



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

### Medical Cannabis Dispensary

HEARING DATE: MARCH 16, 2017

*Date:* March 9, 2017  
*Case No.:* **2016-011789DRM**  
*Project Address:* **49 KEARNY STREET**  
*Zoning:* C-3-O (Downtown Office) District  
80-130-F Height and Bulk District  
Downtown Plan Area  
*Block/Lot:* 0310 / 002  
*Project Sponsor:* Albert Finch  
100 Bush St., Suite 900  
San Francisco, CA 94104  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)  
*Recommendation:* **Take Discretionary Review and Approve with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is to establish a new Medical Cannabis Dispensary (MCD) (dba "710 SF") at 49 Kearny Street, replacing a vacant retail space located at the third floor of the subject property. The proposal would only allow for the on-site sale of medical cannabis – including concentrates, edibles, and tinctures. The MCD would not allow on-site medication (e.g. smoking, vaporizing, or consumption of edibles), nor on-site cultivation for harvesting of medical product.

The proposal would make tenant improvements to the approximately 760 square foot space at the third floor of the building. No physical expansion is proposed for the structure, nor would parking be required. The Project Sponsor has indicated that they would maintain a full-time security person located at the third floor elevator entrance, who would be responsible for greeting and checking in patients, and ensuring that they have the necessary form of identification and valid medical cannabis recommendation. In addition, the Project Sponsor will install security cameras on the interior and exterior of the building, including one camera that will feed into the Union Square Business Improvement District system.

Planning Code Section 202.2(e)(1) states that MCDs are required to be heard by the Planning Commission, which will consider whether or not to exercise their discretionary review powers over the Building Permit Application.

### SITE DESCRIPTION AND PRESENT USE

The subject property is a 8,630 square foot, 8-story over basement building on a parcel with approximately 1,208 square feet of area, and 20 feet of frontage along Kearny Street, between Post Street and Maiden Lane. The building was designed by Albert Pissis, constructed in 1908, and is considered a significant building within the Article 11 Kearny-Market-Mason-Sutter Conservation District. The

building is currently vacant, but previously has been occupied by office tenants at the upper floors and retail at the ground floor. There is a recently issued permit (2016.05.27.8606) to authorize and provide tenant improvements for a new ground floor café use and a yoga studio in the basement, as well as an active Minor Permit to Alter application (2016.11.01.1648) proposing modifications to the existing storefront. As part of the Minor Permit to Alter application, preservation staff will review the design and location of the proposed security cameras, and their compatibility with the historic character of the building.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the C-3-O (Downtown Office) Zoning District, the 80-130-F Height and Bulk District, and the Downtown Plan Area. The neighborhood context is characterized by medium-to high-intensity urban development and contains a diverse mix of commercial uses. Existing buildings within the neighborhood are mixed in scale, ranging from 4 stories to more than 20 stories in height. The property is also located on the eastern edge of the C-3-R (Downtown Retail) District. As such, the surrounding area contains a wide variety of retail sales and service uses, as well as both residential and tourist hotels, bars, restaurants, and office uses. Union Square is located approximately 2 blocks to the west, with Market Street approximately 1 block to both the east and south, along with the Montgomery BART/MUNI Station. Numerous MUNI bus lines are accessed within close proximity to the project site.

## ISSUES AND OTHER CONSIDERATIONS

- **Medical Cannabis Dispensary (MCD).** Planning Code Section 202.2(e)(1) states that all MCDs are required to be heard by the Planning Commission, which will consider whether or not to exercise its discretionary review powers over the building permit application.

*San Francisco Health Code, Article 33, Medical Cannabis Act 3308:*

*(e) It is unlawful for any person or association operating a medical cannabis dispensary under the provisions of this Article to permit any breach of peace therein or any disturbance of public order or decorum by any tumultuous, riotous or disorderly conduct, or otherwise, or to permit such dispensary to remain open, or patrons to remain upon the premises, between the hours of 10 p.m. and 8 a.m. the next day. However, the Department shall issue permits to two medical cannabis dispensaries permitting them to remain open 24 hours per day. These medical cannabis dispensaries shall be located in order to provide services to the population most in need of 24 hour access to medical cannabis. These medical cannabis dispensaries shall be located at least one mile from each other and shall be accessible by late night public transportation services. However, in no event shall a medical cannabis dispensary located in a Small-Scale Neighborhood Commercial District, a Moderate Scale Neighborhood Commercial District, or a Neighborhood Commercial Shopping Center District as defined in Sections 711, 712 and 713 of the Planning Code, be one of the two medical cannabis dispensaries permitted to remain open 24 hours per day.*

The 49 Kearny Street MCD project will afford the sponsor the opportunity to comply with the SF Health Code and operate legally and under SFDPH supervision. The applicant will still be required to obtain a permit from SFDPH and will be subject to their regulations including tax compliance, non-profit operation, background checks and annual compliance inspections. This proposal would convert a vacant retail space to a medical cannabis dispensary use and would be independent of the residential use within the existing building.

- **Planning Code Compliance.** The proposed MCD complies with all relevant Planning Code requirements. Most notably, the subject property was not found to fall within 1,000 feet of any public or private elementary or secondary school, or community facility or recreation center primarily serving persons younger than 18 years of age. A map has been included as an attachment to this report, which demonstrates Planning Code compliance. However, the map does indicate that there are a handful of Community Based Organizations that necessitated further research by staff. None of these organizations pose any additional concern for the operation of an MCD in this location, as described in further detail below:
  1. Boys and Girls Club of SF, 88 Kearny – This administrative office has moved to 380 Fulton St.
  2. SF Juvenile Probation Department, 120 Montgomery – This office has moved to 375 Woodside Ave.
  3. Bay Area Community Resources/CHALK, 625 Market – This office has moved to 271 Austin St.
  4. Music in Schools Today, 582 Market – This office functions as an administrative office only for the program, and does not host kids at this site.
  5. International Institute of San Francisco, 657 Mission – This organization provides immigration legal services, education, and civic engagement opportunities to immigrants, refugees, and their families. Their work does not primarily focus on youth, but on families generally.
  6. Earned Asset Resource Center, 235 Montgomery – This organization designs and launches online savings tools to help create financial stability for economically vulnerable populations. Their work does not primarily focus on youth, and this is an administrative office only.
  7. Health Initiatives for Youth, 235 Montgomery – This organization primarily offers training programs for health service providers working with youth, and occasionally workshops for youth directly.
- **Clustering and Neighborhood Impact.** In the subject District, the Planning Code does not prohibit the clustering of MCDs, nor does the San Francisco Health Code. As of February 2017, there are thirty-six (36) permitted MCDs<sup>1</sup> with the Department of Public Health (DPH); additionally, the Planning Commission has recently approved six (6) more MCDs, which have not yet completed the permitting process through DPH. Of the 42 MCDs that are either permitted by DPH or have received Planning Commission approval, 12 are located within a half-mile of the subject property, however that number does include the delivery-only office hub accounting for 7 operating collectives, and so there are only 5 distinct MCD locations within a half-mile. It is also worth noting that there are currently no other pending MCD applications within a half-mile radius. When extended to a mile-radius, the number of DPH-permitted or Commission-approved MCDs increases by 5, and there are 4 additional MCDs at various stages of pending approval.

Maps have been included as attachments to this report, which show the concentration of MCDs in the City and in the immediate vicinity. This higher concentration of MCDs is most likely a result of the permissive Downtown Zoning Districts, which principally permit MCDs with approval of the

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<sup>1</sup> 7 of the 36 permitted MCDs in the DPH database are operating out of a shared office (delivery-only) space at 214 California Street. Therefore there are only 30 distinct locations with permitted MCDs in the City, with recent Planning Commission approval for 6 additional locations.

Planning Commission through the Mandatory Discretionary Review process. As there are no other MCDs in the immediate vicinity of the subject property, there should not be any substantial negative impacts that may arise due to clustering of this land use type.

- **Proposition 64/Adult Use of Marijuana Act.** Although approved by the voters in November 2016, the Adult Use of Marijuana Act does not authorize any existing or future MCD to distribute nonmedical (aka “adult use”) cannabis without (1) a state license and (2) compliance with San Francisco’s local laws. While Proposition 64 requires the State to begin issuing licenses by January 2018, the Planning Department, along with other City agencies, is crafting local land use and other regulatory controls to address the production, processing, and sale of adult use cannabis. Per Mayor Lee’s Executive Directive 16-05, these regulations are to be introduced by September 2017 so that they can be effective prior to the onset of the State licensing system. The Department maintains a very high level of confidence that San Francisco will embrace the opportunity to establish local land use regulations for adult use cannabis businesses, and in particular that these controls will articulate a discretionary process through which existing MCDs can apply to convert in whole or part to adult use cannabis dispensaries. It is unlikely in the extreme that existing MCDs will be allowed to dispense adult use cannabis on a ministerial (or “automatic”) basis. As with any change to the Planning Code, these controls will be presented to the Planning Commission for review and discussion prior to consideration by the Board of Supervisors and Mayor.

#### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	February 14, 2017	February 14, 2017	30 days
Mailed Notice	30 days	February 14, 2017	February 14, 2017	30 days

#### PUBLIC COMMENT

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

The Project Sponsor has conducted outreach to neighborhood groups in the area and has met with the Union Square Business Improvement District and the Central District Police Captain, David Lazar. To date, the Department has received one letter of conditional support from the Union Square Business Improvement District (USBID), which states that the USBID is in support of the proposed MCD project, provided certain conditions are met related to security at the premises. The full letter from the USBID is included as an attachment to this report.



Additionally, the Department has received one letter of opposition from Jeffrey Kwong, who believes the project would be in violation of the Planning Code, with a location that is less than 1,000 feet from the Ecole Notre Dame des Victoires at 659 Pine Street, which also uses facilities located at 566 Bush Street. Based on the information available to Department staff, these properties fall just outside the 1,000-foot radius from the project site, in compliance with the Planning Code.

## PROJECT ANALYSIS

### MEDICAL CANNABIS DISPENSARY CRITERIA

Below are the six criteria to be considered by the Planning Commission in evaluating Medical Cannabis Dispensaries, per Planning Code Section 790.141:

1. That the proposed site is located not less than 1,000 feet from the parcel containing the grounds of an elementary or secondary school, public or private, or recreation buildings as defined by Section 221(e) of the Planning Code.

#### *Project Meets Criteria*

*The parcel containing the proposed MCD is not located within 1,000 feet of a parcel containing a public or private elementary or secondary school, or a community facility and/or recreation center that primarily serves persons under 18 years of age, as defined by Section 202.2(e)(1) of the Planning Code.*

2. The parcel containing the MCD cannot be located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.

#### *Project Meets Criteria*

*The subject parcel does not contain a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.*

3. No alcohol is sold or distributed on the premises for on or off site consumption.

#### *Project Meets Criteria*

*No alcohol is sold or distributed on the premises for on- or off-site consumption.*

4. If Medical Cannabis is smoked on the premises the dispensary shall provide adequate ventilation within the structure such that doors and/or windows are not left open for such purposes resulting in odor emission from the premises.

#### *Criteria not Applicable*

*The Project Sponsor does not propose to allow any on-site smoking or consumption of medical cannabis on the premises.*

5. The Medical Cannabis Dispensary has applied for a permit from the Department of Public Health pursuant to Section 3304 of the San Francisco Health Code.

#### *Project Meets Criteria*

*The applicant has applied for a permit from the Department of Public Health.*

6. A notice shall be sent out to all properties within 300-feet of the subject lot and individuals or groups that have made a written request for notice or regarding specific properties, areas or Medical Cannabis Dispensaries. Such notice shall be held for 30 days.

***Project Meets Criteria***

*A 30-day notice was sent to owners and occupants within 300-feet of the subject parcel identifying that a MCD is proposed at the subject property and that the building permit was subject to a Mandatory Discretionary Review Hearing.*

**GENERAL PLAN COMPLIANCE:**

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

**COMMERCE AND INDUSTRY**

**Objectives and Policies**

**OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

*The Project will provide safe, convenient access to medical cannabis, which has been recognized as a beneficial option to San Francisco residents.*

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The location for the proposed MCD meets all of the requirements in Section 202.2(e)(1) of the Planning Code.*

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project introduces a new, locally-owned business to the Downtown/Financial District/Union Square neighborhoods, increasing the diversity of employment and activity types within the area. Additionally, the Project will be located in an existing commercial building that is currently vacant, and helps preserve the vitality of retail spaces located above the ground floor.*

**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**Policy 7.3:** Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

*The Project will serve chronically-ill patients who are in great need of this type of medical service. By allowing the services provided by the MCD, its patients are provided with convenient and safe access to medication for their ailments. The Project is also located such that there are no other MCDs within the immediate vicinity.*

**SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The proposed use is a neighborhood serving use. The location for the MCD is currently vacant so the new use will not displace a previous neighborhood serving use.*

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

*The proposed Project will occupy an upper-floor commercial retail space, which is a characteristic of and a desired commercial activity for the nearby Downtown-Retail District. The Project will adhere with all signage regulations defined in Article 33 of the Health Code to help preserve the existing neighborhood character. The proposed use would not adversely affect the existing neighborhood character.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The proposed use is located in a space previously occupied by non-residential uses, so the proposed Project will not displace any affordable housing.*

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

*The Project Site is located within close proximity to multiple public transit lines and the immediate neighborhood provides sufficient short-term parking so the use will not impede transit operations or impact parking.*

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The subject space is currently vacant and will not displace any industrial or service industry establishments.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The MCD will follow standard earthquake preparedness procedures and any construction would comply with contemporary building and seismic codes.*

7. Landmarks and historic buildings be preserved.

*The subject building, the Roullier Building designed by Albert Pissis and constructed in 1908, has been identified as an historic resource and significant building within the Article 11 Kearny-Market-Mason-Sutter Conservation District. The proposed interior tenant improvements and change of use will have no effect on the building's historic resource designation, and any proposed security cameras or signage will be reviewed by preservation staff through a Minor Permit to Alter application.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*The project will not restrict access to any open space or parks and will not impact any open space's or park's access to sunlight or vistas.*

## ENVIRONMENTAL REVIEW

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

## BASIS FOR RECOMMENDATION

In 1996, California voters passed Proposition 215, known as the Compassionate Use Act, by a 56% majority. In San Francisco, Proposition 215 passed by a 78% majority. The legislation established the right of seriously ill Californians, including those suffering from illnesses such as AIDS, cancer and glaucoma, to obtain and use marijuana for medical purposes when prescribed by a physician.

MCDs began to be established in San Francisco shortly after Proposition 215 passed as a means of providing safe access to medical cannabis for those suffering from debilitating illnesses. At that time, San Francisco did not have any regulatory controls in place to restrict the placement and operations of the

dispensaries. As a result, over 40 dispensaries were established in the city without any land use controls, often resulting in incompatible uses next to each other.

On December 30, 2005, the Medical Cannabis Act, as approved by the Board of Supervisors and Mayor, became effective. The Act, set forth in Ordinance 275-05 and supported by Ordinances 271-05 and 273-05, amended the Planning, Health, Traffic, and Business and Tax Regulation Codes in order to establish a comprehensive regulatory framework for MCDs in San Francisco.

The Act designates the Department of Public Health (DPH) as the lead agency for permitting MCDs. DPH conducts its own review of all applications and also refers applications to other involved City Agencies, including the Planning Department, in order to verify compliance with relevant requirements. The Planning Department's review is generally limited to the location and physical characteristics of MCDs.

- The MCD complies with all standards and requirements of the Planning Code and advances the objectives and policies of the General Plan.
- This Site is well-served by public transit, including BART and MUNI service, and will not significantly impact public transit operations or parking availability.
- The Site is more than 1,000' from any public or private primary and secondary schools.
- The Site is more than 1,000' from any community recreation building primarily serving persons 18 years of age or under.
- No on-site consumption of medical cannabis (e.g. smoking, vaporizing, or consumption of medical cannabis edibles) will be permitted.
- No on-site cultivation of cannabis plants will be permitted.
- The plans indicate that the retail space will be renovated to provide a safe, well-lit environment for California Medical Marijuana Patients with proper identification card.
- Only employees registered with SFPDPH will be at the subject property.

To minimize the potential impact of the proposed use on the surrounding commercial area the following conditions are recommended for imposition on the project, and are generally required of MCDs through Planning Code requirements:

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
2. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition

in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

3. **Odor Control.** The operator will maintain appropriate air cleaning or odor control equipment if necessary to prevent any significant noxious or offensive odors from escaping the premises. Odor control ducting shall not be applied to the primary façade of the building.
4. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
5. **Notices Posted.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.
6. **Signage.** All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building. Any proposed signage shall be subject to review and approval by Planning Department staff.

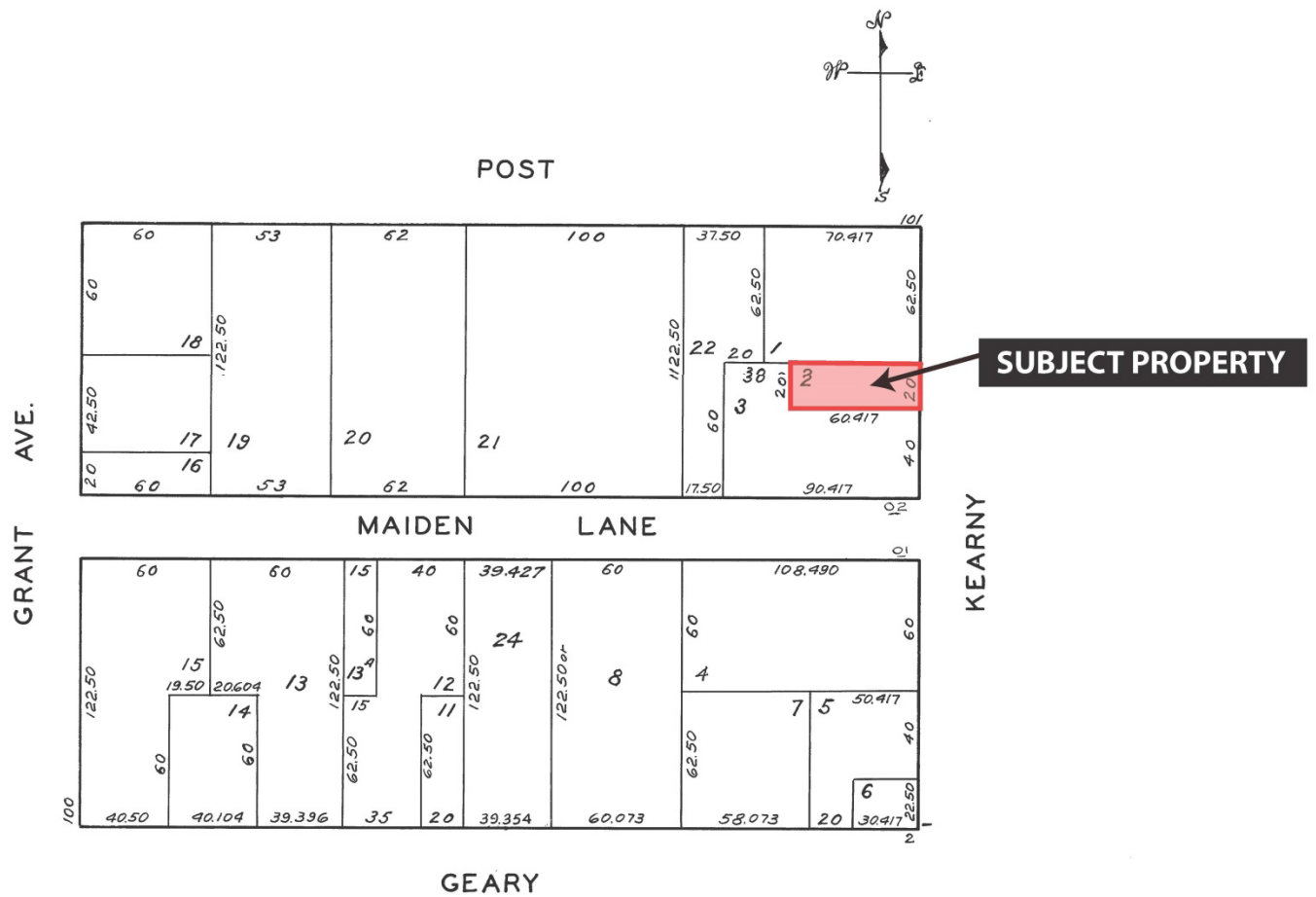
<b>RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions</b>
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**Attachments:**

Parcel Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
1,000' Radius Map – Schools and Child Care Facilities  
MCD Concentration/Proximity Map  
MCD Discretionary Review Notice  
Applicant's MCD Application  
DPH Application Referral to Planning  
California Environmental Quality Act ("CEQA") Categorical Exemption  
Letter of Conditional Support from the Union Square Business Improvement District (USBID)  
Letter of Opposition  
Reduced Architectural Plans for Subject Tenant Space at 3<sup>rd</sup> Floor  
Reduced Architectural Plans – Interior Work, Other Floors, Under Separate Permit (For Reference Only)

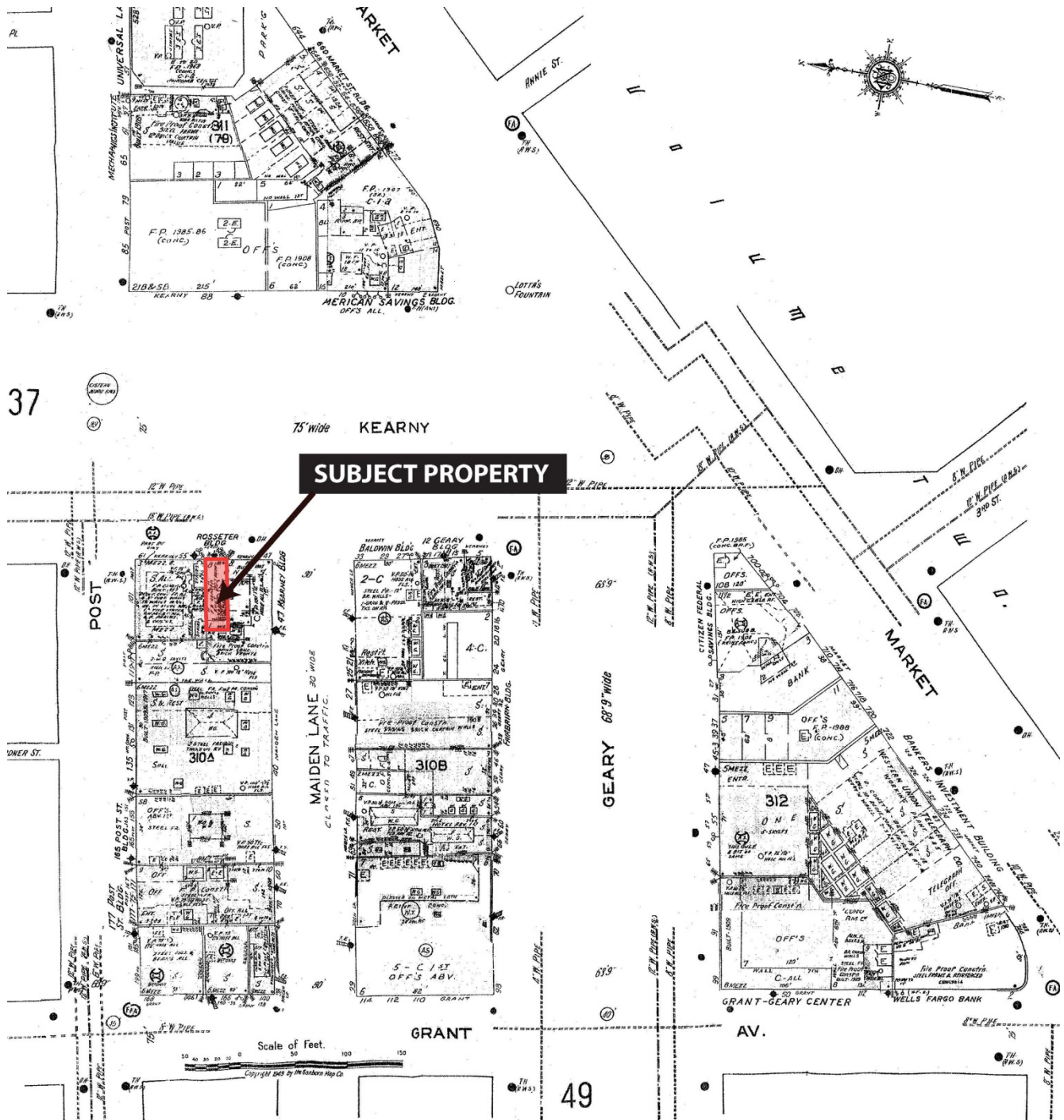
# Exhibits

# Block Book Map





# Sanborn Map\*

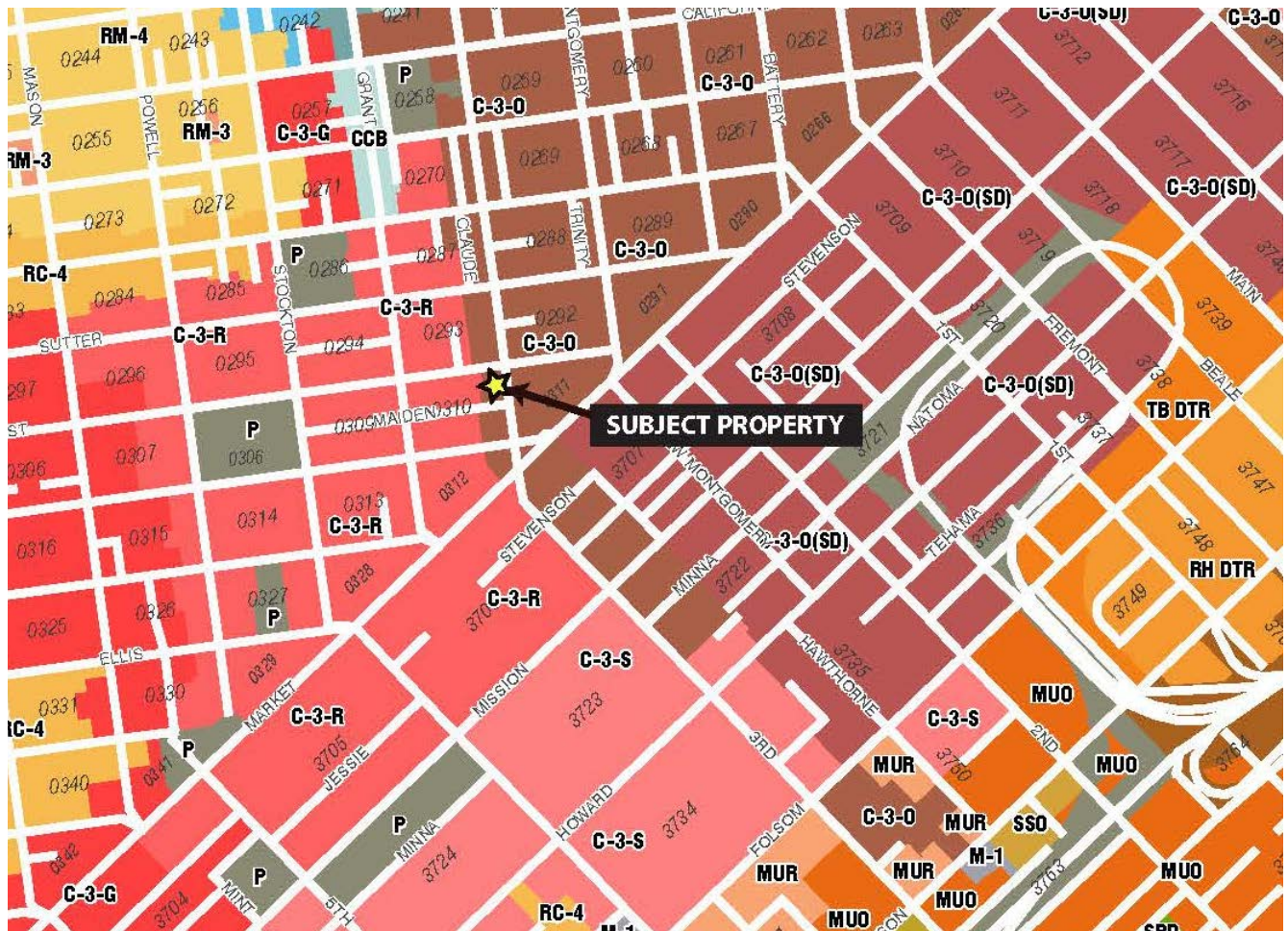


\* The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO  
PLANNING DEPARTMENT

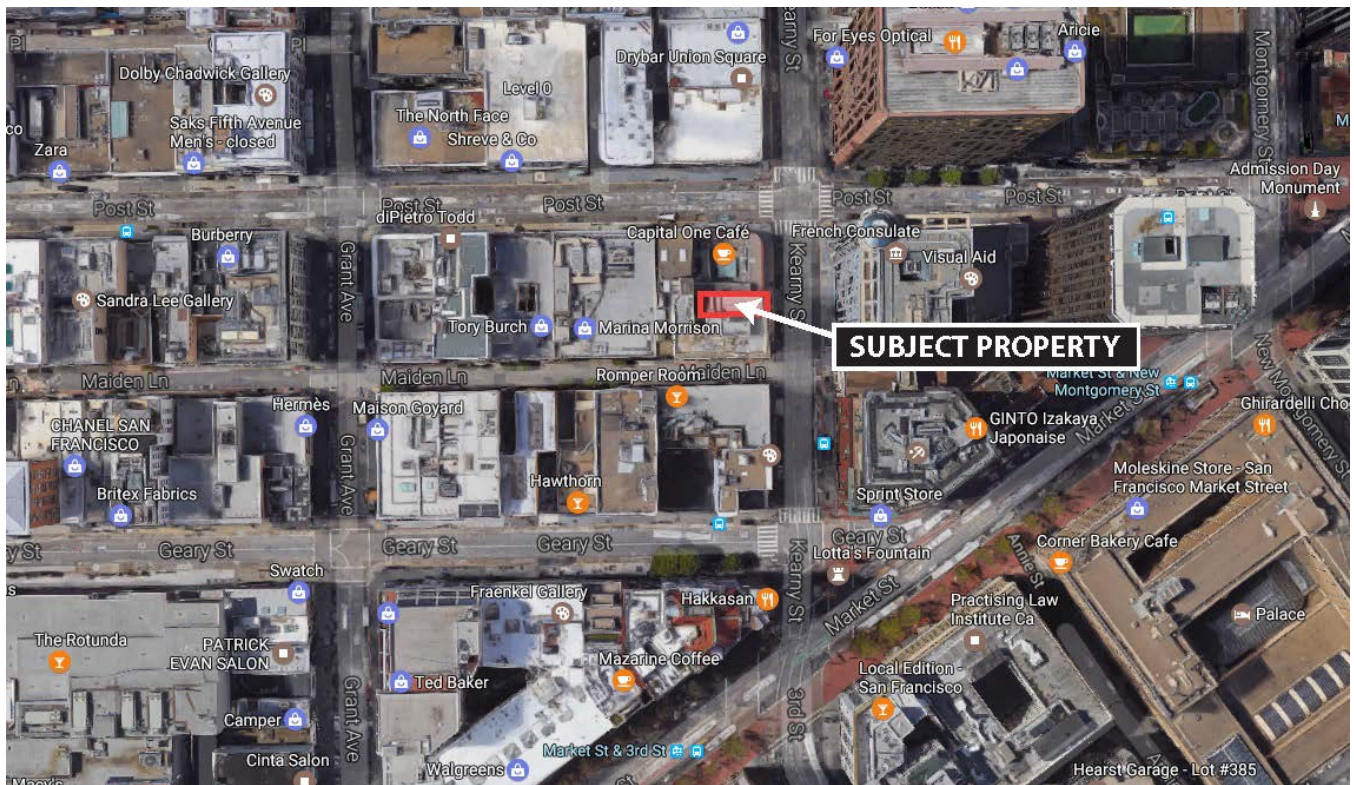
Mandatory Discretionary Review Hearing  
Case Number 2016-011789DRM  
49 Kearny Street  
Block 0310 Lot 002

