



# SAN FRANCISCO PLANNING DEPARTMENT

**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

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**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**



**SAN FRANCISCO  
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

# NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 26, 2017**  
 Time: **Not before 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>188 Octavia Blvd.</b>	Case No.: <b>2014.1509VAR</b>
Cross Street(s): <b>Btwn. Page and Rose</b>	Building Permit: <b>2016.10.05.9557</b>
Block /Lot No.: <b>0853/034</b>	Applicant: <b>Jaqui Braver</b>
Zoning District(s): <b>Hayes-Gough NCT/50-X</b>	Telephone: <b>(415) 378-7566</b>
Area Plan: <b>Market-Octavia</b>	E-Mail: <b>jaqui.braver@dm-dev.com</b>

## PROJECT DESCRIPTION

The proposal is to construct a five-story mixed-use building on a vacant lot, also known as Central Freeway Parcel T. The project includes 27 dwelling units and approximately 3,000 square feet of ground floor retail, as well as a roof deck. The project does not include off-street vehicle parking.

**PER SECTION 134 OF THE PLANNING CODE**, lots fronting the east side of Octavia Boulevard between Linden and Market Streets are not required to provide a rear yard setback at any level of the building, provided that the project fully meets the usable open space requirement for Dwelling Units per Section 135 and the exposure requirements of Section 140. The project is compliant with exposure requirements, but is not compliant with the usable open space requirements; therefore, the project requires a modification from the rear yard requirement of the Planning Code. **PER SECTION 135 OF THE PLANNING CODE**, 80 square feet of common usable open space is required per dwelling unit. For 27 dwelling units, 2,160 square feet of common usable open space is required. The project proposes a 2,080 square foot roof deck, and therefore requires a Variance from the Usable Open Space Requirement. **PER SECTION 136 OF THE PLANNING CODE**, bay windows projecting over streets do not exceed a maximum projection of three feet, or two feet over sidewalks less than nine feet wide. Bays may not exceed a maximum length of 15 feet at the property line, or nine feet at the maximum projection. Bays must be separated at least two feet at the property line, and eight feet at the maximum projection. Bays must be separated from interior lot lines by one foot at the property line, or four feet at the maximum projection. Bays must be at least 50% glazed, with 1/3 the required glazing on a portion of the bay projecting at least a 30 degree angle from the property line. The proposed bay projections do not fit within the dimensions permitted by Section 136, so a Variance is required.

## ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2014.1509VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Carly Grob** Telephone: **(415) 575-9138** E-Mail: [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On March 29, 2017 the Department issued the required Section 312 notification for this project (expires April 28, 2017).**

## APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.



# OCTAVIA BOULEVARD PARCEL T

BLOCK 0853, LOT 034, SAN FRANCISCO, CA 94102

ISSUED FOR SDAT/UDAT RESPONSE - MARCH 10, 2017

**BUILDING AREA AND LIMITATION SUMMARY:**

FLOOR LEVEL	FIRE SPRINKLERS	CONST. TYPE	OCCUPANCY TYPE	*BUILDING AREA (SF)	**ALLOWABLE AREA PER STORY (TABLE 503)	**ALLOWABLE HT. (TABLE 503)
LEVEL 1	YES	IA	A-2, R-2, S	5,000	UNLIMITED	UNLIMITED
LEVEL 2	YES	IIIA	R-2	5,800	24,000	5 STORIES
LEVEL 3	YES	IIIA	R-2	5,900	24,000	5 STORIES
LEVEL 4	YES	IIIA	R-2	5,900	24,000	5 STORIES
LEVEL 5	YES	IIIA	R-2	5,900	24,000	5 STORIES
ROOF	N/A	IIIA	A-3	540	14,000	4 STORIES
<b>BUILDING TOTAL</b>		<b>IIIA OVER IA</b>	<b>MIXED USE</b>	<b>29,040</b>		<b>1 STORY IA + 4 STORIES IIIA</b>

\* PER CBC 502.1, \*BUILDING AREA IS THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

