1984

Presidio Corporate Center

Reed Associates, Landscape Architecture
PLANTING SPECIFICATIONS

1. GENERAL PLANTING SPECIFICATIONS

   a. All plant material shall be of established and healthy appearance and free of disease and insects. All new plantings shall be done in accordance with accepted planting practices and in a manner that minimizes damage to the root systems and reduces the risk of transplant shock.
   b. All plants shall be properly supported and protected from wind and water stress. Soil shall be well-drained and amended with organic matter to ensure adequate moisture retention and aeration. Fertilization shall be done as necessary to promote healthy growth.
   c. All plantings shall be done in the planting season and shall be protected from the elements to ensure successful establishment.

2. LAWN SPECIFICATIONS

   a. All newly established lawns shall be maintained in a healthy condition and free of weeds and disease. Mowing shall be done regularly to promote proper growth and to prevent the accumulation of dead grass.
   b. All lawns shall be adequately irrigated to ensure proper growth and to prevent water stress. Irrigation shall be done at least once per week, with additional watering required during periods of drought.
   c. All lawns shall be regularly mowed to maintain a uniform height and to promote proper growth.

3. TREE SPECIFICATIONS

   a. All trees shall be properly supported and protected from wind and water stress. Soil shall be well-drained and amended with organic matter to ensure adequate moisture retention and aeration. Fertilization shall be done as necessary to promote healthy growth.
   b. All trees shall be regularly pruned to maintain proper growth and to remove dead or damaged branches.
   c. All trees shall be adequately irrigated to ensure proper growth and to prevent water stress. Irrigation shall be done at least once per week, with additional watering required during periods of drought.

4. HEDGEROW SPECIFICATIONS

   a. All newly established hedgerows shall be maintained in a healthy condition and free of weeds and disease. Pruning shall be done regularly to promote proper growth and to prevent the accumulation of dead branches.
   b. All hedgerows shall be adequately irrigated to ensure proper growth and to prevent water stress. Irrigation shall be done at least once per week, with additional watering required during periods of drought.
   c. All hedgerows shall be regularly pruned to maintain proper growth and to remove dead or damaged branches.

5. PLANT MATERIAL

   a. All plant material shall be of established and healthy appearance and free of disease and insects. All new plantings shall be done in accordance with accepted planting practices and in a manner that minimizes damage to the root systems and reduces the risk of transplant shock.
   b. All plants shall be properly supported and protected from wind and water stress. Soil shall be well-drained and amended with organic matter to ensure adequate moisture retention and aeration. Fertilization shall be done as necessary to promote healthy growth.
   c. All plantings shall be done in the planting season and shall be protected from the elements to ensure successful establishment.

6. TAKE OFF

   a. Take off shall be done in accordance with accepted planting practices and in a manner that minimizes damage to the root systems and reduces the risk of transplant shock.
   b. All plants shall be properly supported and protected from wind and water stress. Soil shall be well-drained and amended with organic matter to ensure adequate moisture retention and aeration. Fertilization shall be done as necessary to promote healthy growth.
   c. All plantings shall be done in the planting season and shall be protected from the elements to ensure successful establishment.

7. REDWOOD HEADER

   a. The redwood header shall be properly supported and protected from wind and water stress. Soil shall be well-drained and amended with organic matter to ensure adequate moisture retention and aeration. Fertilization shall be done as necessary to promote healthy growth.
   b. The redwood header shall be regularly pruned to maintain proper growth and to remove dead or damaged branches.
   c. The redwood header shall be adequately irrigated to ensure proper growth and to prevent water stress. Irrigation shall be done at least once per week, with additional watering required during periods of drought.

8. TREE PLANTING & SPACING DETAIL

   a. Tree planting and spacing shall be done in a manner that minimizes damage to the root systems and reduces the risk of transplant shock.
   b. All trees shall be properly supported and protected from wind and water stress. Soil shall be well-drained and amended with organic matter to ensure adequate moisture retention and aeration. Fertilization shall be done as necessary to promote healthy growth.
   c. All tree plantings shall be done in the planting season and shall be protected from the elements to ensure successful establishment.

9. LANDSCAPE GENERAL

   a. Landscaping shall be done in accordance with accepted planting practices and in a manner that minimizes damage to the root systems and reduces the risk of transplant shock.
   b. All landscaping shall be maintained in a healthy condition and free of weeds and disease. Pruning shall be done regularly to promote proper growth and to prevent the accumulation of dead branches.
   c. All landscaping shall be adequately irrigated to ensure proper growth and to prevent water stress. Irrigation shall be done at least once per week, with additional watering required during periods of drought.

10. LANDSCAPE MAINTENANCE

    a. Landscaping shall be maintained in a healthy condition and free of weeds and disease. Pruning shall be done regularly to promote proper growth and to prevent the accumulation of dead branches.
    b. Landscaping shall be adequately irrigated to ensure proper growth and to prevent water stress. Irrigation shall be done at least once per week, with additional watering required during periods of drought.
    c. Landscaping shall be regularly pruned to maintain proper growth and to remove dead or damaged branches.
IRRIGATION SPECIFICATIONS

1. General

1.1 Purpose

This specification is to be used in constructing the irrigation system for the Presidio Corporate Center, located at 222 E. California St., San Francisco, CA. The system shall be designed and installed in accordance with the provisions of this specification and the applicable codes and standards. The system shall be constructed in a manner that ensures proper flow, distribution, and efficiency of water usage. The system shall be capable of being expanded as needed.

1.2 Scope

This specification applies to the irrigation system for Presidio Corporate Center, which includes the design, installation, and testing of the irrigation system. It is intended for use by contractors, engineers, and other stakeholders involved in the construction of the project.

2. Systems Design

2.1 Irrigation Components

The irrigation system shall consist of the following components:

- Valves
- Sprinklers
- Piping
- Controller

2.2 Soil Type

The system shall be designed to accommodate the specific soil type at Presidio Corporate Center.

2.3 Water Pressure

The system shall be designed to maintain water pressures within the acceptable range for efficient distribution.

3. Installation

3.1 Installation Procedures

Installation shall be conducted in accordance with industry standards and the applicable codes and standards. The system shall be tested for leaks and proper operation after installation.

4. Inspection

4.1 Inspection Requirements

The system shall be inspected by the owner and/or their representative before and after installation to ensure compliance with the specifications.

5. Testing

5.1 Testing Procedures

The system shall be tested for proper operation and efficiency before being put into service.

6. Maintenance

6.1 Maintenance Requirements

The system shall be maintained in accordance with the manufacturer's instructions and industry standards. Regular inspections and cleaning shall be conducted to ensure proper operation.

6.2 Replacement Parts

Replacement parts shall be obtained from approved suppliers and shall meet the specifications outlined in this document.

7. Appendices

7.1 Appendix A: Plan Details

This appendix contains detailed plans for the irrigation system, including valve locations, piping diagrams, and sprinkler patterns.

7.2 Appendix B: Specifications

This appendix contains additional specifications and requirements for the irrigation system.
APPENDIX F

BUILDING PERMITS
Provide exit signs and panic bolts as indicated on approved plans.

Approved:

Department of Public Health

Approved: A SEPARATE PERMIT IS REQUIRED FOR DRIVEWAYS. APPLY FORM 242.

RALPH G. WADSWORTH
City Engineer

Approved: BROKEN LINE IS DRAFTING STANDARDS, 

Bureau of Engineering

Approved: Art Commission

Approved:

San Francisco Bureau of Building Inspection

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

NORTH

California ST.

Eucaliptus ST.

SOUTH

Eucaliptus ST.

Owens & Minor Ave.

WEBER Paving Co.

Owner's Authorized Agent

[Handwritten notes]

Type: 1B STRUCTURE

Location: Cali St. Eucaliptus Ave. and

Eucaliptus Ave.

Total Cost $2,049.00

Filed: JUN 10 1955

Approved:

Superintendent, Bureau of Building Inspection

Permit No. 157574

Issued: 1955 105.

Certificate of Final Completion:

Issued: 1955 105.
DEPARTMENT OF PUBLIC WORKS
Bldg. Form

APPLICATION FOR BUILDING PERMIT
FOR TYPE 1-2-3-4 STRUCTURES

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF
FINAL COMPLETION IS POSTED ON THE BUILDING

Application is hereby made to the Department of Public Works of the City of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

South side of California St., west side of Cassil St.

(1) Location of Lot:

(2) Type of building: 1 1/2 Storey. No. of stories: 2

(3) Total cost: $2,400.00

(4) Use of building: Office

(5) Occupancy: Business

(6) Note: Sec. 105, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements of this code for that use, and unless the Board of Building Inspection and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.

(7) Site of lot: Front: 76 ft., rear: 150 ft., depth of lot: 65 ft.

(8) Ground area of building: 46.500 square ft.

(9) Any other building on lot: Yes

(10) Is building designed for any more stories: Yes

(11) Design live load for floor: 100 lbs. per sq. ft.

Note: Sec. 2215, S.F. Building Code. "The full live load for which each floor or part of a floor in a commercial or industrial structure is designed shall be indicated on the drawings filed with the application and also be indicated on a small scale floor plan suitably framed under glass and permanently affixed to the structure and maintained in a conspicuous location in a public hall or corridor on each floor, etc."

(12) Supervision of construction by:

(13) General contractor:

(14) Architect: Edward B. Page

(15) Engineer:

(16) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable there will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, its assignees, and their heirs, successors and assigns.

(17) Owner:

Permit of occupancy must be obtained on completion of hotel or apartment house pursuant to Sec. 305, San Francisco Building Code.

No portion of building or structure, or scaffolding used during construction, to be closer than 6 ft. to any wire containing more than 750 volts; see Sec. 305, Calif. Penal Code.
Approved on to grading

Approved:

Edward A. Murphy
Department of City Planning

Lot No.: 1
Assessor's Block No.: 1037

Approved:

Bureau of Engineering
Structural Engineer, Bureau Building Inspection

BLDG. FORM
No. 173
APPLICATION OF
FIREMAN'S FUND INS. CO.
FOR PERMIT FOR
QUARRYING — GRADING
EXCAVATION — FILLING
Strike out words NOT applicable

Location:
Calif. St. Laurel St.
Euclid Ave & Presidio Ave.

Total Cost: $ 45,000

Filed: MAR 31 1955

Permit No.: 155526
Issued: 5/1/55
APPLICATION FOR PERMIT

QUARRYING—GRADING—EXCAVATION—FILLING

Application is hereby made to the Department of Public Works of San Francisco for permission to proceed with the work as indicated in the plans and specifications submitted herewith (unless waived by the Superintendent) and in accordance with the description and for the purposes herein after set forth in Item No. 7 below.