# Zoning Map





# Aerial Photo (oriented north)



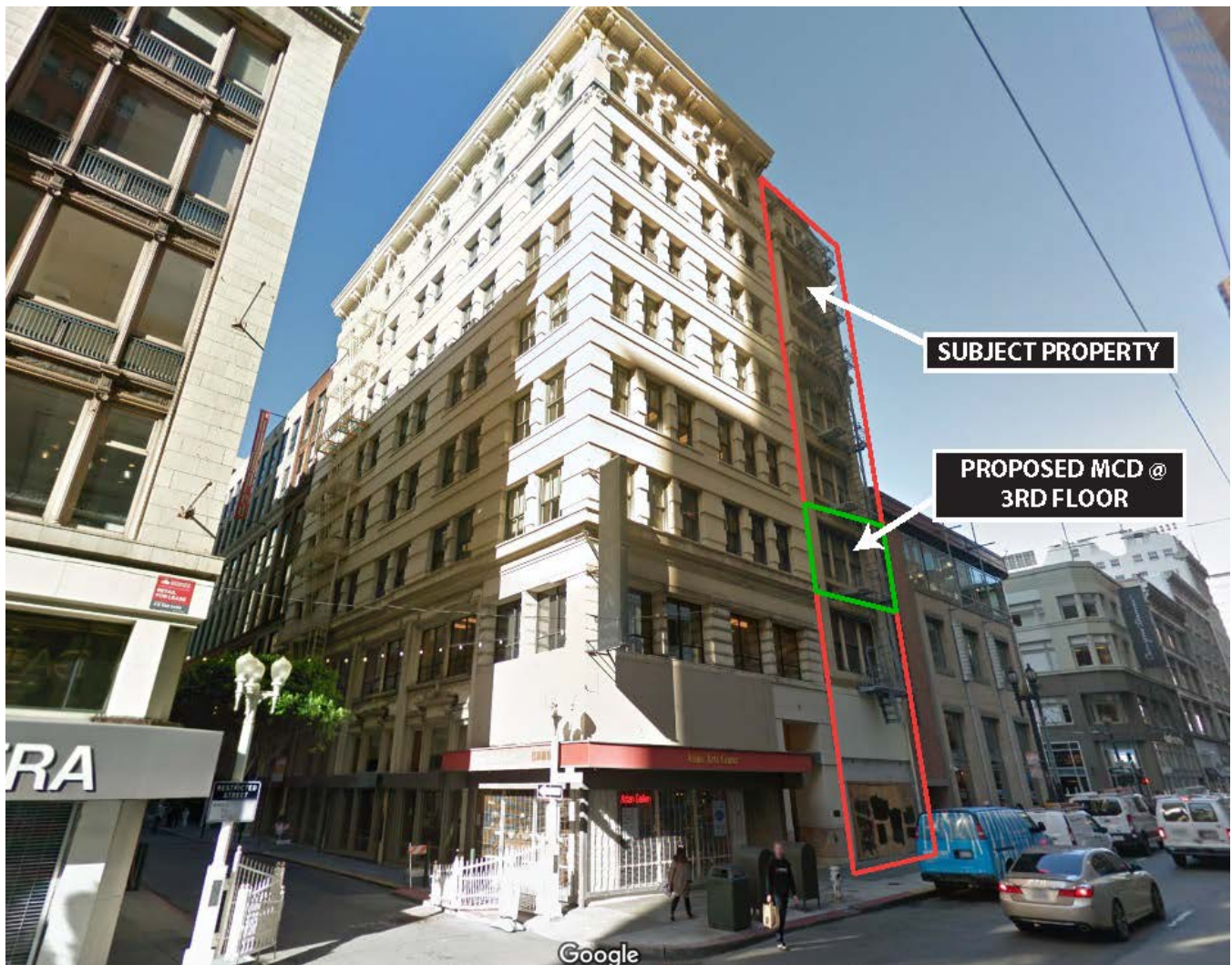
# Aerial Photo (oriented west)



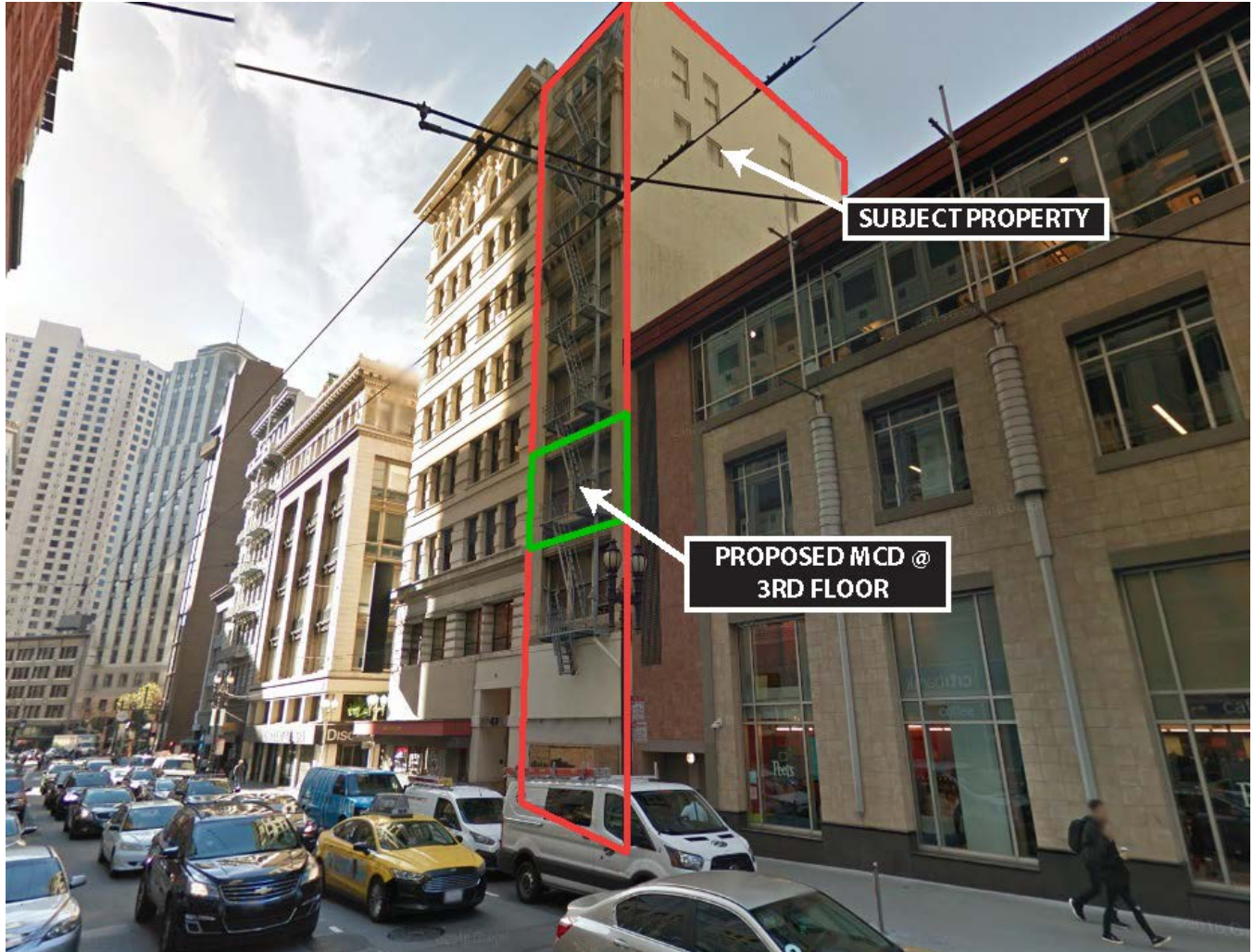


# Context Photos

(oriented northwest, along Kearny St.)

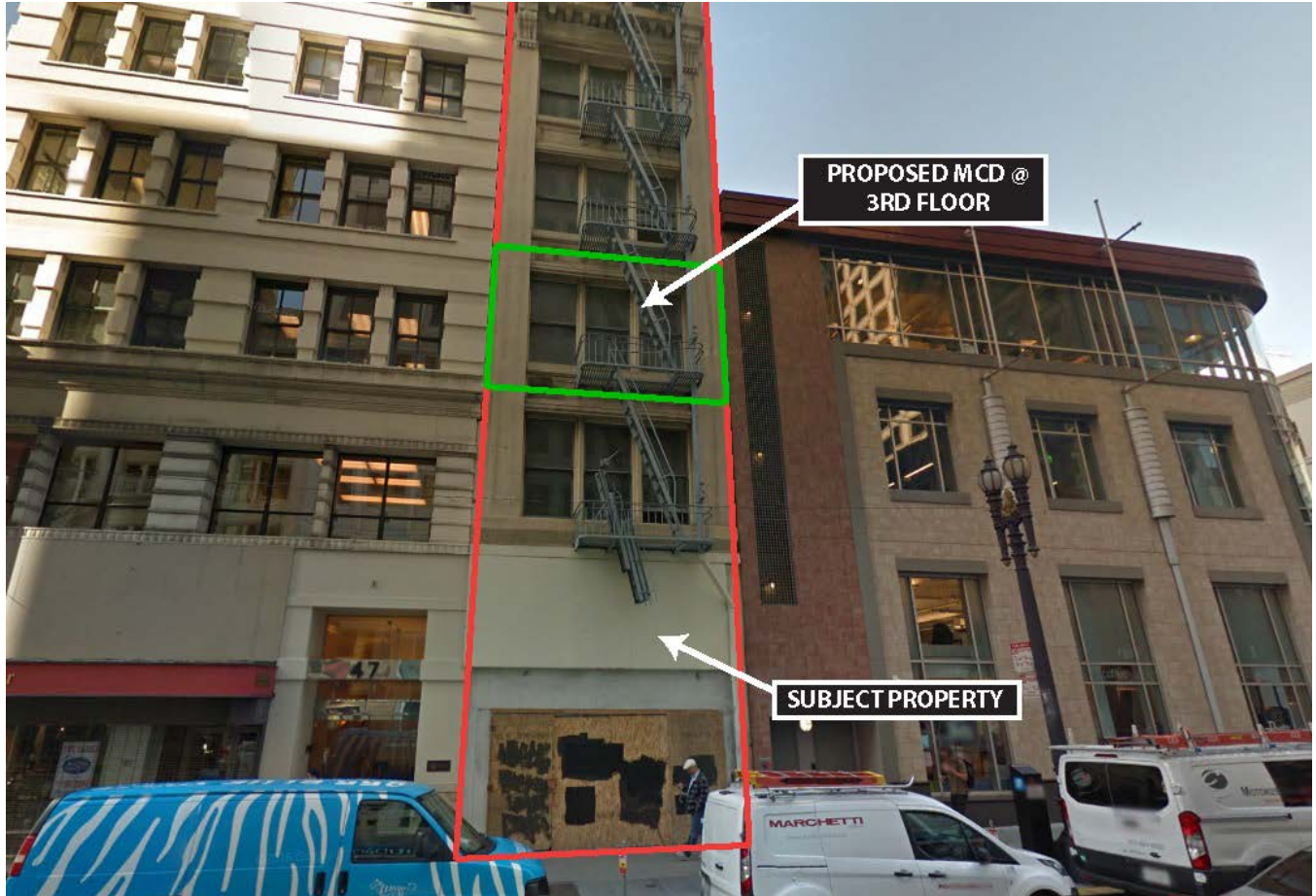


(oriented southwest, along Kearny St.)





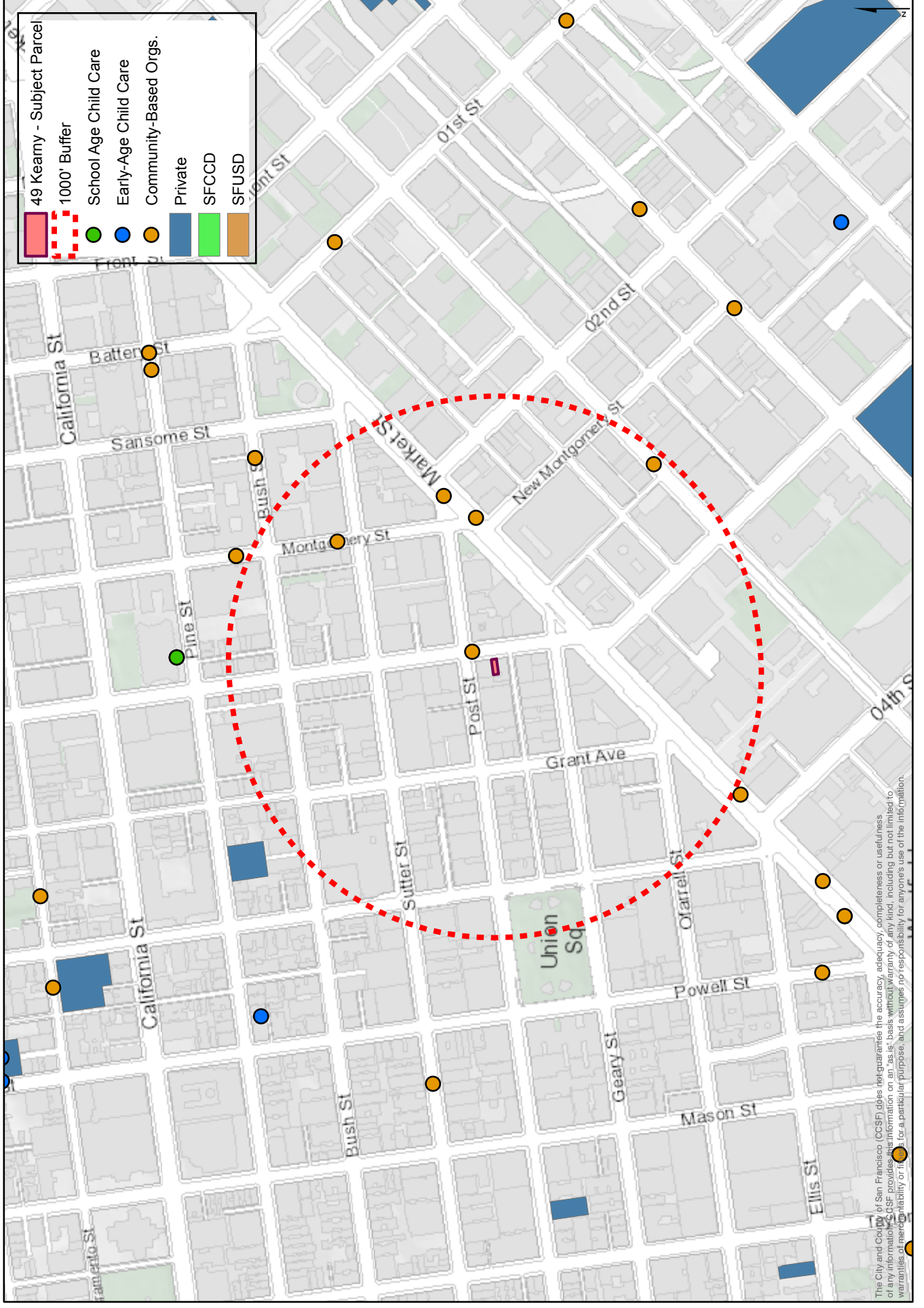
(oriented west, opposite project site)



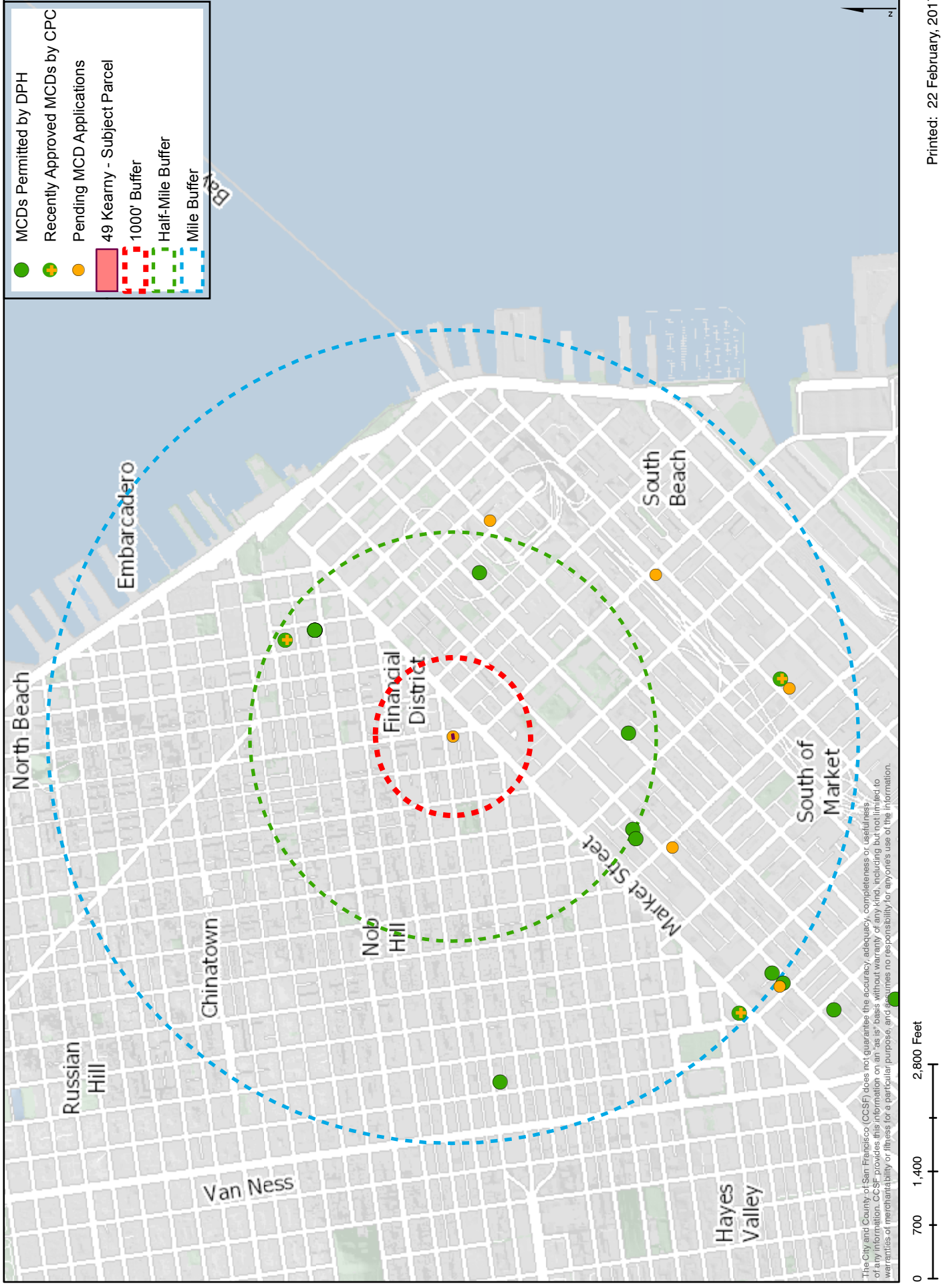
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# Schools and Child Care Facilities in Proximity to 49 Kearny

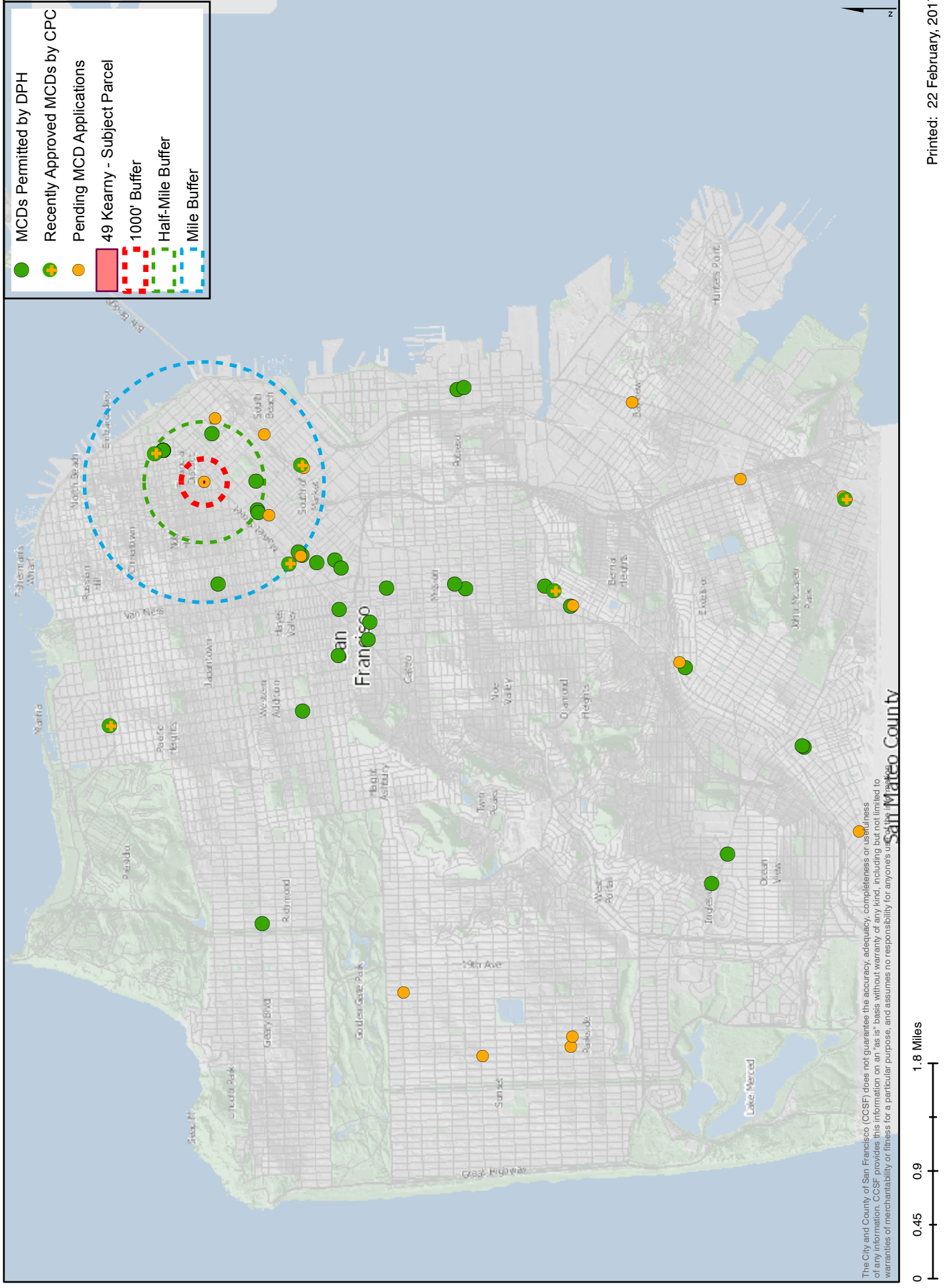


# Permitted and Pending MCDs in Proximity to 49 Kearny





# Permitted and Pending MCDs in Proximity to 49 Kearny



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# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 16, 2017**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Mandatory Discretionary Review**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>49 Kearny Street</b>	Case No.:	<b>2016-011789DRM</b>
Cross Street(s):	<b>Post St. / Maiden Ln.</b>	Building Permit:	<b>2016.09.13.7583</b>
Block /Lot No.:	<b>0310 / 002</b>	Applicant:	<b>Albert Finch</b>
Zoning District(s):	<b>C-3-O / 80-130-F</b>	Telephone:	<b>(415) 362-7126</b>
Area Plan:	<b>Downtown</b>	E-Mail:	<a href="mailto:710sfinc@gmail.com">710sfinc@gmail.com</a>

### PROJECT DESCRIPTION

The Request is for a Mandatory Discretionary Review of Building Permit Application No. 2016.09.13.7583, proposing to establish a new Medical Cannabis Dispensary (MCD) in a currently vacant retail space at the third floor of the subject property. The MCD would not allow for on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles), nor would the MCD permit on-site cultivation of plants for harvesting medical product. The MCD would permit on-site sales of medical cannabis only, also including concentrates, edibles, and tinctures.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

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

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

Planner: **Andrew Perry** Telephone: **(415) 575-9017** E-Mail: [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

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

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

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

CASE NUMBER:  
For Staff Use only

# APPLICATION TO OPERATE A Medical Cannabis Dispensary

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 49 Kearny LLC  
PROPERTY OWNER'S ADDRESS: 110 Park Lane, Brisbane, CA 94005  
TELEPHONE: (415 ) 660-6840  
EMAIL:

APPLICANT'S NAME: 710 SF Inc. Same as Above ☐  
APPLICANT'S ADDRESS: 680 8th Street, Suite 231, SF, CA 94103  
TELEPHONE: (415 ) 335-6872  
EMAIL:

CONTACT FOR PROJECT INFORMATION: Albert Finch Same as Above ☐  
ADDRESS: 100 Bush St., Suite 900, SF, CA 94104  
TELEPHONE: (415 ) 362-7126  
EMAIL: 710sfinc@gmail.com

## 2. Location and Dispensary Information

STREET ADDRESS OF PROJECT: 49 Kearny Street ZIP CODE: 94108

CROSS STREETS: Maiden Lane

ASSESSORS BLOCK/LOT: 0310 / 002 ZONING DISTRICT: C-3-0 Downtown - Office

DISPENSARY SQ. FT.: 763 SQ. FT. ACCESSIBLE TO PATRONS: 763 FLOOR ON WHICH DISPENSARY IS LOCATED: 3rd floor

PROPOSED BUSINESS NAME (IF KNOWN): 710 SF

PRESENT OR PREVIOUS USE: Vacant

### 3. Dispensary Proximity

<b>PROXIMITY TO SCHOOLS</b>	(Initial Below)
I have used all reasonable resources available to me, including maps and zoning information made available by the Planning Department and a personal and thorough inspection of the broader vicinity of the subject property and have found that, to the best of my knowledge, the property is not within 1,000 feet of an elementary or secondary school, public or private.	LL
<b>PROXIMITY TO RECREATION BUILDINGS</b>	(Initial Below)
I have used all reasonable resources available to me, including maps and zoning information made available by the Planning Department and a personal and thorough inspection of the broader vicinity of the subject property and have found that, to the best of my knowledge, the property is not within 1,000 feet of a recreation building, as defined in the Planning Code.	LL
<b>PROXIMITY TO SUBSTANCE ABUSE TREATMENT FACILITIES</b>	(Initial Below)
I have used all reasonable resources available to me, including a personal inspection of the subject property and have found that, to the best of my knowledge, the property does not contain a substance abuse treatment facility.	LL

### 4. Dispensary Services

<b>ON SITE MEDICATING</b>	
Will you allow patrons or employees to smoke or vaporize medical cannabis, or otherwise medicate with medical cannabis, on the premises?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
<b>MEDICAL CANNABIS EDIBLES</b>	
Will you offer medical cannabis in the form of food or drink or will medical cannabis edibles be produced on-site? If so, please check the appropriate boxes and, if applicable, declare the proposed square footage to be dedicated to on-site production of edibles.  <small>( Note that Planning Code standards may prohibit [1] the dedication of more than 1/4 of the total floor area of the dispensary for the production of food and/or [2] the off-site dispensing of any products that are made on-site. Also please note that if food is provided or produced, additional permits will be required from the Department of Public Health.)</small>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> Dispensing <input type="checkbox"/> Production SQ FT <span style="border: 1px solid black; display: inline-block; width: 50px; height: 20px; vertical-align: middle;"></span>
<b>ON-SITE MEDICAL CANNABIS CULTIVATION</b>	
Will any live marijuana plants be kept on the premises for purposes of harvesting medical product? If so, please declare the proposed square footage to be dedicated to growing activities.  <small>( Note that additional safety measures may be required. Consult with the Department of Public Health regarding the use and storage of chemicals associated with the growing process and with the Department of Building Inspection regarding associated building safety issues. Also note that the Planning Code may prohibit the use of more than 1/4 of the total area of the dispensary for such purpose. )</small>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES SQ FT <span style="border: 1px solid black; display: inline-block; width: 50px; height: 20px; vertical-align: middle;"></span>
<b>OFF-SITE MEDICAL CANNABIS CULTIVATION</b>	
Will any medical cannabis distributed on the premises have been grown elsewhere than on the premises? If so, please declare whether medical cannabis cultivation will occur within or outside the City and County of San Francisco.  <small>( Note that any off-site growing facility located in San Francisco must be properly permitted under applicable state and local law. )</small>	<input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> Within San Francisco <input type="checkbox"/> Outside San Francisco



## 5. Applicant's Statement

Please discuss:

1. The business plan for the proposed Medical Cannabis Dispensary;

See attached

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment;

See attached

3. Neighborhood outreach efforts made and the results/input from those efforts;

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See attached

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4. Any other circumstances applying to the property involved which you feel support your application.