\*\* ASSUMES AREA INCREASE & 1 EXTRA STORY ALLOWED FOR FIRE SPRINKLERED AREAS PER 2013 CBC 504.2

**ZONING CALCULATIONS - PARCEL T HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT (NCT)**

	REQUIRED / ALLOWED	EXISTING	PROPOSED
<b>MAX. DWELLING UNIT DENSITY §207.6</b>	UNLIMITED	0	27 UNITS
<b>DWELLING UNIT BEDROOM MIX §207.6</b>	NO LESS THAN 40% OF TOTAL PROPOSED DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS OR NO LESS THAN 30% OF TOTAL PROPOSED DWELLING UNITS SHALL CONTAIN AT LEAST 3 BEDROOMS	STUDIO UNITS UNLIMITED 1-BED UNITS UNLIMITED 2-BED UNITS 40% REQUIRED UNLIMITED	STUDIO UNITS 0 TOTAL (0%) 1-BED UNITS 4 TOTAL (15%) 2-BED UNITS 11 TOTAL (41%) 27 UNITS
<b>INCLUSIONARY AFFORDABLE HOUSING PROGRAM §415.3</b>	ANY HOUSING PROJECTS THAT CONSIST OF 10 OR MORE UNITS IS SUBJECT TO THE INCLUSIONARY HOUSING PROGRAM WHICH REQUIRE ONE OF THE FOLLOWING:  20% FEE 15% OF UNITS AFFORDABLE ON-SITE 20% OF UNITS AFFORDABLE OFF-SITE	4 UNITS (15% OF 27 UNITS)	4 UNITS
<b>MINIMUM LOT SIZE §121</b>	LOT SIZE LOT WIDTH LOT FRONTAGE	10,000 SF MIN 25'-0" MIN. 16'-0" MIN.	5,556 SF 120' OCTAVIA BLVD. 46'-4" ROSE / PAGE 212'-8"
<b>FRONT YARD SETBACK §132</b>	NONE REQUIRED	0'-0"	0'-0"
<b>SIDE YARD SETBACK §133</b>	NONE REQUIRED	NORTH: 0'-0" SOUTH: 0'-0"	NORTH: 0'-0" SOUTH: 0'-0"
<b>REAR YARD SETBACK §134 (a)(1)(C)</b>	IN THE HAYES-GOUGH NCT, LOTS FRONTING THE EAST SIDE OF OCTAVIA BOULEVARD BETWEEN LINDEN AND MARKET STREETS (CENTRAL FREEWAY PARCELS L, M, N, R, S, T, U, AND V) ARE NOT REQUIRED TO PROVIDE REAR YARDS AT ANY LEVEL OF THE BUILDING	NONE	NONE
<b>BASIC FLOOR AREA RATIO §124</b>	NOT APPLICABLE FOR RESIDENTIAL USE	N/A	N/A
<b>USABLE OPEN SPACE §135</b>	80 SF PER UNIT IF ALL PRIVATE, 80 SF PER UNIT IF ALL PUBLIC.	2,180 SF (80 SF * 27 UNITS)	0 SF 2,080 SF
<b>HEIGHT LIMIT §252</b>	USE DISTRICT HEIGHT LIMIT 50'-X. ADDITIONAL 5' HEIGHT ALLOWED FOR GROUND FLOOR ACTIVE USES PER §253.18	55'-0" MAX	0'-0" 55'-0"
<b>HEIGHT LIMIT EXEMPTIONS §260 (b)(1)(B)</b>	ELEVATOR, STAIR AND MECHANICAL PENTHOUSES, FIRE TOWERS, SKYLIGHTS AND DORMER WINDOWS EXEMPT FROM HEIGHT LIMITS FOR THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS.	10'-0" MAX ABOVE HEIGHT LIMIT	0'-0" SEE DRAWINGS
<b>OFF-STREET PARKING §151.1</b>	RESIDENTIAL USE: P UP TO ONE CAR FOR EACH TWO DWELLING UNITS; C UP TO 0.75 CARS FOR EACH DWELLING UNIT, SUBJECT TO THE CRITERIA AND PROCEDURES OF SECTION 151.1(G); NP ABOVE 0.75 CARS FOR EACH DWELLING UNIT.  NON-RESIDENTIAL USE: FOR USES IN TABLE 151 THAT ARE DESCRIBED AS A RATIO OF OCCUPIED FLOOR AREA, P UP TO 1 SPACE PER 1,500 SQUARE FEET OF OCCUPIED FLOOR AREA OR THE QUANTITY SPECIFIED IN TABLE 151, WHICHEVER IS LESS, AND SUBJECT TO THE CONDITIONS AND CRITERIA OF SECTION 151.1(G) NP ABOVE.	13 SPACES (.5 * 26 UNITS)  1 SPACE (1,500 SF / 1,500 SF)	0 SPACES 0 SPACES 0 SPACES
<b>TOTAL OFF-STREET PARKING:</b>		14 SPACES	0 SPACES 0 SPACES
<b>BICYCLE PARKING §155.2</b>	RESIDENTIAL USE: ONE CLASS 1 SPACE FOR EVERY DWELLING UNIT. FOR BUILDINGS CONTAINING MORE THAN 100 DWELLING UNITS, 100 CLASS 1 SPACES PLUS ONE CLASS 1 SPACE FOR EVERY FOUR DWELLING UNITS OVER 100.  ONE CLASS 2 SPACE PER EVERY 20 UNITS.  RETAIL SALES, INCLUDING GROCERY STORES: ONE CLASS 1 SPACE FOR EVERY 7,500 SQUARE FEET OF OCCUPIED FLOOR AREA.  MINIMUM TWO CLASS 2 SPACES, PLUS ONE CLASS 2 SPACE FOR EVERY 2,500 SQ. FT. OF OCCUPIED FLOOR AREA.	27 CLASS 1 SPACES 1 CLASS 2 SPACE  3 CLASS 2 SPACES	0 SPACES 0 SPACES 0 SPACES 3 CLASS 2 SPACES
<b>TOTAL BICYCLE PARKING:</b>		27 CLASS 1 SPACES 4 CLASS 2 SPACES	0 SPACES 0 SPACES 28 CLASS 1 SPACES 4 CLASS 2 SPACES
<b>STREET TREE §138.1(g)(1)</b>	STREET TREES SHALL BE REQUIRED UNDER THE FOLLOWING CONDITIONS: CONSTRUCTION OF A NEW BUILDING; RELOCATION OF A BUILDING; THE ADDITION OF GROSS FLOOR AREA EQUAL TO 20% OR MORE OF THE GROSS FLOOR AREA OF AN EXISTING BUILDING; THE ADDITION OF A NEW DWELLING UNIT, A GARAGE, OR ADDITIONAL PARKING; OR PAVING OR REPAVING MORE THAN 200 SQUARE FEET OF THE FRONT SETBACK	???	7 TREES (OCTAVIA ST.) 6 EXISTING TREES + 1 NEW TREE (OCTAVIA ST.)
<b>PERMITTED OBSTRUCTIONS §136</b>	SEE DRAWINGS	N/A	N/A SEE DRAWINGS

**PROJECT INFORMATION:**

ADDRESS: 188 OCTAVIA BLVD.  
SAN FRANCISCO, CA 94102

BLOCK: 0853  
LOT: 034  
ZONING: HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT (NCT)

NO: DATE: SUBMISSION:

01 09.30.16 SITE PERMIT  
02 01.16.17 100% SD  
03 02.17.17 PRE-APP  
04 03.10.17 SDAT/UDAT

**WORK HOURS:**

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

**NOT FOR CONSTRUCTION**

**PROJECT DESCRIPTION:**

THE PROPOSED PROJECT IS THE CONSTRUCTION OF A (NEW) 5-STORY, MIXED-USE COMMERCIAL AND 27-UNIT RESIDENTIAL BUILDING.

