Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 21, 2019

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

Reception: 415.558.6378

Fax: **415.558.6409**

Planning Information: **415.558.6377**

Record No.: 2019-000745CUA/VAR
Project Address: 1100 THOMAS AVENUE

Zoning: Production, Distribution & Repair Core (PDR-2) Zoning District

40-X Height and Bulk District

Block/Lot: 4793/001B

Project Sponsor: Suheil Shatara, Shatara Architecture, Inc.

890 7th Street

San Francisco, CA 94107

Property Owner: Ussama Freij

104 Alta Vista Way

Daly City, CA 94014

Staff Contact: Michael Christensen – (415) 575-8742

Michael.Christensen@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The Project includes the establishment of a 4,762 Industrial Agriculture (cannabis cultivation) use in an existing one-story warehouse space. The Project also includes the legalization of an unpermitted second floor within the existing building.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3 and 303, to permit the establishment of a 4,762 square foot Industrial Agriculture use in the PDR-2 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- Conversion of PDR Space. The Department is working with the Office of Cannabis to track the
 amount of Industrial space that is being converted to Agricultural uses, chiefly the cultivation of
 cannabis. However, such information is not yet available. However, the project under review is
 consistent with the intent and purpose of the PDR-2 Zoning District. Additionally, the business is
 a pre-existing operation seeking to legalize and did not displace a prior tenant according to the
 project sponsor.
- Tenant History. The project sponsor reports that the subject industrial space was previously used
 by the property owner as part of their personal business, which vacate the space prior to this
 operation beginning at the site.

RECORD NO. 2019-000745CUA/VAR 1100 Thomas Avenue

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- Cannabis Use Buffers. Planning Code Section 202.2 requires a 600-foot buffer between storefront (Cannabis Retail and Medical Cannabis Dispensary) uses and other storefront uses, and also requires such buffer from schools, public or private. No buffer is required for non-storefront uses. The proposal does not include any storefront use and thus is not subject to such buffer requirement. If the site were authorized to pursue a Cannabis Retail storefront license by the City's Office of Cannabis, it would be subject to the buffer and permit requirements for that use at that time.
- Renewable Energy Mandate. As part of the licensing requirements of the City's Office of Cannabis, the business is required to reduce the environmental impact of it's operation by selecting one of the following options:
 - By participating in the San Francisco Public Utilities Commission (SFPUC) CleanPowerSF Service, or procurement from electricity suppliers that provide at least equivalent renewable energy, as determined by the Power Content Label reported to the California Energy Commission for the most recent available year;
 - By procuring energy from the SFPUC's Hetch Hetchy hydroelectric power supply; OR
 - o By including on-site renewable energy generation as part of the project.
- Variance. The project includes a request for Variance from Planning Code Section 145.5, which
 requires that a minimum clear ceiling height of 15 feet shall be retained where currently existing
 in Industrial Districts. The existing building contains an unauthorized second floor within the
 building which reduces the clear ceiling height below this requirement. Although this may reduce
 the usability of the building for heavy industrial uses, it increases the total floor area available for
 the use.
- Public Outreach: No comments have been received regarding this proposal.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the purpose of the PDR-2 Zoning District and the Objectives and Policies of the General Plan. The Project allows for the cultivation of cannabis in an existing space and supports other economic activities, including manufacturing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion - Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B - Environmental Determination

Exhibit C - Land Use Data

Exhibit D - Maps and Context Photos

Exhibit E – Plans and Renderings

SAN FRANCISCO
PLANNING DEPARTMENT

Planning Commission Draft Motion

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Staff Contact: Michael Christensen – (415) 575-8742

Michael.Christensen@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.3 AND 303, TO ALLOW THE ESTABLISHMENT OF A 4,762 SQUARE-FOOT INDUSTRIAL AGRICULTURE USE IN AN EXISTING ONE-STORY WAREHOUSE SPACE, LOCATED AT 1100 THOMAS AVENUE, LOT 001B IN ASSESSOR'S BLOCK 4793, WITHIN THE PDR-2 (PRODUCTION, DISTRIBUTION, & REPAIR – CORE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 19, 2019, January 17, 2019, Suheil Shatara (hereinafter "Project Sponsor") filed Application No. 2019-000745CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization establish a 4,762 square foot Industrial Agriculture use (hereinafter "Project") at 1100 Thomas Avenue, Block 4793 Lot 001B (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions;

On November 21, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-000745CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-000745CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Authorization as requested in Application No. 2019-000745CUA, 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. Project Description. The Project includes the establishment of a 4,762 Industrial Agriculture (cannabis cultivation) use in an existing one-story warehouse space. The Project also includes the legalization of an unpermitted second floor within the existing building, which requires a Variance from the Planning Code requirements for ground floor ceiling height in Industrial buildings.
- 3. **Site Description and Present Use.** The Project is located on a 5,500 square foot rectangular lot that is developed with a two-story Industrial building currently used as an Industrial Agriculture facility without the benefit of a permit. The second floor within the space was also constructed without the benefit of a permit and is proposed to be legalized.
- 4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning District in the Bayview Hunters Point Area Plan. The immediate context is primarily industrial in nature. All adjoining properties to the north are used by Industrial uses and are zoned PDR-2, and all properties to the south are developed as parkland and are located in the P (Public) Zoning District.
- 5. **Public Outreach and Comments.** The Department has received no public comment on the proposed 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. **Use.** Planning Code Section 210.3 requires a Conditional Use Authorization to operate an Industrial Agriculture use in the PDR-2 Zoning District.

The project sponsor is seeking Conditional Use Authorization to establish an Industrial Agriculture use at the site.

- B. Location and Operation Conditions. Per Planning Code Section 202.2, Agricultural Use is subject to the corresponding conditions:
 - (1) Agricultural Uses, General. Any plot of land that exceeds 1,000 square feet and is newly established shall comply with the applicable water use requirements of Administrative Code Chapter 63. Pursuant to Section 63.6.2(b) of the Administrative Code, no permit for any site where the modified land area exceeds 1,000 square feet shall be issued until the General Manager of the Public Utilities Commission has approved the applicable landscape project documentation.
 - (2) Industrial Agriculture. Cannabis must only be grown within an enclosed structure.
- C. Ground Floor Standards in Industrial Districts. Planning Code Section 145.5 requires that in existing buildings, a minimum clear ceiling height of 15 feet shall be retained where currently existing.

The site currently contains an unpermitted second floor, which reduces the ground floor ceiling height to less than 15 feet. As part of the project, the unpermitted second floor is proposed to be legalized, which requires a Variance from this requirement from the Zoning Administrator. If such Variance is not approved, the second floor must be removed for the site to be in compliance with this requirement.

- 7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 industrial units on the block face. The proposed uses are supportive of a new small business to the City, thus providing economic opportunity and employment for residents. The size of the proposed business is in keeping with the size of previous businesses. Overall, the addition of new industrial and commercial uses is necessary and desirable with the overall character of the surrounding neighborhood.

- 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:
 - (1) 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 will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

(2) 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 any uses. The site is well served by transit and will not generate any volume of traffic not already expected by the existing Industrial uses at the site.

(3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The facility will be reviewed by the City's Office of Cannabis for control of any potential odors from the site. Maintaining control of such odors is a requirement of the operator licensing from the Office of Cannabis.

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

The existing building configuration and streetscape are not altered by the Project.

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 Project is consistent with the stated purposed of the PDR-2 Zoning District in that the intended uses are light and contemporary industrial activity with low potential for noxious emissions, providing economic and employment opportunities to the City and neighborhood.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

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.

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.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.4

Assist newly emerging economic activities.

The Project is a small-scale industrial project, activating 10,000 square feet of industrial space to provide employment and economic opportunity. The Cannabis industry is a new, burgeoning industry that is creating a cluster of economic activity in San Francisco. While cultivation may yield a similar job density as distribution and warehousing, it is complementary to other cannabis uses that provide significant job opportunities to unskilled and semi-skilled workers, such as manufacturing. Additionally, the City's equity requirements provide for employment of local residents, increasing the economic vitality of the Bayview District.

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 complies 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 project site does not possess any neighborhood-serving retail uses and is not principally zoned for such uses. As such, existing neighborhood-serving retail uses be preserved.

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

The project site does not possess any housing, and the Project proposes no changes to the massing or exterior of the existing structure.

