



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 7, 2017

Date: November 30, 2017
Case No.: **2017-008461CUA**
Project Address: **2358 Fillmore Street**
Zoning: Upper Fillmore Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0612 / 022
Project Sponsor: Richard Warren
929 Fresno Avenue
Berkeley, CA 94707
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org
Recommendation: **Approval 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 project sponsor proposes to open a Liquor Store (d.b.a. "Verve") in a currently vacant retail space at the ground floor of the two-story commercial building located at 2358 Fillmore Street. The business would operate with a Type-21 ABC license (Off-sale General), selling a variety of wines and spirits to customers from the hours of 10:00 a.m. – 10:00 p.m. This will be the second "Verve" location in the world. The first store opened in December 2016 at 24 Hubert Street in the Tribeca neighborhood of New York, New York.

The operators are also seeking a Type-86 ABC license to allow on-site tastings of certain wines and spirits in the store. They plan to continue to sell their products online, which is permitted by the Department of Alcoholic Beverage Control. The project also includes interior tenant improvements and signage alterations. The existing tenant space measures approximately 810 square feet, and the size would not change as a result of the project.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the southeast corner of Fillmore and Washington Streets, Block 0612, Lot 022 in Pacific Heights. The subject property is located within the Upper Fillmore Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a late 19th century two-story commercial building, with the only other ground-floor tenant being a women's clothing store (d.b.a. "Curve") adjacent to the subject tenant space. The tenant space at 2358 Fillmore Street is currently vacant; the most recent tenant of the space was "Gimme Shoes," a shoe retailer which vacated the space in early 2017.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Upper Fillmore NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units. Surrounding areas are primarily zoned RH-2, and RM-1, and these areas are predominantly residential in nature.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 17, 2017	November 17, 2017	20 days
Posted Notice	20 days	November 17, 2017	November 17, 2017	20 days
Mailed Notice	20 days	November 17, 2017	November 17, 2017	20 days

The required Section 312 neighborhood notification process was conducted as part of this Project’s Conditional Use Notice.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any correspondence regarding this proposal.

ISSUES AND OTHER CONSIDERATIONS

- The tenant space at 2358 Fillmore Street is currently vacant; the most recent tenant of the space was “Gimme Shoes,” a shoe retailer which vacated the space in early 2017.
- The property is a two-story commercial building with two retail spaces on the ground floor. The other retail space is a women’s clothing store (d.b.a. “Curve”). The second story is occupied by offices.
- The establishment plans to employ approximately 5 employees, with 2-3 employees working at any given time.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a liquor store within the Upper Fillmore NCD, pursuant to Planning Code Section 718.

BASIS FOR RECOMMENDATION

- The project promotes the operation of small businesses in Neighborhood Commercial Districts and contributes to the viability of the overall Upper Fillmore NCD.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The hybrid nature of the business, offering sales of wine and spirits as well as on-site tastings, will activate the Fillmore Street streetscape throughout the day and evening.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
--

Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- ABC License Conditions
- Project Sponsor Submittal
- Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

DNW

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: DECEMBER 7, 2017
CONTINUED FROM: OCTOBER 19, 2017

Date: November 30, 2017
Case No.: **2017-008461CUA**
Project Address: **2358 FILLMORE STREET**
Zoning: Upper Fillmore Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 0612 / 022
Project Sponsor: Richard Warren
929 Fresno Avenue
Berkeley, CA 94707
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 718 OF THE PLANNING CODE TO ALLOW THE ESTABLISHMENT OF A LIQUOR STORE WITHIN THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 5, 2017, Richard Warren (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 718 to allow the establishment of a Liquor Store (d.b.a. “Verve”) within the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District.

On December 7, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-008461CUA.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-008461CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located at the southeast corner of Fillmore and Washington Streets, Block 0612, Lot 022 in Pacific Heights. The property is located within the Upper Fillmore Neighborhood Commercial District (NCD) within a 40-X height and bulk district. The property is developed with a late 19th century two-story commercial building, with the only other ground-floor tenant being a women's clothing retailer (d.b.a. "Curve") adjacent to the subject tenant space. The tenant space at 2358 Fillmore Street is currently vacant; the most recent tenant of the space was "Gimme Shoes," a shoe retailer which vacated the space in early 2017. The second story is occupied by offices.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Fillmore and Washington Streets. The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Upper Fillmore NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units. Surrounding areas are primarily zoned RH-2, and RM-1, and these areas are predominantly residential in nature.
4. **Project Description.** The applicant proposes to change the use of the tenant space from a shoe store, defined as a Retail Sales and Services Use, to a Liquor Store. The most recent tenant was "Gimme Shoes," a shoe retailer. The proposal includes minor tenant improvements under Building Permit No. 2017.0718.2143, as well as signage alterations which conform to the requirements of Article 6 of the Planning Code. The existing commercial space is 810 square feet in size.

The proposed use is the second worldwide location of a liquor store business. The proposed use is not a Formula Retail use. The proposal requires a change of use and Section 312 neighborhood notification was conducted in conjunction with the Conditional Use Authorization notification. The proposed use is a neighborhood-serving use.

The operators plan to employ approximately 5 employees. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

Verve is a liquor store founded by Master Sommelier Dustin Wilson and wine merchant Derrick Mize. They opened their first store in December 2016 at 24 Hubert Street in the Tribeca neighborhood of New York, New York. Verve's founders personally taste all products offered in stores personally and provide recommendations to all customers shopping in person at the stores or using the online delivery platform based on taste preferences. They plan to offer on-site tastings of some of their products with a Type-86 ABC license.

5. **Public Comment.** To date, the Department has received no correspondence regarding the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Hours of Operation.** Planning Code Section 718 states that non-residential uses are permitted to operate between the hours of 6:00 a.m. to 2a.m. daily.

The proposed hours of operation for the establishment are 10:00 a.m. to 10:00 p.m. daily.

- B. **Parking.** Planning Code Section 151 does not require non-residential uses to provide off-street parking spaces if the occupied floor area is less than 5,000 square feet.

The tenant space contains less than 5,000 square feet and thus no parking spaces are required.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 19 feet 3 inches of frontage along Fillmore Street and the majority of the frontage is glazed. The glazing is not to be obscured and all signage will be required to comply with Article 6 of the Planning Code.

D. **Signage.** The Planning Department has reviewed preliminary signage plans and has confirmed that the signage is in conformance with the requirements of Article 6 of the Planning Code. A separate sign permit will nonetheless be required.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The proposed liquor store will not impact traffic or parking in the District. The proposed use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the Upper Fillmore neighborhood by providing an upscale liquor retailer.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the project will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for a commercial establishment of this size. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval for liquor stores and outlined in Exhibit A. The project is not expected to produce noxious or offensive emissions related to noise, glare, and dust.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The project would not alter the site's landscaping, open spaces, parking and loading areas, service areas, or lighting. All new signage will be made to comply with the requirements of Article 6 of the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of the Upper Fillmore Neighborhood Commercial District in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime and early evening hours.

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

NEIGHBORHOOD COMMERCE

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.

Policy 1.2:

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

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed use will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

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 will provide the City and the Upper Fillmore Street commercial corridor with new commercial activity to satisfy demand.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No long-term commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposal would enhance the district by providing an upscale liquor store in an area that is not over concentrated by similar uses. The business would be locally owned and the proposed alterations are within the existing building footprint.

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

Residential units in the surrounding neighborhood would not be adversely affected by the project. The proposed establishment's operations are not expected to have any negative impacts on the neighborhood or its character.

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

No housing is removed for this Project.

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

The site is on Fillmore Street and is well served by transit. Employees will be encouraged to commute by foot or transit thereby mitigating possible effects on street parking. The location is within ¼ mile of ten MUNI bus lines (1, 1AX, 1BX, 22, 24, 3, 31AX, 31BX, 38AX, 38BX).

- E. 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 Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative effects on existing parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-008461CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 28, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 7, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 7, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Liquor Store (d.b.a. "Verve") located at 2358 Fillmore Street, Lot 022 of Block 0612 pursuant to Planning Code Sections 303 and 718 within the **Upper Fillmore Neighborhood Commercial** District and a **40-X** Height and Bulk District; in general conformance with plans, dated June 28, 2017, and stamped "EXHIBIT B" included in the docket for Case No. **2017-008461CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 7, 2017** under Motion No **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 7, 2017** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

6. **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 architectural addenda. 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.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

9. **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. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

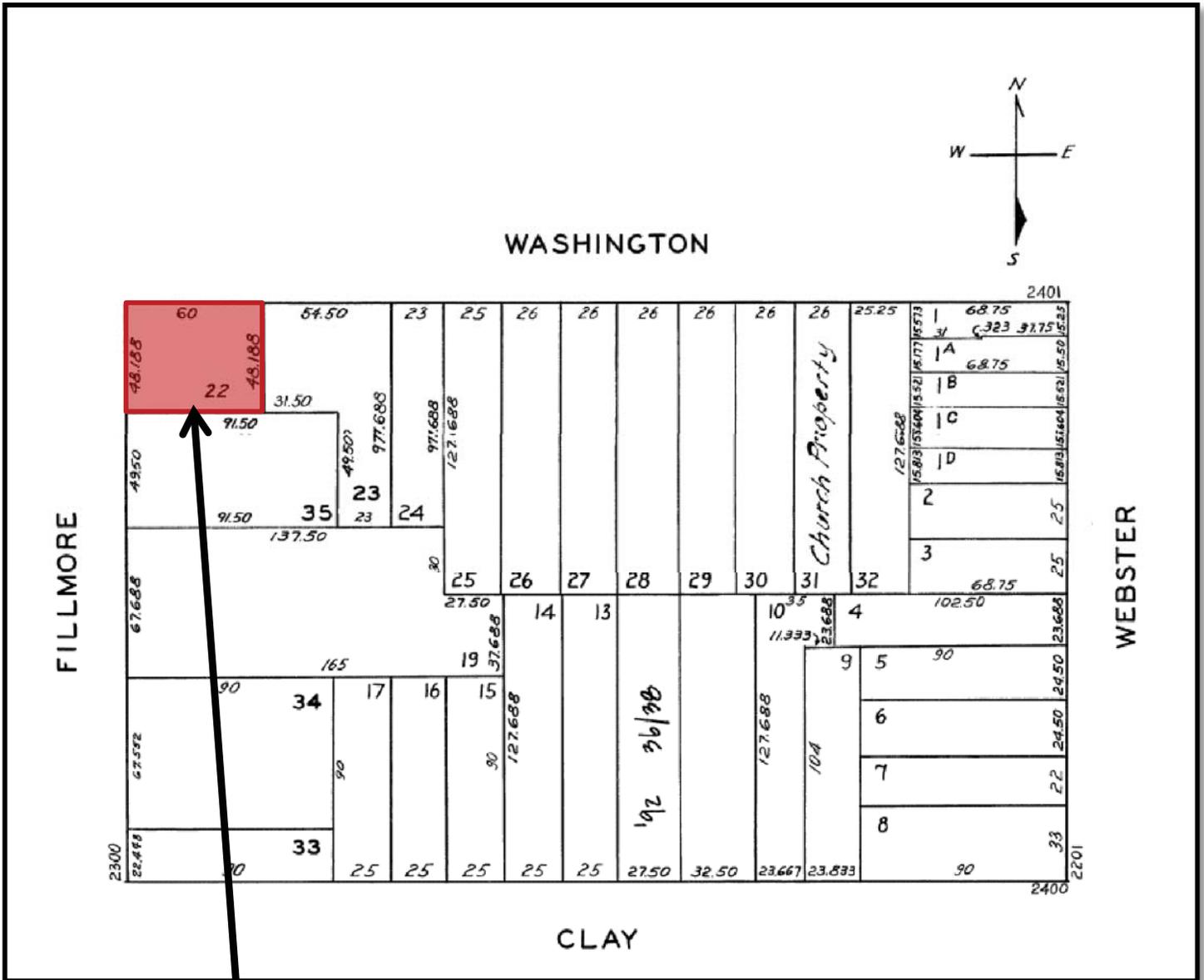
10. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 10:00a.m. to 10:00p.m. daily.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