**EDMONDS + LEE ARCHITECTS, INC.**  
2601 Mission St., #503  
San Francisco, CA 94110  
T 415 . 285 . 1300  
www.edmondslee.com

**APPLICABLE CODES:**

2013 CALIFORNIA BUILDING CODE & SF AMENDMENTS  
2013 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS  
2013 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS  
2013 CALIFORNIA PLUMBING CODE & SF AMENDMENTS  
2013 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS  
2013 CALIFORNIA ENERGY CODE  
2013 SAN FRANCISCO BUILDING CODE  
2013 SAN FRANCISCO HOUSING CODE  
2013 SAN FRANCISCO ENERGY CODE

**PROJECT DIRECTORY:**

**CLIENT:**  
LINDEN PARTNERS INVESTMENTS, LLC (415) 692-5054  
448 LINDEN STREET, SAN FRANCISCO, CA 94102

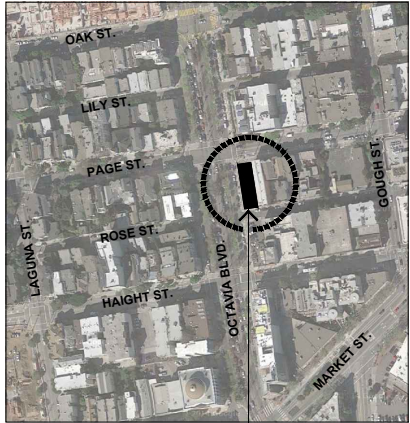
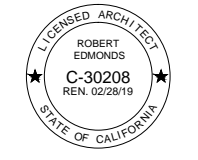
**ARCHITECT:**  
EDMONDS + LEE ARCHITECTS, INC. (415) 285-1300  
CONTACT: ROBERT EDMONDS  
2601 MISSION STREET, #503, SAN FRANCISCO, CA 94110

**CONTRACTOR:**  
DDG PARTNERS (415) 692-5050  
235 VALENCIA STREET, SAN FRANCISCO, CA 94103

**STRUCTURAL ENGINEER:**  
ASHLEY & VANCE ENGINEERING, INC. (510) 473-2221  
1610 HARRISON STREET, SUITE A, OAKLAND, CA 94612

**CIVIL ENGINEER:**  
AGS, INC. (415) 777-2166  
5 FREELON STREET, SAN FRANCISCO, CA 94107

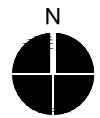
**LANDSCAPE ARCHITECTS:**  
MARTA FRY LANDSCAPE ASSOCIATES (415) 543-8202  
375 ALABAMA STREET, SUITE 240, SAN FRANCISCO, CA 94110



**PROJECT:**  
PARCEL T  
188 OCTAVIA BLVD.  
SAN FRANCISCO, CA 94102

**DRAWING:**  
COVER SHEET

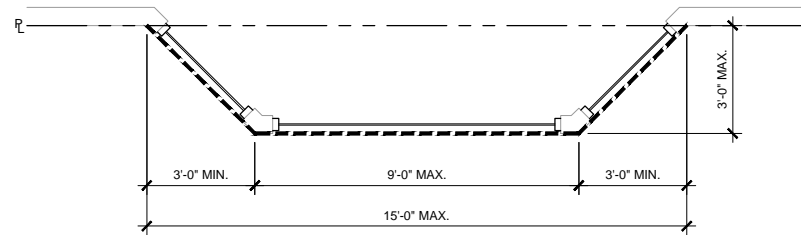
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DATE: MARCH 10, 2017  
JOB NO. 2014.12  
DRAWN:  
CAD FILE:



**GO.00**

**NOT FOR CONSTRUCTION**

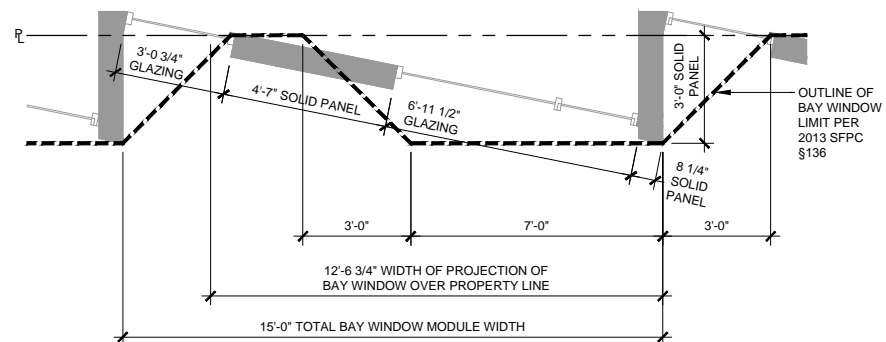
EDMONDS + LEE  
 ARCHITECTS, INC.  
 2401 Mission St., #503  
 San Francisco, CA 94110  
 T 415 . 285 . 1300  
 www.edmondslee.com



% OF GLAZING:  
 >50% REQUIRED

PER 2013 SFPC §136 "OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS, AND USABLE OPEN SPACE"

**04 PERMITTED BAY WINDOW**  
 SCALE: 3/8" = 1'-0"



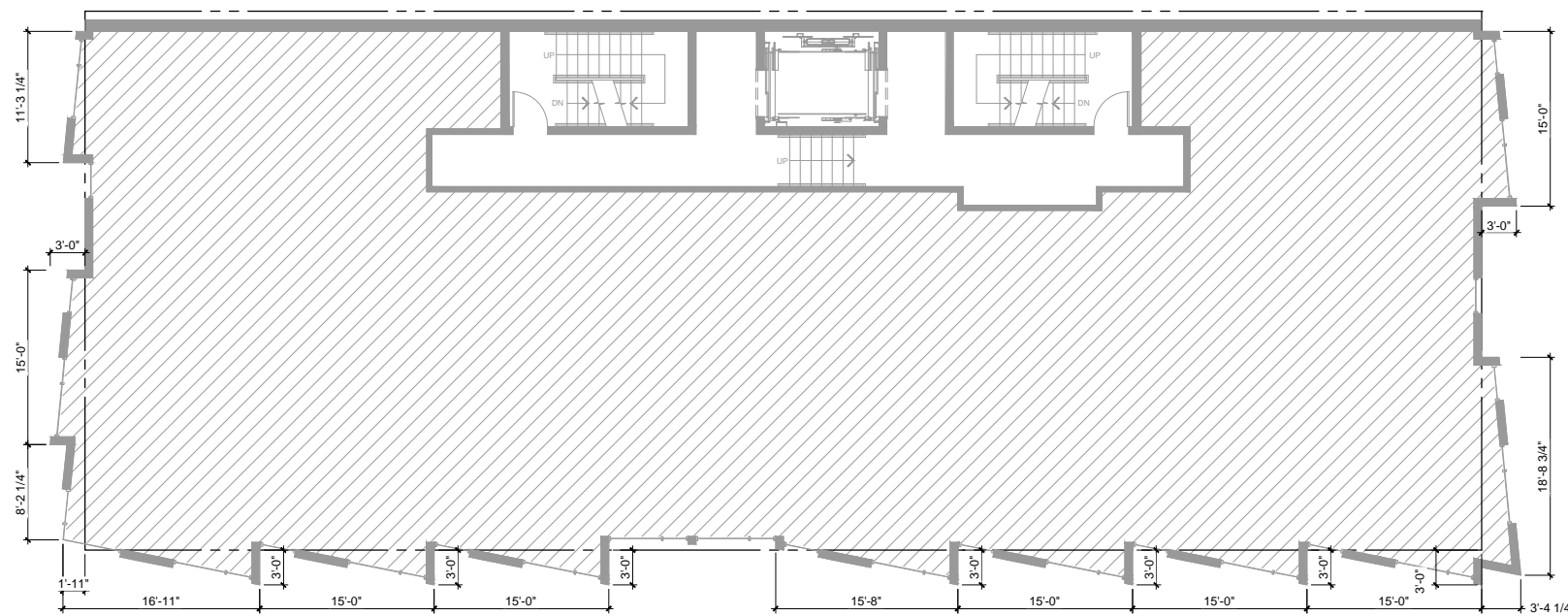
TOTAL LENGTH OF GLAZING AREAS:  
 10'-0 1/4"