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See attached

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## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

See attached

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

See attached

3. That the City's supply of affordable housing be preserved and enhanced;

See attached

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See attached

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

See attached

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

See attached

7. That landmarks and historic buildings be preserved; and

See attached

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

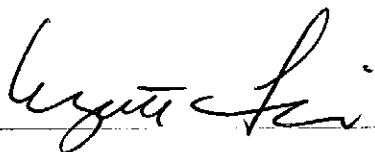
See attached

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

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



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

9/12

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

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

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

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

# 710 SF Inc.

## Business Plan for San Francisco Medical Marijuana Dispensary

### Company Summary

710 SF Inc. is formed as a corporation and will operate as a non-profit collective as required by California Proposition 215 - The Compassionate Use Act of 1996.

### Membership

All patients or primary caregivers are required to present a valid physician recommendation, a valid California resident identification, and complete the membership application. All recommendations will be verified for accuracy and expiration date. The membership agreement shall require the applicant to agree that their medicine will not be distributed to anyone else.

### Membership Purchases

710 SF will acquire, possess, and distribute only lawfully cultivated medical cannabis through its collective members. All transactions will be conducted and tracked through a Point of Sales System (POS). Purchases will include the following:

- Flowers
- Concentrates
- Edibles
- Tinctures

### Wellness

710 SF plans to offer the following patient services

- Acupressure
- Nutrition counseling
- Cannabis education

### Hours of Operation

The proposed hours of operation will be 10am to 8pm, Monday thru Sunday

1. The business plan for the proposed Medical Cannabis Dispensary:

See attached

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment:

The proposed MCD is in a C-3-0 Downtown zoning district. It is compatible and appropriate at the proposed location as it would serve the community near the Union Square and the Financial District. The MCD would occupy the third floor of 49 Kearny Street which is designed to be very discreet in order to protect the patient privacy and mitigate any perceived negative impact on the neighborhood.

3. Neighborhood outreach efforts made and the results/input from those efforts;

We have contacted the Union Square Business Improvement District and plan to discuss how to better serve the neighborhood community and to educate any concerns on medical cannabis.

4. Any other circumstances applying to the property involved which you feel support your application

The MCD will be centrally located in Union Square area. The project as proposed has no exterior, public alterations and therefore maintains the character of the Union Square district. The location is accessible from multiple public transit, including Muni and BART. In addition, there are numerous garages in the Union Square District.

### Priority General Plan Policies Findings

1. That Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed use is a neighborhood serving retail use and will provide employment opportunity for its residents. The MCD is projected to employ 10-15 residents

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

The proposed MCD has no impact on housing and the project has no physical alteration to the exterior façade of the building and will have no impact on cultural and economic diversity of the neighborhood

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed MCD will not affect the City's supply of affordable housing

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed site with close proximity of public transit lines such as BART and MUNI. The site is a densely populated area making it accessible by foot to its residents and nearby occupants

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed use is on the ground floor and will enhance future opportunity for resident employment and ownership. The use is a diverse economic use which protects service sectors employment.



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

The MCD will follow standard earthquake preparedness procedures and any construction will comply current building and seismic codes.

7. That landmarks and historic buildings be preserved; and

There are no exterior alterations at the proposed site. There will be no impact on the Union Square District.

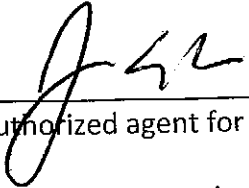
8. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project has no effect on this policy as there is no new construction or expansion of the subject property

City and County of San Francisco  
Department of Building Inspection  
1660 Mission Street, SF, CA

Re: Letter of Authorization for proposed medical marijuana dispensary on 49 Kearny Street

I, Jack Hu, am the authorized agent for 49 Kearny LLC that controls the property located on 49 Kearny Street, SF, CA. I hereby authorize 710 SF, Wyatt Lin, and Grant Leong, the power and right to act on my behalf in regards to the building permit application and all applicable applications for a medical marijuana dispensary on the 49 Kearny Street.

  
\_\_\_\_\_  
Jack Hu, authorized agent for 49 Kearny LLC

  
\_\_\_\_\_  
Date

1. The business plan for the proposed Medical Cannabis Dispensary:

See attached

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

The MCD will follow standard earthquake preparedness procedures and any construction will comply current building and seismic codes.

7. That landmarks and historic buildings be preserved; and

There are no exterior alterations at the proposed site. There will be no impact on the Union Square District.

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

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## 710 SF Inc.

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- Acupressure
- Nutrition counseling
- Cannabis education

#### Hours of Operation

The proposed hours of operation will be 10am to 8pm, Monday thru Sunday

RECEIVED

SEP 1 - 2016



City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH BRANCH**  
**Medical Cannabis Dispensary Program**

CITY & COUNTY OF S.F.  
 PLANNING DEPARTMENT  
 NEIGHBORHOOD PLANNING

Edwin M. Lee, Mayor  
 Deborah A. Glick, MPA, Director of Health  
 Richard K. Cushing, MSPH, CHMM, REHS  
 Environmental Health Director

**Application for Permit to Operate a Medical Cannabis Dispensary**

Date of Application: 8/30/2016  
 Dispensary Address: 49 Kearny Street, 3rd floor, San Francisco, CA 94108 Zip Code: 94108  
 Dispensary DBA: 710 SF Inc. Dispensary Phone #: 415 335 6872  
 Dispensary Operation Structure: ☒ Nonprofit Collective ☐ Nonprofit Cooperative - must be registered w/ state  
 Dispensary Owner(s): 710 SF Inc.  
 Legal Ownership Structure: ☒ Nonprofit Corporation\* ☐ Corporation\* ☐ Sole Proprietor ☐ Partnership  
☐ Cooperative\* ☐ Other \_\_\_\_\_  
 (\*submit a copy of Article of Incorporation)

Applicant/Operator(s) Name*	Age	ID# and ID Type	Address & Contact Number
1. <u>Wyatt Lin</u>	<u>46</u>	<u>C6569981, CA DL</u>	<u>680 8th Street, suite 231</u> <u>(415) 335 6872</u>
(title, if corporate)		(ID type)	
2. _____	_____	_____	_____
(title, if corporate)		(ID type)	
<b>Manager(s):*</b>			
*Must submit valid proof of medical cannabis patient or caregiver status along with live scan background check form			

**Note: California fire code requires a Place of Assembly permit if facility can accommodate 50 or more persons.**

\*Fire referral included in application packet

Cannabis will be (check all that apply) : ☐ Grown on site ☐ Smoked on site ☐ Vaporized on site

\*Approval for use granted by San Francisco Planning Department

Signature(s) of Applicant(s):

X Wyatt Lin

X

X

X

**For Department of Public Health Office Use Only**

Planning Referral:		Fire Dept. Referral:		Background Check:	
Seller's permit #:		DBI Referral:		Bus. Reg. Certification #:	
MOD Referral:		Facility ID#		Permit Revocation Check:	
DPH Hearing Date:		Additional Notes:			



City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH BRANCH**  
**Medical Cannabis Dispensary Program**

Edwin M. Lee, Mayor  
Barbara A. Garcia, MPA, Director of Health  
Stephanie K.J. Cushing, MSPH, CHMM, REHS  
Environmental Health Director

**Medical Cannabis Dispensary Planning Referral**

For Health Department Use Only	
Date of Application: <u>8/30/2016</u>	Date to Zoning: _____
Inspector: _____	Telephone: _____

**RECEIVED**  
**SEP 1 - 2016**  
CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
NEIGHBORHOOD PLANNING

**To be Completed by Applicant**

Dispensary DBA: 710 SF Inc.

Address: 49 Kearny Street, 3rd floor, San Francisco, CA 94108 Zip: 94108

Existing Business Use: Vacant

Change of Ownership: ☐ Yes ☒ No

New Establishment: ☒ Yes ☐ No

Is location now vacant? ☒ Yes ☐ No

What floor(s) will the business occupy? (check all that apply) ☐ Street Level ☒ Other than street level

Dispensary Square Footage: 760 SF

2016-011327 MJS

**Special Note:** If any other room or building is to be used in connection with this application; OR, if any part of the proposed operation is not located within or connected to address above, attach explanation sheet.

*NE*

Applicant's Name: Wyatt Lin

Mailing Address: 680 8th Street, suite 231

City, State: San Francisco, CA Zip Code: 94103

Applicant's Contact Number: (415) 335 6872

For Department of City Planning Use Only		
Zoning: <u>C-3-O</u>	Block: <u>0310</u>	Lot: <u>002</u>
Limitations or Conditions (if any):		
Building Permit Application #:		
Planning Case #:		
Approved: _____ (Planner's Signature)		Date: _____
Disapproved: _____ (Planner's Signature)		Date: _____





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
49 Kearny Street		0310 / 002	
Case No.	Permit No.	Plans Dated	
2016-011789DRM	2016.09.13.7583	9/9/2016	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from vacant office to Medical Cannabis Dispensary (MCD). Interior tenant improvement work only at the 3rd floor. Exterior alterations to the ground floor storefront, and installation of security cameras under separate permit (2016.11.01.1648).			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> ____

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <div style="display: flex; justify-content: space-around;"> <span><input type="checkbox"/> Reclassify to Category A</span> <span><input type="checkbox"/> Reclassify to Category C</span> </div> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input checked="" type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p> <p>Interior work only. No publicly visible exterior building alterations under this permit.</p>	
<p><b>Preservation Planner Signature:</b> Eiliesh Tuffy</p> <div style="text-align: right; font-size: small;">             Digitally signed by Eiliesh Tuffy              DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Eiliesh Tuffy,              email=Eiliesh.Tuffy@sfgov.org              Date: 2017.03.01 10:22:38 -0800           </div>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <div style="display: flex; flex-direction: column; gap: 10px;"> <div><input type="checkbox"/> Step 2 – CEQA Impacts</div> <div><input type="checkbox"/> Step 5 – Advanced Historical Review</div> </div> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p><b>Planner Name:</b> Andrew Perry</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="font-size: 1.2em;">Planning Commission Hearing</p> <p style="font-size: 0.8em;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px;"> <p><b>Signature:</b></p> <div style="text-align: center; font-size: 2em; font-weight: bold;">Andrew W. Perry</div> <div style="font-size: 0.8em;">             Digitally signed by Andrew W. Perry              DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry,              email=Andrew.Perry@sfgov.org              Date: 2017.03.01 17:56:20 -08'00'           </div> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p><b>Planner Name:</b> Andrew Perry</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="font-size: 1.2em;">Planning Commission Hearing</p> <p style="font-size: 0.8em;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <div style="text-align: center; font-size: 2em; font-weight: bold;">Andrew W. Perry</div> <div style="font-size: 0.8em;">             Digitally signed by Andrew W. Perry              DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry,              email=Andrew.Perry@sfgov.org              Date: 2017.03.01 17:56:20 -08'00'           </div>
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## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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February 22, 2017

San Francisco Planning Commission  
President Rich Hillis & Commissioners  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Letter of Conditional Support for Medical Marijuana Dispensary (49 Kearny Street)**

Dear Commissioners:

The Union Square Business Improvement District (USBID) respectfully requests the San Francisco Planning Commission approve the project applicant's conditional use application for a medical marijuana dispensary located at 49 Kearny (3<sup>rd</sup> Floor) subject to conditions.

Per a February 8, 2017 meeting held between the building owner, the business owner, San Francisco Police Captain David Lazar (Central District), and USBID Executive Director Karin Flood, the applicant agreed to the following terms in exchange for the USBID's project support.

- Hire an armed security officer(s) to stand guard on the building's 3<sup>rd</sup> floor during the businesses' operating hours;
- Hire an unarmed security officer to patrol the building ground floor lobby space, and area immediately outside the building lobby entrance, to assist with preventing smoking by patrons, drive-up exchanges, second hand sales, and any other nuisance-related issues;
- Participate in the USBID's external security camera program by agreeing to following:
  - a. Pay to the USBID one-hundred percent (100%) of the equipment and installation costs for a building-mounted multi sensor camera with the camera angles pointed outward from the entrance on Kearny and network the camera with the USBID's existing camera network

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

323 GEARY STREET, SUITE 203 SAN FRANCISCO, CA 94102  
TEL (415) 781-7880 FAX (415) 781-0258 VISITUNIONSQUARESF.COM



- b. Pay for the installation of high-definition interior cameras on the lobby level and 3<sup>rd</sup> floor level that allow for full-body images
- Design and install an improved electronic door entry system and establish protocols for allowing customers to enter/exist the business (e.g., “holding room”) on the 3<sup>rd</sup> floor

The USBID respectfully asks that the Planning Commission approve the applicant’s conditional use permit for a medical marijuana dispensary at 49 Kearny Street subject to the terms described in this letter.

Sincerely,

Karin Flood  
Executive Director  
Union Square Business Improvement District

Cc: Supervisor Aaron Peskin  
Chief Willian Scott  
Commander David Lazar  
Planning Director John Rahaim  
Commission Secretary Jonas Ionin  
Wyatt Lin

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

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Jeffrey Kwong

San Francisco Planning Department

1650 Mission St #400

San Francisco, CA 94103

As the former principal of St. Mary School at 838 Kearny Street, a principal of the Archdiocese of San Francisco, and a neighbor, I write in opposition to Case No. 2016-011789DRM, 49 Kearny Street MCD application.

First, per Planning Code §790.141, “the parcel containing the MCD cannot be located within 1,000 feet from a parcel containing: A. a public or private elementary or secondary school; or B. a community facility and/or a recreation center that primarily serves persons under 18 years of age.

The MCD proposed is within 1,000 feet of Ecole Notre Dame des Victoires, 659 Pine Street, San Francisco, CA 94108, ***whose facilities extend across the block to Eglise Notre Dame des Victoires at 566 Bush Street San Francisco, CA 94108.*** Auditorium and school assembly/meal facilities are located at the basement of Eglise Notre Dame des Victoires at 566 Bush Street.

I submit the attached geolocational records from additional sources attesting to the violation of said Planning Code provisions.

Secondly, the public safety of the surrounding 1,000 feet of commercial and residential spaces and its residents and users must be considered in light of the proliferation of massage parlors and alleged illicit prostitution in the 1,000 feet radius.

I thank you for your consideration and attention.

Sincerely,

Jeffrey Kwong

# Computing Distances between Latitudes/Longitudes in One Step

Stephen P. Morse, San Francisco

[Batch Computing Distances](#)

[Converting Address to/from Lat-Lon](#)

[Batch Forward Geocoding](#)

[Batch Reverse Geocoding](#)

[My Other Webpages](#)

From:

	degrees	minutes	seconds		
Latitude	37 ▾	47 ▾	25 ▾ 8935	North ▾	of the Equator
Longitude	122 ▾	24 ▾	23 ▾ 2523	East ▾	of Greenwich

	decimal
Latitude	37.790526
Longitude	122.406459

To:

	degrees	minutes	seconds		
Latitude	37 ▾	47 ▾	18 ▾ 8160	North ▾	of the Equator
Longitude	122 ▾	24 ▾	14 ▾ 1120	East ▾	of Greenwich

	decimal
Latitude	37.78856
Longitude	122.403920

[Compute Distance](#)

	statute miles	nautical miles	kilometers	
Distance (as the crow flies)	0.184	0.159	0.296	<b>spherical earth</b>
Distance (as the crow wobbles)	0.184	0.159	0.296	<b>ellipsoidal earth</b>

Compass Direction: SW (225 degrees)

*Compass direction shown above will be incorrect when crossing the poles or the dateline*

Distance computations based on a spherical earth use the formula appearing at [mathforum.org](http://mathforum.org)

Distance calculations based on an ellipsoidal earth use the formula developed by [Thaddeus Vincenty](#)

© Stephen P. Morse, 2008

**1  
Step**

# Converting Addresses to/from Latitude/Longitude/Altitude in One Step

Stephen P. Morse, San Francisco

Batch Mode (Forward)	Batch Mode (Reverse)	Batch Mode (Altitude)	Deg/Min/Sec to Decimal
Computing Distances		Frequently Asked Questions	My Other Webpages

address city state zip country <span>United States</span> ▼	latitude <span>37.790526</span> longitude <span>-122.406459</span> <i>above values must be in decimal with minus signs for south and west</i> <span>Determine Address</span> <span>reset</span>
<span>Determine Lat/Lon</span> <span>Get Altitudes</span> <span>reset</span>	

☐ Access geocoder.us / geocoder.ca (takes a relatively long time)

*Virtual Earth*

558 Bush St, San Francisco, CA 94108

*Google*

542-564 Bush St, San Francisco, CA 94108, USA

*MapQuest*

# Converting Addresses to/from Latitude/Longitude/Altitude in One Step

Stephen P. Morse, San Francisco

Batch Mode (Forward)	Batch Mode (Reverse)	Batch Mode (Altitude)	Deg/Min/Sec to Decimal
Computing Distances		Frequently Asked Questions	My Other Webpages

address city state zip country <span>United States ▼</span>	latitude <span>37.78856</span> longitude <span>-122.403920</span> <i>above values must be in decimal with minus signs for south and west</i> <span>Determine Address</span> <span>reset</span>
<span>Determine Lat/Lon</span> <span>Get Altitudes</span> <span>reset</span>	

☐ Access geocoder.us / geocoder.ca (takes a relatively long time)

*Virtual Earth*

49 Kearny St, San Francisco, CA 94108

*Google*

49 Kearny St, San Francisco, CA 94108, USA

*MapQuest*

●●EXCELENT  
SERVICES IS OUR  
GOAL●●

★★NEW  
MASSEUSES★★

Walk in and appointment  
WELCOME!!  
Come Visit us and you'll see  
many beautiful Korean,  
Vietnamese, Thai, Chinese  
and Latina masseuses to  
choose from.

The happy place with blue trim  
on the entrance

★★Large Vip room with  
shower★★

★★ATM/Credit card Accepted★★

★★TABLE SHOWER  
AVAILABLE★★

Q-U-E-E-N-S--  
H.E.A.L.T.H. C.E.N..  
325 Kearny Street,  
San Francisco, CA,  
94108



[Enlarge Picture](#)



[Enlarge Picture](#)



[Enlarge Picture](#)



[Enlarge Picture](#)



[Enlarge Picture](#)



[Enlarge Picture](#)





Wednesday February 22, 2017

Breaking News > The City > San Francisco News > Crime > Editor's Picks > The City > Featured The City

# City Attorney sues longtime SF brothel in latest effort to shutter scofflaw business



In past raids of Queen's Health Center, law enforcement officials have encountered attire and other items inside the building that are not consistent with a massage parlor. (Courtesy San Francisco City Attorney's Office)

By Jonah Owen Lamb on February 14, 2017 1:00 am

For more than six years, city officials have tried and failed to permanently shut down what they have called a scofflaw madame's brothel at the edge of Chinatown, believed to be one of many fronting as massage parlors in San Francisco.

Now, a new tactic is being used in the hope that Queen's Health Center and its ilk stay closed for good, the San Francisco Examiner has learned.

San Francisco City Attorney Dennis Herrera is taking civil action, asking for a temporary injunction against the alleged brothel, its owner and the owner of the building as one of the latest efforts to shut down an operation that health officials and police have failed to close in the past.

"Massage parlors operating as fronts for prostitution are a blight on our neighborhoods and put women and the community at risk,"

## Trending Articles

Outer Sunset hit by string of weekend burglaries

Commuter shuttle program approved in SF, tech workers voice support

Caltrain launches White House petition after losing federal funding for modernization

'Brazen' effort to oust ethics commissioner Kopp is obvious political payback

SF's Elections Commission asks mayor to put \$4M toward open source voting system



(Photo courtesy San Francisco City Attorney's Office) Law enforcement officers during a raid on Queen's Health Center in 2015.

The lawsuit is meant to send a message to brothel owners and the property owners from whom they rent that both will be held responsible for the profits they make off "exploiting women," Herrera said.

City officials believe suing the alleged brothel owner and building owner will result in the business' closure since it goes after both of their pocketbooks. Instead of simply revoking a permit or charging the madame with a misdemeanor, this lawsuit aims to limit the flow of cash to both the building's owner and tenant.

According to court documents, Queen's is similar to a handful of other massage parlors masquerading as massage establishments, which have been closed by the Department of Public Health, only to open up again with a different name or at a different location. From 2008 to 2013, DPH revoked 73 permits, but 45 of those business reopened.

The motion for a civil injunction, set to be filed this morning in San Francisco Superior Court, requests the building be vacated for a year and that the alleged brothel owner and building owner be forced to pay fines.

The lawsuit alleges city code violations as well as a violation of a state law passed to stamp out prostitution, the Red Light Abatement Law, and targets the brothel's owner, Jie Qin Zhou, and the Kearney Street building's owner, Frank B. Iavarone.

The lawsuit alleges the premises have been used for prostitution since at least 2010 and is a "place of prostitution, assignation, and lewdness, in violation of the California Penal Code and local health and safety laws, and as a public nuisance."

Over that time the brothel has posted ads on Backpage.com, Craigslist.com, SF Weekly and "other online and print sources notorious for soliciting erotic services," according to court documents.

In an attachment to the lawsuit, the Backpage.com ads posted by the operation show "young Asian females dressed provocatively and advertised" as masseuses.

"This is the place where you think of kinky massage, over the phone they doesn't disclose anything, you need to make sure you are getting what you need,,,[sic] you can choose the massage therapist to be nude or in sexy lingerie during the session,,,[sic] price varies as you add on... basic price is 60/hr, overall it closest to Bangkok style massage, code word is boom boom....:)."

### Enforcement

In the past six years, a number of criminal and civil actions have been taken in order to stop the operation, but all seem to have failed, according to the lawsuit.

Those include DPH issuing dozens of violations of city health codes that govern licensed massage parlors. DPH has issued violations for masseuses not wearing the proper attire or being partially nude. It has also issued violations because the establishment locks its doors during business hours.

The police have also conducted investigations and searches of the operation, to no avail. In a 2014 undercover operation, police found numerous patrons who said they'd come for sex. The rooms, each with a doorstop, include warning lights notifying workers of their presence.



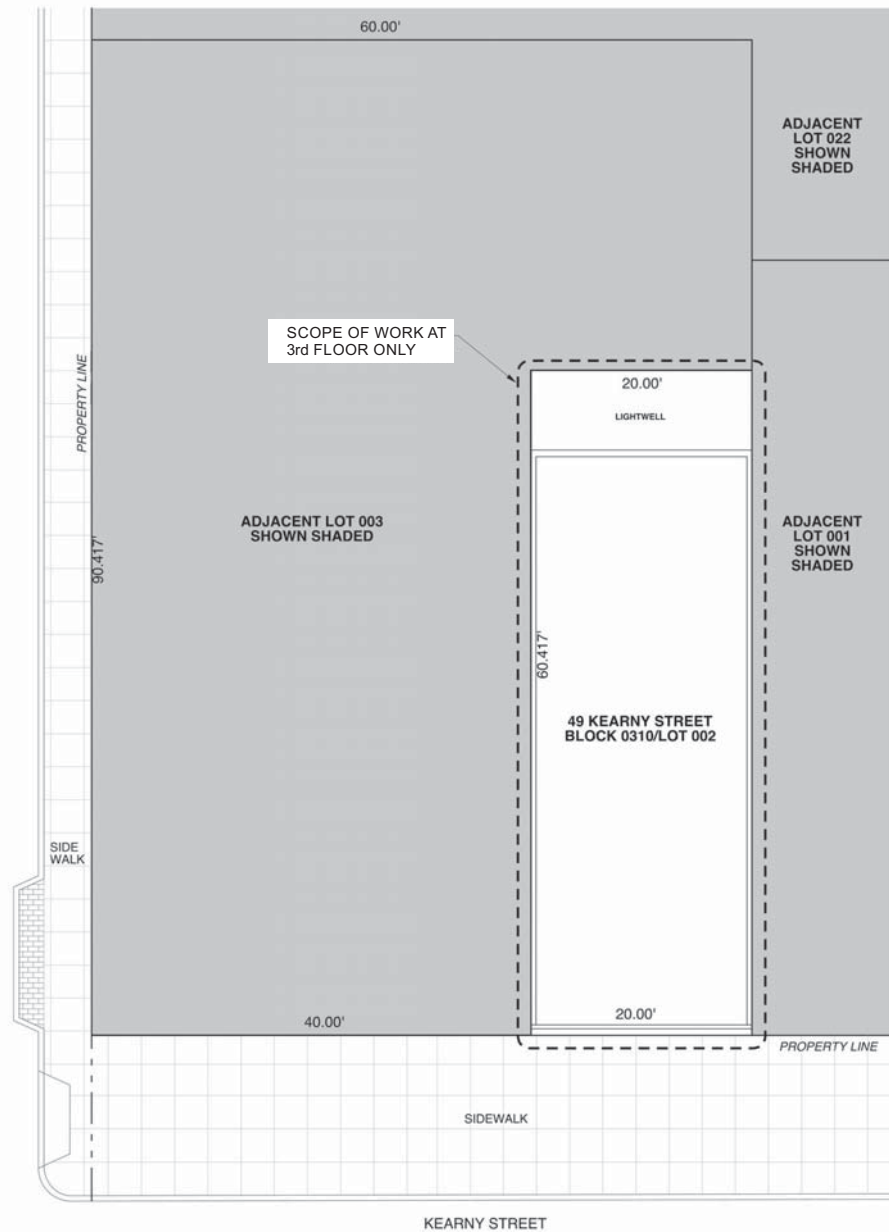
Law enforcement officers handle shoes during a 2015 raid of the so called massage parlor. (Photo courtesy San Francisco City Attorney's Office)

During a joint undercover investigation in January 2016, a San Francisco police officer was offered "group sex" with masseuses for \$320. When a search warrant was issued, police found "false bottom containers, United States currency, ledgers, sex toys, and sexual lubricant."

Zhou was charged with a misdemeanor of keeping or living in a house of ill fame in February 2016.

Law enforcement also found lingerie, high heels and other attire not usual for masseuses. Images taken during the searches show women lined up on a long bench with white lab coats on.



STREET ELEVATION  
SUBJECT PROPERTY

- All construction and details shall be completed in full compliance with 2013 Uniform Building code, 2013 California Residential Code, 2013 California Building Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Fire Code, 2013 California Plumbing Code, 2013 California Plumbing Code, 2014 California Energy Code, San Francisco 2013 Amendments, and all other applicable local and state codes and requirements. The Contractor shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction of the project.
- The Contractor and his/her Sub-Contractors shall study and compare the contract documents and shall at once report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instructions of the Architect, the Contractor shall make good at his own cost any resulting error, damage, or defects. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
- The intent of these drawings is to provide a complete and finished job in all respects. All building elements are existing to remain unless otherwise noted. Contractor to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the Architect of any discrepancies. Extras will not be allowed unless authorized by the Owner and Architect by written change order.
- All grid lines and dimensions are to center line of architectural element, center line of stud, or face of finish unless otherwise noted. Only written dimensions on drawings shall be considered for dimensioning purposes. DO NOT SCALE DRAWINGS.
- Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to conform with the code, and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the code and the drawings.
- Contractor shall check with all equipment and product manufacturers to verify dimensions and details prior to the commencement of work.
- The Contractor shall be responsible for initiating, maintaining and supervising all safety precaution programs in connection with work, and for maintaining appropriate insurance to protect the Contractor, the Owner and the Architect.
- Contractor shall erect and maintain temporary barricades and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his/her ongoing work and the Owner's property from damage or loss arising in connection with any construction.
- Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
- Improvements on the job site, work in progress, stored materials and public and private improvements on the premises shall be protected by the Contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the Contractor at no cost to Owner or Architect.
- No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other items.
- Where specified items are mentioned, the Contractor may submit alternate materials for approval by the Owner and the Architect.
- Any change, modification or interpretation of the scope or requirements outlined within these documents, undertaken without consultation with the Architect (or any unforeseen conditions resulting therefrom) shall be the responsibility of the Owner or Contractor respectively. As stipulated within the Owner/Architect agreement, Karen Mar shall be held harmless from any claims resulting from such activity.
- Mechanical heating systems and fire alarm / life safety under separate cover.
- This project complies with administrative bulletin AB-017 and will be vacant until accessible elements in this project are completed.
- Non-infringement hi-rise statement. It is the design professionals' judgement whose signature appears on this drawing, that the design described in this set of drawings does not adversely infringe on the basic life safety systems of the building.

## PROJECT INFORMATION

PROJECT SITE: 49 KEARNY STREET, 3rd FLOOR  
SAN FRANCISCO, CA 94108

BLOCK/ LOT: 0310/ 002  
ZONING: C-3-O  
OCCUPANCY: B  
CONSTRUCTION: TYPE II NR  
USE: COMMERCIAL/OFFICE  
STORIES: 8  
HEIGHT LIMIT: 80-130-F

OWNER: 710 SF (415) 335-6872  
ARCHITECT: PETER EKSTEIN (510) 526-8744  
PROJECT DESIGNER: BRAD RAMOS (925) 918-3499

## SCOPE OF WORK

- PROPOSED USE: MEDICAL MARIJUANA DISPENSARY
- 49 KEARNY STREET IS A CATEGORY "A" HISTORIC BUILDING.
- SCOPE OF WORK IS LIMITED TO INTERIOR WORK AT FLOOR 3. NO NEW WALLS. NO REMOVAL OF ANY EXISTING WALLS. PROPOSED IS THE INSTALLATION OF A SALES COUNTER.
- THERE SHALL BE NO CHANGES TO EXISTING ACCESSIBLE RESTROOM.
- THERE SHALL BE NO CHANGES TO EXTERIOR ELEVATIONS.

## APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE;  
2013 CALIFORNIA MECHANICAL CODE; 2013 PLUMBING CODE;  
2013 CALIFORNIA ELECTRICAL CODE; 2013 CALIFORNIA FIRE CODE;  
2013 CALIFORNIA ENERGY CODE; 2013 GREEN BUILDING STANDARDS & CODE;  
& ALL OTHER HEALTH & SAFETY CODES, ORDINANCES & REQUIREMENTS ADOPTED BY THE CITY OF SAN FRANCISCO.

## DRAWING INDEX

SITE PLAN; PROJECT INFORMATION	PG. A1
FLOOR PLANS	PG. A2
INTERIOR ELEVATIONS; DETAILS	PG. A3
ACCESSIBILITY DETAILS	PG. A4
ELEVATIONS	PG. A5

## ARCHITECTURAL NOTES:

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

ALL NEW WALLS SHALL BE GYPSUM BOARD OVER 2x4 STUDS MIN. @ 16" O.C.

ALL SMOKE DETECTORS SHALL BE HARDWIRED & INSTALLED PER SEC. 1210 UBC.

THE ARCHITECT AND THE PROJECT DESIGNER ASSUMES NO RESPONSIBILITY FOR CONCEALED EXISTING CONDITIONS. WHEN THE CONTRACTOR DISCOVERS ANY CONFLICT OR UNFORSEEN CONDITION, HE SHOULD NOT PROCEED UNTIL THE ARCHITECT AND THE PROJECT DESIGNER ARE INFORMED TO PROVIDE RESOLUTION.

THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.

THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS PER SEC. 2406.4 SHALL HAVE PERMANENT LABEL PER SEC. 2406.2 FOR IDENTIFICATION.

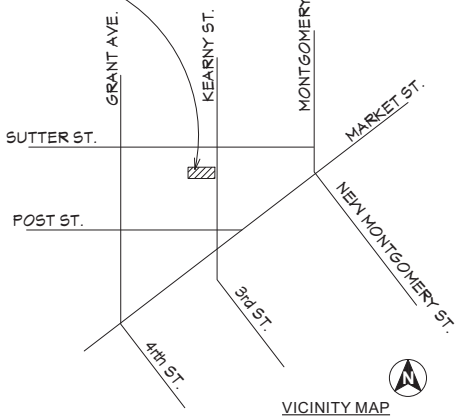
EXTERIOR GFCI PROTECTED OUTLETS SHALL BE WATERPROOFED PER NEC 210-8(a)-1.

## DOOR NOTES:

- ALL ENTRANCES / EXIT DOORS TO BUILDING SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES AND BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE FLOOR.
- EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FT. IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL OPERATE SAME AS ABOVE IN EGRESS DIRECTION.
- FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAMED DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 15 POUNDS FOR EXTERIOR DOORS, 5 POUNDS FOR INTERIOR DOORS AND 15 POUNDS FOR FIRE DOORS, WHEN SUCH EFFORT IS APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE, ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

## PROJECT SITE:

49 KEARNY ST.  
3rd FLOOR



VICINITY MAP

REVISION TABLE		BY
NUMBER	DATE	

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(510) 526-8744 phone and fax

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49 KEARNY STREET, 3rd FLOOR, SF CA

OWNER:  
710 SF (415) 335-6872  
PROJECT DESIGNER:  
BRAD RAMOS (925) 918-3499

SITE PLAN  
PROJECT INFORMATION

DATE:  
9/9/2016

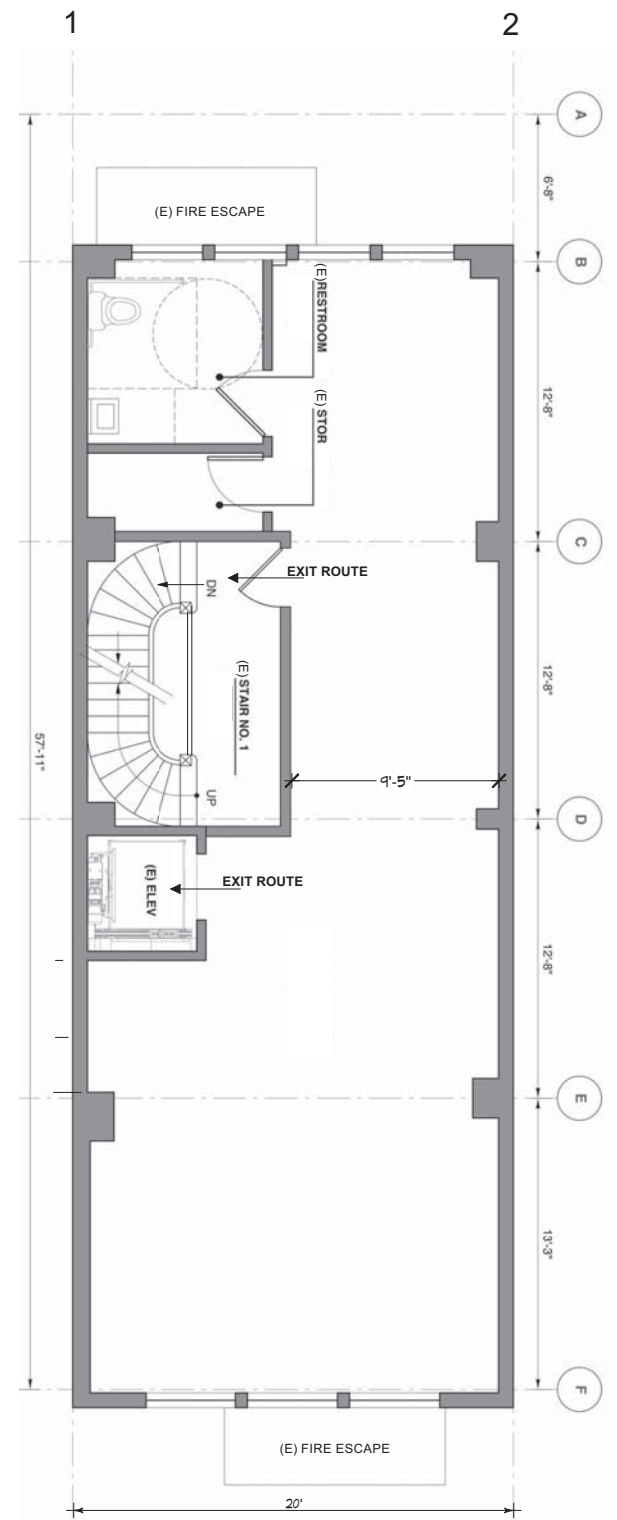
SCALE:  
AS NOTED

DRAWN:  
BR

JOB:  
C-49.01

SHEET:

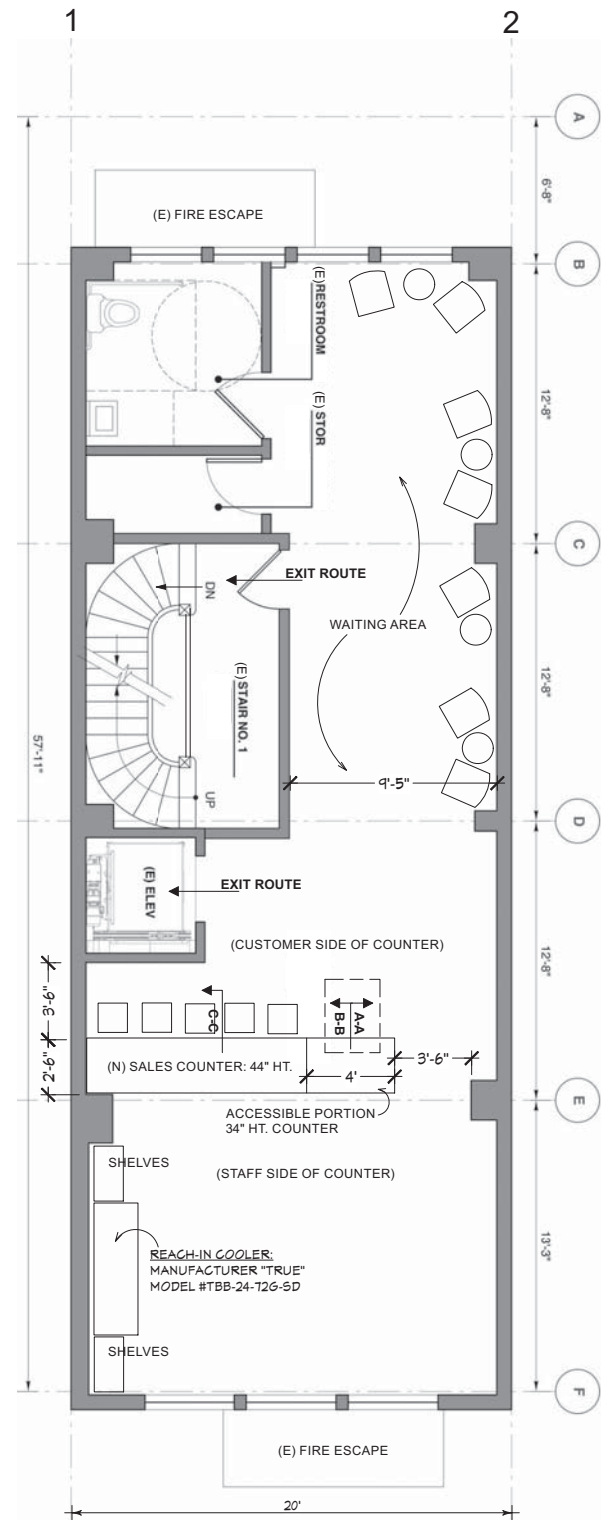
A1



**1 | EXISTING FLOOR PLAN (3rd Floor)**  
SCALE: 1/4" = 1'-0"



- NOTES:**
1. THERE SHALL BE NO NEW WALLS; NO (E) WALLS TO BE REMOVED.
  2. 80" MIN. CLEAR HEADROOM SHALL BE PROVIDED THRU-OUT.
  3. FLOOR SURFACES SHALL BE SLIP RESISTANT & MEET THE STANDARD COEFFICIENT OF FRICTION 0.6 FOR LEVEL SURFACES AND 0.8 FOR SLOPED SURFACES.



**2 | PROPOSED FLOOR PLAN (3rd Floor)**  
SCALE: 1/4" = 1'-0"



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NUMBER	DATE		

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PROJECT DESIGNER:  
BRAD RAMOS (925) 918-3499

EXISTING FLOOR PLAN  
PROPOSED FLOOR PLAN

DATE:  
9/9/2016

SCALE:  
AS NOTED

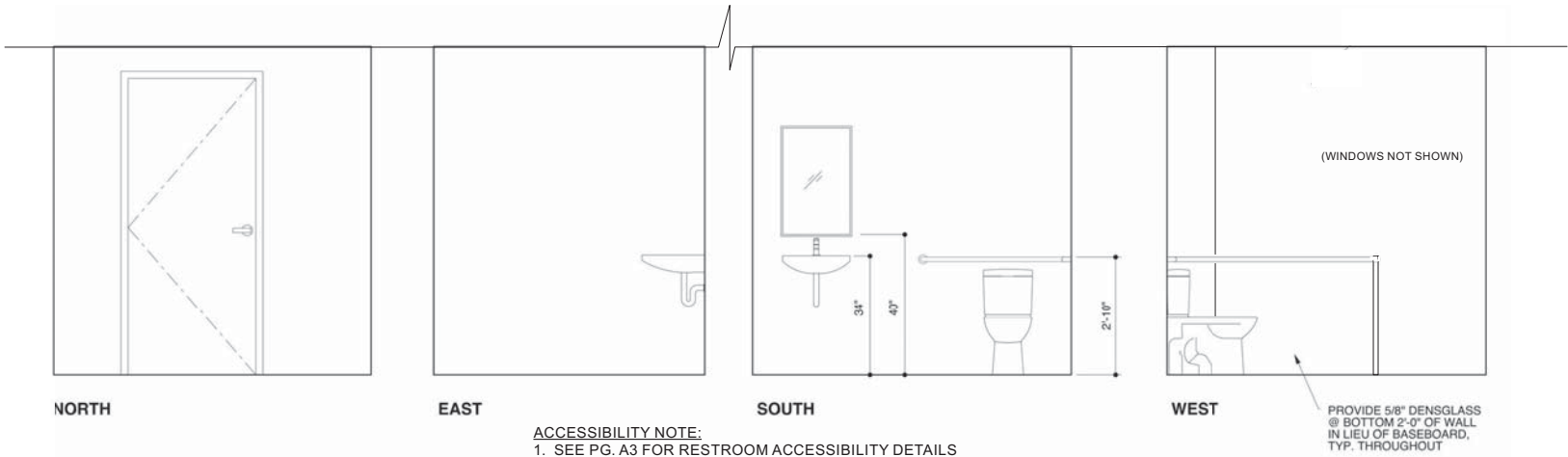
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JOB:  
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SHEET:

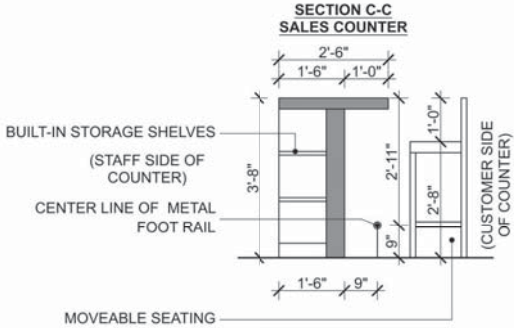
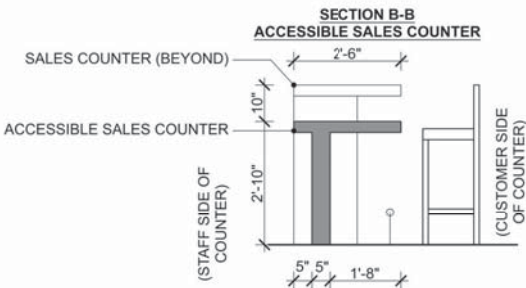
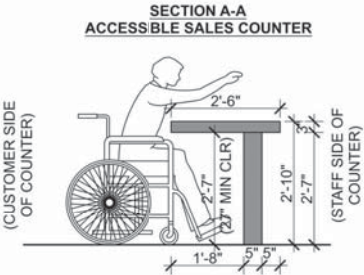
**A2**





1 (E) RESTROOM INTERIOR ELEVATIONS (NO CHANGES)

SCALE: 1/2" = 1'-0"



2 SALES COUNTER DETAILS

SCALE: 1/2" = 1'-0"

ACCESSIBILITY NOTES

NOTE: FOLLOWING ARE ADA GUIDELINES AND FOR GENERAL CONTRACTOR INFORMATION ONLY. LISTED ITEMS DO NOT REPLACE OR AMEND FEDERAL, STATE OR LOCAL CODES. IN CASE OF CONFLICT IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.

SINGLE ACCOMMODATION FACILITIES

- A. THERE SHALL BE ENOUGH SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30-INCHES WIDE BY 48-INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
- B. THE WATER CLOSET SHALL BE LOCATED IN THE SPACE WHICH PROVIDES A 28 INCH WIDE CLEAR SPACE FROM A FIXTURE OR A 32 INCH WIDE CLEAR SPACE FROM A WALL AT ONE SIDE AND 48 INCHES OF CLEAR SPACE IN FRONT OF THE WATER CLOSET.

TOILET ROOM FIXTURES AND ACCESSORIES

- A. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MINIMUM OF 17INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
- B. PROVIDE 18-INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.
- C. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GRATER THAN 5 POUNDS.
- D. WHERE URINAL ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE X 48 INCHES LONG IN FRONT OF THE URINAL.
- E. WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
- F. A CLEAR FLOOR SPACE 30 INCHES WIDE X 48 INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE
- G. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME AND SHALL AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. BE A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
- H. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- I. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 40 INCHES FROM THE FLOOR.
- J. LOCATE TOWEL, SANITARY NAPKIN AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR.
- K. LOCATE TOILET TISSUE DISPENSER ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND 19" MIN. AFF @ CENTER LINE.
- L. GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LB. PER LINEAR FT. LOAD.

ADDITIONAL REQUIREMENTS

- A. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 12 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.
- B. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.
- C. THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
- D. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.
- E. FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- F. ALL EXTERIOR DOORS SHALL HAVE A 24" CLEAR HORIZONTAL OPEN SURFACE/AREA AT THE STRIKE SIDE/PULLSIDE OF DOORS. ALL INTERIOR DOORS SHALL HAVE 18" CLEAR AT THE STRIKE SIDE/PULLSIDE OF DOORS. PROVIDE 12" CLEAR HORIZONTAL CLEAR SURFACE ON THE PUSH SIDE/ STRIKE OF ALL DOORS.
- G. ALL EMERGENCY EXITING ALARM AND SIGNAGE TO COMPLY WITH FEDERAL, STATE AND MUNICIPAL CODES FOR ACCESSIBILITY.
- H. GENERAL CONTRACTOR SHALL ALLOW FOR APPLIED FINISH DIMENSIONS IN ADDITION TO STANDARD CONSTRUCTION TOLERANCES IN ACHIEVING ALL ACCESSIBILITY CLEARANCES PER DRAWINGS AND/OR ADA GUIDELINES
- I. EMERGENCY WARNING SYSTEMS SHALL COMPLY WITH ADA REQUIREMENTS FOR THE HEARING IMPAIRED. VISUAL WARNING STROBE LIGHTS TO BE DESIGNED TO HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

REVISION TABLE		BY
NUMBER	DATE	

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OWNER:  
710 SF (415) 335-6872  
PROJECT DESIGNER:  
BRAD RAMOS (925) 918-3499

SALES COUNTER DETAILS  
RESTROOM INTERIOR ELEVATIONS

DATE:  
9/9/2016  
SCALE:  
AS NOTED  
DRAWN:  
BR  
JOB:  
C-49.01

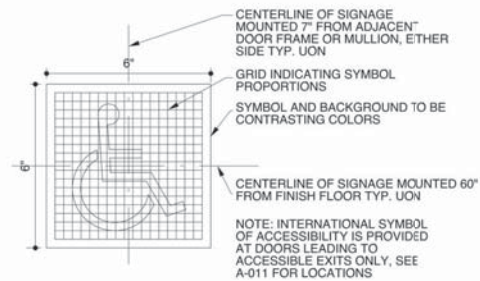
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**A3**

## 1 | ACCESSIBILITY DETAILS (TYP.)

SCALE: AS NOTED

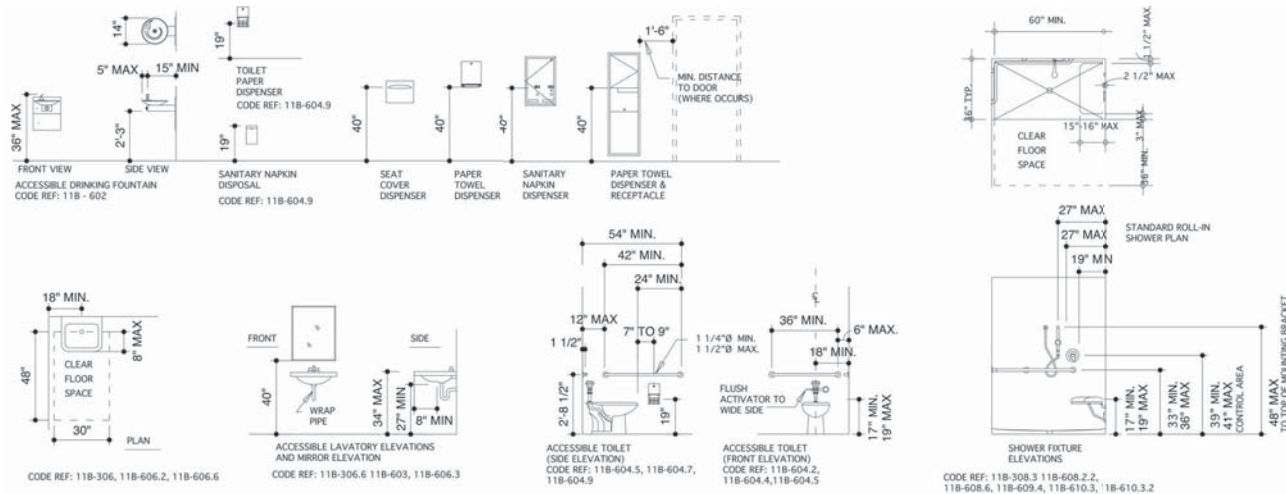
15 | INTERNATIONAL ACCESSIBILITY SYMBOL  
SCALE: NTS

SCALE: NTS



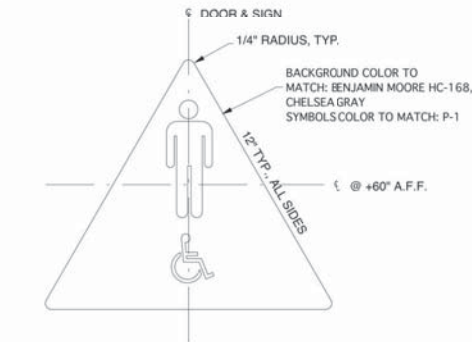
## 16 | TYPICAL ACCESSIBILITY CLEARENCES AND MOUNTING HEIGHTS

SCALE: 1/4"=1'-0"



**11** | MEN'S TOILET ROOM IDENTIFICATION SIGN  
SCALE: NTS

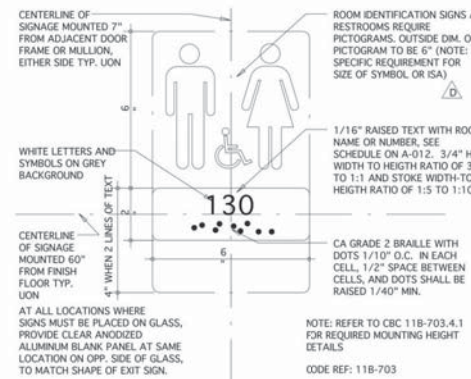
SCALE: NTS



NOTES:  
1. CONTRACTOR TO PROVIDE SAMPLE MOCK-UP FOR REVIEW PRIOR TO FABRICATION  
2. ATTACH SIGNAGE W/ ADHESIVES PER MANUFACTURER'S RECOMMENDATION. SIGNS  
SHALL BE CENTERED ON DOOR WITH THE HORIZONTAL CENTERLINE 60" A.F.F.

## 7 | ROOM IDENTIFICATION SIGN

SCALE: 1/4"=1'-0"

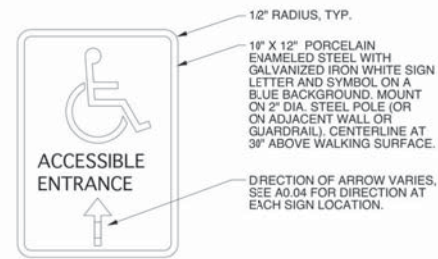


NOTE: REFER TO CBC 11B-703.4,  
FOR REQUIRED MOUNTING HEIGHT  
DETAILS

CODE REF: 11B-703

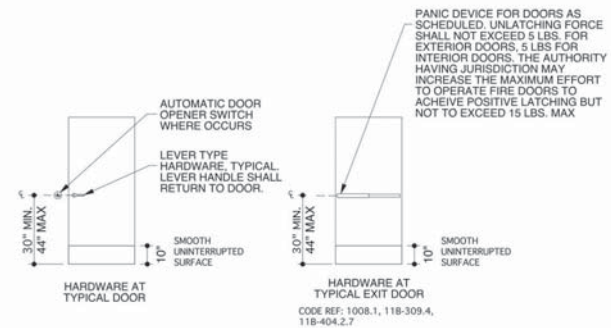
## 8 | ACCESSIBLE ENTRANCE SIGN

SCALE: 1/4"=1'-0"



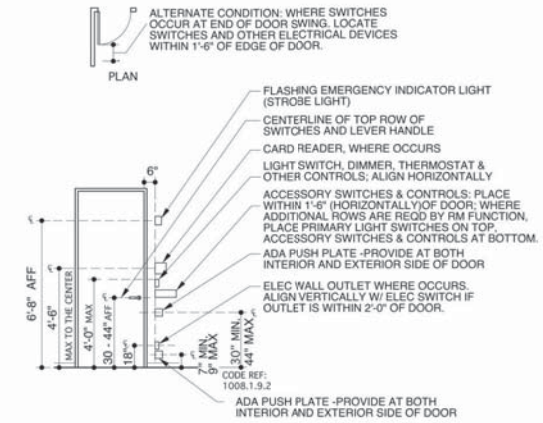
### 3 | TYPICAL EGRESS HARDWARE MOUNTING HEIGHTS

SCALE: 1/4"=1'-0"



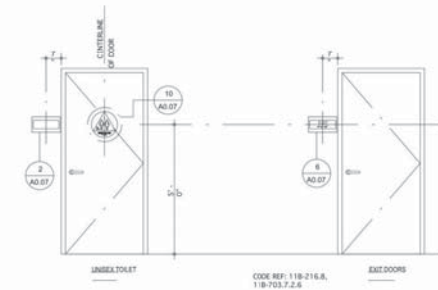
#### 4 | DEVICE PLATE LOCATIONS

SCALE: 1/4"=1'-0"



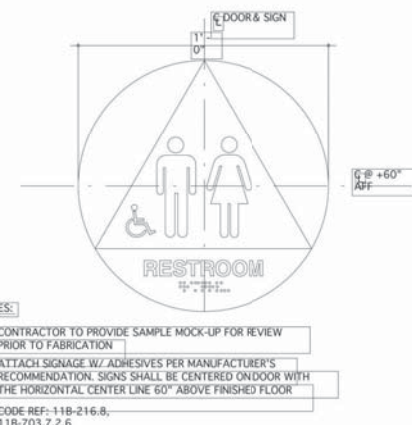
## 2 | TYPICAL SIGNAGE MOUNTING HEIGHTS

SCALE: 1/4"=1'-0"



## 6 | UNISEX TOILET ROOM IDENTIFICATION SIGN

SCALE: 1/4"=1'-0"



**NOTES:**

1. CONTRACTOR TO PROVIDE SAMPLE MOCK-UP FOR REVIEW PRIOR TO FABRICATION
2. ATTACH SIGNAGE W/ ADHESIVES PER MANUFACTURER'S RECOMMENDATION. SIGNS SHALL BE CENTERED OUTDOOR WITH THE HORIZONTAL CENTER LINE 60" ABOVE FINISHED FLOOR

CODE REF: 11B-216.B,  
11B-703.7.2.6

REVISION TABLE		
NUMBER	DATE	BY

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**OWNER:**

710 SF (415) 335-6872  
PROJECT DESIGNER:  
BRAD RAMOS (925) 91

## ACCESSIBILITY DETAILS

DATE: 9/9/2016

SCALE:  
AS NOTED

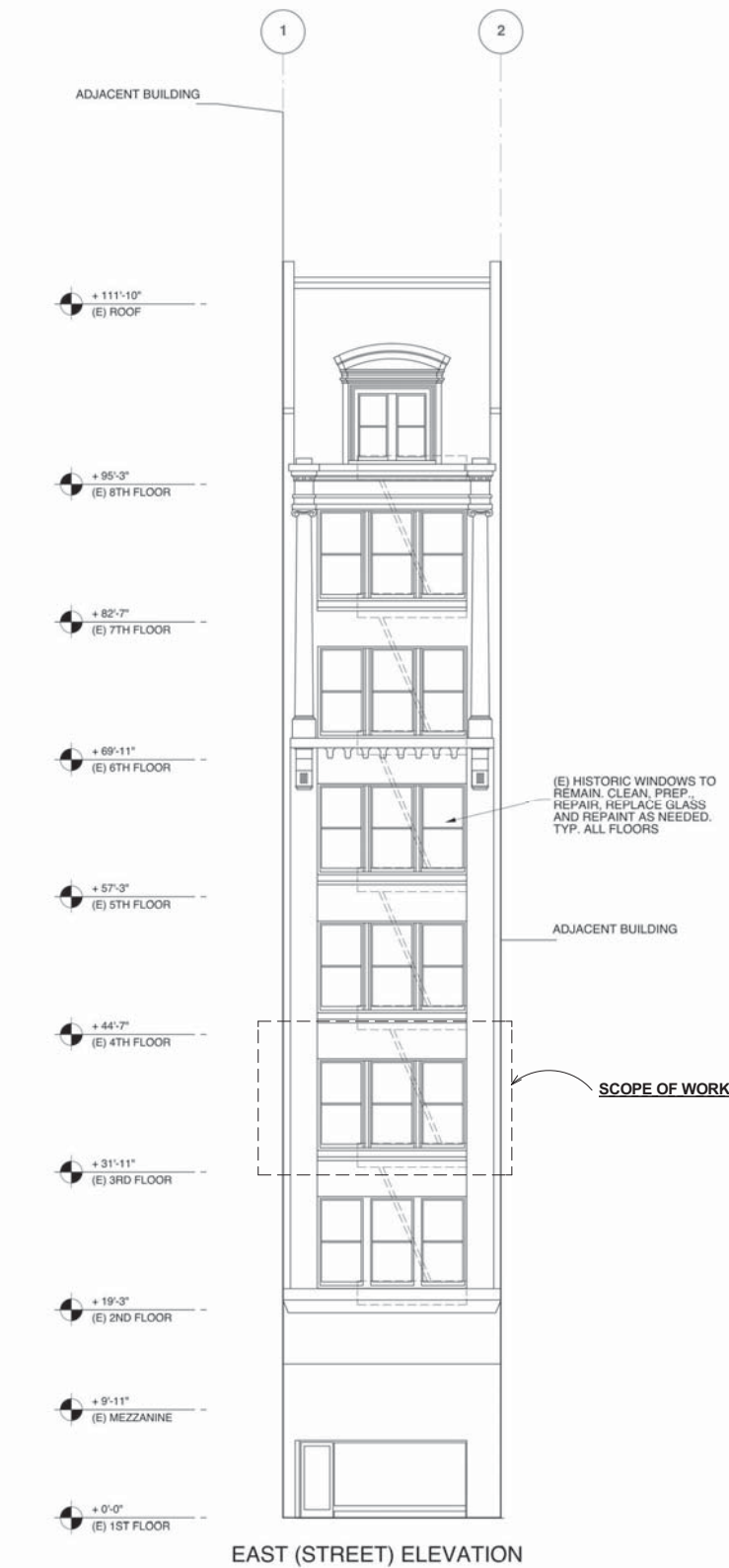
RAWN: BR

B: C-49.01

SHEET:

