MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377 **NOTICE OF PUBLIC HEARING**

Hearing Date: Wednesday, December 04, 2013

Time: **9:30 AM**

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance(Rear Yard)
Hearing Body: Zoning Administrator

PORPERT	TY INFORMATION	APPLICATION INFORMATION		
Project Address:	470 - 476 Castro Street	Case No.:	2013.0160V	
Cross Street(s):	18th Street + Market Street	Building Permit:	2013.10.24.0180	
Block / Lot No.:	2647/012	Applicant/Agent:	Courtney Mulhern-Pearson	
Zoning District(s):	Castro Street NCD / 40-X	Telephone:	(415) 487-2034	
Area Plan:	N/A	E-Mail:	cpearson@sfsf.org	

PROJECT DESCRIPTION

The proposal includes alteration of an existing building with a one-story addition and facade alteration to operate a community service center for the San Francisco AIDS Foundation. The third floor addition requires a variance from the rear yard requirement.

PER SECTION 134 OF THE PLANNING CODE, the property is required to maintain a rear yard of approximately to 31 feet, 6 inches at the second story and above. The proposed third floor addition extends approximately 16 feet 6 inches into the required rear yard; therefore, the proposal to add a third floor addition requires a variance from the rear yard requirements.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: Jessica Look Telephone: 415.575.6812 Mail: jessica.look@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/2013.0160V.pdf

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. On October 4, 2013, the Department issued the required Section 312 notification for this project (expires October 24, 2013).

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals** at **(415) 575-6880**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at http://upn.sfplanning.org for more information.

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

San Francisco AIDS Foundation

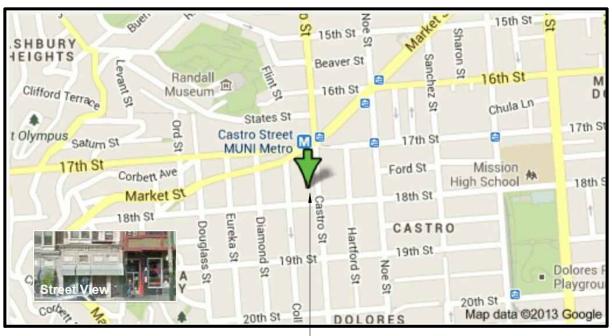
Re-Issue for Conditional Use Application #2013.0160C

470 - 474 Castro Street San Francisco CA 94114

Gensler

Architect Two Harrison Street Suite 400 San Francisco, CA 94105 415.433.3700

VICINITY MAP



PROJECT INFORMATION

470 CASTRO STREET SAN FRANCISCO, CA 94114 **BUILDING ADDRESS:** BLOCK AND LOT NUMBER: BLOCK 2647 / LOT 012 OCCUPANCY TYPE: CONSTRUCTION TYPE: VΒ 14,713 (PROPOSED) **BUILDING AREA:**

PROJECT DATUM ELEVATION: 0.00'

FIREPROOFING: FULLY SPRINKLERED

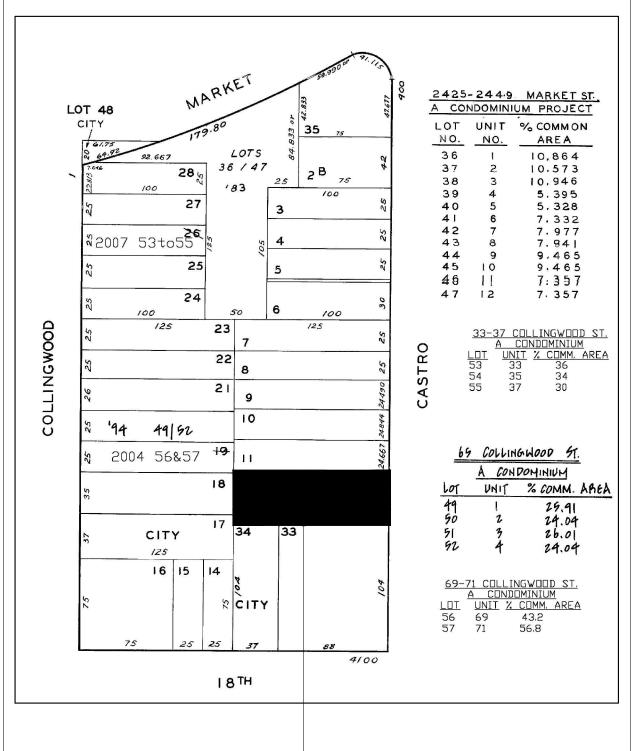
ZONING: CASTRO NCD

ALLOWABLE HEIGHT: 45'-0"

BLOCK PLAN

SITE -

SITE



APPLICABLE CODES

2013 - CALIFORNIA BUILDING CODE

2010 - SAN FRANCISCO BUILDING CODE AMENDMENTS

2010 - CALIFORNIA ELECTRICAL CODE

2010 - SAN FRANCISCO ELECTRICAL CODE AMENDMENTS

2010 - CALIFORNIA MECHANICAL CODE 2010 - SAN FRANCISCO MECHANICAL CODE AMENDMENTS

2010 - CALIFORNIA PLUMBING CODE

2010 - SAN FRANCISCO PLUMBING CODE AMENDMENTS

2010 - CALIFORNIA ENERGY CODE (TITLE 24, PART 6)

2010 - CALIFORNIA FIRE CODE

SCOPE OF WORK

THE PROJECT CONSISTS OF THE RENOVATION OF APPROXIMATELY 11,000 +/-SF OF AN EXISTING BUILDING LOCATED AT 470-474 CASTRO STREET. THE BUILDING WAS BUILT IN 1907 AND HAS BEEN MODIFIED SEVERAL TIMES OVER THE YEARS. THE BUILDING IS A WOOD FRAME STRUCTURE AND APPEARS TO HAVE A CONCRETE FOUNDATION WITH A SLAB ON THE GROUND FLOOR AND A SMALL CRAWLSPACE LOCATED UNDER THE NORTHEASTERN PORTION OF THE BUILDING.

THE SCOPE OF WORK WILL INCLUDE THE FOLLOWING:

 DEMOLITION OF ALL EXISTING INTERIOR FINISHES AND NON=BEARING WALL CONSTRUCTION OF THE OFFICE TENANT SPACE DEMOLITION OF THE EXISTING STAIRCASE AND ELEVATOR SERVING THE UPPER FLOORS

 REMOVAL OF THE EXISTING STOREFRONT ON THE GROUND FLOOR, BALCONY, FIRE ESCAPE, WINDOWS AND FAÇADE ON THE UPPER FLOOR

 FULL SEISMIC UPGRADE TO STABILIZE THE EXISTING BUILDING AND SUPPORT NEW THIRD **FLOOR**

NEW HVAC SYSTEM

EXPANSION OF THE EXISTING SPRINKLER SYSTEM.

 NEW PLUMBING NEW ELECTRICAL

NEW OPEN STAIRCASE LOCATED TOWARD THE EASTERN FAÇADE TO SERVE ALL THREE

NEW ELEVATOR

NEW SECONDARY STAIRCASE AND FIRE RATED CORRIDOR EXITING ON TO CASTRO STREET

AS A SECOND MEANS OF EGRESS

NEW TENANT IMPROVEMENTS FOR OFFICE TENANT

NEW RESTROOMS ON EACH FLOOR

 NEW FACADE OF STUCCO AND GLASS CURTAIN WALL - SEE EXTERIOR ELEVATIONS NEW STOREFRONT AT RETAIL TENANT

THE FOLLOWING IS NOT INCLUDED IN THE SCOPE:

INTERIOR RENOVATIONS OF EXISTING RETAIL TENANT SPACE

SUMMARILY, THE GROSS SQUARE FOOTAGE OF EACH TYPE OF SPACE BREAKS DOWN AS FOLLOWS:

EXISTING TO BE RETAINED = 1,157 GSF

EXISTING TO BE RETAINED = 9,806 GSF

NET NEW / ADDED = 3,750 GSF

TOTAL = 14,713 GSF

DEFERRED SUBMITTALS

FIRE SPRINKLER WILL BE DESIGN BUILD

DRAWING INDEX

ARCH	ITECTURAL
A00.00	DRAWING INDEX, VICINITY MAP, LOCATION MAP & PROJECT INFORMATION
A00.01	GRAPHICS SYMBOLS AND MATERIALS LEGEND
A00.02	ALTA MAP
A00.03	ALTA MAP
A00.04	EXISTING SITE PLAN
A00.05	SITE PLAN
A00.06	REAR YARD SETBACK ANALYSIS
A01.00/01	DEMOLITION PLAN - BASEMENT & FIRST FLOOR
A01.02/03	DEMOLITION PLAN - SECOND FLOOR & ROOF
A02.00/01	CONSTRUCTION PLAN - BASEMENT & FIRST FLOOR
A02.02/03	CONSTRUCTION PLAN - SECOND & THIRD FLOOR
A02.04	CONSTRUCTION PLAN - ROOF

EXTERIOR ELEVATIONS - (FRONT - 1/4" = 1'-0") A09.00 A09.01 EXTERIOR ELEVATIONS A09.02 **EXTERIOR ELEVATIONS** A09.03 EXTERIOR ELEVATIONS A09.04 **EXTERIOR STREET WALL ELEVATIONS** A09.10 DIAGRAMMATIC SECTION

BUILDING SECTION

SUPPLEMENTARY INFORMATION (SEPARATE)

SHADOW STUDIES P. 3-4 P. 5-8 RENDERINGS P. 9 **EXTERIOR MATERIALS**

San Francisco AIDS Foundation

470 - 474 Castro Street San Francisco, CA 94114

-- 1 06-28-13

Suite 400 San Francisco, CA 94105 Gensler Telephone 415.433.3700 Facsimile 415.836.4599

2 Harrison Street

PB/LJP BS

Issue Date & Issue Description By Check

0		E APPLICATION	
2	08-19-13	PB/LJP	
	CONDITIONAL US	E APPLICATION	
3	09-10-13	JB/PB	
	CONDITIONAL US	E APPLICATION	
Seal/Signature			
Project Name	AIDS Foundation		
Project Name	AIDS Foundation		
Project Name	AIDS Foundation		
Project Name San Francisco			
Project Name San Francisco Project Number	r		
Project Name San Francisco Project Number H:/ 01.9106.00	r		
Project Name San Francisco Project Number H:/ 01.9106.00 CAD File Name	r		
Project Name San Francisco Project Number H:/ 01.9106.00 CAD File Name A00-00	r		
Project Name San Francisco Project Number H:/ 01.9106.00 CAD File Name A00-00 Description	r		
Project Name San Francisco Project Number H:/ 01.9106.00 CAD File Name A00-00	r		
Project Name San Francisco Project Number H:/ 01.9106.00 CAD File Name A00-00 Description	r		

A00.00

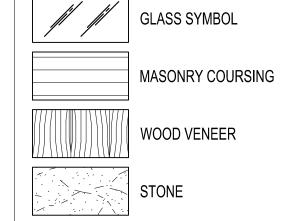
ABBREVIATIONS GΑ GAUGE **ACCESSORY** GLASS FIBER REINFORCED ACOUSTIC(AL) **GFRC** ABOVE FINISHED FLOOR GLASS FIBER REINFORCED ALUMINUM ALT ALTERNATE GLASS FIBER REINFORCED ANNUNCIATOR ANNUNC ANODIZED GLASS **APPLIANCE** GRAD(E)(ING) ARCHITECT(URAL) **GYPSUM AUTOMATIC AVERAGE** HEAD AND HARDWOOD HARDWARE BLDG BUILDING **HOLLOW METAL BOLLARD** HORIZONTAL BOARD HEATING, VENTILATING, AND AIR BLOCKING CONDITIONING **BROADLOOM BUILT UP** INFORMATION INSTRUMENT(ATION) **CABINET** INSULATION CARPET INTERLOCK(ING) INTLK CEMENT(ITIOUS) INTERIOR **CERAMIC** INFILTRATION CLG CEILING COATING **JANITOR** COILG COILING CONCRETE CONC CONSTRUCTION **KITCHEN** CONTINUOUS(ATION) CONTRACT(OR) LAVATORY POUND **CONCRETE MASONRY UNIT** BRITISH POUND (CURRENCY) LIGHT DOUBLE LEVELING DEPARTMENT DEPT LOUVER DESIGN(ED) DET DETAIL MAXIMUM DRINKING FOUNTAIN MFD MANUFACTURED DIA DIAMETER **MANUFACTURER** DIFF DIFFUSER **MECHANICAL** DIMENSION MET DISPENSER DIVISION **MEZZANINE** MISCELLANEOUS MLWK MILLWORK DISCONNECT MOISTURE DWR DRAWER MOTOR(IZED) MOUNTED **ELASTOMERIC** ELECTRICAL NOT IN CONTRACT EMBEDD(ED)(ING) **EMBED** NUMBER ENGINEER(ED) NOT TO SCALE ENTRANCE ENTR EQ EQUAL **EQUIPMENT** ORNAMENTAL EXIST **EXISTING** OVFL OVERFLOW **EXPANSION JOINT** OVERHEAD EXPOSE(D) **EXPS** OPENING(S) EXT EXTERIOR OPERABLE **FABRICATION** PARTITION FD FLOOR DRAIN PEDESTRIAN FIRE EXTINGUISHER PARTICLE BOARD FIRE EXTINGUISHER AND CABINET POLYST POLYSTYRENE FIRE HOSE CABINET PORTABLE FIN FINISH PREFINISHED FOLDING PREFABRICATED **FIREPLACE** PLAMPLASTIC LAMINATE FIRE RAT(ING)(ED) FR PLASTER PLAS FRAMING PLASTIC FXTR FIXTURE PRTECN PROTECTION FLOOR(ING) FURN FURNITURE FWC FABRIC WALL COVERING