1. Location of Lots.
   
   Calif St., Laurel St.
   
   Euclid Ave & Presidio Ave.

2. Area Involved: 480,000 Sq. Ft.


5. Amount of Material: 55,000 CY

6. Does this Affect Adjoining Property? Yes

7. Describe Work to be Done (in addition to reference to drawings & specifications)

   (For contact by Bureau)

8. General contractor: MAC DONALD YOUNG & NELSON, INC.
   
   Address: 351 Calif St.

9. Engineer: EDDY B. PAGE
   
   Address: 400 Montgomery St.

10. I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

11. Owner: FIREMAN'S FUND INSURANCE CO.
   
   Address: 433 Calif St.

   By: MAC DONALD YOUNG & NELSON, INC.
   
   Address: 351 Calif St., S.F.

   Robert A. Thompson.
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

CERTIFICATE OF FINAL COMPLETION

For work described in above building permit application number:

3333 California St.

Location

Type of Use

14 story office building

Occupancy

New Office Building

Work under building permit issued pursuant to above stated application has been completed in accordance with the laws pertaining thereto. All buildings except 1 and 2 family dwellings require PERMITS OF OCCUPANCY. Applications for PERMITS OF OCCUPANCY must be made to Central/Permit Bureau, Room 204, City Hall.

This certificate issued on

6/25/1975

A PERMIT OF OCCUPANCY IS REQUIRED BEFORE THIS BUILDING MAY BE LAWFULLY OCCUPIED.

[Signature]
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
FOR TYPE 1-2-3-4 STRUCTURES

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF
FINAL COMPLETION IS POSTED ON THE BUILDING.

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to erect and maintain a structure in accordance with the plans and specifications submitted herewith and according to the description and the purpose hereinafter set forth:

(1) Location of Lot
   North side of California Street
   and
   East side of Laurel Street

(2) Type of building
   3
   No. of stories
   1
   No. of basement
   0

(3) Total cost
   $60,000
   Building Code Classification
   Public Group 1

(4) Use of building
   Hotel Office

(5) Occupancy
   Building Code Classification

(6) Note: Sect. 105, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements of this code for that use, and unless the Building Inspector and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.

(7) Size of lot: Front
   35 ft.
   Rear
   30 ft.
   Depth of lot
   50 ft.

(8) Ground floor area of building
   10,500 square ft.

(9) Any other building on lot
   Yes
   (Must be shown on Plot Plan if answer is Yes)

(10) Is building designed for any more stories
     No
     How many

(11) Design live load for floor
     Floor on Ground

Note: Sect. 2215, S. F. Building Code. "The full live load for which each floor or part of a floor in a commercial or industrial structure is designed shall be indicated on the drawings filed with the application and also be indicated on a small scale floor plan suitably framed under glass and permanently affixed to the structure and maintained in a conspicuous location in a public hall or corridor on each floor, etc."

(12) Supervision of construction by
     Address

(13) General contractor
     Address
     California License No.

(14) Architect
     Edward D. Page
     Address
     400 Montgomery St.

(15) Engineer
     Address
     California Certificate No.

(16) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subfloor space or from anything else in connection with the work included in the permit. The foregoing covenant shall bind upon the owner of said property, the applicant, their heirs, successors and assigns.

(17) Owner
     Pacific Union Insurance Company
     Address
     601 California St.
     Phone No.

By
     Edward D. Page
     Address
     400 Montgomery St.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SECT. 308, SAN FRANCISCO BUILDING CODE.

No portion of building or structure, or scaffolding used during construction, to be closer than 6'-0" to any wire containing more than 750 volts, see Sec. 385, Calif. Penal Code.
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
FOR TYPE 1-2-3-4 STRUCTURES

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING.

June 9th, 1952

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location of Lot:
   N. side of California St.
   S. side of Howard St.
   E. side of Taylor St.
   W. side of Triana St.

(2) Type of building: 100 No. of stories: 2 No. of basements: 1
   1, 2, 3, 4

(3) Total cost: $2,450,000 Height of building: 28 No. of families:

(4) Use of building: Office

(5) Occupancy: Building Code Classification.

(6) Note: Sect. 106, S.F. Bldg. Code. Change in use. No change in use shall be made in the character of occupancy, or use of any building which would put the building to a different use, unless such building is made to comply with the requirements of this code for that use, and unless the Bureau of Building Inspection and the Bureau of Fire Prevention and Public Safety have been notified before such a change has been made.

(7) Size of lot: Front, 76 ft.; rear, 650 ft.; depth of lot.

(8) Ground floor area of building: 36,200 square ft.

(9) Any other building on lot: Yes or No (Must be shown on Plot Plan if answer is Yes)

(10) Is building designed for any more stories: Yes or No
     How many: 1

(11) Design live load for floor:

     100 lbs. per sq. ft. and on 1 hits. per sq. ft.

Note: Sect. 2215, S.F. Building Code. "The full live load for which each floor or part of a floor in a commercial or industrial structure is designed shall be indicated on the drawings filed with the application and also indicated on a small scale floor plan suitably framed under glass and permanently affixed to the structure and maintained in a conspicuous location in a public hall or corridor on each floor, etc."

(12) Supervision of construction by: 

(13) General contractor: 
     California License No.
     Address:

(14) Architect: Edward B. Page 
     California Certificate No. C-278
     Address: 400 Montgomery St., SF

(15) Engineer: 
     California Certificate No.
     Address:

(16) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit, and all the laws and ordinances applicable there will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subterranean space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the said property owner, their heirs, successors and assigns.

(17) Owner: 
     California Building Code
     Address: 490 California St., SF 
     Phone No. 56-7009
     By: Edward B. Page, Architect
     Address: 400 Montgomery St.

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SECT. 595, SAN FRANCISCO BUILDING CODE.
No portion of building or structure, or scaffolding used during construction, to be closer than 6 ft. to any wire containing more than 750 volts; see Sec. 355, Calif. Penal Code.
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS
JUNE 9, 1955

Location: 621 BROADWAY ST SF

Total Cost: $1400.00

Type of construction: 5

Electrical work to be performed: No

Plumbing work to be performed: No

Ground floor area of building: 1800 sq. ft.

Desired new or changed: New show window as per plan

No portion of building or structure or scaffolding used during construction, to be closer than 6" to any wire containing more than 760 volts. See Sec. 365, California Penal Code.

Supervision of construction by J. A. Jankian

General contractor: National Stores of California License No. 14038

Architect: California Certificate No.

Engineer: California Certificate No.

Owner: C. G. Gonzalez (Phone VA-42700)

By: Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
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**Owner:** Fireman's Fund Ins. Co. 2E 356 California St. 1925

**Address:** 356 California St. 1925

**Permit No.:** 157617

**Date:** 02/10/45

**Issued By:** Department of Public Works, City and County of San Francisco

**Building Inspector:** J. W. Pfeiffer

**Engineer:** D. W. Fink

**Owner:** Fireman's Fund Ins. Co. 2E 356 California St. 1925
3 APPLICATION OF
FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING

Location: 333 S. California St.

Total Cost: $1,200

Filed: Dec. 14, 1958

Permit No.: 15768

Supervisor's Bureau of Building Inspection

I agree to comply with all regulations or regulations of the building inspection officers.

Approved:

Building Inspector, Bureau of Building Inspection

Approved:
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DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
CENTRAL PERMIT BUREAU

ADDRESS  LOT NO.  BLOCK NO.  HOUSE NO.

Pfeiffer's Fund Inc. Co.  1111 California St.

PERMIT (ISSUED)  10/31/62  PERMIT NO. 274065  DATE APPLICATION  10/10/62
JAN 31 1968

1. Install automatic carbon dioxide system.

WORK COMPLETED CERTIFICATES OF FINAL COMPLETION POSTED

C. J. Hitch
Inspector of Buildings

DEPARTMENT OF PUBLIC WORKS BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO
Approved:

Zone R-4

CPC Setbacks

Department of Public Health

Approved:

Department of City Planning

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Boiler Inspector

Approved:

Redevelopment Agency

Approved:

Parking Authority

Approved:

No portion of building or structure or scaffolding used during construction to be closer than 600" to any wire containing more than 700 volts. See Sec. 583 California Penal Code.

REFER TO:

Bureau of Engineering
BEI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approve: 1/2 1964

Provided the following conditions are satisfied with:

San Francisco

FIREMAN'S FUND INSURANCE CO.

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location S. W. Corner California St.
and Presidio Avenue
San Francisco, California

Total Cost $ 800,000.00

APPROVED:

Fire Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Owner or Owner's Authorized Agent

Permit No. 26328970

Issued: 2/28/64

Superintendent, Bureau of Building Inspection

APPROVED

DEPT. OF PUBLIC WORKS

FEB 28 1964

[Signature]
Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

1. Location....S.W. Corner California Street and Presidio Avenue

2. Description of Site...Apartment Building

3. Description of Building...Apartment Building

4. Type of Construction...[1, 2, 3, 4, or 5]

5. Any other use on lot...[must be shown on plot plan if answer is yes]

6. Does this alteration create a new story to the building?...Yes

7. Does this alteration create a horizontal extension to the building?...No

8. Does this alteration constitute a change of occupancy?...Yes

9. Electrical work to be performed?...Yes

10. Plumbing work to be performed?...Yes

11. Sidewalk over sub-sidewalk space to be repaired or altered?...No

12. Write in description of all work to be performed under this application:
   (Reference to plans is not sufficient): Additions of one story, one portion of office building, and
   owned by Fireman's Fund Insurance Co.

13. Supervision of Construction by General Contractor...Address

14. General Contractor...MacDonald, Young & Nelson, California License No. 85568
   Address...8907 Railroad Avenue, Oakland, California

15. Architect or Engineer...Edward Page, California Certificate No.
   (for design)
   Address...400 Montgomery Street, San Francisco, California

16. Architect or Engineer...Same, California Certificate No.
   (for construction)
   Address...

17. I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. Further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The fore-mentioned covenant shall be binding upon the owner of said property, the applicant, their heirs, successors, and assigns.

18. Owner...Fireman's Fund Insurance Co.
   Address...c/o MacDonald, Young & Nelson, Inc.
   (Phone...569-4433)

19. By...H. P. Alphonse, Address...8907 Railroad Avenue, Oakland, California
   Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

20. Certificate of Final Completion and/or Permit of Occupancy must be obtained on completion of work on alteration involving an enlargement of the building or a change of occupancy pursuant to Sec. 505 and 805, San Francisco Building Code, before building is occupied.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.
Application of

Fireman's Fund Ins. Co.