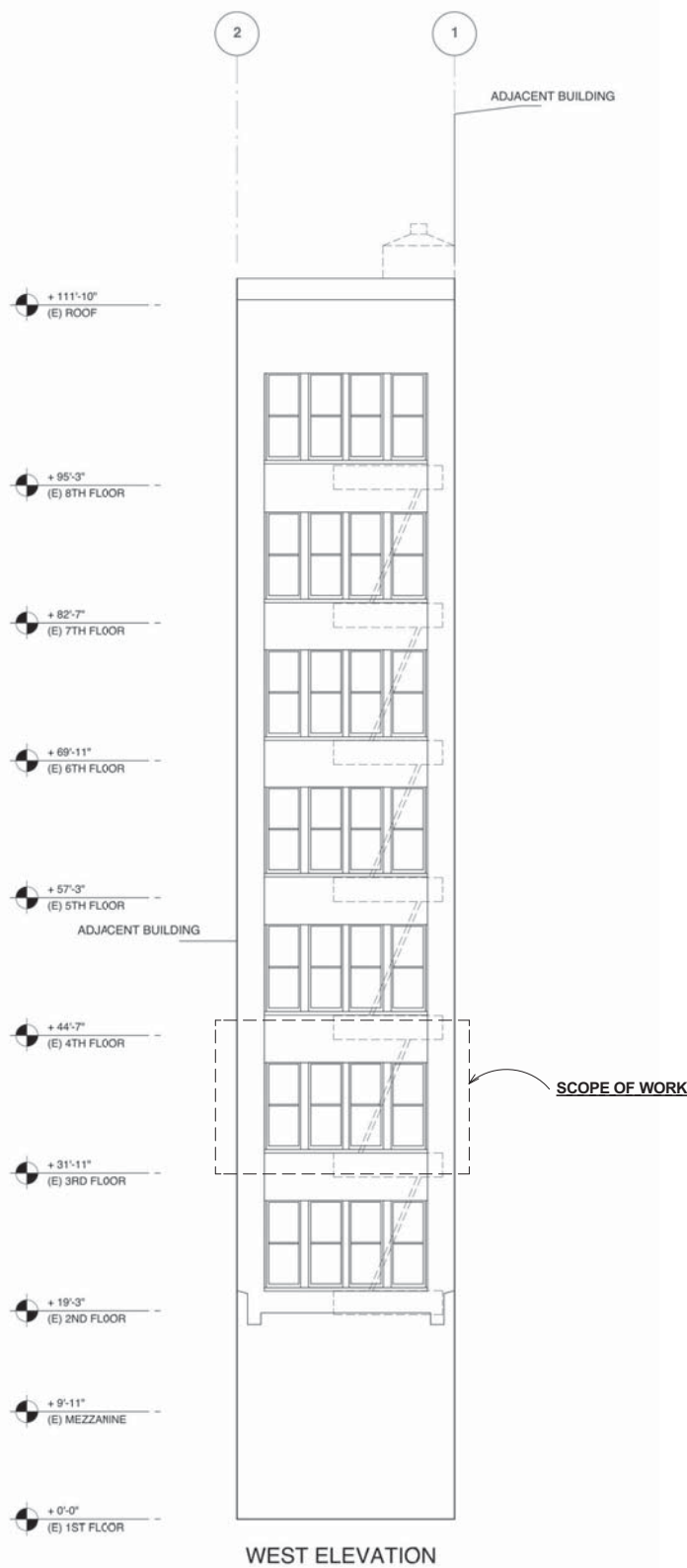
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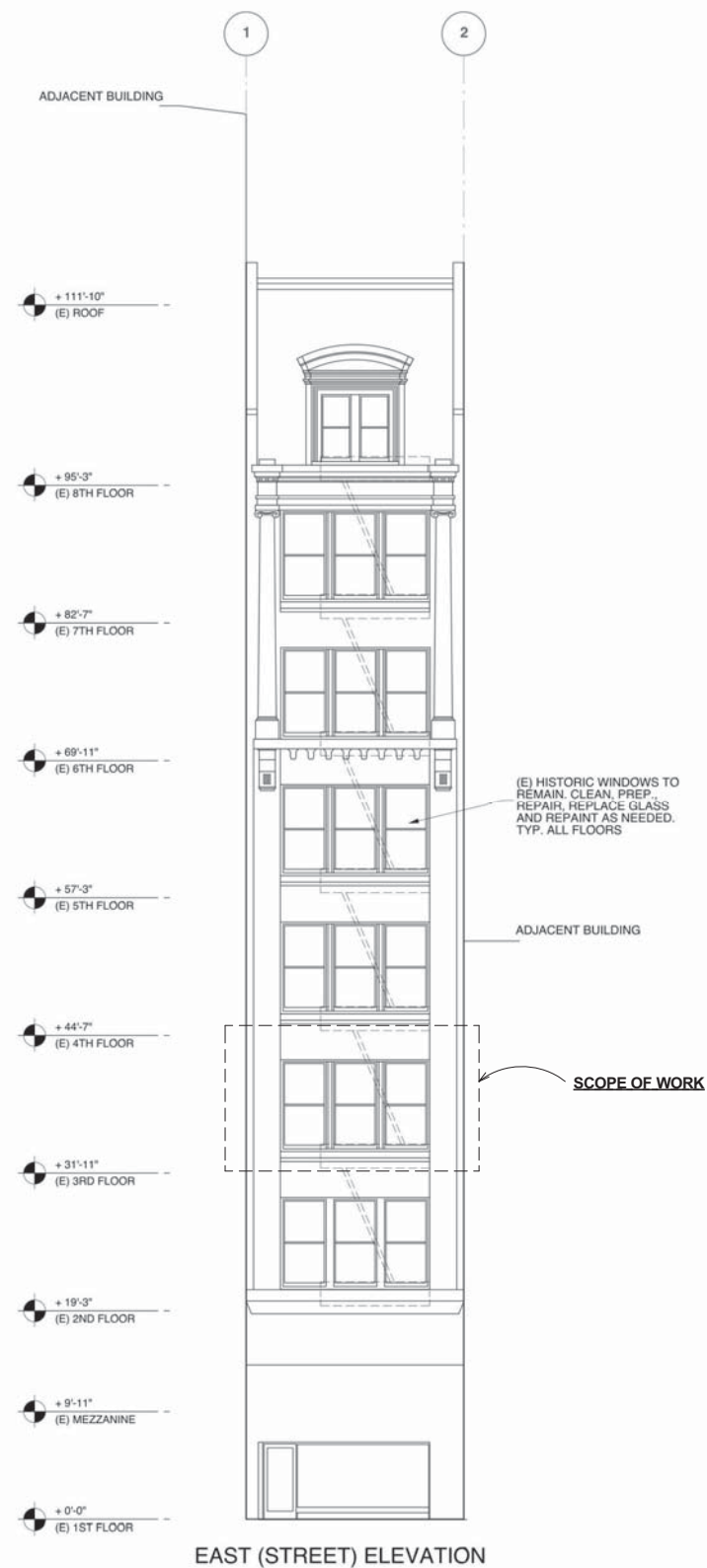
3 | PROPOSED EXTERIOR ELEVATION (FOR REFERENCE ONLY)  
SCALE: 1/8"=1'-0"

**NOTE:**  
NO CHANGES TO ELEVATIONS



2 | EXISTING EXTERIOR ELEVATION (FOR REFERENCE ONLY)  
SCALE: 1/8"=1'-0"

**NOTE:**  
NO CHANGES TO ELEVATIONS



1 | EXISTING EXTERIOR ELEVATION (FOR REFERENCE ONLY)  
SCALE: 1/8"=1'-0"

**NOTE:**  
NO CHANGES TO ELEVATIONS

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ELEVATIONS

DATE:  
9/9/2016

SCALE:  
AS NOTED

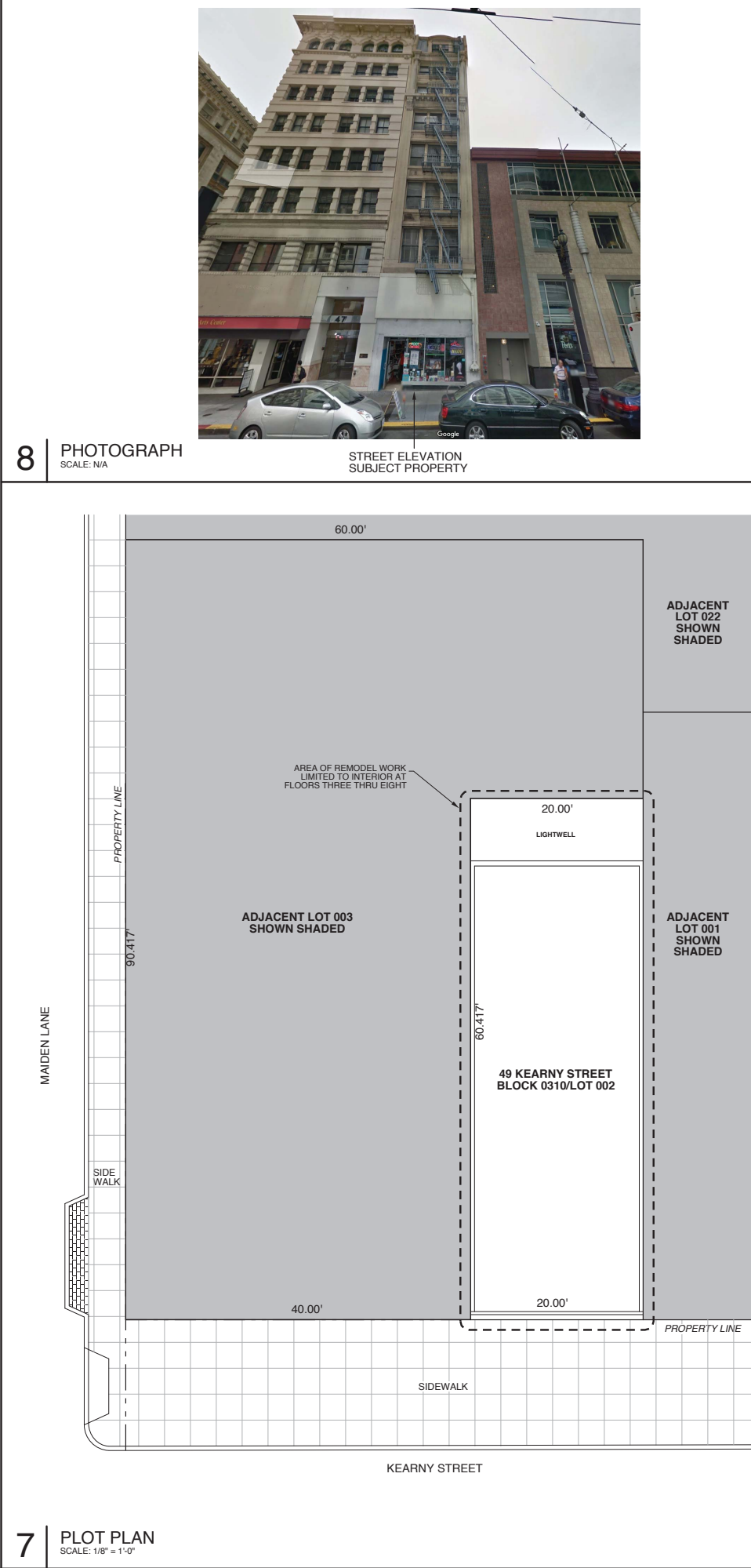
DRAWN:  
BR

JOB:  
C-49.01

SHEET:

A5

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- All construction and details shall be completed in full compliance with 2013 Uniform Building code, 2013 California Residential Code, 2013 California Building Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Fire Code, 2013 California Plumbing Code, 2013 California Plumbing Code, 2014 California Energy Code, San Francisco 2013 Amendments, and all other applicable local and state codes and requirements. The Contractor shall give all notices and comply with all applicable codes and regulations, laws, ordinances and orders by any public authority having jurisdiction of the project.
- The Contractor and his/her Sub-Contractors shall study and compare the contract documents and shall at once report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instructions of the Architect, the Contractor shall make good at his own cost any resulting error, damage, or defects. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.
- The intent of these drawings is to provide a complete and finished job in all respects. All building elements are existing to remain unless otherwise noted. Contractor to make accurate field inspections of all aspects of the job, verify all dimensions and site conditions prior to starting work, and notify the Architect of any discrepancies. Extras will not be allowed unless authorized by the Owner and Architect by written change order.
- All grid lines and dimensions are to center line of architectural element, center line of stud, or face of finish unless otherwise noted. Only written dimensions on drawings shall be considered for dimensioning purposes. DO NOT SCALE DRAWINGS.
- Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to conform with the code, and to bring to the attention of the Architect any discrepancies or conflicts between the requirements of the code and the drawings.
- Contractor shall check with all equipment and product manufacturers to verify dimensions and details prior to the commencement of work.
- The Contractor shall be responsible for initiating, maintaining and supervising all safety precaution programs in connection with work, and for maintaining appropriate insurance to protect the Contractor, the Owner and the Architect.
- Contractor shall erect and maintain temporary barricades and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his/her ongoing work and the Owner's property from damage or loss arising in connection with any construction.
- Contractor shall provide temporary toilet facilities at the job as necessary and required by code.
- Improvements on the job site, work in progress, stored materials and public and private improvements on the premises shall be protected by the Contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the Contractor at no cost to Owner or Architect.
- No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other items.
- Where specified items are mentioned, the Contractor may submit alternate materials for approval by the Owner and the Architect.
- Any change, modification or interpretation of the scope or requirements outlined within these documents, undertaken without consultation with the Architect (or any unforeseen conditions resulting therefrom) shall be the responsibility of the Owner or Contractor respectively. As stipulated within the Owner/Architect agreement, Karen Mar shall be held harmless from any claims resulting from such activity.
- Mechanical heating systems and fire alarm / life safety under separate cover.
- This project complies with administrative bulletin AB-017 and will be vacant until accessible elements in this project are completed.
- Non-infringement hi-rise statement. It is the design professionals' judgement whose signature appears on this drawing, that the design described in this set of drawings does not adversely infringe on the basic life safety systems of the building.

## 6 GENERAL NOTES

SCALE: N/A

	DOOR SYMBOL: RE: DOOR SCHEDULE
	WINDOW SYMBOL: RE: WINDOW SCHEDULE
	ROOM NUMBER W/ INTERIOR ELEVATION REFERENCE
	PARTITION TYPE
	REVISION NUMBER
	EXISTING WALL
	NEW WALL
	DEMO EXISTING WALL
	SMOKE/CARBON MONOXIDE DETECTOR
	TELEVISION CABLE OUTLET
	CHANNEL DRAIN
	FLOOR DRAIN
	HOSE BIB
	GAS SERVICE
	DUCT
	EXHAUST FAN
	RECESSED FIRE EXTINGUISHER CABINET
	SURFACE MTD. FIRE EXTINGUISHER
	GRIDLINE
	BUILDING SECTION: I.E., DRAWING 1, SHEET A3.04
	DETAIL SECTION: I.E., DRAWING 1, SHEET A7.1
	ELEVATION: I.E., DRAWING 2, SHEET A3.01
	GROUND FLOOR 0'-0"
	CONTROL POINT OR DATUM POINT
	DETAIL (DETAIL BOOK- SEPARATE COVER) I.E., DRAWING 3, GROUP G1

## 6 SYMBOLS LEGEND

SCALE: N/A

### ARCHITECTURAL

A001	SCOPE OF WORK, PROJECT INFORMATION, ABBREVIATIONS, DRAWINGS LIST, SYMBOLS LEGEND, VICINITY MAP, GENERAL NOTES, PLOT PLAN AND PHOTOGRAPHS
A002	EGRESS DIAGRAMS
A003	EGRESS DIAGRAMS
A101	EXISTING/DEMOLITION FLOOR PLANS
A102	EXISTING/DEMOLITION FLOOR PLANS
A201	PROPOSED FLOOR PLANS
A202	PROPOSED FLOOR PLANS
A204	ENLARGED PLANS AND ELEVATIONS
A205	ENLARGED PLANS AND ELEVATIONS
A206	ELECTRICAL AND LIGHTING PLANS
A301	EXISTING ELEVATIONS
A901	DETAILS
A902	DETAILS

### STRUCTURAL

S0.1	GENERAL NOTES AND SPECIFICATIONS
S2.1	BASEMENT AND GROUND LEVEL FRAMING PLAN
S2.2	MEZZANINE AND SECOND LEVEL FRAMING PLAN
S3.1	DETAILS
S4.1	STAIR DETAILS

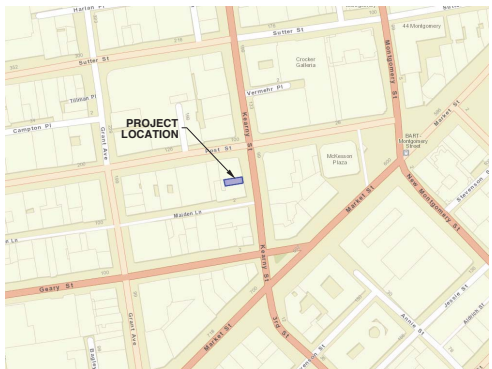
## 5 DRAWINGS LIST

SCALE: N/A

ADJ. A.F.F. @ BD. BETW. BLKG. BM. C.J. C.L.	Adjacent Above Finish Floor At Board Between Blocking Beam Control Joint Center Line	LEV. LOC. MAX. MECH. MEMB. MFR. MIN. MTD. MTL. MOD. N.I.C. NO. (N) O.C. OPNG. OPP. P.L.	Level Location Maximum Mechanical Membrane Manufacturer Minimum Mounted Metal Module Not in Contract Number New On Center Opening Opposite Property Line
CLNG. CLR. COL. CONC. CONST. CONT. DBL. DIA. DIM. DN. DR. DTL. DWG. EA. EL. ELEC. ELEV. EQ. EQUIP. EXP. EXT. (E) F.F. FLR. FLUOR. FIN. F.O. F.O.S. F.O.V. GA. GR. GSM. GYP. BD. H.C. H.M. HR. HT. INS. INT. JT.	Ceiling Clear Column Concrete Construction Continuous Double Diameter Dimension Down Door Detail Drawing Each Elevation Electrical Elevator Equal/Equal To Equipment Expansion Exterior Existing Finish Floor Fluorescent Finish Face Of Face of Stud Face of Wall Gauge Grade Galvanized Sh.Mtl. Gypsum Board Hollow Core Hollow Metal Hour Height Insulation Interior Joint	PLT. PLY. PT. PTD. RAD. R.D. RE. RES. RESIL. REQ'D RM. R.O. S.C. SCHED. SECT. SHT. SIM. SKD.GD. SSD ST. STL. STRUCT. SUSP. THK. THRU T.O. TYP. VEN. VEST. VER. V.I.F. W/ WD.	Plate Plywood Point Painted Radius, Radii Roof Drain Refer To Resistant Resilient Required Room Rough Opening Solid Core Scheduled Section Sheet Similar Skid Guard See Structural Dwg's. Stainless Steel Structural Suspended Thick Through Top Of Typical Veneer Vestibule Verify Verify in Field With Wood

## 4 ABBREVIATIONS

SCALE: N/A



## 3 VICINITY MAP

SCALE: N/A

LOCATION:	49 KEARNY STREET, SAN FRANCISCO
ZONING:	C-3-O
OCCUPANCY:	B
CONSTRUCTION:	TYPE II NR
BLOCK/LOT:	0310/002
USE:	COMMERCIAL/ OFFICE
NO. OF STORIES:	8
HEIGHT LIMIT:	80-130-F

EXISTING AND PROPOSED BUILDING AREA:		
	Existing	Proposed
TOTAL BUILDING AREA:	8,630 sf	8,630 sf

## 2 PROJECT INFORMATION

SCALE: N/A

49 KEARNY STREET IS A CATEGORY "A" HISTORIC BUILDING

SCOPE OF WORK IS LIMITED TO INTERIOR WORK AT FLOORS GROUND THRU 2.

PROVIDE NEW STAIR AT FLOORS GROUND THRU 2.  
PROVIDE NEW RESTROOMS AT GROUND AND 2ND FLOOR.

REMOVE CARPET AND MISCELLANEOUS FLOOR FINISH AND REPLACE WITH NEW. DEMOLISH PARTIAL-HEIGHT CUBICLE WALLS. PAINT WALL AND CEILING FINISHES THROUGHOUT.

PROVIDE NEW MECHANICAL AND ELECTRICAL TO REPLACE EXISTING.

## 1 SCOPE OF WORK

SCALE: N/A

# YAMA MAR

Architecture

619 Seventh Street San Francisco CA 94103  
p 415 550 3003 www.yamamar.design.com



49 Kearny Street  
San Francisco, CA 94108

### project team

client:	49 Kearny, LLC 115 Park Lane Brisbane, CA, 94005 t. 415 606 6840 contact: Evan Jiang
architect:	YAMAMAR Architecture 619 7th Street San Francisco, CA 94103 t. 415 550 3003 contact: Karen Mar
contractor:	Taico Builder, Inc. 279 Montana Street San Francisco, CA 94112 t. 415 816 7696 contact: Jack Hu license no. 0885586 exp. 06/30/2016

### issue

delta	date	description
1	05/17/16	PRICING SET

YAMAMAR NO. 1511B

### description

SCOPE OF WORK, PROJECT INFORMATION, ABBREVIATIONS, DRAWINGS LIST, SYMBOLS LEGEND, VICINITY MAP, AND GENERAL NOTES



# A001



49 Kearny Street  
San Francisco, CA 94108

project team

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exp. 06/30/2016

issue

delta	date	description
	05/17/2016	PRICING SET

YAMAMAR NO. 1511B

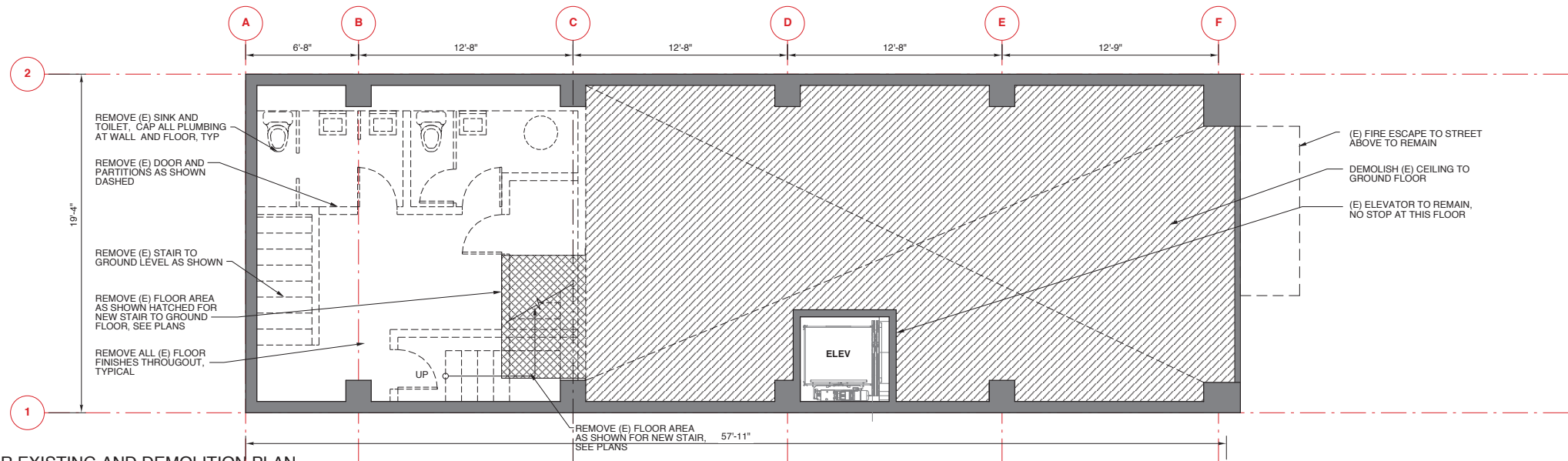
description  
EXISTING FLOOR AND DEMOLITION  
PLANS



A101

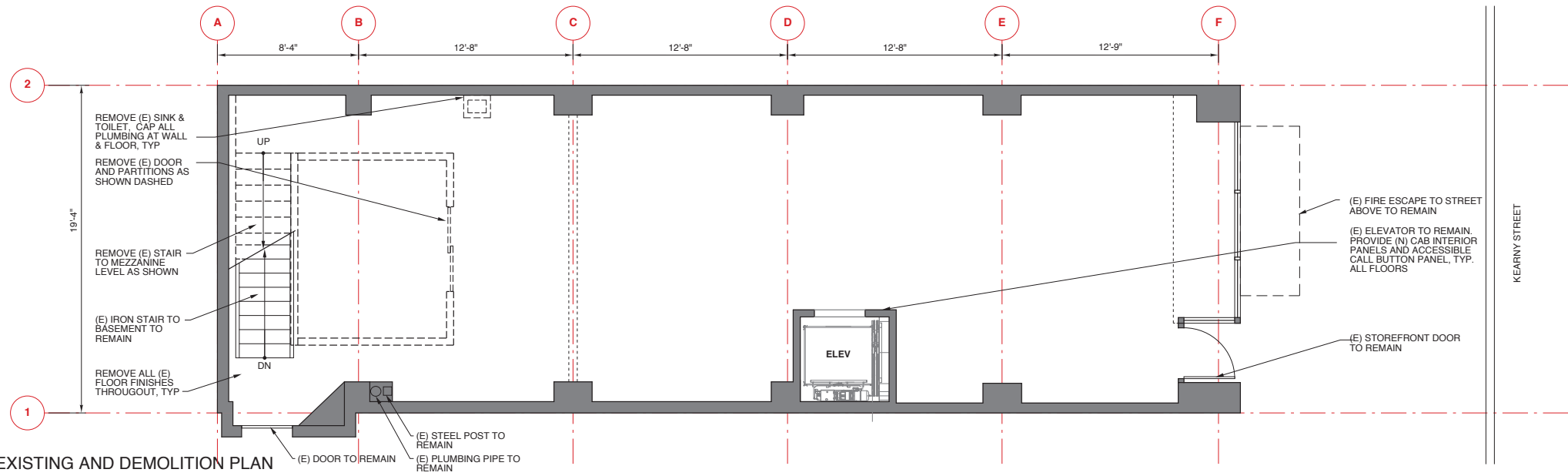
3 MEZZANINE FLOOR EXISTING AND DEMOLITION PLAN

SCALE: 1/4"=1'-0"



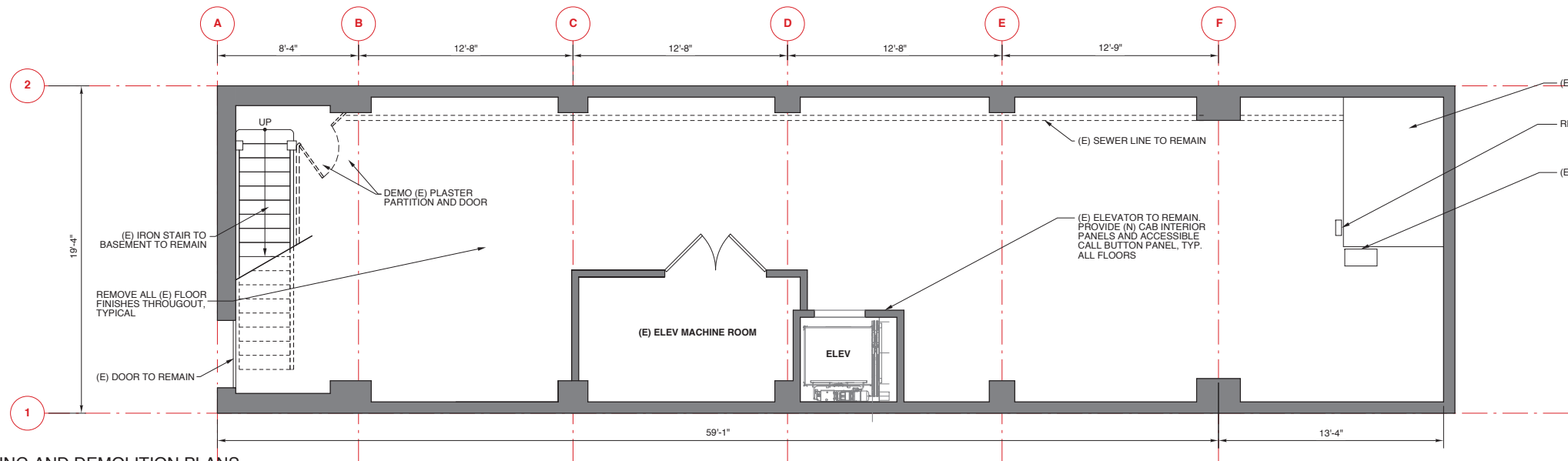
2 GROUND FLOOR EXISTING AND DEMOLITION PLAN

SCALE: 1/4"=1'-0"



1 BASEMENT EXISTING AND DEMOLITION PLANS

SCALE: 1/4"=1'-0"



LEGEND

- INDICATES NEW PARTITION, NON-RATED, SEE DETAIL 1/AX.XX
- INDICATES NEW ONE HOUR RATED PARTITION, SEE DETAIL 2/AX.XX
- INDICATES (E) PARTITION TO PLASTER OVER LATH PARTITION TO REMAIN
- INDICATES EXISTING PARTITION TO BE REMOVED
- INDICATES EXISTING AREA TO BE DEMOLISHED OR REMOVED
- INDICATES PATH OF EGRESS





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issue

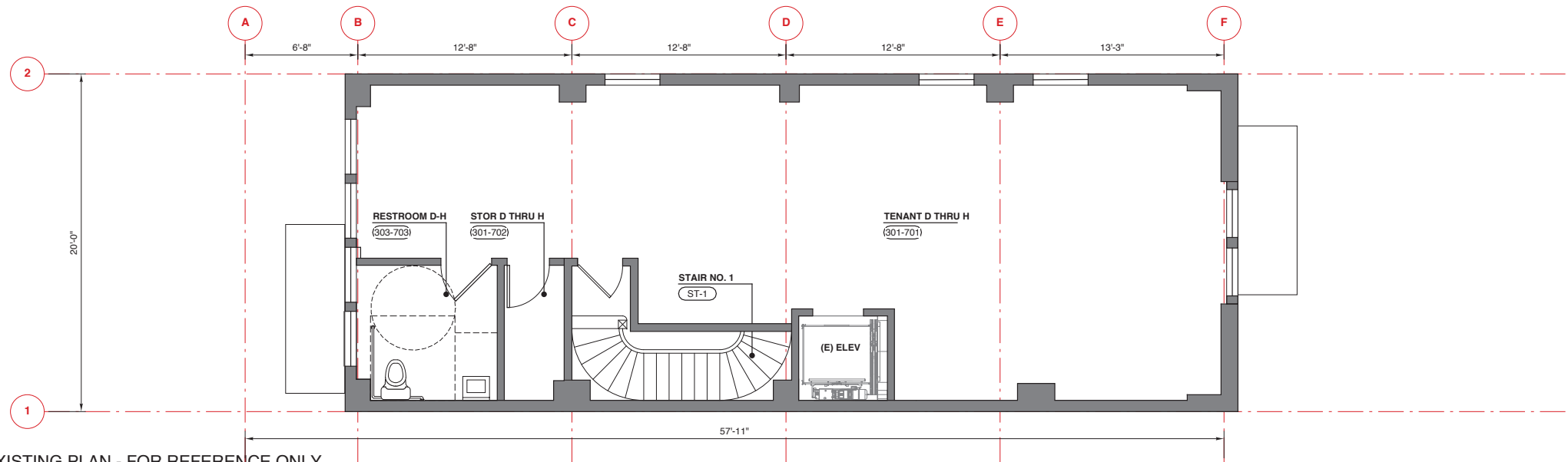
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	05/17/2016	PRICING SET