ABBREVIATIONS (CONT)

•				
	Т		R	
	THK	THICK	RDR	READER
	TLT	TOILET	RECES	
	TRAF	TRAFFIC	RECPT	
	TRANS	TRANSPARENT	REF	REFER(ENCE)
	TRTD	TREATED	REFL	REFLECTED
	T&G	TONGUE AND GROOVE	REFR	REFRIGERATOR
	TYP	TYPICAL	REQD	REQUIRED
	U		RESIS	RESIST(ANT)(IVE)
	UNDRLAY	UNDERLAYMENT	REINF	REINFORCE(D)(ING)(MENT)
	UTIL	UTILITY	RESIL RFG	RESILIENT ROOFING
	UNO	UNLESS NOTED OTHERWISE	RM	ROOM
	V		RO	ROUGH OPENING
	▼ VEH	VEHICLE		NOOGH OF ENING
	VERT	VERTICAL	S	
	VIF	VERIFY IN FIELD	SCR	SCRIBE
		VEIMI I IIVI IEED	SECUR	
	W		SF	SQUARE FEET
	W/	WITH	SGL SHORG	SINGLE SHORING
	WC	WATER CLOSET	SIM	SIMILAR
	WD	WOOD	SST	
	WDW	WINDOW	STD	STANDARD
	W/O WT	WITHOUT WEIGHT	STL	STEEL
	WTRPRF		STRFR	
	WIINFINI	WATENFROOTING	STRUCT	
			SURF	SURFACE
			SUSP	SUSPENDED
			SYS	SYSTEM(S)

GRAPHIC SYMBOLS

ELEVATION INDICATIONS



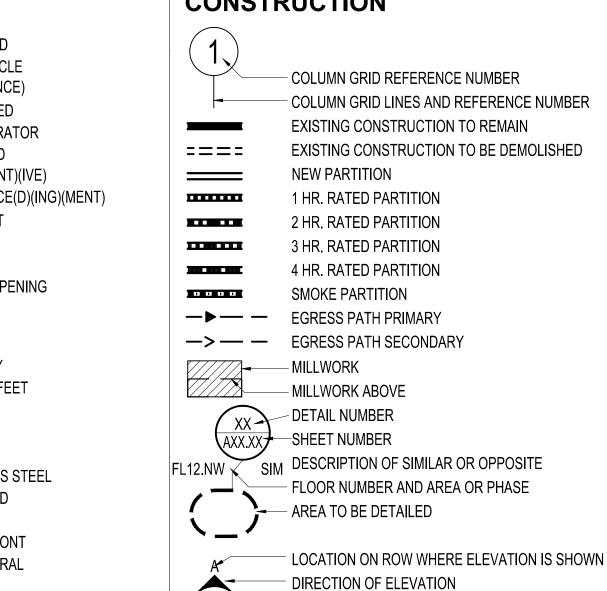
SECTION INDICATIONS

	ACOUSTICAL CEILING TILE
	ALUMINUM
	BRICK
	CARPET
A', A', D',	CONCRETE
	CONCRETE MASONRY UNIT
	CUTSTONE
	EARTH OR GROUND
	FABRIC WRAPPED PANEL
	GLASS
	GRAVEL
	GYPSUM BOARD
	INSULATION (LOOSE OR BATT)
	INSULATION (RIGID)
	METAL
	PLASTER
	PLASTER/LATH
	PLYWOOD
	PRE-CAST PANELS
	SAND OR GROUT
	STONE
	WOOD (FINISHED)
	WOOD (CONTINUOUS MEMBER)

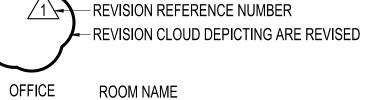
WOOD (INTERRUPTED MEMBER)

GRAPHIC SYMBOLS

CONSTRUCTION



01 A11.XX



1A25	ROOM NUMBER
(XX)	SHEETNOTE REFERENCE
A —	WALL TYPE REFERENCE

 $\langle XXXX \rangle$ DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)

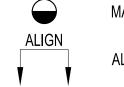
ROW ON SHEET WHERE ELEVATION IS SHOWN

SHEET NUMBER WHERE ELEVATION IS SHOWN

/ XX \	DOOR TYPE
XXX/	HARDWARE TYPE
XXXX	DOOR NUMBER
$\langle X XX \rangle$	DOOR TYPE HARDWARE TYPE

WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)

MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE) **ELEVATION DATUM REFERENCE**



MATCH LINE SYMBOL

ALIGN WITH ESTABLISHED SURFACES FIRE ALARM PULL FIRE WARDEN STATION

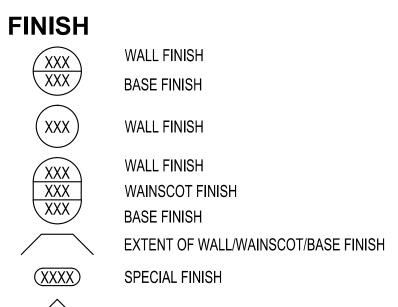
WALL MOUNTED, FIRE EXTINGUISHER CABINET

WALL MOUNTED FIRE VALVE CABINET

WALL MOUNTED FIRE EXTINGUISHER WALL MOUNTED FIRE HOSE CABINET WALL MOUNTED FIRE VALVE

 $\langle xx \rangle$

 \rightarrow



FLOOR FINISH

CHANGE IN FLOOR FINISH

San Francisco **AIDS** Foundation

470 - 474 Castro Street San Francisco, CA 94114

Gensler

Suite 400 San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

2 Harrison Street

	Issue	Date & Issue Description	Ву	Check
	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATION	NC	
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION	NC	
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION	ON	
Seal/Si	ignature			
Projec	t Name			
San Fi	rancisco	AIDS Foundation		
Ounti	1411010007	NDO I GUIIGUIGII		
Projec	t Number			
	.9106.00	0		
		U		
	ile Name			
A00-0				
Descri	ption			
GRAF	PHIC SYN	MBOLS		
ı				
Scale				

A00.01

CURRENT OWNER:

EMILIA 1, LLC c/o SAN FRANCISCO AIDS FOUNDATION 1035 MARKET STREET, #400 SAN FRANCISCO, CA 94103

SITE ADDRESS:

470 CASTRO STREET SAN FRANCISCO, CA 94114

ASSESSOR'S PARCEL NUMBER:

LOT 12, BLOCK 2647

LEGAL DESCRIPTION:

EXHIBIT "A"

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

BEGINNING AT A POINT ON THE WESTERLY LINE OF CASTRO STREET, DISTANT THEREON 104 FEET NORTHERLY LINE OF 18TH STREET: RUNNING THENCE NORTHERLY ALONG SAID LINE OF CASTRO STREET 45 FEET; THENCE AT A RIGHT ANGLE WESTERLY 125 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 45 FEET; AND THENCE AT A RIGHT ANGLE EASTERLY 125 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF HORNER'S ADDITION BLOCK NO. 197 APN: LOT 12, BLOCK 2647

EASEMENTS OF RECORD:

- PROPERTY TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2013-2014, A LIEN NOT YET DUE.
- THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT ("CFD"), AS FOLLOWS:
- SCHOOL FACILITY REPAIR AND MAINTENANCE
- THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT ("CBD"), AS
 - BUSINESS IMPROVEMENT DISTRICT DISCLOSED BY: BOOK I-953, OFFICIAL RECORDS, PAGE 323
- THE LIEN OF SUPPLEMENTAL TAXES. IF ANY. ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THERIN
 - FEBRUARY 27, 2003, INSTRUMENT NO. 2003-H370354-00, BOOK I-33, PAGE 0904. OF

OFFICIAL RECORDS

- CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED BY THE CITY AND COUNTY OF SAN FRANCISCO, DEPARTMENT OF PUBLIC
- PERMIT TYPE: SPECIAL SIDEWALK PERMIT #03SW-027 JULY 15, 2003, INSTRUMENT NO. 003-H486161-00,
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY

DATED: FEBRUARY 10, 2012

TRUSTOR:

GEORGE ANTONIO MAUMER, TRUSTEE, OF THE GEORGE ANTONIO MAUMER REVOCABLE TRUST U/T/A DTD 9/28/2006

BOOK I-429, PAGE 1165, OF OFFICIAL RECORDS

ACM INVESTOR SERVICES, INC. MAUREEN BLOCK, AN UNMARRIED WOMAN BENEFICIARY: LOAN NO.: 12225506

FEBRUARY 15, 2012, INSTRUMENT NO. 012-J354259-00, BOOK K-584, PAGE 0138, OF OFFICIAL RECORDS

SAID DEED OF TRUST APPEARS TO BE RE-CONVEYED BY DOCUMENT RECORDED AUGUST 15, 2012, AS INSTRUMENT NO. 2012-J473999-00, BOOK K-711, PAGE 0659 OF OFFICIAL RECORDS, AN INQUIRY MUST BE MADE WITH THE LENDER CONFIRMING PAYMENT PRIOR TO CLOSE.

SAN FRANCISCO AIDS FOUNDATION

BIEUNG LOT 12 OF BLOCK NO. 2647 also being a part of horners addition block no. 197 CITY AND COUNTY OF SAN FRANCISCO, CALLIFORNIA

APRIL 2013



8. A DEED OF TRUST TO SECURE AN INDEBTEDNES IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY

AMOUNT: DATED: MAY 18, 2012

> TRUSTOR: GEORGE ANTONIO MAUMER, TRUSTEE, OF THE GEORGE ANTONIO MAUMER REVOCABLE TRUST U/T/A DATED SEPTEMBER 28, 2006

STUART TITLE OF CALIFORNIA, INC. BENEFICIARY: UMPQUA BANK

OFFICIAL RECORDS

MAY 29, 2012, INSTRUMENT NO. 2012-J420206-00, BOOK K-656, PAGE 0030, OF OFFICIAL RECORDS

AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED

EXECUTED BY: EMILIA 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY: UMPQUA BANK DECEMBER 7, 2012, INSTRUMENT NO. 2012-J555611-00, BOOK K-788, PAGE 0699, OF

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" DATED MAY 18. 2012, EXECUTED BY AND BETWEEN GEORGE ANTONIO MAUMER, TRUSTEE, OF THE GEORGE ANTONIO MAUMER REVOCABLE TRUST U/T/A DATED SEPTEMBER 28, 2006; GEORGE A. MAUMER, INDIVIDUALLY; UMPQUA BANK RECORDED MAY 29, 2012, INSTRUMENT NO. 2012-J420207-00, BOOK K-656, PAGE 0031, OF OFFICIAL RECORDS.
- 10. A FINANCING STATEMENT FILED IN THE OFFICE OF THE COUNTY RECORDER. SHOWING

GEORGE ANTONIO MAUMER REVOCABLE TRUST U/T/A DATED SEPTEMBER 28, 2006 SECURED PARTY: UMPQUA BANK

DATE: NONE SHOWN 68926210

RECORDED: JUNE 8, 2012, INSTRUMENT NO. 2012-J427641-00, BOOK K-664, PAGE 0153, OF OFFICIAL RECORDS

11. LIEN FOR REFUSE COLLECTION CHARGES IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO, WHOSE ADDRESS IS C/O DEPARTMENT OF PUBLIC HEALTH, 101 GROVE STREET, SAN FRANCISCO, CA, 94102.

AGAINST: BLOCK 2647, LOT 012 INVOICE NO.: 783507

AMOUNT: \$188.08

JULY 20, 2012, INSTRUMENT NO. J-452062, BOOK RECORDED: K-693, PAGE 0974, OF OFFICIAL RECORDS J-452062

12. LIEN FOR REFUSE COLLECTION CHARGES IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO, WHOSE ADDRESS IS C/O DEPARTMENT OF PUBLIC HEALTH, 101 GROVÉ STREET, SAN FRANCISĆO, CA, 94102

BLOCK 2647, LOT 012 INVOICE NO.: 802139

AMOUNT: \$188.08 RECORDED:

NOVEMBER 21, 2012, INSTRUMENT NO. 2012-J547730-00, BOOK K-778, PAGE 1717, OF OFFICIAL RECORDS

2012-J547730-00

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT

MEMORANDUM OF LEASE

MILIA 1, LLC, A CALIFORNIA LIMITED LIABILITY AMOUNT: COMPANY LESSEE:

SAN FRANCISCO AIDS FOUNDATION, A CALIFORNIA CORPORATION DECEMBER 17, 2012, INSTRUMENT NO. RECORDED:

> 2012-J563665-00, BOOK K-794, PAGE 0083, OF OFFICIAL RECORDS

THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT

AN AGREEMENT (AND THE PROVISIONS CONTAINED THEREIN) WHICH STATES THAT SAID LEASE IS SUBORDINATE TO THE DEED OF TRUST

MAY 29, 2012, INSTRUMENT NO. RECORDED:

2012-J420206-00, BOOK K-656, PAGE 0030. OF OFFICIAL RECORDS

BY DOCUMENT RECORDED:

DECEMBER 17, 2012, INSTRUMENT NO. 2012-J563666-00, BOOK K-794, PAGE 0084, OF OFFICIAL RECORDS

- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED SUBORDINDATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT" DATED OCTOBER 15, 2012, EXECUTED BY AND BETWEEN EMILIA 1, LLC; SAN FRANCISCO AIDS FOUNDATION: UMPQUA BAND RECORDED DECEMBER 17. 2012, INSTRUMENT NO. 2012-J563666-00, BOOK K-794, PAGE 0084, OF OFFICIAL RECORDS
- 15. LIEN FOR REFUSE COLLECTION CHARGES IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO, WHOSE ADDRESS IS C/O DEPARTMENT OF PUBLIC HEALTH, 101 GROVE STREET, SAN FRANCISCO, CA, 94102.