For Permit to make
Additions, Alterations or Repairs
To Building

Location: 3333 California Street
San Francisco, Calif.

Total Cost: $106,500.00

Filed: 2-12-1965

Approved: 2-26-1965

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereinafter:

McDonald, H. R.

Owner or Owner's Authorized Agent

Issued: MAR 12 1965

Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved: 2-26-1965

 Provided the following conditions are complied with:

No portion of building or structure or scaffolding used during construction to be closer than 6 feet to any wire containing more than 750 volts. See Sec. 385 California Penal Code.
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

February 23, 1965

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location: 3333 California Street

(2) Total Cost: $58,000
(3) No. of Stories: 4
(4) Basement or Cellar: None

(5) Present Use of building: Office Building
(6) No. of families: 0

(7) Proposed Use of building: Office Building
(8) No. of families: 0

(9) Type of construction: 1, 2, 3, or 4
(10) Proposed Building Code Classification

(11) Any other building on lot: Yes (must be shown on plot plan if answer is yes)

(12) Does this alteration create an additional story to the building?: No

(13) Does this alteration create a horizontal extension to the building?: No

(14) Does this alteration constitute a change of occupancy?: Yes (no or no)

(15) Electrical work to be performed: Yes
(16) Plumbing work to be performed: Yes

(17) Automobile runway to be altered or installed: No

(18) Sidewalk over sub-sidewalk space to be repaired or altered: No

(19) Write in description of all work to be performed under this application:

Construction of new service tunnel, including pipe lines

(20) Supervision of construction by: Ed Kemp
Address: S/o General Contractors

(21) General Contractor: MacDonald & Nelson, Inc.
California License No.: 95566
Address: 8907 Railroad Avenue, Oakland, California

(22) Architect or Engineer: Edward B. Fage
California Certificate No.: C-278
Address: 400 Montgomery Street, San Francisco, California

(23) Architect or Engineer: Edward B. Fage
California Certificate No.: C-278
Address: 400 Montgomery Street, San Francisco, California

(24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(25) Owner: MacDonald & Nelson, Inc.
Address: 8907 Railroad Avenue, Oakland, California - 94621

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor:

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 858 AND 859, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 854, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.
Bureau of Engineering
BBI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority
Approved 3-27-65
Provided the following conditions are complied with:

No portion of building or structure or scaffolding used during construction to be closer than 60" to any wire containing more than 750 volts. See Sec. 335 California Penal Code.

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted herein.

Owner or Owner's Authorized Agent
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

March 23, 1955

(1) Location: 3311 California Street

(2) Total Cost: 8,600 "00. 00

(3) No. of Stories: 2

(4) Basement or Cellar: No

(5) Present Use of building: Mechanical Room

(6) No. of families

(7) Proposed Use of building: Mechanical Room

(8) No. of families

(9) Type of construction: I, II, III or 4

(10) Proposed Building Code Zoning

(11) Any other building on lot: Yes (must be shown on plot plan if answer is Yes)

(12) Does this alteration create an additional story to the building? Yes

(13) Does this alteration create a horizontal extension to the building? Yes

(14) Does this alteration constitute a change of occupancy? Yes

(15) Electrical work to be performed: Yes (16) Plumbing work to be performed: Yes

(17) Automobile runway to be altered or installed: No

(18) Sidewalk over sub-sidewalk space to be repaired or altered: No

(19) Write in description of all work to be performed under this application:

Addition to existing Mechanical Room

(20) Supervision of construction by: E. Kempe

Address: 8907 Railroad Ave., Oakland

(21) General Contractor: MacDonald & Nelson, Inc.

California License No: 88568

Address: 8907 Railroad Avenue, Oakland, California 94621

(22) Architect or Engineer: Edward B. Page

California Certificate No: C-278

Address: 400 Montgomery Street, San Francisco, California

(23) Architect or Engineer: Edward B. Page

California Certificate No: C-278

Address: 400 Montgomery Street, San Francisco, California

(24) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of the said property, the applicant, their heirs, successors and assignees.

(25) Owner: MacDonald & Nelson, Inc.

Address: 8907 Railroad Avenue, Oakland, California 94621

By: H. Kempe

Address: 8907 Railroad Ave., Oakland, California

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 808 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.
REFEE TO:

Bureau of Engineering
EID Sruec. Engineer
Boiler Inspector
Refomission
Art Commission
Dept. of Public Health
Dept. of Electricity
Borough Redevelopment Agency
Parking Authorily

Approved: 3-24-66

Provided the following conditions are complied with:

Special inspection required for spary on spray painting

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various Bureaus or Departments

Owner or Owner's Authorized Agent

Bldg. Form No. 3

APPLICATION OF FIREHAUS FOLD INSULATION FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING

Location: 3333 California

Total Cost: $2,000,000

Filed: 2-1-66

APPROVED:

Dept. Public Works

Superintendent, Bureau of Building Inspection

Permit No: 244161

Issued: MAY 1, 1966

Revised:

Official Copy
March 21, 1966

Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinfor set forth:

(1) Location: 3333 California St.

(2) Total Cost ($): 2,000,000

(3) No. of Stories: 6

(4) Basement or Cellar: Yes

(5) Present Use of building: Office

(6) No. of families: 0

(7) Proposed Use of building: Office

(8) No. of families: 0

(9) Type of construction: Type I

(10) Proposed Building Code Classification: 16-2

(11) Any other building on lot: Yes

(12) Does this alteration create an additional story to the building? Yes

(13) Does this alteration create a horizontal extension to the building? No

(14) Does this alteration constitute a change of occupancy? Yes

(15) Electrical work to be performed: Yes

(16) Plumbing work to be performed: Yes

(17) Automobile runway to be altered or installed: No

(18) Sidewalk over sub-sidewalk space to be repaired or altered: No

(19) Will street space be used during construction? No

(20) Write in description of all work to be performed under this application:

(Reference to plans is not sufficient)

(21) Supervision of construction by: EDWARD D. PAGE Address: 3333 California St.

(22) General Contractor: MCDONALD & WILSON California License No:

(23) Address: [Blank]

(24) Architect or Engineer: EDWARD D. PAGE California Certificate No: C-270

(25) Address: 3333 California St.

(26) Owner: [Blank]

(27) Address: 3333 California St.

By: EDWARD D. PAGE Address: MONTGOMERY ST.

Owner is responsible for approved plans and application being kept at building site.
In accordance with Section 701.5 of the San Francisco Building Code, the same types of work listed below to be done under this permit must be inspected by a special inspector. The special inspection is required in addition to the regular called inspections by the District Building Inspector.

1. Concrete (weight + strength)
2. Steel
3. Reinforced Graded Masonry

The special inspector shall be a qualified person, a certified testing agency, or a certified inspection agency approved by the superintendent, or a certificated architect, or registered engineer.

The special inspector shall continuously inspect the construction or work requiring his employment during the time such construction or work is in progress. Where the above classes of work are supervised by a certificated architect or registered engineer, the responsibility of inspection will be that of the architect or engineer and the special inspection service will be as required by such architect or engineer.

He shall report to the superintendent in writing the progress of such work, noting all code violations, and other information as required, and shall furnish the superintendent with copies of test reports relating to the phase of construction for which the special inspector is employed.

***

Mr. ___________________________ Architect License 
Engineer ___________________________
Address ___________________________ Phone #

will be engaged for the purpose of special inspection for the work on this project.

As each phase of work requiring special inspection is completed, a report shall be submitted to the Bureau of Bldg. Ins. within 10 days.

Failure to comply will necessitate stopping work until reports of special inspection are submitted and accepted.

Signed ___________________________ Owner or Owner's Authorized Agent

***in cases where the inspection agency or special inspector has not as yet been engaged or selected, it is understood that the name of the agency or inspector will be furnished prior to the start of that phase of work requiring special inspection.

For special inspection of grading, special inspector must be designated prior to issuance of permit.

Attach 1 copy to each permit application.
**APPLICATION OF FOR PERMIT TO MAKE ADDITIONS, ALTERATIONS OR REPAIRS TO BUILDING**

**Location:** 3333 California Street
San Francisco, California

**Total Cost:** $55,000.00

**Filed:** MAR 2 1969

**APPROVED**

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**Approved:**

Bureau of Engineering
BBH Street Engineer
Art Commission
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Provided the following conditions are complied with:

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The approval of this application and issuance of permit applies to work only and does not constitute an approval of the building.

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Superintendent, Bureau of Building Inspection

Permit No.: 33,920

Issued: MAR 1, 1969

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CPC Setbacks not reviewed by the Department of City Planning, evidence of the requested permit does not conform to the property does or does not conform to the City Planning Code.
Application for Building Permit
Additions, Alterations or Repairs

Location: 3333 California Street

Type of construction: 1

Does this alteration create an additional story to the building?: no

Does this alteration create a horizontal extension to the building?: no

Does this alteration constitute a change of occupancy?: no

Electrical work to be performed: yes

Automobile runway to be altered or installed: no

Sidewalk over sub-sidewalk space to be repaired or altered: no

Will street space be used during construction?: no

Write in description of all work to be performed under this application:

Construct, concrete, vault and relocate non-load bearing plaster partitions on Second Floor - South Wing.

Supervision of construction by E. Filippo

Address: San Francisco

General Contractor: MacDonald & Nelson, Inc., California Street

Address: 3307 Railroad Avenue, Oakland, California 94621

Architect or Engineer: Page, Cloudley, Raiford

Address: 400 Montgomery Street, San Francisco, California

Owner: Fund America Insurance Company

Address: 3333 California Street

By MacDonald & Nelson, Inc., Address: 3307 Railroad Avenue, Oakland, California

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or Contractor

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MANDATED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 806 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted at job.