YAMAMAR NO. 1511B

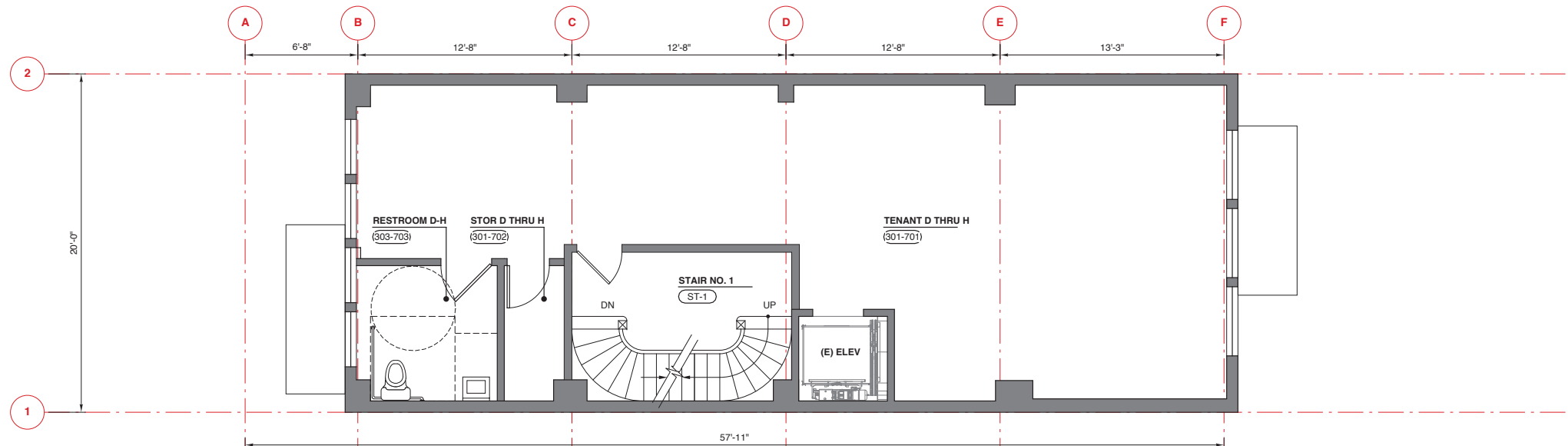
description  
EXISTING FLOOR AND DEMOLITION  
PLANS



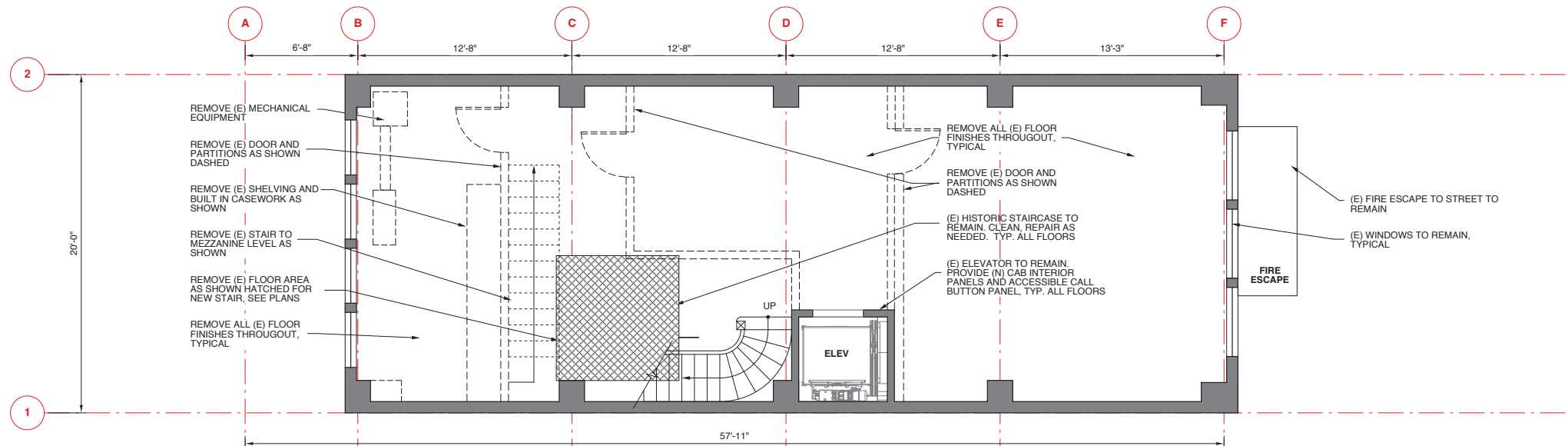
A102



3 EIGHTH FLOOR EXISTING PLAN - FOR REFERENCE ONLY



2 THIRD THRU SEVENTH FLOOR EXISTING PLAN - FOR REFERENCE ONLY



1 SECOND FLOOR EXISTING AND DEMOLITION PLAN  
SCALE: 1/4"=1'-0"

LEGEND

- INDICATES NEW PARTITION, NON-RATED, SEE DETAIL 1/AX.XX
- INDICATES NEW ONE HOUR RATED PARTITION, SEE DETAIL 2/AX.XX
- INDICATES (E) PARTITION TO PLASTER OVER LATH PARTITION TO REMAIN
- INDICATES EXISTING PARTITION TO BE REMOVED
- INDICATES EXISTING AREA TO BE DEMOLISHED OR REMOVED
- INDICATES PATH OF EGRESS



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issue

delta	date	description
1	05/17/2016	PRICING SET

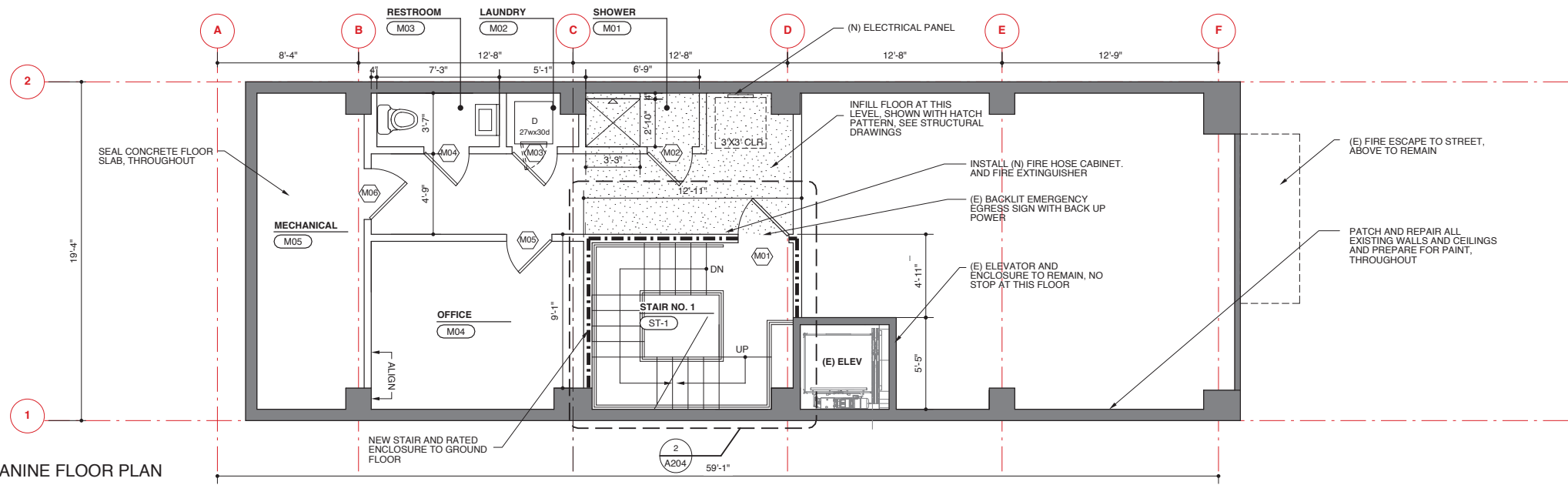
YAMAMAR NO. 1511B

description  
PROPOSED FLOOR PLANS

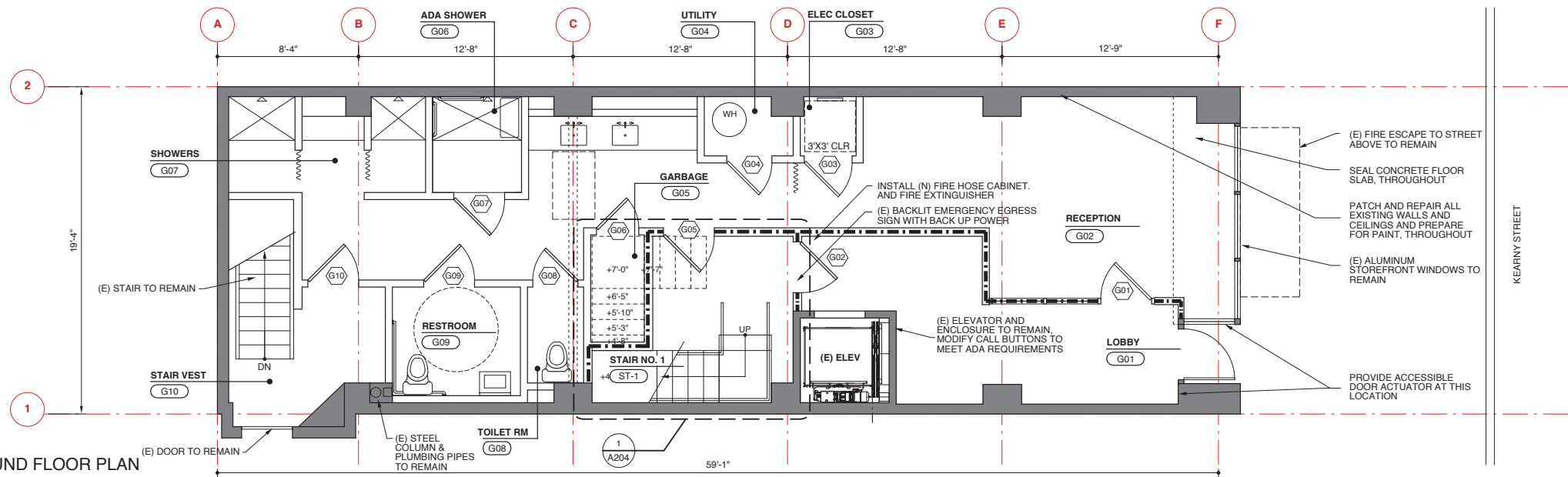


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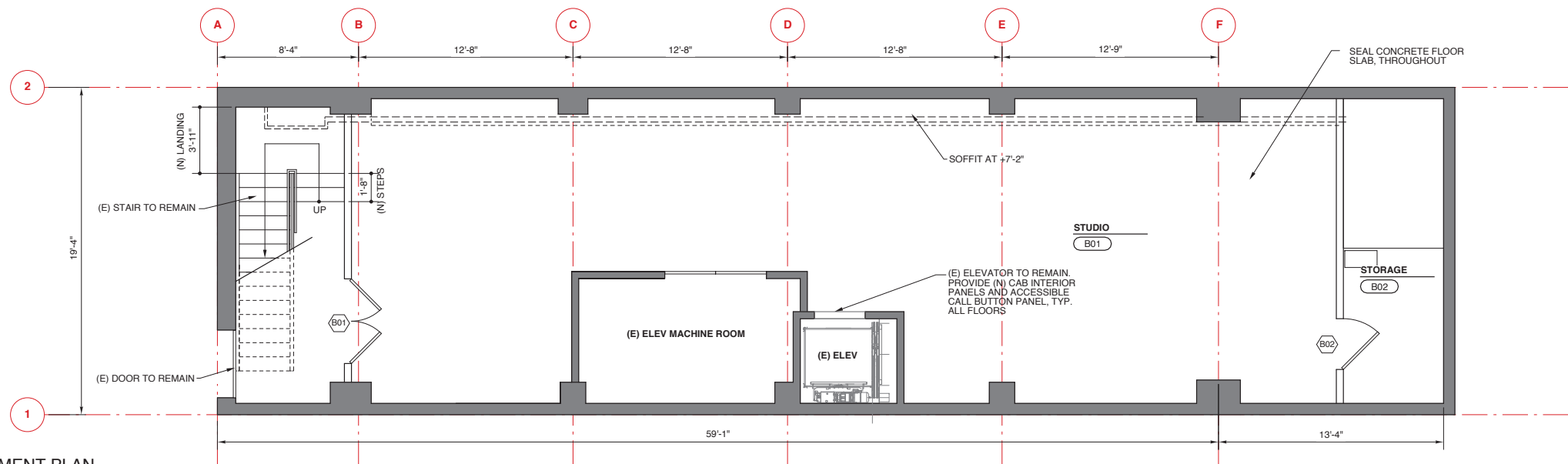
3 PROPOSED MEZZANINE FLOOR PLAN  
SCALE: 1/4"=1'-0"



2 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



1 PROPOSED BASEMENT PLAN  
SCALE: 1/4"=1'-0"



LEGEND

- INDICATES NEW PARTITION, NON-RATED, SEE DETAIL 1/AX.XX
- INDICATES NEW ONE HOUR RATED PARTITION, SEE DETAIL 2/AX.XX
- INDICATES (E) PARTITION TO PLASTER OVER LATH PARTITION TO REMAIN
- INDICATES EXISTING PARTITION TO BE REMOVED
- INDICATES EXISTING AREA TO BE DEMOLISHED OR REMOVED
- INDICATES PATH OF EGRESS



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issue

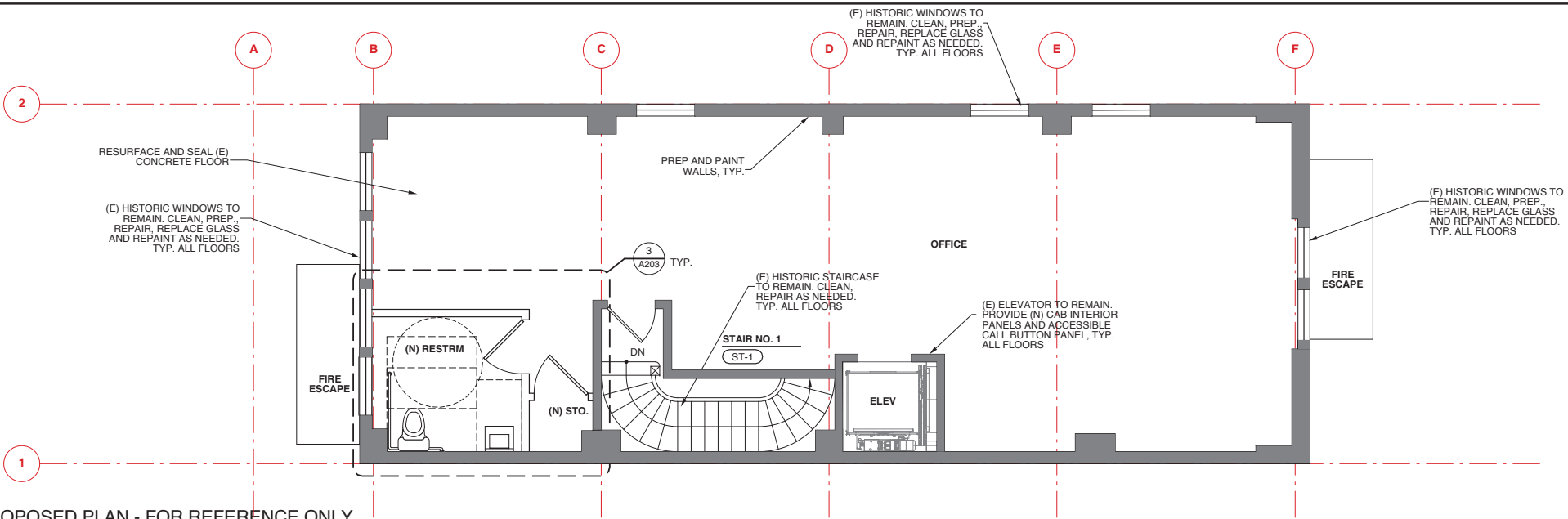
delta	date	description
1	05/17/2016	PRICING SET

YM PROJECT NO: 1511B

description  
PROPOSED FLOOR PLAN  
FOR REFERENCE ONLY - EXISTING  
FLOOR PLANS

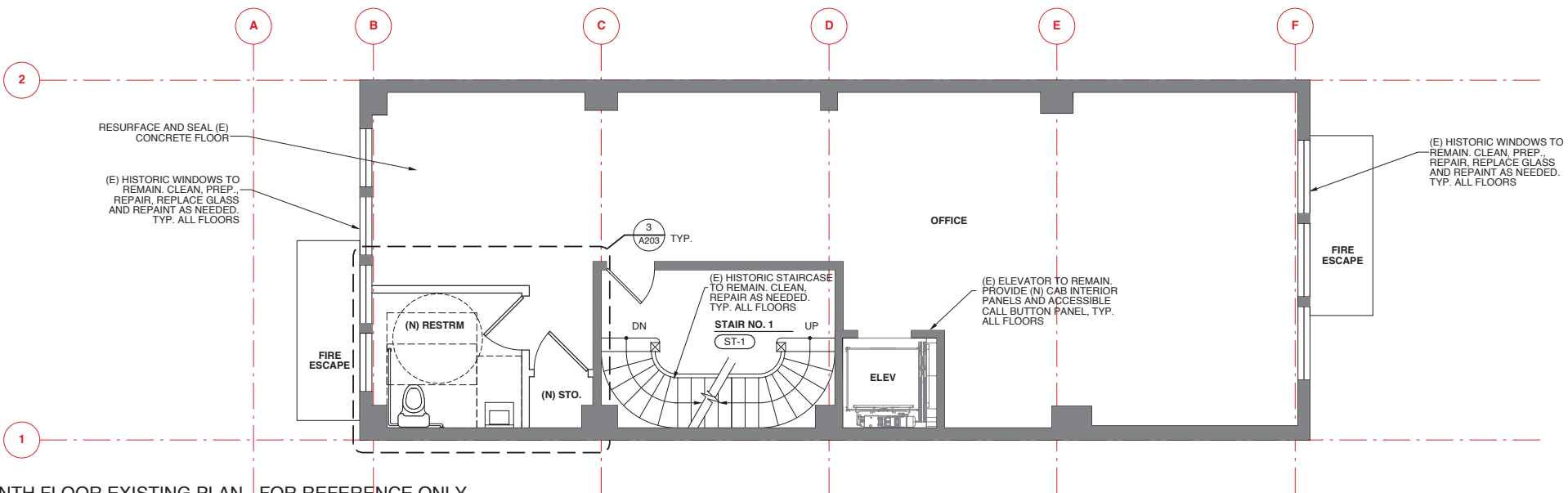


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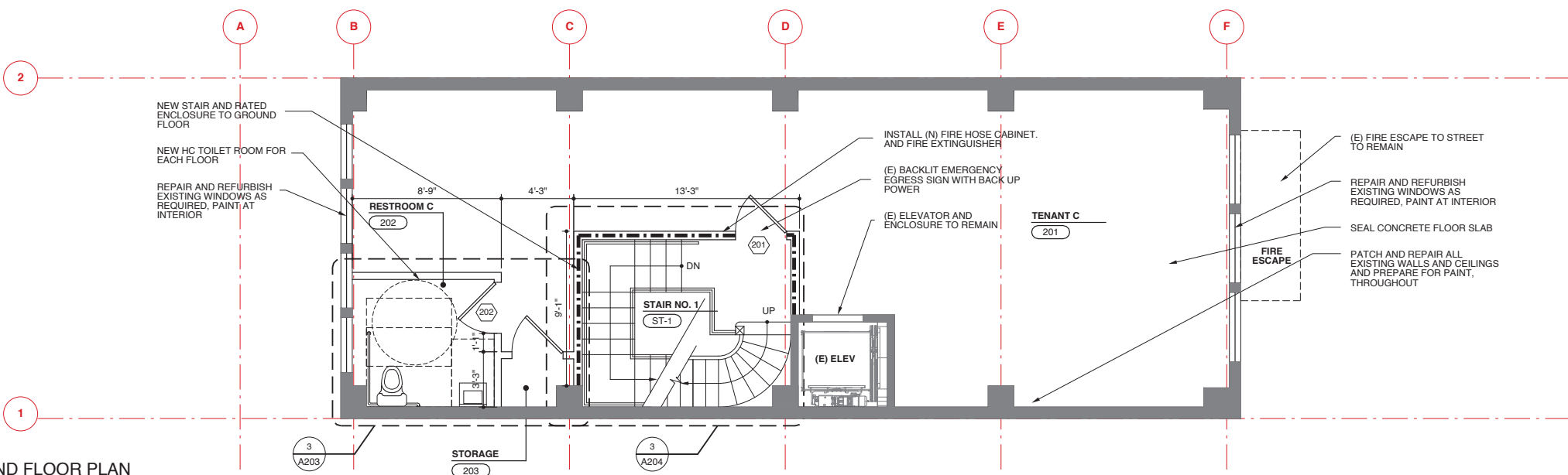
3 EIGHTH FLOOR PROPOSED PLAN - FOR REFERENCE ONLY

SCALE: 1/4"=1'-0"



2 THIRD THRU SEVENTH FLOOR EXISTING PLAN - FOR REFERENCE ONLY

SCALE: 1/4"=1'-0"



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

LEGEND

- INDICATES NEW PARTITION
- INDICATES EXISTING PARTITIONS
- INDICATES EXISTING PARTITIONS TO BE REMOVED
- INDICATES EXISTING AREA OF DEMOLITION



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license no. 986586  
exp. 06/30/2016

issue

delta	date	description
1	05/17/2016	PRICING SET

YM PROJECT NO: 1511B

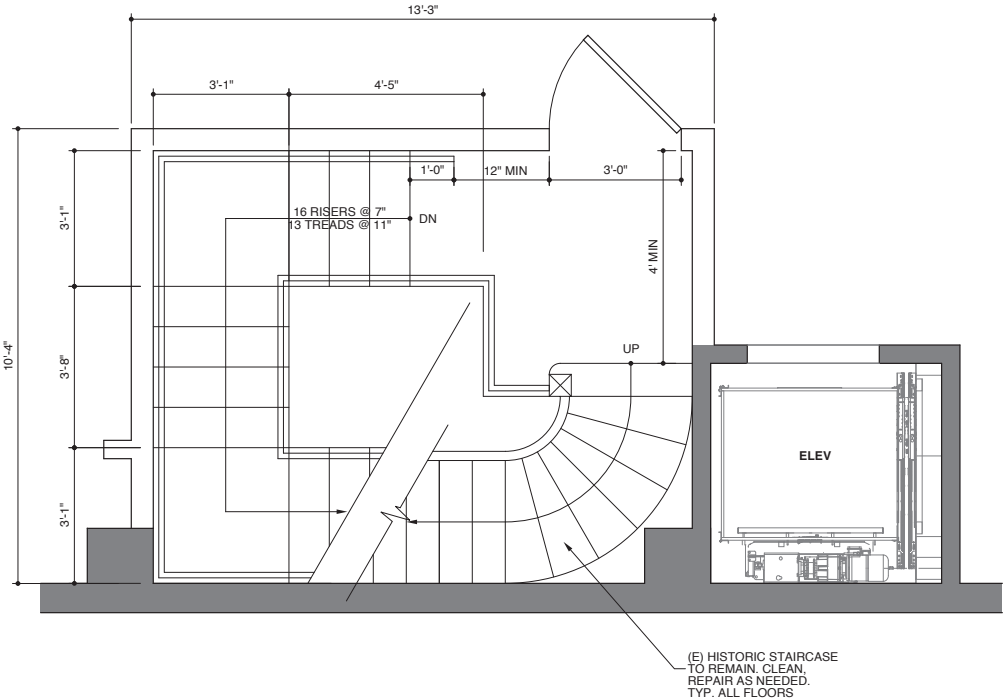
description  
ENLARGED PLAN

**LEGEND**

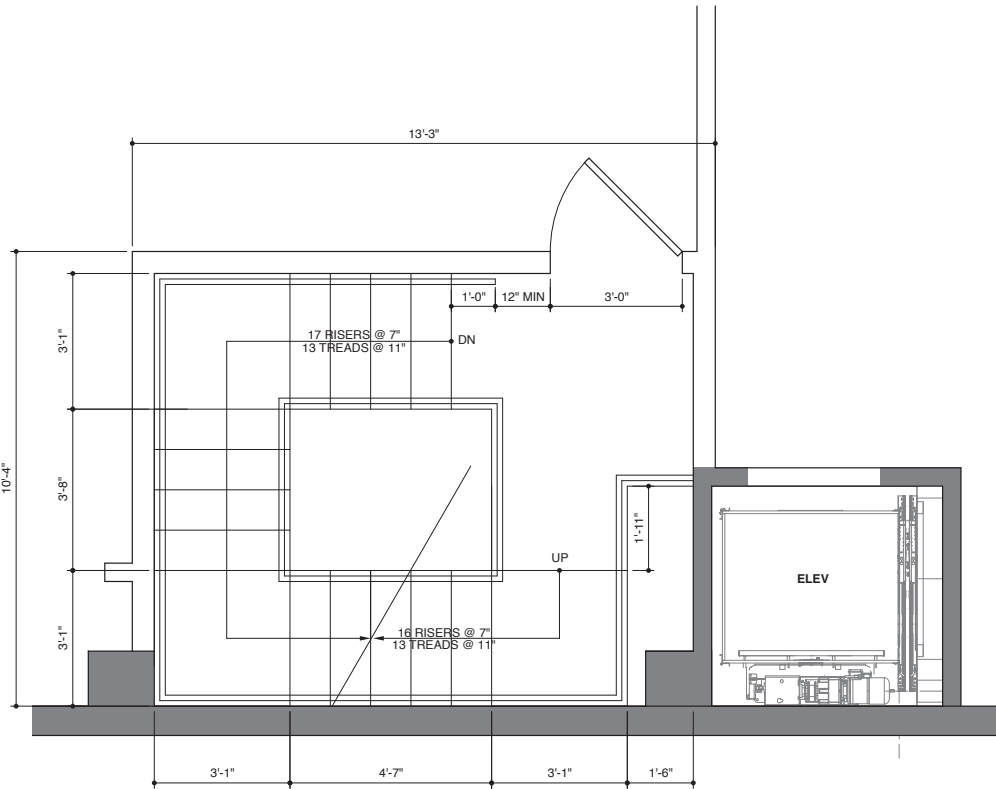
- INDICATES NEW PARTITION
- INDICATES EXISTING PARTITIONS
- INDICATES EXISTING PARTITIONS TO BE REMOVED
- INDICATES EXISTING AREA OF DEMOLITION