AGAINST: BLOCK 2647, LOT 012 INVOICE NO.: 804210

\$188.08 AMOUNT:

DECEMBER 21, 2012, INSTRUMENT NO. 2013-J569992-00, RECORDED: BOOK K-798, PAGE 1576, OF OFFICIAL RECORDS

2012-J569992-00

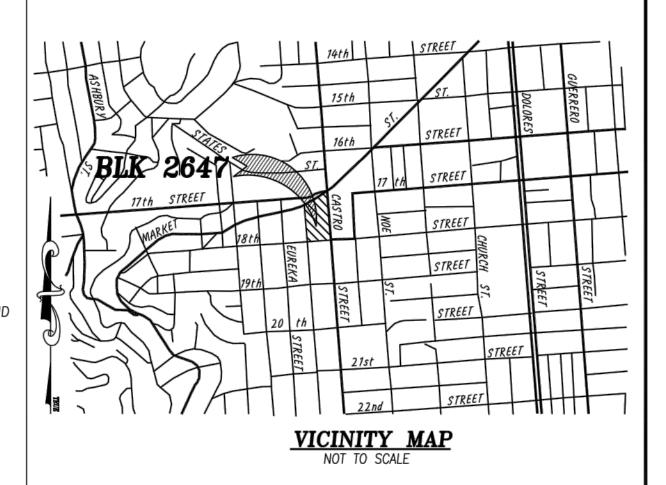
16. LIEN FOR REFUSE COLLECTION CHARGES IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO. WHOSE ADDRESS IS C/O DEPARTMENT OF PUBLIC HEALTH, 101 GROVÉ STREET, SAN FRANCISĆO, CA, 94102.

AGAINST: BLOCK 2647, LOT 012 INVOICE NO .: 807754

AMOUNT: \$188.82

JANUARY 18, 2013, INSTRUMENT NO. 2013-J587235-00, RECORDED: BOOK K-816, PAGE 1475, OF OFFICIAL RECORDS

SERIES NO.: 2013-J587235-00



ASTM/ALTA NOTES:

IN ACCORDANCE WITH SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA (PROFESSIONAL LAND SURVEYORS'S ACT, AS AMENDED JANUARY 1, 2002). THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AND EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FATS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THIS SURVEY IS PREPARED ON DATA PROVIDED BY SAN FRANCISCO AIDS FOUNDATION AND FIDELITY NATIONAL TITLE COMPANY IN ACCORDANCE WITH ALTA/ACSM MINIMUM STANDARD DETAIL REQUIREMENTS. KPFF CONSULTING ENGINEERS MAKES NO REPRESENTATION OR WARRANTY REGARDING THE ACCURACY OR COMPLETENESS OF THE DATA PROVIDED.

"EXCEPT AS SHOWN ON THE SURVEY", ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF THE A.L.T.A/A.C.S.M. REQUIREMENTS.

CERTIFICATION:

TO SAN FRANCISCO AIDS FOUNDATION (LEASEE), EMILIA 1, LLC (OWNER), FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2013.

DATE OF PLAT OR MAP: 04/10/2013







SHEET INDEY.

		1.	TITLE AND INFORMATION MAP SHEET			
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ALTA/ACSM LAND TITLE SURVEY
470 CASTRO STREET

SAN FRANCISCO, CA

JOB No.: 213-511 DESIGNED BY: RJL DRAWN BY: RJL CHECKED BY: KJN PLOT DATE: 4/10/13 PLOTTED BY: Kevin J. Nelson



470 - 474 Castro Street San Francisco, CA 94114

Gensler

Issue Date & Issue Description

San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

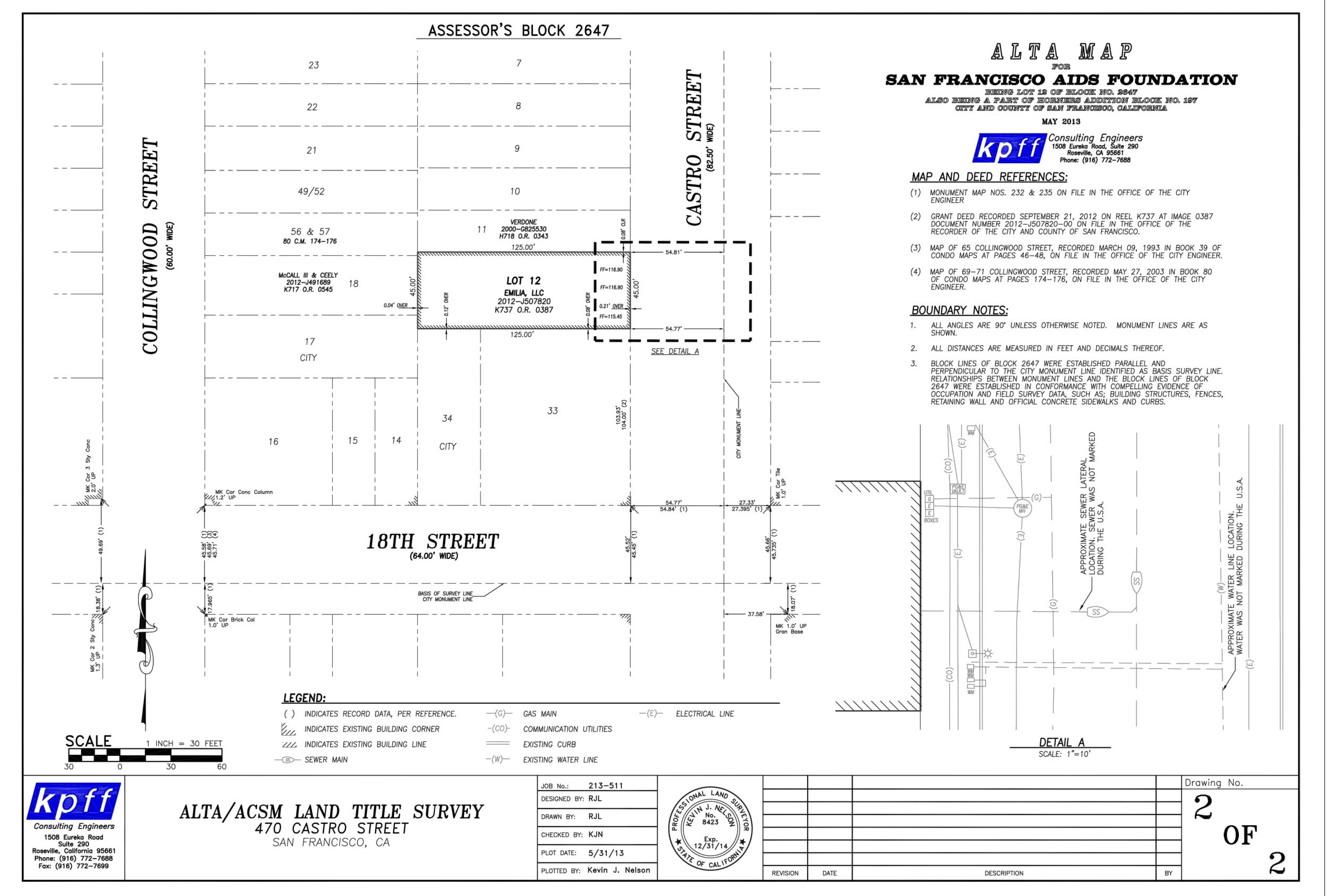
By Check

2 Harrison Street

Suite 400

1 06-28-13 PB/LJP BS CONDITIONAL USE APPLICATION PB/LJP 08-19-13 CONDITIONAL USE APPLICATION 09-10-13 JB/PB CONDITIONAL USE APPLICATION Seal/Signature **Project Name** San Francisco AIDS Foundation Project Number H:/ 01.9106.000 **CAD File Name** A00-02 Description ALTA MAP

A00.02



San Francisco AIDS Foundation

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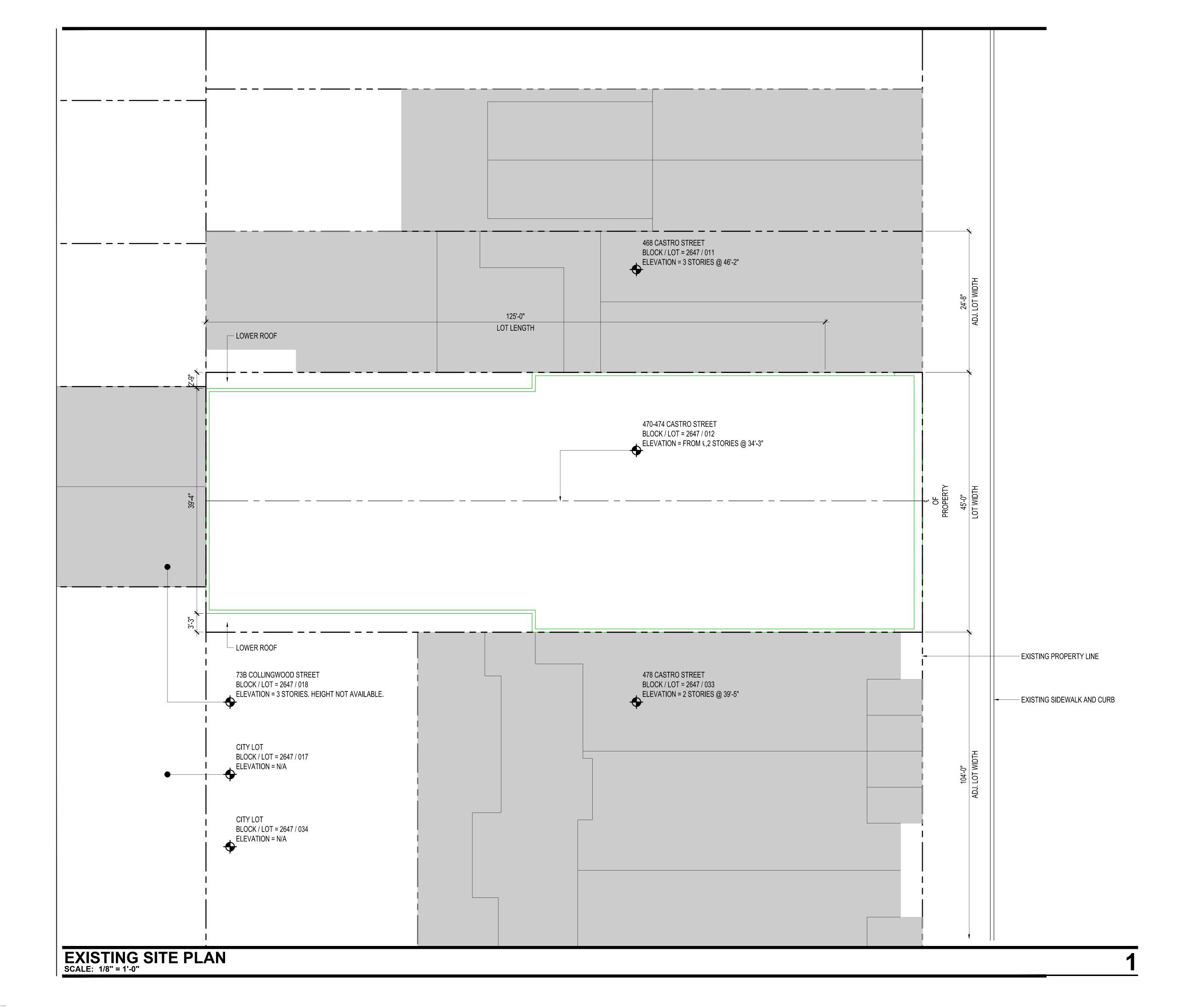
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San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

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	2	08-19-13	PB/LJP	
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San Francisco AIDS Foundation