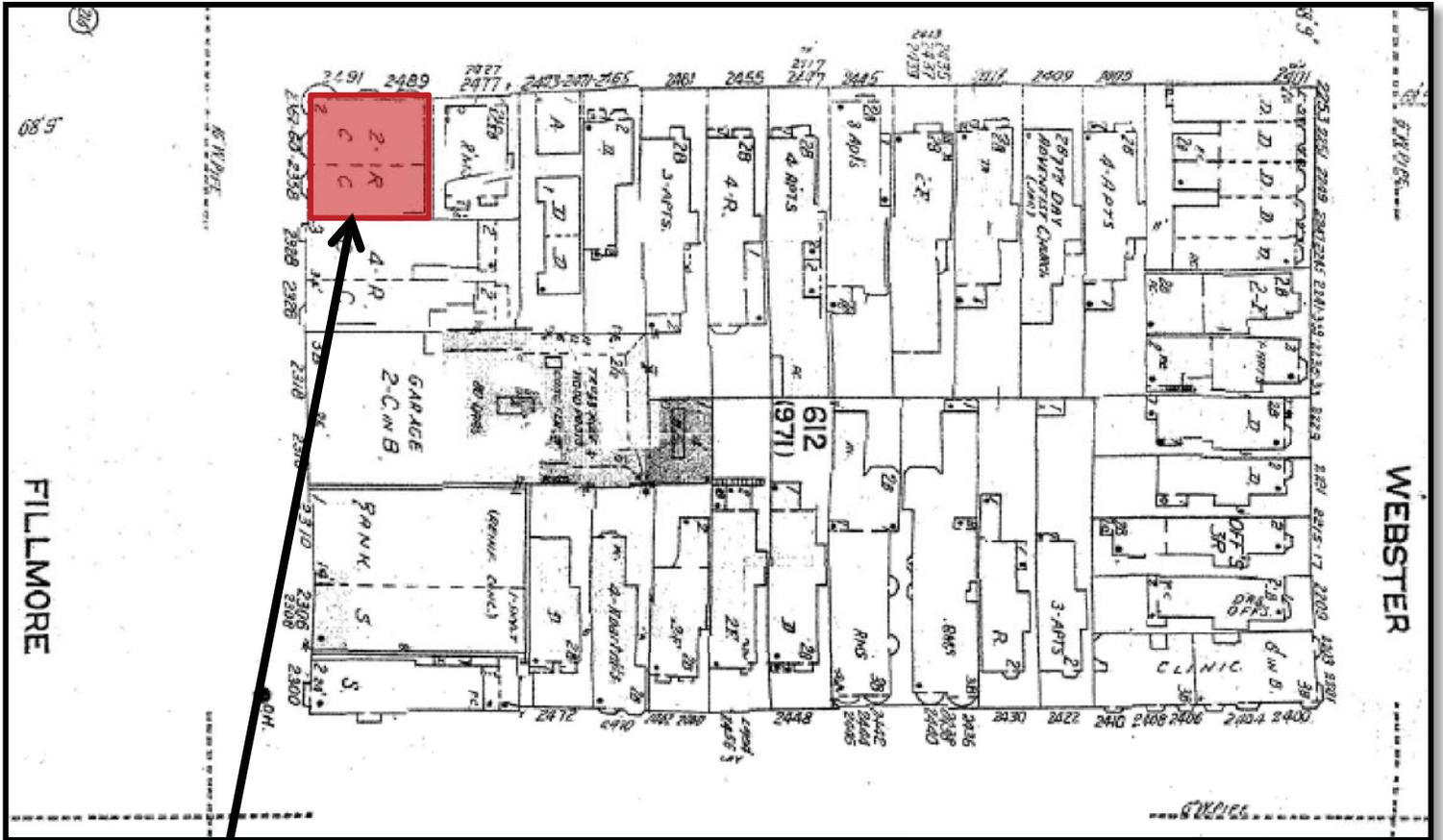
Block Book Map



SUBJECT PROPERTY



Sanborn Map



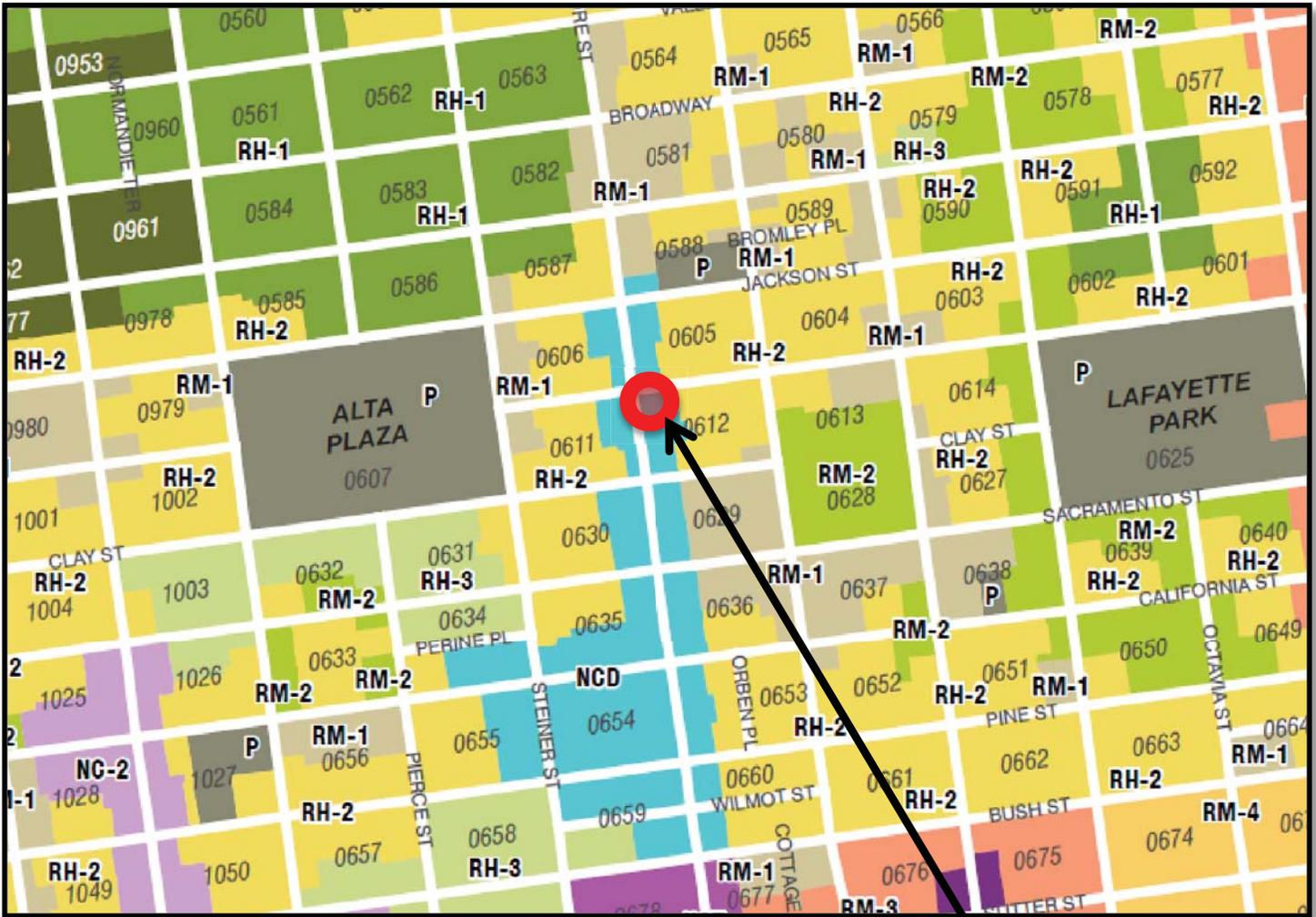
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-008461CUA
2358 Fillmore Street
Block 0612 Lot 022

Zoning Map



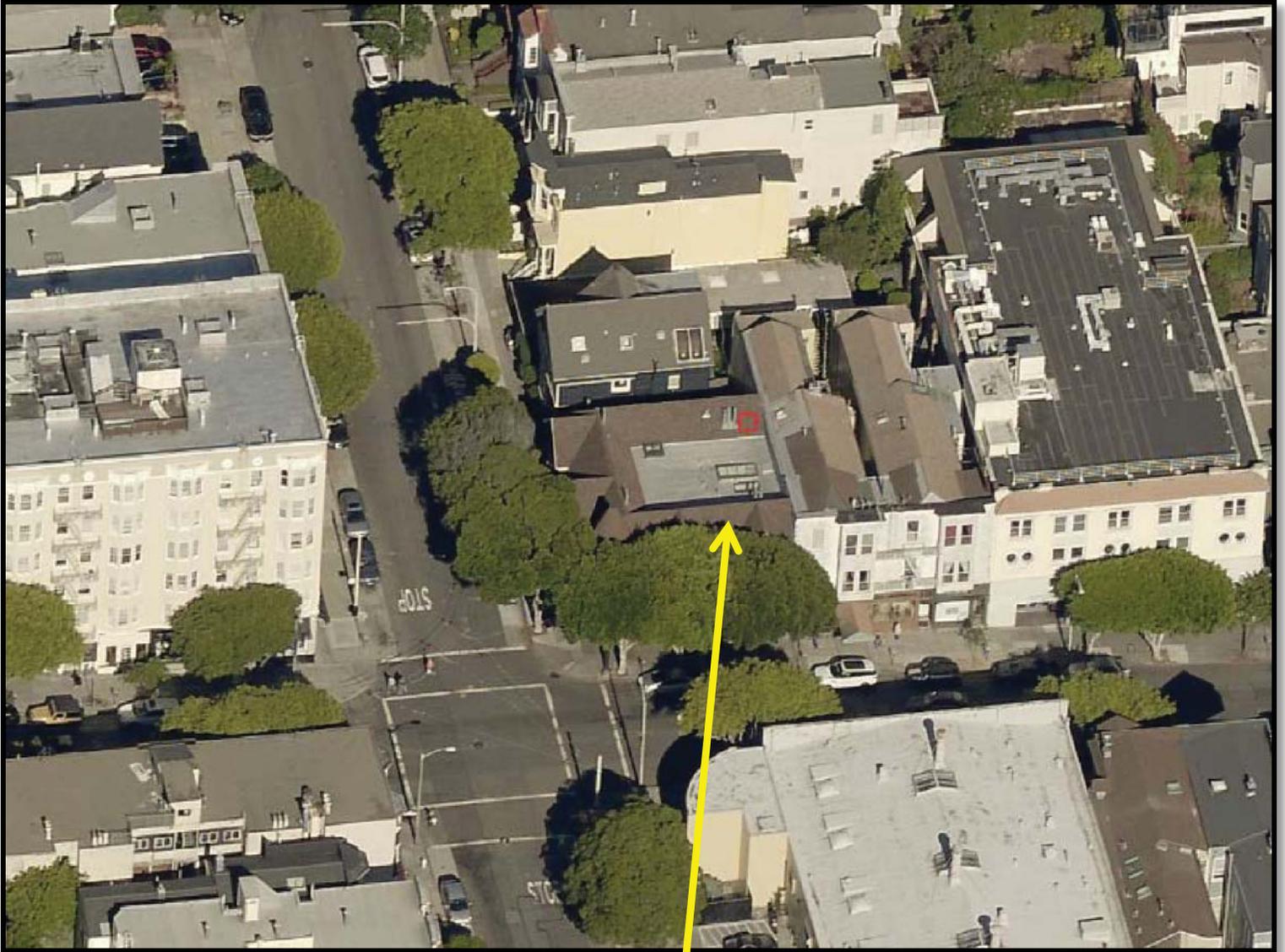
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-008461CUA
2358 Fillmore Street
Block 0612 Lot 022

Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-008461CUA
2358 Fillmore Street
Block 0612 Lot 022

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-008461CUA
2358 Fillmore Street
Block 0612 Lot 022

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-008461CUA
2358 Fillmore Street
Block 0612 Lot 022

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

VERVE HOLDINGS CA, LLC
VERVE
2358 FILLMORE ST
SAN FRANCISCO, CA 94115-1813

} FILE 21-579994
}
} REG.
}
}
}
}
} **PETITION FOR CONDITIONAL**
} **LICENSE**

For Issuance of an Off-Sale General - License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s); and,

WHEREAS, issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the proposed premises is within 600 feet from consideration points; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

WHEREAS, the proposed premises are located in Census Tract #135 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and

WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4 of the Business and Professions Code, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the petitioners stipulate that by reason of the aforementioned high crime and overconcentration of licenses, grounds exist for denial of the applied-for license; and,


Initials

WHEREAS, the San Francisco Police Department has protested the unconditional issuance of the license; and,

WHEREAS, the issuance of an unrestricted license at the applied-for location would tend to aggravate the existing law enforcement problem; and,

WHEREAS, the San Francisco Police Department withdrew its protest based upon the imposition of the below-listed conditions; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 Sales of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. and 11:00 p.m. each day of the week.
- 2 The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- 3 Loitering (loitering is defined as "to stand idly about; linger aimlessly without lawful business") is prohibited on any sidewalks or property adjacent to the licensed premises under the control of the licensee as depicted on the ABC-257 dated 03/27/2017.
- 4 Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 72 hours of application. If the graffiti occurs on a Friday or weekend day, or on a holiday, the licensee shall remove the graffiti with 72 hours following the beginning of the next week day.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 5th DAY OF June, 20 17.

Derek Mize
Applicant/Petitioner

Derrick Mize
Applicant/Petitioner

VerveWine

PRESS KIT 2017



ABOUT

Verve Wine is an entirely new way to buy and discover wine.

Founded by a Master Sommelier and a veteran wine merchant, Verve Wine offers a smart and streamlined wine-buying experience that is perfectly tailored to your unique tastes, price point and sense of adventure. The result is exciting, thoroughly delicious bottles of wine landing on your doorstep in time for your fanciest dinner party, your laziest Sunday evening, and everything in between.

Whether you're exploring Verve Wine's elegant online platform or browsing the shelves at their charming brick and mortar location at 24 Hubert Street in Manhattan's TriBeCa neighborhood, the Verve Wine experience is transparent, friendly, informative, and perfectly curated to your wine needs and interests.



PHILOSOPHY

Verve Wine founders Dustin Wilson and Derrick Mize know a lot about wine—and they know that there’s a lot of complicated jargon that can be difficult to understand: from the vast number of grapes and regions to funky tasting notes and never-ending wine lists. So they decided to kick it off the pedestal. They founded Verve Wine to make discovering interesting wine accessible to everyone, from the casual rose drinker to the serious connoisseur.

Verve Wine believes that you shouldn’t have to be an expert to find and enjoy unique, compelling wines, and that the beverages you choose to drink are just as important to consider as the food you choose to eat. The wines at Verve Wine are made by passionate people around the world who respect their land and use a hands-off, sustainable approach to farming and production. Each wine has been tasted by Dustin and Derrick, and chosen because they think it’s worth getting to know. They won’t sell anything they wouldn’t drink themselves or recommend to their own friends or family.

The Verve Wine team believes that buying and drinking wine should be about much more than a commercial transaction; it should be an experience, an education, an opportunity for connection and—most importantly—delicious good fun.

Cornas

NORTHERN R

THE TEAM

Derrick Mize and Dustin Wilson founded Verve Wine with the goal of using their extensive mutual knowledge of the wine industry—from wine importing and retail sales to wine production, hospitality, and the bottle-by-bottle expertise expected of a Master Sommelier—to make the industry they love more transparent, engaging and fun for everyone involved.





DERRICK MIZE

is a veteran wine merchant with over twenty years of experience. His resume includes roles at the acclaimed Italian wine importer, Vinifera Imports, and as head wine buyer at Ristorante Paoletti in Highlands, NC. In 2002, Derrick joined Mario Batali and Joe Bastianich's NYC-based Italian Wine Merchants and later co-founded the wine retailer New York Vintners in 2006. Derrick's experience has given him a vast knowledge of European wines and an understanding of the relationships necessary to procure unique, high quality selections in today's marketplace.



DUSTIN WILSON

is a Master Sommelier based in New York City. His career spans some of the top restaurants across the US—Frasca Food & Wine in Boulder, CO; The Little Nell, in Aspen; and RN74 in San Francisco. Dustin is best known for his position as Wine Director of the 3 Michelin-starred restaurant, Eleven Madison Park. This expertise led him to have a leading role in the critically acclaimed wine documentary, SOMM, and he was later featured in the film's sequel, SOMM: Into the Bottle.

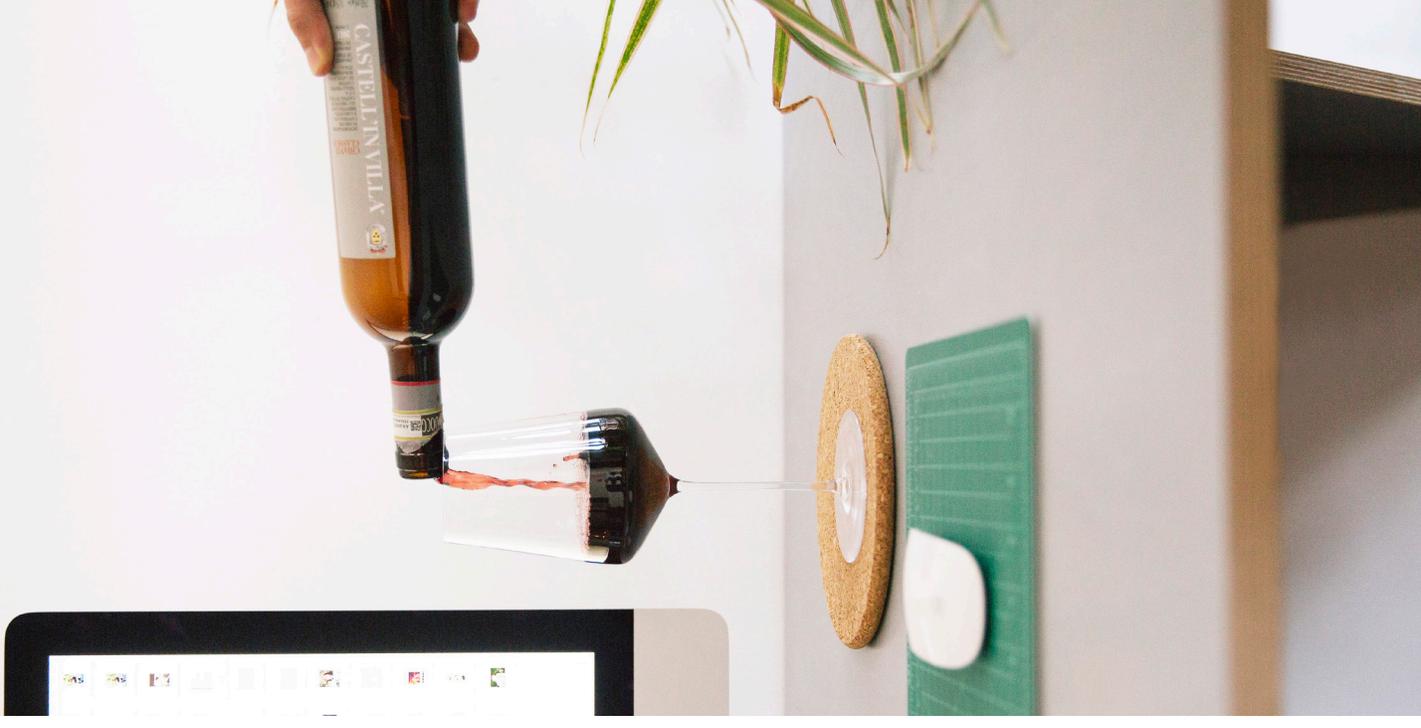
ABOUT THE PLATFORM

Verve Wine makes discovering great wine as easy as buying an outfit, booking a flight or ordering pizza online. Its seamless online platform is both elegant and approachable, designed to guide users to the perfect wine for any mood, meal, or occasion.

The site features a rotating selection of seasonal recommendations along with Wilson's favorite bottles at every price point. Users can filter their searches by flavor, grape, style or region, as well as by occasions ranging from holiday parties to home cooked dinners and movie nights in. Pairings are offered for staple foods like pizza, tacos and pasta, as well as for flavor profiles such as salty, spicy and sweet.

Every bottle at Verve Wine has a story to tell, and each wine features a detail page with clever tasting notes, fun food pairings and straightforward explanations of the bottle's origin and style. Users can track their order history to remember wines they loved, build wish lists for future purchase, and contact a sommelier with questions and requests.

In 2017 Verve Wine plans to launch a recommendation feature that will use technology to expand the reach and influence of Wilson's extensive knowledge of wine. The algorithm will suggest wines based on customers' likes, dislikes, palates and preferences -as if you were ordering from a somm at a restaurant.



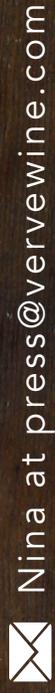


24 HUBERT STREET

Verve Wine's first brick and mortar shop is located at 24 Hubert Street in Manhattan's TriBeCa neighborhood.

