Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 30, 2020

CONSENT

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.: 2019-004021CUA

Project Address: 1331 and 1335 Grant Avenue

Zoning: North Beach Neighborhood Commercial District (NCD) Zoning District

40-X Height and Bulk District North Beach Special Use District

Block/Lot: 0131/004

Project Sponsor: Michael Batryn

Mavrik Studio 5 Whiting Way

San Francisco, CA 94130

Property Owner: Barbary Coast Dispensary

925 Mission Street

San Francisco, CA 94103

Staff Contact: Bridget Hicks- (415) 575-9054

Bridget.Hicks@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The Project includes the establishment of a cannabis retail use (dba Barbary Coast North Beach) measuring 1,078 square feet in an existing vacant ground floor commercial space currently in a three-story mixed use building. The project includes interior tenant improvements including an expansion of the subject tenant space with no expansion to the building envelope.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 722 to establish a cannabis retail use within the North Beach Neighborhood Commercial Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- Public Comment & Outreach.
 - Support/Opposition:
 - The Department has received 12 letters in support which includes letters from the North Beach Business Association and the North Beach Neighbors neighborhood organization. In addition, the Department received a form letter of support with

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- 23 signatures from neighboring residents and merchants. The letters of support reference that this use will be provide a good for which the community has expressed desire, the business will improve safety, security, and cleanliness of Grant Avenue, will restore and activate a historic storefront, and will provide an increase in commercial foot traffic which will benefit the commercial corridor.
- The Department has received one letter of opposition to the Project noting that the Sponsors kept their existing dispensary open during the recent public health emergency.
- Outreach: The Sponsor has hosted community meeting with the North Beach Business Association, the North Beach Neighbors community group, and the Telegraph Hill Dwellers.
- Planning Section 202.2(a)(5)(B) Compliance. The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. However, the following sites are identified as potentially sensitive uses:
 - o Comites (test prep), 678 Green Street, 780 feet from site
 - o Seabird Preschool, 9 Pelton Place, 849 feet from site
 - o Rainbow Preschool, 799 Pacific Avenue, 900 feet from site
 - o Brain Child Education, 1421 Powell Street, 960 feet from site
 - Suen An Child Care, 1655 Powell Street, 1,000 feet from site
 - o Garfield Elementary School, 420 Filbert Street, 1,005 feet from site
 - o Wu Yee Children's Services, 1010 Montgomery Street, 1,080 feet from site
 - Saint Peter and Paul School, 660 Filbert Street, 1,180 feet from site
 - Wu Yee Children's Services, 827 Broadway, 1,170 feet from site
 - o Jean Parker Elementary School, 840 Broadway, 1,200 feet from site
- On-Site Consumption. Cannabis may be consumed or smoked on site subject to accessory use limits. Additionally, a project sponsor must obtain a permit from the Department of Public Health (DPH) for the consumption type requested, pursuant to the requirements of Health Code Article8A:
 - o A 'Type A' permit authorizes consumption of pre-packaged cannabis products on-site.
 - o A 'Type B' permit authorizes consumption of pre-packed cannabis products on-site and limited preparation of cannabis products for consumption on-site.
 - A 'Type C' permit authorizes on-site smoking and vaporizing of cannabis products.

The Planning Commission has discretion to prohibit an establishment from obtaining approval for on-site consumption of cannabis products, either fully or partially by prohibiting approval of a

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specific consumption type. In determining whether to recommend such a Condition of Approval, the Department considers:

- Whether applicable zoning districts include prohibitions on similar on-site consumption uses, such as bars.
- Whether the site is adjacent to public or publicly accessible open spaces which may be impacted by illegal consumption which may otherwise occur on-site.
- o The nature of other site uses, including whether residential uses exist at the site.
- o The nature of public and neighborhood group comment on the matter to align the Department's recommendation with the unique needs of each neighborhood.

Based on the criteria described above, The Department does not recommend a limitation on Type A or Type B permits given that the types of on-site consumption authorized under these permit types has low potential for impact and may easily be conducted off-site in unauthorized locations. Given the nature of the site with residential dwelling units above the subject tenant space, the Department recommends prohibiting Type C consumption (on-site smoking and vaporizing). At this time, the Project Sponsors are not proposing any form of consumption.

• **Equity Program**. The Project Sponsor has been verified by the City's Office of Cannabis to meet the Cannabis Equity Program Requirements of <u>Police Code Section 1604</u>.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the North Beach Neighborhood Commercial District and the Objectives and Policies of the General Plan. The Project adds diversity to the existing neighborhood-serving retail corridor and supports the City's equity program, administered by the Office of Cannabis. 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 B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Maps and Context Photos

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Planning Commission Draft Motion

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Record No.: **2019-004021CUA**

Project Address: 1331 and 1335 GRANT AVENUE

Zoning: North Beach Neighborhood Commercial Zoning District

40-X Height and Bulk District North Beach Special Use District

Block/Lot: 0131 / 004

Project Sponsor: Michael Batryn

Mavrik Studio 5 Whiting Way

San Francisco, CA 94130

Property Owner: Barbary Coast Dispensary

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San Francisco, CA 94103

Staff Contact: Bridget Hicks- (415) 575-9054

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 202.2, 303, AND 722, TO ESTABLISH A CANNABIS RETAIL USE (DBA BARBARY COAST NORTH BEACH) MEASURING APPROXIAMTELY 1078 SQUARE FEET LOCATED AT 1335 GRANT AVENUE, LOT 004 IN ASSESSOR'S BLOCK 0131, WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, THE NORTH BEACH SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 20, 2019, Michael Batryn of Mavrik Studio (hereinafter "Project Sponsor") filed Application No. 2019-004021CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish an approximately 1078 square foot cannabis retail use (dba Barbary Coast North Beach) (hereinafter "Project") at 1335 Grant Avenue, Block 0131 Lot 004 (hereinafter "Project Site").

On April 9, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-004021CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004021CUA 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. 2019-004021CUA, 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 1078 square foot cannabis retail use. The Project includes interior tenant improvements to the commercial tenant spaces at 1331 and 1335 Grant Avenue and a 225 square foot increase to the subject tenant space at 1335 Grant Avenue. The result will be a 1078 square foot dispensary at 1335 Grant Avenue and a 532 square foot art gallery at 1331 Grant Avenue with 204 square feet of common space at the rear for receptacle storage. The Project involves a façade remodel which includes the demolition of the existing non-historic vertical wood slat band and clear anodized aluminum storefront and the construction of new wood clearstory windows, a vertical wood bulkhead and glazing. The Project also includes the addition of two Class 2 bicycle racks resulting in four net new bicycle parking spaces.
- 3. **Site Description and Present Use.** The Project is located within an existing three-story building with two ground floor commercial tenant spaces and 5 residential dwelling units located on the upper floors. The existing retail tenant spaces are currently vacant and have been since 2016, prior to which they were occupied by a salon and laundromat.
- 4. **Surrounding Properties and Neighborhood.** The Project Site is located within the North Beach Neighborhood Commercial Zoning District and the North Beach Special Use District. The immediate context is mainly comprised of two- and three-story buildings with ground floor commercial uses and residential units above. Nearby zoning districts include (RM-1) Residential-Mixed, Low Density and (RM-2) Residential-Mixed, Moderate Density.
- 5. Public Outreach and Comments. The Department has received twelve individual letters of support including letters from the North Beach Business Association and the North Beach Neighbors and a form letter with 23 signatures. The letters reference that this use will provide a good for which the community has expressed desire, the business will improve safety, security, and cleanliness of Grant Avenue, will restore and activate a historic storefront, and will provide an increase in commercial foot traffic which will benefit the commercial corridor. The Department has received one letter of opposition to this Project noting that the sponsors did not close their other dispensary location during the recent public health emergency. The sponsors held multiple community meetings including with the North Beach Business Association, the North Beach Neighbors community organization, and the Telegraph Hill Dwellers.

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- 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.** Cannabis Retail requires a Conditional Use Authorization to establish in the Polk Street Neighborhood Commercial Zoning District.

The Project Sponsor is requesting Conditional Use Authorization to establish a Cannabis Retail use in the North Beach Neighborhood Commercial Zoning District.

B. **600-Foot Buffer Rule:** Planning Code Section 202.2(a)(5)(B) states that the parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing public or private School or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis Retail Use to an existing day care center or youth center unless a State licensing authority specifies a minimum radius.

The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued.

C. **On-Site Consumption.** Planning Code Section 202.2 allows for on-site consumption of cannabis as an accessory use, if approved by the Department of Public Health.

The Project Sponsor has not proposed on-site consumption as part of this request but may seek authorization for Type A or Type B on-site consumption in the future as an accessory use in coordination with the Office of Cannabis and the Department of Public Health. Due to the nature of the site, with residential dwelling units located above the subject tenant space, the Department recommends prohibiting Type C on-site consumption (smoking and/or vaporizing). If Type C consumption is desired by the Project Sponsor in the future, that Project will require an amendment to this Conditional Use Authorization.

D. 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

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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 30-feet of frontage on Grant Avenue with approximately 23 feet 5 inches devoted to either the storefront glazing. The proposed windows and doors are clear and unobstructed. The sponsors have proposed sliding security gates that consist of open grillwork and are at least 75 percent open.

- 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 storefronts on the block face. The proposed cannabis retail use will not impact traffic or parking in the District because it is located neighborhood that is well served by transit. This use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- 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. The Project includes only interior tenant improvements and historically compatible storefront rehabilitation.
 - (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 a 1,078 square-foot cannabis retail use. 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.
 - (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not produce noxious or offensive emissions and will meet all applicable requirements from the Department of Building Inspection and the Department of Public Health. All products will

be sealed in airtight, odor resistant packaging. The sponsor will post notices reminding patrons that smoking cannabis in public is prohibited.

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

The proposed cannabis retail use will meet the requirements of the Planning Code and those of the Office of Cannabis with regards to storefront transparency, lighting, and security. All signage must be approved by a historic preservation planner at a later date.

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 purpose of the North Beach Neighborhood Commercial Zoning District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours, will not merge existing storefronts, and will maintain the pattern of small-scale, fine grain storefronts.

8. North Beach Special Use District. Pursuant to Planning Code Section 780.3, to preserve and maintain the District's small-scale, fine grain storefronts, (A) the consolidation or merger of existing retail or commercial spaces or storefronts is prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use Size of 1,000 square feet.

On balance, the Project complies with said criteria in that: The Project proposes to alter the rear of the existing commercial spaces, but these changes will not constitute a consolidation or merger of the existing retail spaces or storefronts. The Project will increase the size of the tenant space at 1335 Grant Avenue (the cannabis retail use) by 225 square feet and will decrease the size of the tenant space at 1331 Grant Avenue (the art gallery) by 351 square feet. Each tenant space will maintain its existing configuration along Grant Avenue including the existing depth and width of the existing retail space for the first 31 feet of depth of the tenant spaces. Beyond that, a portion of the existing space at 1331 Grant Avenue will be added to the space at 1335 Grant Avenue to accommodate storage space for the cannabis retail products. Both tenant spaces will have access to a shared hallway and building circulation area at the rear.

9. Additional Conditional Use Findings for Cannabis Retail. Planning Code Section 303(w) outlines additional findings for the Commission when reviewing proposals for new Cannabis Retail establishments. The Commission shall consider "the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any

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increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase."

Cannabis Retail is a newly created land use definition, and as such the distribution of sites that are permitted as Cannabis Retail is limited. However, it is expected that most or all existing Medical Cannabis Dispensaries will convert to Cannabis Retail uses once authorized by the Office of Cannabis to do so, likely in 2020. Currently, most sites are operating as Medical Cannabis Dispensaries with temporary authorization from the Department of Public Health to sell cannabis products to adult-use consumers.

Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. There are no currently operating outlets in the North Beach neighborhood and few outlets north of Market street. The nearest outlet is located over .7 miles away at 210 California Street in the Financial District and at 2627 Taylor Street in Fisherman's Wharf (.8 miles away) and at 1398 California Street in Nob Hill (1.1 miles away). Cedar Street between Polk Street and Larkin Street and two outlets under construction off of Hyde Street. The distribution of such outlets can be reviewed using the City's Cannabis Retail Map.

The immediate area is characterized by neighborhood serving uses such as small markets, restaurants, bars, personal services, and retail stores. The proposed use will maintain an active retail sales and service use that will provide goods that are desirable for the neighborhood and may serve as an anchor to other adjacent businesses by increasing customer traffic. As such, the use is supportive of creating a thriving business community on the corridor.

The impact of increased access and visibility of cannabis to youth is a paramount concern for the City. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, there are multiple outlets providing services to youth, including college preparatory services. However, the retail storefront has been specifically designed to have a security check in at the main entryway to prevent the entrance of minors. Additionally, display cases and sales areas are setback from the front façade to limit the visibility of products. A reception and waiting area are proposed at the front façade to continue to activate the space. With this configuration, the visibility of products and potential impact to youth passing by is minimal.

10. **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 2:

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

OBJECTIVE 3:

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

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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 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6:

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

Policy 6.2:

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

Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The proposed business is entirely owned by local residents and will hire directly from the community. The business has commitments in its Operating Agreement, as well as obligations under City policy, to source products and services from local businesses, particularly those owned by and employing residents who meet the Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.

Cannabis retailers are proven to improve security for the entire neighborhood they serve. A UCLA study funded by the National Institutes of Health demonstrated that neighborhoods with cannabis stores have no more crime than other neighborhoods and that "measures dispensaries take to reduce crime (i.e., doormen, video cameras), may increase guardianship" of the area. The project will have professional security and multiple cameras, as required by law, and will partner with SFPD, local merchants, and the community to increase safety on the corridor.

Additionally, the City Controller's Office released a <u>report</u> in December of 2019 after analyzing the City's permitting process for cannabis businesses as well as the impact of existing cannabis businesses on the City's neighborhoods. The report found a net decrease in property crimes in the areas surrounding Cannabis Retail and Medical Cannabis Dispensary uses relative to the City overall.

Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists. Additionally, the Project is not a Formula Retail use.

The proposed Cannabis Retail use will provide an active use within an existing storefront. The Project will maintain a small-scale neighborhood-serving retail use in a neighborhood commercial district increasing foot traffic to adjacent neighborhood businesses.

- 11. **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.

Existing neighborhood-serving retail uses are not impacted by the establishment of the proposed Cannabis Retail use. This Project will activate a vacant retail space which is desirable for the neighborhood. The addition of this business will enhance foot traffic to the benefit of neighboring businesses. Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce.

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

Existing residential units on upper floors and in the surrounding neighborhood would not be adversely affected by the Project. The proposal does not affect housing or change the character of the building.

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

The Project has no effect on housing and does not convert housing to a non-residential use.

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. The Project is located along a key walking street (Grant Avenue) and is within ¼ mile of the following MUNI lines: 12, 30, 39, 41, 45, and 8. Future customers would be afforded proximity to bus lines, bike ways, and walking streets. The Project also provides four new Class 2 bicycle parking spaces for customers to use.

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 and the two existing retail tenant spaces will be maintained.

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 subject property is contributory to a California Register eligible historic district. As exterior work is confined to the replacement of the non-historic storefronts and entry with more compatible versions, the character of the subject building and surrounding district will be retained and even enhanced.

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

The Project will not modify the existing building envelope and will have no impact on parks and open spaces.

- 12. 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.
- 13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

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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. 2019-004021CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 24, 2020, 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 April 30, 2020.

Jonas P. Ionin
Commission Secretary
AYFS.

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2020.

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Cannabis Retail use (d.b.a. Barbary Coast North Beach) located at [1335 Grant Avenue, Block 0131, and Lot 004] pursuant to Planning Code Section(s) 202.2, 303, and 722 within the North Beach Neighborhood Commercial Zoning District, North Beach Special Use District and a 40-X Height and Bulk District; in general conformance with plans, dated February 24, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-004021CUA and subject to conditions of approval reviewed and approved by the Commission on April 30, 2020 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 April 30, 2020 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

6. **Additional Project Authorization**. The Project Sponsor shall obtain operating licenses from the City's Office of Cannabis and the State of California prior to commencing any cannabis sales or other activities per Planning Code Section 202.2(a)(5).

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

7. Transparency and Fenestration. Pursuant to Planning Code Section 145.1, the site shall be maintained 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.

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

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than two Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement, and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

- 9. **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
- 10. 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

11. **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

12. **On-Site Consumption**. Type A or Type B on-site consumption of cannabis products is permitted as an accessory use to the Cannabis Retail use. The operation may seek authorization from the Department of Public Health for either Type A or Type B on-site consumption permits. Type C consumption is not permitted in response to the context of the subject site with residential units above the proposed Project location.

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

W/D

WSCT.