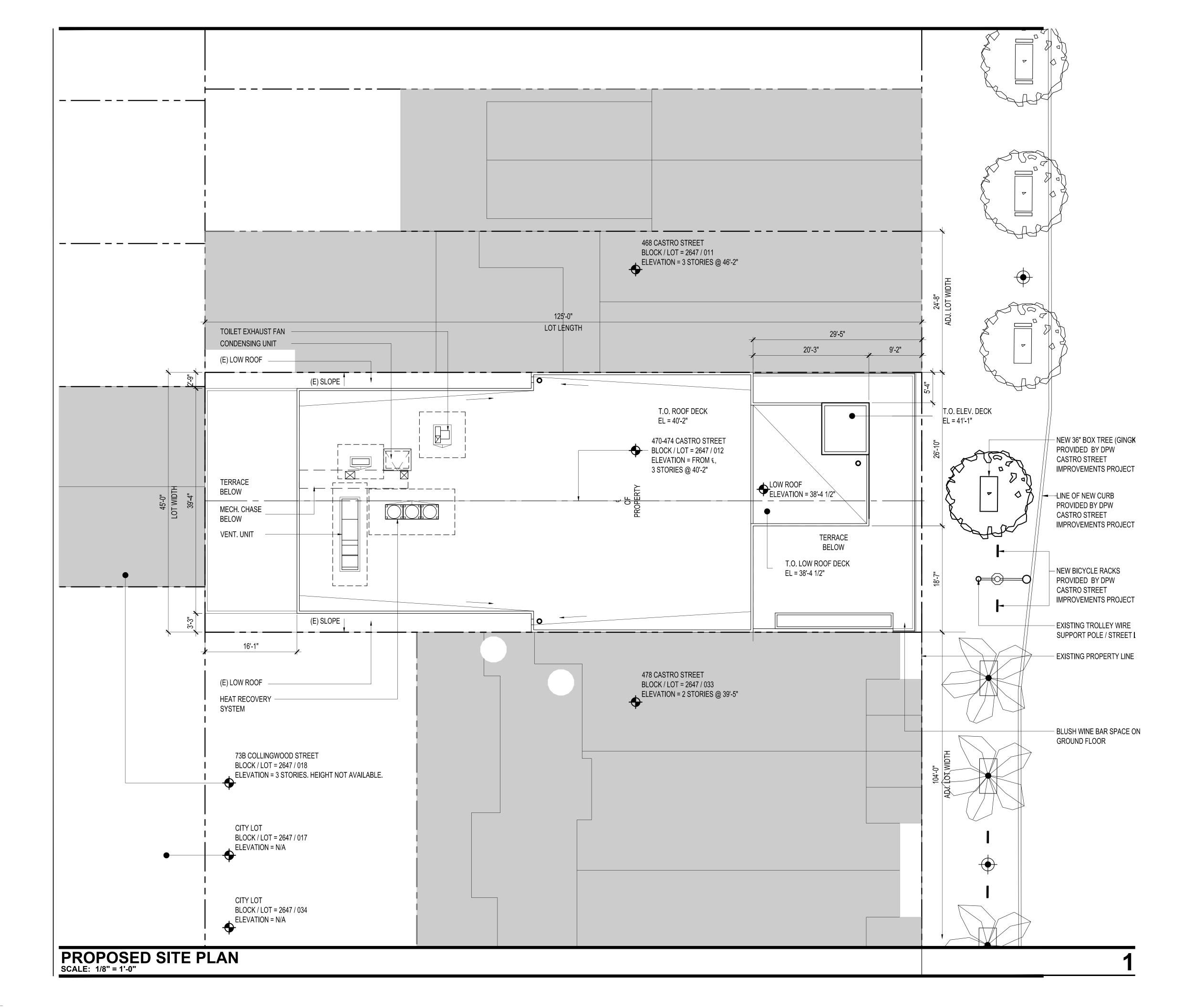
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- 1 06-28-13 PB / LJP CONDITIONAL USE APPLICATION 2 08-19-13 PB/LJP CONDITIONAL USE APPLICATION 3 09-10-13 JB/PB CONDITIONAL USE APPLICATION	BS
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San Francisco AIDS Foundation

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2 Harrison Street
Suite 400

San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

Project Name San Francisco AIDS Foundation Project Number H:/ 01.9106.000 CAD File Name A00-05 Description SITE PLAN	CONDITIONAL USE APPLICATION 2 08-19-13 PB/LJP CONDITIONAL USE APPLICATION 3 09-10-13 JB/PB CONDITIONAL USE APPLICATION Seal/Signature Project Name San Francisco AIDS Foundation Project Number H:/ 01.9106.000 CAD File Name A00-05 Description SITE PLAN Scale	\triangle	Issue	Date & Issue Description	Ву	Check
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199* FROM LOT LIVE TERRACE MI SE 285 OF LOT DEPTH 120 SF

REAR YARD SETBACK ANALYSIS
SCALE: 1/8" = 1'-0"

KEY NOTES

San Francisco AIDS Foundation

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\triangle	Issue	Date & Issue Description	Ву	Check
	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATI	ON	
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATI		
	3	09-10-13	JB/PB	
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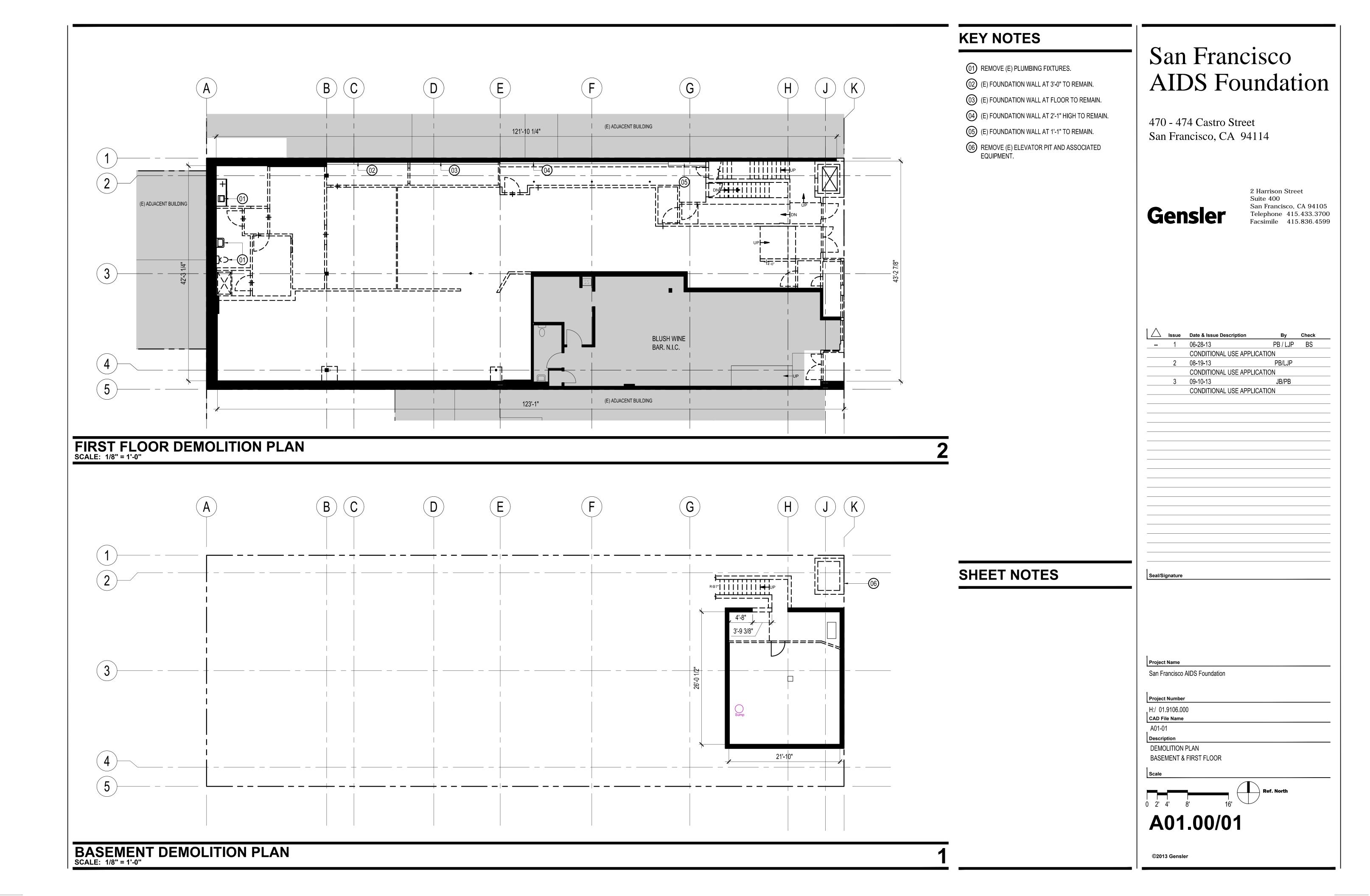
Seal/Signature

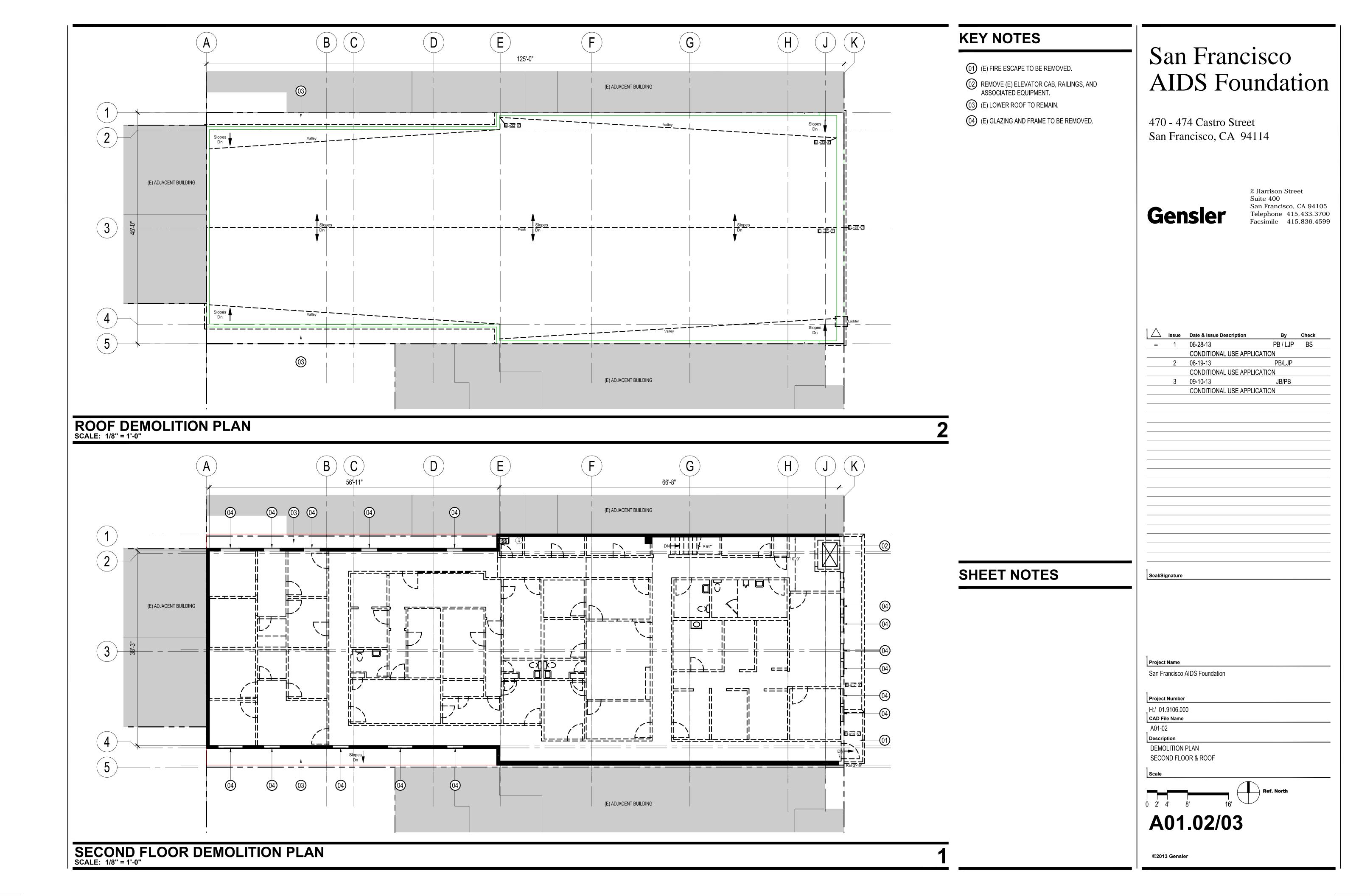
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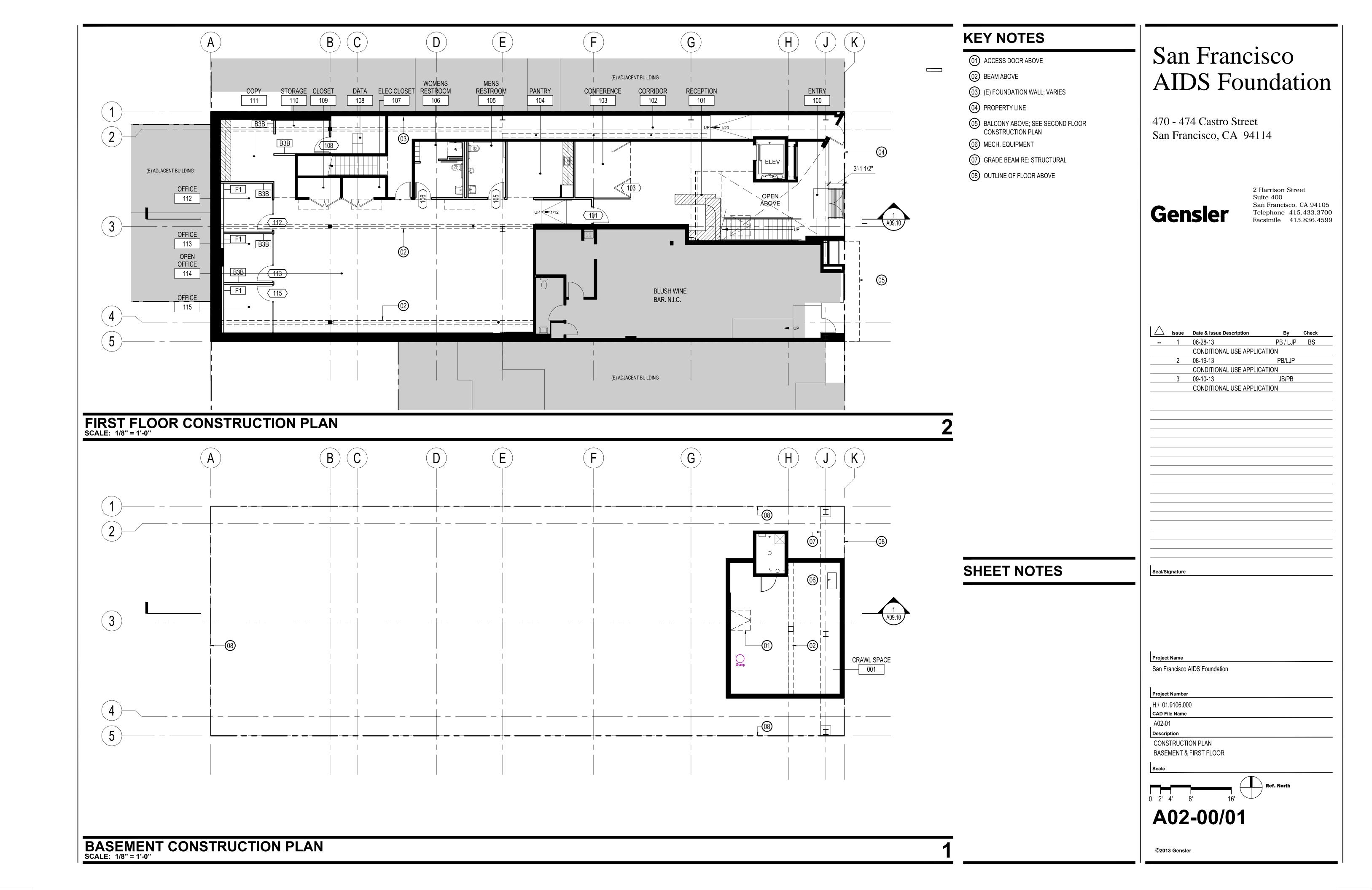
SHEET NOTES