Owner is responsible for approved plans and application being kept at building site.
The following items that are circled require correction in accordance with the San Francisco Housing Code and/or other applicable Codes and Ordinances:
1. Repair/replant broken sidewalk/paving at front/rear/side (as directed by Bureau of Engineering Inspection Report).
2. Remove all rubbish from yard/court/basement/cellar.
3. Raise foundation and replace deteriorated materials by approved method at
   and/or lower grade.
4. Install approved type floor/deck, yard drain at.
5. Provide gas service shutoff in.
6. Ratproof ground area in basement/cellar/under stairs.
7. Eliminate rodents and/or cockroach infestation on premises.
8. Fireproof space under stairs housing gas meters.
9. Provide legal ventilation for furnace room/water heater space/garage/under floor area.
10. Provide fireproof garage/rear yard to street passageway/aisle entrance with approved fire rated materials.
11. Repair/replant fireproofing in.
12. Provide fire sprinkler system in garage/line horse stable/garage/line room, storage area.
13. Enclose stairs to basement/cellar with approved materials and self-closing doors.
14. Eliminate paint/
15. Provide approved type flues for gas appliances in.
17. Replace all broken window glass. Repair sash and repointing.
18. Repair stucco/siding on.
19. Replace/repair roofing. Provide roof gutters for drainage and connect to sewer.
21. Repair/replace stair penthouse door and closer. Install railing around vent shafts.
22. Provide stairway/scuttle hole from public hallway to roof in.
24. Install complete stairway in an approved manner or comply with Item 25.
25. Provide complete fire sprinkler system in all public halls, corridors, stairways per plan.
26. Install approved type door closers on fire doors to basement/main stair enclosure.
27. Provide stairway/fire escape for means of egress from.
28. Provide corridor to fire escape at front/rear/side and install directional signs.
29. Install approved type fire extinguishers in public halls at each floor and in.
30. Remove or raise all wires, ropes, etc. 8 feet above roof.
31. Install approved type fire alarm system as directed. Close transom openings in public hall.
32. Provide
33. Provide
34. Water-proof bath/water closet compartment floor(s) for each sex.
35. Provide additional water closet(s) on
36. Provide additional water closet(s) on
37. Water-proof bath/water closet compartment floor(s) on
38. Provide legal light and ventilation for.
39. Remove torn, worn, sanitary floor covering in.
40. Provide approved type heating facilities for each hotel room/dwelling unit.
41. Water closet compartment opens into kitchen in.
42. Discontinue use and remove cooking facilities in illegal community kitchen on.
43. Remove and cap gas lines for stove/ heater in.
44. Submit plan of each floor, showing correction of all items listed hereon.
45. Clean/paper or paint walls and ceilings in.
46. Replace missing/deteriorated garbage receptacles, provide tight-fitting covers.
47. Remove and replace deteriorated/substandard.
48. Fireproof public halls and soffit of stairs with approved 1 hour fire resistive materials.
49. Fireproof entire building with approved 1 hour fire resistive materials.
50. Provide 1 hour fire separation between business use and residential use.
51. Remove closet under stairs at.
52. Repair/provide retaining wall.
53. Provide and maintain.
54. Replace Insanitary wood drainboards in kitchen.
55. Remove all non-conforming partitions and/or construction in.
56. Applicability of item(s) depends upon date of conversion. Submit proof of earliest date of conversion.
57. Item(s) do not apply if structure is reverted to its original/least-legal use as an apartment/hotel/dwelling with.
58. Unit(s)/room(s).

Please contact the Inspector who prepared this report if you have any questions concerning the required work and obtain required permits.

Building
Plumbing
Electrical
Date
Inspector

See attached Inspection Report.
SPECIAL INSPECTION

AFFIDAVIT

In accordance with Section 701.6 of the San Francisco Building Code, the types of work listed below to be done under this permit must be inspected by a special inspector. The special inspection is required in addition to the regular called inspections by the district building inspector.

The special inspector shall be a qualified person, a certified testing agency, or a certified inspection agency approved by the superintendent, or a certified architect, or registered engineer.

The special inspection shall consist of inspecting the construction or work requiring his employment during the time such construction or work is in progress. Work the above classes of work are supervised by a certified architect or registered engineer, the responsibility of inspections shall be that of the architect or engineer and the special inspection service will be as required by such architect or engineer.

He shall report to the superintendent in writing the progress of such work, noting all code violations, and other information as required, and shall furnish the superintendent with complete test reports relating to the phase of construction for which the special inspector is employed.

Architect License 
Engineer

Address
Phone 

will be engaged for the purpose of special inspection for the work on this project.

As each phase of work requiring special inspection is completed, a report shall be submitted to the Bureau of Building Inspection within 10 days.

Failure to comply will necessitate stopping work until reports of special inspection are submitted and accepted.

Attach 1 copy to each permit application.

In cases where the inspection agency or special inspector has not as yet been engaged or selected, it is understood that the name of the agency or inspector will be furnished prior to the start of that phase of the work requiring special inspection.

For special inspection of grading, special inspector must be designated prior to issuance of permit.
Approved:

Zone: R-4

CPG setbacks

ZUL 1969

Department of City Planning

Approved:

Department of Public Health

Approved:

Department of Electricity

Approved:

Art Commission

Approved:

Redevelopment Agency

Approved:

Pattling Authority

 Provided the following conditions are complied with:

Per plan

Bureau of Engineering

BHI Street Engineer

Boiler Inspector

Boiler Inspector

Dept. of Public Health

Dept. of Electricity

Redevelopment Agency

Parking Authority

Approved: 9/23/1969

REFER TO:

Total Cost: $309,831.00

Filed: JUL-22-1969

APPROVED:

3333 California Street

FOR PERMIT TO MAKE
ADDITIONS, ALTERATIONS OR REPAIRS
TO BUILDING

Location

Total Cost

Fil ed

APPROVED:

Approved:

Special Provision

3250 psi. Concrete

Welding of structural steel

Civil Engineer, Bureau of Building Inspection

Approved:

Bureau of Engineering

No portion of building or structure or scaffolding used during construction to be closer than 6' to any wire containing more than 700 volts. See Sec. 885 California Penal Code.

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon:

MacDonald & Company

Owner or Owner's Authorized Agent

Permit No: 335029

Issued: AUG 1. 1969
Application is hereby made to the Department of Public Works of the City and County of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

1. Location: 3333 California Street

2. Total Cost: $32,031.00

3. No. of Stories Above Main Floor: 1, 2, 3, or 4

4. Basement or Cellar: yes or no

5. Present Use of Building: Service

6. No. of Families: (as per building code classification)

7. Proposed Use of Building: Same

8. No. of Families: (as per building code classification)

9. Type of Construction: (as per building code classification)

10. Other Building(s) on Lot: must be shown on plot plan if answer is yes.

11. Does this alteration create an additional story to the building? yes or no

12. Does this alteration create a horizontal extension to the building? yes or no

13. Does this alteration constitute a change of occupancy? yes or no

14. Electrical work to be performed: yes

15. Plumbing work to be performed: yes

16. Automobile runway to be altered or installed: yes or no

17. Sidewalk over sub-sidewalk space to be repaired or altered: yes or no

18. Street space to be used during construction: yes or no

19. Write in description of all work to be performed under this application:

Roof Canopy to Service Building

20. Supervision of Construction by: 

21. General Contractor: MacDonald & Nelson, Inc. California License No. 002568

Address: 8907 Railroad Avenue, Oakland, California 94621

22. Architect or Engineer: Fagan, Clewcy & Bix, California Certificate No. 812404

Address: 400 Montgomery Street, San Francisco, C.A. 94104

23. Owner: E. M. Firestone

Address: 3333 California Street, San Francisco, C.A. 94118


Address: 3333 California Street, San Francisco, C.A. 94118

By: MacDonald & Nelson, Inc.

Address: 8907 Railroad Avenue, Oakland, California 94621

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor

CERTIFICATE OF COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 803 AND 809, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.
Provided the following conditions are complied with:

No portion of building or structure or scaffolding used during construction to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

I agree to comply with all conditions or stipulations of the various Bureaus or Departments noted hereon.

Owner or Owner's Authorized Agent
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
CENTRAL PERMIT BUREAU

October 8, 1969

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

(1) Location: 3333 California Street.

(2) Total Cost ($): 55,500

(3) No. of Stories: 4

(4) Basement or Cellar: Yes or No

(5) Present Use of building: Office

(6) No. of families: (5)

(7) Proposed Use of building: Office

(8) No. of families: (8)

(9) Type of construction: 1, 3, 4, or 5

(10) Proposed Building Code Classification

(11) Any other building on lot: No

(12) Does this alteration create an additional story to the building? Yes or No

(13) Does this alteration create a horizontal extension to the building? Yes or No

(14) Does this alteration constitute a change of occupancy? Yes or No

(15) Electrical work to be performed: YES

(16) Plumbing work to be performed: YES

(17) Automobile runway to be altered or installed: NO

(18) Sidewalk over sub-sidewalk space to be repaired or altered: NO

(19) Will street space be used during construction?: Yes or No

(20) Write in description of all work to be performed under this application:

(Remodel a portion of the basement parking area into a Television Studio)

(21) Supervision of construction by:

(22) General Contractor: MacDonald & Nelson, Inc., California License No. 85568

Address: 8507 Railroad Ave., Oakland, Ca. 94621

(23) Architect or Engineer: Ed. Page

California Certificate No.

Address: 500 Montgomery St., San Francisco, CA.

(24) Address:

Architect or Engineer: Same

California Certificate No.

(25) I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereunto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assigns.

(26) Owner: Fireman's Fund

By:

Address: 3333 California Street, San Francisco, CA.

(Please sign by authorized officer)

For contract by bureau

Certificate of Final Completion and/or Permit of Occupancy Must Be Obtained on Completion of Work or Alteration Involving An Enlargement of the Building or a Change of Occupancy Pursuant to Sec. 805 and Sec. 809, San Francisco Building Code, Before Building Is Occupied.

Pursuant to Sec. 304, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.
Refer to

Bureau of Engineering
BRI Struct. Engineer
Boiler Inspector
Art Commission
Dept. of Public Health
Dept. of Public Health
Dept. of Electricity
Redevelopment Agency
Parking Authority

Approved: R. S.

Department of City Planning

Department of Public Health

Approved: 6/1/71

Department of Electricity

Approved: 6/26/71

Provided the following conditions are complied with:

Bureau of Fire Prevention & Public Safety

Approved: Except as noted on plans

Civil Engineer, Bureau of Building Inspection

Bureau of Engineering

Approved: 6/26/71

Building Inspector, Bureau of Building Inspection

I agree to comply with all conditions or stipulations of the various bureaus or departments noted hereon.

Officer or Owner's Authorized Agent

No portion of building or structure or scaffolding used during construction to be closer than 60" to any wire containing more than 750 volts. See Sec. 385 California Penal Code.

Location 3333 California

Total Cost $ 10,000

Filed 6/27/71

Approved: 6/7/71

Superintendent, Bureau of Building Inspection

Permit No. 356122

Issued 6/27/71

R. P. 6/71
Application for Building Permit

Amount: $2000

Total Cost: $2000

No. of Stories: 1

Basement or Collar: Yes

No. of Families: 2

Type of construction: Yes

Proposed Building Code Classification: 1

Any alteration create an additional story to the building? No

Does this alteration create a horizontal extension to the building? No

Will street space be used during construction? No

Supervision of construction: Yes

General Contractor: Yes

Architect or Engineer: Yes

Owner: Yes

The building permit shall be posted on job.