Like Verve Wine's online platform, the wine selection at 24 Hubert Street features a thoughtfully curated, handpicked selection of Derrick and Dustin's global greatist hits. The shop also serves as the site of a range of wine classes and events hosted by Derrick, Dustin, and the rest of the Verve Wine team.

CONNECT WITH US





TI PERMIT 2358 FILLMORE STREET, San Francisco, CA 94115

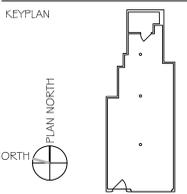
2358 FILLMORE STREET

VERVE WINES
RETAIL STORE

CLIENT:
VERVE WINES
24 HUBERT STREET
NEW YORK, NY 10013

ARCHITECT:
HANDEL ARCHITECTS, LLP
735 MARKET ST.
2ND FLOOR
SAN FRANCISCO, CA 94103
415-495-5508

NO.	DESCRIPTION	DATE
-	PERMIT SET	06.25.2017



SCALE: N.T.S.
PROJECT NO: 1321

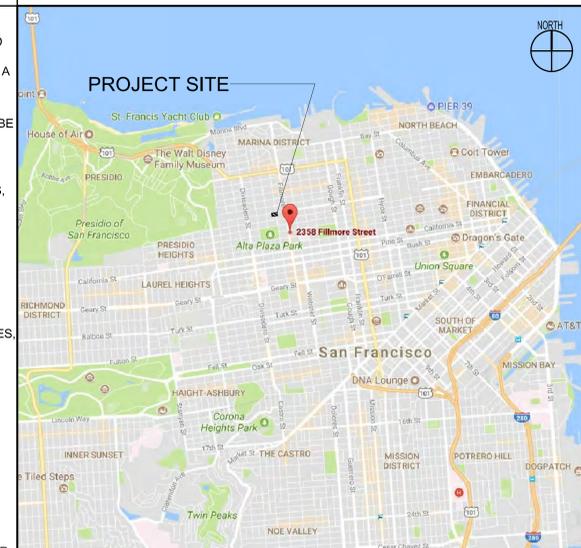
STAMP:

DRAWING TITLE:
COVER SHEET

DRAWING NO:

G000-1

VICINITY MAP



EXISTING PHOTO



DRAWING INDEX

G000-1	COVER SHEET
G030A	APPROVED PERMITS
LS100	CODE DATA + LIFE SAFETY PLAN
HA100	ACCESSIBILITY PLANS + DETAILS
DA101	EXISTING FLOOR PLAN + EXISTING RCP
A101-1	FLOOR PLANS: PARTITION, REFLECTED CEILING, FURNITURE + FINISH
A200	ELEVATION SOUTH
A601A	INTERIOR ELEVATIONS

SCOPE OF WORK

TENANT IMPROVEMENT OF SHELL SPACE FOR RETAIL USE: BUILDING USE 15-RETAIL SALES

PRIOR ACCESSIBILITY IMPROVEMENTS BY LANDLORD UNDER PERMIT #201607223084. PERMIT COMPLETE: FINAL INSPECTION #3091174.

GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. PROVIDE ITEMS SHOWN OR REFERRED TO ON A DRAWING AS REQUIRED BY THE SPECIFICATION SECTION. ITEMS MENTIONED IN A SPECIFICATION SECTION BUT NOT CALLED OUT OR SHOWN ON A DRAWING SHOULD BE VERIFIED WITH THE ARCHITECT.
- MAKE ALL FIELD MEASUREMENTS AND INVESTIGATIONS NECESSARY TO PERFORM THE WORK. NO ALLOWANCES WILL BE MADE ON BEHALF OF THE CONTRACTOR FOR ERRORS DUE TO FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - CALIFORNIA BUILDING CODE (2018)
 - STATE OR COUNTY BUILDING CODE (WHERE MORE RESTRICTIVE THAN LOCAL CODES).
 - FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 - CURRENT NFPA REQUIREMENTS.
- PROTECT AND OBEY ALL LOCAL LAWS, ORDINANCES AND RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- USE EXTREME CAUTION IN THE REMOVAL OF ANY ITEM AND PROVIDE PROTECTION OF PERSONNEL AND OTHERS IN ALL DEMOLITION WORK. CONFORM TO ALL OSHA REQUIREMENTS AND GOVERNING CODES (TYPICAL).
- SECURE AND PAY FOR ALL PERMITS, FEES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, IRRIGATION AND LIGHTING EQUIPMENT (INCLUDING ALL PIPING, DUCT AND CONDUIT ROUTING) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED.
- ANY/ALL EXISTING UTILITIES REMOVED SHALL BE TERMINATED BACK TO THE NEAREST USEFUL SOURCE OR REROUTED AS NECESSARY (TYPICAL).
- SEAL ALL SLAB, WALL AND CRAWL SPACE PENETRATIONS AS REQUIRED BY BUILDING CODE.
- DISPOSE OF ITEMS AND MATERIALS IN A LEGAL MANNER ON A DAILY OR WEEKLY BASIS AS THE WORK PROCEEDS.
- ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.
- ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK, UNLESS OTHERWISE NOTED. REMOVE REJECTED ITEMS IMMEDIATELY FROM THE WORK AND REPLACE WITH THE ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE THE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE SUBCONTRACTOR FOR THE QUALITY AND CHARACTER FOR THE ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE SUBCONTRACT.
- PROVIDE WOOD OR METAL BLOCKING AS REQUIRED IN WALLS BEHIND WALL-HUNG SHELVES, CASEWORK, PANEL BOARDS ETC. INCLUDING N.I.C. ITEMS.
- WHEN PROJECT IS COMPLETE, CLEAN ALL SPACES. CLEAN AND POLISH ALL NEW GLASS, HARDWARE AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH TREATED CLOTH OR VACUUM CLEANERS. REMOVE ALL TAPE, PLASTIC, OR PROTECTIVE COVERING.
- DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS OR NOTES. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

INTERIOR MATERIAL SYMBOLS

	INT. GLASS, SEE SPECS FOR TYPE AND FINISH		DIRECTION OF WOOD PATTERN
	INT. METAL, SEE SPECS FOR TYPE AND FINISH		
	INT. WOOD, SEE SPECS FOR TYPE AND FINISH		
	INT. STONE, SEE SPECS FOR TYPE AND FINISH		
	CARPET, SEE SPECS FOR TYPE AND FINISH		
	CERAMIC TILE, SEE SPECS FOR TYPE AND FINISH		
	SINGLE POLE LIGHT SWITCH, LETTER DENOTES LIGHT(S) CONTROLLED. DIMENSION DENOTES MOUNTING HEIGHT IF NOT STANDARD.		
	THREE WAY SWITCH. DIMENSION DENOTES HEIGHT OF SWITCH ABOVE FINISH FLOOR IF NOT STANDARD.		
	ACCESS PANEL		
	DIFFUSER, SUPPLY		
	DIFFUSER, RETURN		
	WALL-MTD. GRILLE, SUPPLY		
	WALL-MTD. GRILLE, RETURN		
	WALL-MTD. GRILLE, RETURN INTO ROOM		
	1 S.F. NET FREE AREA OPENING IN WALL ABOVE CEILING FOR RETURN AIR PATH		

ARCHITECTURAL FLOOR PLAN SYMBOLS

	LOBBY		DOOR SYMBOL		GLASS TYPE		FLOOR DRAIN
	ROOM NAME		ROOM NO.		CEILING FINISH		ROOF DRAIN
	SPACE LEVEL		DOOR NO.		WALL FINISH		OVERFLOW DRAIN
	BUILDING		EQUIPMENT GROUP		FLOOR BASE FINISH		CATCH BASIN
	1ST NO. - FIRE RATING		EQUIPMENT GROUP		SPECIAL FINISH		AREA DRAIN
	2ND NO. - CONST. TYPE		FREESTANDING FIRE DEPT. CONNECTION		TRICKLE VENT		FIRE EXTINGUISHER
	PARTITION KEY		DRY STANDPIPE		OPERABLE WINDOW TAG		FIRE HOSE
	COLUMN GRID LINE		F.D.C. FIRE DEPT. CONNECTION		ELECTRICAL PANEL		FIRE HOSE
	MAGNETIC HOLD OPEN		F.A.S. FIREMAN'S AIR SUPPLY		RESIDENTIAL DISTRIBUTION UNIT		FIRE HOSE
	MAG. H.O. W/ PROG. RELEASE		ACCESSIBLE		SECURITY PANEL		FIRE HOSE
	DECK HYDRANT		HEARING IMPAIRED		SIMILAR		FIRE HOSE
	GROUND HYDRANT		HOSE BIB		SINK		FIRE HOSE
			WALL HYDRANT		SKIM COAT		FIRE HOSE

ARCHITECTURAL DRAWING SYMBOLS

	WALL SECTION KEY		WORK POINT CONTROL POINT DATUM POINT		SPOT ELEVATION (NEW)
	BLDG. SECTION KEY		MATCH LINE		SPOT ELEVATION (EXISTING)
	EXTERIOR ELEVATION		REVISION AREA		NEW FINISH GRADE
	INTERIOR ELEVATION		OWNER FURNISHED ITEM (NOT IN CONTRACT)		EXISTING GRADE
	DETAIL SYMBOL		PROPERTY LINE		NEW OR FINISHED CONTOUR
			FENCING		EXISTING CONTOURS
			KEY NOTE		SLAB STEP

ARCHITECTURAL CEILING PLAN SYMBOLS

	2X4 FLUORESCENT LIGHT FIXTURE		CEILING MOUNTED LIGHT FIXTURE		PUSH BUTTON
	2X2 FLUORESCENT LIGHT FIXTURE		WALL MOUNTED LIGHT FIXTURE		BELL
	2X2 FLUORESCENT LIGHT FIXTURE		RECESSED LIGHT FIXTURE		FIRE ALARM PULL STATION
	2X2 FLUORESCENT LIGHT FIXTURE		RECESSED WALL WASHER		WALL-MTD. FIRE ALARM SPEAKER OR SPEAKER/STROBE
	2X2 FLUORESCENT LIGHT FIXTURE		CEILING MOUNTED ACCENT LIGHT		WALL MOUNTED FIRE-ALARM STROBE
	2X2 FLUORESCENT LIGHT FIXTURE		WALL MOUNTED ACCENT LIGHT		WALL MOUNTED EXIT SIGN. DIMENSION DENOTES HEIGHT ABOVE FLOOR.
	2X2 FLUORESCENT LIGHT FIXTURE		WALL MOUNTED THERMOSTAT		CEILING MOUNTED EXIT SIGN. DARK QUADRANT INDICATES FACE. ARROW(S) INDICATE DIRECTION
	2X2 FLUORESCENT LIGHT FIXTURE		SMOKE DETECTOR		CLG-MTD. SPRINKLER HEAD
	2X2 FLUORESCENT LIGHT FIXTURE		SPEAKER		SIDE WALL SPRINKLER HEAD

