, lesbian, gay, bisexual, and transgender community.

(d) This section shall not apply to certified nurse assistants, certified pursuant to Article 9 (commencing with Section 1337) of Chapter 2, licensed vocational nurses, licensed pursuant to Chapter 6.5 (commencing with Section 2840) of Division 2 of the Business and Professions Code, and registered nurses, licensed pursuant to Chapter 6 (commencing with Section 2700) of Division 2 of the Business and Professions Code, except both of the following shall apply:

(1) A licensed or certified health professional with valid certification shall receive eight hours of training on resident characteristics, resident records, and facility practices and procedures prior to providing direct care to residents.

(2) In addition to paragraph (1), a certified nurse assistant shall also receive the 12 hours of dementia care training specified in Section 1569.626 and the annual training specified in paragraph (2) of subdivision (b).

(e) This section shall become operative on January 1, 2016.

**SEC. 3.** Sections 2.5 and 2.7 of this bill incorporate amendments to Section 1569.625 of the Health and Safety Code proposed by both this bill and Assembly Bill 1570. They shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2015, (2) each bill amends Section 1569.625 of the Health and Safety Code, and (3) this bill is enacted after Assembly Bill 1570, in which case Section 2 of this bill shall not become operative.

**SEC. 4.** No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

## The Avenue - History of the Occupancy of the Residential Care Units

x = More than 6 month Occupied

y = Less than 6 months Occupied

	Unit	Modified To	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Details
1	210					x	x	x	x	x	x	x	x	x	x	x	
2	211			y	y	x	x	x	x	x	x	x	x	x	x	y	
3	212			x	x	x	x	x	x	x	x	x	x		y	x	
4	214			y	x	x	x		y	x	x	x	x	x	x	y	
5	215						y		y	x	x	x			y	x	
6	216					x	x	x	x	x	x	x	x	x	x	x	
7	217				x	x	x	x	x	y	x	x	x	x	x	x	
8	218			x	x	x	x	x	x		y	x	x	x	x	x	
9	219			x	x	x		y	x	x	x	y	x	x	x	x	
10	220		y	x	y	x	x	x	x	x	x	x	x	x	x	x	
11	221			y	y	x	y	x	x	x	x	x	y	x	x	x	
12	222			x	x	x	x	x	x	x		x	x	x	x	y	
13	310															x	
14	311														y		
15	312													x	x	x	
16	314										y	x	x	x	x	x	
17	315												x		x	x	
18	316						x	x	x	x	x	x	y		y	x	
19	317																
20	318																
21	319									y	x	x	x	x	y		
22	320														x	x	
23	321																
24	322									y	x	x	x	x	x	x	
25	323											x	x	x	x	y	
26	324	Activity Area															
27	325						x								y	x	
28	326					y	x		y	x	x	x	x	x	x	y	
29	327									y	x	x	x	x	x	y	
30	410					y	x	x	x	x	x		x	y			
31	411				y	x	x	x	x	x	x	x		y	x	x	
32	412				x	x	x	x	x	x	x	x			y	x	
33	414				y	x	x	x	x								
34	415			y	x	y	x	x	x								
35	416				x	x	x	x	x	x							
36	417																
37	418								x	x	x	x	x	x	x	x	
38	419				x	y											
39	420	Activity Area			x	x	x	x									
40	421	Activity Area								x							