Washer/Dryer

Wood

Window

Water Heater

Where Occurs

Water Resistant

Welded Wire Fabric

Wire Mesh

Waterproof

Work Point

Wainscot

ALIGN TAG

CONTROL OR DATUM POINT

REVISION AND DELTA

PROJECT INFORMATION ADDRESS: 1335 GRANT AVENUE, SAN FRANCISCO, CA 94133 BLOCK/LOT: YEAR BUILT: HISTORIC STATUS: A - HISTORIC RESOURCE PRESENT

BUILDING DESCRIPTION PROPOSED NO CHANGE ZONING: HEIGHT/BULK DISTRICT: 40-X 38'-0" NO CHANGE SETBACKS: FRONT NOT REQUIRED 0'-0" NO CHANGE SIDES: NOT REQUIRED 0'-0" NO CHANGE REAR: 15'-0" IF GROUND N/A - 0'-0" NO CHANGE LEVEL DWELLING LOT SIZE: 2062.5 SF NO CHANGE CONSTRUCTION TYPE NO CHANGE NUMBER OF STORIES: NO CHANGE OFF STREET PARKING: NOT REQUIRED 0 SPACES NO CHANGE UNDER SEPARATE PERMIT

ÓCCUPANCY GROUP! SUITE ARÉA. COMMON AREA: **BIKE PARKING:**

/1999.8F.MAX 883/SF/ 102,8F/ 2 SPACES 0 SPACES 1335 SUITE: PER TABLE 722 SALON OCCUPANCY GROUP **B BUSINESS** SUITE AREA: 1999 SF MAX 853 SF

REFERENCED CODES:

COMMON AREA

BIKE PARKING:

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS:

102 SF

0 SPACES

B BUSINESS,

ART GALLERY

_532∕SF/

_204,8F/

A-3/ASSEMBLY

1 RACK - 2 SPACES

CANNABIS RETAIL

1 RACK - 2 SPACES

M MERCANTILE

1078 SF

204 SF

SAN FRANCISCO PLANNING CODE

2 SPACES

 2016 SAN FRANCISCO ELECTRICAL CODE 2016 SAN FRANCISCO PLUMBING CODE 6. 2016 SAN FRANCISCO ENERGY CODE

B. 2016 SAN FRANCISCO BUILDING CODE 2016 SAN FRANCISCO EXISTING BUILDING CODE D. 2016 SAN FRANCISCO MECHANICAL CODE

H. 2016 SAN FRANCISCO FIRE CODE

CALIFORNIA HISTORICAL BUILDING CODE

SHEET INDEX - ARCHITECTURAL - SUITE 1335

SHEET NAME G0.10 COVER SHEET 61.50 GS4 SAN FRANCISCO GREEN BUILD 31.60 DISABLED ACCESS FORMS 31.70 TITLE 24 COMPLIANCE G1.71 TITLE 24 COMPLIANCE G2.10 ACCESSIBILITY DIAGRAMS - MANEUVERING CLEARANCES AND DOORS G2.11 ACCESSIBILITY DIAGRAMS - SIGNS, RESTROOMS, AND SITE 3.10 CODE ANALYSIS AND EGRESS PLAN ARCHITECTURAL SITE PLAN 10 EXISTING AND PROPOSED FLOOR PLAN 3.10 PROPOSED REFLECTED CEILING PLAN 7.10 EXTERIOR & INTERIOR ELEVATIONS 1. A8.10 SECTIONS

PROJECT DIRECTORY

BARBARY COAST NORTH BEACH CONTACT: BRENDAN HALLINAN EMAIL: BRENDAN@HALLINAN-LAW.COM

PHONE: 415-863-1520

CONTRACTOR:

ARCHITECT: MAVRIK STUDIO

5 WHITING WAY, SAN FRANCISCO, CA 94130 CONTACT: MICHAEL BATRYN EMAIL: MICHAEL@MAVRIKSTUDIO.COM PHONE: 408-480-5532

TITLE 24: CARSTAIRS ENERGY 2238 BAYVIEWHEIGHTS DRIVE, SUITE E LOS OSOS, CA 93402 CONTACT: TIMOTHY CARSTAIRS EMAIL: TITLE24@YAHOO.COM PHONE: 805-904-9048

GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPLICABLE UNIFORM BUILDING CODE, HANDICAP ACCESS CODE AND ALL APPLICABLE ORDINANCES, INCLUDING STATE AND LOCAL BUILDING

CODES AND REQUIREMENTS THESE PLANS INDICATE THE GENERAL EXTENT OF DEMOLITION AND NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THESE DOCUMENTS SHALL BE INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR IN THE NOTES. DO NOT DEMOLISH ANY ITEMS THAT APPEAR STRUCTURAL, UNLESS SPECIFICALLY INDICATED TO BE DEMOLISHED IN THE CONSTRUCTION DOCUMENT.

WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL BY THE ARCHITECT. ANY ERRORS, OMISSIONS, AND CONFLICTS FOUND IN THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.

ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHALL THE CONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE ON-SITE DELIVERY DATES FOR

ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE DELAYS AFFECTING OCCUPANCY. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S PHASING REQUIREMENTS AND ULTIMATE COMPLETION DATE

THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, ELETRICAL, TELEPHONE, LIGHTING, PLUMBING AND FIRE SPRINKLER WORK (INCLUDING PIPING, DUCTWORK AND CONDUIT), AND THAT ALL CLEARANCES FOR INSTALLATION

AND MAINTENANCE ARE PROVIDED. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY CONTRACTOR AND SUB-

). THE CONTRACTOR SHALL REVIEW, APPROVE, STAMP AND SUBMIT WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO CAUSE NO DELAY IN THE WORK, PRODUCT DATA,

SHOP DRAWINGS AND SAMPLES FOR THE PROJECT. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ONE (1) SEPIA AND TWO (2) PRINTS,

TYPICALLY, OF EACH SHOP DRAWING SUBMITTAL PLUS FOUR (4) COPIES OF EITHER PRODUCT DATA OR SAMPLES.

14. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVIEWED SUBMITTALS.

15. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE

16. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION

DOCUMENTS AS REQUIRED. 7. THE CONTRACTOR SHALL PROVIDE COMPLETE PRODUCT DATA AND RELATED INFORMATION APPROPRIATE FOR THE OWNER'S MAINTENANCE AND OPERATION OF PRODUCTS FURNISHED

UNDER THE CONTRACT. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER OF DESIGNATED EQUIPMENT. IN THE CASE OF ITEMS REMAINING UNCOMPLETED AFTER THE DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF ACCEPTANCE OF SUCH ITEMS.

9. EACH TRADE SHALL EXAMINE THE PREMISES TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS WORK TO COMMENCE, PRIOR TO COMMENCING HIS WORK. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS. 20. THE GENERAL CONTRACTOR SHALL ASSIST IN THE COORDINATION AND BE RESPONSIBLE FOR

THE INSTALLATION OF N.I.C. ITEMS, INCLUDING BUT NOT LIMITED TO FURNITURE, EQUIPMENT, APPLIANCES, PLUMBING FIXTURES, DISHWASHERS, VOICE/DATA CABLING, TELEPHONE WORK, 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION AS REQUIRED FOR

ACCESSORY ITEMS INCLUDING SINK, DISHWASHER, REFRIGERATOR, LAUNDRY EQUIPMENT,

22. ALL DRAWINGS AND NOTES ARE CONSIDERED COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED

23. VERIFY ALL ARCHITECTURAL DETAILS AND COORDINATE DRAWINGS WITH STRUCTURAL AND MEP DRAWINGS BEFORE INITIATION OF ANY RELATED WORK. 24. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, INDUSTRY AND BUILDING STANDARDS, AND CODE REQUIREMENTS. SEALANT, WEATHERSTRIPPING, AND FLASHING LOCATIONS IN DRAWINGS ARE NOT INTENDED TO BE

29. HOT WATER PIPING INSULATION REQUIRED AT ALL PIPING 3/4" OR LARGER PER 2016 CEC 4.106.4 30. R-6 DUCT INSULATION REQUIRED PER 2016 CEC 150.1 (M) 1 31. DUCT LEAKAGE TESTING AT 6% WITH AIR HANDLER AND 4% WITHOUT AIR HANDLER PER 2016

32. RETURN DUCT DESIGN WITH FAN POWER, AIRFLOW TESTING AND GRILL SIZING REQ. PER 2016 CEC 150.0 (M) 13

33. WATER HEATING REQ.: 120 VOLT RECEPTACLE <3FT., CAT III OR IV VENT, AND AS UPPLY LINE CAPACITY OF AT LEAST 200.000 BTU/HR PER 2016 CEC 150 (N)

34. THIRD PARTY HERS VERIFICATION FOR VENTILATION AND INDOOR AIR QUALITY PER 2016 CEC

35. CLASSIFICATION OF HIGH AND LOW EFFICACY LIGHT SOURCES PER 2016 CEC 150.0 - A 36. RADIANT BARRIER REQUIRED IN CLIMATE ZONE 3. (PRESCRIPTIVE) PER 2016 CEC 150.0 (C) 2 37. REFRIGERANT CHARGE VERIFICATION NOT REQUIRED IN CLIMATE ZONE 3. MAXIMUM SHGC NOT

SPECIFIED IN CLIMATE ZONE 3. WHOLE HOUSE FAN IS NOT REQUIRED IN CLIMATE ZONE 3. 38. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE / BOTTOM PLATES AT EXTERIOR WALLS WILL BE RODENT-PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER 2016 CGC 4.406.1.

RECYCLE AND /OR SALVAGE A MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE PER 2016 CGC 4.408.

40. POLLUTANT CONTROL: A. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON HE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HVAC EQUIPMENT. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENING WILL BE COVERED WITH TAPE, PLASTIC, SHEET METALS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE

AMOUNT OF WATER DUST OR DEBRIS THAT MAY ENTER THE SYSTEM PER 2016 CGC 4.504.1 B. ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT STANDARDS PER 2016

CGC 4.504.21 C. PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS PER 2016 CGC 4.504.2.2. D. AEROSOL PAINTS AND COATINGS WILL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR

ROC, AND COMPLY WITH PERCENT VOC BY WEIGHT OF PRODUCT LIMITS, REGULATION 8, RULE 49 PER 2016 CGC 4.504.2.3 E. DOCUMENTATION SHALL VERIFY COMPLIANCE FOR VOC FINISH MATERIALS PER 2016 CGC

F. CARPET SYSTEMS WILL MEET CALGREEN TESTING AND PRODUCT REQUIREMENTS PER

G. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE CALIFORNIA GREEN BUILDING CODE REQUIREMENTS 2016 CGC 4.504.4 H. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE

WOOD PRODUCTS SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER 2016 CGC 4.504.5 41. INTERIOR MOISTURE CONTROL

A. A CAPILLARY BREAK WILL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS

B. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED. REPLACE WET INSULATION PRODUCTS, OR ALLOW TO DRY BEFORE ENCLOSURE PER 2016 CGC 4.505.3

INDOOR AIR QUALITY AND EXHAUST: A. EXHAUST FANS THAT ARE ENERGY STAR COMPLIANT, DUCTED AND THAT TERMINATE OUTSIDE THE BUILDING WILL BE PROVIDED IN EVERY BATHROOM (BATHTUB, SHOWER, OR

SHOWER/TUB COMBO).2016 CGC 4.506.1 B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL PER 2016 CGC 4.506.1

A. THE HEATING AND AIR-CONDITIONING SYSTEM WILL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE ANSI/ACCA 2 MANUAL J-2011 OR EQUAL; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2014 OR EQUIVALENT; SELECT HEATING AND

COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, WITH MANUAL S-2014 OR EQUIVALENT. 2016 CGC 4.507 INSTALLER SPECIAL INSPECTIONS:

A. HVAC SYSTEM INSTALLERS WILL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING/CERTIFICATION PROGRAM. 2016 CGC 702.1

45. VERIFICATION: A. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE

BUILDING DIVISION THAT WILL SHOW SUBSTANTIAL CONFORMANCE WITH THE 2016 CODE REQUIREMENTS. 2016 CGC 703.1 46. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF NORTH AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.

47. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE O/ CEMENTITIOUS BACKER BOARD AND A MOISTURE RESISTANT

UNDERLAYMENT TO A HEIGHT OF +72" ABOVE FINISHED FLOOR PER 2010 CRC R307 48. CONTROL VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION AND SHALL HAVE A MAXIMUM MIXING TEMPERATURE OF 120 DEGREES PER CPC 408.3. 49. MAINTAIN ALL REQUIRED EXITS DURING AND AFTER CONSTRUCTION.

50. MAINTAIN FIRE RATING IN AREA OF WORK. CLOSE ALL PENETRATIONS.

SAN FRANCISCO, CA 94130 : 415 534 8184 WWW.MAVRIKSTUDIO.COM MAVRIKST

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NS/ Ш DISPI K \triangleleft RANT (J

WHITING WAY

1		PLANNING COMMENTS	04-18-2018
2)	PLANNING COMMENTS 2	05-14-2018
3		PLANNING COMMENTS 3	02-10-2020
4		PLANNING COMMENTS 4	02-24-2020



AWINGS NOT FOR CONSTRUCTION UNTIL STAMPED JOB COPY BY BUILDING

AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PROJECT NO.

18043

F.E.C.

F.H.W.S.

FLOUR.

Floor Drain OR Fire Damper

Fire Extinguisher Cabinet

Flat Head OR Full Height

Flat Head Wood Screw

Fire Extinguisher

Fire Hose Cabinet

Finish Floor

Finish(ed)

Flashing

Flourescent

PERP.

PLAS.

PLBG.

PLYWD.

PREFAB.

Perpendicular

Paint Grade

Plywood

Plumbing

Prefabricated

Polished

Plastic Laminate

	JCTIONS: one (1) column to the right. For each	n applicable requirement i	n the column, indicate evidence of le, indicate "N/A".			N-RESIDENT R-ONLY ALT		REFERENCES	Form version: October 5, 2017 (For permit applications January 2017 - December 2019 VERIFICATION
2. Provid 3. Submi	project information in the Verificat al must be a minimum of 24" x 36"	ion box at the right.				A,B,E,F,H,L,I,M,S,U greater than \$200,000			GRANT STREET DISPENSARY
4. This fo be sub	m is for permit applications submi nitted until January 1, 2018.	tted January 2017 through	n December 2019. The prior version may	MARK WHICH SCOPES ARE	X	greater trian \$200,000			PROJECT NAME
				INCLUDED IN THIS SUBMITTAL	ARCHITECTURE	MECHANICAL	PLUMBING	DRAWING OR SPECIFICATION #	BLOCK/LOT
S	TITLE	SOURCE OF REQUIREMENT	DESCRIP	TION OF REQUIREMENT				(If not applicable, indicate "N/A".)	1335 GRANT AVENUE, SAN FRANCISCO, CA 94133 ADDRESS
MATERIAL	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements including cushions and adhesives, resilient flooring (80% of a	s of 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems rea), and composite wood products.	•			SEE FLOOR PLAN SHEET NOTE 49 ON A2.10	M-MERCANTILE PRIMARY OCCUPANCY 1335 SUITE: 1078 SF
ER	INDOOR WATER USE REDUCTION	CALGreen 5.303.3, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.1 private, 0.5gpm public/common); kitchen faucets (1.8gpm); was (1gpm/8gpm). Large non-residential interiors projects must upgrade all non-common in the common statement of the comm	25gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm ash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers compliant fixtures per SF Building Code ch.13A.			•	SEE FLOOR PLAN ON A2.10/2 AND INTERIOR ELEVATIONS OF (N) ADA RESTROOMS ON A7.10 FOR MAXIMUM ALLOWABLE FLUSH/FLOW REQUIREMENTS	GROSS BUILDING AREA Green Building Compliance Professional of Record for Architectural Measures
WAT	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000ga	al/day (or >100gal/day in buildings >50,000 sq.ft).			•	N/A - SPACE WILL CONSUME <1000 GAL/DAY	I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will
ERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.			•		N/A - NO MECHANICAL IN SCOPE	be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.
E	COMMISSIONING	CALGreen 5.410.4	All new HVAC equipment must be tested and adjusted.			•		N/A - NO MECHANICAL IN SCOPE	LEIGHTON LEE NAME MAVRIK STUDIO FIRM
WASTE IVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collect	tion, and loading of compostable, recyclable and landfill materials	•			SEE FLOOR FOR LOCATION ON FLOOR PLAN A2.10/2	C-19274 ARCHITECTURAL OR ENGINEERING LICENSE
WA DIVE	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters ar	nd registered processing facilities with a minimum of 65% diversion rate.	•			SEE FLOOR PLAN SHEET NOTE 50 ON A2.10	LICENSED PROFESSIONAL (sign & date) AFFIX STAMP BELOW:
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.			•		N/A - NO MECHANICAL IN SCOPE	LEIGHTON LEE NO. C-19274
DOOR DINMENTAL ALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	-3 Seal permanent HVAC ducts/equipment stored onsite before installation.			•		SEE FLOOR PLAN SHEET NOTE 48 ON A2.10	Green Building Compliance Professional of Record for
INDO ENVIRONI QUAL	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Projects must provide MERV-8 filters on HVAC for regularly or	ccupied, actively ventilated spaces.		•		N/A - NO MECHANICAL IN SCOPE	Mechanical and/or Plumbing Measures I have been retained by the project sponsor to verify that approved construction documents and
					П	1			construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will
	la da a v. VA/a ta v. E/A		FOR YOUR INFORMATION	Motor Efficiency of Existing					be met. I will notify the Department of Building Inspection if the project will for any reason, not substantially
Eac	Indoor Water Eff fixture must not exceed CALGreen	•		Water Efficiency of Existing Non-Compliant Fixtures					comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.
	AND DECEMBER OF THE PROPERTY O	UM FIXTURE FLOW RATE @ 80 psi		All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or					N/A
		n @ 60 psi		fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water					NAME
Kitch	en Faucets 1.8 gpm	n @ 60 psi default		Conservation Program Brochure, available at SFDBI.org. NON-COMPLIANT PLUMBING FIXTURES INCLUDE:					FIRM
Wash Fountains 1.8 gpm / 20 [rim space (inches) © 60 psi] Metering Faucets 1. Any toilet manufactured to use more than 1.6 gallons/flush 2. Any urinal manufactured to use more than 1 gallon/flush 3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm NOTES: NOTES:							ARCHITECTURAL OR		
							ENGINEERING LICENSE		
	(inches) @ 60 psi] 1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume Exceptions to this requirement are limited to situations where							LICENSED PROFESSIONAL (sign & date)	
Tank	Tank-type water closets 1.28 gallons / flush¹ and EPA WaterSense Certified of two reduced flushes and one full flush. The replacement of fixture(s) would detract from the historic integrity referenced standard is ASME A112.19.14 and of the building, as determined by the Department of Building							AFFIX STAMP BELOW:	
	Flushometer valve water closets 1.28 gallons / flush USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L) 1.28 gallons / flush USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L) 2. The combined flow rate of all showerheads in one								
Urina	Urinals Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush Floor mount: 0.5 gallons / flush CALGreen 5.303.2.1)								

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5 WHITING WAY SAN FRANCISCO, CA 94130 T: 415 534 8184 WWW.MAVRIKSTUDIO.COM



GRANT AVE DISPENSARY
1335 GRANT AVENUE
SAN FRANCISCO, CA 94133

NO.	REVISION	DATE



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ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

GS4 SAN FRANCISCO GREEN

G1.50

PROJECT NO.