Owner is responsible for approved plans and application being kept at building site.
CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class H occupancy.

Location: 3233 Culet St., RUF
Type of Bldg: S.P.
Description of Construction: This certificate is conditioned on the installation and check of all plumbing, electrical, heating, and ventilating systems by the proper code authorities before the building is occupied. The above described construction is completed and conforms to the ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinafter mentioned application for building permit was filed, and proposed occupancy is approved in accordance with Part II of the San Francisco Municipal Code. This certificate is conditioned on the installation and check of all plumbing, electrical, heating, and ventilating systems by the proper code authorities before the building is occupied.

Approved: BUREAU OF FIRE PREVENTION & PUBLIC SAFETY 19
Approved: DEPT. OF PUBLIC HEALTH 19
By: BUILDING INSPECTOR 19

SUPERINTENDENT, BUREAU OF BUILDING INSPECTION 19
<table>
<thead>
<tr>
<th>Department</th>
<th>Date</th>
<th>Reason</th>
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<tbody>
<tr>
<td>Building Inspect. Bldg. INS</td>
<td>MAR 7 1972</td>
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<td>City Planning</td>
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<td>Bureau of Fire Prevention &amp; Public Safety</td>
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<td>Civil Engineer, Bldg. INS</td>
<td>3/17/72</td>
<td></td>
</tr>
<tr>
<td>Bureau of Engineering</td>
<td></td>
<td></td>
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<tr>
<td>Department of Public Health</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Redevelopment Agency</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations which are hereby made a part of this application.
<table>
<thead>
<tr>
<th>Location</th>
<th>3838 Octavia St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Bldg.</td>
<td>Office</td>
</tr>
<tr>
<td>Description of Construction</td>
<td>19</td>
</tr>
<tr>
<td>Notes:</td>
<td></td>
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</tbody>
</table>

The hereinabove described construction is completed and conforms to Ordinances of the City and County of San Francisco and Laws of the State of California effective as of the date on which the hereinabove mentioned application for building permit was filed and proposed occupancy is approved in pursuance to Sec. 306C, Article 3, Chapter 1, Part II of the San Francisco Municipal Code.

NOTE: BEFORE CERTAIN AREAS ARE OCCUPIED AND BEFORE CERTAIN BUSINESSES, ENTERPRISES OR ACTIVITIES ARE CONDUCTED, SEPARATE AND ADDITIONAL LICENSES AND PERMITS MAY BE REQUIRED IN ACCORDANCE WITH PART III OF THE SAN FRANCISCO MUNICIPAL CODE AS WELL AS OTHER APPLICABLE CODES.

Approved: 3-19  DEPT. OF PUBLIC HEALTH
Approved: 3-19  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
Approved: 3-19  SUPERINTENDENT, BUREAU OF BUILDING INSPECTION

This certificate posted on 7-19. By Building Inspector.
### Application for Building Permit

**Address:** 3333 California St

**City and County of San Francisco**

**Department of Public Works**

---

<table>
<thead>
<tr>
<th>Description of Existing Buildings</th>
<th>Description of Proposed Alterations</th>
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</thead>
<tbody>
<tr>
<td><strong>Office Use</strong></td>
<td><strong>Office Use</strong></td>
</tr>
</tbody>
</table>

**Alterations to Existing Office Space to Accommodate a New Office and Reception Area**

**Revision to Apply:** 5312601

---

**Important Notices:**

- The person shall be the only person in the possession and control of the building and its occupancy, and any person shall not be subjected to any form of abuse or harassment by a person residing in the building.

---

**Notice to Applicant:**

- Hold harmless clause: The person issuing the permit agrees to indemnify and hold harmless the City and County of San Francisco, its agents, employees, and contractors, for any and all claims, damages, and expenses arising from the permit holder's violation of any provision of this permit.

---

**Applicant's Certification:**

- The applicant certifies that the permit is issued for the purpose of constructing, altering, adding, and repairing any building and that all the permits and applications hereon will be made with due care and caution.

**Signature:**

- Applicant's Signature: [Signature]

---

**Date:** [Date]
<table>
<thead>
<tr>
<th>Department Name</th>
<th>Date</th>
<th>Reason</th>
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<tbody>
<tr>
<td>BUREAU OF FIRE PREVENTION &amp; PUBLIC SAFETY</td>
<td>07/24/96</td>
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<tr>
<td>CITY PLANNING CODE</td>
<td></td>
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<tr>
<td>PLEASE NOTIFY SFFD AT START OF WORK CONTACT FIRE INSPECTOR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(415) 558-6000 ext. 315</td>
<td></td>
<td></td>
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<tr>
<td>CIVIL ENGINEER, DIV. OF BUILD INSPECTION</td>
<td></td>
<td></td>
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<td>BUREAU OF ENGINEERING</td>
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<td>DEPARTMENT OF PUBLIC HEALTH</td>
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<td>REDEVELOPMENT AGENCY</td>
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<tr>
<td>RESIDENTIAL INSPECTOR, DIV. OF 4 &amp; HOTEL INSPECTION</td>
<td></td>
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</table>

Renewed for code, energy conservation stds.

Approved: 1998/04

Notified Mr.:
**APPLICATION FILING FEE — PLAN CHECKING RECEIPT**

**DATE:** 2/8/44  
**BUILDING APPLICATION NUMBER:** 131713  
**RECEIVED OF:** Rudolph E. Slattery  
**BUIDLING APPLICATION NUMBER:** 805-660

<table>
<thead>
<tr>
<th>ESTIMATED COST OF JOB</th>
<th>PLAN CHECK PRE-REVISION TOES</th>
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<td>$60.75</td>
<td>$17.00</td>
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**FEES FOR APPLICATION FILING AND CHECKING PLANS, AS PRESCRIBED BY THE SAN FRANCISCO BUILDING CODE:**

<table>
<thead>
<tr>
<th>PRE-REVISION TOES</th>
<th>FILM PRE-REVISION TOES</th>
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<tbody>
<tr>
<td>$60.75</td>
<td>$17.00</td>
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**CITY AND COUNTY OF SAN FRANCISCO**  
**DEPARTMENT OF PUBLIC WORKS**  
**CIVIL ENGINEERING DEPARTMENT**  
**By:** [Signature]

**RECEIVED:** 2/8/44  
**PAYEE:** San Francisco Building Inspection

OFFICIAL COPY
LICENSING CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 192069 License Class B1
Expiration Date 12/31/94 Contractor RUDOPLH + SAVITCIN

Owner-Building Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.

☐ architect, agent

☐ I, as owner, am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time each contractor is selected, I will have him file a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

☐ I am exempt under Business and Professions Code Sec. 

Reason __________________________

Date ________________  ☐ Agent (PRINT) ____________________

☐ Owner (PRINT) ____________________

(SIGNATURE)

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars ($500)." Bus. & Prof. Code Sec. 7031.5.

REV.: 09/30/82
CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to State laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

[Signature]
Applicant's Signature

[Print Name]
Type or Print Name

[Identification (Drivers Lic. No., etc.)]
Identification (Drivers Lic. No., etc.)

[License]
Owner/Lessee

[Date]
Date
WAIVER OF TIME RESTRICTION ON REQUESTS
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

[Signature]
Applicant's/Owner's Signature

Type or Print Name

Date

Application No.

Address

3333 California St.
APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

NUMBER OF PLAN SETS: 7/85

DATE: 6-9-84

ADDRESS: 3737 CALIFORNIA ST

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DATE: 6-9-84

ADDRESS: 3737 CALIFORNIA ST

INSTRUCTIONS: THIS FORM IS TO BE COMPLETED IN BLOCK LETTERS.

ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

NOTICE TO APPLICANT

MOLD HAZARDS CLAUSE: The party hereby the owner or the agent of the owner, agrees in
indemnity and hold harmless the City and County of San Francisco from and against
any and all claims, demands and orders for damages resulting from exposure to
mold/mold spores or any negligence, the violation of any health and safety
applicable to the work or the failure to comply with the requirements of Section 3800 of the Labor
Code of the State of California, the policy shall not be performed. The work to be performed shall be
completed in accordance with the conditions specified in the Permit, including a certificate of
compliance issued by the city and county of San Francisco, and shall be performed in a
manner that will not cause any damage to the existing building.

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT THE PERMIT IS ISSUED FOR THE CONSTRUCTION
DESCRIPTED, ALTERED OR REPAIRED. ALL THE CONDITIONS OF THE PERMIT AND
ALL LAWS AND ORDINANCES HERETO WILL BE COMPLIED WITH.
CONDITIONS AND STIPULATIONS

Notify Building Inspector at start of job.

Date: 11-18-79

NOTIFIED MR.

APPROVED:

Y90:

Date: 

REASON:

NOTIFIED MR.

APPROVED:

For Work Started

Date: 

REASON:

NOTIFIED MR.

PLEASE NOTIFY EFFD AT START OF WORK
CONTACT PRE-INSPECTOR (415) 361-3000 EXT. 319

Date: 

REASON:

NOTIFIED MR.

APPROVED:

SPECIAL INSPECTIONS AND TESTS ARE REQUIRED AS PER BUILDING CODE SECTIONS 303. a b.c.

Date: 1-7-85

REASON:

NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

Date: 

REASON:

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

Date: 

REASON:

NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

Date: 

REASON:

NOTIFIED MR.

APPROVED:

RESIDENTIAL INSPECTOR DP CH AP & HOTEL ASB

Date: 

REASON:

NOTIFIED MR.

Approved by: 

APPROVED:

Date: 

REASON:

NOTIFIED MR.

Number of conditions: 

APPROVED:

Date: 

REASON:

NOTIFIED MR.
WAIVER OF TIME RESTRICTION ON REQUESTS
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to
submission of additional information. This waiver
applies to those provisions of law which limit the
City and County of San Francisco's ability to require
further information for this project application.
These provisions of law include Sections 65943 and
65944 of Chapter 4.5 of Division 1 of Title 7 of the
Government Code (Review and Approval of Development
Projects).

[Signature]
Applicant's/Owner's Signature

GREG HAUGHT
Type or Print Name

1/5/87
Date

Application No.

2333 CALIFORNIA ST
Address
LICENSED CONTRACTOR'S STATEMENT

Licensed Contractor's Declaration

Pursuant to the Business and Professions Code Sec. 7031.5, I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Sec. 7000) of Division 3 of the Business and Professions Code, and that my license is in full force and effect.