41	422	Activity Area			y	x	x	x	x								
42	423					x	x	x	x	x	y			y	x	x	
43	424			x	x	x	y	x	x	x	x	x	x	x	x	x	
44	425				x	x	x	x	x	x	x			x	x	x	
45	426				x	x	x	x	x	y		x	x	x	x	x	
46	427		y	x	x	x	x	x	y			y					
47	428		y	x	x	x	x										
48	429				x	x	x	y	x								
49	430												x	y			
50	610						x	x	x								
51	611				y	x	x	x	x	x	x	x	x	x	y		
52	612					x	x	x	x	y	x	x	y	x	x	x	
53	614		y	x	x	x	x	x	x	x	x	y	x	x	x	x	
54	615			y	y	x	x	x	x	y	y			x	x	x	
55	616				y	x	x	x	x	x	x	x	x		x	x	
56	617			y	x	y	x	x	x	x	y	y		y		x	
57	618			y	x	x	x	x	x	x	x	x	x				
58	619					y		x	y						x	x	
59	620		y	x	x			x	x	x	x	x	x	x	y		
60	621			y	x	x	x	x	x	x	x	x	x	x	x	x	
61	622			y	x	x	x	y	y	x	x	x	x	x	x	x	
62	623			x	x	x	y		x	x	y		x	x	x	x	
63	624			x	x	x	y	x	x	x	x	x	x	x	x	x	
64	625				y	y	x	x	x	x	x	x	x	x	x	x	
65	626				y	x	x	x	y		y	x	x	x	x	x	
66	627				x	x	x	x	x	x	x	x	x	x	x	x	
67	628					y	x	x		y	x	x	x	x	x	x	
68	710	1 Bedroom				x	x	x	x	x	x	x	x	x	x	x	Combined with 711. Room combined for occupancies for couples
69	711					x	x	x	x	x	x	x	x	x	x	x	
70	712						x	x	x	y	x	x	x	x	x	x	
71	713																
72	714			x	y		y	x	x	x	x	x	y				
73	715						y	y	x	x	x	y		y	x	x	
74	716							x	x			x	y				
75	717							x	x		y		x				
76	718						x	x				x	x				Combined with 719. Room combined for occupancies for couples
77	719	1 Bedroom					y	y				x	x				
78	720																
79	721						x										
80	722						x				x	x	x	y			
81	723					x	y	x	x	x	x	x	x	y	x	x	
82	724					y	x	x				y	y	x	x	x	
83	725					y	x	x	x	x	x	x	x	x	x	x	
84	726				y	y	y	x	x	x	y		x	x	x		
85	727				x	x	x		y	y	x	x					
86	728						y	x	x	x	x	x	x			x	
87	729							x	x			y					
88	810						x			x	x						Combined with 811. Room combined for occupancies for couples

89	811	1 Bedroom					y			y	x						
90	812																
91	814																
92	815																
93	816					y	x	y									
94	817																
95	818																Combined with 819. Room combined as a model room
96	819	1 Bedroom															
97	820																
98	821																
99	822				y												
100	823				y	x	x	x	x	x	x	x	x	x	x	x	
101	824			y	x												
102	825					x	y										
103	826				x	x	y										
104	827							y	x	x	y			x			
105	828																
106	829				y	x	x	x									
107	910																Combined with room 914 for Assistant Administrator Occupancy
108	911																Combined with room 914 for Assistant Administrator Occupancy
109	912																Combined with room 914 for Assistant Administrator Occupancy
110	914	1 Bedroom															
111	915																
112	916																Combined with room 920 for Administrator Occupancy
113	917																Combined with room 920 for Administrator Occupancy
114	918																Combined with room 920 for Administrator Occupancy
115	919																Combined with room 920 for Administrator Occupancy
116	920	1 Bedroom															
117	921						x	x	x	x	x	y					
118	922																
119	923																
120	924																
121	925																
122	926																
123	927		y	x	x	x	x	x	x	x							
124	928																
125	929																
Total Less than 6 Mothns			6	10	16	12	14	7	8	10	11	8	5	9	9	6	
Total More than 6 Months			0	14	30	44	55	55	52	46	44	48	46	41	45	46	
Less than 1 Year Occupied %			5%	8%	13%	10%	11%	6%	6%	8%	9%	6%	4%	7%	7%	5%	
1 Year Occupied %			0%	11%	24%	35%	44%	44%	42%	37%	35%	38%	37%	33%	36%	37%	
Total Occupied %			5%	19%	37%	45%	55%	50%	48%	45%	44%	45%	41%	40%	43%	42%	