APPROVAL OF TECHNICAL INFEASIBILITY REQUEST (page 2)

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY					
This technical infeasibility request is: APPROVED (FOR THIS PERMIT ONLY) DENIED					
Plans reviewed by (print name):					
Signature of the Plans Examiner: Date:					
Approved for the following reason(s):					
Denied for the following reason(s):					
*Signature of the Group Supervisor: Date:					
Approved for re-use Supervisor initials and Date					

If your Request for Approval of Technical Infeasibility has been denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

If your Request for Approval of Technical Infeasibility has been denied, you may file an appeal with the Access Appeals Commission. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for complete information on this process.

Please submit appeals in person to:

Secretary, Access Appeals Commission 1660 Mission Street, 3rd Floor San Francisco, CA 94103 (415) 558-6110

13

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION



Edwin M. Lee, Mayor Tom C. Hui, S.E., C.B.O., Director

APPROVAL OF TECHNICAL INFEASIBILITY REQUEST

To be used where it is technically infeasible to meet the prescriptive requirements of the code within the scope of work of an alteration or within an existing path of travel to the area of work of an alteration or addition. as per CBC section 11B-202.3

1.	Site Address: 1335 GRANT AVENUE	2.	Floor: 1
3.	Permit Application No.:	4.	Request No.:
5.	Existing Use: 1335 - VACENT	6.	Proposed Use: 1335 CANNABIS RETAIL
7.	Existing Occupancy: B - BUSINESS	8.	Proposed Occupancy: 1335 - M-MERCANTILE
9.	Description of proposed alteration element or path of trave	el up	grade for which technical infeasibility approval is requested:
	EXISTING ENTRY IS SLOPED WHERE A LEVEL LANDING W	OULE	BE REQUIRED. A INTERIOR/EXTERIOR RAMP WITH POWERED

CBC 11B-202.3, In alterations, where the enforcing authority determines compliance with applicable requirements is technically infeasible, the alteration shall provide equivalent facilitation or comply with the requirements to the maximum extent feasible. See CBC Chapter 2, section 202; Technically Infeasible

10. This alteration is technically Infeasible due to:

☐ It would require removal or alteration of a load bearing member that is an essential part of the structural frame other existing physical or site constraints

DOOR OPERATORS A IS PROPOSED PER DA-04 TO MAKE UP THE DIFFERENCE BERWEEN THE SIDEWALK AND INTERIOR.

11. Detailed description of the technical infeasibility. (provide details, documents and drawings if required or requested by Staff) THE DIFFERENCE IN GRADE BETWEEN THE INTERIOR FINISH FLOOR AND EXTERIOR SIDEWALK IS MORE THAN CAN BE MADE UP BY FEATHERING NEW CONCRETE INTO THE SIDEWALK AND PUBLIC RIGHT OF WAY.

12.	Compliance with the regulations will be provided to the maximum extent feasible; (give description)
	COMPLIANCE WILL BE PER DA-04 WHICH NOTES THAT MANY BUILDINGS IN SAN FRANCISCO FACE SIMILAR CIRCUMSTANCI
	AND THAT POWERED ACTUATORS ON THE DOORS TO OPEN THEM FOR PEOPLE WITH DISABILITIES IS A WAY TO MAINTAIN
	THE INTENT OF THE CODE WHILE ALLOWING FOR EXISTING CIRCUMSTANCES.
	(For the re-use of this form.) I have verified that the above stated compliance is still in effect and is the maximum degree

(For the re-use of this form compliance possible. Appli	CONT. AN ANAMORAL DOS STANDARDOS CONTRACTOR DA	NAMES TO SECURE OF THE SECURE OF THE SECURE OF THE SECURITIES OF T	iance is still in effect and is the	maxii	num degre
13. Applicant's Name (Print):_	MICHAEL BATRYN				
7 -	□ Owner		Tenant	X	Agent
95 1005 4500 ADDROS 00					

Applicant's Signature:	
14. Applicant's Address: 5 WHINTING WAY, SAN FRA	ANCISCO, CA 94130
408 480 5532	MACHAEL

____ Applicants Email: MACHAEL@MAVRIKSTUDIO.COM 15. Applicant's Phone: 408-480-5532

APPROVAL OF EQUIVALENT FACILITATION REQUEST (page 2)

FOR THE DEPARTMENT OF	BUILDING INSPECTION STAFF USE ONLY
	lent facilitation request is: ROVED □ DENIED
Plans reviewed by (print name):	
Signature of the Plans Examiner:	Date:
Approved for the following reason(s):	
Denied for the following reason(s):	
*Cianatura of the Croup Cuparvisor	Date
*(needed only when Denied)	Date:

If your Request for Approval of Equivalent Facilitation has been denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

If your Request for Approval of Equivalent Facilitation has been denied, you may file an appeal with the Access Appeals Commission. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for complete information on this process.

Please submit appeals in person to:

Secretary, Access Appeals Commission 1660 Mission Street, 3rd Floor San Francisco, CA 94103 (415) 558-6110

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION



Edwin M. Lee, Mayor Tom C. Hui, S.E., C.B.O., Director

APPROVAL OF EQUIVALENT FACILITATION REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Approval of a designs, products or technologies alternative to the prescriptive details of the Disabled Access Regulations as per CBC section 11B-103

1.	Site Address: 1335 GRANT AVENUE	2.	Floor: 1
3.	Permit Application No.:	4.	Request No.:
5.	Existing Use: 1335 - VACENT	6.	Proposed Use: 1335 CANNABIS RETAIL
7.	Existing Occupancy: B - BUSINESS	8.	Proposed Occupancy: 1335 - M-MERCANTILE
9.	Description of proposed work or path of travel upgrade		
	INTERIOR BUILD OUT OF SUITE FOR CANNABIS RETAIL		
	THROUGHOUT		

CBC 11B-103, nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility or usability. See CBC Chapter 2, section 202; Equivalent Facilitation

We request that the following be approved as an equivalent facilitation to the prescriptive regulations. This equivalency will provide equal or greater accessibility and usability. This equivalency provides for the maximum independence of the persons with disabilities while presenting the least risk of harm injury or other hazards to such persons or others.

10. Detailed description of the requested equivalency. (Provide details, documents and drawings if required) POWERED DOOR OPERATORS AT ENTRY DOOR IN-LIEU OF A LEVEL LANDING PER DA-04 FOR ACCESSIBLE ENTRANCE TO SUITE TO MAKE UP GRADE CHANGE BETWEEN SIDEWALK AND INTERIOR

11. This Equivalent Facilitation is addressed by: ☑ Information Sheet DA-04

□ AB-005 Local Equivalency Other _

Administrative Bulletin AB-

Note: Ratification by the Access Appeals Commission is not required for Equivalent Facilitation Request.

12. Applicant's Name (Print): MICHAEL BATRY	V		
□ Owne		nant 🛛	Agent
Applicant's Signature:			

13. Applicant's Address: 5 WHINTING WAY, SAN FRANCISCO, CA 94130

Applicants Email: MACHAEL@MAVRIKSTUDIO.COM 14 Applicant's Phone: 408-480-5532

City and County of San Francisco



Mohammed Nuru, Director

San Francisco Department of Public Works

Infrastructure Design and Construction 30 Van Ness Avenue, 5th Floor San Francisco, CA 94102 Phone: (415) 557-4685 www.sfdpw.org TTY: (415) 558-4088 Fax: (415) 558-4590



Kevin W. Jensen AIA, CSI, ADA/Disability Access Coordinator

DISABILITY ACCESS COMPLIANCE FOR CITY FUNDED PROJECTS Applicant: Fill in project name and address and then scan onto plans.

PROJECT:	GRANT AVENUE DISPENSARY	
Project Address:	1335 GRANT AVENUE, SAN FRANCISCO, CA 94133	

r roject rad	Leave Area Below Blank – I	For DAC Staff Use Only						
		TOT DAC Staff OSC Only						
PLAN REV	IEW STAGE: DPW-DAC has approved:							
	Unreasonable Hardship / technically infeasible	Date:						
	Playground ADA Inventory Form	Date:						
	Pre-application review / site permit	Date:						
	Final Construction Plan	Date:						
INSPECTION STAGE: The following inspections are required, if selected. Call DAC at 557-4685 to schedule: □ Pre-Construction Conference □ Rough framing, after plumbing and electrical rough is complete □ Mock up inspection of bathrooms / kitchens								
	Demonstration of adaptable cabinetry Signage, including proofs and color samples prio	r to fabrication						
	Door closer pressure and timing	TO MOTORION						
	Power door operator testing per BHMA A156.19							
	Playground equipment, surface, and path of trave	1						
	Final Signoff of Project							
The followi	ng additional documents are required:							
	Reasonable Accommodation Notices							
	Signage approval from Lighthouse for the Blind	l						

Rev. February 10, 2014

By: Kevin Jensen

Mayor's Office on **Disability**

Illustrated instruction manual to adapt unit interiors

Inspection matrix listing each covered dwelling unit or common space



London N. Breed

Naomi Kelly City Administrator Nicole Bohn

Permit applicant: Fill in project name and address and then scan onto plans.

PROJECT:	GRANT AVENUE DISPENSARY
Project Address:	1335 GRANT AVENUE, SAN FRANCISCO, CA 94133

DISABILITY ACCESS COMPLIANCE

FOR CITY FUNDED PROJECTS

L	eave Area Below Blank – For N	OD Staff Use Only
AN RE	VIEW STAGE: MOD has approved:	
	Unreasonable Hardship / technically infeasible	Date:
	Playground ADA Inventory Form	Date:
	Pre-application review / site permit	Date:
	Final Construction Plans	Date:
PECTI	ON STAGE: The following inspections a at 554-6789 to schedule:	are required, if selected. Call MC
	Pre-Construction Conference	
	Rough framing, after plumbing and electrical ro	ugh is complete

Mock up inspection of bathrooms / kitchens

Demonstration of adaptable cabinetry Signage, including proofs and color samples prior to fabrication

Door closer pressure and timing

Power door operator testing per BHMA A156.19

Playground equipment, surface, and path of travel

☐ Final Signoff of Project

The following additional documents are required:

Reasonable Accommodation Notices

Signage approval from Lighthouse for the Blind

Illustrated instruction manual to adapt unit interiors

Inspection matrix listing each covered dwelling unit or common space

By: Arfaraz Khambatta / Jim Whipple / Thomas Venizelos / Dawn Anderson

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DISPENSAR AVE GRANT 1335 GRANT SAN FRANCIS

WHITING WAY

Г: 415 534 8184

SAN FRANCISCO, CA 94130

WWW.MAVRIKSTUDIO.COM

I	

REVISION



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DISABLED ACCESS FORMS

PROJECT NO.

_
\mathcal{T}

Project Name: Grant Ave Dispensary Report Page: Page 2 c Project Address: 1333 Grant Ave Date Prepared: S/11/20 D. EXCEPTIONAL CONDITIONS This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form. No exceptional conditions apply to this project. E. ADDITIONAL REMARKS This table includes remarks made by the permit applicant to the Authority Having Jurisdiction. F. INDOOR LIGHTING FIXTURE SCHEDULE Table Instructions: Include all permanent designed lighting and all portable lighting in offices. O1	STATE OF CAL	LIFORNIA														
CERTIFICATE OF COMPULANCE Page : Page 2.	Indoor	Lighting														
Project Name: Grant Ave Dispensary Report Page: Page 2 c Project Address: 1333 Grant Ave Date Prepared: S/11/20 D. EXCEPTIONAL CONDITIONS This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form. No exceptional conditions apply to this project. E. ADDITIONAL REMARKS This table includes remarks made by the permit applicant to the Authority Having Jurisdiction. F. INDOOR LIGHTING FIXTURE SCHEDULE Table Instructions: Include all permanent designed lighting and all portable lighting in offices. O1 O2 O3 O4 O5 O6 O7 O8 O9 Name or Item Iag Complete Luminaire Description Track Portable luminaire Intermined	NRCC-LTI-E (C	Created 9/17)									CA	ALIFORNIA ENERGY C	омміѕѕю	N EMPRES COMMERCEN		
Date Prepared: 5/11/20 D. EXCEPTIONAL CONDITIONS	CERTIFICA	TE OF COMPLIANCE						Na.					N	RCC-LTI-I		
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Track							1	WDC	06	07	ļ.	08	()9		
Track	Name or		Speci			e Types	Watts per	How Wattage is	Total number	Exemp	t per		Field Inspecto			
B Wall Mounted Fixture 40W	CONTRACTOR STATES OF THE STATES	Complete Luminaire Description	Tr	ack	Po	rtable			The Commission of the Commissi			Design Watts	Pass	Fail		
Total Designed Watts CONDITIONED SPACES: 1,320 **NOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per \$130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp. **G. TRACK LIGHTING This Section Does Not Apply **H. INDOOR LIGHTING CONTROLS (Not Including PAFs) Table Instructions: **Building Level Controls**	Α	Recessed Light Fixture 40W	12				40	Mfr. Spec ¹	31]	1,240				
¹NOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp. G. TRACK LIGHTING This Section Does Not Apply H. INDOOR LIGHTING CONTROLS (Not Including PAFs) Table Instructions: Building Level Controls	В	Wall Mounted Fixture 40W	8				40	Mfr. Spec ¹	2]	80		139		
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of the compilance summary Table on the first page will show DDLS			age will	show "I	DOES		382	Approximate the second					Pass	Fail		
NOT COMPLY" if the notes are left blank. Required > 10,000 SF Whole Building: Automatic Time Switch		197.6					Required >	10,000 SF	Whole Bu	ilding: Au	tomat	ic Time Switch		Ш		
Area Level Controls	E. Charles Committee of the Charles	ALDS CONTENDED AND AMERICAN AND CONTENDED AND AND CONTENDED AND AND AND AND AND AND AND AND AND AN														
Table Continued	Table Con	tinued														
CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 20	CA Building	g Energy Efficiency Standards - 2016 Nonre	esidentia	l Compli	ance: ht	tp://www	.energy.ca.gov/t	itle 24/2016 standard	ds				Septem	ıber 2017		

STATE OF CALIFORNIA													
Indoor Lighti NRCC-LTI-E (Created 9	ing										CALIFORNIA ENF	ERGY COMMISSION	
CERTIFICATE OF C	10 (0.5)										CALII OMNIA EN	NRCC-LTI-E	
his document is t	used to demon	strate compli	ance with requi	irements in	§110.	9, §130.0, §1	30.1	1, <u>§140.6</u> , and	§141.0(b)2 for	indoor lighting	scopes using the	prescriptive path.	
	Grant Ave Dis		,					Report P				Page 1 of 6	
roject Address:	1333 Grant Av	е						Date Pre	pared:			5/11/2018	
A. GENERAL INF	ORMATION											2	
01 Project Loca	tion (city)			San Francisc	0		04	Total Condition	ned Floor Area	a (ft²)	1,	999	
02 Climate Zone 3									itioned Floor A		,,,,,	0	
03 Occupancy T	Types Within P	roject (select	all that apply):					CHARLES AND	labitable Abov	CHAORIC ARCHITE		1	
Office	We see	✓ Retail		✓ Wareh	ouse		П	Hotel/Motel	-6	chool	✓ Supp	ort Areas	
Parking Garage High-Rise Residential Relocatable Other (write in):													
- PROJECT CCC	NDF							*					
. PROJECT SCO	Parties of the Control of the Contro		Status No. 2000			6 4 94		Serios on to					
	<u>b)2</u> for alterat	ions. WARNIN	NG: Changing t	he Calculatio					\ <u>-</u>			e path outlined in red to change the	
	Sco	pe of Work				Co	ndit	tioned Spaces			Unconditioned	l Spaces	
		01		4	02				03	03 04		05	
Му Г	Project Consist	s of (check all	that apply):	3	Calculation Method			thod	Area (ft ²)	Calcul	ation Method	Area (ft ²)	
✓ New Lighting	g System				THE STATE OF THE S				ea Category 0				
	Mer 1870							4		1	1995/1997 (1995)		
Altered Light	ing System												
								•		•		•	
			Total Area of	Work (ft ²)	1,999						0		
. COMPLIANCE	RESULTS											7	
able Instructions	TPM No. (In No.	this table sav	s "DOES NOT C	OMPLY" or	"CON	IPLIES with Ex	хсер	tional Conditi	ons" refer to To	able D. for auido	ince.		
			ing Power per							er per §140.6(a)		Compliance Results	
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conditioned and			Area	2.					Adjust	ments			
unconditioned spaces must not	Complete	Area	Category	Tailored			>	Total	Portable	PAF Control	Total Actual		
ne combined for	Building	Category	Footnotes	§140.6(c)3	3 =	Total	_	Designed	Lighting	Credits =	= (Watts)	05 Must be ≥ 09	
compliance per	§140.6(c)1	§140.6(c)2	§140.6(c)2G	(+)		Allowed (Watts)		(Watts)	§140.6(a)	§140.6(a)2	*Includes	<u>§140.6</u>	
§140.6(b)1.			(+)			(vvalts)			(-)	(-)	Adjustments		
	(See Table I)	(See Table I)	(See Table K)	(See Table	L)			(See Table F)	(See Table J)	(See Table R)			
Conditioned:		2,278.8			=	2,278.8	≥	1,320		=	1,320	COMPLIES	
Unconditioned:					=		≥			=			
							Con	trols Complia	nce (See Table	H for Details)	CC	MPLIES	
					Ra	ted Power R	edu	ction Complia	nce (See Table	S for Details)	Not a	Applicable	

September 2017

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

Cover Page		1
Table of Contents		2

TABLE OF CONTENTS

BUILDING ENERGY ANALYSIS REPORT

Job Number: ID: 18-05115

User Number: 6249

EnergyPro 7.2 by EnergySoft

PROJECT:

Grant Ave Dispensary 1333 Grant Ave San Francisco, CA 94133

Project Designer:

Mavrik Studio 404 Clipper Cove Way San Francisco, CA 94130

Report Prepared by:

Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402 (805) 904-9048



Job Number:

18-05115

Date:

5/11/2018

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2016 Building Energy Efficiency Standards.