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

The Project site does not contain any existing affordable housing; thus, the City's supply of affordable housing be preserved.

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

The Project Site is served by nearby public transportation options. As such, it is well served by transit and the project will not overburden streets or neighborhood parking.

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 does not include commercial office development. The project proposes to establish a new industrial business owned and managed by a local resident, providing for economic activity to the neighborhood.

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

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

G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The project makes no change to the existing massing or design of the building.

- 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 Authorization Application No. 2019-000745CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 28, 2019, 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. 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 November 21, 2019.

Jonas P. Ionin Commission Secretary

AYES: NAYS: ABSENT:

ADOPTED: November 21, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Industrial Agriculture use measuring 10,000 square feet located at 1100 Thomas Avenue, Lot 001B in Assessor's Block 4793, pursuant to Planning Code Sections 210.3 and 303, within the PDR-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated October 28, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-000745CUA and subject to conditions of approval reviewed and approved by the Commission on November 21, 2019 under Motion No XXXXXX. 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 **November 21, 2019** under Motion No **XXXXXXX**.

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

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

 Additional Project Authorization. The Project Sponsor shall obtain operator licenses from the City's Office of Cannabis and the State of California Bureau of Cannabis Control prior to commencing operation of any commercial cannabis activity.

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

MONITORING - AFTER ENTITLEMENT

www.sf-planning.org

- 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,

OPERATION

9. 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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.

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

10. **Agricultural Use, General.** Per Planning Code Section 202.2, any plot of land that exceeds 1,000 square feet and is newly established shall comply with the applicable water use requirements of Administrative Code Chapter 63. Pursuant to Section 63.6.2(b) of the Administrative Code, no

permit for any site where the modified land area exceeds 1,000 square feet shall be issued until the General Manager of the Public Utilities Commission has approved the applicable landscape project documentation.

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

11. **Industrial Agriculture.** Per Planning Code Section 202.2, cannabis must only be grown within an enclosed structure.

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

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)			
1100 THOMAS AVE			4793001B			
Case No.			Permit No.			
2019-000745PRJ						
_	ldition/ teration	Demolition (requires HRE for Category B Building)	New Construction			
Proje	ct description for	Planning Department approval.				
	Conditional Use Authorization to permit expansion of the agricultural grow area for cannabis. A new mezzanine. Limited grow area by planning. The framing for the second floor/ mezzanine was already existing					
STE	P 1: EXEMPTIC	IN CLASS				
The p		ON CLASS letermined to be categorically exempt under the	California Environmental Quality			
The p	project has been d CEQA).					
The p	oroject has been d CEQA). Class 1 - Existin Class 3 - New C	g Facilities. Interior and exterior alterations; addit onstruction. Up to three new single-family residential/office structures; utility extensions; change of	ions under 10,000 sq. ft.			
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The p	Class 1 - Existin Class 3 - New Cobuilding; commerpermitted or with Class 32 - In-Fil 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surful (c) The project stantially surful (d) Approval of the water quality. (e) The site can	g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family resider recial/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mode meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulating development occurs within city limits on a project rounded by urban uses. ite has no value as habitat for endangered rare or the project would not result in any significant effect be adequately served by all required utilities and project.	ions under 10,000 sq. ft. Inces or six dwelling units in one Tuse under 10,000 sq. ft. if principally Inces or six dwelling units in one Tuse under 10,000 sq. ft. if principally Ince units or additions greater than Ination and all applicable general plan Inces or six dwelling units in one Tuse under 10,000 sq. ft. Inces or six dwelling units in one Tuse units or additions greater than Inces or six dwelling units in one Tuse units or additions greater than Inces or six dwelling units in one Tuse units or additions greater than Inces or six dwelling units in one Tuse units or additions greater than Inces or six dwelling units in one Tuse units or additions greater than Inces or six dwelling units in one Tuse units or additions greater than Inces or six dwelling units in one Tuse units or six dwelling units in one Tuse units or six dwelling units in one			

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

	Air Quality: 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)			
	Hazardous Materials: 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 the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).			
	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?			
	Archeological Resources: 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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)			
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.			
	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.			
Comments and Planner Signature (optional): Michael Christensen				

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 8. Addition(s) 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 П 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. Note: Project Planner must check box below before proceeding. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. Project involves less than four work descriptions. GO TO STEP 6. STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PROJECT PLANNER Check all that apply to the project. 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

中文詢問請電: 415.575.9010

photographs, plans, physical evidence, or similar buildings.

features.

	7. Addition(s) , 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> .					
	8. Other work consistent with the Secretary of the Interior Stand Properties (specify or add comments):	ards for the Treatment of Historic				
	9. Other work that would not materially impair a historic district (specify or add comments): Property					
	(Requires approval by Senior Preservation Planner/Preservation Coordinator)					
	10. Reclassification of property status . (Requires approval by Senior Preservation Planner/Preservation					
	Reclassify to Category A	Reclassify to Category C				
	a. Per HRER or PTR dated	(attach HRER or PTR)				
	b. Other (specify):					
	Note: If ANY box in STEP 5 above is checked, a Preser	vation Planner MUST sign below.				
	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.					
Comm	ents (optional):					
Preser	vation Planner Signature:					
STEP 6: CATEGORICAL EXEMPTION DETERMINATION						
	BE COMPLETED BY PROJECT PLANNER No further environmental review is required. The project is cat	egorically exempt under CEQA.				
	There are no unusual circumstances that would result in a reasonable possibility of a significant effect.					
	Project Approval Action:	Signature:				
	Planning Commission Hearing	Michael Christensen				
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/07/2019				
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. 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 approval action.					

Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.

Land Use Information

PROJECT ADDRESS: 1100 THOMAS AVE RECORD NO.: 2019-000745PRJ

	EXISTING	PROPOSED	NET NEW			
	GROSS SQUARE FOOTAGE (GSF)					
Parking GSF						
Residential GSF						
Retail/Commercial GSF						
Office GSF						
Industrial/PDR GSF Production, Distribution, & Repair	3,527	4,762	1,235			
Medical GSF						
Visitor GSF						
CIE GSF						
Usable Open Space						
Public Open Space						
Other ()						
TOTAL GSF						
	EXISTING	NET NEW	TOTALS			
	PROJECT FEATURES ((Units or Amounts)				
Dwelling Units - Affordable						
Dwelling Units - Market Rate						
Dwelling Units - Total						
Hotel Rooms						
Number of Buildings	1	1	0			
Number of Stories	2	2	0			
Parking Spaces						
Loading Spaces						
Bicycle Spaces						
Car Share Spaces						
Other ()						

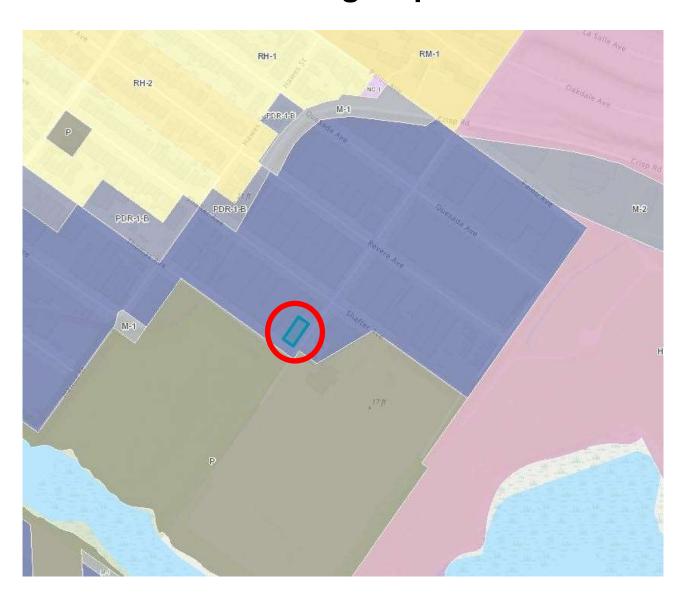
1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: **415.558.6378**