ARCHITECTURAL ABBREVIATIONS

A	And	E	East	K.D.	Knocked Down	REFL.	Reflected
At	At	EA.	Each	KIT.	Kitchen	REFR.	Refrigerator
Centerline	Centerline	EB.	Expansion Bolt	K.I.P.	Kick Into Place	REIN.	Reinforced
Channel	Channel	EDF	Electric Drinking Fountain	K.O.	Knock Out	REQ.	Required
Diameter or Round	Diameter or Round	EG.	Edge Guard	K.P.	Kick Plate	RESIL.	Resilient
Foot (Feet)	Foot (Feet)	EJ.	Expansion Joint	L.	Linen	REV.	Revision/Revised
Inch (Inches)	Inch (Inches)	EL.	Elevation	LAB.	Laboratory	R.GTR.	Register
Penny	Penny	EL.	Elevation	LAD.	Ladder	R.H.	Right Hand
Perpendicular	Perpendicular	ELEC.	Electrical	LAM.	Laminate	RM.	Room
Round or Number	Round or Number	ELEV.	Elevator	LAV.	Lavatory	R.O.	Right of Way
Square Foot (Feet)	Square Foot (Feet)	EMER.	Emergency	L.B.	Lag Bolt	R.O.W.	Right of Way
A.B.	Anchor Bolt	ENAM.	Enamel	L.H.	Left Hand	R.T.	Resilient Tile
A.C.	Asphalt Concrete	ENCL.	Enclosure	LIN.	Linear	RUB.	Rubber
A/C.	Air Conditioning	ENGR.	Engineer	LKR.	Locker	RWD.	Redwood
ACC.	Access	ENT.	Entrance	L.L.	Live Load	R.W.L.	Rain Water Leader
ACOUS.	Acoustical	E.P.B.	Electric Panel Board	LOUV.	Louver	S/A.	South
A.D.	Area Drain	EQ.	Equipment	L.P.	Low Point	S.A.F.	Self-Adhesive Flashing
ADJ.	Adjustable	EQPT.	Equipment	L.F.	Light	S.C.	Solid Core
A.F.F.	Above Finish Floor	ES.	Exposed Structure	LWT.	Lightweight	S.C.D.	Seat Cover Dispenser
AGGR.	Aggregate	ESC.	Escalator	MACH.	Machine	SCHED.	Schedule
AL.	Aluminum	E.W.	Each Way	MAINT.	Maintenance	S.D.	Soap Dispenser (Dish)
AL.T.	Alternate	E.W.C.	Electric Water Cooler	MAS.	Masonry	S.D.T.	Smoke Detector
ANOD.	Anodized	EXCAV.	Excavated	MAT.	Material	SECT.	Section
A.P.	Access Panel	EXH.	Exhaust	MAX.	Maximum	S.E.	See Electrical Drawings
APPROX.	Approximate	EXP.	Expansion	M.B.	Machine Bolt	SERV.	Service
APPVD.	Approved	EXPO.	Exposed	M.C.	Medicine Cabinet	S.F.F.D.	San Francisco Fire Dept
ARCH.	Architectural	EXT.	Exterior	M.D.F.	Med. Density Fiberboard	SH.	Shelf
ASPH.	Asphalt	F. & B.	Food and Beverage	MECH.	Mechanical	SHR.	Shower
AUTO.	Automatic	F.A.	Fire Alarm	MED.	Medium	SHT.	Sheet
AVG.	Average	F.A.S.	Fireman's Air Supply	MEMB.	Membrane	S.I.C.	See Interior Drawings
B.D.	Bulletin Board	F.B.	Flat Bar	MET.	Metal	S.I.M.	Similar
BD.	Board	F.D.C.	Fire Department Conn.	MEZZ.	Mezzanine	SK	Skim Coat
BITUM.	Bituminous	FDN.	Foundation	MFR.	Manufacturer	SKM.D.	See Mechanical Drawings
B.J.	Butt Joint	F.E.	Fire Extinguisher	M.H.	Manhole	S.N.D.	Sanitary Napkin Disp.
B.K.G.	Blocking	F.E.C.	Fire Extinguisher Cab.	MIC.	Microwave	S.N.B.	Sanitary Napkin
BLDG.	Building	F.F.	Finish Face	MIN.	Minimum	S.P.D.	See Plumbing Drawings
BLK.	Block	F.G.	Fixed Glass	MISC.	Miscellaneous	S.P.E.C.	Specification(s)
BLKG.	Blocking	F.H.C.	Fire Hose Cabinet	MISC.	Miscellaneous	SPKR.	Speaker
BM.	Beam	FIN.	Finish	MTD.	Mounted	SQ.	Square
B.MK.	Bench Mark	FIXT.	Fixture	MUL.	Mullion	S.S.D.	See Structural Drawings
BOT.	Bottom	FL.	Floor	N.	North	SSS.	Stainless Steel
BSMT.	Basement	FLASH.	Flashing	(N)	New	S.S.	Stainless Steel
BTWN.	Between	FLUOR.	Fluorescent	NAT.	Natural	STA.	Station
B.U.R.	Built Up Roof	F.O.	Face of	N.I.C.	Not In Contract	STD.	Standard
CAB.	Cabinet	F.P.	Fireproof	NO. OR #	Number	STR.	Structural
C.B.	Catch Basin	F.P.R.F.	Fire Resistant/Retardant	NOM.	Nominal	SUR.	Surface
C.C.	Center to Center	F.R.	Fire Resistant/Retardant	NRC.	Noise Reduction	SUSP.	Suspended
C.E.M.	Cement	FRMG.	Framing	COEFFICIENT	Coefficient	SYM.	Symmetrical
CER.	Ceramic	F.S.	Full Size	NOT TO SCALE	Not To Scale	SYS.	System
CFG.	Counterflashing	FT.	Foot or Feet	N.T.S.	Not To Scale	TAN.	Tangent
C.G.	Corner Guard	FTG.	Footing	O.A.	Over All	T.B.	Top and Bottom
CHAM.	Chamfer	FURR.	Furring	OBS.	Obscure	TEL.	Telephone
C.I.	Cast Iron	FUT.	Future	O.C.	On Center	TEMP.	Tempered
C.I.P.	Cast-In-Place	F.W.P.	Fabric Wrapped Panel	O.D.	Outside Diameter(Dim.)	TER.	Terrazzo
C.J.	Control Joint	F.W.A.P.	Fabric Wrapped Panel	O.F.C.I.	Owner Furnished / Contractor Installed	TER.	Terrazzo
CLG.	Ceiling	GA.	Gage (Gauge)	O.F.O.I.	Owner Furnished / Owner Installed	T.G.	Tongue and Groove
CLKG.	Calking	GALV.	Galvanized	O.F.D.	Overflow Drain	THK.	Thick
CL.	Closet	G.B.	Grab Bar	OFF.	Offset	THRES.	Threshold
CLR.	Clear	GEN.	General	O.H.	Opposite Hand	THRU	Through
C.M.U.	Concrete Masonry Unit	G.F.R.C.	Glass Fiber Reinforced Concrete	OPNG.	Opening	T.O.	Top of
CNTR.	Center	G.R.G.	Gypsum Reinforced Gypsum	OPP.	Opposite	T.P.B.	Telephone Panel Board
COL.	Column	G.I.	Galvanized Iron	ORIG.	Original	T.P.D.	Toilet Paper Dispenser
COMB.	Combination	GL.	Glass	O.S.	Open to Structure	TYP.	Typical
COMP.	Computer	GND.	Ground	OVHD.	Overhead	UNF.	Unfinished
COMPO.	Composition	GR.	Grade	PAR.	Parallel	U.O.N.	Unless Otherwise Noted
CONC.	Concrete	GR.	Grade	P.B.D.	Particleboard	UR.	Urinal
CONF.	Conference	G.S.M.	Gypsum Sheet Metal	PC.	Piece	UTIL.	Utility
CONN.	Connection	GYP.	Gypsum	O.D.	Over Diameter	VAR.	Variable
CONSTR.	Construction	GWB	Gypsum Wall Board	P.E.	Plaster Enamel	V.B.	Vapor Barrier

Permit Details Report

Report Date: 6/21/2017 5:58:34 PM
 Application Number: 201607223084
 Form Number: 8
 Address(es): 0612 /022 /0 2358 FILLMORE ST
 Description: RENOVATE (E) STEPPED WOOD FLOOR FRAMING AND REPLACE WITH SINGLE LEVEL CONCRETE SLAB, NEW ACCESSIBLE RESTROOM, REPLACE FRONT DOOR TO BE ACCESSIBLE, ELECTRICAL UNDER SEPARATE PERMIT, NO MECHANICAL
 Cost: \$72,000.00
 Occupancy Code: M
 Building Use: 15 - RETAIL SALES

Disposition / Stage:

Action Date	Stage	Comments
7/22/2016	TRIAGE	
7/22/2016	FILING	
7/22/2016	FILED	
8/5/2016	APPROVED	
8/5/2016	ISSUED	
12/12/2016	COMPLETE	3091174 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number: 295897
 Name: IAN TALLON
 Company Name: NORTHERN SUN ASSOCIATES
 Address: 200 SO. SPRUCE AV * S SAN FRANCISCO CA 94080
 Phone: 6508711962

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	7/22/16	7/22/16			7/22/16	PANGELINAN MARIANNE	
2	CP-ZOC	7/22/16	7/22/16			7/22/16	DISALVO JONATHAN	Approved OTC per plans. Changes to frontage comply with active frontage per PC 145.1. Work ok by preservation planner.
3	BLDG	7/22/16	7/22/16			7/22/16	OSPITAL JOSEPH	approved otc
4	PAD-STR	7/22/16	7/22/16			7/22/16	CHAN JOSEPH	APPROVED OTC
5	SFPUC	7/25/16	7/25/16			7/25/16	TOM BILL	Not Applicable - Not enough changes for charges.
6	CPB	8/5/16	8/5/16			8/5/16	KARCS EVELYN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
12/12/2016	AM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1
10/12/2016	AM	WS	Web Scheduled	REINFORCING STEEL	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
12/12/2016	Robert Power	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD
10/12/2016	Robert Power	REINFORCING STEEL	OK TO POUR
9/2/2016	Kevin Birmingham	FORMS, PARTIAL	FORMS, PARTIAL

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	12/12/2016	PBR	1	CONCRETE (PLACEMENT & SAMPLING)	J.Drive
0	12/12/2016	PBR	2	BOLTS INSTALLED IN CONCRETE	
0	12/12/2016	PBR	4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0	12/12/2016	PBR	24B	STEEL FRAMING	
0	12/12/2016	PBR	18B	BOLTS INSTALLED IN EXISTING MASONRY	
0	12/12/2016	PBR	24A	FOUNDATIONS	
0	12/12/2016	PBR	5A1	SINGLE PASS FILLET WELDS < 5/16"	

2358
FILLMORE
STREET

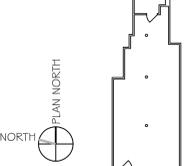
VERVE WINES
RETAIL STORE

CLIENT:
VERVE WINES
24 HUBERT STREET
NEW YORK, NY 10013

ARCHITECT:
HANDEL ARCHITECTS, LLP
735 MARKET ST.
2ND FLOOR
SAN FRANCISCO, CA 94103
415-495-5500

NO.	DESCRIPTION	DATE
--	PERMIT SET	06.25.2017

KEYPLAN



SCALE: N.T.S.
PROJECT NO: 1321

STAMP:

DRAWING TITLE:
APPROVED PERMITS

DRAWING NO:
GO30A

CODE DATA

- I. APPLICABLE CODES**
- 2016 CALIFORNIA BUILDING CODE, AND SAN FRANCISCO AMENDMENTS
 - 2016 CALIFORNIA ELECTRICAL CODE, AND SAN FRANCISCO AMENDMENTS
 - 2016 CALIFORNIA MECHANICAL CODE, AND SAN FRANCISCO AMENDMENTS
 - 2016 CALIFORNIA PLUMBING CODE, AND SAN FRANCISCO AMENDMENTS
 - 2016 CALIFORNIA GREEN BUILDING CODE, AND SAN FRANCISCO AMENDMENTS
 - 2016 CALIFORNIA ENERGY CODE
 - NFPA 101, LIFE SAFETY CODE
 - NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS
 - NFPA 70, NATIONAL ELECTRICAL CODE
 - NFPA 72, NATIONAL FIRE ALARM CODE

- II. APPLICABLE STANDARDS**
- UL - UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY
 - UL - UNDERWRITERS BUILDING MATERIALS DIRECTORY
 - SMACNA - FIRE, SMOKE & RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS

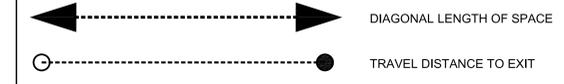
III. PROJECT INFORMATION
 PROJECT NAME: VERVE WINES RETAIL STORE
 PROJECT ADDRESS: 2358 FILLMORE STREET
 PERMITTED USE: MERCANTILE, RESIDENTIAL
 CONSTRUCTION TYPE: V (5B)
 OCCUPANCY TYPE: M MERCANTILE
 TOTAL SQUARE FOOTAGE: 792SF

TABLE 803.11 - CLASS C FINISHES CAN BE USED.
 TABLE 906.3 - 1 FIRE EXTINGUISHER (2-A) IS REQUIRED PER FLOOR WITH 75FT MAX. TRAVEL DISTANCE
 SECTION 907.2.7 - A FIRE ALARM SYSTEM IS NOT REQUIRED.
 TABLE 1006.3.2(2) - SINGLE EXIT PERMITTED FOR OCCUPANT LOAD UNDER 49 AND MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE OF 75FT.
 TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE WITHOUT SPRINKLER SYSTEM = 200FT
 TABLE 1020.1 EXCEPTION 4 - FIRE RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN GROUP M OCCUPANCY IN WHICH THE OCCUPANT LOAD SERVED BY THE CORRIDOR IS LESS THAN 30.
 TABLE 1020.2 - 36" MINIMUM WIDTH OF CORRIDOR SERVING OCCUPANT LOAD < 50
 TABLE 1020.4 - DEAD END LENGTH = 20FT

EGRESS TABULATION

SPACE NAME/NO.	ROOM NAME	OCCUPANT USE	GROSS/ NET S.F.	OCCUPANT LOAD FACTOR	# OF OCCUPANTS	EXIT REQ'D	EXIT PROVIDED
1-01	SALES FLOOR	MERCANTILE	492	60	9	1	1
1-02	OFFICE	BUSINESS	82	100	1	1	1
LEVEL 1 - ALL					10	1	1

EGRESS SYMBOL LEGEND



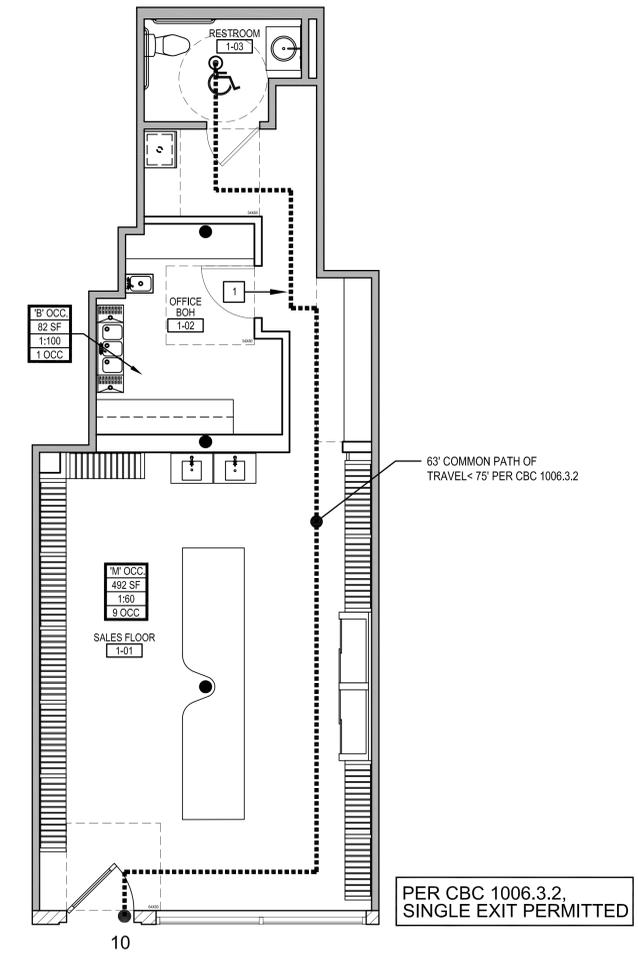
**2358
FILLMORE
STREET**

**VERVE WINES
RETAIL STORE**

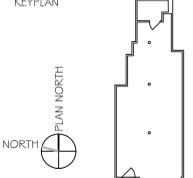
CLIENT:
 VERVE WINES
 24 HUBERT STREET
 NEW YORK, NY 10013

ARCHITECT:
 HANDEL ARCHITECTS, LLP
 735 MARKET ST.
 2ND FLOOR
 SAN FRANCISCO, CA 94103
 415-495-5588

NO.	DESCRIPTION	DATE
--	PERMIT SET	06.25.2017



KEYPLAN



SCALE: Varies
 PROJECT NO: 1321

STAMP:

DRAWING TITLE:

**CODE DATA + LIFE
SAFETY PLAN**

DRAWING NO:

LS100

01 LIFE SAFETY PLAN
 SCALE: 1/4" = 1'-0"

2358 FILLMORE STREET

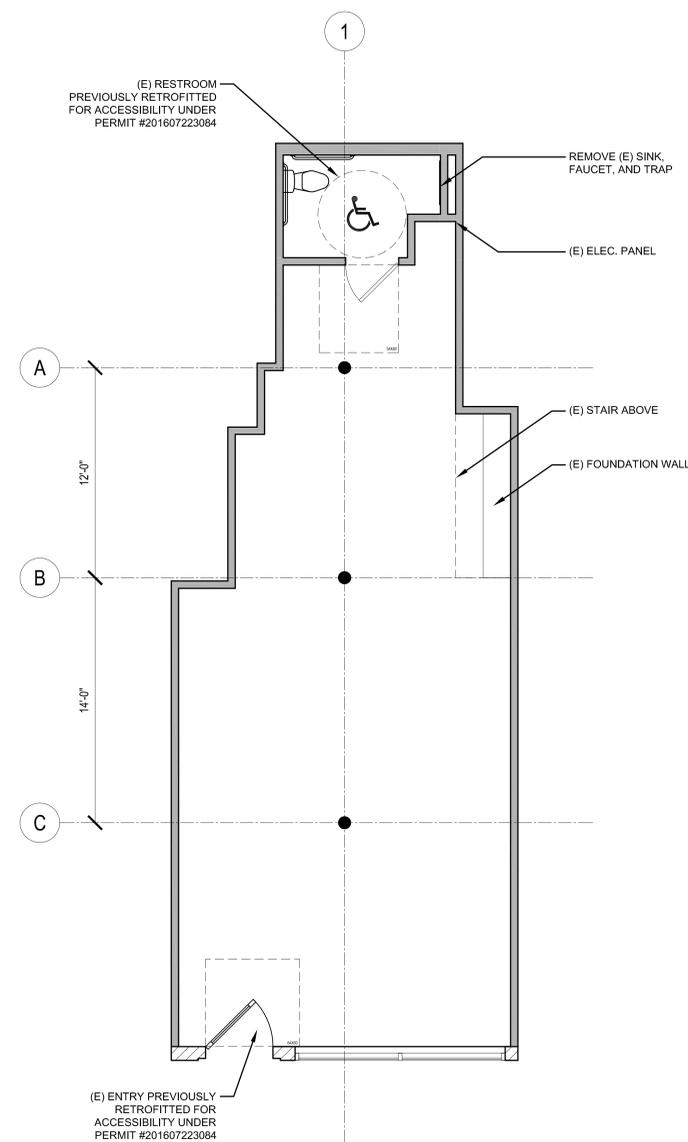
VERVE WINES
RETAIL STORE

CLIENT:
VERVE WINES
24 HUBERT STREET
NEW YORK, NY 10013

ARCHITECT:
HANDEL ARCHITECTS, LLP
735 MARKET ST.
2ND FLOOR
SAN FRANCISCO, CA 94103
415-495-5588

LEGEND

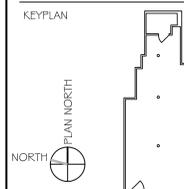
	EXISTING EXTERIOR WALL
	EXISTING PARTITION WALL
	EXISTING COLUMN
	EXISTING DOOR



01 EXISTING PLAN (SHELL)
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
--	PERMIT SET	06.25.2017

KEYPLAN



SCALE: 1/4" = 1'-0"
PROJECT NO: 1321

STAMP:

DRAWING TITLE:

EXISTING FLOOR PLAN

DRAWING NO:

DAIOI

WALL FINISHES

WF-01	(E) STOREFRONT WALL - SILL, REPAIR & PAINT FARROW & BALL: No.25G Pitch Black, Exterior Eggshell PTD, GYP, BD, BEN MOORE OC45 - SATIN / MILDEWICIDE PRIMER
WF-02	T&G FIR, STAIN TO MATCH ARCH'S CONTROL SAMPLE
WF-03	CERAMIC TILE - ZELIGE 4x4 BLACK (SCRIBER'S INK) - CLE TILE (415-887-9011)
WF-04	PTD, T&G FIR, BENJAMIN MOORE 'BAVARIAN FOREST 2054-10'
WF-05	PTD, GYP, BD, BEN MOORE OC45 - REGAL MATTE
WF-06	PTD, GYP, BD, BEN MOORE OC45 - REGAL MATTE

STONE

ST-01	MARBLE SLAB COUNTER & APRON, BACKSPASH WITH 'BROKEN' EDGE, CALACATTA VERDE (HONED) - SPECSTONES (415-684-1355)
ST-02	LIMESTONE DISPLAY COUNTER, GRIGIO ALPI HONED & SEALED - COOR ITALIA (415.339.5810)
ST-03	QUARTZ SOLID SURFACE COUNTER - SPECSTONES (415-684-1355)