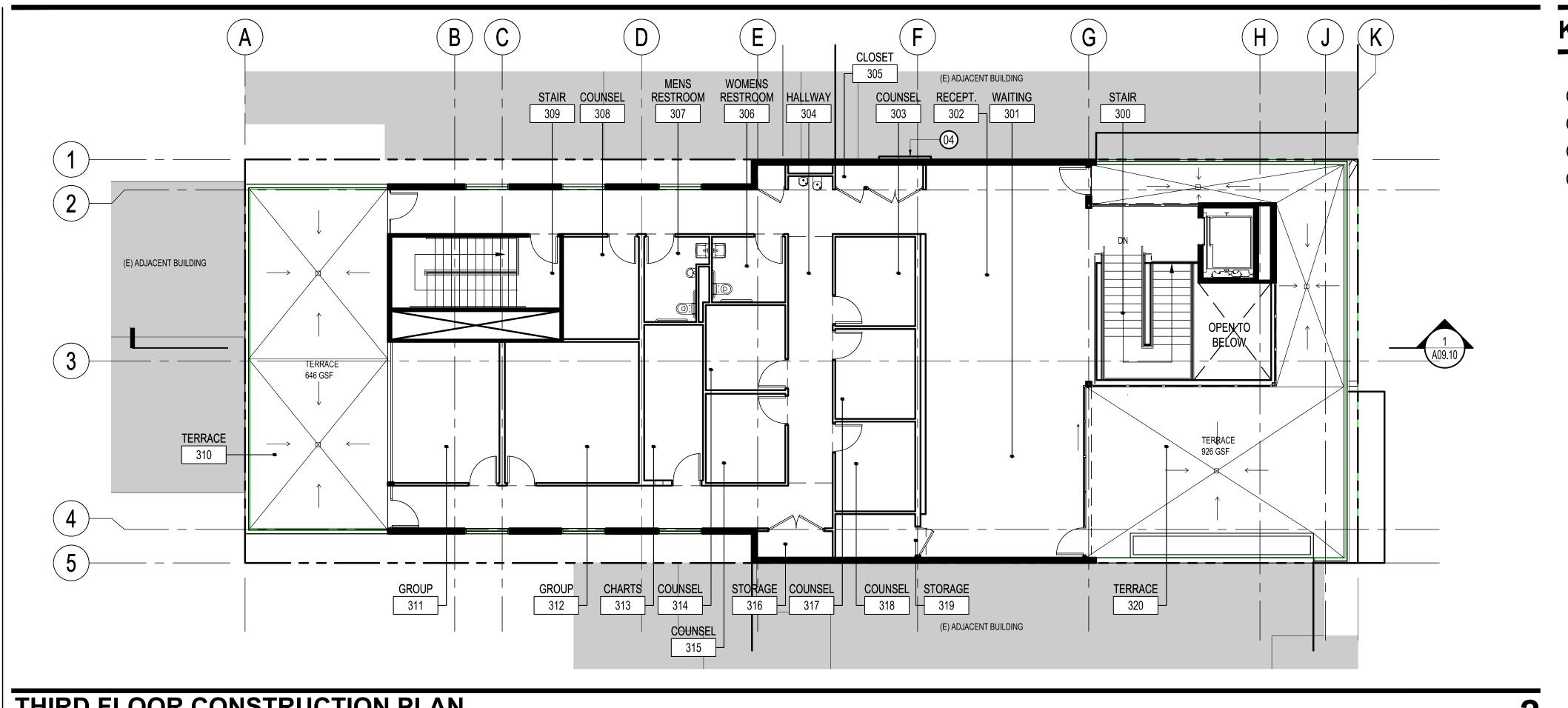
1. REQUIRED 25% SETBACK AREA = 1206 SF FRONT TERRACE AREA = 926 SF REAR TERRACE AREA = 611 SF TOTAL TERRACE AREA = 1537 SF

Project Name		
San Francisco AIDS Foundation		
Project Number		
H:/ 01.9106.000 CAD File Name		
A00.06 Description		
REAR YARD SETBACK ANALY THIRD FLOOR	SIS	
Scale		
2' 4' 8' 1	6'	
A00.06		



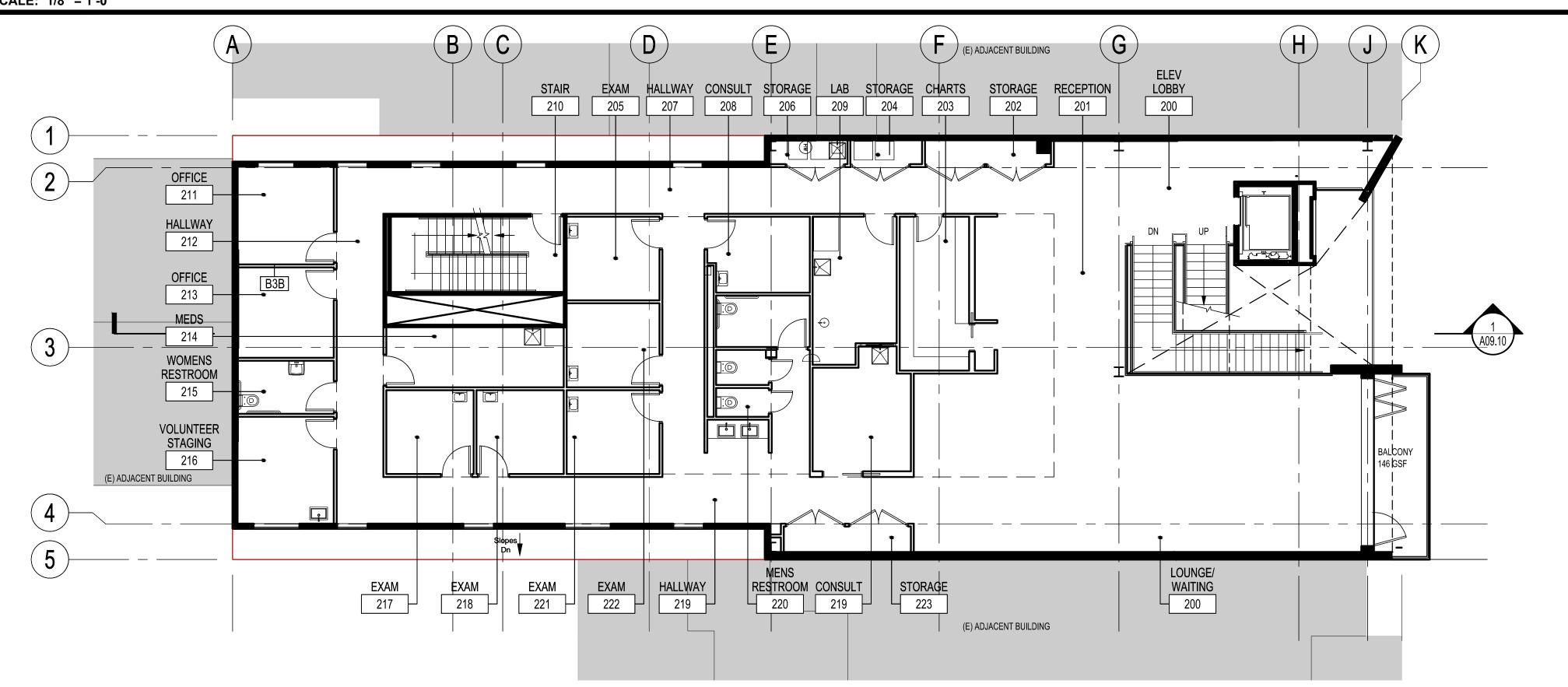






THIRD FLOOR CONSTRUCTION PLAN SCALE: 1/8" = 1'-0"

SECOND FLOOR CONSTRUCTION PLAN SCALE: 1/8" = 1'-0"



KEY NOTES

NOTE: NOT ALL KEYNOTES ARE USED ON THIS SHEET

- 1 BLOOD PASS THROUGH SEE SPECS
- 2 PROVIDE WATER CONNECTION INTO BACK WALL
- (3) PROVIDE DRAIN UNDER WALK OFF MAT PAN
- (E) NON-COMPLIANT WINDOW AT (E) ADJACENT BUILDING.

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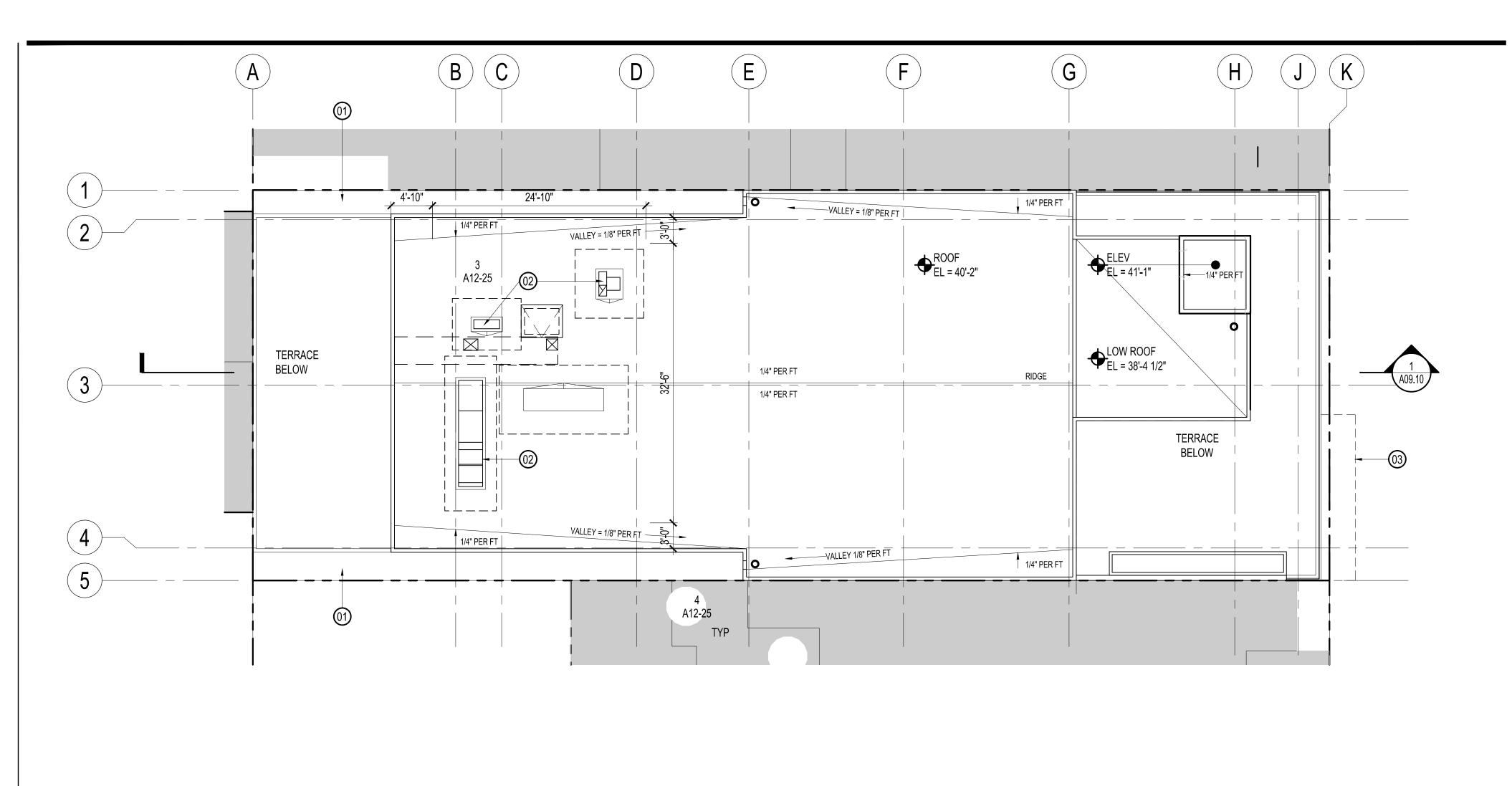
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1	06-28-13	PB / LJP	BS
	CONDITIONAL USE APPLICATION	ON	
2	08-19-13	PB/LJP	
	CONDITIONAL USE APPLICATION	NC	
3	09-10-13	JB/PB	
	CONDITIONAL USE APPLICATION	NC	
	1 2	1 06-28-13 CONDITIONAL USE APPLICATION 2 08-19-13 CONDITIONAL USE APPLICATION 3 09-10-13	1 06-28-13 PB / LJP CONDITIONAL USE APPLICATION 2 08-19-13 PB/LJP CONDITIONAL USE APPLICATION