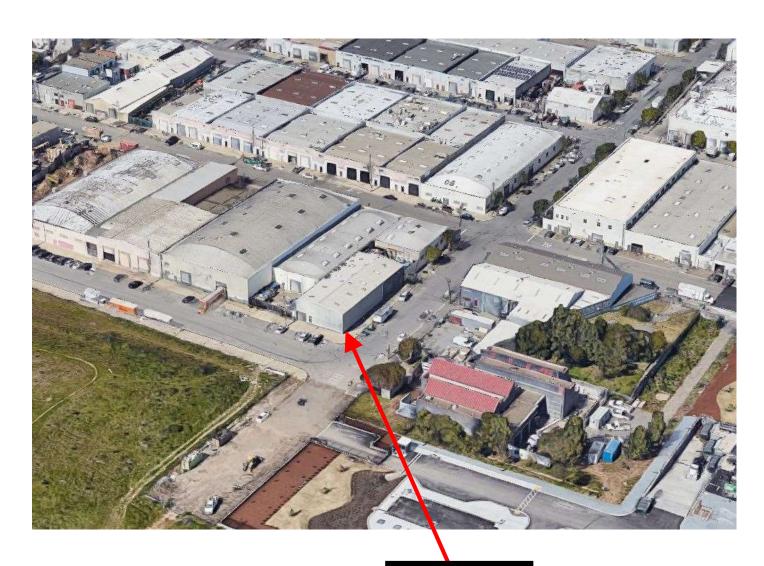
Fax: **415.558.6409**

Planning Information: **415.558.6377**

Zoning Map



Aerial Photo

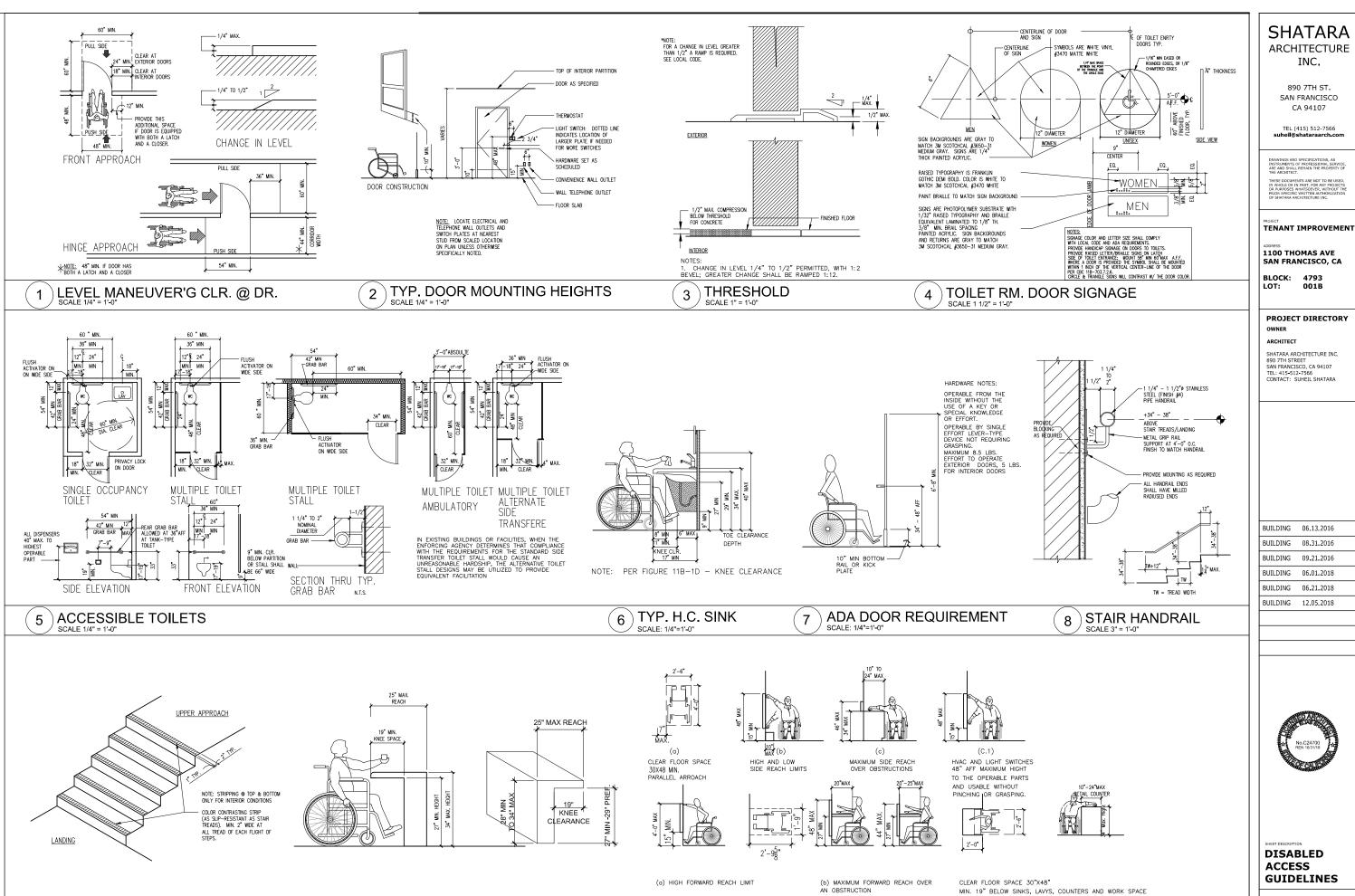


SUBJECT PROPERTY

Site Photo



DRAWING INDEX **GENERAL NOTES** D.A. CHECKLIST SHATARA A0.0 COVER SHEET THE ADDRESS OF THE PROJECT IS 1100 THOMAS AVENUE CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING ARCHITECTURE FOR ALL TENANT IMPROVEMENT PROJECTS IN COMMERCIAL USE SPACES, THIS CHECKLIST IS REQUIRED TO BE REPRODUCED ON THE PLAN SET AND SIGNED DISABLED ACCESS GUIDELINES CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL THE PROPOSED USE OF THE PROJECT AGRICULTURAL F-1 OCCUPANCY __(E.G. RETAIL, OFFICE, RESTAURANT, ETC.) INC. BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C. ESPECIALLY A0.2 . DESCRIBE THE AREA OF THE REMODEL, INCLUDING WHICH FLOOR GROUND FLOOR . THE CONSTRUCTION COST OF THE PROJECT EXCLUDING DISABLED ACCESS UPGRADES IS TO THE PATH OF TRAVEL IS \$ 30,000.00 ADA REQUIREMENTS & ENLARGED PLANS THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND (CHECK ONE) | MORE THAN / | LESS THAN THE ACCESSIBILITY THRESHOLD AMOUNT OF \$161,298.00 BASED ON THE 890 7TH ST. REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE "2013"ENR CONSTRUCTION COST INDEX"(THE COST INDEX & THRESHOLD ARE UPDATED ANNUALTY). 4. IS THIS A CITY PROJECT AND/OR DOES IT RECEIVE ANY FORM OF PUBLIC FUNDING? CHECK ONE: ☐ YES / ■ NO A1.0 EXISTING & PROPOSED SITE PLANS SAN FRANCISCO PROCEEDING WITH ANY WORK. EXISTING AS APPROVED FLOOR PLANS & SECTION Δ1 1 CA 94107 NOTE: IF YES, THEN SEE STEP 3 ON THE INSTRUCTIONS PAGE FOR ADDITIONAL FORMS REQUIRED DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION. AS BUILT FLOOR PLANS & SECTION CONDITIONS BELOW MUST BE FULLY DOCUMENTED BY ACCOMPANYING DRAWINGS TEL (415) 512-7566 THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO A2.1 PROPOSED FLOOR PLANS & SECTIONS 5. READ "A" THROUGH "D" BELLOW CAREFULLY AND CHECK THE MOST APPLICABLE BOX (ONE BOX ONLY) OCCUPANT LOAD FACTOR & MEANS OF EGRESS A: ALL EXISTING CONDITIONS SERVING THE AREA OF REMODEL FULLY COMPLY WITH ACCESS REQUIREMENTS, NO FURTHER UPGRADES ARE REQUIRED. NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH B: PROJECTS ADJUSTED COST OF CONSTRUCTION IS GREATER THAN THE CURRENT VALUATION THRESHOLD: WORK AS DIRECTED BY THE ARCHITECT S-1 | FRAMING PLAN & SECTION DETAIL FILL OUT AND ATTACH PAGE 2 OF D.A. CHECKLIST AND ANY OTHER REQUIRED FORMS TO PLANS. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS C: PROJECT ADJUSTED COST OF CONSTRUCTION IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD: LIST ITEMS THAT WILL BE UPGRADED ON FORM C. ALL OTHER ITEMS SHALL BE CHECKED ON PAGE 2 OF THE D.A. CHECKLIST IN THE "NOT REQUIRED BY CODE" COLUMN. SCOPE OF WORK PROPOSED PROJECT CONSISTS ENTIRELY OF BARRIER REMOVAL: THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY FILL OUT AND ATTACH BARRIER REMOVAL FORM TO PLANS TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE PROPOSED PROJECT IS MINOR REVISION TO PREVIOUSLY APPROVED PERMIT DRAWINGS ONLY. COMPLY WITH COMPLAINT NO. 2017-27-251 OF EXCEEDING TENANT IMPROVEMENT AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS (NOTE: THIS SHALL NOT BE USED FOR NEW OR ADDITIONAL WORK) PROVIDE PREVIOUSLY APPROVED PERMIT APPLICATION HERE: DESCRIPTION OF REVISION: THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE L100 THOMAS AVE CHECK ALL APPLICABLE BOXES AND SPECIFY WHERE ON THE DRAWINGS THE DETAILS ARE SHOWN RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES ADD NEW WALLS AT FIRST LEVEL SAN FRANCISCO, CA AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY APPROVED IN NOT REQUIRDE NON-COMPLIANT • ADD NEW STAIRS AT UPPER LEVEL (2ND MEANS OF EGRESS) NOTE: UPGRADES BELOW ARE LISTED IN PRIORITY BASED WILL BE EQUIVALENT COMPLIANCE EXISTING LOCATION OF DETAIL(S)-INCLUDE DETAIL NO.& COMPLIANCE BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK REQUEST UPGRADE TO FACILITATION BY CODE MODIFY EXISTING STAIRS FULLY DRAWING BLOCK: AND/OR NONE URH MUST ON CBC-11B-202.4 Ex 8 COMPLYING FULL TECHNICALLY SHEET (<u>DO NOT LEAVE THIS PART BLANK</u>). ALSO CLARIFICATION COMMENTS CAN BE WRITTEN HERE LOT: 001B IMMEDIATELY THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FARRICATION SHOP DWGS AND BE RATIFIED COMPLIANCE FULL ACCESS INFEASIBLE EXISTING BY AAC FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, PRECEDING CO A. ONE ACCESSIBLE ENTRANCE PROJECT DIRECTORY INCLUDING: APPROACH WALK VERTICAL THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER ACCESS, PLATFORM (LANDING), A01 & A02 DOOR/GATE AND HARDWARE FOR THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED. ARCHITECT DOOR/GATE THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE SHATARA ARCHITECTURE INC. B. AN ACCESSIBLE ROUTE TO THE 890 7TH STREET MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED. SAN FRANCISCO, CA 94107 AREA OF REMODEL INCLUDING TEL: 415-512-7560 **BUILDING INFORMATION** П П П П П CONTACT: SUHEIL SHATARA PARKING/ACCESS AISLES NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR AND CURB RAMPS HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE CURB RAMPS AND WALKS ARCHITECT HAS APPROVED THEM EXISTING: 2 STORIES TYPE III - N.R. BUILDING DESCRIPTION: CORRIDORS, HALLWAYS, FLOORS PROPOSED: 2 STORIES - NO CHANGE 11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER. RAMPS ELEVATORS, LIFTS . AT LEAST ONE ACCESSIBLE (E) OCCUPANCY CLASS: F-1 OCCUPANCY 