License Number 132069

License Class B1

Expiration Date 12-31-24

Contractor NAME = J. LICHTEN

PRINT

Mary Hauser
SIGNATURE

Owner-Builders Declaration

I hereby affirm that I am exempt from the Contractor's License Law, Business and Professions Code (Sec. 7031.5). (Mark the appropriate box below.)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). I further acknowledge that I understand and agree that in the event that any work is commenced contrary to the representations contained herein, that the Permit herein applied for shall be deemed cancelled.

☐ architect, agent

☐ I, an owner, am contracting with licensed contractors to construct this project (Sec. 7044). I certify that at the time such contractors are selected, I will have filed a copy of this form (Licensed Contractors Declaration) prior to the commencement of any work. I further acknowledge that I understand and agree that, in the event that said contractors fail to file a copy of the Declaration with the Central Permit Bureau, that the Permit herein applied for shall be deemed cancelled.

☐ I am exempt under Business and Professions Code Sec.

Reason

☐ Architect (PRINT)

Date ____________________________

☐ Agent (PRINT)

☐ Owner (PRINT)

(SIGNATURE)

NOTICE: "Any violation of the Bus. & Prof. Code Sec. 7031.5 by any permit applicant shall be subject to a civil penalty of not more than five hundred dollars ($500)." Bus. & Prof. Code Sec. 7031.5.

REV. CSP-38/62
CERTIFICATION OF AUTHORIZED AGENT

I hereby certify that for the purpose of filing an application for a building or other permit with the Central Permit Bureau, or completion of any form related to the S.F. Building Code, or to City and County ordinances and regulations, or to State laws and codes, I am the agent of the owner and am authorized to sign all documents connected with this application or permit.

I declare under penalty of perjury that the foregoing is true and correct.

[Signature]
Applicant's Signature

[Name]
Type or Print Name

[Identification (Drivers Lic. No., etc.)]

[Owner/Lessee]

[Date]

[Day/Month/Year]
CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

ADDITIONS, ALTERATIONS OR REPAIRS

October 10, 1962

Application is hereby made to the Department of Public Works of San Francisco for permission to build in accordance with the plans and specifications submitted herewith and according to the description and for the purpose hereinafter set forth:

1. Location 3333 California Street

2. Total Cost (3), $9900

3. No. Stories (4) Basement or Cellar

4. Present Use of building: Office; Insurance

5. Proposed Use of building: Office; Insurance

6. No. of families

7. Proposed Building Code Classification

8. Proposed Use of building:

9. Type of construction: Rein. Cong. 1, 2, 3, 4, or 5

10. No. of families

11. Any other building on lot: Yes or No

12. Does this alteration create an additional story to the building? Yes or No

13. Does this alteration create a horizontal extension to the building? Yes or No

14. Does this alteration constitute a change of occupancy? Yes or No

15. Electrical work to be performed: Yes or No

16. Plumbing work to be performed: Yes or No

17. Automobile runway to be altered or installed: Yes or No

18. Sidewalk over sub-sidewalk space to be repaired or altered: Yes or No

19. Write in description of all work to be performed under this application:

   Alteration of present vault, incl. removal of certain sprinkler, remove cement diffuser and plug opening, and install clean-out to rain drain.

20. Supervision of construction by

21. General Contractor: MacDonald, Young & Nelson

California License No. 85568

Address: 8297 Railroad Avenue, Oakland 23, California

22. Architect or Engineer: R. B. Page

California Certificate No. 202

Address: 720 Montgomery Street, San Francisco

23. Architect or Engineer:

California Certificate No. (for construction)

Address:

24. I hereby certify and agree that if a permit is issued for the construction described in this application, all the provisions of the permit and all laws and ordinances applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or sub-sidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.


Address: 3333 California Street, San Francisco

(Phone: )

By: Address:

Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.

CERTIFICATE OF FINAL COMPLETION AND/OR PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF WORK OR ALTERATION INVOLVING AN ENLARGEMENT OF THE BUILDING OR A CHANGE OF OCCUPANCY PURSUANT TO SEC. 806 AND 808, SAN FRANCISCO BUILDING CODE, BEFORE BUILDING IS OCCUPIED.

Pursuant to Sec. 804, San Francisco Building Code, the building permit shall be posted on job. Owner is responsible for approved plans and application being kept at building site.

80 - 2 - 4 - 1969
Subject: Housing Inspection for Permit of Occupancy
Location: 3575 19th - 24th St

A recent inspection of your building has revealed conditions which are violations of the City and State Codes that regulate housing and precludes the issuance of a Permit of Occupancy which is required by the San Francisco Housing Code.

Listed below are the general conditions which you are required to correct:

The items checked in this section require correction within 10 days.

1. Remove all refuse and debris that has accumulated in □ Building □ Yard □ Basement.

2. Provide adequate garbage storage facilities and disposal service.

3. Eliminate infestation of □ Rodents □ Cockroaches.

4. Thoroughly clean all walls, ceilings and floors that are unsanitary in public □ Hallways □ Bathrooms □ Water-Closet Compartments.

The items checked in this section must be corrected under a Building Permit which may be obtained by the owner or his agent at the Central Permit Bureau, 3501 Mission St. At the time you apply for a Building Permit please indicate any other violations that exist in the building, which will be noted on your application and you will be required to correct them before a Permit of Occupancy can be issued.

- Zoning Violation (Gasser)
  - Exceeds Maximum No. Floors
  - Cellar Occupancy
  - Undersize Rooms
  - Undersize Kitchens
  - Inadequate Ceiling Height
  - Inadequate Window Area
  - Cooking and Sleeping Same Room
  - Overcrowding
  - Insufficient Toilets
  - Insufficient Baths
  - Inadequate Yard Areas
  - Undersize Courts □ Vent Shalts
  - Insufficient Means of Egress
  - Additional requirements: RERPH REAR STAIRS

If you have any questions relative to this matter please telephone the undersigned Inspector between the hours of 8:00 A.M. and 8:30 A.M., or 12:00 P.M. and 3:00 P.M. at 834-7041, EXT. 61.

Very truly yours,

[Signature]

E. L. Kelly
Director of Public Health
Building Deficiency Checklist
Bureau of Building Inspection
Department of Public Works

Description:
Address 35-17 24th Ave Date Inspe. 5/11/43 Inspector 21197

Bldg. Type 3N Stories 3 Floors of Occupancy 3

Orig. Used Present Date Under

Fire Limits Zone Garage Space

No. Deficiency

Egress:
1. Two means provided
2. Stairway Enclosure: Basement
3. Passage way Rear to Stairs
4. Fire Escapes: Provided
5. Access to Roof

Fire Prevention Equipment and Construction:
6. Fireproofing: Through Public Halls
7. Ventilation: Halls & Elevators
8. Fire Alarm System
9. Fire Extinguishers
10. Standpipes: Dry
11. Automatic Sprinklers: Storage Rm.

Hazards:
12. Gas Appliances: Vented
13. Wiring: Cord
14. Storage under staircases
15. Combustible Materials Stored

General:
16. Maintenance
17. Occupancy: Improper Zone
18. Parking
19. Only for off-street parking and Type 5 buildings in Fire Limits:

REMARKS:

To be attached to permit Application
APPENDIX G

PROJECT PLANS – 3333 CALIFORNIA STREET

(Laurel Heights Partners, LLC – 2017)
1. CALIFORNIA STREET ELEVATION - OVERALL

2. LAUREL STREET ELEVATION - OVERALL
3. EUCLID AVENUE ELEVATION - OVERALL

4. PRESIDIO / MASONIC ELEVATION - OVERALL
## PROJECT DATA - SUMMARY

### PROJECT AREAS

#### UNIT MIX/COUNT

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<th>Level</th>
<th>JR</th>
<th>1-BED</th>
<th>2-BED</th>
<th>3-BED</th>
<th>4-BED or PH</th>
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<th>PROJECT TOTALS</th>
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<tbody>
<tr>
<td><strong>5%</strong></td>
</tr>
</tbody>
</table>

#### Bike Parking (Sec. 155):

** REQUIRED CLASS ONE: ** PROVIDED

- RES: 1/100 + 2/400 OVER 100 = 215
- OFFICE: 1/5,000 = 49,999/5,000 = 10
- RETAIL: 1/7,500 = 54,967/7,500 = 8
- CHILDCARE: 1/20 = 172/20 = 8

** REQUIRED CLASS TWO: ** PROVIDED

- RES: 1/100 = 558
- OFFICE: 1/500 = 28
- RETAIL: 1/100 = 18
- FOOD/BEVERAGE: 1/750 = 23
- CHILDCARE: 1/20 = 8

** Bike Parking Provided: **

- RES: 215
- OFFICE: 10
- RETAIL: 8
- CHILDCARE: 8

### PROJECT TOTALS

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<th>Commercial Parking</th>
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Plaza A+B retail parked at 3/1000, assumed half of area at 2/1000 “retail general” and half of area 4/1000 “food and beverage”

Walmart retail parked at 2/1000, assumed “retail general”

Euclid retail parked at 4/1000, assumed to be “food and beverage”
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EXISTING PUBLICLY ACCESSIBLE OPEN SPACE
(38,000 SF)

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE
(87,900 SF)

OPEN SPACE (SEC. 135): 133 SF/UNIT COMMON
558 UNITS X 133 = 74,214 GSF REQUIRED
75,000 SF PUBLICLY ACCESSIBLE OPEN SPACE - COMPLIES
ADDITIONAL COMMON OPEN SPACE PROVIDED, BUT NOT CALCULATED
ADDITIONAL PRIVATE OPEN SPACE PROVIDED, BUT NOT CALCULATED

EXISTING OPEN SPACE PROPOSED OPEN SPACE

PUBLICLY ACCESSIBLE OPEN SPACE MEETS THE DIMENSIONAL REQUIREMENTS OF SECTION 135(g)(1&2): ALL SPACES ARE AT LEAST 15' X 15' AND 300 SF MIN. ALL INNER COURT CONDITIONS COUNTED TOWARDS OPEN SPACE CALCULATIONS ARE MIN. 20' WIDE AND AT LEAST AS WIDE AS THE BUILDINGS FRONTING THEM.
EXISTING STREET PARKING | ~97 SPACES TOTAL

PROPOSED STREET PARKING | ~86 SPACES TOTAL

SITE PARKING

EXISTING STREET PARKING - EXCLUDES BUS STOPS AND ALL COLORED CURB ZONES

PROPOSED STREET PARKING - EXCLUDES BUS STOPS AND ALL COLORED CURB ZONES
EXISTING STREET TREES

- EXISTING STREET TREES (13)

PROPOSED STREET TREES

- PROPOSED STREET TREES (102)
- MATURE SITE TREES TO BE PRESERVED (9)
EXISTING BIKE PARKING (0)

PROPOSED PUBLIC BIKE PARKING (74 BIKES/37 RACKS)

PROPOSED BIKE PARKING

16 SPACES
12 SPACES
8 SPACES
14 SPACES
10 SPACES

EXISTING BIKE PARKING (0)

PROPOSED PUBLIC BIKE PARKING (74 BIKES/37 RACKS)
A) PRESIDIO AVENUE - TYPICAL STREETSCAPE
B) CALIFORNIA AVENUE - TYPICAL STREETSCAPE
C) CALIFORNIA AVENUE - EXTENDED STREETSCAPE
D) LAUREL STREET - TYPICAL STREETSCAPE
E) EUCLID AVENUE - TYPICAL STREETSCAPE
F) MASONIC AVENUE - TYPICAL STREETSCAPE

*SEE PRECEDING PAGE FOR SECTION LOCATIONS
* LOADING AREA USED FOR RETAIL, COMMERCIAL, AND RESIDENTIAL TRASH COLLECTION AS WELL AS RESIDENTIAL AND RETAIL LOADING.