TOTAL LENGTH OF SOLID AREAS:  
 8'-3 1/4"

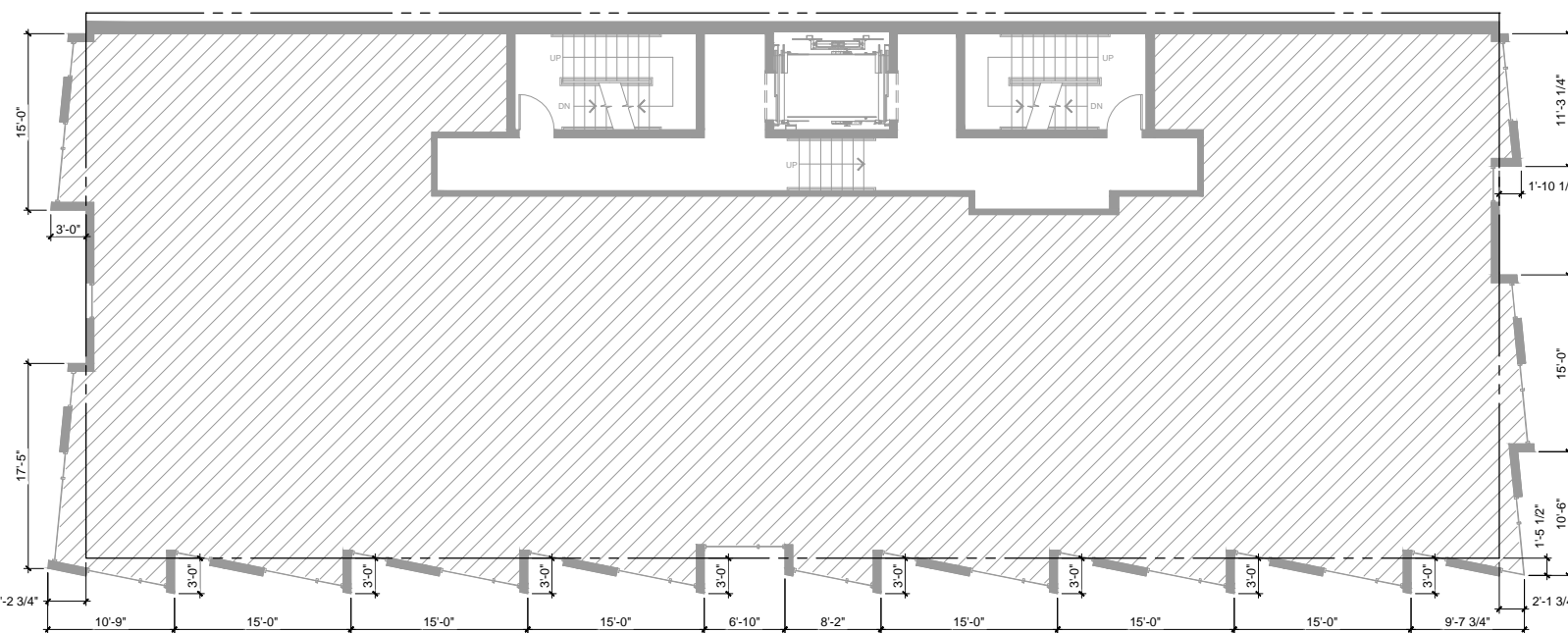
TOTAL LENGTH OF BAY:  
 18'-3 1/2"

% OF GLAZING:  
 54.7%

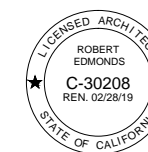
**03 PROPOSED BAY WINDOW**  
 SCALE: 3/8" = 1'-0"



**02 LEVELS 3 & 5**  
 SCALE: 1/8" = 1'-0"



**01 LEVELS 2 & 4**  
 SCALE: 1/8" = 1'-0"



PROJECT:

PARCEL T  
 188 OCTAVIA BLVD.  
 SAN FRANCISCO, CA 94102

DRAWING:

EXTERIOR & BAY WINDOW GEOMETRY

SCALE: SEE DRAWING

DATE: MARCH 10, 2017

JOB NO: 2014.12

DRAWN:

CAD FILE:

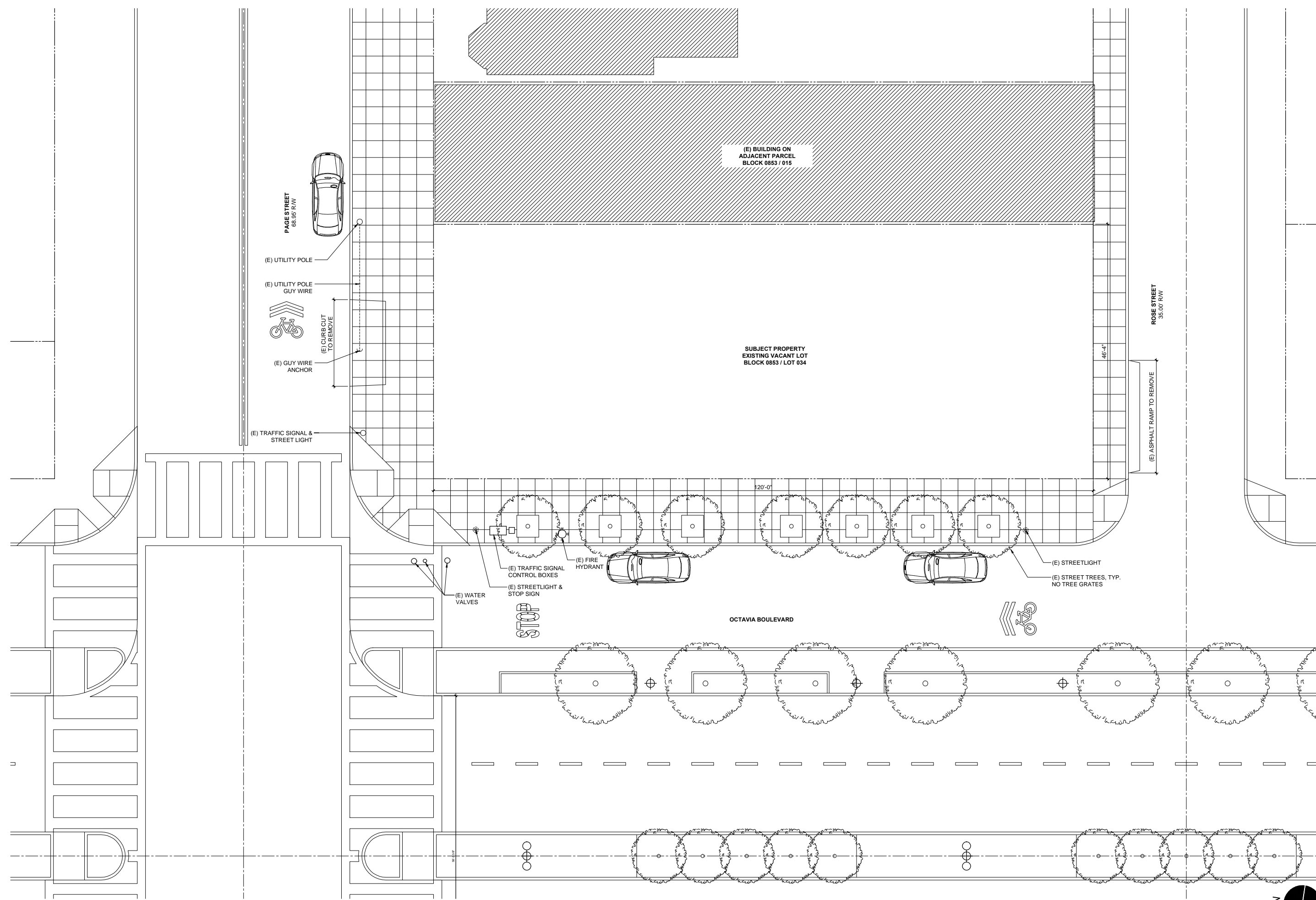


**G5.03**

NO:	DATE:	SUBMISSION:
01	09.30.16	SITE PERMIT
02	01.16.17	100% SD
03	03.10.17	SDAT/UDAT

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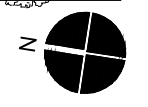


**PROJECT:**  
**PARCEL T**  
 188 OCTAVIA BLVD.  
 SAN FRANCISCO, CA 94102

**DRAWING:**  
**SITE PLAN - EXISTING**

SCALE:	1/8" = 1'-0"
DATE:	MARCH 10, 2017
JOB NO.	2014.12
DRAWN:	
CAD FILE:	