1035  
VAN NESS AVE.  
SAN FRANCISCO, CA 94109

BLOCK/LOT: 0714/028

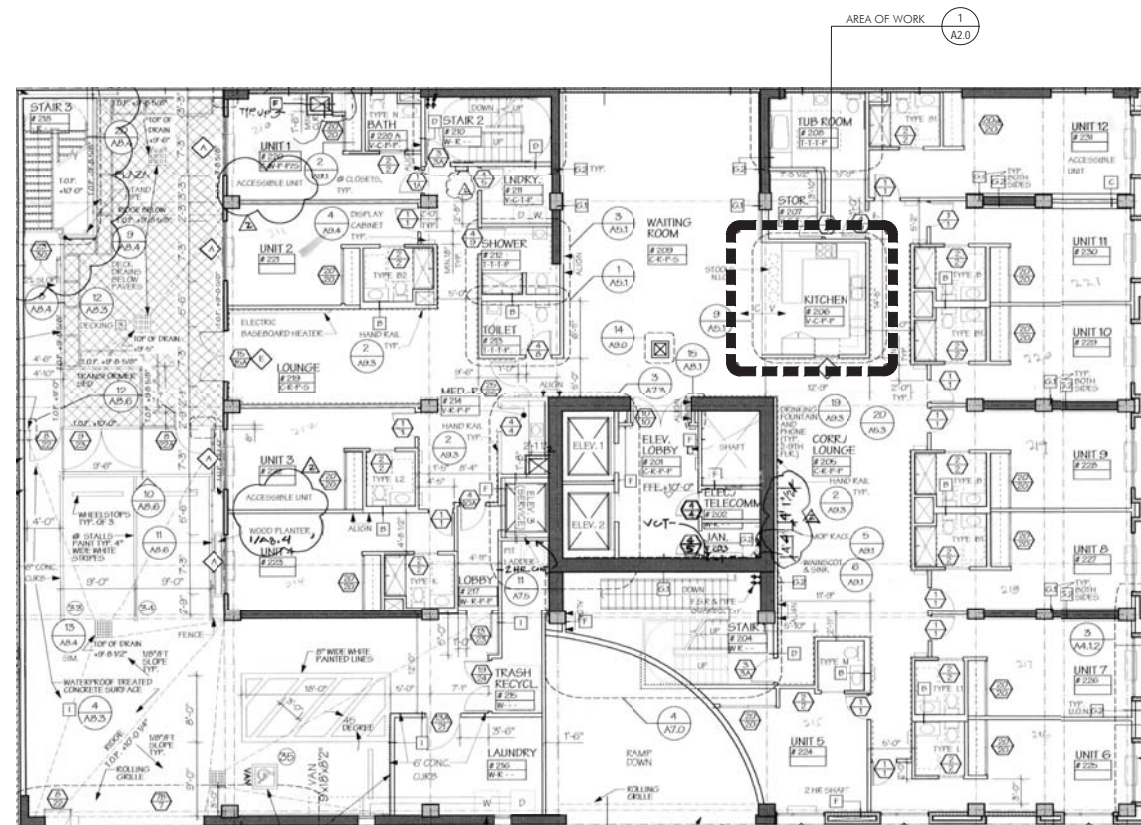
D-Scheme Studio  
Dream :: Design :: Develop

222 8TH STREET  
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F: 415.252.8388  
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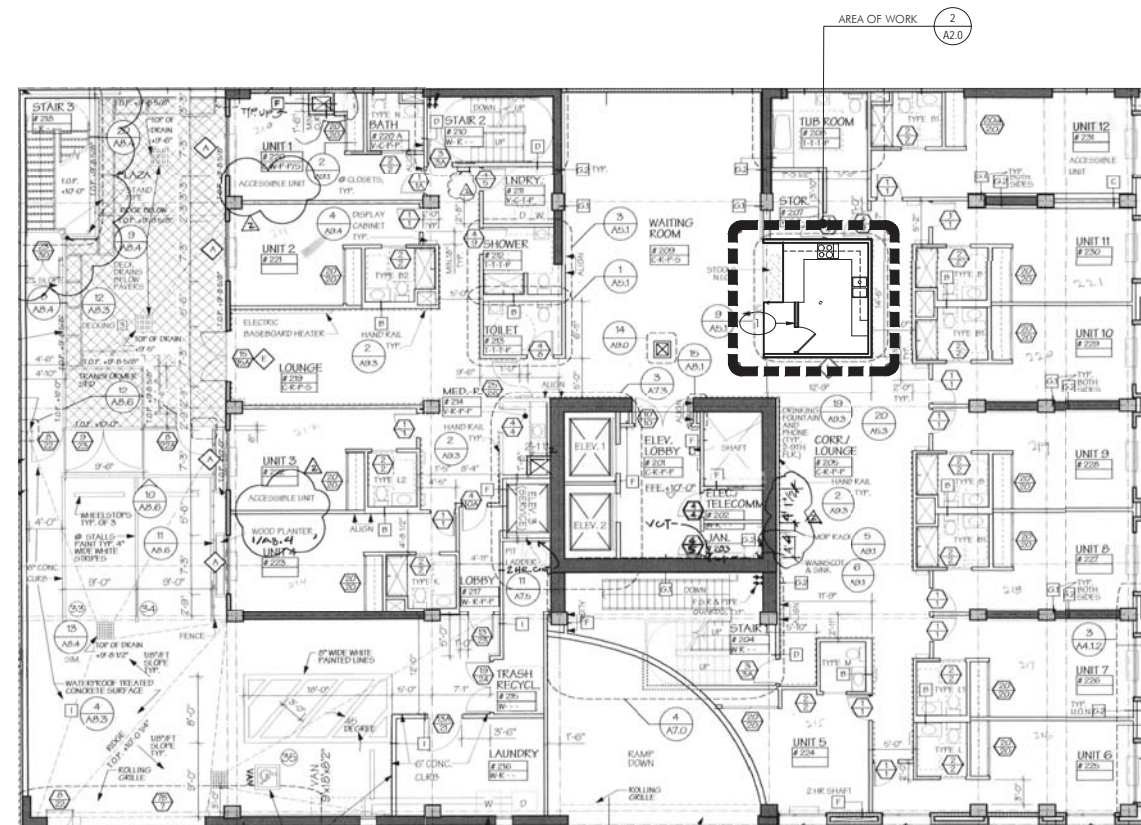