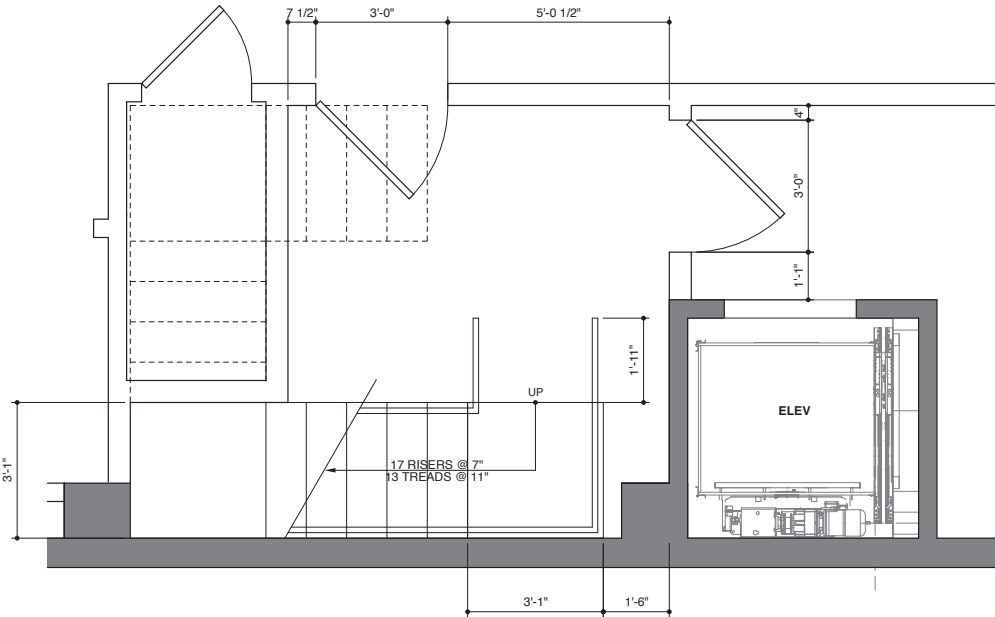
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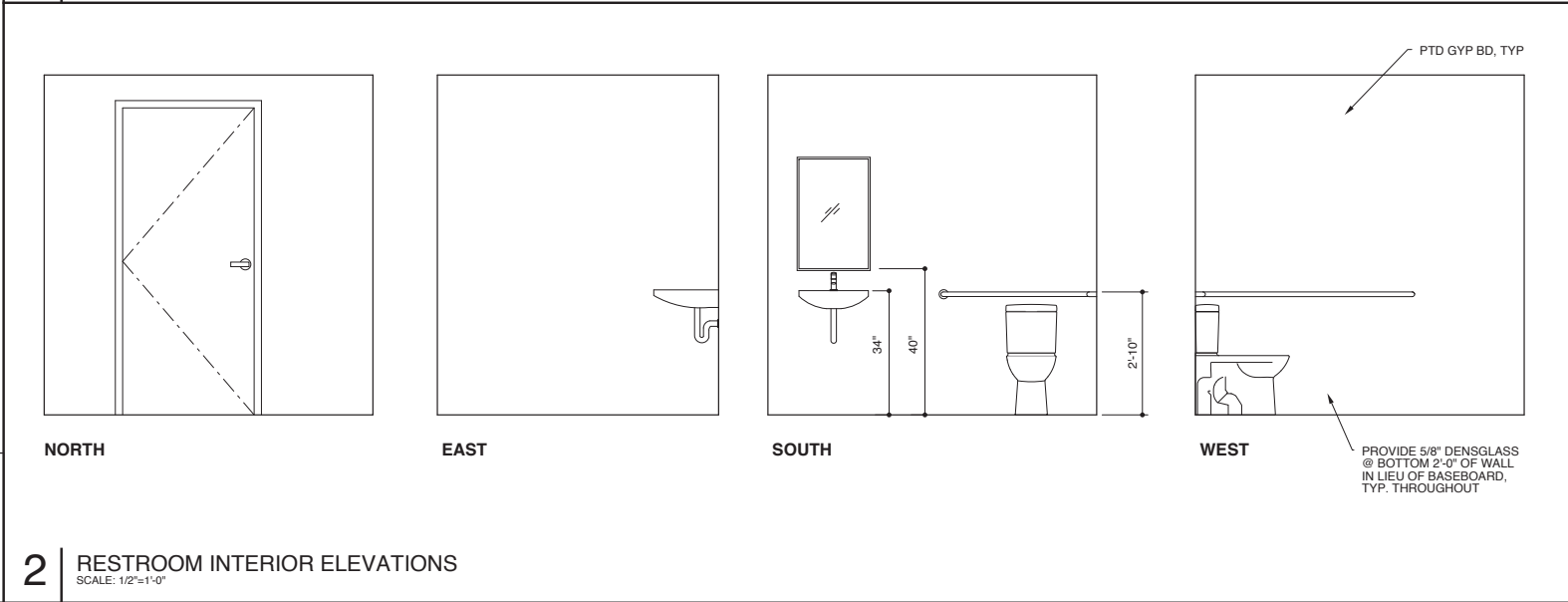
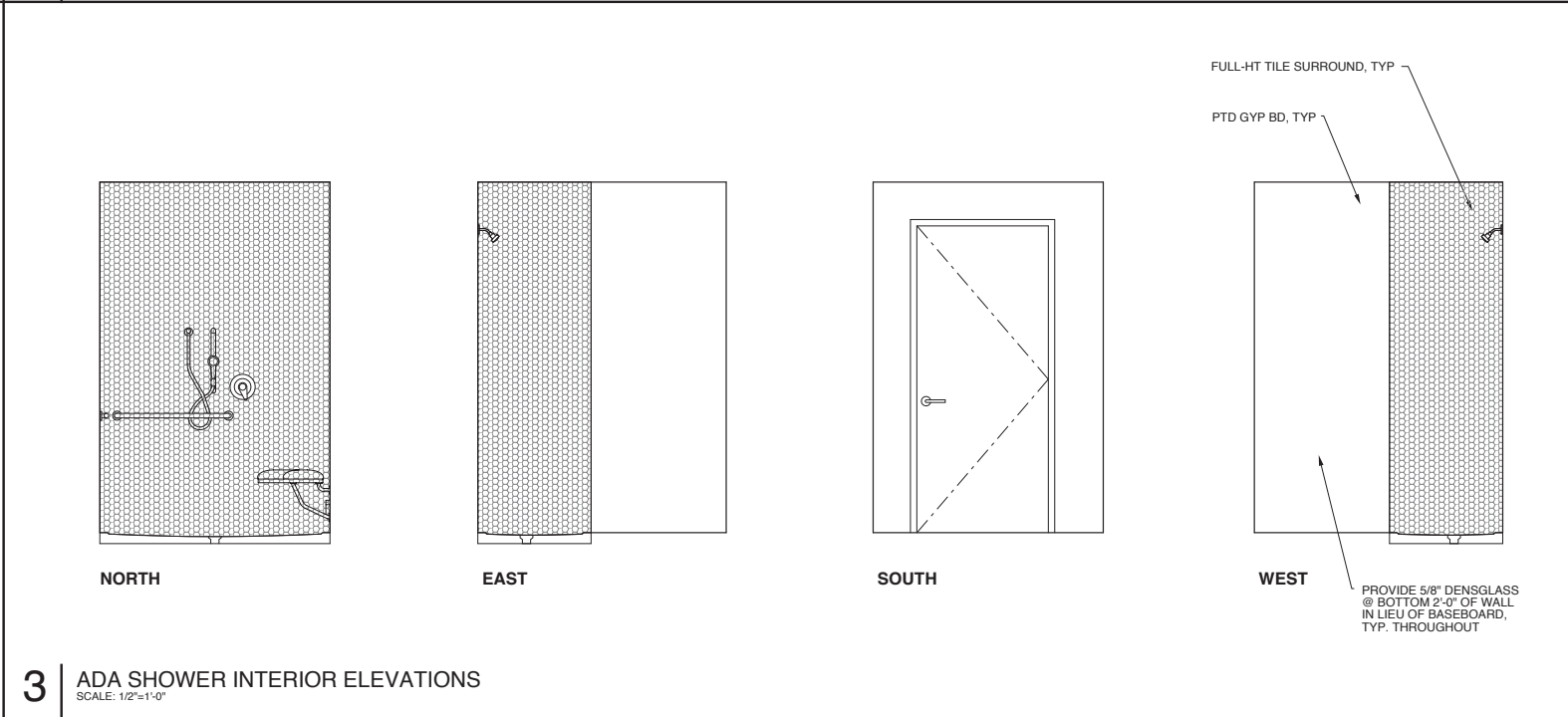
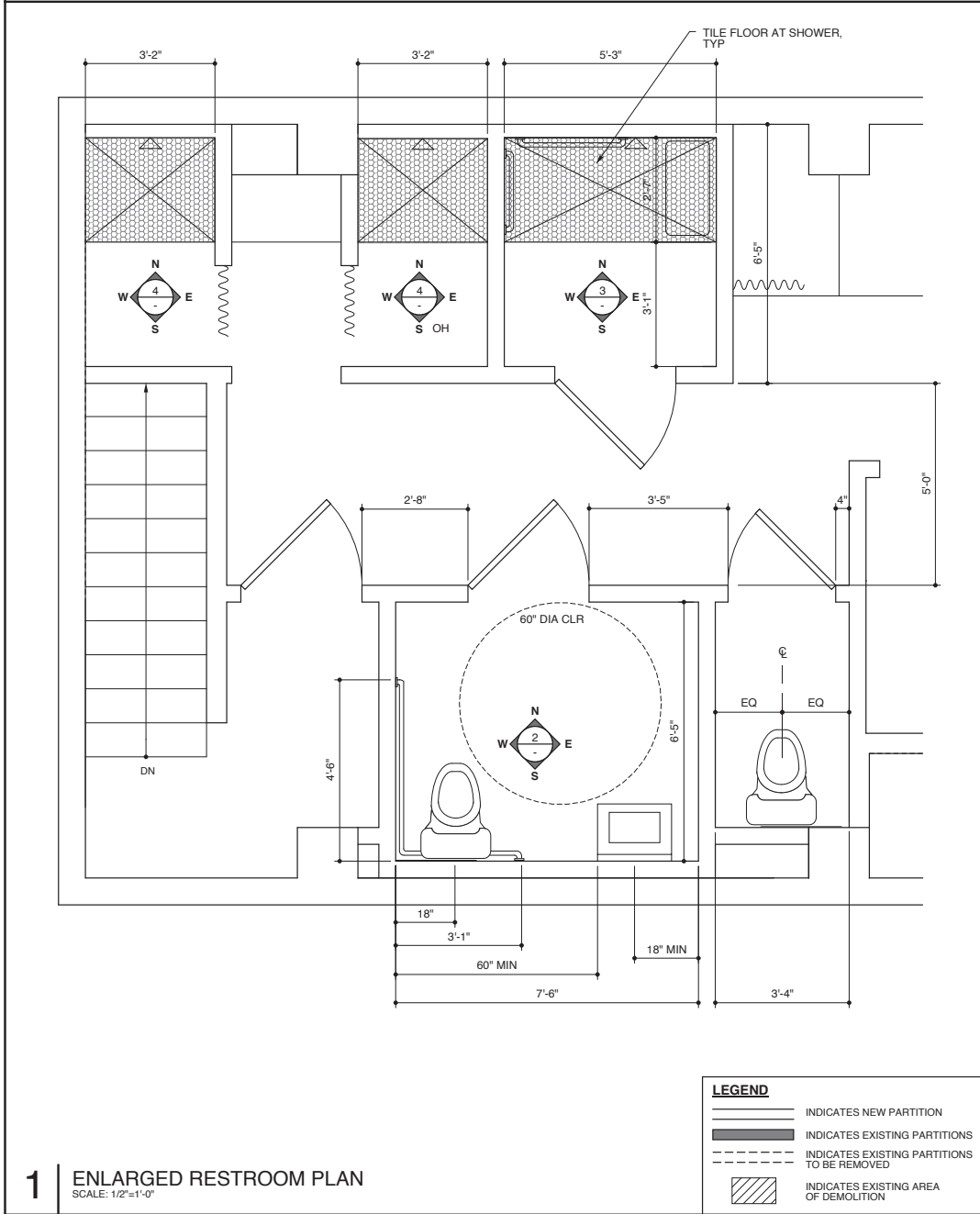
3 ENLARGED SECOND FLOOR STAIR PLAN  
SCALE: 1/2"=1'-0"



2 ENLARGED MEZZANINE FLOOR STAIR PLAN  
SCALE: 1/2"=1'-0"



1 ENLARGED GROUND FLOOR STAIR PLAN  
SCALE: 1/2"=1'-0"



# YAMA MAR

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license no. 986586  
exp. 06/30/2016

issue

delta	date	description
1	05/17/2016	PRICING SET

1511 b 49 Kearny Street

description

ENLARGED FLOOR PLANS AND  
ELEVATIONS

A205



49 Kearny Street  
San Francisco, CA 94108

project team

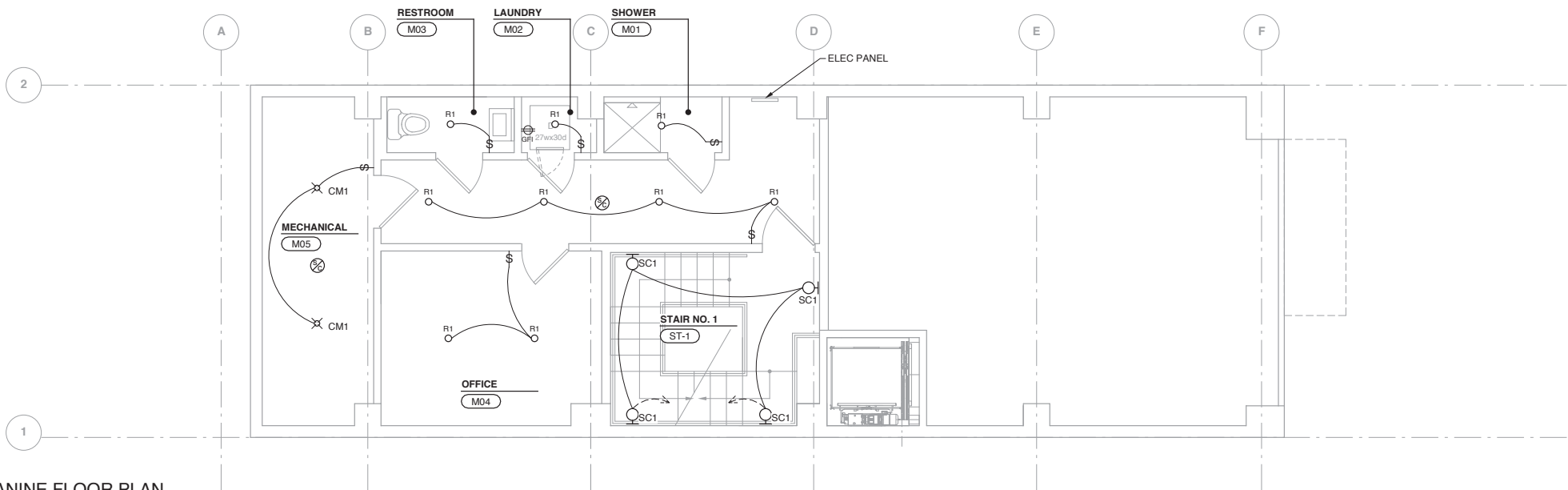
client: 49 Kearny, LLC  
115 Park Lane  
Brisbane, CA 94005  
t. 415 606 6840  
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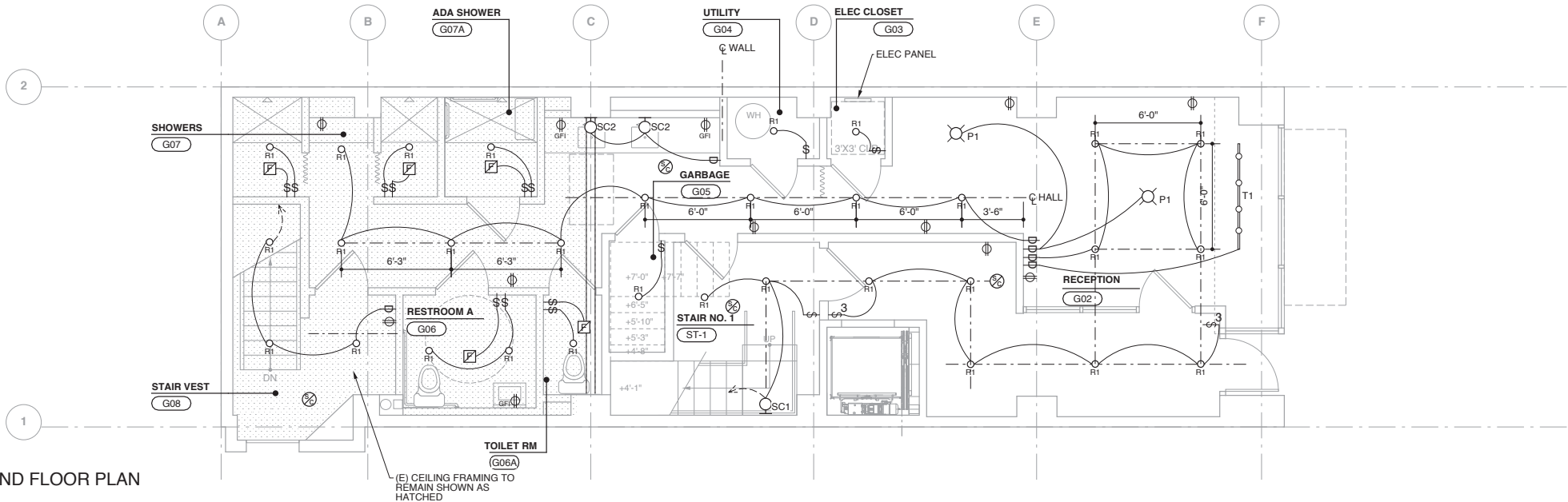
**3** PROPOSED MEZZANINE FLOOR PLAN

SCALE: 1/4"=1'-0"



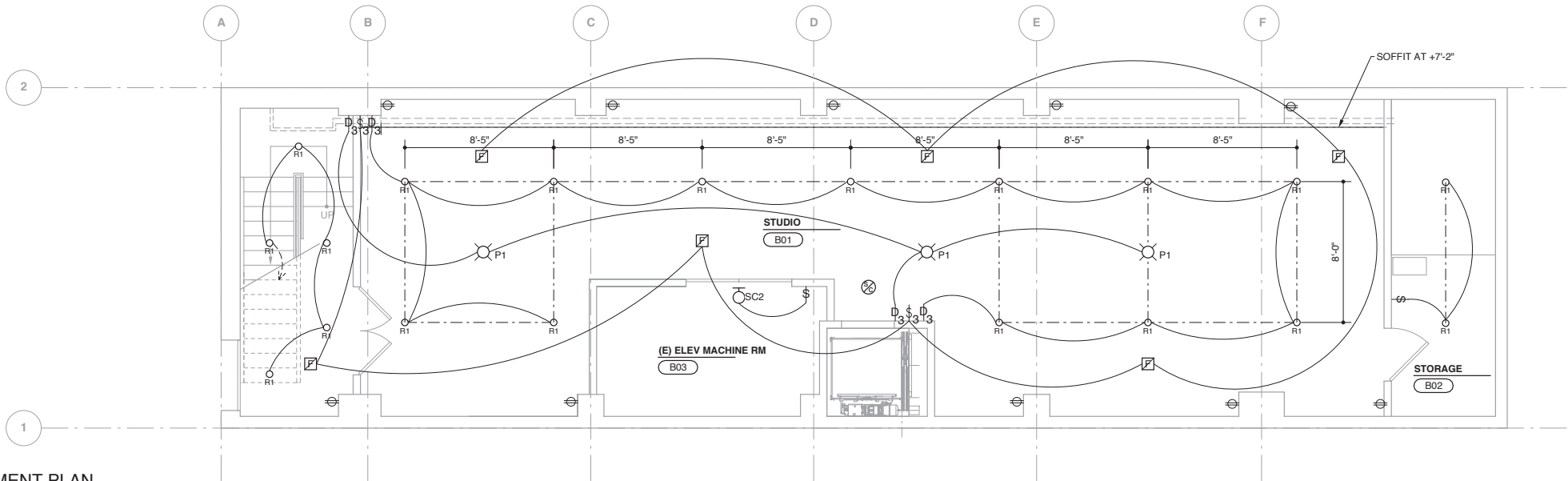
**2** PROPOSED GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"



**1** PROPOSED BASEMENT PLAN

SCALE: 1/4"=1'-0"



SYMBOLS LEGEND

	LIGHT SWITCH, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	3 WAY LIGHT SWITCH, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	LIGHT SWITCH WITH DIMMER, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	3 WAY LIGHT SWITCH WITH DIMMER, WALL MOUNT AT +42" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	JAMB ACTIVATED SWITCH
	OCCUPANT SENSOR SWITCH W/ AUTOMATIC OFF AND MANUAL ON
	EXTERIOR MOTION SENSOR
	NEW COMBINED TELEPHONE/ ETHERNET LINE, WALL MOUNT AT +12" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	NEW CABLE OUTLET, WALL MOUNT AT +12" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	EXISTING TELEPHONE LINE
	NEW DUPLEX OUTLET, WALL MOUNT AT +12" ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED
	NEW COMBINED TV POWER/ HDMI OUTLET
	EXISTING DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER
	FOURPLEX OUTLET
	DUPLEX FLOOR OUTLET
	SWITCHED OUTLET/ PLUG IN LAMP
	REMOTE TRANSFORMER
	NEW INTERCOM/FRONT GATE RELEASE
	RECESSED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE W/ ADJUSTIBLE TRIM
	LED SOURCE
	FLOURESCENT SOURCE
	SC = WALL MOUNTED LIGHT FIXTURE
	CM = CEILING MOUNTED LIGHT FIXTURE
	P = PENDANT TYPE FIXTURE (PROVIDED BY OWNER)
	T = TRACK TYPE FIXTURE
	U = UNDERCABINET SURFACE MOUNTED FIXTURE
	L = LENGTH IN FEET
	EX = EXTERIOR FIXTURE
	RECESSED/ BUILDING MTD. STEP TYPE LIGHT FIXTURE
	COMBINATION SMOKE/CARBON MONOXIDE ALARM

issue

delta	date	description
1	05/17/16	PRICING SET

YAMAMAR NO. 1511B

description  
ELECTRICAL AND LIGHTING PLANS



A206



49 Kearny Street  
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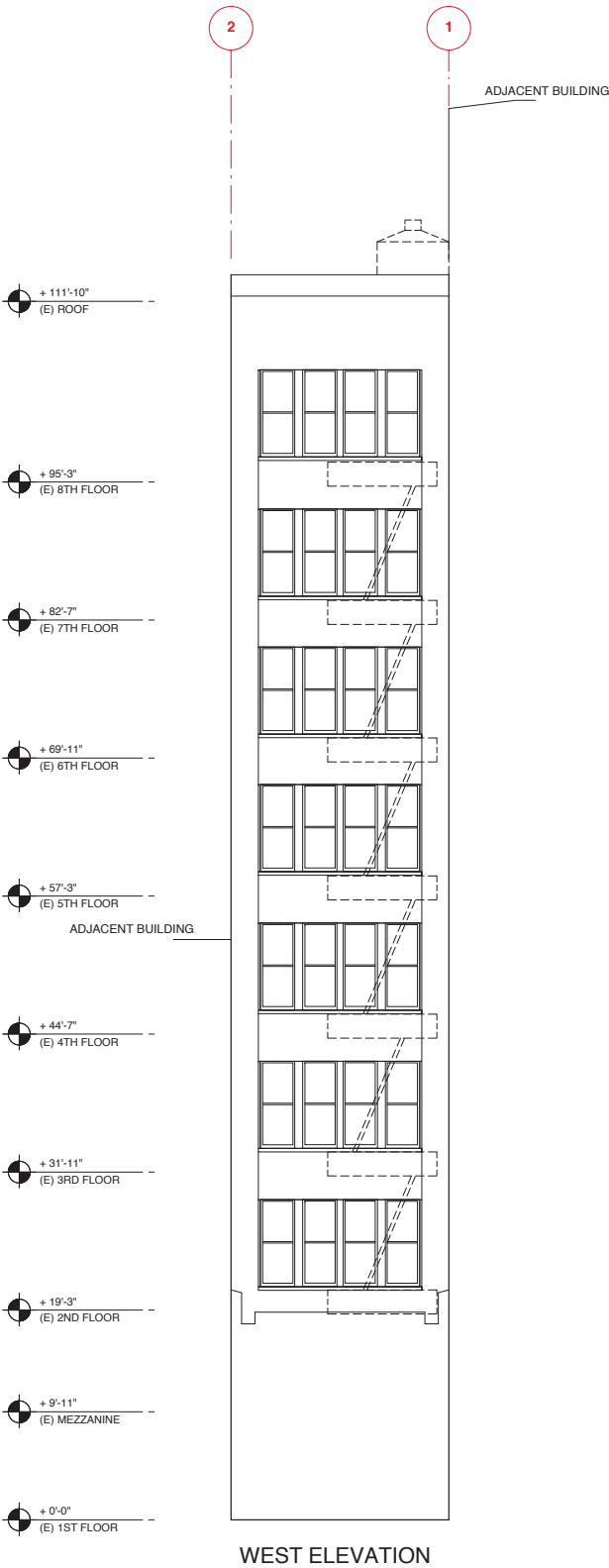
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delta	date	description
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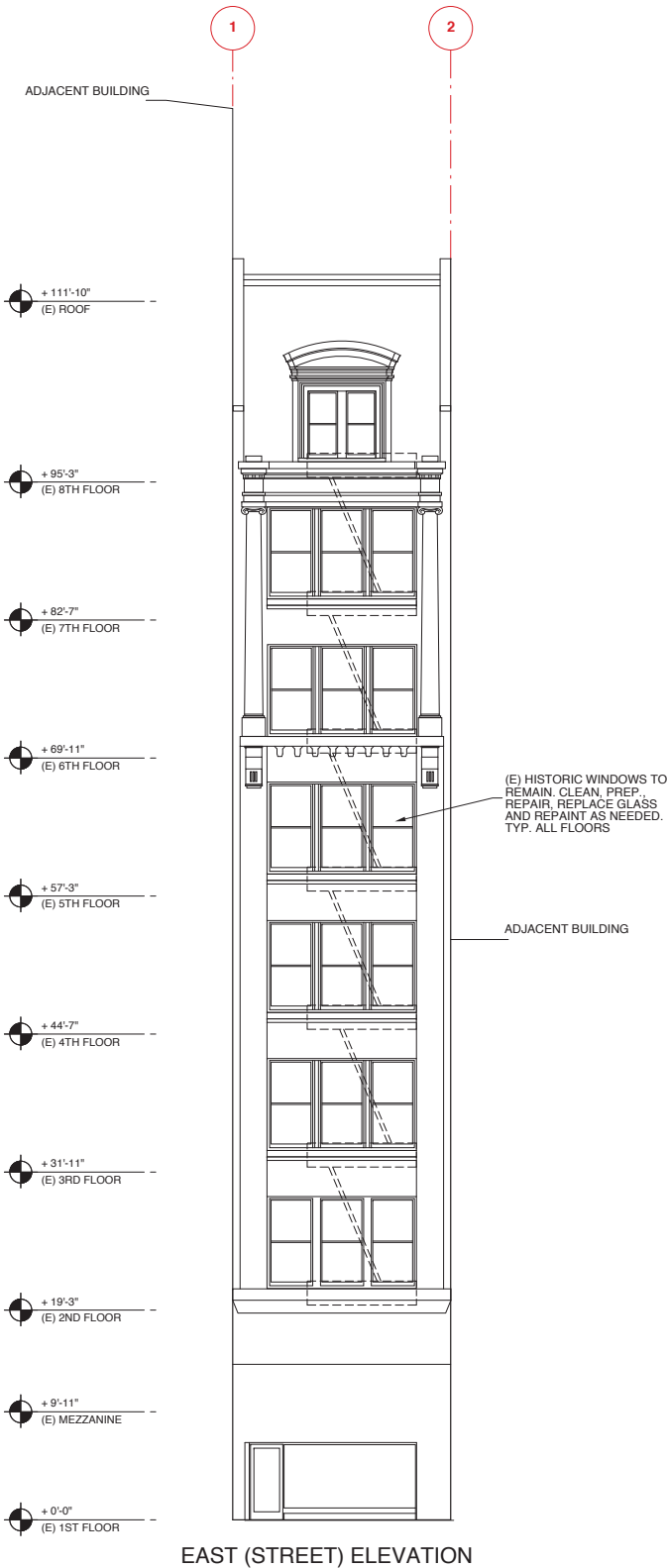
YM PROJECT NO: 1511B

description

EXISTING ELEVATIONS - FOR  
REFERENCE ONLY



2 | EXISTING EXTERIOR ELEVATION (FOR REFERENCE ONLY)  
SCALE: 1/8"=1'-0"



1 | EXISTING EXTERIOR ELEVATION (FOR REFERENCE ONLY)  
SCALE: 1/8"=1'-0"







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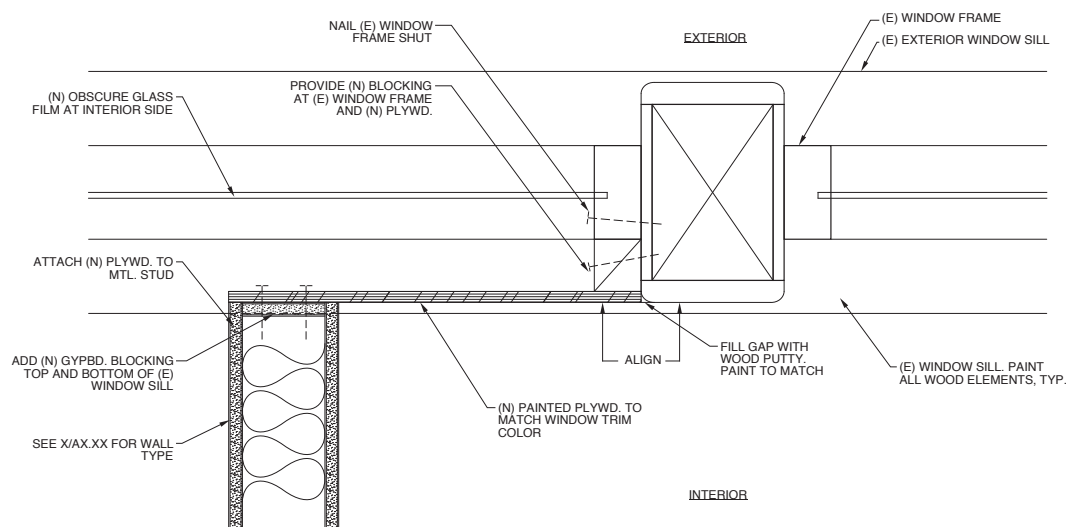
delta	date	description
1	05/17/2016	PRICING SET

1511 b 49 Kearny Street

description  
DETAILS

A902

2 NEW PARTITION AT (E) WINDOW SECTION DETAIL  
SCALE: 1/2"=1'-0"



1 NEW PARTITION AT (E) WINDOW PLAN DETAIL  
SCALE: 3/4"=1'-0"

X DETAIL  
SCALE: 1/2"=1'-0"

X DETAIL  
SCALE: 1/2"=1'-0"