CEILING FINISH

WF-03	PTD, GYP, BD, BEN MOORE OC45 - REGAL MATTE (HALLWAY, RESTROOM)
WF-06	PTD, GYP, BD, BEN MOORE OC45 - REGAL MATTE

FLOOR FINISHES

FF-01	WIDE PLANK OAK
FF-02	1/4" QUARRY TILE W/ 6" INTEGRAL COVE BASE
FF-03	3/8" STONE TILE W/ 6" INTEGRAL COVE BASE - CARRARA 'C' - SPECSTONES (415-684-1355)

WINE SHELVING FINISH

DOUGLAS FIR, STAIN TO MATCH ARCH'S CONTROL SAMPLE)
--

EQUIPMENT & FIXTURE SCHEDULE

FIXTURE	MANUFACTURER	MODEL	DESCRIPTION	REMARKS
S-1	PERLUCK CORP.	T9(D)53C	THREE TANK SINK W/ DRAINBOARDS - S5	
S-2	ADVANCE TABCO	DI-1-105P	HAND SINK - ONE COMPARTMENT W/ REAR AND SIDE SPLASH	INCLUDE K-58 FAUCET W/ SPRAY AND K-472 FAUCET HOLE REVISION
S-3	ADVANCE TABCO	9-OPC-84-300	SINGLE DOOR MOP SINK CABINET - 18GA TYPE 300 S5	INCLUDE K-94-BACK-300 BACK PANEL, K-472 FAUCET HOLES, AND K-240 SERVICE FAUCET
S-4	KOHLER	K-2393	BOTTICELLI WADING POOL ABOVE-COUNTER SINK	ADA
S-4A	VOLA	A34	1-1/4" TRAP	COLOR 19, NATURAL BRASS
S-5	NATIVE TRAILS	CP5210	RIO CHICO - ANTIQUE COPPER	INCLUDE DR320 BASKET STRAINER IN WEATHERED COPPER
F-1	BARBER WILSON	GA 260	SINK BIB TAP	INCLUDE TT280 6" VERTICAL EXTENSION AND TT284 HORIZON. EXTENSION (1")
F-2	VOLA	4022	BUILD-IN BASIN TAP W/ ON/OFF SENSOR	COLOR 19, NATURAL BRASS. INCLUDE ALL REQUIRED ACCESSORIES.

LIGHTING SCHEDULE

FIXTURE	MANUFACTURER	MODEL	DESCRIPTION	REMARKS
LT-01	DAVEY	7203	SURFACE MOUNT, 230V, E26, 60W	E26, POLISHED BRASS, CLEAR GLASS (DeANN KENNEDY 628.228.9432)
LT-02	TECH LIGHTING		LED 90 CRI 3000K 120V	WHITE
LT-03	TECH LIGHTING	TRACK	STRAIGHT MONORAIL, LOW VOLTAGE, ANTIQUE BRONZE	TELLUM HEADS, 3" OFFSET LENGTH
LT-04	DAVEY	7203	SURFACE MOUNT, 230V, E26, 60W	E26, POLISHED BRASS, FROSTED GLASS (DeANN KENNEDY 628.228.9432)
LT-05	DAVEY	7207	WALL MOUNT, 230V, E27, 60W	E27, POLISHED BRASS, FROSTED GLASS (DeANN KENNEDY 628.228.9432)
LT-06	Michael Anastassiades	DBL ANGLE PENDANT	120V: G9, 40W frosted halogen bulb. 350 lumens. 2800 kelvin. Dimmable. Supplied with 4" junction box cover.	SATIN BRASS (FUTURE PERFECT 415.932.6508)

PARTITION SCHEDULE

PARTITION TYPE	LOCATION	DESCRIPTION	NOMINAL THICKNESS	REMARKS
1	VARIES	TYPICAL FULL HEIGHT METAL STUD FRAMED DRYWALL PARTITION WITH ACOUSTIC INSULATION	6 IN.	BRACE WALL AT LVL 2 FLOOR EDGE AS REQUIRED
2	VARIES	METAL STUD FRAMED PARTITION WITH WATER RESISTANT TILE BACKER BOARD WHERE WHERE REQUIRED	5 IN.	
3	VARIES	TYPICAL PARTIAL HEIGHT (VARIES) METAL STUD FRAMED DRYWALL PARTITION.	5 IN.	
4	WET AREAS / CHASE WALLS	METAL STUD FRAMED PARTITION WITH WATER RESISTANT TILE BACKER BOARD AND TILE CLADDING WHERE REQUIRED, FURRING AND PANEL REINFORCING WHERE REQUIRED FOR WALL MOUNTED FIXTURES	AS REQUIRED	

GENERAL NOTES

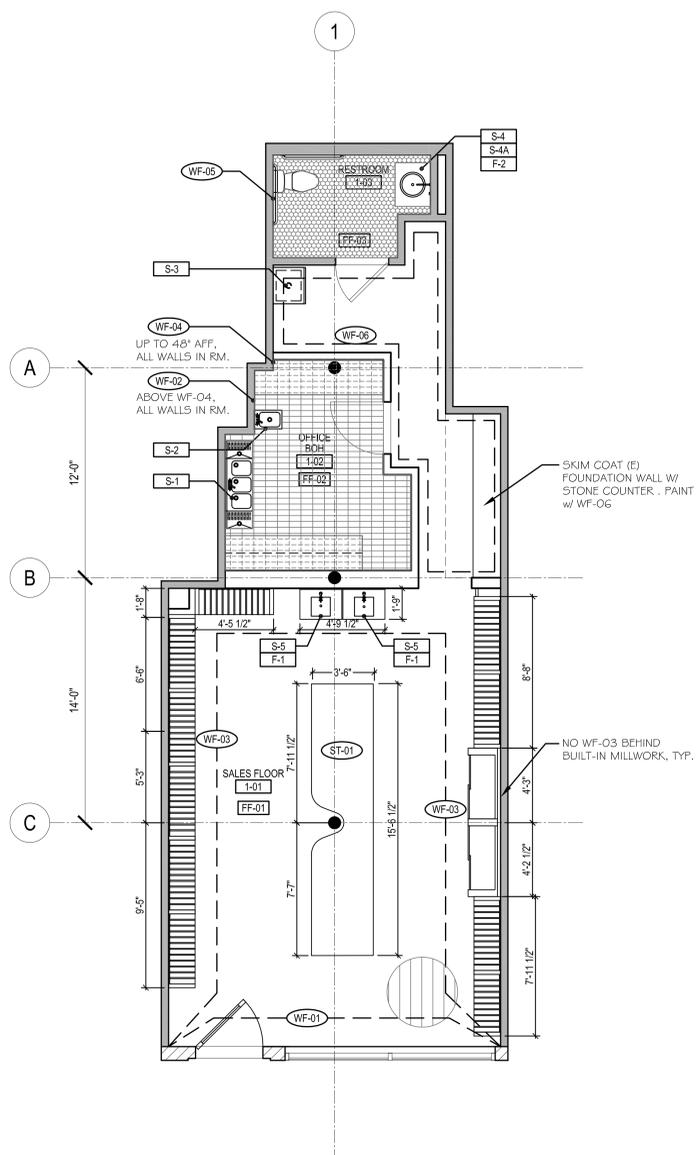
- EXTEND FINISH FLOORING UNDER ALL APPLIANCES, MILLWORK, AND PLUMBING FIXTURES.
- ELECTRICAL SCOPE TO BE DESIGN-BUILD UNDER SEPARATE, FUTURE PERMIT
- ACCESSIBILITY IMPROVEMENTS COMPLETED UNDER SEPARATE PERMIT, SEE SHEET G030A