ENTRY FOR: RETAIL, PUBLIC REPLACEMENT, CHILDCARE, OFFICE, CENTER BUILDING B (SELECT STALLS)

SEE A6 SERIES DRAWINGS
TRUCK SWEEPS - LOADING VEHICLES - IN

TRUCK SWEEPS - LOADING VEHICLES - OUT

3 SU-30 LOADING BAYS

3 SU-30 LOADING BAYS
TRUCK SWEEPS - LOADING VEHICLES - IN

TRUCK SWEEPS - LOADING VEHICLES - OUT
TRUCK SWEEPS - WASTE COLLECTION - IN

TRUCK SWEEPS - WASTE COLLECTION - OUT
1. CALIFORNIA STREET ELEVATION (NORTH)

2. LAUREL STREET ELEVATION (WEST)

3. MAYFAIR DRIVE ELEVATION (SOUTH)

4. MARKET PLAZA ELEVATION (EAST)
1. CALIFORNIA STREET ELEVATION (NORTH)

2. CYPRESS PLAZA ELEVATION (WEST)

3. CYPRESS PLAZA ELEVATION (SOUTH)

4. WALNUT STREET ELEVATION (EAST)
2. "PLAZA B" EAST / WEST SECTION

1 "=20'

1. "PLAZA B" NORTH / SOUTH SECTION

1 "=20'
1. CALIFORNIA STREET ELEVATION (NORTH)

2. WALNUT STREET ELEVATION (WEST)
EXISTING BUILDING
352,261 GSF
(not including parking)

PROPOSED DEMOLITION
173,101 GSF DEMOLISHED
(not including parking)

PROPOSED BUILDING
320,393 GSF
(not including parking)

EXISTING CONDITIONS + PROPOSED ADAPTATION

EXISTING
PROPOSED DEMOLITION
PROPOSED ADDITION
ADAPTIVE REUSE STRATEGY

1. **STEP ONE - DEMOITION**
   - Not to Scale
   - Demolish South Wing
   - Demolish Internal Bay to Open Up Passage Between Walnut and Masonic

2. **STEP TWO - RENOVATE REMAINING EXISTING BUILDING**
   - Not to Scale
   - Excavate to Expose Existing Building at South and West of Home Wing
   - Convert Existing 4th Floor and Mechanical Penthouse Structure
   - Selectively Demolish Interior of Existing Building to Ex-Slate
   - Convert Existing 2nd Floor
   - Natural Air and Light

3. **STEP THREE - ADD PARTIAL FLOORS**
   - Not to Scale
   - Set New Floors Back from Edges to Reduce Visual Impact
CENTER A & B: LEVEL L5 PLANS - elev. 329'-0"
1) NORTH ELEVATION
1" = 20'-0"

2) SOUTH ELEVATION
1" = 20'-0"
LEVEL 5 PLAN (EL +305)
North Elevation

Legend intended for use only where plans are reproduced in color.
### WALNUT

<table>
<thead>
<tr>
<th>Level</th>
<th>Residential Gross SF</th>
<th>Retail Gross SF</th>
<th>Commerical Gross SF</th>
<th>Childcare Gross SF</th>
<th>Garage Gross SF</th>
<th>TOTAL GSF</th>
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<td>0</td>
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<tr>
<td>2</td>
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<tr>
<td>1</td>
<td>21,960</td>
<td>8,500</td>
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<td>0</td>
<td>0</td>
<td>30,460</td>
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<tr>
<td>B1</td>
<td>0</td>
<td>10,300</td>
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<td>13,400</td>
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<tr>
<td>B2</td>
<td>0</td>
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<td>68,000</td>
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<tr>
<td>B3</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>75,000</td>
<td>79,000</td>
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<tr>
<td>Total</td>
<td>153,920</td>
<td>18,800</td>
<td>0</td>
<td>14,650</td>
<td>180,800</td>
<td>368,170</td>
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### WALNUT UNITS

<table>
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<th>Level</th>
<th>JR</th>
<th>1-BED</th>
<th>2-BED</th>
<th>3-BED</th>
<th>4-BED</th>
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<tr>
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<td>11</td>
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<td>0</td>
<td>185</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>186</td>
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### WALNUT UNITS

<table>
<thead>
<tr>
<th>Residential Parking*</th>
<th>Retail Parking</th>
<th>Commerical Parking</th>
<th>Childcare Parking</th>
<th>Public Replacement</th>
<th>Total</th>
<th>Car Share</th>
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<tbody>
<tr>
<td>Plaza A</td>
<td>66,025</td>
<td>12,470</td>
<td>0</td>
<td>0</td>
<td>60,060</td>
<td>138,555</td>
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<tr>
<td>Plaza B</td>
<td>72,220</td>
<td>13,850</td>
<td>0</td>
<td>0</td>
<td>67,220</td>
<td>150,850</td>
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<tr>
<td>Walnut</td>
<td>153,920</td>
<td>18,600</td>
<td>0</td>
<td>1,435</td>
<td>180,052</td>
<td>368,170</td>
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<tr>
<td>Center Bldg A</td>
<td>84,405</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>84,405</td>
<td>0</td>
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<tr>
<td>Center Bldg B</td>
<td>230,028</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>230,028</td>
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<td>Masonic</td>
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<td>0</td>
<td>87,185</td>
<td>123,154</td>
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<tr>
<td>Euclid</td>
<td>178,847</td>
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<td>178,847</td>
<td>235,125</td>
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<td>Laurel Duplexes</td>
<td>49,974</td>
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<td>0</td>
<td>49,974</td>
<td>53,894</td>
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<td>Mayfair</td>
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<td>0</td>
<td>43,620</td>
<td>58,823</td>
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<tr>
<td>Total</td>
<td>972,167</td>
<td>47,407</td>
<td>0</td>
<td>14,650</td>
<td>438,807</td>
<td>1,473,031</td>
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### VARIANTS AREAS

*MVH QUESTIONS: Should Public Gross include the cores or ramps?

### VARIANTS AREAS

<table>
<thead>
<tr>
<th>Level</th>
<th>JR</th>
<th>1-BED</th>
<th>2-BED</th>
<th>3-BED</th>
<th>4-BED</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plaza A</td>
<td>16</td>
<td>22</td>
<td>23</td>
<td>0</td>
<td>0</td>
<td>67</td>
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<tr>
<td>Plaza B</td>
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<td>21</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>Walnut</td>
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<td>0</td>
<td>186</td>
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<td>Center Bldg A</td>
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<td>24</td>
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<td>10</td>
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<td>Center Bldg B</td>
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<td>0</td>
<td>139</td>
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<tr>
<td>Masonic</td>
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<td>45</td>
<td>12</td>
<td>0</td>
<td>84</td>
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<tr>
<td>Euclid</td>
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<td>54</td>
<td>35</td>
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<td>135</td>
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<tr>
<td>Laurel Duplexes</td>
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<td>0</td>
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<td>0</td>
<td>2</td>
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<tr>
<td>Mayfair</td>
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<td>13</td>
<td>18</td>
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<tr>
<td>Total</td>
<td>27</td>
<td>391</td>
<td>197</td>
<td>102</td>
<td>27</td>
<td>744</td>
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</table>

### VARIANTS UNITS

*Senior Housing parked at 0.5:1 DU
Plaza A&B retail parked at 3/1000, assumed half of area at 2/1000 "retail general" and half of area 4/1000 "food and beverage"
Walnut retail parked at 4/1000
Euclid retail parked at 4/1000, assumed to be "food and beverage"
EIR VARIANT 1: CALIFORNIA PLANS - B3

* ENTRY FOR: RETAIL, PUBLIC REPLACEMENT, CHILDCARE, SENIOR HOUSING, CENTER BUILDING B (SELECT STALLS)
1. CALIFORNIA STREET ELEVATION (NORTH)

2. WALNUT STREET ELEVATION (WEST)
2. WALNUT BUILDING NORTH/SOUTH SECTION

1. WALNUT BUILDING EAST/WEST SECTION
APPENDIX H

PROJECTS COMPLETED BY ECKBO, ROYSTON & WILLIAMS

This information in the table below is based on materials related to Eckbo, Royston & Williams on file at the Environmental Design Archives in the College of Environmental Design at U.C. Berkeley (Environmental Design Archives 1994). The project site at 3333 California (or any mention of the landscape within the project site) is not included in the list of projects.
### Projects Completed by Eckbo, Royston & Williams