This program developed by EnergySoft Software – www.energysoft.com.

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MAVRIKSTU

GRANT AVE DISPENSARY
1335 GRANT AVENUE
SAN FRANCISCO, CA 94133

NO.	REVISION	DATE



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TITLE 24 COMPLIANCE

G1.70

PROJECT NO.

18043

STATE OF CALIFORNIA				
Indoor Lighting				St. OT CALL
NRCC-LTI-E (Created 9/17)			CALI	FORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE				NRCC-LT
Project Name: Grant Ave Dispe	ensary		Report Page:	Page 6 o
Project Address: 1333 Grant Ave			Date Prepared:	5/11/20
DOCUMENTATION AUTHOR'S	DECLARATION STATEMENT		11	
Documentation Author Name:	Timothy Carstairs, CEA, HERS, GPR	Documer	ntation Author Signature:	7
Company:	Carstairs Energy Inc.	Signature	e Date:	-
Address: 22	38 Bayview Heights Drive, Suite E	CEA/ HEF	RS Certification Identification (if applicable):	R16-06-10042
City/State/Zip:	Los Osos, CA 93402	Phone:	(805) 904-9048	
 The information provided on I am eligible under Division 3 Compliance (responsible design) The energy features and performance compliance of Compliance compliance compliance documents, work I will ensure that a completed to the enforcement agency for 	talty of perjury, under the laws of the State of Cal this Certificate of Compliance is true and correct. of the Business and Professions Code to accept re gner) ormance specifications, materials, components, a form to the requirements of Title 24, Part 1 and For or system design features identified on this Certificates, calculations, plans and specifications sub- disigned copy of this Certificate of Compliance shaper all applicable inspections. I understand that a corovides to the building owner at occupancy.	esponsibility fo and manufactur Part 6 of the Ca ficate of Compli mitted to the e all be made ava	red devices for the building design or system of lifornia Code of Regulations. iance are consistent with the information provinforcement agency for approval with this builtiable with the building permit(s) issued for the	design identified on this vided on other applicable Iding permit application. ne building, and made availab
Responsible Designer Name:		Responsi	ble Designer Signature:	
Company :	Mavrik Studio	Date Sigr	ned:	
Address:	404 Clipper Cove Way	License:		
City/State/Zip:	San Francisco, CA 94130	Phone:		

STATE OF CALIFORNIA **Indoor Lighting** NRCC-LTI-E (Created 9/17) CERTIFICATE OF COMPLIANCE Project Name: Grant Ave Dispensary Report Page: Page 5 of 6 Project Address: 1333 Grant Ave 5/11/2018 Date Prepared: T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at http:// www.energy.ca.gov/2015publications/CEC-400-2015-033/appendices/forms/NRCI YES NO Form/Title Field Inspector Pass Fail NRCI-LTI-01-E - Must be submitted for all buildings NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be NRCI-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance. NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance. NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance. NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field In	spector
			Pass	Fail
•	0	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.		
•	0	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.		
C	6	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.		Щ
0	•	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).		

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

STATE OF CALIFORNIA **Indoor Lighting** NRCC-LTI-E (Created 9/17) CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE NRCC-LTI-E Project Name: Grant Ave Dispensary Page 4 of 6 Project Address: 1333 Grant Ave M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED SPECIAL FUNCTION AREAS This Section Does Not Apply N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY This Section Does Not Apply O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING This Section Does Not Apply P. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS This Section Does Not Apply Q. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE This Section Does Not Apply R. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (PAF) This Section Does Not Apply S. RATED POWER REDUCTION COMPLIANCE BY SPACE This Section Does Not Apply CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 2017

CERTIFICATE OF COMP	PLIANCE						CALIFO		NF	CC-L
Project Name: Gran	t Ave Dispensa	ary			Report Page:				Pa	ge 3 o
Project Address: 1333	Grant Ave				Date Prepare	d:			5,	/11/2
04		05	06	07	08	09	10	11	1	2
Area Description		uilding or Area Category ary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field In	spect Fa
Retail	Retail	Sales, Wholesale	Manual ON/OFF	Dimmer	Occ Sensor	Included	Included			
Restrooms	Corridor,	/Restroom/Support	Manual ON/OFF	Dimmer	Occ Sensor	Included	Included		0	
Storage	Commerci	ial, Industrial Storage	Manual ON/OFF	Dimmer	Occ Sensor	Included	Included			
EXCEPTION 1 to <u>§130.</u>		aylighting: Exempt becau	2 1000 E/M// 120 W	general ligh	·······y/		lan Sheet Show			
allowances per <u>§140.6</u> 01	(c) or adjustme	ents per <u>§140.6(a)</u> are be	ing used.	03	04	05	SAME.	06		ntc
UI		O2	Aras Catarani		\$28.00 40	9381220	Additional	Mowances /	Adjustme	
Area Descript	tion	02 Complete Building or A Primary Function		Allowed Density (W/ft²)	\$28.00 40	Allowed Wattage (Watts)	Additional A	Allowances / <i>i</i> PAF	Adjustme Porta	
	tion	Complete Building or A	on Area	Allowed Density	Area A	Allowed Wattage		1,627		
Area Descript		Complete Building or A Primary Function	on Area owroom	Allowed Density (W/ft ²)	Area A	Allowed Wattage (Watts)		1,627		
Area Descript Retail		Complete Building or A Primary Function Retail Merch., Sh	on Area owroom air, Support	Allowed Density (W/ft²) 1.2 0.6 0.6	Area (ft²) 1,799 100 100	Allowed Wattage (Watts) 2,158.8	Footnotes	PAF	Porta	
Area Descript Retail Restrooms		Complete Building or A Primary Function Retail Merch., Sh Corridor, Restrm, St	on Area owroom air, Support	Allowed Density (W/ft²) 1.2 0.6	Area (ft²) 1,799 100	(Watts) 2,158.8 60	Footnotes	1,627	Porta	
Area Descript Retail Restrooms Storage	S	Complete Building or A Primary Function Retail Merch., Sh Corridor, Restrm, St	on Area owroom air, Support strial Storage	Allowed Density (W/ft²) 1.2 0.6 0.6	Area (ft²) 1,799 100 100	(Watts) 2,158.8 60 60	Footnotes	PAF	Porta	
Area Descript Retail Restrooms Storage	S ENT: PORTA	Complete Building or A Primary Function Retail Merch., Sh Corridor, Restrm, St Commercial and Indu	on Area owroom air, Support strial Storage	Allowed Density (W/ft²) 1.2 0.6 0.6	Area (ft²) 1,799 100 100	(Watts) 2,158.8 60 60	Footnotes	PAF	Porta	
Area Descript Retail Restrooms Storage J. POWER ADJUSTM This Section Does Not A	SENT: PORTAE	Complete Building or A Primary Function Retail Merch., Sh Corridor, Restrm, St Commercial and Indu	on Area owroom air, Support strial Storage	Allowed Density (W/ft²) 1.2 0.6 0.6 TOTAL:	Area (ft²) 1,799 100 100	(Watts) 2,158.8 60 60	Footnotes	PAF	Porta	
Area Descript Retail Restrooms Storage J. POWER ADJUSTM This Section Does Not A	S S S S S S S S S S S S S	Complete Building or A Primary Function Retail Merch., Sh Corridor, Restrm, St Commercial and Indu	on Area owroom air, Support strial Storage	Allowed Density (W/ft²) 1.2 0.6 0.6 TOTAL:	Area (ft²) 1,799 100 100	(Watts) 2,158.8 60 60	Footnotes	PAF	Porta	
Area Descript Retail Restrooms Storage J. POWER ADJUSTM This Section Does Not A K. ADDITIONAL LIGHTHIS Section Does Not A	IENT: PORTAL Apply HTING ALLOW	Complete Building or A Primary Function Retail Merch., Sh Corridor, Restrm, St Commercial and Indu	on Area owroom air, Support strial Storage CES	Allowed Density (W/ft²) 1.2 0.6 0.6 TOTAL:	Area (ft²) 1,799 100 100	(Watts) 2,158.8 60 60	Footnotes	PAF	Porta	

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards

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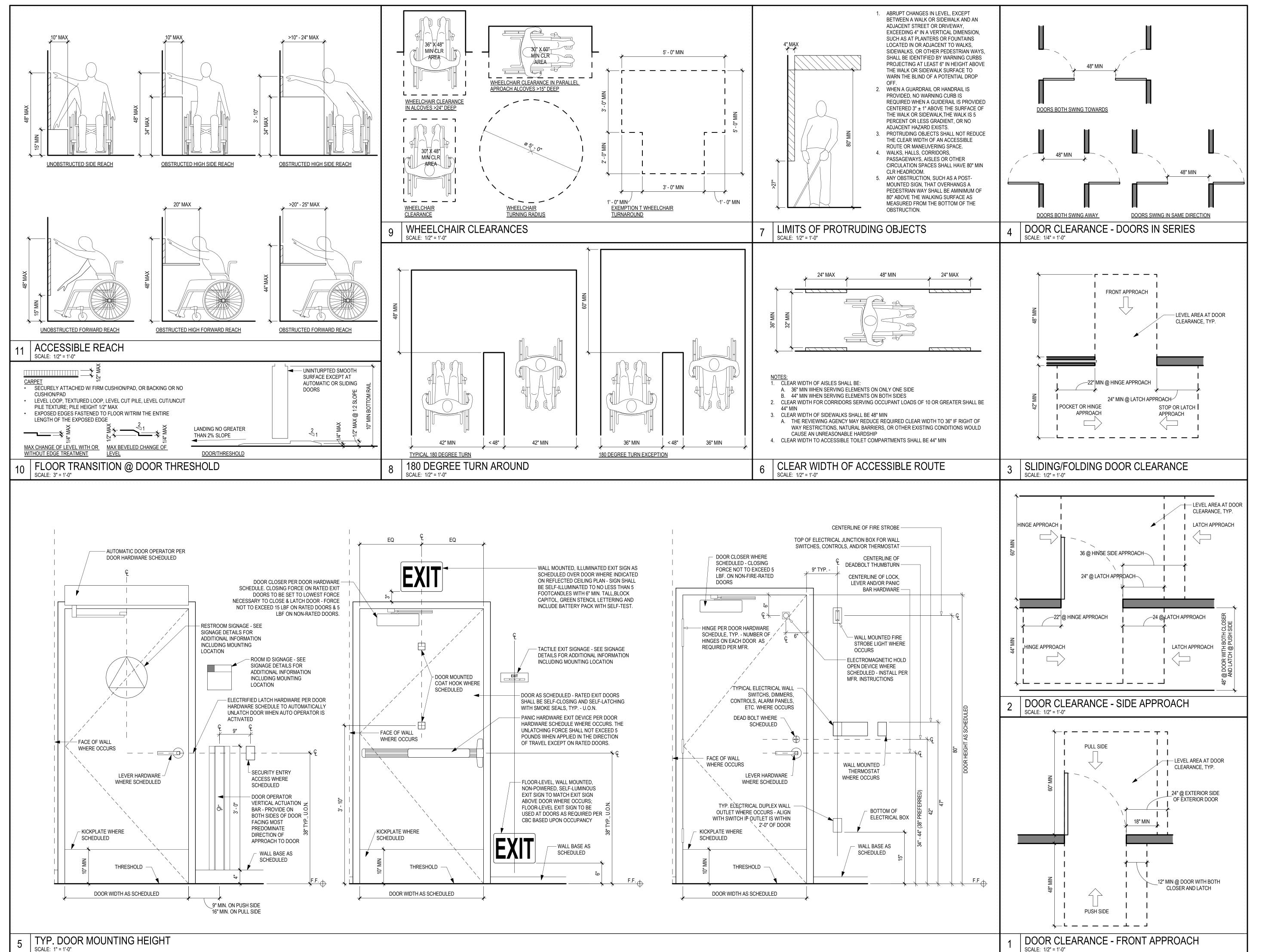
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TITLE 24 COMPLIANCE

G1.7

PROJECT NO.

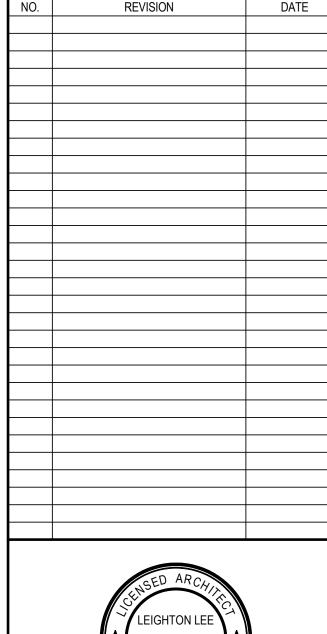
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ACCESSIBILITY DIAGRAMS - MANEUVERING CLEARANCES
AND DOORS

G 2.10

PROJECT NO.

18043

NOTES:

1. TACTILE EXIT SIGN IS REQUIRED IN ADDITION

TO SHAPPY A POYE DOOR AT EXIT 7. LETTERS AND NUMBERS ON SIGNS HAVE A WIDTH-TO ILLUMINATED SIGN ABOVE DOOR AT EXIT TO-HEIGHT RATION BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO- HEIGHT RATIO BETWEEN 1:5 APPROVED SELF-LUMINOUS SIGN (0.06 FT AND 1:10 LAMBERTS MIN.). . CHARACTERS CONTRAST WITH THEIR BLOCK CAPITAL LETTERS NOT LESS THAN 6

INCHES IN HEIGHT WITH A STROKE OF NOT

LESS THAN 3/4 INCHES. LETTERS TO HAVE

FOR THE LETTER "I". WITH A SPACING

IN EACH CELL WITH 2/10 INCH SPACE

MINIMUM OF 1/40 INCH ABOVE THE

BACKGROUND.

WIDTH OF NOT LESS THAN 2 INCHES EXCEPT

BETWEEN LETTERS OF NOT LESS THAN 3/8"

USED. DOTS SHALL BE 1/10 INCH ON CENTERS

BETWEEN CELLS. DOTS SHALL BE RAISED A

LETTERS AND NUMERALS SHALL BE RAISED

1/32", UPPER CASE, SANS SERIF TYPE AND

BRAILLE. RAISED CHARACTERS SHALL BE AT

LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".

PERMANENT SIGNAGE TO BE INSTALLED ON

ENCOUNTERING PROTRUDING OBJECTS OR

STANDING WITHIN THE SWING PATH OF THE

BACKING PLATE DETAIL

A PERSON TO APPROACH WITHOUT

THE WALL ADJACENT TO THE LATCH SIDE OF

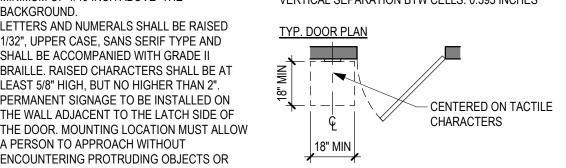
SHALL BE ACCOMPANIED WITH GRADE II

CONTRACTED GRADE 2 BRAILLE SHALL BE

BACKGROUND (LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND) CHARACTERS AND BACKGROUND OF SIGNS IS

EGGSHELL, MATTE, OR OTHER NON-GLARE DOT DIAMETER: 0.059 INS

INTER-DOT SPACING: 0.090 INCHES HORIZONTAL SEPARATION BTW CELLS: 0.241 INCHES VERTICAL SEPARATION BTW CELLS: 0.395 INCHES



FINISH FLOOR

PROJECTING

ELECTRICAL PANEL

CAULK AROUND JOINT AT BOTTOM OF TOILET AND FLOOR.