12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, RESTROOM FOR EACH SEX OR A SINGLE П П UNISEX RESTROOM SERVING THE AREA PROPOSED OCCUP. CLASS: OVER-TIME, SHIPPING, ETC. F-1 OCCUPANCY OF REMODEL 1.3 ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S D. ACCESSIBL LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS PUBLIC PAY PHONE (E) # OF DWELLING UNITS: E. ACCESSIBLE DRINKING П П П 14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA (N) # OF DWELLING UNITS: 0 - NO CHANGE FOUNTAINS(HI-LOW). GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION. . SIGNAGE G. VISUAL ALARM, STORAGE, STORAGE CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS AND ADDITIONAL PARKING FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE PLANNING INFORMATION BUILDING 06.13.2016 YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT SEE THE REQUIREMENTS FOR 2 5. ADDITIONAL FORMS LISTED BELOW AT NO ADDITIONAL CHARGE. BUILDING 08.31.2016 ZONING: PDR-2 - PRODUCTION, DISTRIBUTION, REPAIR NO ADDITIONAL FORMS REQUIRED BUILDING 09 21 2016 16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN 2. NO ADDITIONAL FORMS REQUIRED HEIGHT LIMIT: 40-X \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST 3. FILL OUT REQUEST FOR APPROVAL OF EQUIVALENT FACILITATION FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN. BUILDING 06.01.2018 \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE 4. FILL OUT REQUEST FOR APPROVAL OF TECHNICAL INFEASIBILITY FORM FOR FACH ITEM CHECKED AND ATTACH TO PLAN. EXISTING NUMBER OF UNITS: 1 5. PROVIDE DETAILS FROM A SET OF CITY APPROVED REFERENCE DRAWINGS, PROVIDE ITS PERMIT APPLICATION NUMBER HERE: THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED. AND LIST REFERENCE DRAWING NUMBER ON PLANS BUILDING 06.21.2018 6 NO ADDITIONAL FORMS REQUIRED PROPOSED NUMBER OF UNITS: 1 7. FILL OUT REQUEST FOR AN UNREASONABLE HARDSHIP FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN. ALL UHR MUST BE RATIFIED BY THE ACCESS APEALS COMMISSION BUILDING 12.05.2018 (SEE UHR FORM FOR DETAILS) SYMBOLS **ABBREVIATIONS** Form C: DISABLED ACCESS 20% RULE THIS FORM IS ONLY REQUIRED FOR PROJECTS FOLIAL TO OR LINDER THE VALUATION THRESHOLD WHEN BOX "C" IS CHECKED OFF ON THE D.A. CHECKLIST AND IS FOR PROVIDING AN ITEMIZED LIST OF THE ESTIMATED COSTS FOR THE AND ANGLE AT ace of Studs Masonry Openina SIM. SPEC EXPENDITURES USED FOR DISABLED ACCESS UPGRADES FOR THIS PROJECT, REPRODUCE THIS FORM ALONG WITH THE DBL. DEPT. SECTION EQUIPMENT SYMBO Mounted Specifacation Departmen F.S. FT. FTG. FURR FUT. GA. GALV G.B. GL. GND. GR. GYP. D.A. CHECKLIST AND ANY REQUIRED FORM(S) ON THE PLANS. J DRAWING **FOUIPMENT TYPE** Foot or Feet Detail Square Stainless Steel BASED ON CBC SECTION 11B-202.4 EXCEPTION 8. ONLY PROJECTS WITH A CONSTRUCTION COST LESS THAN OR SHEET NUMBER Detall Diameter Dimension Dispenser **FOUIPMENT GROUP** North Not In Contract EQUAL TO THE VALUATION THRESHOLD (CURRENT ENR CONSTRUCTION INDEX AMOUNT) ARE ELIGIBLE FOR THE 20% Service Sink Station RULE. IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE LISTED ON P.2 OF THE D.A. \triangle Standard FLEVATION Down Door Opening CHECKLIST REVISION Not To Scale On Center AL. APPROX. ARCH. ASB. ASPH. DRAWING IN GENERAL, PROJECTS VALUED OVER THE THRESHOLD ARE NOT FLIGHTLE FOR THE 20% RULE (SEE CBC 11B-202.4 $\left(\begin{array}{c} 1 \\ A5 \end{array}\right)$ torage tructural Door O.C. OPNG OPP. SHEET NUMBER DWR. EXCEPTIONS 1 THROUGH 8 FOR OTHER EXCEPTIONS) Drawer)pening)pposite ____1 WALL TYPE CBC SECTION 11B-202.4, EXCEPTION 9 (ABBREVIATED): IN ALTERATION PROJECTS INVOLVING BUILDINGS & FACILITIES PRCST. e-cast PREVIOUSLY APPROVED & BUILT WITHOUT ELEVATORS, AREAS ABOVE & BELOW THE GROUND FLOOR ARE SUBJECT Towel Bar Top Of Curb Telephone DETAIL PL. P.LAM. PLAS. PLYWD. BU. BITUM $\begin{pmatrix} 1 \\ A4 \end{pmatrix}$ ARD UMINOUS (F-1) TO THE 20% DISPROPORTIONALITY PROVISIONS DESCRIBED IN EXCEPTION 8 EVEN IF THE VALUE OF THE PROJECT FINISH SYMBOL H.B. H.C. HDWD. H.M. HORIZ. HR. HGT. INSUL. DRAWING East Each Hose Bibb EXCEEDS THE VALUATION THRESHOLD IN EXCEPTION 8. REFER TO THE CODE FOR THE TYPES OF BUILDINGS & arrazzo ongue And iroove liop Of SHEET NUMBER Plywood Pair Point xpansion Joint levation T.&G. FACILITIES THAT QUALIFIES FOR THIS 20% DISPROPORTIONALITY PROVISIONS WHEN PROJECT VALUATION IS OVER THE Hardwood ÍČŔING MATCH LINE THRESHOLD. SHADED PORTION THK. T.P. A)Cost of construction: (Excluding accessibility upgrade) PTN. Q.T. IINTERIOR ELEVATION Partition IS SIDE CONSIDERED **(** A3) B) 20% of A): List the Upgrade Expenditures and their respective LEFT AT SHEET NUMBER Cabinet Catch Basin mergency nclosure Pavement Television Top Of Wall T.V. T.W. TYP. construction cost below: DRAWING NUMBER R. RAD. R.D. REF. REFR. RGTR. Riser Radius Egual EQ. EQPT. DATUM POINT Interior Eduipment Roof Drain DOWN (E) EXPO EXP. EXT. Refrence Unfinished Unless Otherwise UNF. U.O.N. ROOM IDENTIFICATION Refrigerator Register xpansior xterior ROOM NAME LAB. LAM. LAV. Labotory REINF UR. COLUMN GRID Urinal ROOM NUMBER Fire Alarm Flat Bar Floor Drain REQ. RESIL RM. R.O. R.W.L. Required Resilient VERT VEST ased Opening -loor Drain -oundation Fire Extinguisher **COVER SHEET** DOOR NUMBER With Water Closet TOP OF WALL oncrete MECH MEMB MET. MFR. Total Upgrade Expenditures MUST APPROXIMATEY EQUAL TO LINE B onstruction Wood Without Waterproof loor lashing Š.C. SCHED. Solid Care Schedule ntinuous LASH. LUOR. A0.0WINDOW NUMBER orridor luorescen SECT. SHR. Section ace of Concrete Miscellaneous Counter