<table>
<thead>
<tr>
<th>Project Client</th>
<th>Location</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td><strong>Residential Gardens</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joseph Connell</td>
<td>Pasadena, California</td>
<td>1946</td>
</tr>
<tr>
<td>Henry Eggers</td>
<td>Pasadena, California</td>
<td>1946</td>
</tr>
<tr>
<td>Don Hartman</td>
<td>Beverly Hills, California</td>
<td>1946</td>
</tr>
<tr>
<td>Isenhower</td>
<td>Los Angeles, California</td>
<td>1946</td>
</tr>
<tr>
<td>McFie Johnson</td>
<td>Los Angeles, California</td>
<td>1946</td>
</tr>
<tr>
<td>Reginald Johnson</td>
<td>Los Angeles, California</td>
<td>1946</td>
</tr>
<tr>
<td>M. Jones</td>
<td>Los Angeles, California</td>
<td>1946</td>
</tr>
<tr>
<td>Rodney Walker</td>
<td>Beverly Hills, California</td>
<td>1946</td>
</tr>
<tr>
<td>Heinsbergen</td>
<td>Los Angeles, California</td>
<td>1947</td>
</tr>
<tr>
<td>Lawrence Nowell</td>
<td>Brentwood, California</td>
<td>1947</td>
</tr>
<tr>
<td>Walter Lacy, Jr.</td>
<td>Rancho Santa Anita, California</td>
<td>1947</td>
</tr>
<tr>
<td>Dudley Tait</td>
<td>Piedmont, California</td>
<td>1947</td>
</tr>
<tr>
<td>William Goetz</td>
<td>Los Angeles, California</td>
<td>1948</td>
</tr>
<tr>
<td>Goldstone</td>
<td>Beverly Hills, California</td>
<td>1948</td>
</tr>
<tr>
<td>George Stubbs</td>
<td>Los Angeles, California</td>
<td>1951-1961</td>
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<tr>
<td>Alcoa Forest</td>
<td>Los Angeles, California</td>
<td>1952-1955</td>
</tr>
<tr>
<td>Samuel Firks</td>
<td>Los Angeles, California</td>
<td>1952</td>
</tr>
<tr>
<td>Gary Cooper</td>
<td>Holmby Hills, California</td>
<td>1953</td>
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<tr>
<td>Pegot Waring</td>
<td>Los Angeles, California</td>
<td>1953</td>
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### Projects Completed by Eckbo, Royston & Williams

<table>
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<th>Project Client</th>
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<tr>
<td>Charles Stein</td>
<td>Los Angeles/Beverly Hills, California</td>
<td>1954-1961</td>
</tr>
<tr>
<td>Simon M. Lazarus</td>
<td>Beverly Hills, California</td>
<td>1955</td>
</tr>
<tr>
<td>David Kaplan</td>
<td>Los Angeles, California</td>
<td>1956</td>
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#### Schools and Universities

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<th>Location</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Occidental College</td>
<td>Los Angeles, California</td>
<td>1948</td>
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<tr>
<td>Polytechnic High School</td>
<td>Long Beach, California</td>
<td>1954</td>
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<tr>
<td>Orange Coast College</td>
<td>Costa Mesa, California</td>
<td>1955</td>
</tr>
<tr>
<td>Long Beach City College</td>
<td>Long Beach, California</td>
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#### Cultural and Institutional

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<tr>
<th>Project Client</th>
<th>Location</th>
<th>Date</th>
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<tbody>
<tr>
<td>Community Church</td>
<td>Baldwin Hills, California</td>
<td>1946</td>
</tr>
<tr>
<td>Olivet Memorial Park</td>
<td>Colma, California</td>
<td>1946</td>
</tr>
<tr>
<td>South End Park</td>
<td>Monterey Park, California</td>
<td>1951</td>
</tr>
<tr>
<td>Grandview Park</td>
<td>Monterey Park, California</td>
<td>1953</td>
</tr>
<tr>
<td>Twentieth-Eighth Church of Christ Scientist</td>
<td>Westwood, California</td>
<td>1954</td>
</tr>
<tr>
<td>Whittier Civic Center</td>
<td>Whittier, California</td>
<td>1955</td>
</tr>
<tr>
<td>Isaac Grancell Children’s Playground</td>
<td>Duarte, California</td>
<td>1957</td>
</tr>
<tr>
<td>Harvey West Municipal Park</td>
<td>Santa Cruz, California</td>
<td>1958</td>
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#### Regional Parks
### Projects Completed by Eckbo, Royston & Williams

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<th>Location</th>
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<td>Regional Rec Park</td>
<td>Yuma, Arizona</td>
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<tr>
<td><strong>Housing Developments</strong></td>
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<td>Advance Development Corp.</td>
<td>Santa Monica, California</td>
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<tr>
<td>Community Homes, Inc.</td>
<td>Reseda, California</td>
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<td>Ladera-Peninsula Housing Ass’n</td>
<td>San Mateo County, California</td>
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<td>Mutual Housing Ass’n</td>
<td>Crestwood Hills, California</td>
<td>1948</td>
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<td>Westside Building Co.</td>
<td>Los Angeles, California</td>
<td>1951</td>
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<td>Temple Street Corp.</td>
<td>Los Angeles, California</td>
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<td>Park Planned Homes</td>
<td>Casper, Wyoming</td>
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<tr>
<td>Hollywood Guild &amp; Union Building</td>
<td>Hollywood, California</td>
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<tr>
<td>Kimberly-Clark Corp.</td>
<td>Fullerton, California</td>
<td>No date given.</td>
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Source: Environmental Design Library Archives, University of California, Berkley.
### APPENDIX I

**LANDSCAPE ANALYSIS**

The table below contains a matrix of landscape features, their general condition, and status as character-defining features of the corporate campus at 3333 California Street. These findings are designed to work in conjunction with a descriptive text above in sections 4.5.2 and 9.2 of this HRE. The locations of each landscape feature described in the table below and are colored keyed to their respective landscape cluster as shown on Figure 3e: Landscape Features in HRE Volume II, Appendix A.

Note: A condition assessment of the landscape features by a qualified arborist is outside the scope of this HRE.

<table>
<thead>
<tr>
<th>Map Reference No.</th>
<th>Feature</th>
<th>Condition</th>
<th>Character-Defining</th>
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</thead>
<tbody>
<tr>
<td><strong>Northwest Parking Lot</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Perimeter Wall</td>
<td>Good with some mortar cracks. No missing bricks.</td>
<td>Yes</td>
</tr>
<tr>
<td>2</td>
<td>Pathway/planter area</td>
<td>Fair to good. Plantings intact. Likely non-original vegetation.</td>
<td>Yes</td>
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<tr>
<td>3</td>
<td>Monterey Cypress Trees</td>
<td>Good. Trees appear healthy. Circular brick planter has cracks and displacement – likely from root-related damage</td>
<td>Yes</td>
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<tr>
<td>4</td>
<td>Service Building landscaped area</td>
<td>Good. Screen of oak trees and busy vegetation helps obscure service entrance drive to/from behind Service Building.</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>California Street Entrance</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5</td>
<td>Main Entrance</td>
<td>Built circa 1984.</td>
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<tr>
<td><strong>Northeastern Corner</strong></td>
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</tr>
<tr>
<td>6</td>
<td>Perimeter Wall</td>
<td>Good with some mortar cracks. No missing bricks. Bronze California Historical Landmark plaque missing.</td>
<td>Yes</td>
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<tr>
<td>Map Reference No.</td>
<td>Feature</td>
<td>Condition</td>
<td>Character-Defining</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------</td>
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</tr>
<tr>
<td>7</td>
<td>Un-landscaped area with trees</td>
<td>Poor. Area appears to have been largely abandoned following 1966 addition to the east façade of the California Street Wing of the Main Building.</td>
<td>No</td>
</tr>
<tr>
<td><strong>Masonic Avenue Frontage</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Grassy area with redwood trees</td>
<td>Grass in good condition, screen of Redwood trees appears healthy.</td>
<td>No</td>
</tr>
<tr>
<td>9</td>
<td>Euclid Avenue/Masonic Avenue Frontage – UCSF plantings</td>
<td>Fair to good. Slope is intact; mature vegetation appears well cared for. Open areas seems have gone to seed. Four shrubs trimmed into letters that spell out “UCSF”.</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Terraced Courtyard</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Seating area/ pedestrian paths, raised planter beds</td>
<td>Good condition. Several original benches remain and in good repair. Several original benches built-in the raised brick planter beds intact and in good condition. Sheltered courtyard retains original design and pedestrian circulation patterns and landscaped features. Arguably the primary landscape design feature on site.</td>
<td>Yes</td>
</tr>
<tr>
<td>11</td>
<td>Seating area/ pedestrian paths, raised planter beds</td>
<td>See description above.</td>
<td>Yes</td>
</tr>
<tr>
<td>12</td>
<td>Seating area/ pedestrian paths</td>
<td>See description above. Several modern replacement, powder-coated circular metal picnic table with built-in seating are located in the paved open area near cafeteria doors.</td>
<td>Yes</td>
</tr>
<tr>
<td>13</td>
<td>Open grassy area</td>
<td>Fair to good.</td>
<td>Yes</td>
</tr>
<tr>
<td>14</td>
<td>Open grassy area</td>
<td>Fair to good. Mature plantings in good condition.</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Euclid Lawn</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>UCSF Children’s Center</td>
<td>Added 1993-2002. Required removal of original landscaping and vegetation in this area.</td>
<td>No</td>
</tr>
<tr>
<td>16</td>
<td>Pedestrian paths, mature plantings</td>
<td>Fair to good. Slope is intact; mature vegetation appears well cared for. Open areas seems have gone to seed.</td>
<td>Yes</td>
</tr>
<tr>
<td>Map Reference No.</td>
<td>Feature</td>
<td>Condition</td>
<td>Character-Defining</td>
</tr>
<tr>
<td>-------------------</td>
<td>---------</td>
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<td>--------------------</td>
</tr>
<tr>
<td>17</td>
<td>Open, grassy area</td>
<td>Slope and grass in good condition. Clear, views east towards Downtown San Francisco.</td>
<td>Yes</td>
</tr>
<tr>
<td>18</td>
<td>Concrete pergola, flag pole, planter beds</td>
<td>Concrete pergola shows some exfoliation from weathering. Original wood flag pole intact. Flag pole mounted in steel base, lower pole shaft is hexagonal, round upper shaft and capped with sphere at top.</td>
<td>Yes</td>
</tr>
<tr>
<td>19</td>
<td>Terraced planters, brick planter beds/retaining wall</td>
<td>Good, some mortar cracks in box planters/retaining wall but otherwise intact. No bricks missing. The planted terraced feature contains 10 rows of trimmed, low-lying hedges with alternative rows of (undetermined) flowering plants.</td>
<td>Yes</td>
</tr>
<tr>
<td>20</td>
<td>Perimeter wall and open grassy areas</td>
<td>Good, some mortar cracks in box planters/retaining wall but otherwise intact. No bricks missing. Slope and grass in good condition.</td>
<td>Yes</td>
</tr>
<tr>
<td>21</td>
<td>Pedestrian paths, grassy area, mature plantings</td>
<td>Fair to good. Slope is intact; mature vegetation appears well cared for. Delivery driveway intact and staggered-height brick retaining wall in good condition.</td>
<td>Yes</td>
</tr>
<tr>
<td>22</td>
<td>Seating area/pedestrian paths, raised planter beds</td>
<td>Good condition. Several original benches remain and in good repair. Raised brick planter beds also intact and in good condition. Semi-exposed seating area retains original design, pedestrian circulation patterns, and landscaped features. Mature trees shade the seating area.</td>
<td>Yes</td>
</tr>
</tbody>
</table>