RESTROOM STANDARD MOUNTING HEIGHTS

THERMOSTAT SWITCH

RECESSED

ELECTRICAL PANEL

CHALK BOARD, TACK

BOARD, OR

WHITEBOARD

8 STANDARD MOUNTING HEIGHTS

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

MOUNTED

COAT

HOOK

+

PROTECTED PIPING W/ MULLMAN COUNTER / FACE OR INSULATED PIPE NOTE: IF A MINIMUM 9 " HEIGHT OF TOE CLEARANCE IS PROVIDED, A MAXIMUM OF 6 INCHES OF THE 48 INCH CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE. 1. HOT WATER AND DRAIN PIPES UNDER REQUIRED THE LAVATORY SHALL BE INSULATED CLEAR SPACE -OR CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY. FAUCETS SHALL BE LEVER OPERATED PUSH TYPE, OR ELECTRICALLY CONTROLLED MECHANISMS. SELF-FOR AT LEAST 10 SECONDS. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE 48" MIN.

- MIRROR

REFLECTING SURFACE NO HIGHER THAN 40 INCHES ABOVE THE FINISH

CLOSING VALVES SHALL REMAIN OPEN

⇒ 6" MAX.∕

1' - 0"

∍rtti⊨ 6" MAX

19" MAX.

LAVATORY CLEARANCES

20" MAX. TO OPERABLE PART

FIRE ALARM

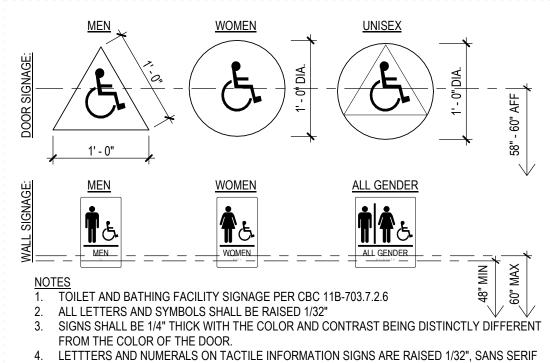
DEVICE

- EXTINGUISHER HOOK

INSIDE CABINET

AUDIO/VISUAL

EXIT SIGN



UPPERCASE CHARACTERS TO BE ACCOMPANIED BY GRADE 2 BRAILLE. 5. INTERNATIONAL SIGN OF ACCESSIBILITY, WHITE FIGURE ON BLUE (#15090 FEDERAL STANDARD 595A) BACKGROUND 6. BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS

. BRAILLE DOTS ARE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND 8. EDGES OF SIGNS SHALL BE ROUNDED CHAMGFRED OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8"

9. SEE G2.00/1 FOR MOUNTING LOCATIONS 10. SEE G2.01/8 FOR ADDITIONAL DETAILS ON LETTERS AND BRAILLE RESTROOM IDENTIFICATION SIGNAGE

- FIRE TREATED WOOD BLOCKING 12" MIN. LENGTH -TYPE 'A' BACKING PL. FOR UPPER WALL SECURE TO STUDS W/ 2-1/2" x #14 WD. SCREWS HUNG CAB. (UP TO TWO SHELVES), BASE CAB., FULL HT. CAB., FILM VIEWING CNTR., MIN. 2-1/2" x 20 GA. SCREW STUDS WALL HUNG EQPT., ETC. - MAX. WEIGHT = 80 - 6" x 20 GA. BACKING PL. SECURED TO STUDS & BLK. POUNDS/FOOT. W/ #14 WD. SCREWS 1" LONG 1" LONG MIN. 2-1/2" x 16 GA. STUDS OR AS SCHED. - #10 FLAT HEAD SHT. MTL. SCREWS @ MID - CONT. 6" x 14 GA. PL. - MIN. TWO STUD BAYS -- 2-1/2" x 16 GA. TRACK CHANNEL STIFFENERS WELDED TO CONT. PL. AS SHOWN — TYPE 'B' BACKING PL. FOR ALL UPPER WALL HUNG CAB. (OVER TWO SHELVES) -WALL MTD. EQPT. UP TO MAX. WEIGHT OF 200 POUNDS/FOOT, HANDRAILS, GRAB BARS AT 250 POUNDS/POINT LOAD

MOUNT @ 35" A.F.F. WHEN NOT LOCATED ABOVE LAVATORY PARTITION NAPKIN DISPENSER **TOWELS TOWELS** MIRROR COATHOOK HAND DRYER NAPKIN DISPOSAL WASTE FINISH FLOOR SEAL AROUND ALL RECESSED RESTROOM EQUIPMENT PROVIDE 16 GA. BACKING AT ALL ACCESSORIES & LAV. TOPS AT GRAB BARS PROVIDE 16 GA. BACKING SECURED TO AT LEAST 3 STUDS.

GRAB BAR

SCALE: 6" = 1'-0"

HANDLE OF FIRE

EXTINGUISHER

FIRE EXTINGUISHER

WITH WALL BRACKET

ACCESSIBLE URINAL STANDARD URINAL WALL HUNG URINAL FLOOR MOUNT URINAL EQ. SEAL AROUND ALL RECESSED RESTROOM EQUIPMENT

PROVIDE 16 GA. BACKING SECURED TO AT LEAST 3 STUDS.

URINAL MOUNTING HEIGHTS

PROVIDE 16 GA. BACKING AT ALL ACCESSORIES & LAV. TOPS AT GRAB BARS CAULK AROUND JOINT AT BOTTOM OF TOILET AND FLOOR.

SCALE: 1" = 1'-0"

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 1331 GRANT AVENUE, SAN FRANCISCO, CA 94133 For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced

on the plan set and signed. 1. The proposed use of the project is ART GALLERY Restaurant, etc.)

2. Describe the area of remodel, including which floor: FIRST FLOOR

3. The construction cost of this project excluding disabled access upgrades to the path of travel is ____, which is ; (check one) 🛛 more than / 🔘 less than the Accessibility Threshold amount of \$150,244.00 based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).

4. Is this a City project and/or does it receive any form of public funding? Check one: \(\tag{Yes} / \(\tag{X} \tag{No} \) \tag{Note:} If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

■ A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist

☐ **B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans

☐ 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.

☐ **D:** Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans

☐ E: <u>Proposed project is</u> minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit . Description of revision: application here:

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

. The cost of providing access.

2. The cost of all construction contemplated.

3. The impact of proposed improvements on financial feasibility of the project.

4. The nature of the accessibility which would be gained or lost.

5. The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 1331 GRANT AVENUE, SAN FRANCISCO, CA 94133

Check all applicable boxes and specify where on the drawings the details are shown:

include detail no. & drawing sheet (do not <u>leave</u> <u>this</u> <u>part</u> <u>blank!</u>). Also clarification comments can be written Note: upgrades below are listed in priority based on CBC-11B-202.4, exception 8 A.One accessible SEE A2.00/2 FOR entrance including: LOCATION OF (N) POWER approach walk, vertical ASSIST OPENERS FOR X access, platform 1331 SUITE. SEE G2.00/1 (landings), door / gate and hardware for REQUIREMENTS door/gate B.An accessible route to the area of remodel including: Parking/access aisles X and curb ramps Curb ramps and NONE EXISTING Corridors, hallways, X SEE G2.00/4, 6, 8 & 10 SEE A2.00/2 FOR NOTE X Ramps elevators, lifts ON (E) SLOPE C. At least one SEE A2.00/2 FOR NEW accessible restroom LAYOUT & G2.01/1, 2, 3, 4, for each sex or a X 5, 6, 7, & 10 FOR single unisex REQUIRED CLEARANCES restroom_serving the & MOUNTING LOCATIONS. area of remodel. D. Accessible public X pay phone. . Accessible drinking PROVIDED, SEE A2.00/2 X fountains. . Additional accessible elements such as SEE G2.01/10 & 11 FOR X parking, stairways,

storage, alarms and signage. See the requirements 3. 4. 5. 6. for additional forms listed below 1. No additional forms required

No additional forms required

Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans. Provide details from a set of City approved reference drawings, provide its permit application number

and list reference drawing number on plans.

6. No additional forms required Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

SCALE: 1/2" = 1'-0" SEE PLANS FOR PARTITION TYPE 2' - 0" MIN. MIN. STRUCTURAL STRENGHT OF GRAB BAR(S) SHALL SUPPORT A 250 LBS. POINT LOAD - 1-1/4" Ø SS GRAB BAR, TYP. TOILET PAPER OUTLET - 2X BLOCKING SHALL BE LOCATED BELOW THE GRAB BAR AND NOT BE MOUNTING BRACKET AND COVER BEHIND GRAB BAR - 1-1/2 " DIA. STL. GRAB BAR WALL MOUNTED TOILET FIXTURE CLEARANCES 2' - 0" MIN. 1-1/4" Ø SS GRAB BAR, TYP. TOILET PAPER OUTLET

SHALL BE LOCATED BELOW THE GRAB BAR AND NOT BE BEHIND GRAB BAR

2 | FLOOR MOUNTED TOILET FIXTURE CLEARANCES

60" MIN. - CLEARANCE - DOOR PERMITTED TO SWING OVER HATCHED PORTION OF MANEUVERING

ACCESSIBLE TOILET CLEARANCES

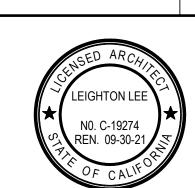
SCALE: 1/2" = 1'-0"

PROJECT NO.

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DISPENSAR AVE GRANT A 1335 GRANT SAN FRANCIS

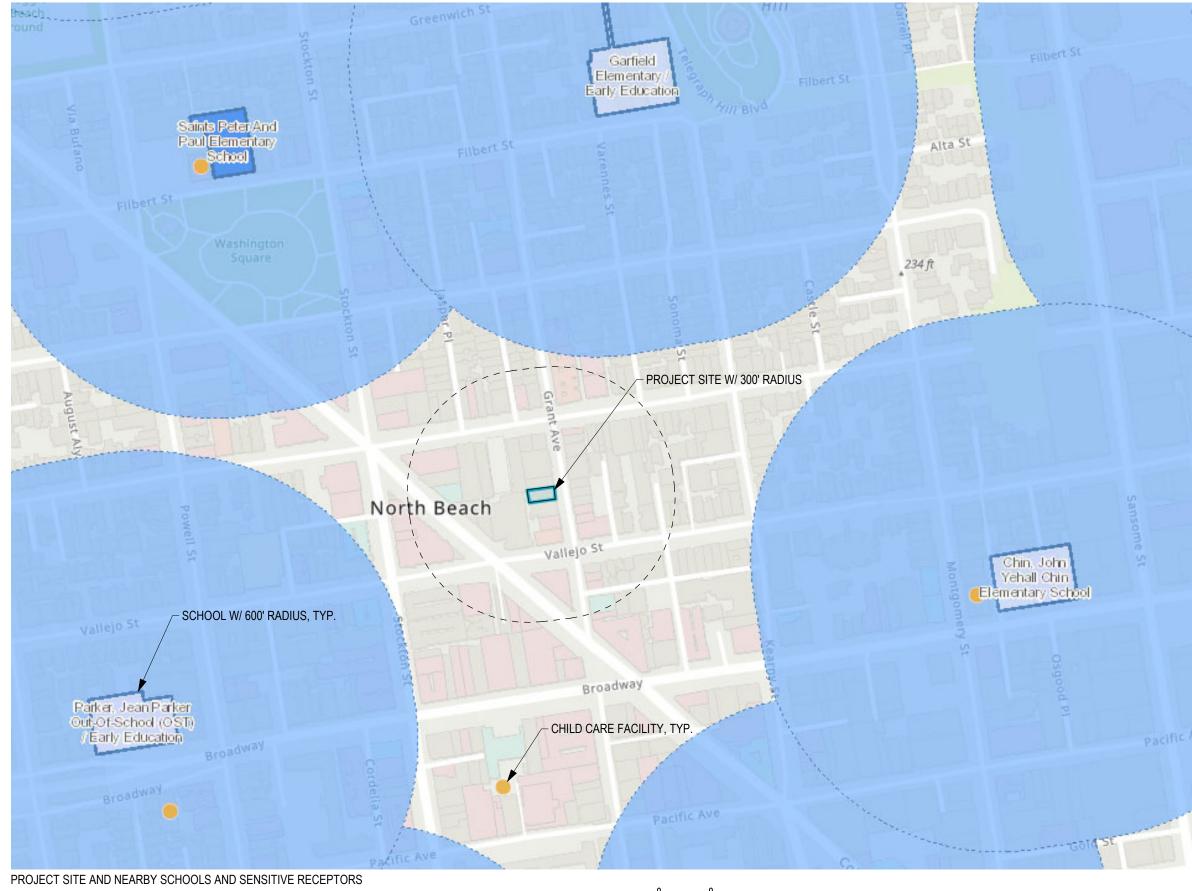


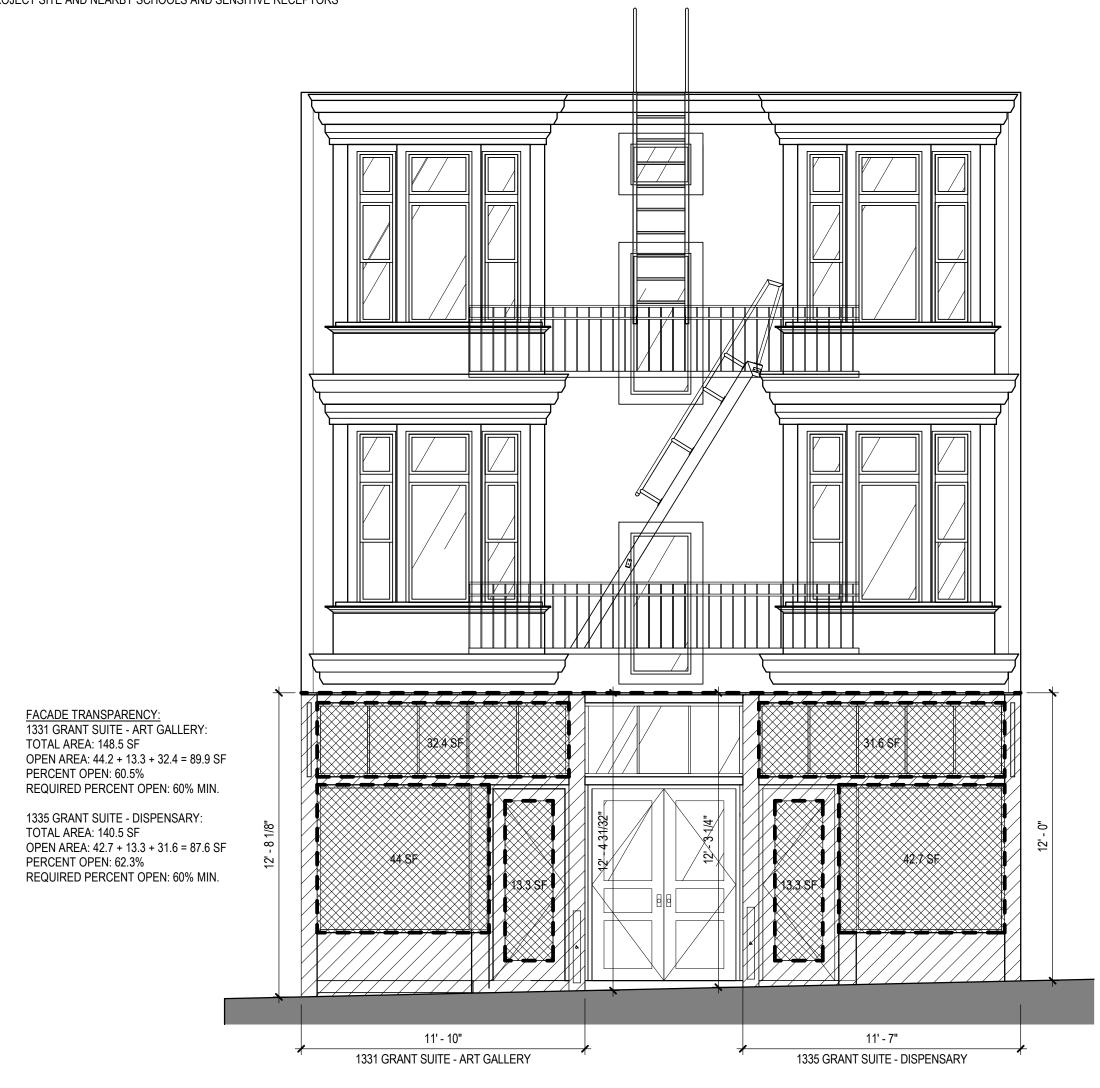
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ACCESSIBILITY DIAGRAMS -SIGNS, RESTROOMS, AND