(11) TYPICAL REACH DIMENSIONS

(10) H.C. COUNTER

TITLE 1

9

12 H.C.RETAIL COUNTER SCALE: 1/4"=1'-0"

INC.

890 7TH ST.

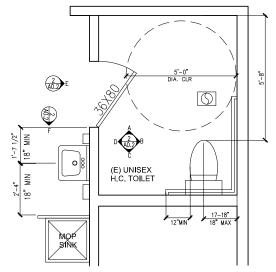
CA 94107

TEL (415) 512-7566

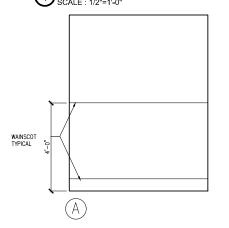
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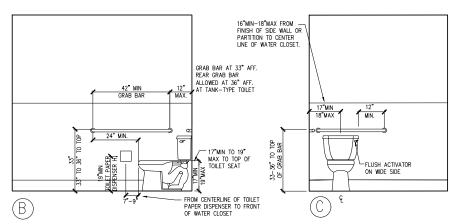
06.01.2018

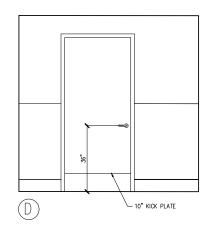
A0.1

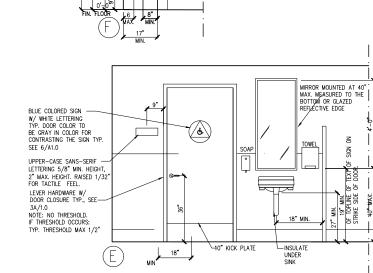


EXISTING ENLARGED H.C. TOILET PLAN SCALE: 1/2"=1'-0"

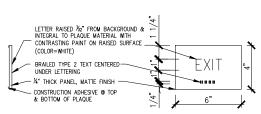


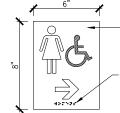






TOILET ELEVATIONS SCALE: 1/2"=1'-0"





SION BACKGROUNDS ARE GRAY TO MATCH 3M SCOTCHCAL \$4560-31

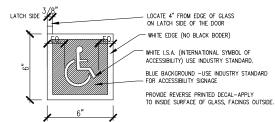
MEDIUM GRAY. SIONS ARE 1/4° THICK PAINTED ACRYLIC.

TACTILE SIONS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/40° T.C. IN. EACH CELL, AND RAISED AT LEAST 1/40° FROM BACKGROUND SUPFACE.

ALL SIGNS CONTANING BRAILE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND, SIMILAR FOR MENS RESTROOM DIRECTIONAL SIGN.

DIRECTIONAL SIGNAGE SCALE: 3"=1'-0"

3 "EXIT" SIGN SCALE: 3"=1'-0"



5 ISA DECAL (TACTILITY NOT REQUIRED SCALE: 3"=1"-0"

TYPICAL SIGNAGE NOTES

1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNANGE WITH NO DELAMINATION.

2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN $\,$ AT 60 A.F.F. U.O.N $\,$

3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.

4. TACTILE SIGNS SHALL COMPLY WITH A.D.A RECOMMENDATIONS. TEXT SHALL BE SANS—SERIF UPPERCASE CHARACTERS AT LEAST $5/8^\circ$ HIGH AND RAISED $1/32^\circ$ FROM BACKGROUND SURFACE.

5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.

6. PICTORGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.

7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDESED AS SHOWN IN DETAILS .

8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR

9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE

10. ALL SIGNS CONTAINING BRAILE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.

11. ALL SIGNS TO BE CLEAR NON-GLARE AND CONTRASTING ON COLOR.

SHATARA ARCHITECTURE INC.

890 7TH ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566 suheil@shataraarch.com

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TENANT IMPROVEMENT

1100 THOMAS AVE SAN FRANCISCO, CA

BLOCK: 4793 LOT: 001B

PROJECT DIRECTORY

ARCHITECT

SHATARA ARCHITECTURE INC. 890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: SUHEIL SHATARA

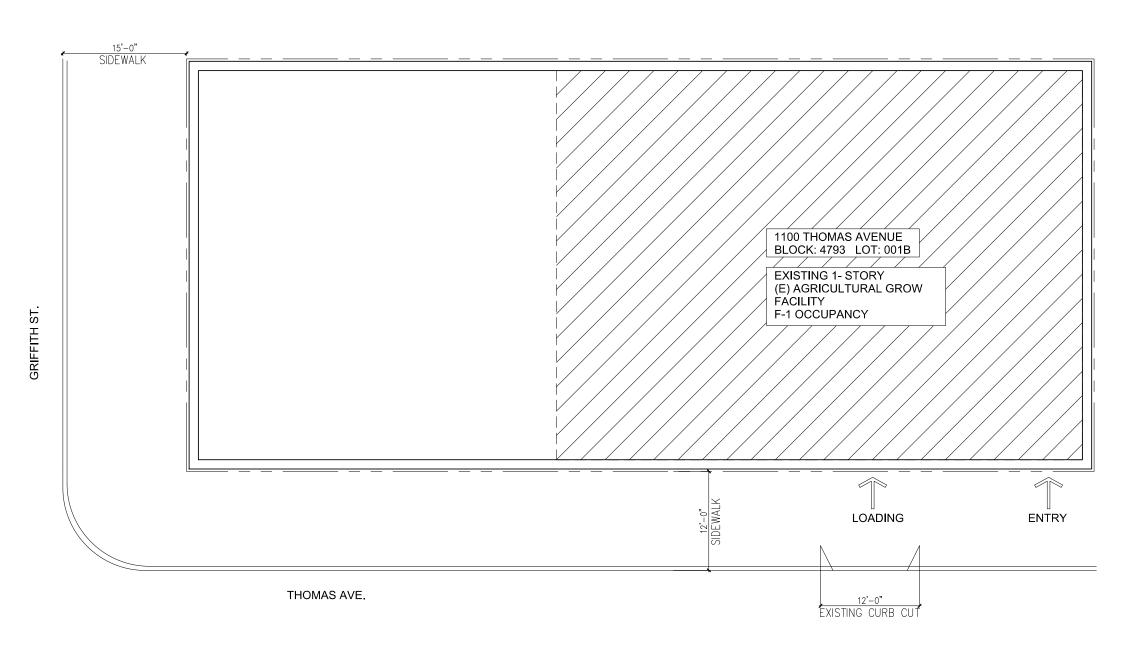
BUILDING 06.13.2016
BUILDING 08.31.2016
BUILDING 09.21.2016
BUILDING 06.01.2018
BUILDING 06.21.2018
BUILDING 12.05.2018