*[Handwritten signature]*

07.27.17 PERMIT SET



1 | 2ND FLOOR RECORD PLAN - FOR REFERENCE ONLY  
3/32" = 1'-0"  
EXISTING FLOOR PLANS REFERRED FROM BUILDING PERMIT #200207181757 REVISION 2, 5.10.02



2 | CURRENT 2ND FLOOR PLAN  
3/32" = 1'-0"  
EXISTING FLOOR PLANS REFERRED FROM BUILDING PERMIT #200207181757 REVISION 2, 5.10.02

GENERAL FLOOR PLAN NOTES

- GENERAL FLOOR PLAN NOTES:
- A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.
- B. LEGEND:
- XXXXX ROOM NAME  
101 ROOM NUMBER
- C. CONTRACTOR TO VERIFY ELECTRICAL AND PLUMBING REQUIREMENTS FOR EQUIPMENT.
- D. DURING CONSTRUCTION, PROVIDE TEMPORARY SIDEWALK ENCLOSURE, W/ COLOR PHOTO OF NEW FACADE - 11" X 17" IN SIZE AND PROTECTED FROM THE ELEMENTS.

FLOOR PLAN NOTES

- 1 3'-0" X 6'-8" DOOR AND PARTITION WALL  
\* NO CHANGE TO LAYOUT IN (E) KITCHEN.  
DOOR & PARTITION WALL ADDED ONLY

LEGEND

- AREA OF WORK  
 (E) DOOR TO REMAIN



JOB NUMBER:

DRAWN BY:  
AV / JU

DATE:  
07.05.2017

CHECKED BY:  
MD

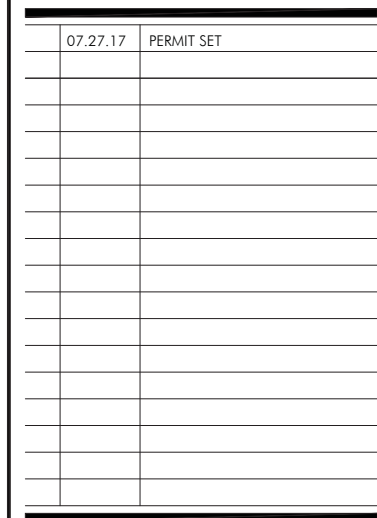
SCALE:


SHEET TITLE:  
RECORD AND CURRENT  
2ND FLOOR PLAN

SHEET NUMBER:

A1.1





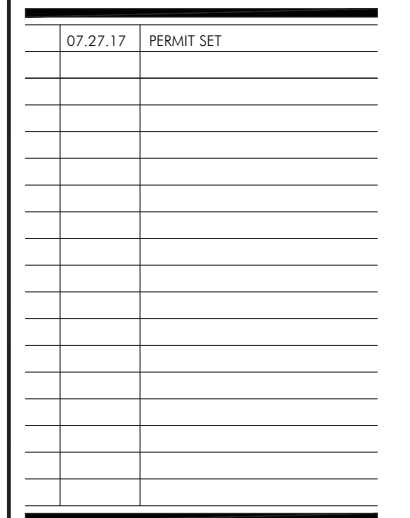
	
JOB NUMBER:	DRAWN BY: AV / JU
DATE: 07.05.2017	CHECKED BY: MD
SCALE:	
SHEET TITLE: RECORD AND CURRENT 3RD FLOOR PLAN	
SHEET NUMBER:  A1.2	