**2358
FILLMORE
STREET**

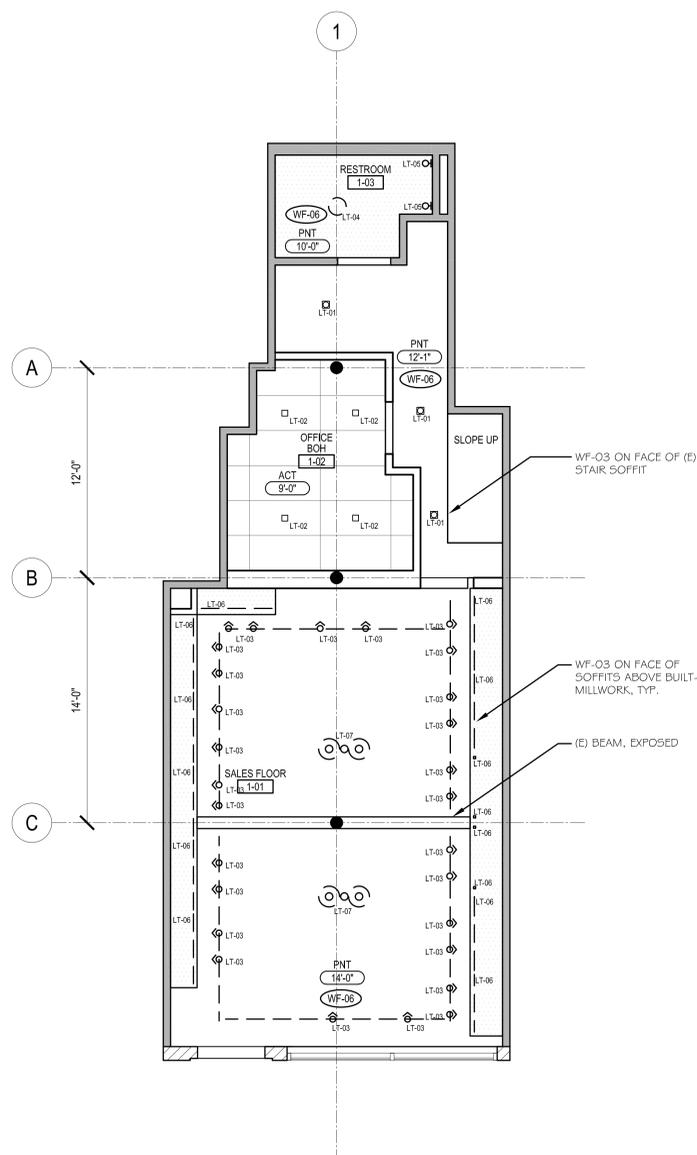
**VERVE WINES
RETAIL STORE**

CLIENT:
VERVE WINES
24 HUBERT STREET
NEW YORK, NY 10013

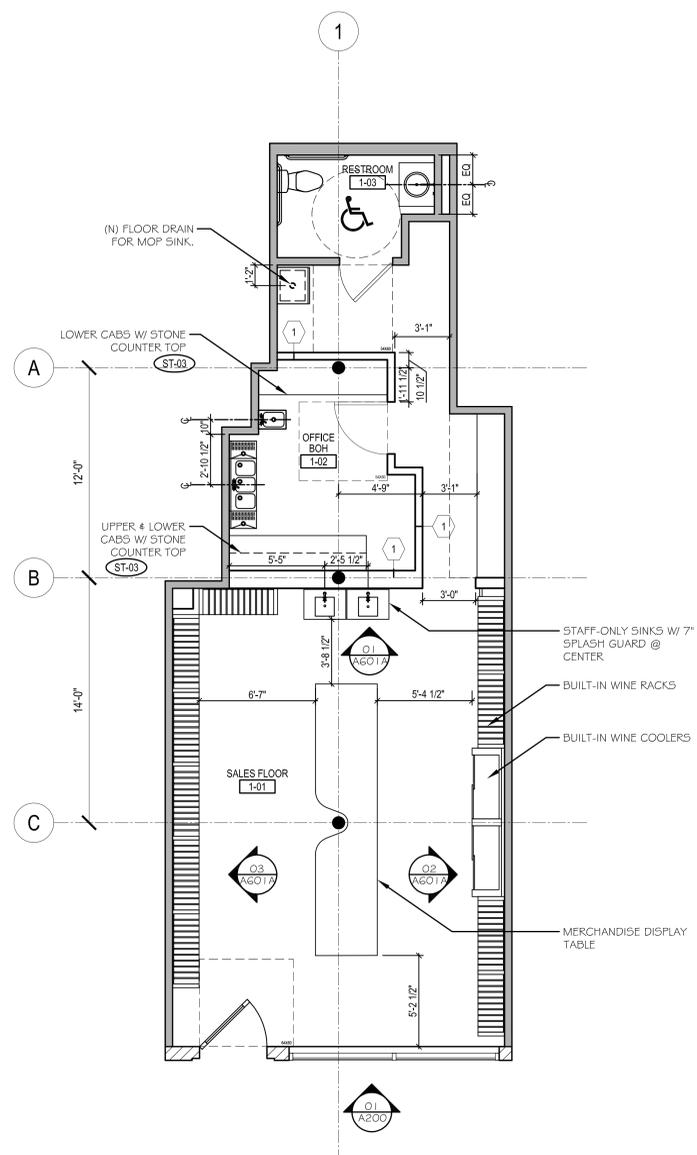
ARCHITECT:
HANDEL ARCHITECTS, LLP
735 MARKET ST.
2ND FLOOR
SAN FRANCISCO, CA 94103
415-495-5588



03 FURNITURE + FINISH PLAN
SCALE: 1/4" = 1'-0"

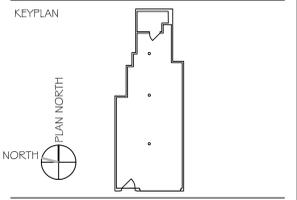


02 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



01 PARTITION PLAN
SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION	DATE
--	PERMIT SET	06.25.2017



SCALE: 1/4" = 1'-0"
PROJECT NO: 1321
STAMP:

DRAWING TITLE:
PARTITION FLOOR PLAN

DRAWING NO:
A101-1

2358 FILLMORE STREET

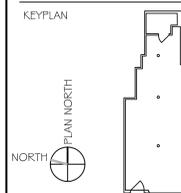
VERVE WINES
RETAIL STORE

CLIENT:
VERVE WINES
24 HUBERT STREET
NEW YORK, NY 10013

ARCHITECT:
HANDEL ARCHITECTS, LLP
735 MARKET ST.
2ND FLOOR
SAN FRANCISCO, CA 94103
415-495-5588

NO.	DESCRIPTION	DATE
--	PERMIT SET	06.25.2017

KEYPLAN



SCALE: 1/4" = 1'-0"
PROJECT NO: 1321

STAMP:

DRAWING TITLE:
SOUTH ELEVATION

DRAWING NO:

A200



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

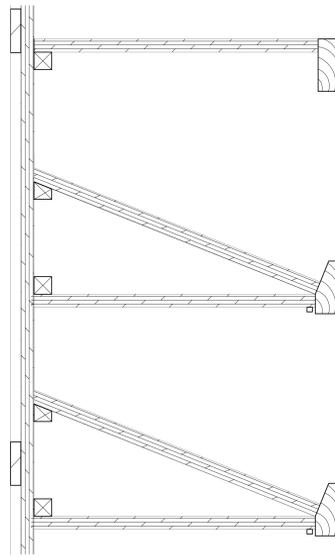
2358 FILLMORE STREET

VERVE WINES
RETAIL STORE

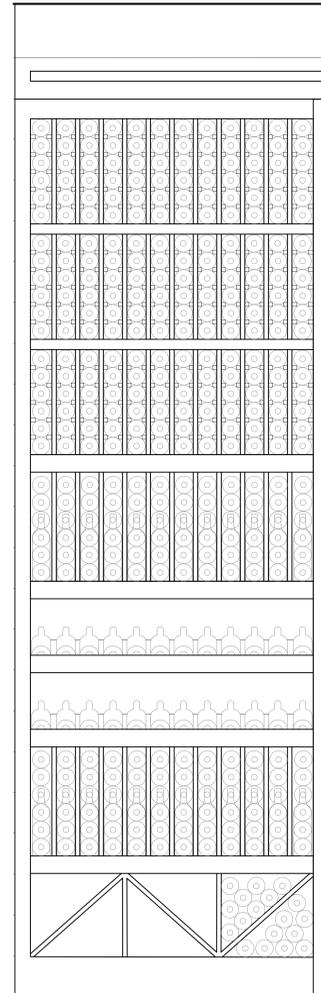
CLIENT:
VERVE WINES
24 HUBERT STREET
NEW YORK, NY 10013

ARCHITECT:
HANDEL ARCHITECTS, LLP
735 MARKET ST.
2ND FLOOR
SAN FRANCISCO, CA 94103
415-495-5588

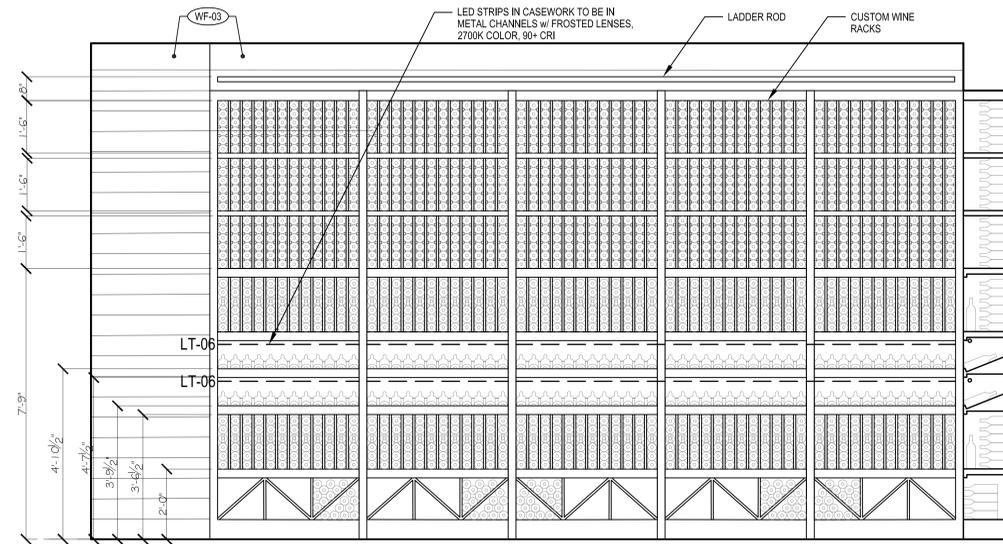
NO.	DESCRIPTION	DATE
--	PERMIT SET	06.25.2017



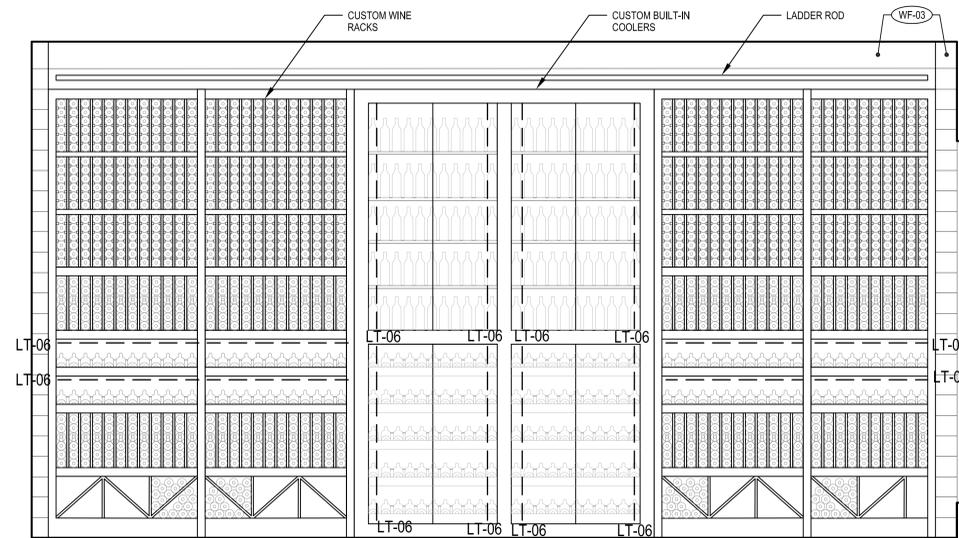
05 ENLARGED SECTION - TYP.
SCALE: 3" = 1'-0"



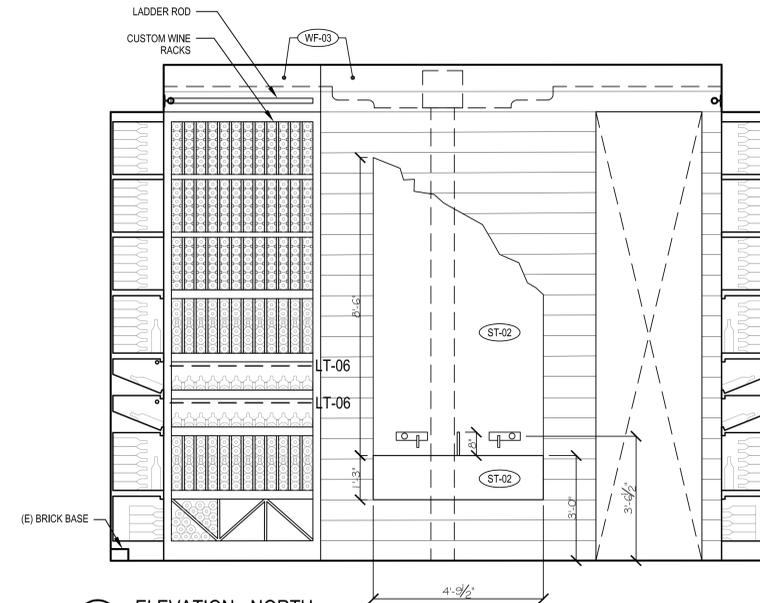
04 ENLARGED ELEVATION - TYP.
SCALE: 1" = 1'-0"



03 ELEVATION - EAST
SCALE: 1/2" = 1'-0"



02 ELEVATION - WEST
SCALE: 1/2" = 1'-0"



01 ELEVATION - NORTH
SCALE: 1/2" = 1'-0"

KEYPLAN



SCALE: 1/4" = 1'-0"
PROJECT NO: 1321

STAMP:

DRAWING TITLE:
INTERIOR ELEVATIONS

DRAWING NO:

A601A