ACCESSIBILITY REQUIREMENTS

A0.2





EXISTING & PROPOSED SITE PLAN

SCALE: 3/16"=1"-0"

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TENANT IMPROVEMENT

1100 THOMAS AVE SAN FRANCISCO, CA

BLOCK: 4793 LOT: 001B

PROJECT DIRECTORY

OWNER ARCHITECT

SHATARA ARCHITECTURE INC. 890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: SUHEIL SHATARA

BUILDING 06.13.2016

BUILDING 08.31.2016

BUILDING 09.21.2016

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BUILDING 06.21.2018

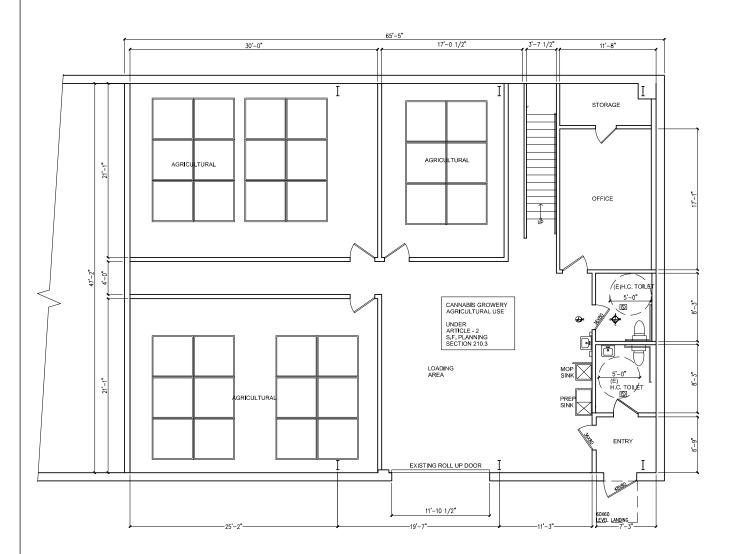
BUILDING 12.05.2018

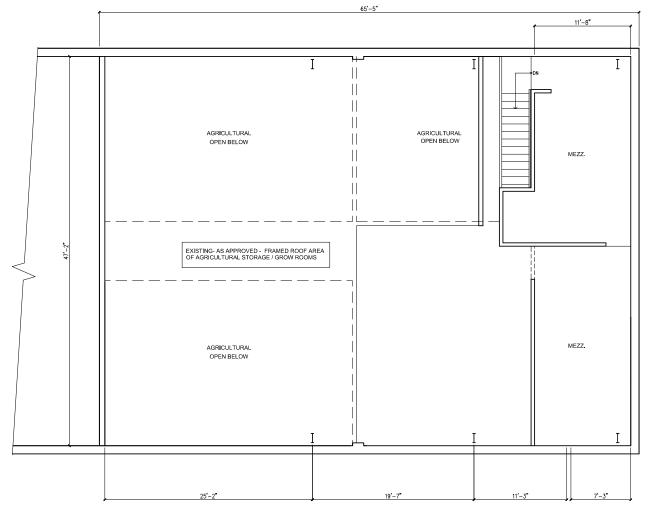


EXISTING /
PROPOSED SITE
PLANS

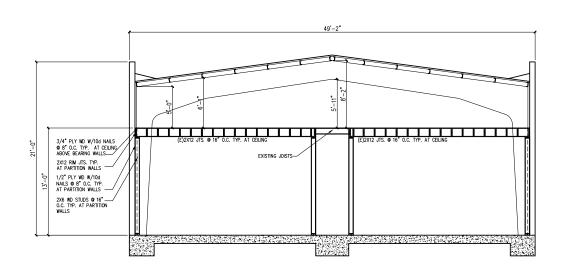
A1.0







EXISTING AS APPROVED FIRST FLOOR PLAN SCALE: 3/16"=1"-0"



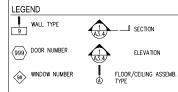
3 EXISTING AS APPROVED WIDE SECTION SCALE: 3/16"=1'-0"

EXISTING AS APPROVED MEZZANINE FLOOR PLAN SCALE: 3/16"=1-0"

DETAILS SHEET NOTES

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR)
 REQUIREMENTS. SEE STRUCT. DWGS.
- (2) FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.



====== (E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

--- PROPERTY LINE

A1.1



SHATARA ARCHITECTURE

TENANT IMPROVEMENT

1100 THOMAS AVE SAN FRANCISCO, CA

BLOCK: 4793 LOT: 001B

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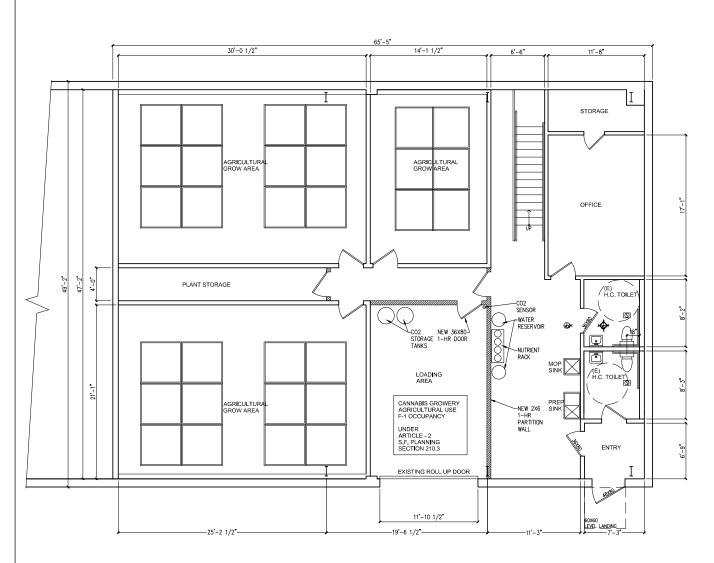
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EXISTING AS APPROVED

FLOOR PLANS & SECTION





PLANT STORAGE

REMONE EXISTING NON-CONFORMING
ASSIGNATION
OFFIN TO
GREAT TO
GREAT TO
BEGOW

LEVEL

191-77

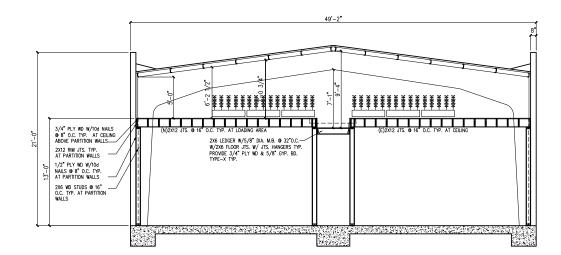
111-37

7-37

AS BUILT FIRST FLOOR PLAN W/O BENEFIT OF PERMIT SCALE: 3/16"=1-0"

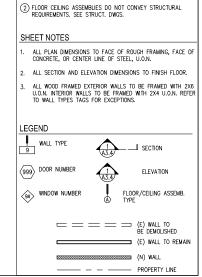
AS BUILT MEZZANINE PLAN W/O BENEFIT OF PERMIT

SCALE: 3/16"=1'-0"



AS BUILT WIDE SECTION W/O BENEFIT OF PERMIT

SCALE: 3/16"=1-0"



WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR)
REQUIREMENTS. SEE STRUCT. DWGS.