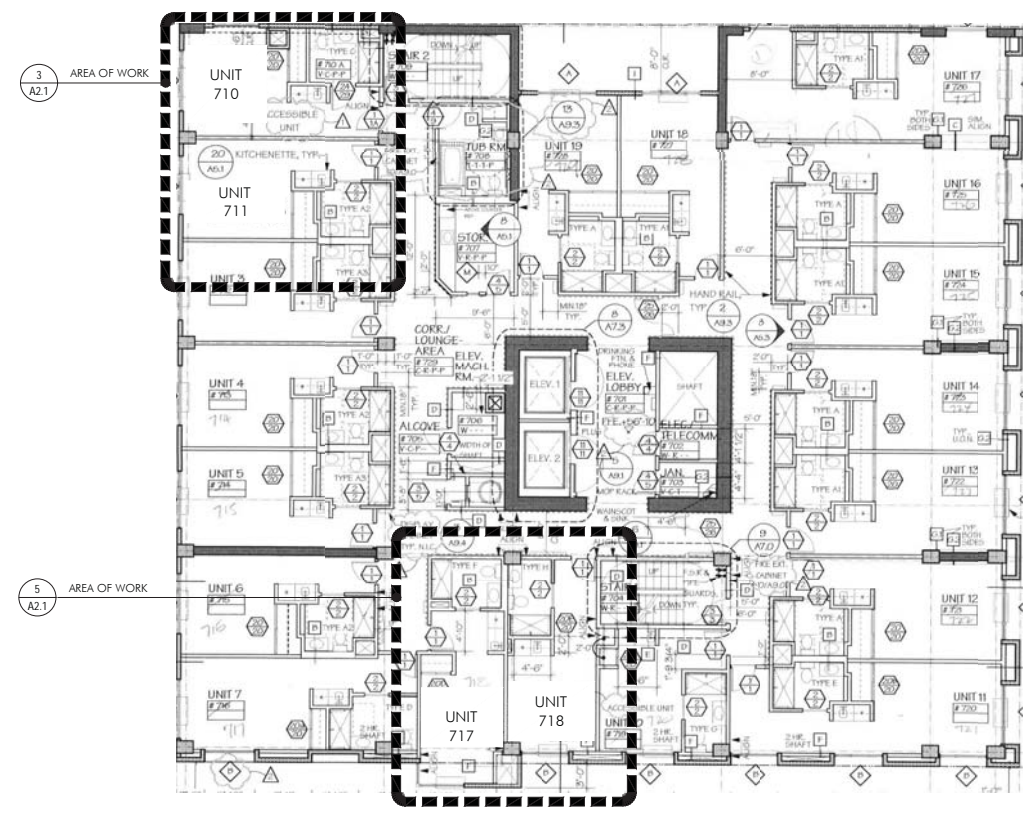


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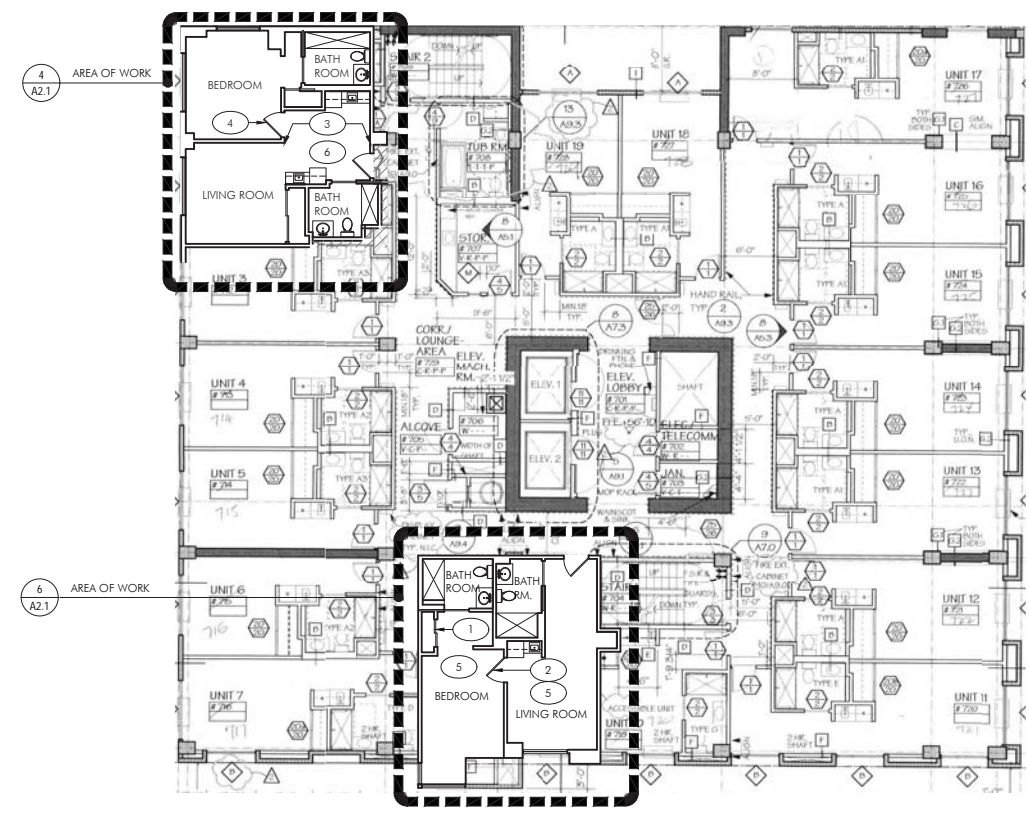
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JOB NUMBER:	DRAWN BY: AV / JU
DATE: 07.05.2017	CHECKED BY: MD
SCALE:	
SHEET TITLE: RECORD AND CURRENT 5TH FLOOR PLAN	
SHEET NUMBER:  A1.4	

[illegible]

1 | 7TH FLOOR RECORD PLAN - FOR REFERENCE  
3/32" = 1'-0" EXISTING FLOOR PLANS REFERRED FROM BUILDING PERMIT #200207181757 REVISION 2, 5.10.02



2 | CURRENT 7TH FLOOR PLAN  
3/32" = 1'-0" EXISTING FLOOR PLANS REFERRED FROM BUILDING PERMIT #200207181757 REVISION 2, 5.10.02

GENERAL FLOOR PLAN NOTES	FLOOR PLAN NOTES	LEGEND
<p><u>GENERAL FLOOR PLAN NOTES:</u></p> <p>A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN ±2" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.</p> <p>B. LEGEND:</p> <div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 1px solid black; padding: 2px 10px; margin-right: 5px;">XXXXX</div> <div style="margin-left: 5px;">ROOM NAME</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px 10px; margin-right: 5px;">101</div> <div style="margin-left: 5px;">ROOM NUMBER</div> </div> <p>C. CONTRACTOR TO VERIFY ELECTRICAL AND PLUMBING REQUIREMENTS FOR EQUIPMENT.