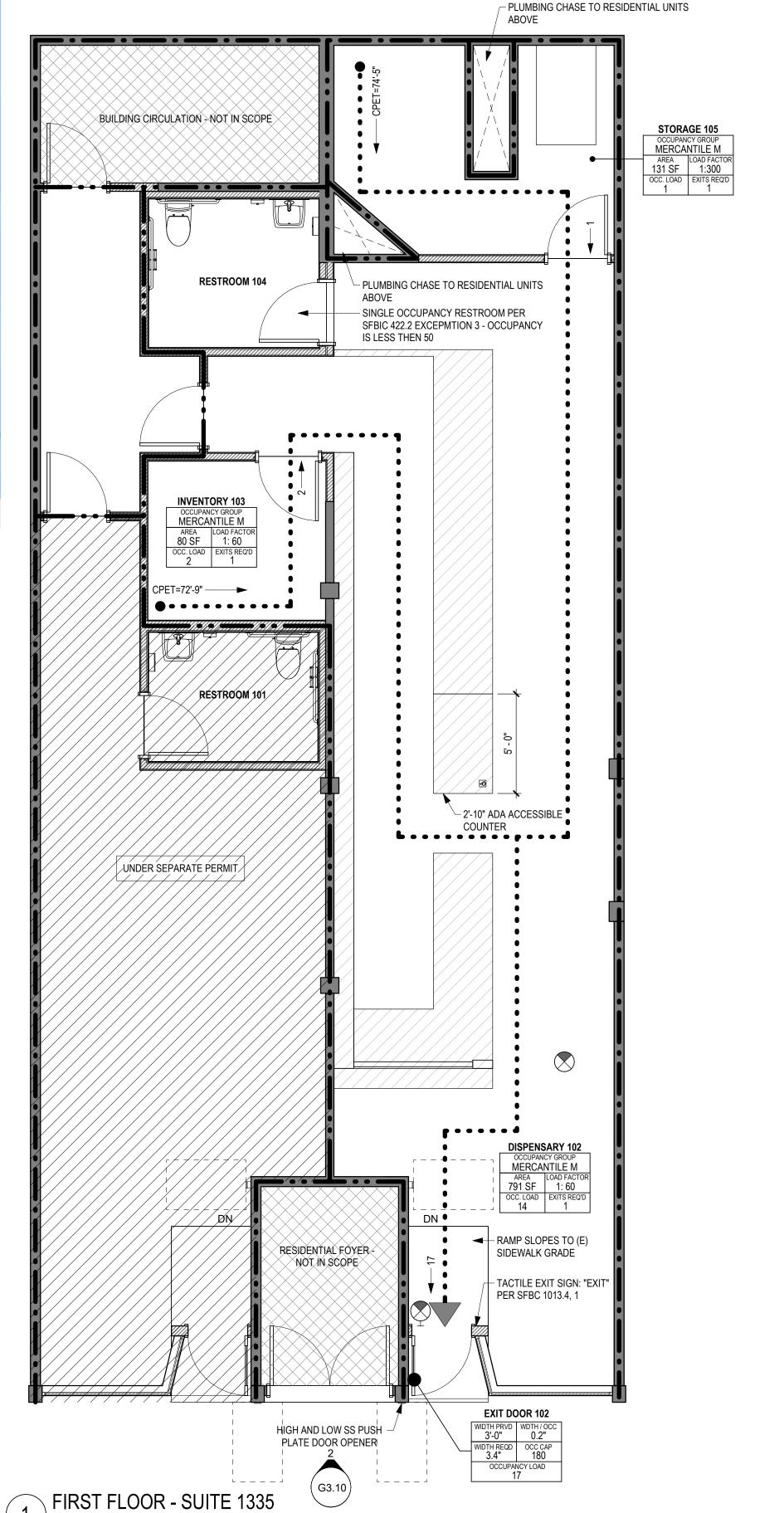
18043





FRONT ELEVATION - FACADE TRANSPARENCY

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



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

CLASSIFICATION

OCCUPANCY CLASSIFICATION (SFBC 302)

1331 SUITE
1335 SUITE

B BUSINESS
VACENT

1335 SUITE VACEN
CONSTRUCTION TYPE V-B

FIRE SEPERATION (SFBC TABLE 508.4):
RATED SEPERATION REQUIRED:
ASSEMBLY A-3 TO MERCANTILE M: 2 HOUR
ASSEMBLY A-3 TO RESIDENTIAL R-2: 2 HOUR

MERCANTILE M TO RESIDENTIAL R-2: 2 HOUR

EGRESS SIZING (SFBC 1005.3):

STAIRWAYS: 0.3" PER OCCUPANT

OTHER COMPONANTS: 0.2" PER OCCUPANT

NOTES:

1. TACTILE EXIT SIGN TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE EXIT DOORS MOUNTED 60" A.F.F. TO THE CENTERLINE OF THE SIGN, SEE G2.01/11.

ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR

<u>PROPOSED</u>

A-3 ASSEMBLY

M MERCANTILE

NO CHANGE

EFFORT.
 MAIN EXIT DOORS SHALL HAVE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

OCCUPANCY LOAD CALCULATION

		0.00110.411017		0.00110.411017	
		OCCUPANCY		OCCUPANCY	
ROOM NAME	LEVEL	GROUP	AREA	LOAD FACTOR	OCCUPANT LOAI
ART GALLERY	FIRST FLOOR	ASSEMBLY A-3	466 /SF////	30///////	16////
ASSÉMBLY A-3			UNDER SEPAR	RATE PERMIT	/16////
łŃVÉNTORY//,	FIRSTFLØOR /,	MERCANTILE M	80/SF////	60/////////////////////////////////////	2//////
DISPENSARY	FIRST FLOOR	MERCANTILE M	791 SF	60	14
STORAGE	FIRST FLOOR	MERCANTILE M	131 SF	300	1
MERCANTILE M					17
TOTAL OCCUPANT	LOAD				33

EXIT ACCESS

	COMMOM PATH OF		CORRIDOR
	TRAVEL (SFBC TABLE	EXIT TRAVEL DISTANCE	FIRE-RESISTANCE RATING
OCCUPANCY GROUP	1006.1.2)	(SFBC TABLE 1017.2)	(SFBC TABLE 1020.1)
ASŞEMBLY'A,3	75'-0"///////	200'-0"//////////////////////////////////	X///////
MERCANTILE M	75' - 0"	200' - 0"	1

UNSPRINKLERED INTERIOR FINISHES (SFBC 803.11) OCCUPANCY GROUP STAIRWAYS CORRIDORS ROOMS A&SEMBLY A.3 (A) (A) (C)

PLUMBING FIXTURES (SFBC 2902.1)

	\	,	
SUITE 1331 ART GALLERY 1335 DISPENSARY	OCCUPANT GROUP ASSEMBLY A3 MERCANTILE M		PANT LOAD FACTOR M F 3 3
OCCUPANT GROUP 1331/ ART GALLERY 1335 DISPENSARY	WATER CLOSETS M F // X / X / / X 1 1	LAVATORIES M F /1//1// 1 1	DRINKING FOUNTAINS 1
TOTAL REQUIRED	1 SHARED PER SFBIC 422.2 EXP. 3	1 SHARED PER SFBIC 422.2 EXP. 3	NOT REQUIRED PER SFBIC 415.2

LEGEND

DINING AREA 100		ROOM OCCUPANT LOAD TAG
OCCUPANCY GROUP BUSINESS B		OCCUPANCY GROUP
AREA 100 SF	LOAD FACTOR 1:100	ROOM AREA / LOAD FACTOR (CBC 1004.1.:
OCC. LOAD	EXITS REQ'D	OCCUPANT LOAD / EXITS REQUIRED

EXIT DOOR 100 WIDTH PRVD WDTH / OCC 3'-0" 0.15 WIDTH REQD OCC CAPACITY 0.15" 240 OCCUPANCY LOAD

EXIT DOOR OCCUPANT LOAD TAG

DOOR WIDTH PROVIDED / WIDTH REQUIRED PER OCCUPANT

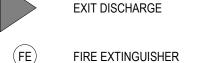
DOOR WIDTH REQUIRED / ACTUAL OCCUPANT CAPACITY

ACTUAL OCCUPANT LOAD

CPET=20'-0" COMMON PATH OF EGRESS TRAVEL

EXIT TRAVEL DISTANCE

1 ──► OCCUPANT LOAD AND TRAVEL DIRECTION



1 HOUR RATED WALL
2 HOUR RATED WALL

3 HOUR RATED WALL

NOTES

4 HOUR RATED WALL

- SEE PLANS AND RCP FOR ADDITIONAL INFORMATION
 ALL EGRESS DOORS SHALL BE 36" MIN. WIDE CLEAR
- 3. SEE SHEET G2.01 FOR TYPICAL MOUNTING HEIGHTS



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CODE ANALYSIS AND EGRESS PLAN

G3.10

PROJECT NO.

18043

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GRANT AVE DISPENSAR 1335 GRANT AVENUE SAN FRANCISCO, CA 94133

PROPERTY LINE 30.00' SUBJECT PROPERTY ADJACENT BUILDING 1331, 1333, 1335 GRANT AVENUE, ADJACENT BUILDING /1327, 1329 GRANT AVENUE/ SAN FRANCISCO, CA 94133 /1337,1339 GRANT AVENUE / BŁOCK/ŁOT: 0,131/005/ BLOCK/LOT: 0131/004 BLOCK/LOT: 0131/003 - INTERIOR/EXTERIOR RAMP PER DA-04/05 FOR REPLACE (E) SCISSOR GATE IN SAME LOCATION — REPLACE (E) SCISSOR GATE IN SAME LOCATION (N) RECESSED STOREFRONT & SUITE 1335 ENTRY (N) RECESSED STOREFRONT & SUITE 1331 ENTRY (N) ACTUATION PUSH PLATE ACCESSIBLE DOOR OPERATOR — (N) ACTUATION PUSH PLATE ACCESSIBLE DOOR OPERATOR (E) PARKING METER, TYP. — _______ (E) RESIDENTIAL ENTRY (N) CLASS 2 BICYCLE RACK, UNIT 1335 TYP. SEE A1.10/2 (N) CLASS 2 BICYCLE RACK, UNIT 1331 TYP. SEE A1.10 / 2 **GRANT AVENUE** - RADIUS ALL CORNERS - DRAINAGE HOLE AT BOTTOM OF - DRAINAGE HOLE AT TOP AND - 2" I.D. SCHEDULE 40 GALVANIZED SQUARE PROFILE TUBE STEEL - 1/2" DIA. EXPANSION BOLT W/ 6" EMBEDMENT (TYP OF 2) - 6" x 3"x 1/3" STEEL BASE PLATE FINISHED GRADE SITE PLAN CLASS 2 BIKE PARKING SCALE: 1" = 1'-0" SCALE: 1/8" = 1'-0" 18043

SITE SHEET NOTES

- I. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. B. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD.

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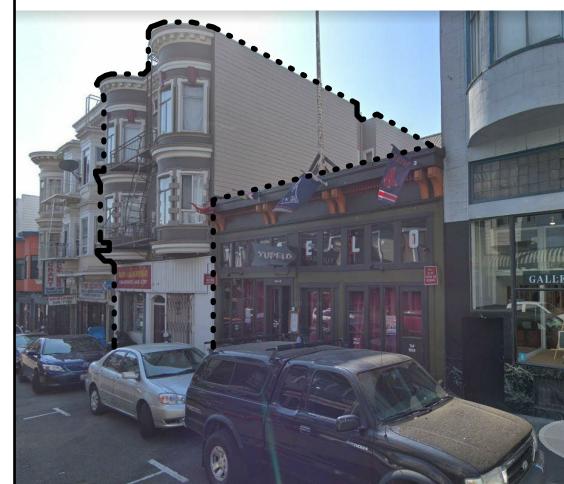


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VICINITY CONTEXT



KEY PLAN



1) ADJACENT COMMERCIAL BUILDING NORTH OF SUBJECT PROPERTY



(2) ADJACENT COMMERCIAL BUILDING SOUTH OF SUBJECT PROPERTY

3) ADJACENT COMMERCIAL BUILDING EAST SIDE OF STREET



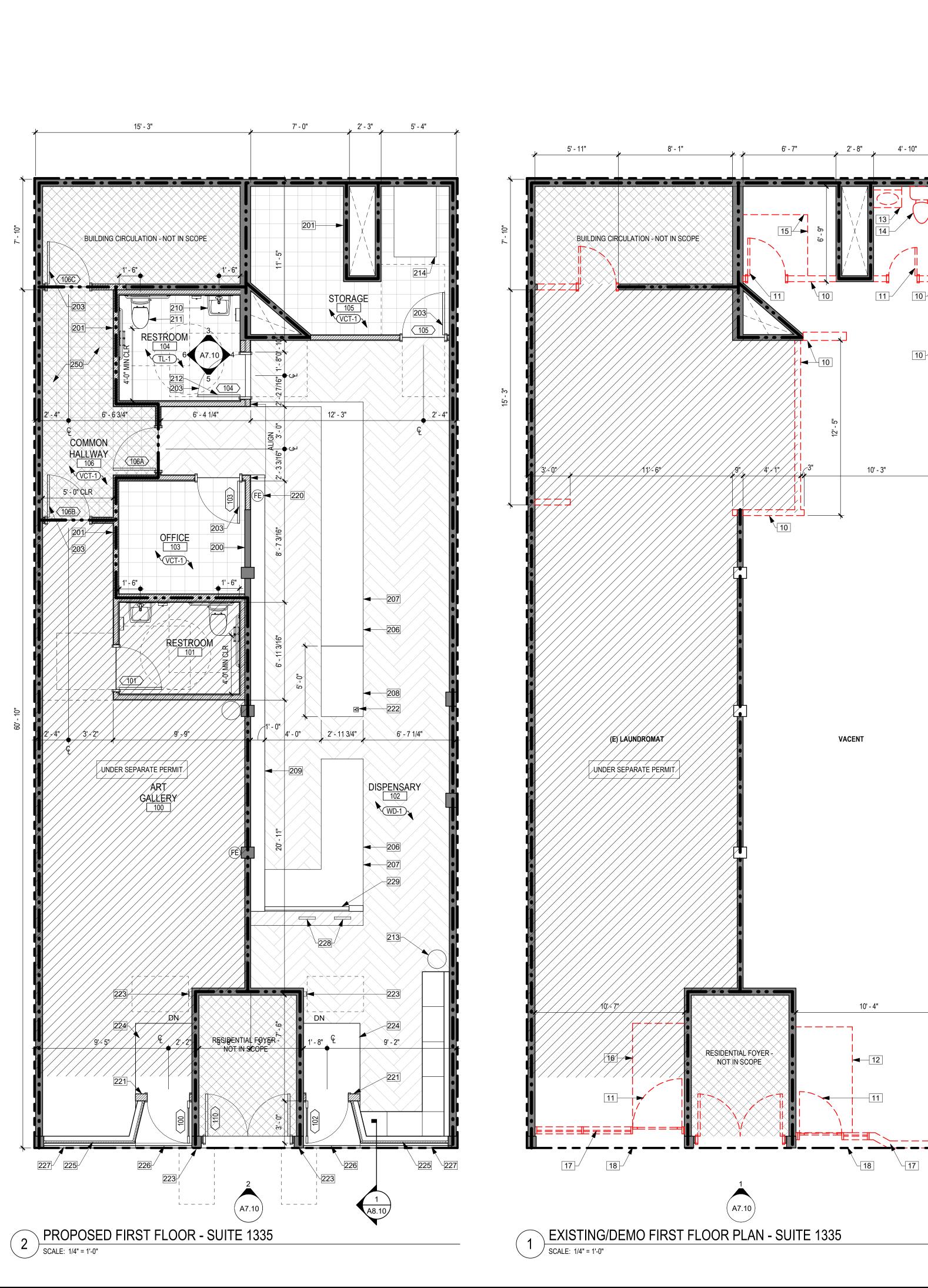
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ARCHITECTURAL SITE PLAN

PROJECT NO.