DETAILS SHEET NOTES

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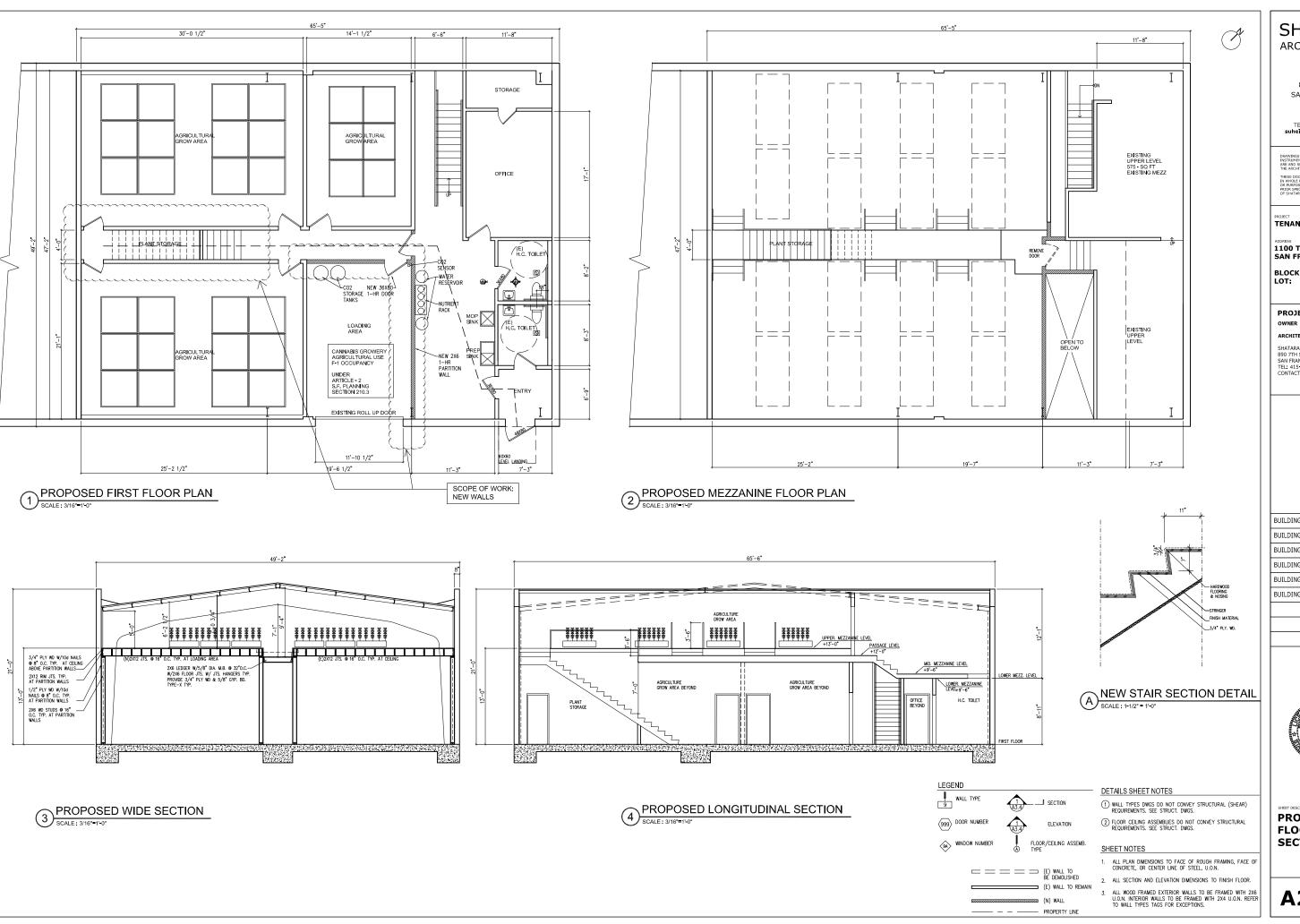
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AS BUILT
FLOOR PLANS

A1.1.1



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> 890 7TH ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566 suheil@shataraarch.com

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BLOCK: 4793 LOT: 001B

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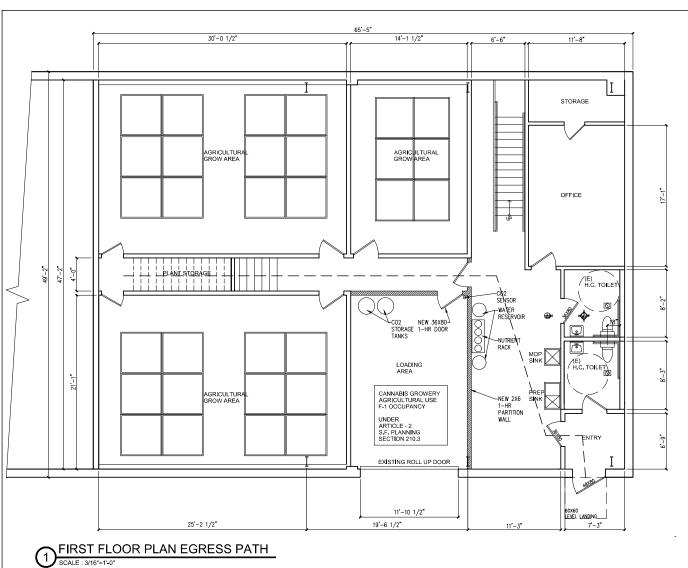
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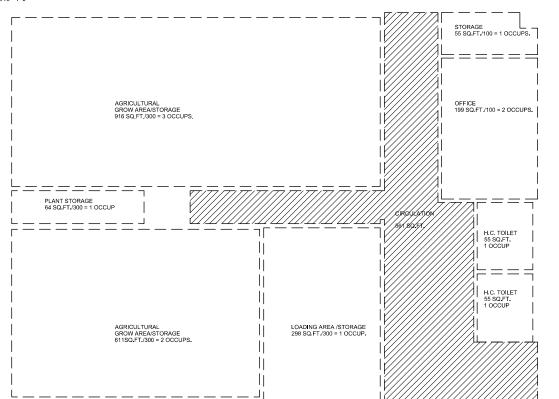
BUILDING 06,13,2016 BUILDING 08.31.2016 BUILDING 09.21.2016 BUILDING 06.01.2018 BUILDING 06.21.2018 BUILDING 12.05.2018

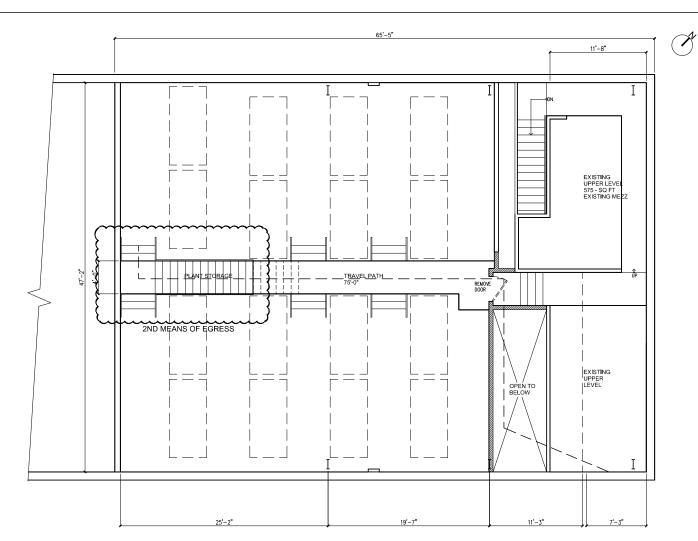


PROPOSED FLOOR PLANS & **SECTIONS**

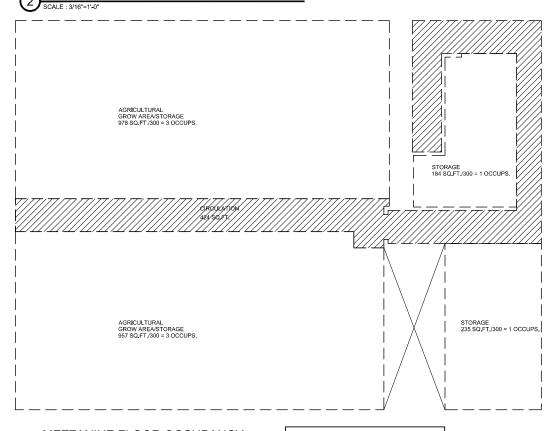
A2.1







MEZZANINE FLOOR PLAN EGRESS PATH SCALE: 3/16"=1'-0"