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

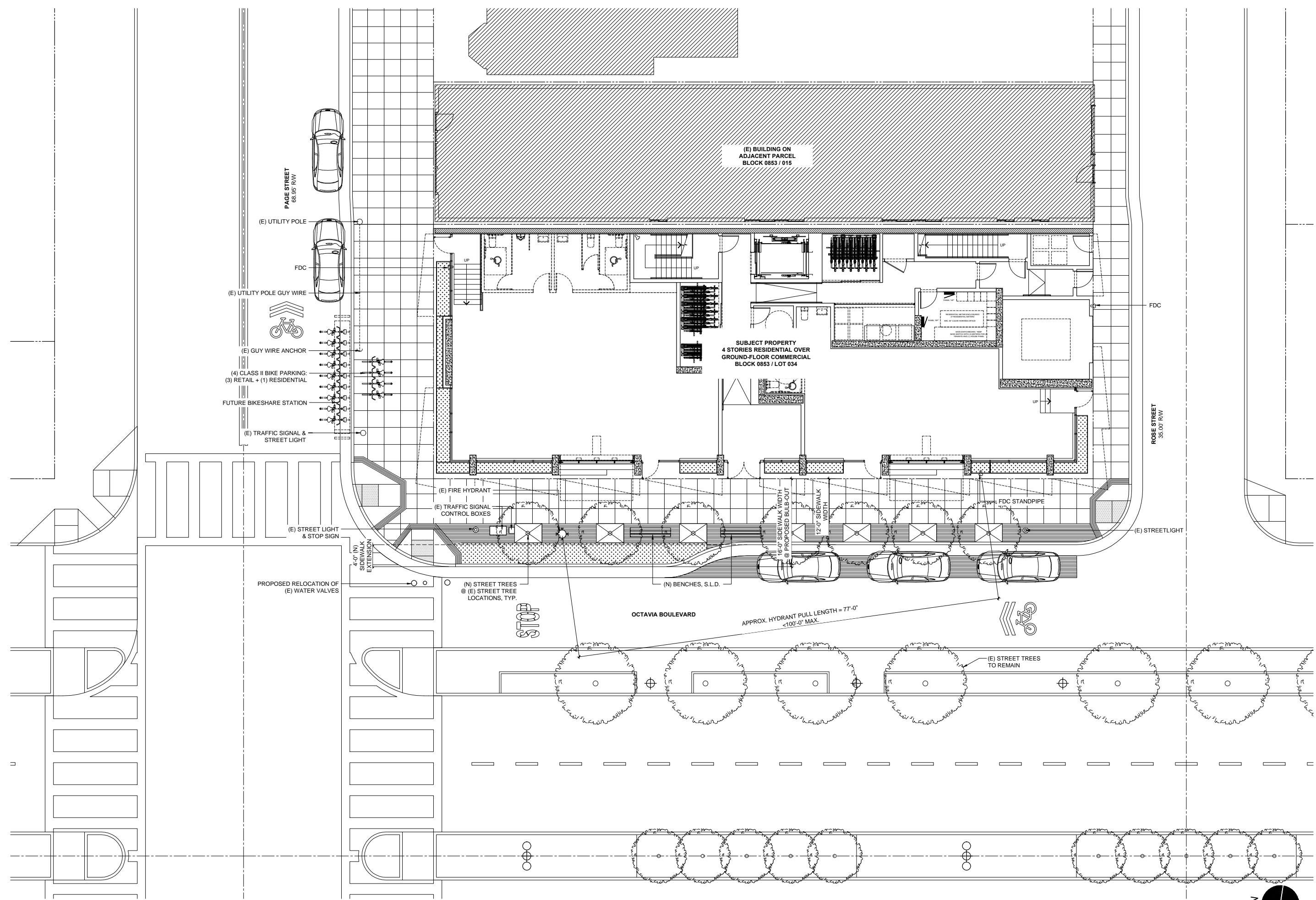


**A0.10**

NO:	DATE:	SUBMISSION:
01	09.30.16	SITE PERMIT
02	01.16.17	100% SD
03	03.10.17	SDAT/UDAT

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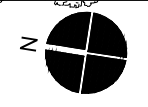


**PROJECT:**  
**PARCEL T**  
 188 OCTAVIA BLVD.  
 SAN FRANCISCO, CA 94102

**DRAWING:**  
**SITE PLAN - NEW**

SCALE:	1/8" = 1'-0"
DATE:	MARCH 10, 2017
JOB NO.	2014.12
DRAWN:	
CAD FILE:	

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



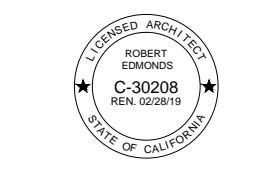
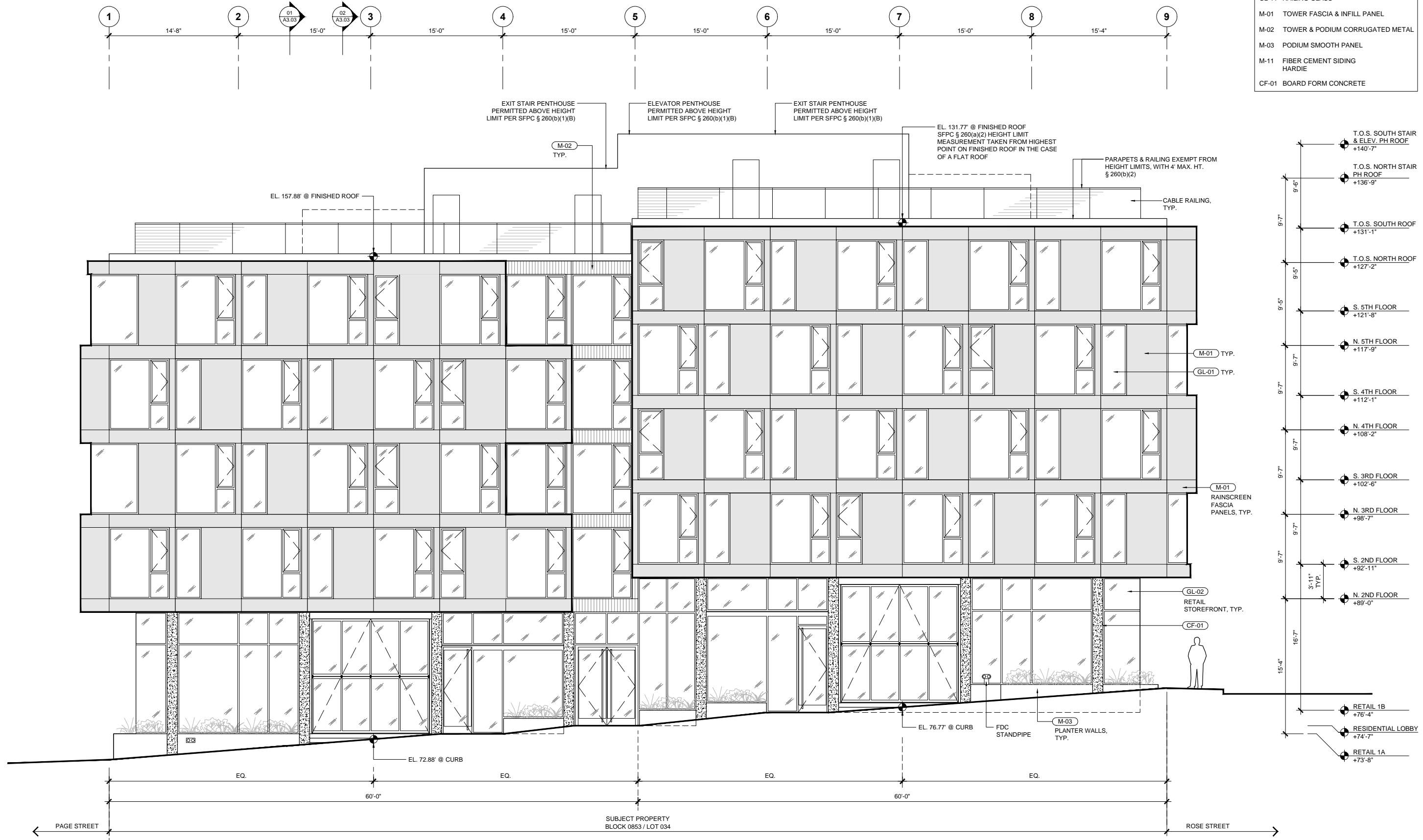
**A0.11**

MATERIAL LEGEND	
GL-01	TOWER IGU - VISION GLASS PPG SOLARBAN 60
GL-02	PODIUM IGU
GL-11	RAILING GLASS
M-01	TOWER FASCIA & INFILL PANEL
M-02	TOWER & PODIUM CORRUGATED METAL
M-03	PODIUM SMOOTH PANEL
M-11	FIBER CEMENT SIDING HARDIE
CF-01	BOARD FORM CONCRETE

NO:	DATE:	SUBMISSION:
01	09.30.16	SITE PERMIT
02	01.16.17	100% SD
03	02.17.17	PRE-APP
04	03.10.17	SDAT/UDAT

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PROJECT:  
**PARCEL T**  
188 OCTAVIA BLVD.  
SAN FRANCISCO, CA 94102

DRAWING:  
**EXTERIOR ELEVATION -  
WEST**

SCALE:	3/16" = 1'-0"
DATE:	MARCH 10, 2017
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	