DISPENSARY GRANT, 1335 GRANT, SAN FRANCIS



FLOOR PLAN SHEET NOTES

- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
- COORDINATE AND INSTALL BACKING AS REQUIRED FOR ALL NEW MILLWORK, MARKERBOARDS, EQUIPMENT, FURNITURE, PROJECTION SCREENS, ETC.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N. PARTITIONS SHOWN TO ALIGN WITH FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE.
- DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED AND DISCREPANCIES OR VARIATIONS ON THESE DIMENSIONS SHALL BE REVIEWED WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- PATCH AND REPAIR (E) WALLS & CEILINGS AS REQUIRED AND PREPARE TO RECEIVE (N)
- FINISHES AS SCHEDULED, VERIFY EXTEND OF WORK IN THE FIELD.
- (E) LIFE SAFETY DEVICES TO BE RELOCATED WHERE REQUIRED BY NEW CONSTRUCTION. CONTRACTOR TO VERIFY CONDITIONS IN FIELD. SEE G2.00 FOR TYPICAL MOUNTING HEIGHTS.
- PREPARE ALL GYP. BD. WALL SURFACES TO RECEIVE PARTITIONS, AND WALL FINISHES. PROVIDE SIGNAGE AS REQUIRED BY APPLICABLE CODES. SEE G2.01 FOR TYPES, LOCATIONS. AND TYPICAL MOUNTING HEIGHTS OF SIGNAGE.
- SEE G0.00 FOR ABBREVIATIONS AND SYMBOLS USED ON THESE SHEETS. 11. FLOOR TOLERANCE: FINISHED FLOOR TO BE LEVELED TO A TOLERANCE OF 1/4" SLOPE IN 10 FEET. GENERAL CONTRACTOR TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS
- FROM ABOVE STATED TOLERANCE TO MAVRIK STUDIO. 12. PRIOR TO COMMENCING WORK ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT
- FOLLOW VARIATIONS IN THE FLOOR PLATES. 13. NEW WALLS TO ALIGN WITH CENTER OF (E) WINDOW MULLIONS U.O.N. 14. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE
- PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3,0000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. LOCATIONS INDICATED ON THE DRAWINGS SHALL BE VERIFIED WITH THE FIRE MARSHALL AS BEING ACCEPTABLE.
- 15. REFER TO SHEET G2.01 FOR TYPICAL MOUNTING HEIGHTS OF LIGHT STROBES, LIGHT SWITCHES, THERMOSTATS, OUTLETS, FIRE EXTINGISHER CABINETS, ETC.
- 16. THERMOSTATS TO BE LOCATED ABOVE LIGHT SWITCHES, TYP. SEE G2.00. 17. MULTIPLE LIGHT SWITCHES TO BE GANGED WITHIN A SINGLE COVER-PLATE TO MAXIMUM EXTENT POSSIBLE. WHERE MULTIPLE SWITCHES CANNOT BE GANGED WITHIN A SINGLE COVER-PLATE, SWITCHES ARE TO BE ADJACENT TO EACH OTHER OR AS CLOSE AS POSSIBLE 18. GC TO PROVIDE ALL APPLIANCES AND FIXTURES, U.O.N.
- 19. THE CONTRACTOR SHALL "STRIKE OUT" LOCATION OF ALL WALLS, DOORS, MULLIONS, SOFFITS, RAISED FLOOR GRIDS, HOUSEKEEPING AND UTILITY EQUIPMENT PADS, AND OTHER MAJOR ELEMENTS, OR AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN FIELD
- CONDITIONS AND THE DRAWINGS NOTIFY ARCHITECT. 20. ALL FURRED WALLS SHALL EXTEND VERTICALLY THRU THE CEILING WHERE INDICATED ON
- THE DRAWINGS OR TO THE STRUCTURE ABOVE WHERE NO CEILING OCCURS. U.O.N. 21. HINGE SIDE OF DOORS TO BE LOCATED PER DETAILS FROM THE FACE OF ADJACENT PERPENDICULAR PARTITIONS, U.O.N.
- REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED. 23. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED, WALL ANCHORED OR SUPPORTED ITEMS. ALL CONCEALED WOOD USED FOR SUCH SUPPORT SHALL BE FIRE RETARDANT TREATED.
- 24. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWING OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF DIMENSIONS OR OTHER INFORMATION, THE GENERAL CONTRACTOR SHALL NOT PROCEED
- WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. 25. REFER TO DOOR SCHEDULE ON SHEET A9.00 FOR MORE INFORMATION ON SCOPE OF WORK 26. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.
- 27. THE CONSTRUCTION PLANS INDICATE THE TYPE AND LOCATION OF NEW INTERIOR PARTITIONS, DOORS, WINDOWS, CABINETWORK, ETC. THE BUILDING SHELL AN EXISTING
- 28. THE FOLLOWING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS DESIGN-BUILD
- A) AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH SFBC 903. B) VOICE/ALARM COMMUNICATION SYSTEM THROUGHOUT IN ACCORDANCE WITH SFBC
- CONTRACTOR SHALL FULLY COORDINATE THE DESIGN/ENGINEERING PROCESS OF THE ABOVE REFERENCED SYSTEMS AND THE COMPLETE AND PROPERLY FUNCTIONING
- 29. THE FOLLOWING MAYBE PROVIDED BY THE OWNER'S VENDORS BUT THE INSTALLATION OF THOSE SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH EACH OF HIS SUBCONTRACTORS FOR THE SYSTEMS NOTED BELOW: TELECOMMUNICATIONS SECURITY
- THE GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL RACEWAY AND POWER TO ALL POINTS DESIGNATED BY THE VENDOR'S FOR EACH OF THE OWNER'S FURNISHED SYSTEMS. 30. ALL PARTITIONS, DOORS, GLAZED OPENINGS, SOFFITS, ETAL., SHALL BE STRUCTURALLY BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
- COORDINATE LOCATION AND PROVIDE BLOCKING. BACKINGS AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO THE PLANS, ELEVATIONS AND DETAILS FOR LOCATION OF ITEMS WHICH MAY REQUIRE
- 32. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHTSWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD PRIOR TO PROCEEDING
- 33. WHEREVER DIAGONAL BRACING IS INDICATED OR OTHERWISE REQUIRED, INSTALL BRACING EXPOSED TO VIEW CONDITIONS EXIST IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CEILING IS TO BE INSTALLED, OR INTO THE "MORE OPEN"AND VISIBLE SIDE OF BULKHEAD/SOFFIT WHERE BOTH SIDES SHALL BE WITHOUT A CEILING.
- 34. FOR TYPICAL PARTITIONS. AND PARTITION DETAILS REFER TO SHEET A9.20 35. WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION PERPENDICULAR TO THE EXISTING MULLION OR COLUMN AND ALIGN THE
- CENTERLINE OF THE NEW PARTITION WITH THE MULLION OR COLUMN U.O.N. 36. WHERE A GYPSUM BOARD PARTITION MEETS FLUSH WITH THE FACE OF AN EXISTING PARTITION, REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW
- 17. ALIGN NEW PARTITION SURFACES WITH THE EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND THE JOINTS TO SMOOTH WITHOUT ANY VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES. 38. PATCH EXISTING DAMAGED PARTITIONS THROUGHOUT ENTIRE PROJECT AREA TO MATCH
- ADJACENT SURFACES. 39. CUT AND FIT COMPONENTS AS REQUIRED TO ALTER EXISTING WORK FOR INSTALLATION OF NEW WORK. PATCH DAMAGED AREAS TO MATCH ADJACENT SURFACES.
- 40. AT OPENINGS IN GYPSUM BOARD WALLS FOR DUCT WORK, RETURN AIR, WRAP HEAD, JAMBS AND SILL OF OPENING WITH GYPSUM BOARD. U.O.N. 41. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE OTHERWISE NOTED
- TO BE ABOVE FINISH FLOOR. 42. DIMENSION ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED
- 43. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICT EXIST IN THE LOCATION OF ANY MECHANICAL, HVAC, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, CONDUIT, CABLES, ETC.) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED TO VIEW SHALL BE REVIEWED WITH THE ARCHITECT AND COORDINATED BY AND BETWEEN THE GENERAL CONTRACTOR AND PERTINENT SUB-CONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION PROCEEDING.
- 44. SEE SHEET G1.00 FOR SAN FRANCISCO GREEN BUILD MEASURES. 45. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SFBC 906; TYPE, SIZE AND DISTRIBUTION TO BE COORDINATED WITH FIRE MARSHAL.
- 46. SEE SHEET G2.00 AND G2.01 FOR ACCESSIBILITY STANDARDS.
- 47. DOORS SHALL RECEIVE PANIC HARDWARE WHERE INDICATED.
- 48. PROTECT DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION, LIMIT USE OF PERMANENT HVAC DURING CONSTRUCTION TO CONDITIONING NECESSARY FOR MATERIAL
- AND EQUIPMENT INSTALLATION. IF PERMANENT HVAC IS USED DURING CONSTRUCTION. INSTALL MERV-8 FILTERS ON RETURNS, AND REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION. (CALGREEN 5.504.1.3 AND 5.504.3) 49. ADHESIVES, SEALANTS, AND CAULKS: COMPLY WITH VOE LIMITS IN SCAQMD RULE 1168 VOE
- LIMITS AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES. 50. 100% OF MIXED C&D DEBRIS USE REGISTERED TRANSPORTERS AND REGISTERED
- TRANSPORTERS AND REGISTERED PROCESSING FACILITIES WITH A MINIMUM OF 65% DIVERSION RATE. (ENVIRONMENTAL CODE CH. 14. SF BUILDING CODE CH. 13B)

DEMOLITION PLAN SHEET NOTES

- THE DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF THE EXISTING FIELD CONDITIONS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT. IT IS NOT INTENDED TO BE A RECORD DRAWING OF THE EXISTING BUILDING. DEMOLITION DRAWINGS ARE DEVELOPED TO SHOW BOUNDARIES AND SCOPE TO THE NON-STRUCTURAL DEMOLITION OF SELECTED ITEMS. THE CONTRACTOR SHALL PERFORM A DETAILED WALK-THROUGH WITH THE CLIENT'S REPRESENTATIVE TO CONFIRM THE SCOPE OF WORK. VERIFY THE EXISTING CONDITIONS, AND ALL CONFLICTS WITH THE SCHEDULED SCOPE OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF AND REPLACEMENT OF EXISTING UTILITIES AS REQUIRED TO COMPLETE THE NEW SCOPE OF WORK AS SHOWN IN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL THE PERTINENT CITY AND COUNTY REQUIREMENTS FOR DEMOLITION, INCLUDING, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, BUILDING
- PROTECTION, LOCATION AND TYPE OF CONTAINERS AND THE DISCARDING OF MATERIALS. SEE STRUCTURAL DRAWINGS FOR DEMOLISION OF ALL WALLS, FLOORS, ROOFS, OR OTHER
- THE DEMOLITION PLAN DOES NOT ACKNOWLEDGE TOXIC MATERIALS AND DOES NOT AUTHORIZE THE DEMOLITION AND/ OR REMOVAL OF TOXIC MATERIALS. ALL TOXIC MATERIALS DISCOVERED DURING THE FIELD INSPECTION AND THE DEMOLITION OF THE WORK SCOPE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. ALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BE IN CONFORMANCE WITH ALL STATE AND LOCAL CODES. ALL PERMITS AND APPROVALS SHALL BE CONTAINED AND COPIES GIVEN TO THE OWNER'S
- REPRESENTATIVE FOR RECORD.
- IN THE PRESENCE OF ASBESTOS, THE CONTRACTOR IS TO ABATE. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT REQUIREMENTS BY THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA) FOR DEMOLITION AND THE PROTECTION OF PUBLIC AREAS AND THE SURROUNDING AREAS.
- THE CONTRACTOR SHALL MAKE A DETAILED SURVEY OF THE AREAS OF WORK AND DETERMINE THE METHOD OF REMOVED SCHEDULED WORK WITHOUT DAMAGE TO AREAS THAT ARE NOT SCHEDULED FOR DEMOLITION. CONTRACTOR SHALL REPAIR ALL DAMAGED WORK AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REQUEST, AT HIS OPTION, AS BUILT-DRAWINGS TO BE MADE AVAILABLE TO HIM FOR THE PURPOSES OF VERIFYING THE SCOPE OF WORK AND TO AID IN DETERMINING TOTAL COSTS OF DEMOLITION. THE USE OF AS-BUILT DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WALK-THROUGH AS SCHEDULED HEREIN.
- ITEMS SCHEDULED TO BE SALVAGED AND OR RELOCATED SHALL BE KEPT CLEAN AND IN THEIR ORIGINAL CONDITION. ITEMS DAMAGED OR LOST SHALL BE REPLACED TO THEIR ORIGINAL
- CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER. 0. EXISTING FIRE SPRINKLERS, SMOKE DETECTORS AND CARBON MONOXIDE ALARMS ARE TO
- REMAIN OPERATIONAL DURING CONSTRUCTION. REMOVE ALL MATERIALS NOT SCHEDULED FOR SALVAGE, AND DEBRIS AND RUBBISH RESULTING
- FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES, CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

DEMOLITION PLAN KEYNOTES

חבוע	TOLITION I LANKLINOTLO
NO.	COMMENT
10	DEMOLISH (E) WALL, S.S.D.
11	DEMOLISH (E) DOOR
12	CUT (E) FLOOR JOISTS FOR (N) RAMP TO EXTERIOR GRADE, S.S.D.
13	DEMOLISH (E) LAVATORY
14	DEMOLISH (E) WATER CLOSET
15	DEMOLISH (E) CASEWORK
16	DEMOLISH (E) RAMP AND CUT (E) FLOOR JOISTS FOR (N) RAMP TO EXTERIOR GRADE
17	DEMO (E) EXTERIOR STOREFRONT FOR (N) EXTERIOR WORK
18	DEMO (E) SCISSOR GATE TO BE REPLACED IN KIND

16	DEMOLISH (E) RAMP AND CUT (E) FLOOR JOISTS FOR (N) RAMP TO EXTERIOR GRADE
17	DEMO (E) EXTERIOR STOREFRONT FOR (N) EXTERIOR WORK
18	DEMO (E) SCISSOR GATE TO BE REPLACED IN KIND
FLC	OR PLAN KEYNOTES
NO.	COMMENT
200	(N) 2X FRAMING W/ 5/8" GYP. BOTH SIDES, S.S.D
201	(N) 2X FRAMING W/ 5/8" TYP X GYP. BOTH SIDES. UL U419 1 HOUR RATING - FIRE RESISTIVE SEALAN @ SILL AND HEAD, S.S.D.
203	(N) 3'-0" X 6'-8" DOOR WITH CLOSER AND LATCH
204	(N) TILE FLOOR W/ 3/8" RADIUS COVE @ WALL BASE. SEE G2.00/15
206	SOLID FRONT CASEWORK W/ NO CANNABIS PRODUCT DISPLAYED
207	SALES COUNTER @ 42" AFF
208	(N) ADA ACCESSIBLE POINT OF SALE @ 34" AFF
209	FULL HEIGHT DISPLAY CASE W/ CANNABIS PRODUCTS. DISPLAY CASE WILL NOT BE VISIBLE FROM THE STREET
210	(N) SINK W/ 0.5 GPM @ 60 PSI, SEE AG2.01/5
211	(N) TOILET W/ 1.28 GPF, SEE G2.01/1, 2 & 3
212	(N) RESTROOM SIGNAGE, SEE G2.01/9 & 14 FOR DETAILS
213	(N) WATER DISPENSER

(N) SAFE TBD (N) FIRE EXTINGUISHER, SEE G2.01/8 FOR MOUNTING DETAILS TACTILE EXIT SIGN: "EXIT" PER SFBC 1013.4, 4, SEE G2.01/11

HEATERS IN THE BASEMENT

FLOOR PLAN LEGEND

EXISTING WALL

____ DEMOLISHED WALL

////////////////////// NEW WALL

- (N) HIGH AND LOW SS PUSH PLATE CONTROLS FOR DOOR POWER ASSIST OPENER PER DA-04. SEE EXTERIOR/INTERIOR RAMP FROM SIDEWALK GRADE TO INTERIOR FINISH FLOOR PER SF DA-04 - USE
- OF POWER DOOR OPERATIONS IN LIEU OF LEVEL LANDINGS AT DOORS: 1:12 MAX SLOPE W/ 1:48 MAX (N) STOREFRONT & CLERESTORY FACADE, SEE EXTERIOR ELEVATION ON A7.10/2 FOR SCOPE
- (N) RECESSED ENTRY (N) SCISSOR GATE IN SAME LOCATION AS (E) CHECK IN STATION W/ (1) TABLET MOUNTED @ 34" A.F.F AND (1) TABLET MOUNTED @ 42" A.F.F.
- STATION TO BE ADMINISTERED BY SECURITY GUARD TO CHECK ID'S AT ALL TIMES. FULL HEIGHT SCREEN AND BRANDING WALL OMMON HALLWAY 106 IS A SHARED UTILITY CORRIDOR TO ACCESS THE METERS AND WATER



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EXISTING AND PROPOSED

PROJECT NO.