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TEL (415) 512-7566 suheil@shataraarch.com

TENANT IMPROVEMENT

1100 THOMAS AVE SAN FRANCISCO, CA

BLOCK: 4793 LOT: 001B

PROJECT DIRECTORY OWNER

ARCHITECT

SHATARA ARCHITECTURE INC. 890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: SUHEIL SHATARA

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OCCUPANT LOAD FACTOR & MEANS OF

A2.2

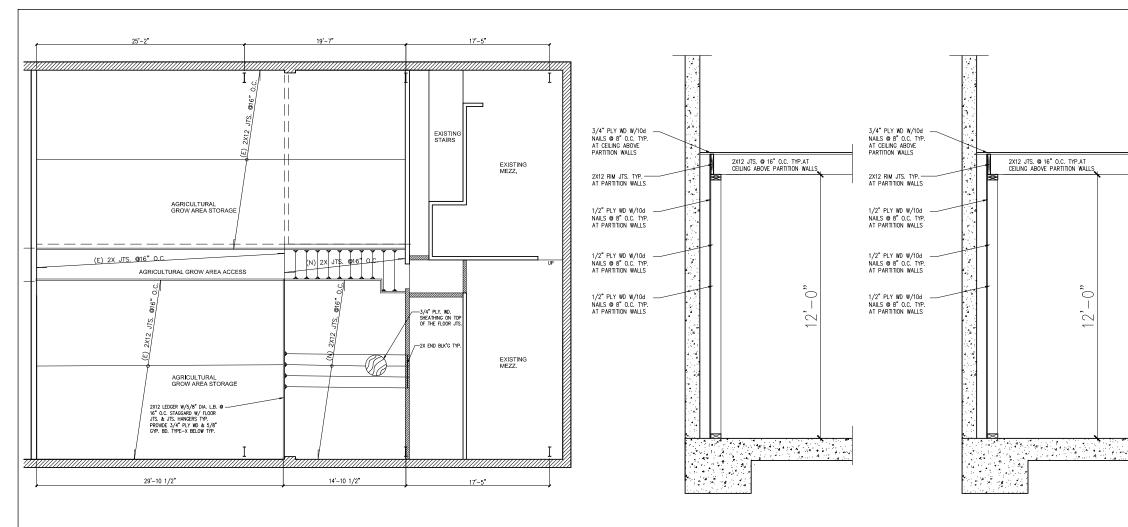
EGRESS

FIRST FLOOR OCCUPANCY
SCALE: 3/16"=1"-0"

MEZZANINE FLOOR OCCUPANCY

SCALE: 3/16"=1'-0"

TOTAL OCCUPANTS 20 OCCUPANTS < 49 1 EXIT REQUIRED



EXISTING AS APPROVED SECTION DETAIL

PROPOSED SECTION DETAIL

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

1) CONCRETE

STRUCTURAL NOTES

NOTES & SPECIFICATIONS

SELECTION OF MATERIALS, MIXING AND PLACING OF CONCRETE SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND ACI REQUIREMENTS.

b. CONCRETE STRENGTH. CONCRETE SHALL BE NORMAL WEIGHT READY MIX CONCRETE AND SHALL DEVALOP THE COMPRESSIVE STRENGHTS LUSTED BELOW, UNLESS OTHERWISE NOTED IN SPECIAL INSPECTION CHECKLIST:

NOTE: 3/8" PEA GRAVEL MAY BE SUBSTITUTED FOR 3/4" AGGREGATE WHERE NEEDED FOR PUMPING.

c. MINIMUM CONCRETE COVER FOR REINFORCING STEEL: SURFACE POURED AGAINST GROUND: 3"
FRAMED SURFACES BELOW GRADE: 2"
SURFACES EXPOSED TO WEATHER: 2" CONCRETE BEAM BARS: 1-1/2" ALL OTHERS: 1"

d. REINFORCING STEEL USE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER. TACK WELDING HEATING OR CUITING OF BARS IS NOT PERMITTED. STAGGER ALL SPLICES A MINIMUM OF 5 FEET.

e. ANCHOR BOLTS SHALL CONFORM TO ASTM-A36 FOR HOOKED ANCHOR BOLTS. HEADED ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

f. Construction joints shall be prepared by wire brushing and cleaning previous pour. Provide 1/4 inch amplitude minimum or keyed joints. Add a paste of cement mortar immediately prior to pouring. All existing concrete surfaces which are to receive new concrete shall be rougheded and washed clean of dust prior to concrete placement, wait 48 hours between pours.

g. ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS TO ASSURE THE ABSENCE OF VOIDS IN STRUCTURAL ELEMENTS.

h. Slabs on grade shall be a minimum of 5 inches thick with #4 bars at 12 inches on center at mid height unless otherwise noted on the plans. Provide 2 inches of sand below slab with plastic vapor barrier over 6 inches of class b crushed rock compacted to 95% relative compaction.

I. EPOXY TO BE SIMPSON SET EPOXY BASED ANCHORING ADHESIVE. FOLLOW MANUFACTURER'S INSTALLATION DIRECTIONS. ALL HOLES TO BE BRUSHED CLEAN AND BLOWN OUT PRIOR TO EPOXY INSTALLATION.

; LAP LENGTHS. ALL REINFORCING BARS $\sharp 6$ AND SMALLER TO BE LAPPED 44 TIMES THE DIAMETER OF THE BAR. ALL BARS $\sharp 7$ AND LARGER TO BE LAPPED 55 TIMES THE DIAMETER OF THE BAR.

2) WOOD

a. FRAMING LUMBER SHALL BE DOUGLASS FIR LARCH WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF PLACEMENT.
HEADERS, PLATES, JOISTS: NO. 1
POSTS AND BEAMS: NO. 1
STUDS AND BLOCKING: NO. 2

b. SILLS OR LEDGERS IN CONTACT WITH CONCRETE OR MASONRY, AND ANY WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED DOUGLASS FIR OR CALIFORNIA REDWOOD. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED. ALL NAILS AND BOLTS INTO PRESSURE TREATED FRAIND TO BE HOT-DIPPED GALVANIZED. ALL HARDWARE AND HANGERS IN CONTACT WITH PRESSURE TREATED FRAMING TO BE TIPLE ZINC COATED OR GALVANIZED.

c. PLYWOOD SHEATHING ROOF SHEATHING 5/8" CD EXTERIOR APA RATED 32/16, PSI FLOOR SHEATHING: 3/4" CD EXTERIOR APA RATED 48/24, PSI WALL SHEATHING: 1/2" EXTERIOR APA RATED PSI

SHATARA **ARCHITECTURE** INC.

890 7TH ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566 suheil@shataraarch.con

TENANT IMPROVEMENT

1100 THOMAS AVE SAN FRANCISCO, CA

4793 001B BLOCK: LOT:

PROJECT DIRECTORY

ARCHITECT

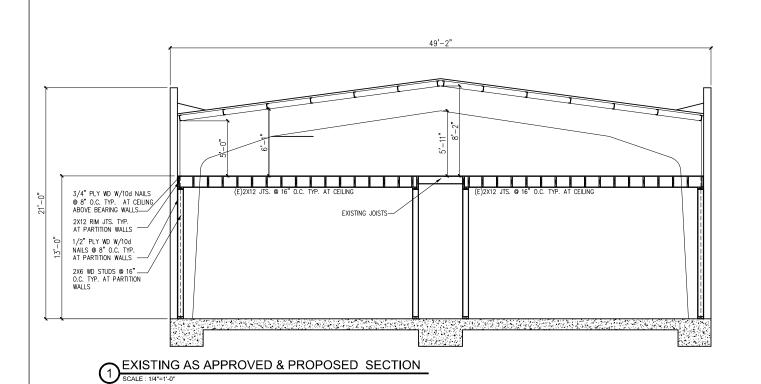
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STRUCTURAL FRAMING AND SECTION DETAIL

S-1



EXISTING AS APPROVED & PROPOSED FRAMING PLAN

SCALE: 3/16"=1'-10"