Seal/Signature

SHEET NOTES

San Francisco AIDS F	-oundation
Project Number	
H:/ 01.9106.000	
CAD File Name	
A02-02	
Description	
CONSTRUCTION PL	_AN
SECOND FLOOR &	THIRD FLOOR
Scale	

A02-02/03



KEY NOTES

- (E) LOWER ROOF TO REMAIN
- 02) MECHANICAL EQUIPMENT
- 03 LINE OF BALCONY BELOW

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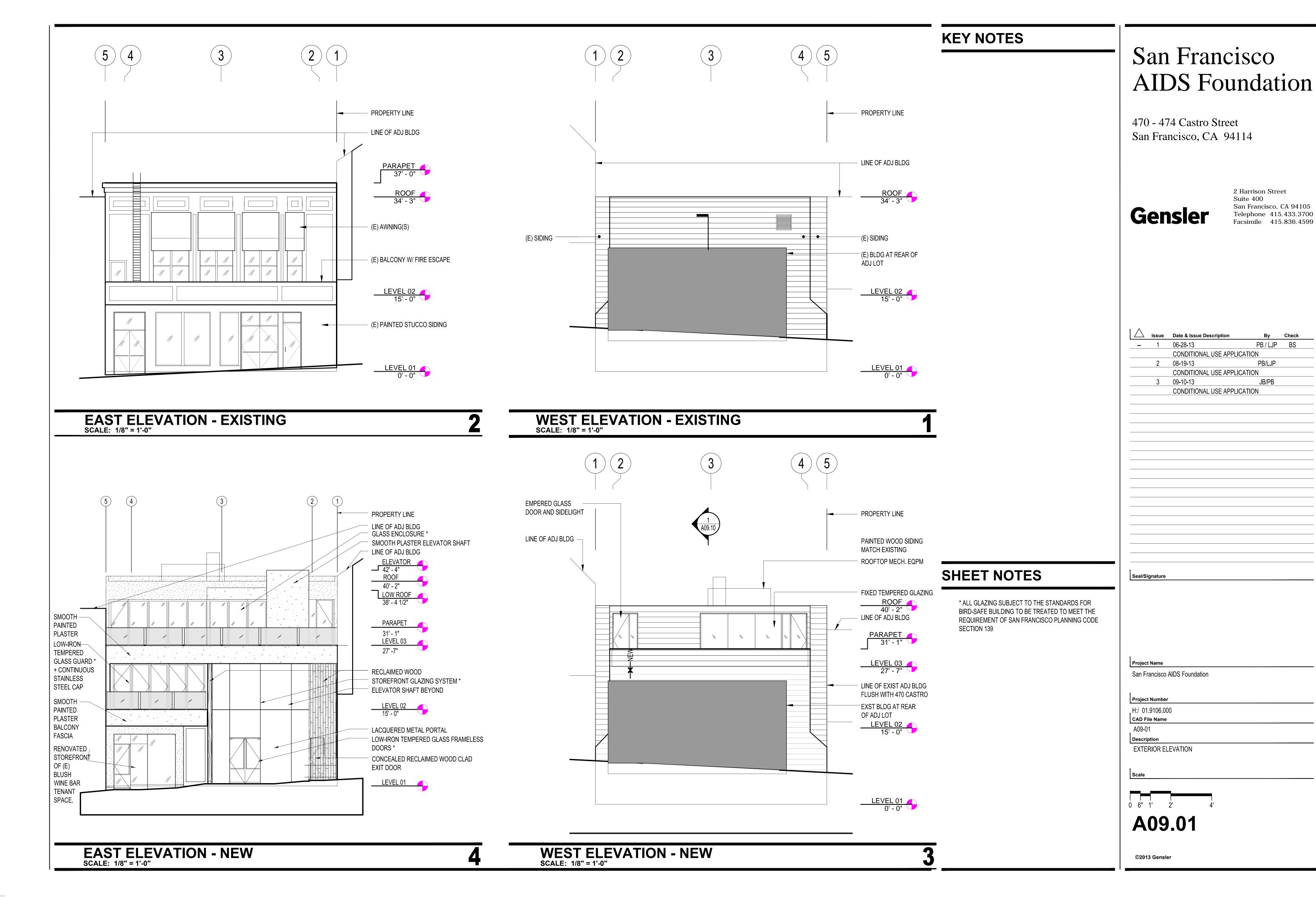
2 Harrison Street Suite 400 San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

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	l	CONDITIONAL USE APPLICATION		ЪО
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION		
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION		

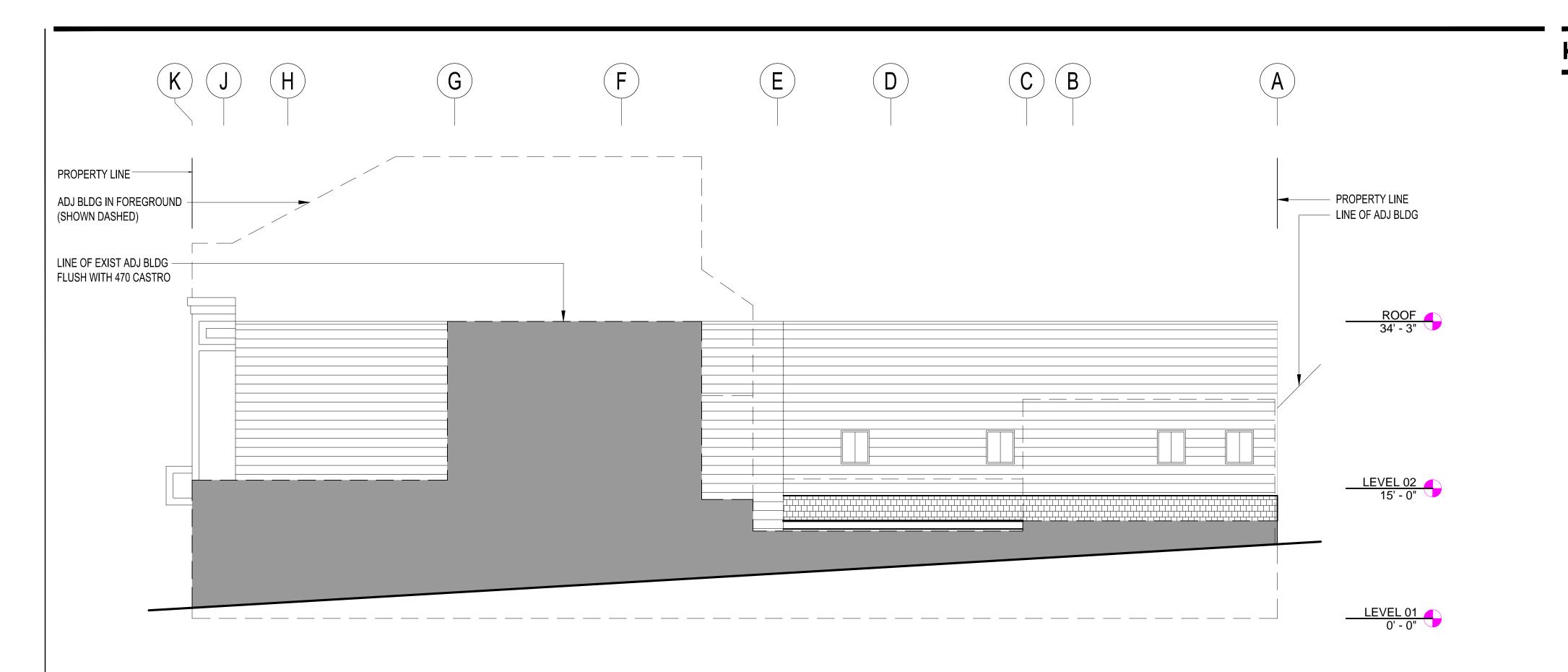
SHEET NOTES

	DS Foundation	n	
Project Number			
H:/ 01.9106.000			
CAD File Name			
A02-04			
Description			
CONSTRUCTIO	N PLAN		
ROOF			
Scale			

KEY NOTES San Francisco **AIDS** Foundation 470 - 474 Castro Street San Francisco, CA 94114 2 Harrison Street Suite 400 San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599 Gensler PROPERTY LINE LINE OF ADJ BLDG GLASS ENCLOSURE * SMOOTH PLASTER ELEVATOR SHAFT LINE OF ADJ BLDG | Ssue | Date & Issue Description -- 1 06-28-13 PB/LJP BS CONDITIONAL USE APPLICATION 2 08-19-13 CONDITIONAL USE APPLICATION LOW ROOF 38' - 4 1/2" 3 09-10-13 CONDITIONAL USE APPLICATION SMOOTH PAINTED PLASTER LOW-IRON TEMPERED GLASS + CONTINUOUS STAINLESS STEEL CAP RECLAIMED WOOD STOREFRONT GLAZING SYSTEM * **ELEVATOR SHAFT** SHEET NOTES Seal/Signature BEYOND SMOOTH PAINTED PLASTER BALCONY FASCIA LEVEL 02 15' - 0" LACQUERED METAL PORTAL Project Name LOW-IRON TEMPERED GLASS San Francisco AIDS Foundation FRAMELESS DOORS * RENOVATED STOREFRONT OF (E) Project Number BLUSH WINE BAR CONCEALED RECLAIMED H:/ 01.9106.000 TENANT SPACE. WOOD CLAD EXIT DOOR CAD File Name A09-00 Description **EXTERIOR ELEVATION** LEVEL 01 0' - 0" A09.00 A CASTRO STREET ELEVATION SCALE: 1/4" = 1'-0" ©2013 Gensler



PB/LJP BS



NORTH ELEVATION - EXISTING SCALE: 1/8" = 1'-0" (H) (G) (B) (A)LINE OF EXIST ADJ BLDG -FLUSH WITH 470 CASTRO ADJ BLDG IN FOREGROUND (SHOWN DASHED) ROOFTOP MECH EQPM PROPERTY LINE PROPERTY LINE -TERRACE BEYOND ALL NEW SIDING TO MATCH EXISTING TEMPERED GLASS **ELEVATOR ENCLOSURE** 42' - 4" LINE OF BLDG BEYOND LOW-IRON TEMPERED ADJ BLDG **GLASS GUARD** PARAPET 31' - 1" WITH CONTINUOUS STAINLESS STEEL CAP LEVEL 03 27' - 7" SMOOTH PAINTED NEW ALUMINUM FRAMED WINDOWS PLASTER BLDG WITH CLEAR INSULATED GLASS UNIT SIDE AT PROPERTY THROUGHOUT LINE EXISTING SHINGLED ROOF TO REMAIN TEMPERED GLASS -LEVEL 02 15' - 0" AND CONTINUOUS STAINLESS STEEL CAP SMOOTH PAINTED **BALCONY** LEVEL 01 0' - 0"

NORTH ELEVATION - NEW SCALE: 1/8" = 1'-0"

KEY NOTES

SHEET NOTES

SECTION 139

* ALL GLAZING SUBJECT TO THE STANDARDS FOR BIRD-SAFE BUILDING TO BE TREATED TO MEET THE REQUIREMENT OF SAN FRANCISCO PLANNING CODE

San Francisco AIDS Foundation

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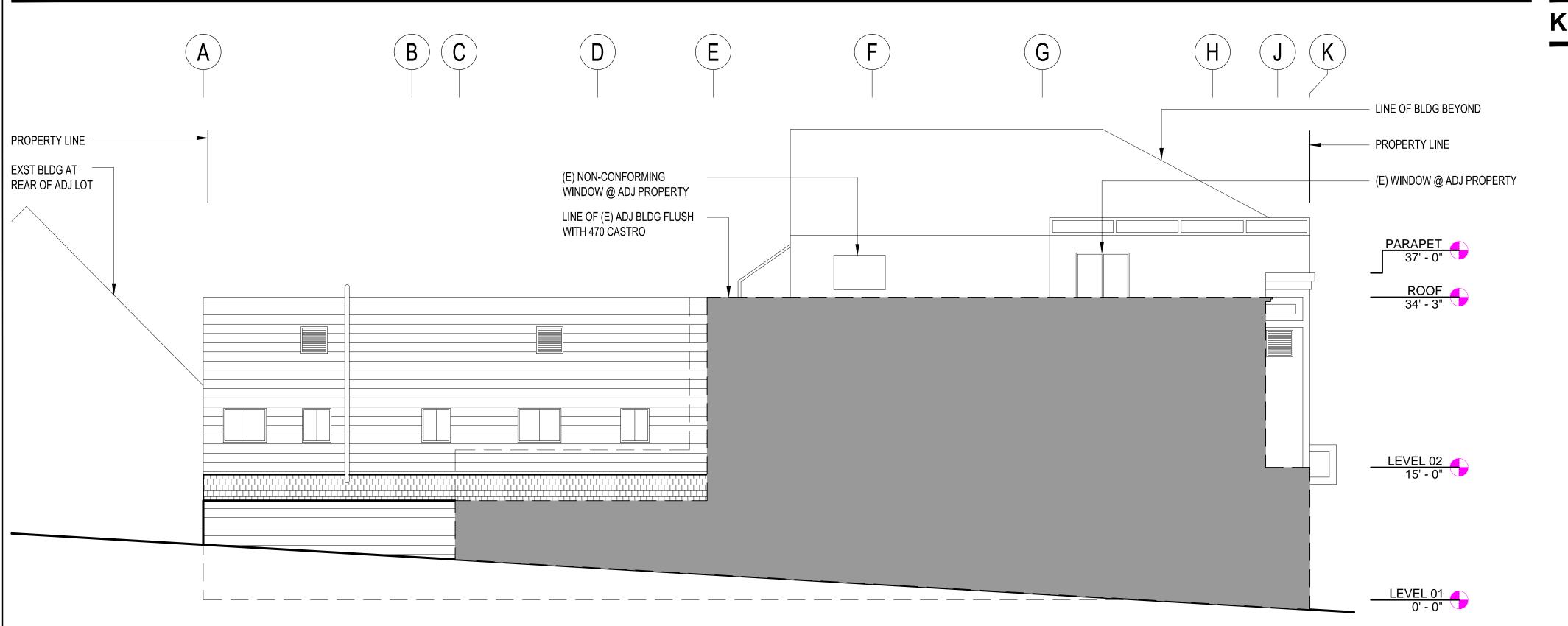
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	Issue	Date & Issue Description	By	Check
	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATION	ON	
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION	ON	
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION	DN NC	