BUILDING CIRCULATION - NOT IN

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4 PLANNING COMMENTS 4

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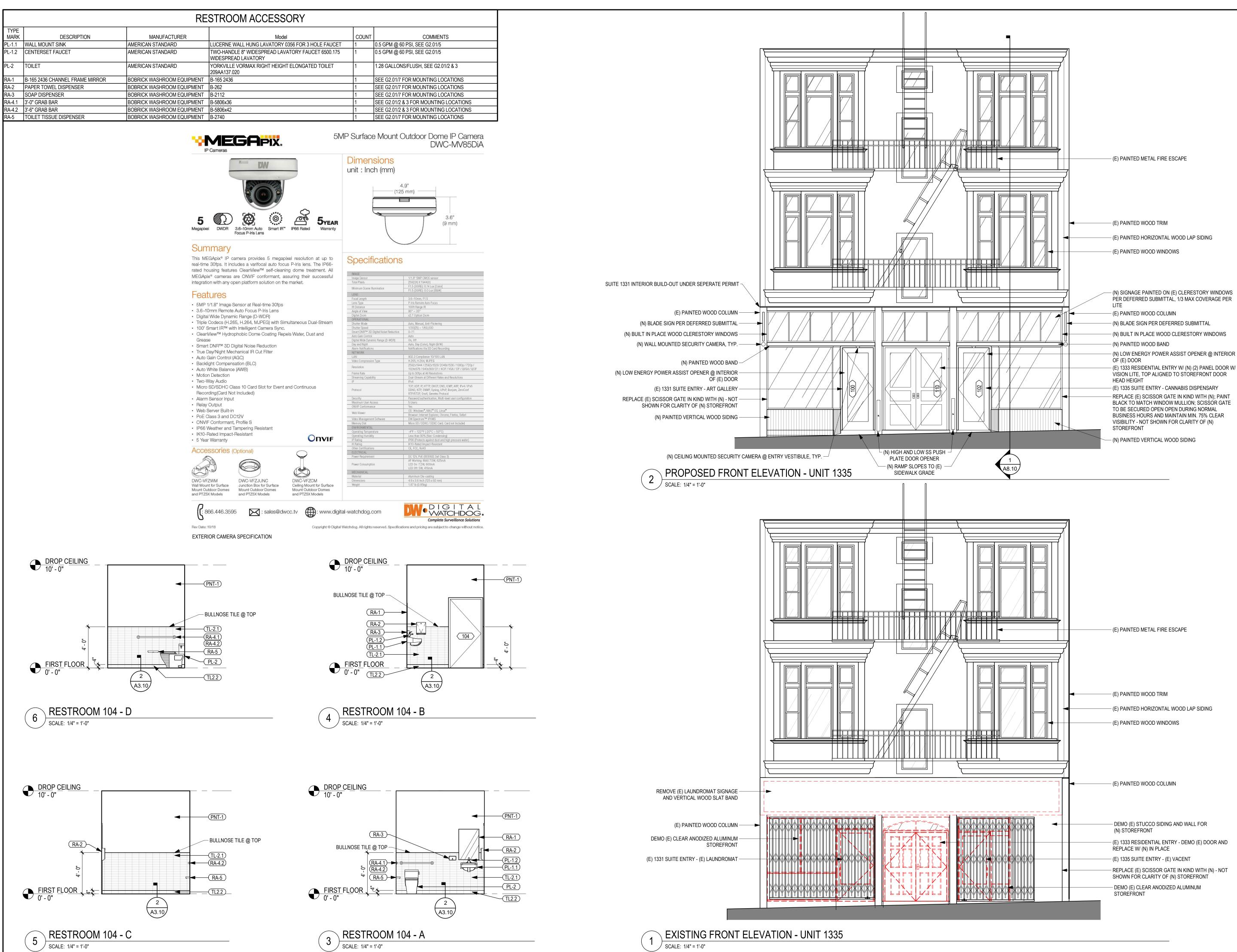


PROPOSED REFLECTED **CEILING PLAN**

PROJECT NO.

18043

SCALE: 12" = 1'-0"



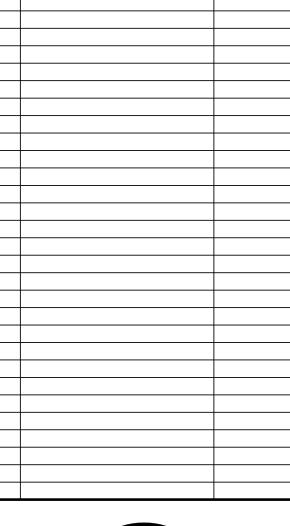
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PLANNING COMMENTS 3



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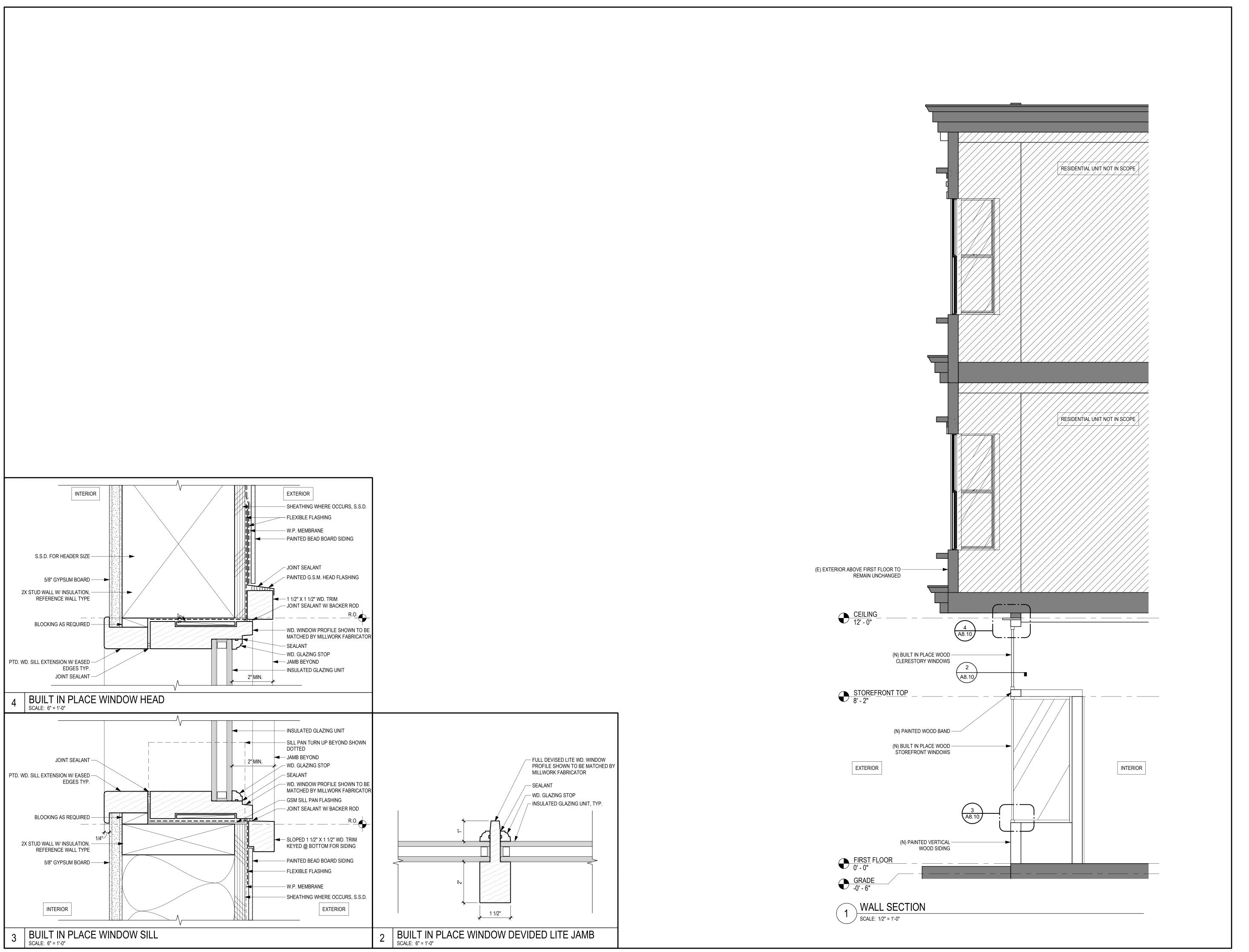
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EXTERIOR & INTERIOR ELEVATIONS

A7.10

PROJECT NO.

18043



COPYRIGHT © 2020 MAVRIK STUDIO 5 WHITING WAY SAN FRANCISCO, CA 94130 T: 415 534 8184 MAVRIKSTUD WWW.MAVRIKSTUDIO.COM GRANT AVE DISPENSARY 1335 GRANT AVENUE SAN FRANCISCO, CA 94133 N0. C-19274 REN. 09-30-21 DRAWINGS NOT FOR CONSTRUCTION UNTIL STAMPED JOB COPY BY BUILDING ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT SECTIONS

PROJECT NO.

18043

CEQA Categorical Exemption Determination

Block/Lot(s)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address

1331 & 1335 GRANT AVE		/E	0131004	
Case	No.		Permit No.	
2019-	-004021ENV		201902253751	
_	ldition/ teration	☐ Demolition (requires HRE for Category B Building)	New Construction	
The p 1331 subsi- rearra	proposed project es Grant Avenue suite dized by the disper ange partitions, pro	Planning Department approval. Stablishes a cannabis dispensary in the 1335 Grante as well as a restoration/improvement of the historatory as a benefit to the neighborhood and commit vide new finishes throughout, new ADA accessible tairwell in the back to both suites would also be presented in the back to both suites.	oric façade. The art gallery would be unity. The interiors of both suites would e restrooms, and new millwork.	
STE	P 1: EXEMPTIC	ON CLASS		
	The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).			
	-	g Facilities. Interior and exterior alterations; addit	ions under 10,000 sq. ft.	
		onstruction. Up to three new single-family resider rcial/office structures; utility extensions; change of a CU.	-	
	10,000 sq. ft. and (a) The project is policies as well at (b) The proposed substantially surf (c) The project s (d) Approval of the water quality. (e) The site can	Development. New Construction of seven or mod meets the conditions described below: so consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project rounded by urban uses. The project would not result in any significant effect the adequately served by all required utilities and particular planning use only	Ination and all applicable general planches. It site of no more than 5 acres threatened species. Is relating to traffic, noise, air quality, or	
	Class			

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.
Com	ments and Planner Signature (optional): Don Lewis

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 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 COMBLETED BY DOO JECT DI ANNED

Chec	k 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.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

	7. Addition(s) , including mechanical equipment that are minimall 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):	lards for the Treatment of Historic		
	9. Other work that would not materially impair a historic district (s	specify or add comments):		
П				
	(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 Preservation 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.			
Comments (optional):				
Preservation Planner Signature: Jonathan Vimr				
	vation riamer Signature.			
STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER				
	No further environmental review is required. The project is categorically 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	Jonathan Vimr		
		02/20/2020		
	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.			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

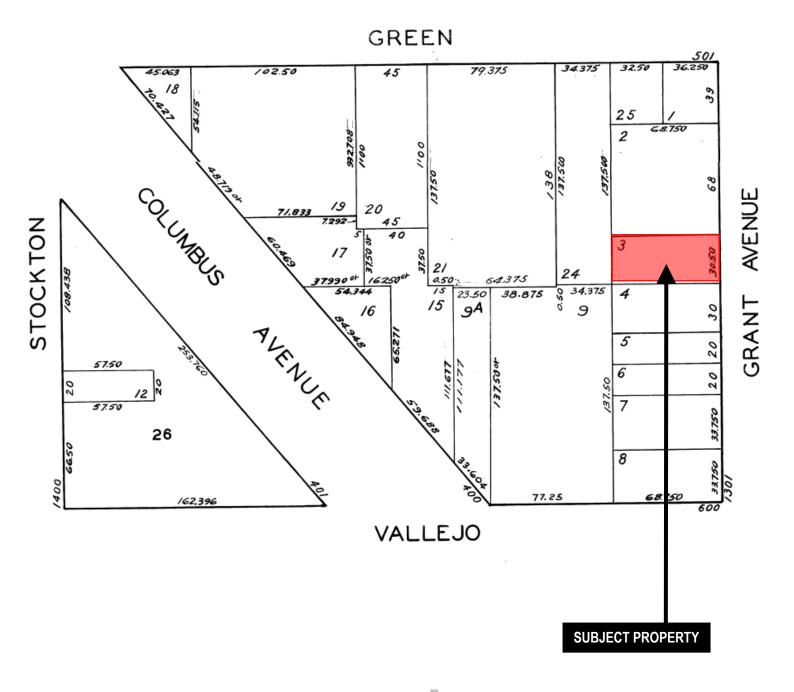
TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

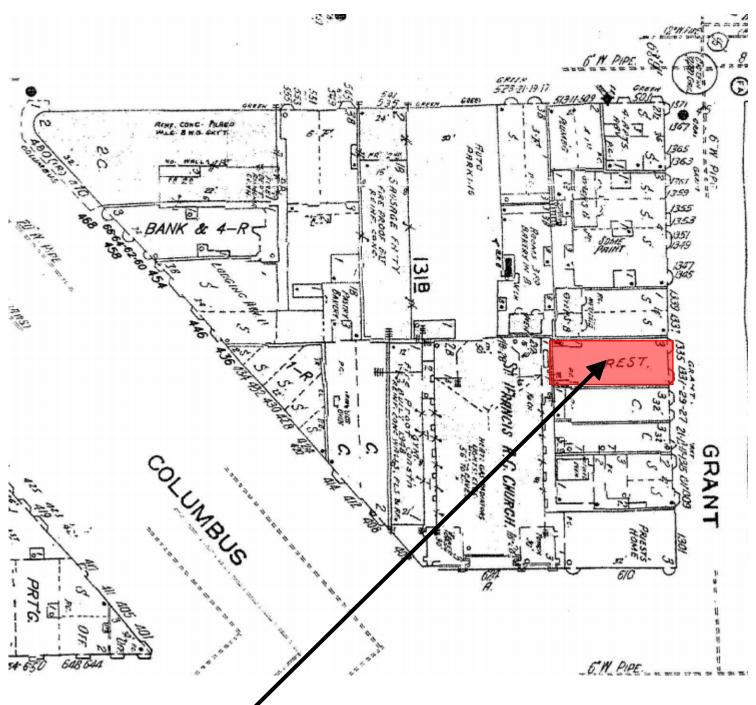
Modified Project Description:				
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION				
Compared to the approved project, would the modified project:				
	Result in expansion of the building envelope, as defined in the Planning Code;			
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;			
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?			
	Is any information being presented that was not known and could not have been known			
	at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?			
If at least one of the above boxes is checked, further environmental review is required.				
DETERMINATION OF NO SUBSTANTIAL MODIFICATION				
	The proposed modification would not result in any of the above changes.			
		ons are categorically exempt under CEQA, in accordance with prior project		
approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance				
with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.				
Plan	ner Name:	Date:		

Parcel Map





Sanborn Map*



*The Sanborn Maps in San Francisco have no been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



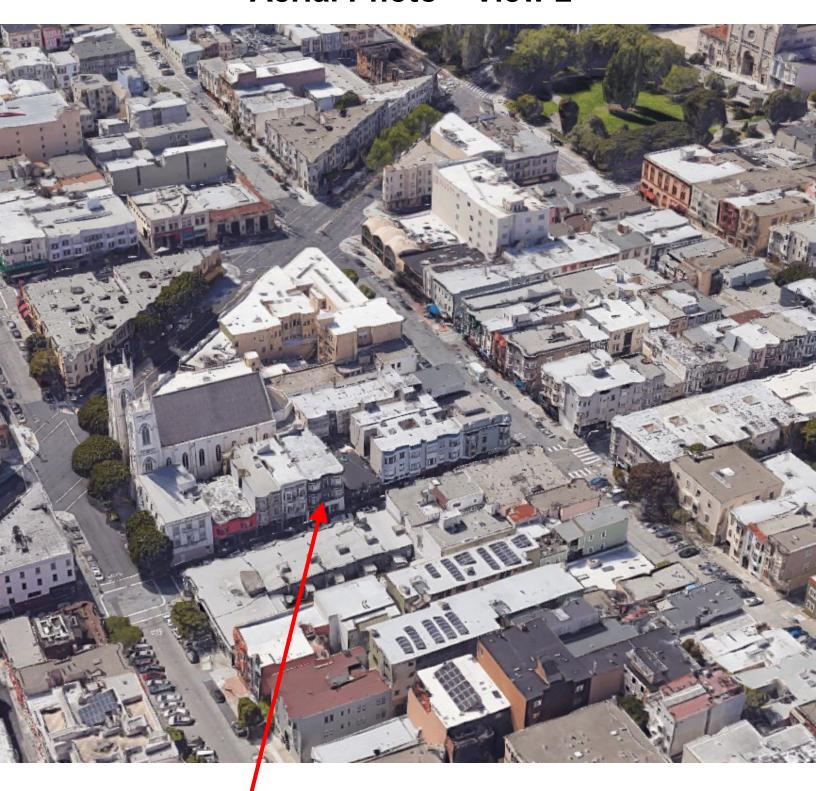
Aerial Photo - View 1



SUBJECT PROPERTY



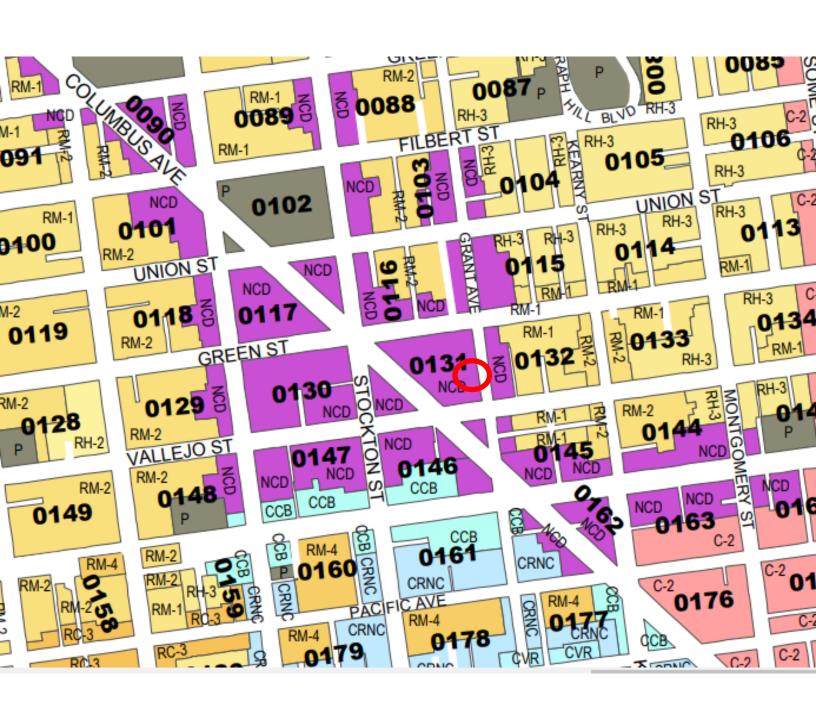
Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map





Site Photo