**01 WEST EXTERIOR ELEVATION - OCTAVIA ST.**  
SCALE: 3/16" = 1'-0"

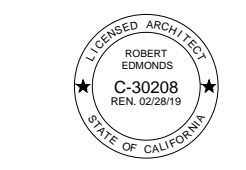
**A2.01**



NO.	DATE:	SUBMISSION:
01	09.30.16	SITE PERMIT
02	01.16.17	100% SD
03	02.17.17	PRE-APP
04	03.10.17	SDAT/UDAT

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PROJECT:  
**PARCEL T**  
 188 OCTAVIA BLVD.  
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DRAWING:  
**EXTERIOR ELEVATION - NORTH**

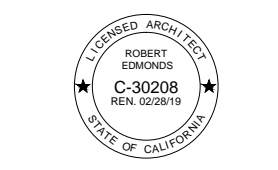
SCALE:	3/16" = 1'-0"
DATE:	MARCH 10, 2017
JOB NO.:	2014.12
DRAWN:	
CAD FILE:	

SEE NOTES ON SHEET A2.01 FOR EXTERIOR SYSTEM

NO:	DATE:	SUBMISSION:
01	09.30.16	SITE PERMIT
02	01.16.17	100% SD
03	02.17.17	PRE-APP
04	03.10.17	SDAT/UDAT

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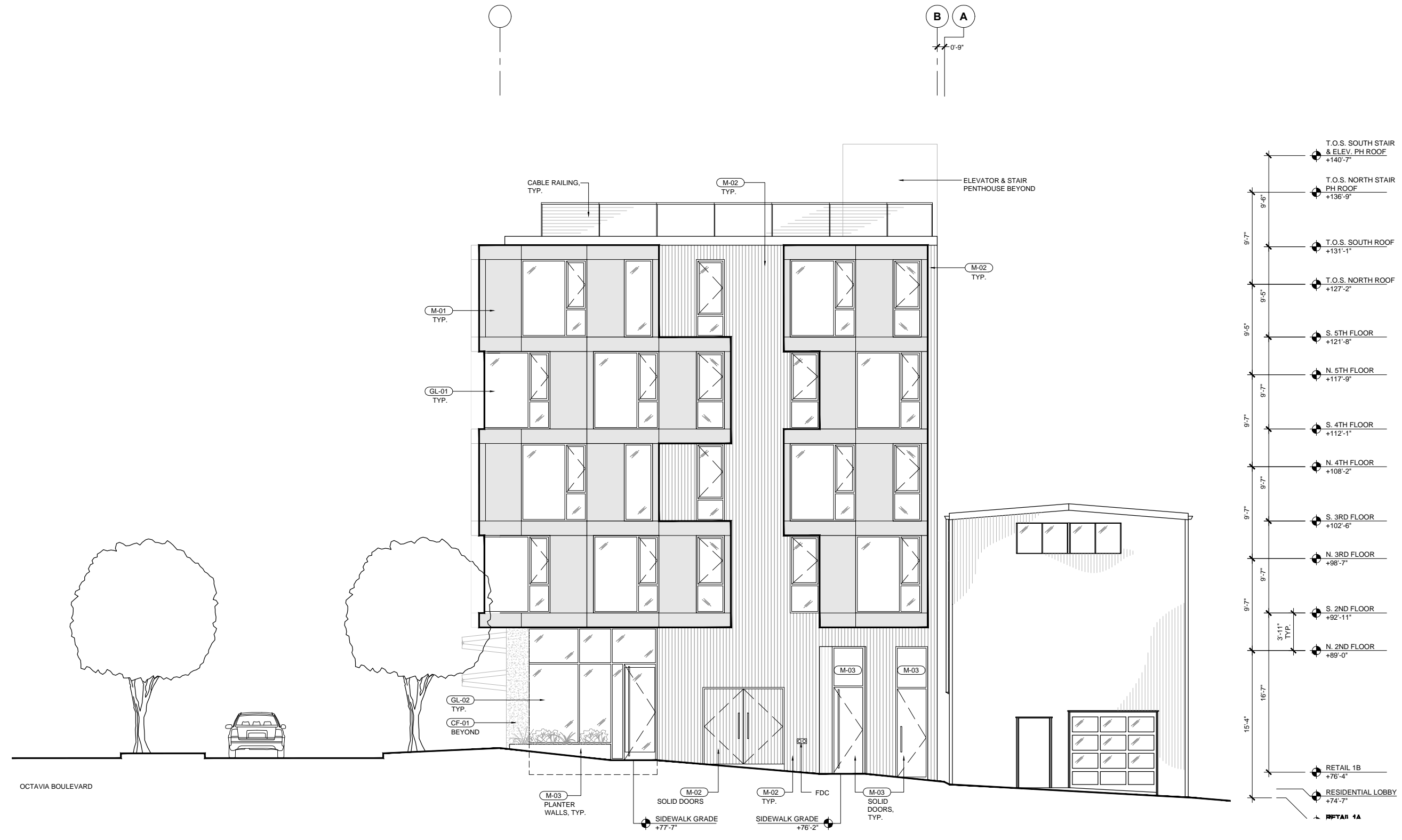


PROJECT:  
**PARCEL T**  
 188 OCTAVIA BLVD.  
 SAN FRANCISCO, CA 94102

DRAWING:  
**EXTERIOR ELEVATION - SOUTH**

SCALE:	3/16" = 1'-0"
DATE:	MARCH 10, 2017
JOB NO.	2014.12
DRAWN:	
CAD FILE:	