</p> <p>D. DURING CONSTRUCTION, PROVIDE TEMPORARY SIDEWALK ENCLOSURE, W/ COLOR PHOTO OF NEW FACADE - 11" X 17" IN SIZE AND PROTECTED FROM THE ELEMENTS.</p>	<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">1</div> <div>CLOSET INSTALLED IN FRONT OF ENTRY DOOR</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2</div> <div>3'-0" OPENING WITH DOOR</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">3</div> <div>10'-4.5" OPENING COMBING UNIT 10 AND 11.</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">4</div> <div>3'-0" DOOR</div> </div> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">5</div> <div>* PORTION OF WALL BETWEEN UNIT 17 &amp; 18 ON 7TH AND 8TH FLOOR REMOVED. DOOR INSTALLED BETWEEN UNITS. CLOSET BUILT IN FRONT OF ENTRY DOOR TO UNIT 17 ON 7TH AND 8TH FLOOR.</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">6</div> <div>* PARTITION WALL REMOVED BETWEEN STUDIO UNITS 10 &amp; 11 ON 7TH AND 8TH FLOOR TO CREATE ONE-BEDROOM UNIT.</div> </div>	<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div>AREA OF WORK</div> </div> <div style="display: flex; align-items: center;"> <div>(F) DOOR TO REMAIN</div> </div>



JOB NUMBER:

DRAWN BY:  
AV / JU

DATE:  
07.05.2017

CHECKED BY:  
MD

SCALE:

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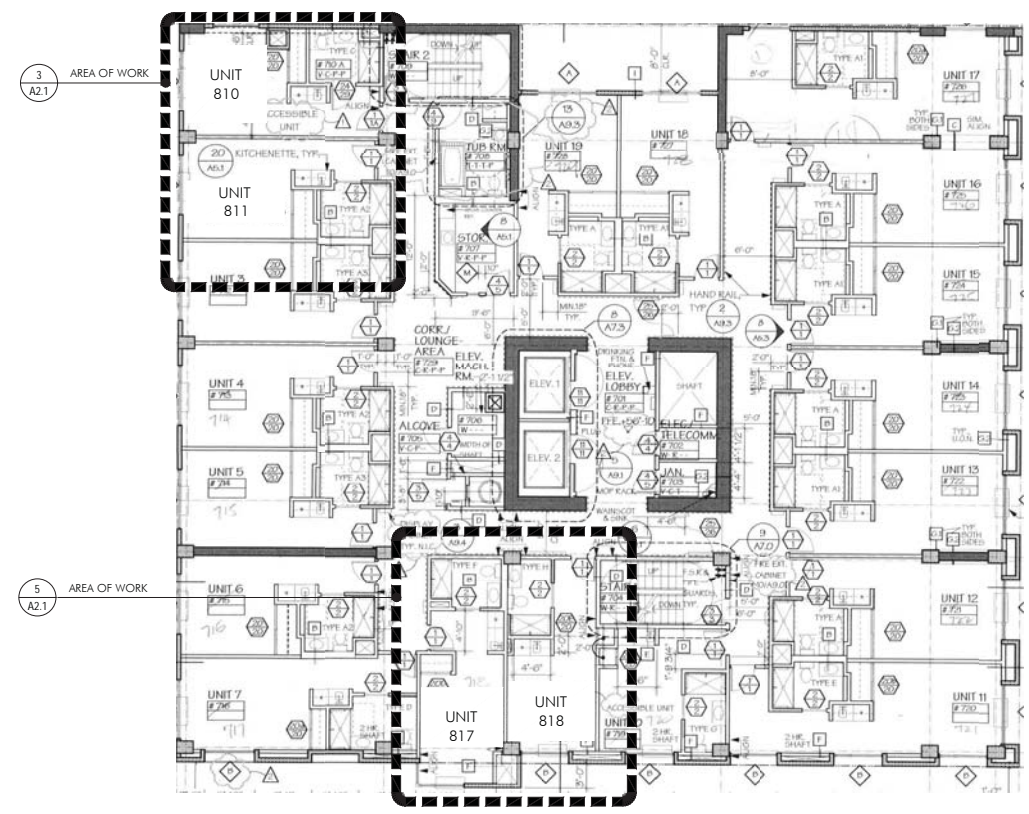
SHEET TITLE:  
RECORD AND CURRENT  
7TH FLOOR PLAN

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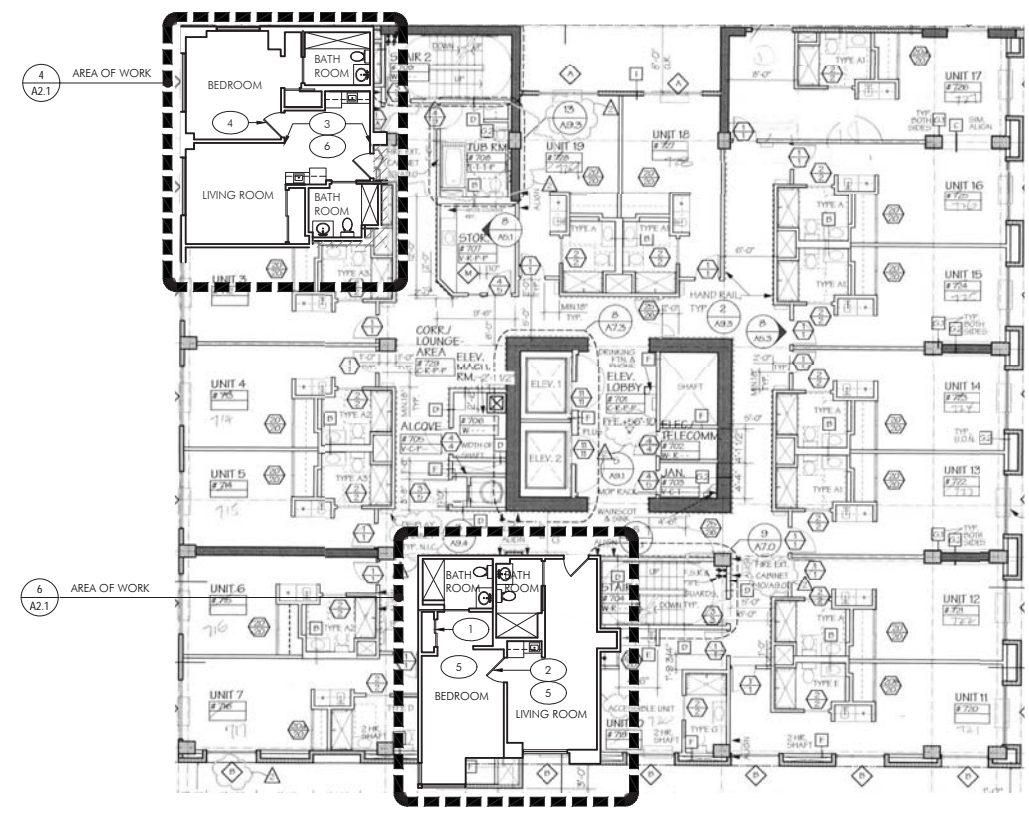
SHEET NUMBER:

## A1.5




[illegible]

1 8TH FLOOR RECORD PLAN - FOR REFERENCE  
3/32" = 1'-0" EXISTING FLOOR REFERRED FROM BUILDING PERMIT #200207181757 REVISION 2, 5.10.02



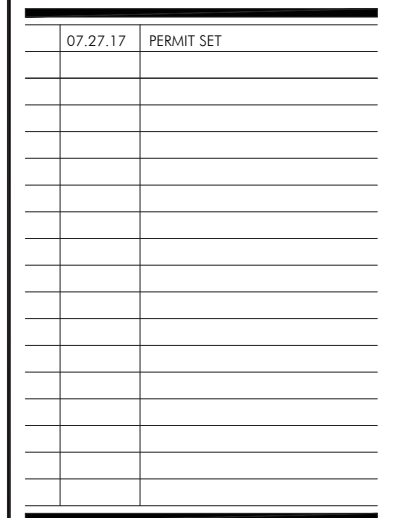
2 | CURRENT 8TH FLOOR PLAN  
3/32" = 1'-0" EXISTING FLOOR REFERRED FROM BUILDING PERMIT #200207181757 REVISION 2, 5.10.02


GENERAL FLOOR PLAN NOTES	FLOOR PLAN NOTES	LEGEND
<p><u>GENERAL FLOOR PLAN NOTES:</u></p> <p>A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN <math>\pm 2"</math> FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER / ARCHITECT HAS RESOLVED SUCH CONFLICTS.</p> <p>B. LEGEND:</p> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">XXXXX</div> <div style="margin-right: 10px;">ROOM NAME</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 10px;">101</div> <div>ROOM NUMBER</div> </div> <p>C. CONTRACTOR TO VERIFY ELECTRICAL AND PLUMBING REQUIREMENTS FOR EQUIPMENT.</p> <p>D. DURING CONSTRUCTION, PROVIDE TEMPORARY SIDEWALK ENCLOSURE, W/ COLOR PHOTO OF NEW FACADE - 11" X 17" IN SIZE AND PROTECTED FROM THE ELEMENTS.</p>	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">1</div> <div>CLOSET INSTALLED IN FRONT OF ENTRY DOOR</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">2</div> <div>3'-0" OPENING WITH DOOR</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">3</div> <div>10'-4.5" OPENING COMBING UNIT 10 AND 11.</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">4</div> <div>3'-0" DOOR</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">5</div> <div>* PORTION OF WALL BETWEEN UNIT 17 &amp; 18 ON 7TH AND 8TH FLOOR REMOVED. DOOR INSTALLED BETWEEN UNITS. CLOSET BUILT IN FRONT OF ENTRY DOOR TO UNIT 17 ON 7TH AND 8TH FLOOR.</div> </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center; margin-right: 10px;">6</div> <div>* PARTITION WALL REMOVED BETWEEN STUDIO UNITS 10 &amp; 11 ON 7TH AND 8TH FLOOR TO CREATE ONE-BEDROOM UNIT.</div> </div>	<div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>AREA OF WORK</p> <p>(E) DOOR TO REMAIN</p> </div> </div>



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JOB NUMBER:	DRAWN BY: AV / JU
DATE: 07.05.2017	CHECKED BY: MD
SCALE:	
SHEET TITLE: RECORD AND CURRENT 9TH FLOOR PLAN	
SHEET NUMBER: A1.7	