Project Name San Francisco AIDS Foundation Project Number H:/ 01.9106.000 CAD File Name A09-02 Description EXTERIOR ELEVATION

A09.02

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Seal/Signature



SOUTH ELEVATION - EXISTING SCALE: 1/8" = 1'-0" E (B) (C) (H) (A) (G) (N) SMOOTH PAINTED PLASTER PROPERTY LINE - LINE OF BLDG BEYOND PROPERTY LINE PROPERTY LINE (N) ALUMINUM FRAME WINDOWS, TYP. SMOOTH PLASTER FINISH ALL (N) SIDING TO MATCH EXISTING TERRACE BEYOND TEMPERED GLASS FACADE - ROOFTOP MECH EQPM LINE OF (E) ADJ BLDG FLUSH EXST BLDG AT — ADJ BLDG IN FOREGROUND REAR OF ADJ LOT WITH 470 CASTRO (SHOWN DASHED) ELEVATOR 42' - 4" ROOF 40' - 2" TEMPERED GLASS GUARD W/ CONT. S.S. CAP PARAPET 31' - 1" LEVEL 03 27' - 7" TERRACE BEYOND LEVEL 02 15' - 0" SMOOTH PLASTER BALCONY LEVEL 01 0' - 0"

SOUTH ELEVATION - NEW SCALE: 1/8" = 1'-0"

KEY NOTES

SHEET NOTES

ECTION 139

ALL GLAZING SUBJECT TO THE STANDARDS FOR

IRD-SAFE BUILDING TO BE TREATED TO MEET THE

EQUIREMENT OF SAN FRANCISCO PLANNING CODE

San Francisco AIDS Foundation

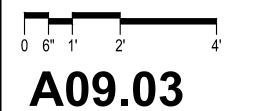
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\triangle	Issue	Date & Issue Description	Ву	Check
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	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICAT	ION	
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICAT	TON	
Seal/Si	ignature			

Project Name	_
San Francisco AIDS Foundation	
Project Number	
H:/ 01.9106.000	
CAD File Name	
A09-03	
Description	
EXTERIOR ELEVATION	_
Scale	



KEY NOTES

SHEET NOTES



STREET CONTEXT ELEVATION - EXISTING SCALE: 1/8" = 1'-0"

NOTES Con Erono:

San Francisco AIDS Foundation

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2 Harrison Street
Suite 400
San Francisco, CA 94105
Telephone 415.433.3700
Facsimile 415.836.4599

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	CONDITIONAL USE APPLICATI	ON	
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	CONDITIONAL USE APPLICATI	ON	
3	09-10-13	JB/PB	
	CONDITIONAL USE APPLICATI	ON	

Seal/Signature

Project	Name	

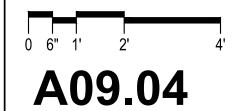
San Francisco AIDS Foundation

Project Number H:/ 01.9106.000 CAD File Name

A09-04

EXTERIOR STREET WALL ELEVATION

Scale



7 10 0 10

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STREET CONTEXT ELEVATION - NEW SCALE: 1/8" = 1'-0"

KEY NOTES San Francisco **AIDS** Foundation 470 - 474 Castro Street San Francisco, CA 94114 2 Harrison Street Suite 400 San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599 Gensler Issue Date & Issue Description PB/LJP BS -- 1 06-28-13 CONDITIONAL USE APPLICATION 2 08-19-13 CONDITIONAL USE APPLICATION 3 09-10-13 CONDITIONAL USE APPLICATION (1) (A9.11) ELEV TOWER 41' - 1" **SHEET NOTES** Seal/Signature PARAPET 31' - 1" TERRACE LEVEL 03 27' - 7" Project Name San Francisco AIDS Foundation LEVEL 02 15' - 0" Project Number H:/ 01.9106.000 CAD File Name A09-10 DIAGRAMMATIC SECTION LEVEL 01 0' - 0" A09.10

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DIAGRAMMATIC SECTION - NORTH SCALE: 1/8" = 1'-0"

(B) (C)

GROUP

311

MEDS 214

TERRACE

213

OFFICE 112

 \bigcirc

313

OPEN OFFICE

114

GROUP 312

222

G

RECEPTION

302

201

RECEPTION 101

303

209

203

314

MENS RESTROOM

220

(H)E<u>LEV TOWER</u> 41' - 1" PROPERTY LINE RECEPTION 302 PARAPET 31' - 1" TERRACE LEVEL 03 27' - 7" ELEV LOBBY RECEPTION 201 LEVEL 02 15' - 0" RECEPTION 101 ENTRY 100 CASTRO STREET LEVEL 01 0' - 0"

KEY NOTES

San Francisco AIDS Foundation

470 - 474 Castro Street San Francisco, CA 94114

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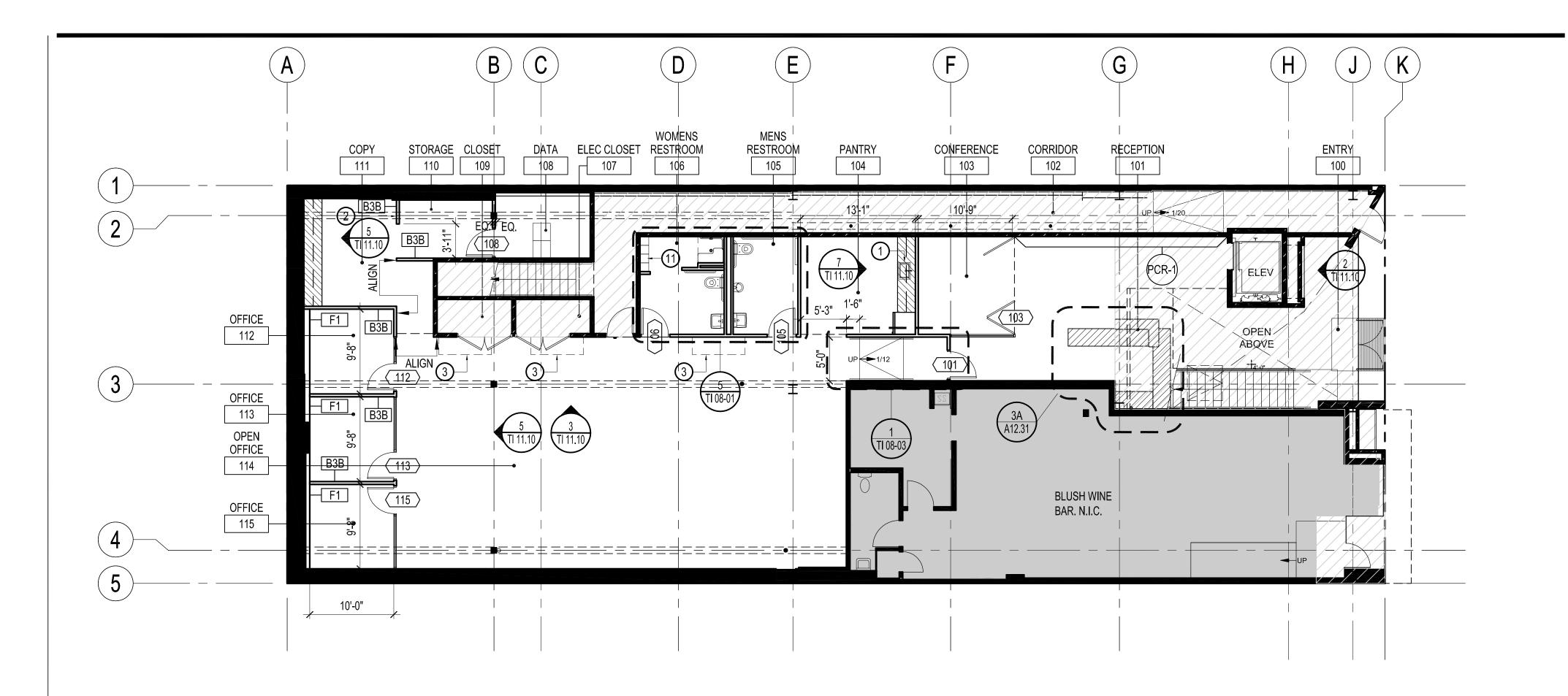
2 Harrison Street Suite 400 San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

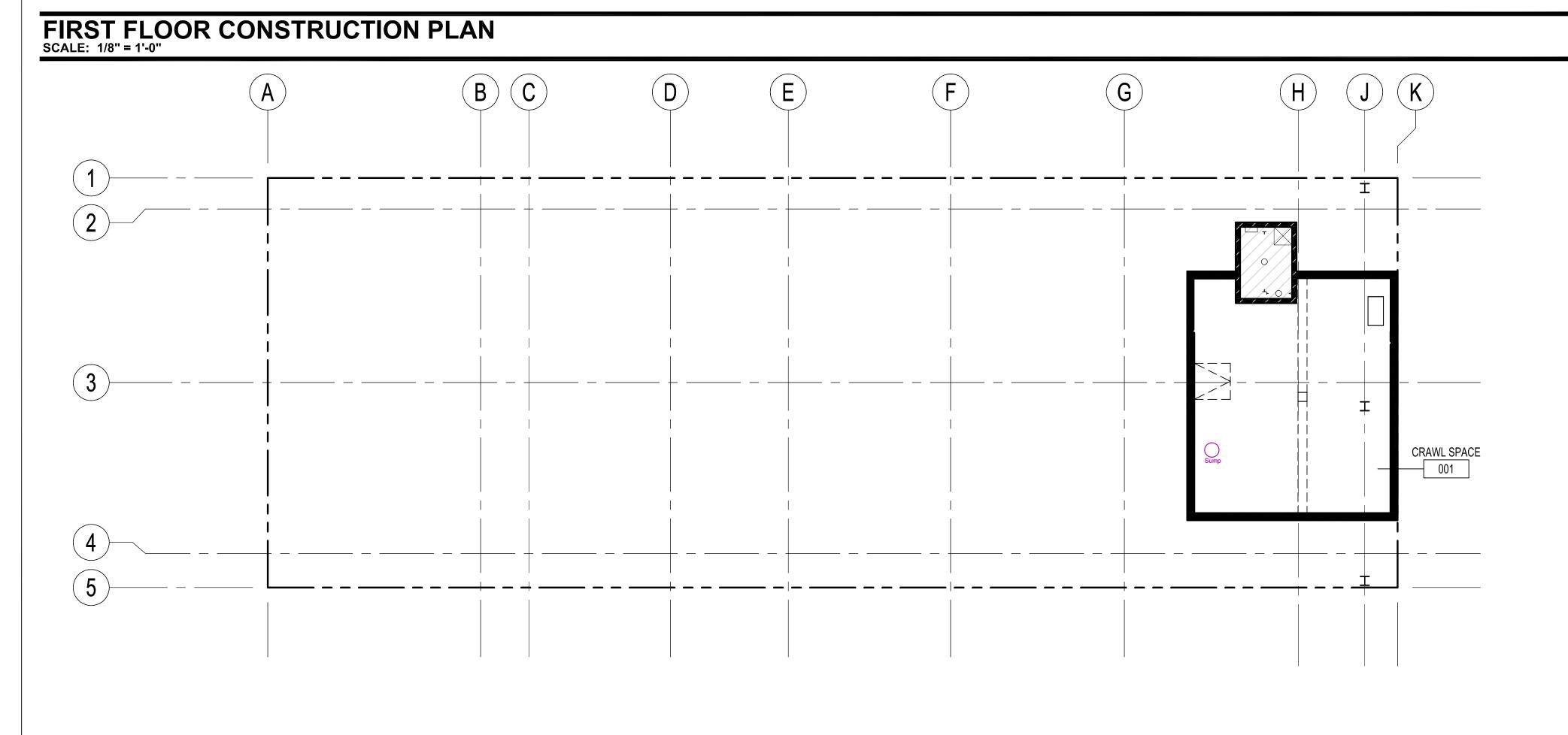
\triangle	Issue	Date & Issue Description	Ву	Check
	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATION	ON	
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION	ON	
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION	ON	

SHEET NOTES

1
Project Name
San Francisco AIDS Foundation
Project Number
. H:/ 01.9106.000
CAD File Name
A09-10
Description
BUILDING SECTION
Scale

A09.11





BASEMENT CONSTRUCTION PLAN

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

LEGEND



AREA NOT IN CONTRACT



AREA UNDER CORE & SHELL PACKAGE



ROOM NAME ROOM NUMBER

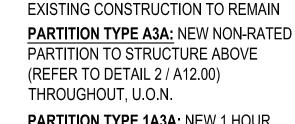


DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)



NEW MILLWORK SCOPE (REFER TO ELEVATIONS / DETAILS)

PARTITION TYPES

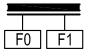




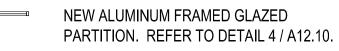
PARTITION TYPE 1A3A: NEW 1 HOUR RATED PARTITION TO STRUCTURE ABOVE (REFER TO DETAIL 2 & 3 / A12.00)