**A2.03**



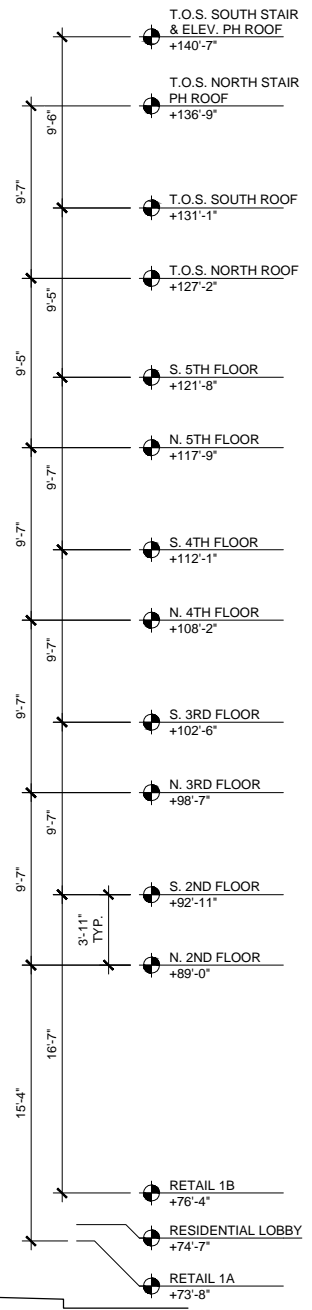
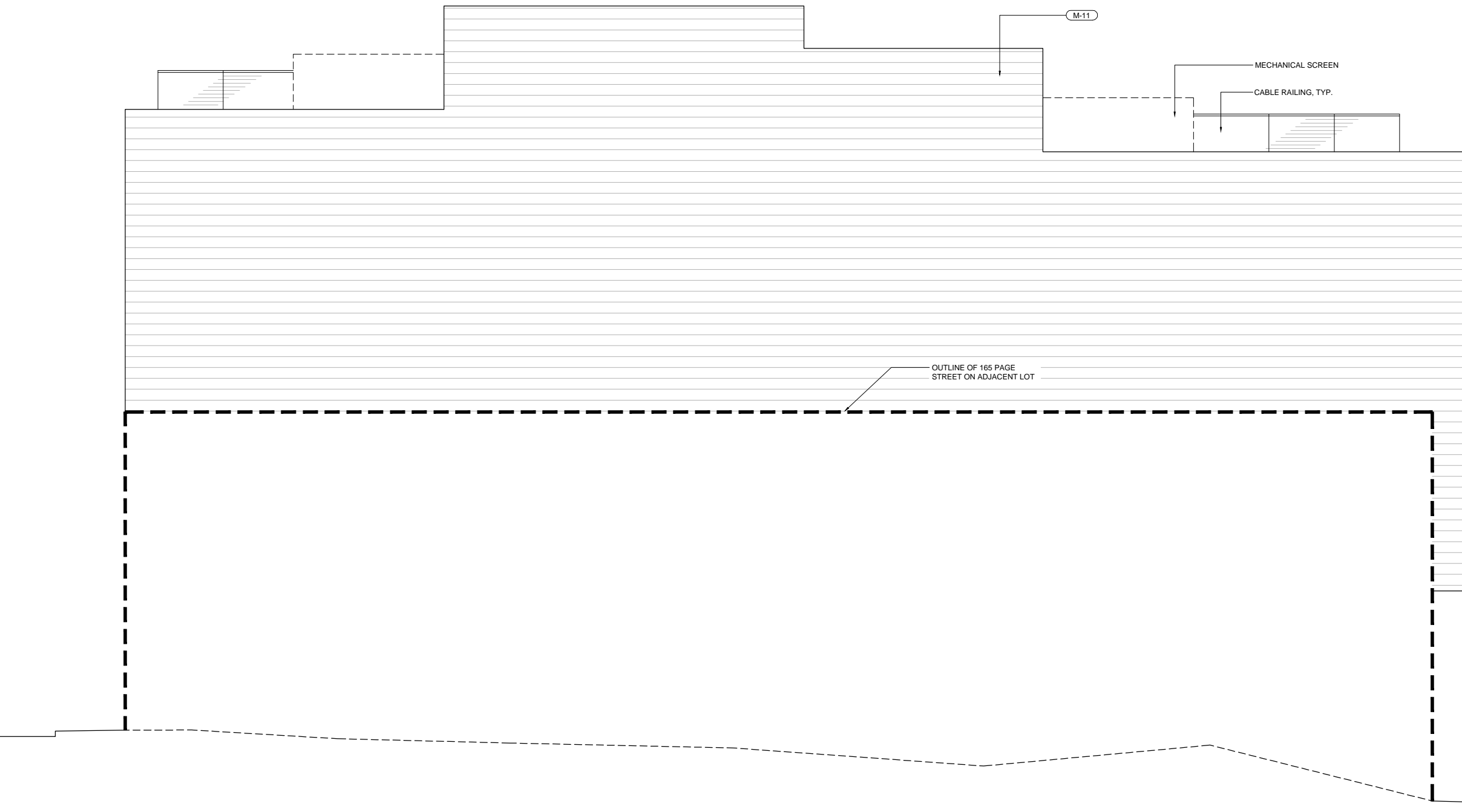
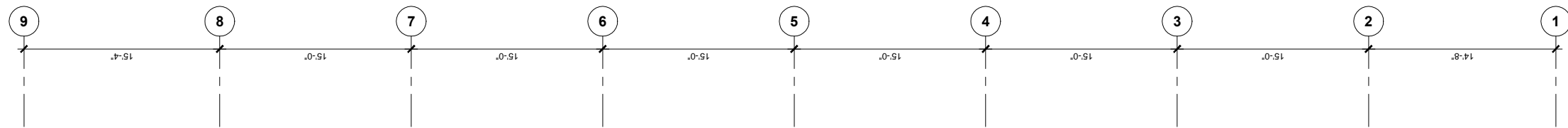
**01** SOUTH EXTERIOR ELEVATION - ROSE ST.  
 SCALE: 3/16" = 1'-0"

SEE NOTES ON SHEET  
 A2.01 FOR EXTERIOR  
 SYSTEM

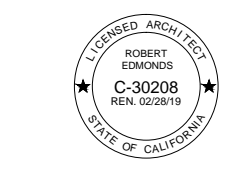
01	09.30.16	SITE PERMIT
02	01.16.17	100% SD
03	03.10.17	SDAT/UDAT

**NOT FOR CONSTRUCTION**

**EDMONDS + LEE ARCHITECTS, INC.**  
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OUTLINE OF 165 PAGE STREET ON ADJACENT LOT



PROJECT:  
**PARCEL T**  
 188 OCTAVIA BLVD.  
 SAN FRANCISCO, CA 94102

DRAWING:  
**EXTERIOR ELEVATION - EAST**

SCALE:	3/16" = 1'-0"
DATE:	MARCH 10, 2017
JOB NO.	2014.12
DRAWN:	
CAD FILE:	

**01 EAST EXTERIOR ELEVATION**  
 SCALE: 3/16" = 1'-0"

SEE NOTES ON SHEET A2.01 FOR EXTERIOR SYSTEM

**A2.04**