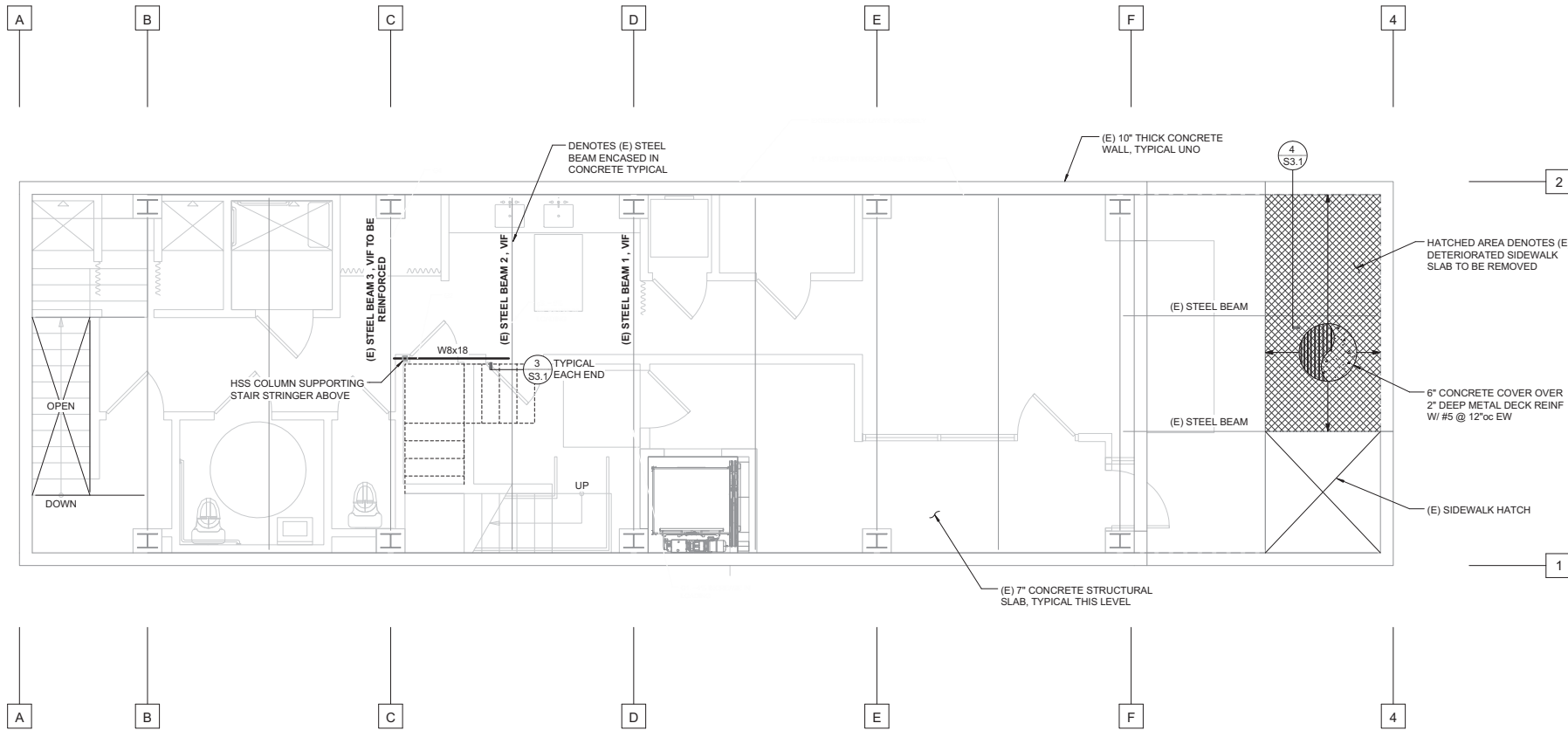


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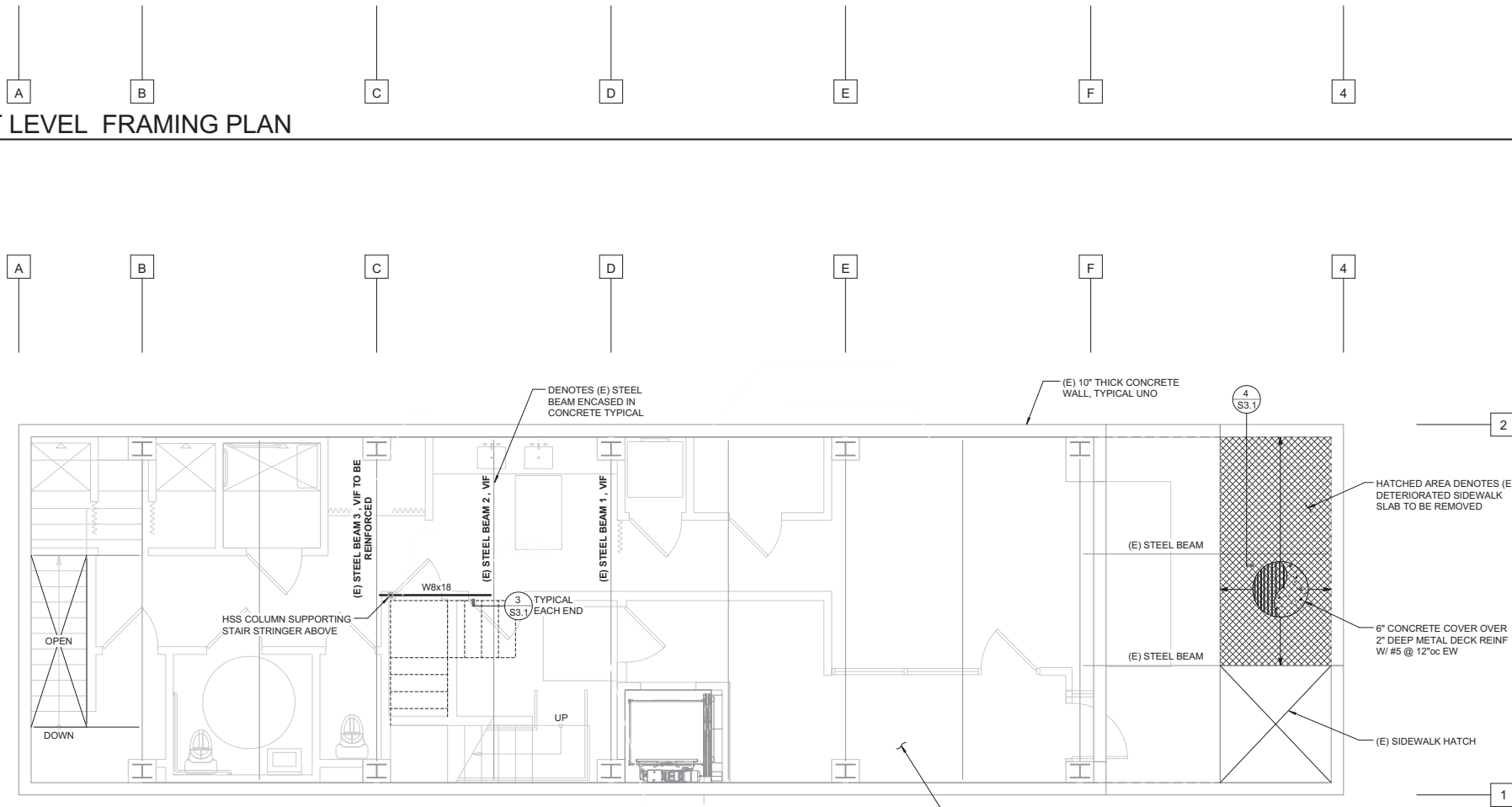
## GROUND LEVEL FRAMING PLAN

1/4" = 1'-0"



## BASEMENT LEVEL FRAMING PLAN

1/4" = 1'-0"



### FRAMING PLAN NOTES:

- REFER TO SHEETS **S0.1**, THROUGH **S1.4** FOR STANDARD NOTES AND DETAILS.
- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER **2/S1.2**, **5/S1.2**, AND **6/S1.2** UNLESS SHOWN AND DETAILED ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
- FIRE PROTECTION SYSTEM SUPPORTS TO BE LOCATED TO MAINTAIN A MAXIMUM OF (2) 500 LB MAX POINT LOADS WITH 15'-0" MINIMUM SEPARATION TO ANY STEEL BEAM. NO SUPPORTS TO BE HUNG FROM METAL DECKING.
- SAD FOR EDGE OF SLAB, FO WALL, ETC.
- SAD FOR TO SLAB OR TO STEEL ELEVATION.
- BEAM CENTERLINES TO ALIGN WITH COLUMN CENTERLINES, UNO.
- BEAMS TO BE EQUALLY SPACED IN EACH BAY, UNO.
- CONDUIT OR PLUMBING NOT ALLOWED WITHIN CONC FILL ON METAL DECK.
- SEISMIC GAPS WHERE NOTED ARE DIMENSIONED CLEAR BETWEEN WALL FINISHES. THIS GAP TO BE MAINTAINED ENTIRELY CLEAR TO ALLOW FOR DIFFERENTIAL BUILDING MOVEMENT. NO PIPES, CONDUITS, ETC SHALL BE LOCATED WITHIN THE GAP. PROVIDE FLEXIBLE COUPLINGS AT ALL UTILITIES CROSSING SEISMIC GAPS.

### LEGEND:

- INDICATES (E) WALL BELOW.
- INDICATES (E) WALL ABOVE.
- INDICATES (E) FRAMING.
- INDICATES FRAMING.
- INDICATES GRIDLINE.
- INDICATES HSS COLUMN ABOVE.
- INDIATES HSS COLUMN BELOW.
- INDICATES (E) BUILT-UP COLUMN.
- INDICATES HANGER. SEE STANDARD WOOD NOTES UNO.
- INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.

### EXISTING STEEL BEAM DIMENSIONS

TAG	BEAM DEPTH	FLANGE WIDTH	FLANGE THICKNESS	WEB THICKNESS
	0"	0"	0"	0"
(E) STEEL BEAM 1	15"	5"	1/2"	1/2"
(E) STEEL BEAM 2	0"	0"	0"	0"
(E) STEEL BEAM 3	15"	5"	1/2"	1/2"
(E) STEEL BEAM 4	0"	0"	0"	0"
(E) STEEL BEAM 5	0"	0"	0"	0"
(E) STEEL BEAM 6	0"	0"	0"	0"
(E) STEEL BEAM 7	0"	0"	0"	0"
(E) STEEL BEAM 8	0"	0"	0"	0"
(E) STEEL BEAM 9	0"	0"	0"	0"
(E) STEEL BEAM 10	0"	0"	0"	0"
(E) STEEL BEAM 11	0"	0"	0"	0"

ALL DIMENSIONS TO BE VERIFIED & DOCUMENTED PRIOR TO CONSTRUCTION.  
CONTACT SEOR IF DISCREPANCIES OBSERVED

THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER.

Revision Schedule		
Revision Number	Revision Description	Revision Date

**ZFA STRUCTURAL ENGINEERS**  
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san francisco ca 94104  
zfa job no. 16211  
zfa.com  
415.243.4091  
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PROJECT

49 KEARNY STREET  
49 KEARNY STREET  
SAN FRANCISCO, CA 94108

SHEET DESCRIPTION

BASEMENT AND  
GROUND LEVEL  
FRAMING PLAN

DRWN:	EHG	DATE:
CHKD:	MPF	5/13/2016

SHEET

**S2.1**

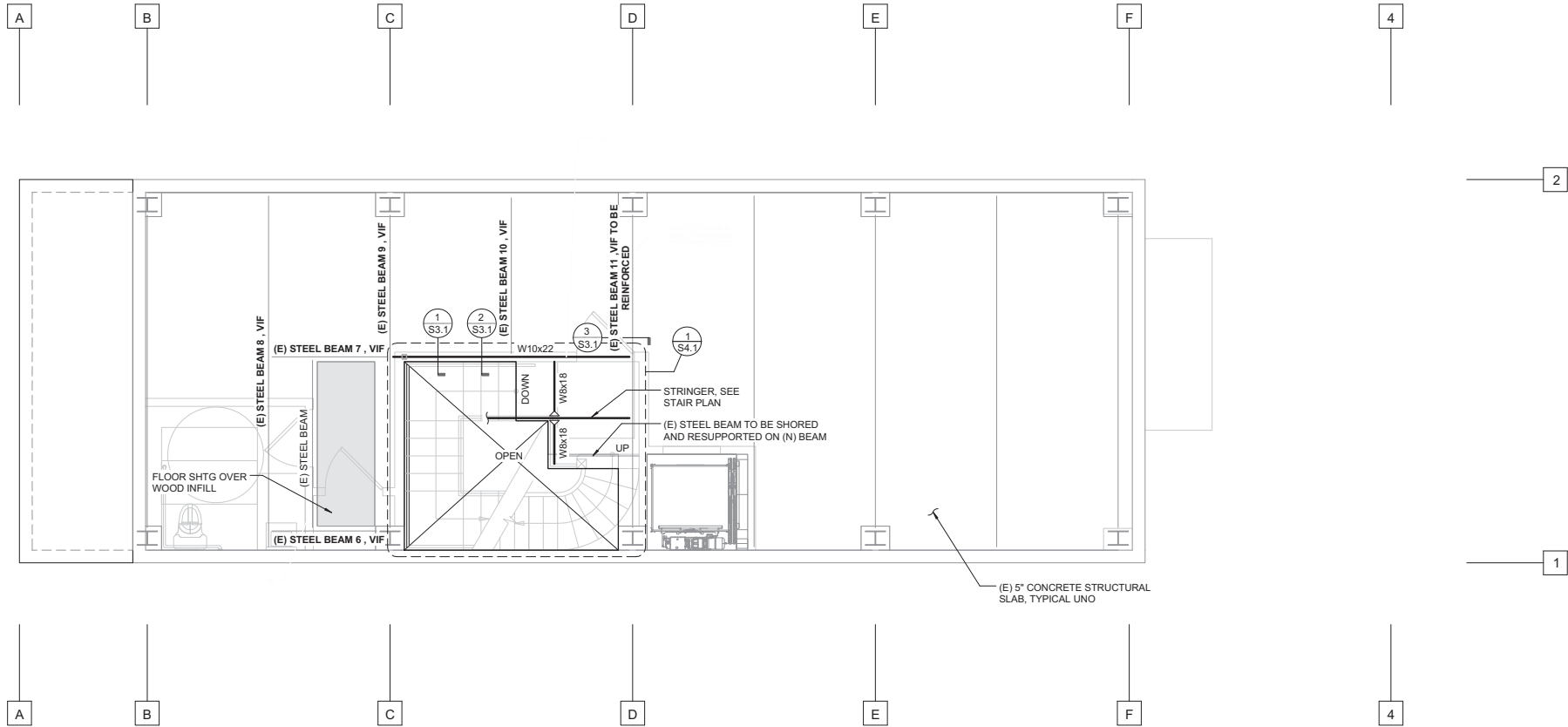
PROGRESS SET - NOT FOR CONSTRUCTION





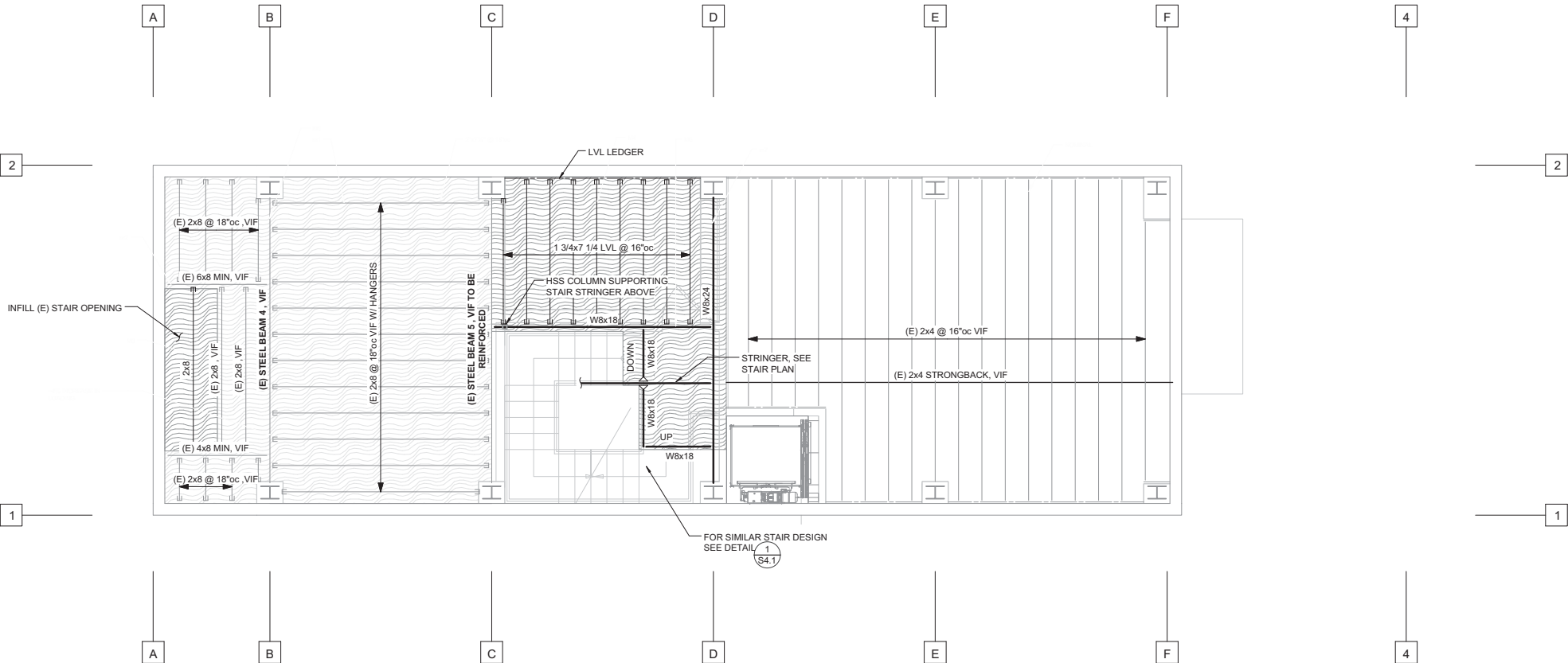
## SECOND LEVEL FRAMING PLAN

1/4" = 1'-0"



## MEZZANINE LEVEL FRAMING PLAN

1/4" = 1'-0"



### FRAMING PLAN NOTES:

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- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER **S1.2**, **S1.2**, AND **S1.2** UNLESS SHOWN AND DETAILED ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.
- FIRE PROTECTION SYSTEM SUPPORTS TO BE LOCATED TO MAINTAIN A MAXIMUM OF (2) 500 LB MAX POINT LOADS WITH 15'-0" MINIMUM SEPARATION TO ANY STEEL BEAM. NO SUPPORTS TO BE HUNG FROM METAL DECKING.
- SAD FOR EDGE OF SLAB, FO WALL, ETC.
- SAD FOR TO SLAB OR TO STEEL ELEVATION.
- BEAM CENTERLINES TO ALIGN WITH COLUMN CENTERLINES, UNO.
- BEAMS TO BE EQUALLY SPACED IN EACH BAY, UNO.
- CONDUIT OR PLUMBING NOT ALLOWED WITHIN CONC FILL ON METAL DECK.
- SEISMIC GAPS WHERE NOTED ARE DIMENSIONED CLEAR BETWEEN WALL FINISHES. THIS GAP TO BE MAINTAINED ENTIRELY CLEAR TO ALLOW FOR DIFFERENTIAL BUILDING MOVEMENT. NO PIPES, CONDUITS, ETC SHALL BE LOCATED WITHIN THE GAP. PROVIDE FLEXIBLE COUPLINGS AT ALL UTILITIES CROSSING SEISMIC GAPS.

### LEGEND:

- INDICATES (E) WALL BELOW.
- INDICATES (E) WALL ABOVE.
- INDICATES (E) FRAMING.
- INDICATES FRAMING.
- 88 INDICATES GRIDLINE.
- INDICATES HSS COLUMN ABOVE.
- INDICATES HSS COLUMN BELOW.
- INDICATES (E) BUILT-UP COLUMN.
- INDICATES HANGER. SEE STANDARD WOOD NOTES UNO.
- INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.

### EXISTING STEEL BEAM DIMENSIONS

TAG	BEAM DEPTH	FLANGE WIDTH	FLANGE THICKNESS	WEB THICKNESS
	0"	0"	0"	0"
(E) STEEL BEAM 1	15"	5"	1/2"	1/2"
(E) STEEL BEAM 2	0"	0"	0"	0"
(E) STEEL BEAM 3	15"	5"	1/2"	1/2"
(E) STEEL BEAM 4	0"	0"	0"	0"
(E) STEEL BEAM 5	0"	0"	0"	0"
(E) STEEL BEAM 6	0"	0"	0"	0"
(E) STEEL BEAM 7	0"	0"	0"	0"
(E) STEEL BEAM 8	0"	0"	0"	0"
(E) STEEL BEAM 9	0"	0"	0"	0"
(E) STEEL BEAM 10	0"	0"	0"	0"
(E) STEEL BEAM 11	0"	0"	0"	0"

ALL DIMENSIONS TO BE VERIFIED & DOCUMENTED PRIOR TO CONSTRUCTION.  
CONTACT SEOR IF DISCREPANCIES OBSERVED

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Revision Schedule		
Revision Number	Revision Description	Revision Date

**ZFA STRUCTURAL ENGINEERS**  
100 bush street | suite 1850  
san francisco ca 94104  
zfa job no. 16211

49 KEARNY STREET  
49 KEARNY STREET  
SAN FRANCISCO, CA 94108

PROJECT

SHEET DESCRIPTION

MEZZANINE AND  
SECOND LEVEL  
FRAMING PLAN

DRWN: EHG

DATE:

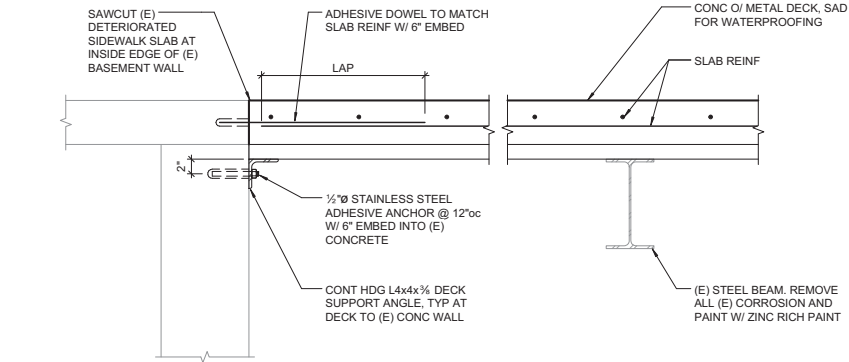
CHKD: MPF

5/13/2016

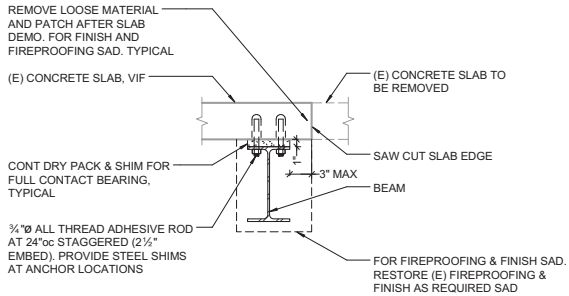
SHEET

**S2.2**

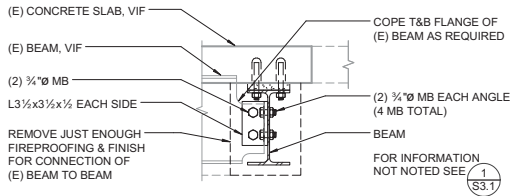
PROGRESS SET - NOT FOR CONSTRUCTION



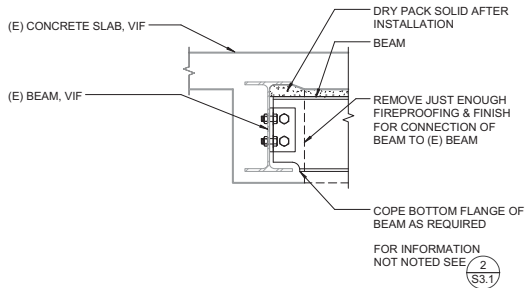
4 SIDEWALK REPAIR SECTION  
1" = 1'-0"



1 SECTION AT EDGE OF NEW OPENING IN SLAB  
1" = 1'-0"



2 (E) BEAM TO BEAM CONNECTION  
1" = 1'-0"



3 BEAM TO (E) BEAM CONNECTION  
1" = 1'-0"

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Revision Number	Revision Description	Revision Date

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100 bush street | suite 1850  
san francisco ca 94104  
zfa job no. 16211

PROJECT

49 KEARNY STREET  
49 KEARNY STREET  
SAN FRANCISCO, CA 94108

SHEET DESCRIPTION

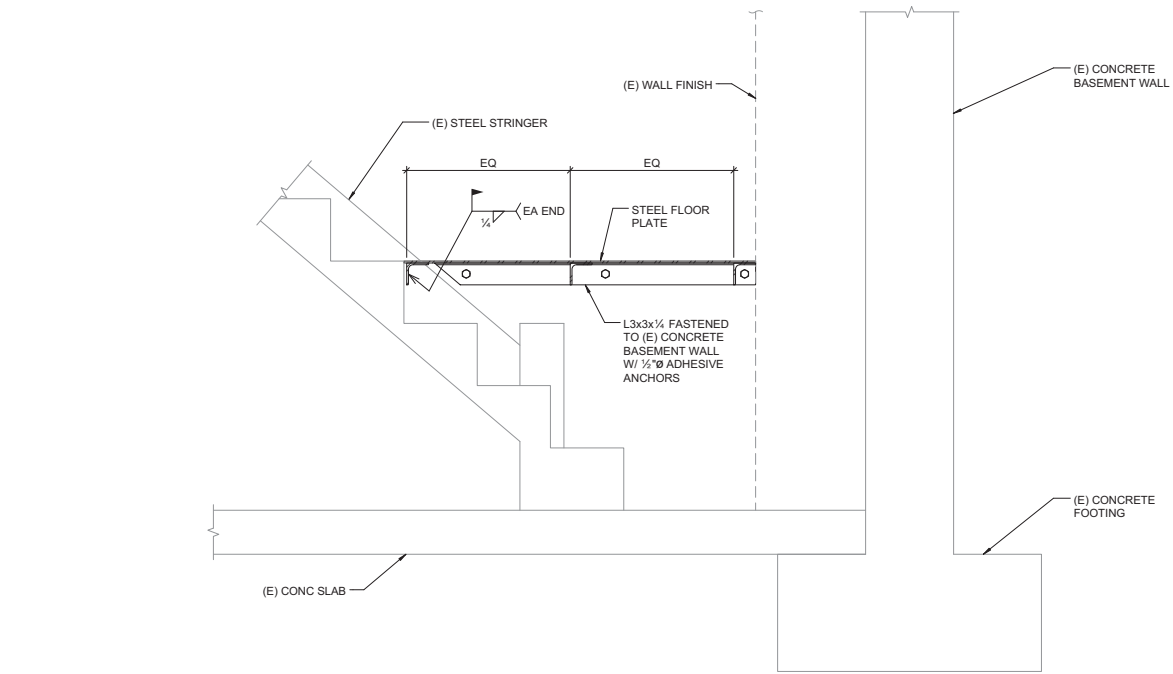
DETAILS

DRWN:	EHG	DATE:
CHKD:	MPF	5/13/2016

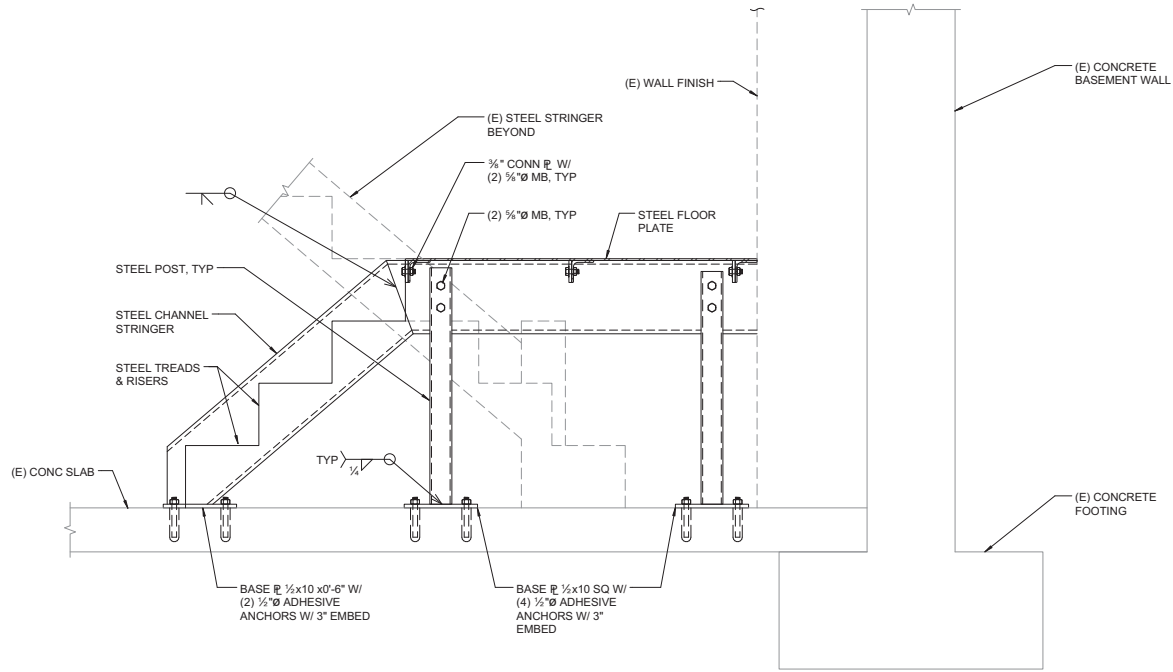
SHEET

**S3.1**

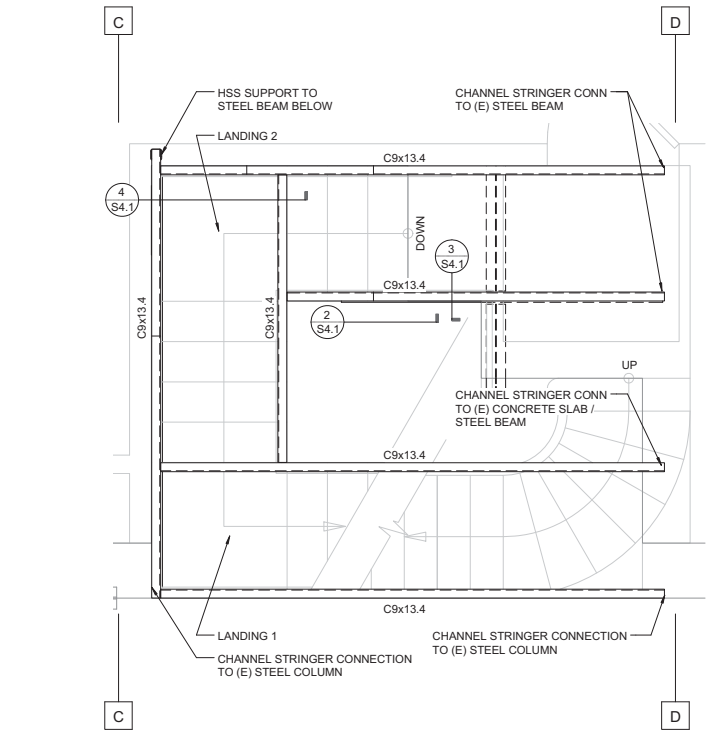
PROGRESS SET - NOT FOR CONSTRUCTION



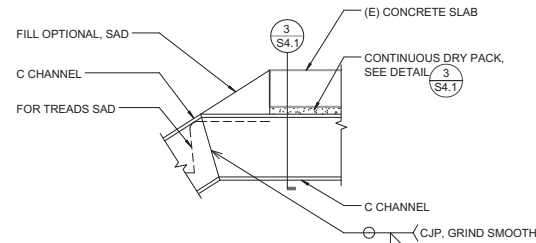
5 LANDING AT BASEMENT STAIR  
1" = 1'-0"



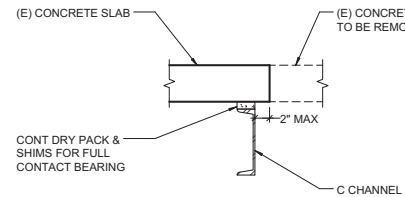
6 LANDING AT BASEMENT STAIR  
1" = 1'-0"



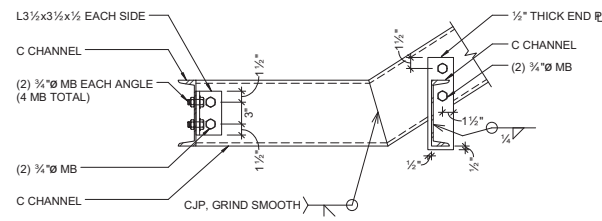
1 MEZZANINE TO SECOND LEVEL STAIR PLAN  
1/2" = 1'-0"



2 ELEVATION DETAIL AT TOP OF STRINGER LANDING  
1" = 1'-0"



3 SECTION AT EDGE OF NEW SLAB OPENING IN SLAB  
1" = 1'-0"



4 ELEVATION DETAIL AT LANDING TRANSITION  
1" = 1'-0"

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Revision Schedule		
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PROJECT

49 KEARNY STREET  
49 KEARNY STREET  
SAN FRANCISCO, CA 94108

SHEET DESCRIPTION

STAIR DETAILS

DRWN:	EHG	DATE:	5/13/2016
CHKD:	MPF		

SHEET

**S4.1**

PROGRESS SET - NOT FOR CONSTRUCTION