PARTITION TYPE B3B: NEW NON-HOUR RATED PARTITION TO 6" ABOVE CEILING (REFER TO DETAIL 5 / A12.00) PARTITION TYPE F0 / F1: NEW



NON-RATED FURRED PARTITION TO STRUCTURE ABOVE (REFER TO DETAIL 8 / A12.00)



KEYNOTES

NOTE: NOT ALL KEYNOTES ARE USED ON THIS SHEET

- 1 AT BREAKROOM MILLWORK INDICATED, PROVIDE: A. UNDERMOUNT SINK: JUST MANUFACTURING US-ADA-1830-A-L.6 LEFT REAR OFFSET DRAIN
- BREAKROOM FAUCET: GROHE ESSENCE GARBAGE DISPOSAL: INSINKERATOR
- **EVOLUTION EXCEL WITH AIR SWITCH** COPPER WATER LINE FOR COFFEE CHRONOMITE INSTANT HOT WATER HEATER
- (2) PROVIDE FULLY RECESSED FIRE EXTINGUISHER: LARSENS SOLID PAINTED STEEL DOOR WITH TYPE A LETTERING MOUNTED AT 3'-0" TO CENTER OF
- (3) PROVIDE BIKE MOUNT ON CEILING WHERE INDICATED: RACOR PBH-1R BIKE LIFT
- 4 PROVIDE BLOOD PASS THROUGH AT WALL INDICATED: BOBRICK B505.
- 5 PROVIDE HI/LOW DRINKING FOUNTAIN: ELKAY EDFP217C. REFER TO DETAIL 4/A11.20.
- (6) AT EXAM ROOM PROVIDE: PROVIDE PLUMBING CONNECTION SINK AND FAUCET N.I.C.
- 7 AT NICHE, PROVIDE COPPER WATER LINE FOR O.F.C.I. WATER DISPENSER.
- (8) PROVIDE ORION CUP URINE SINK CS7 AND FAUCET.
- (9) AT MILLWORK INDICATED PROVIDE: A. UNDERMOUNT SINK: LAB SINK
 - B. BREAKROOM FAUCET: GROHE LADYLUX WITH 1.0 GPM AERATOR.
- 10) PROVIDE BRUSHED S.S. HANDRAILS AT RAMP
- (11) PROVIDE 4 2H LOCKERS (8 TOTAL)

TYPICAL NOTES

- ALL PARTITIONS THROUGHOUT TO BE A3A, U.O.N. ANY WALL HUNG EQUIPMENT OR CABINETS TO HAVE METAL BACKING INSTALLED IN WALLS. REFER TO DETAIL 2/A12.01.
- ALL NEW AND EXISTING DOORS IN THE PATH OF TRAVEL FULLY COMPLY WITH CBC 1133B.2. ALL EXISTING DOORS IN THE PATH OF TRAVEL NOT INDICATED ON A SCHEDULE BUT SHOWN ON PLAN EQUALLY COMPLY.
- PROVIDE TACTILE SIGNAGE PER CODE. REFER TO DETAIL XX / A12.40.

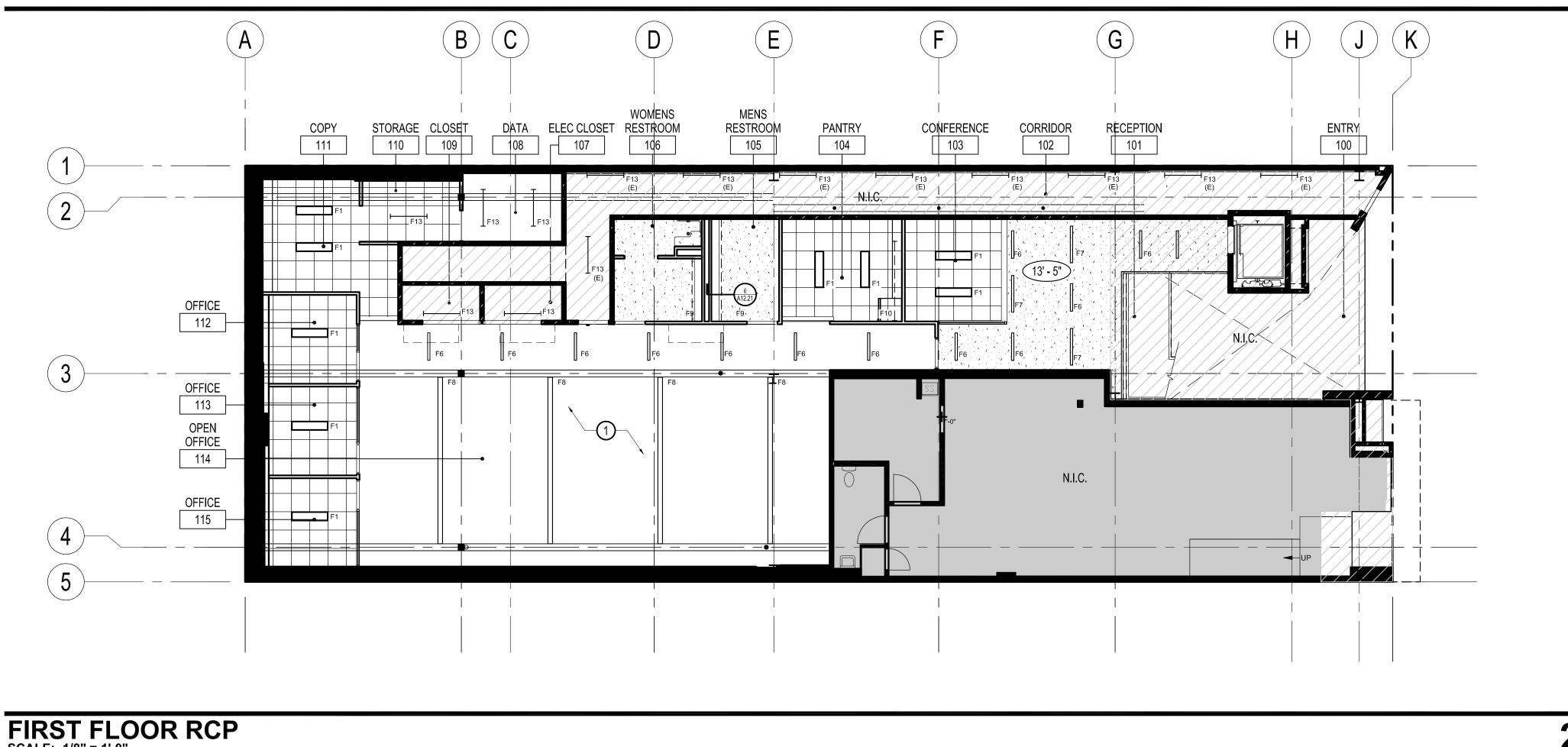
San Francisco AIDS Foundation

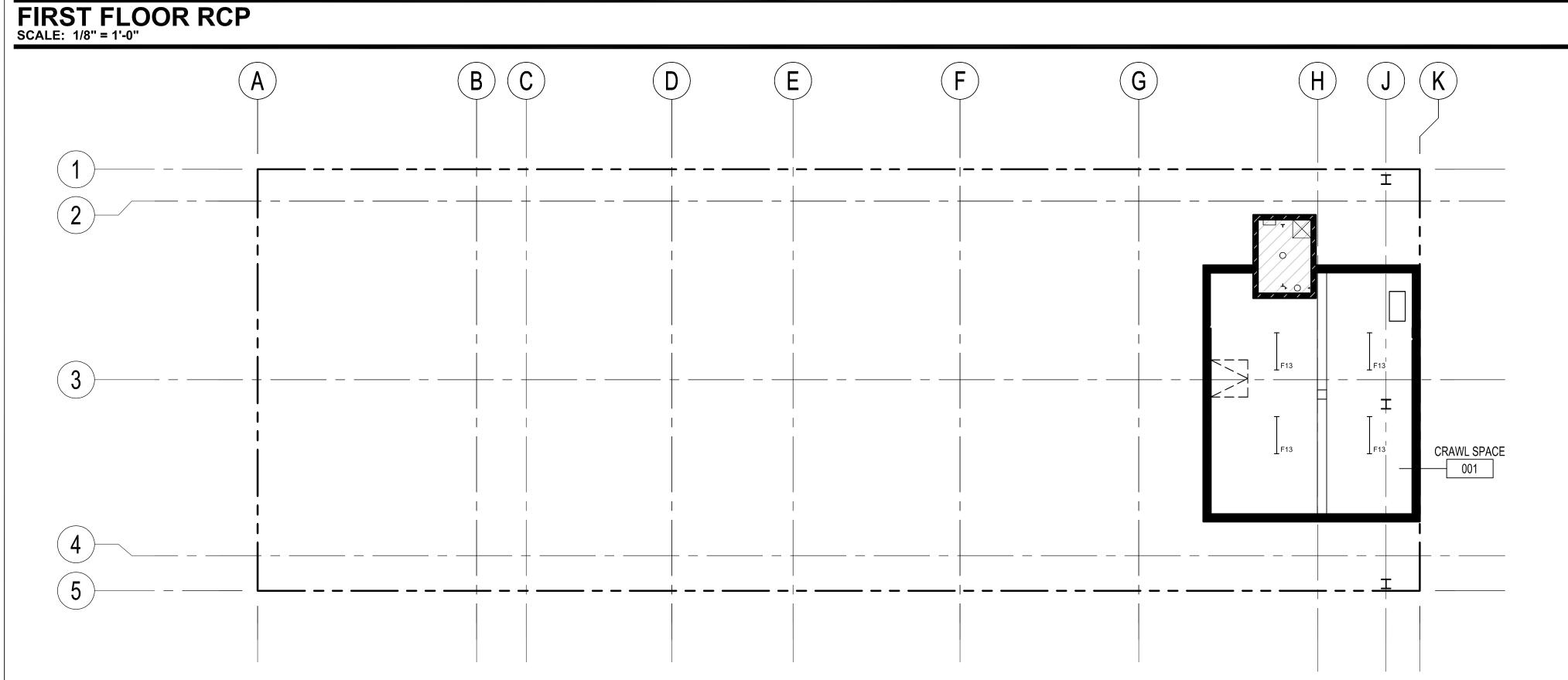
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2 Harrison Street Suite 400 San Francisco, CA 94105 Telephone 415.433.3700 Facsimile 415.836.4599

<u> </u>	Issue	Date & Issue Description	Бу	Check
	1	08-23-13	PB / LJP	BS
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BASE	MENT &	FIRST FLOOR		
cale				
		-		
2'	4'	8' 16'		

TI 02-00/01





KEY NOTES

LEGEND - RCP

F1 RECESSED 1X4 TROFFER

F2A 4" x 4" RECESSED CAN (ACT)

F2B 4" x 4" RECESSED CAN (GYP)

⊢ – – → F10 SURFACE MOUNT UNDERCABINET

⊢ – – → F14 SURFACE MOUNT LINEAR FLUORESCENT

⊢ F13 LINEAR FLUORESCENT STRIP

⊢ – – → F15 LINEAR CONCEALED UPLIGHT

SYMBOLS LEGEND

GYPSUM CEILING HEIGHT: 9'-0" U.O.N.

DETAILS: 2/A12.20

2x2 LAY-IN ACT CEILING **HEIGHT**: 9'-0" U.O.N.

GRID: ARMSTRONG SUPRAFINE

FINISH: P-1 FLAT (U.O.N.)

SUSPENDED DIRECT/INDIRECT

LINEAR FLUORESCENT UPLIGHT

F3 RECESSED WALL WASH

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REFER TO LIGHTING DRAWINGS FOR EXACT SPECIFICATIONS Gensler

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Issue Date & Issue Description By Check 08-23-13 PB/LJP BS BID/ CLIENT REVIEW (INTERIOR BUILD-OUT)

SPRINKLERS: FULLY RECESSED (WHITE **HVAC DIFFUSERS:** LINEAR TAPE IN STYLE **ACCESS PANELS: INTEXFORMS SQUARE** CORNERS (LAYOUT WITH ARCHITECT)

TILE: ARMSTRONG HEALTH ZONE ULTIMA 9/16" BEVELED TEGULAR **SPRINKLERS:** SEMI-RECESSED WITH WHITE TRIM (CENTER OF TILE) **HVAC DIFFUSERS:** 2X2 TEGULAR DIFFUSER **DETAILS:** 4,5,6,7,8,9 / A12.20

OPEN TO STRUCTURE ABOVE ALL HVAC UNITS / VAV'S TO BE LOCATED ABOVE ROOMS WITH CEILINGS. ALL EXPOSED HVAC, SPRINKLERS, CONDUITS, ETC. TO RUN PERPENDICULAR / PARALLEL TO BUILDING STRUCTURAL GRID AND TIGHT 90 DEGREE TURNS WHERE REQUIRED. AL DEVICES IN CEILING TO BE WHITE AND ATTACHED DIRECTLY TO STRUCTURAL ELEMENT

1 HR FIRE RATED GYP. BOARD CEILING **HEIGHT:** 9'-0" U.O.N. **DETAILS:** TO FOLLOW

 Seal/Signature
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Project Name
San Francisco AIDS Foundation
r
Project Number
, H:/ 01.9106.000
CAD File Name
TI 04-01.dwg
11 0 1- 0 1.uwg
Description
Description REFLECTED CEILING PLAN
Description
Description REFLECTED CEILING PLAN
REFLECTED CEILING PLAN BASEMENT & FIRST FLOOR
Description REFLECTED CEILING PLAN BASEMENT & FIRST FLOOR

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

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