



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JANUARY 23, 2020

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

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Date: January 23, 2020
Case No.: **2019-005361DRM**
Project Address: **49 Kearny Street**
Permit Application: 201904168139
Zoning: C-3-O, Downtown - Office
80-130-F Height and Bulk District
Block/Lot: 0310/002
Project Sponsor: Wyatt Lin
720 SF Inc.
49 Kearny Street, 3rd floor
San Francisco, CA 94018
Staff Contact: Bridget Hicks – (415) 575-9054
Bridget.Hicks@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The Project proposes to expand an existing Medical Cannabis Dispensary (MCD) located at 49 Kearny Street (dba 710SF) to occupy the second floor of the existing eight-story mixed use building. The existing MCD currently occupies the third floor of the building and is approximately 800 square feet in size. After the Project, the MCD would occupy a total of approximately 1,600 square feet of area in the building.

The MCD would only allow for the on-site sale of medical cannabis – including concentrates, edibles, and tinctures – and would not allow on-site cultivation for harvesting of medical product. In the previous Discretionary Review Action No. 0513, the Commission placed a Condition of Approval prohibiting on-site consumption of medical cannabis (e.g. smoking, vaporizing, or consumption of medical cannabis edibles). The Project Sponsor is not requesting to remove or alter that restriction as part of this permit. No parking is required for this use, and no physical expansion or exterior changes are proposed for the structure.

SITE DESCRIPTION AND PRESENT USE

The subject property is located within an eight-story mixed use building within the C-3-O Downtown Office Zoning District. Currently the second floor is leased by the Project Sponsor as office space. The third floor is occupied by the existing Medical Cannabis Dispensary.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood consists of over four-story high-rise buildings with office uses and ground floor retail spaces in the C-3-O (Downtown-Office) Zoning District. East of the subject property is the C-3-R, (Downtown-Retail) Zoning District with multi-level retail and office spaces.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 3, 2020	January 3, 2020	20 days
Mailed Notice	20 days	January 3, 2020	January 3, 2020	20 days

PUBLIC COMMENT

The Department has received no public correspondence on this item.

DR REQUEST

Since the MCD was established under Building Permit Application No. 201609137583, the Planning Code has been amended to no longer required Mandatory Discretionary Review for the establishment of Medical Cannabis Dispensary uses in the C-3-O Zoning District. However, as this Project seeks to expand an existing MCD which was entitled through a Mandatory Discretionary review, a Mandatory Discretionary review is required for this Project.

ENVIRONMENTAL REVIEW

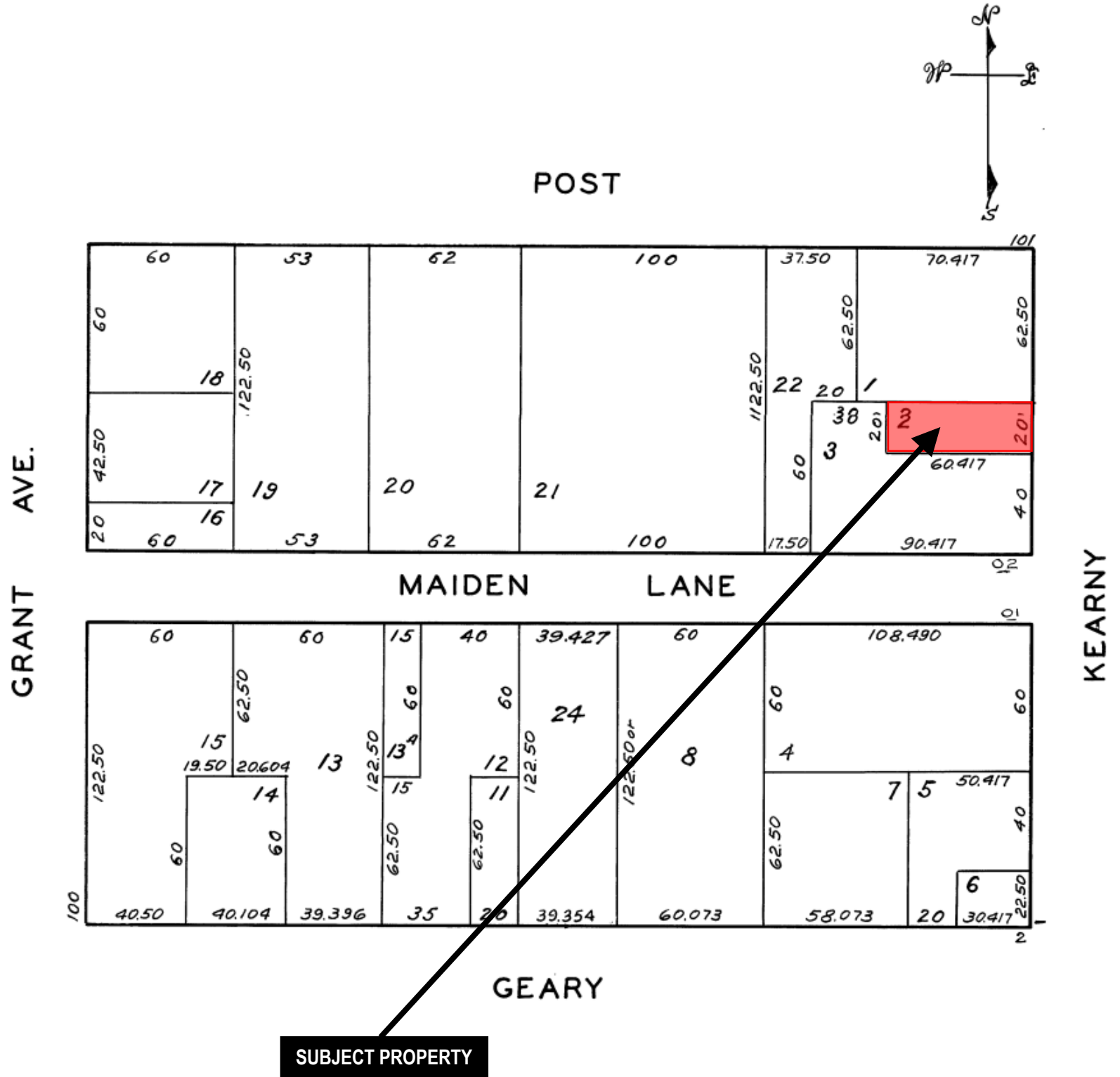
The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption. No exterior changes are proposed to the historic building.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
DR Application
Reduced Plans

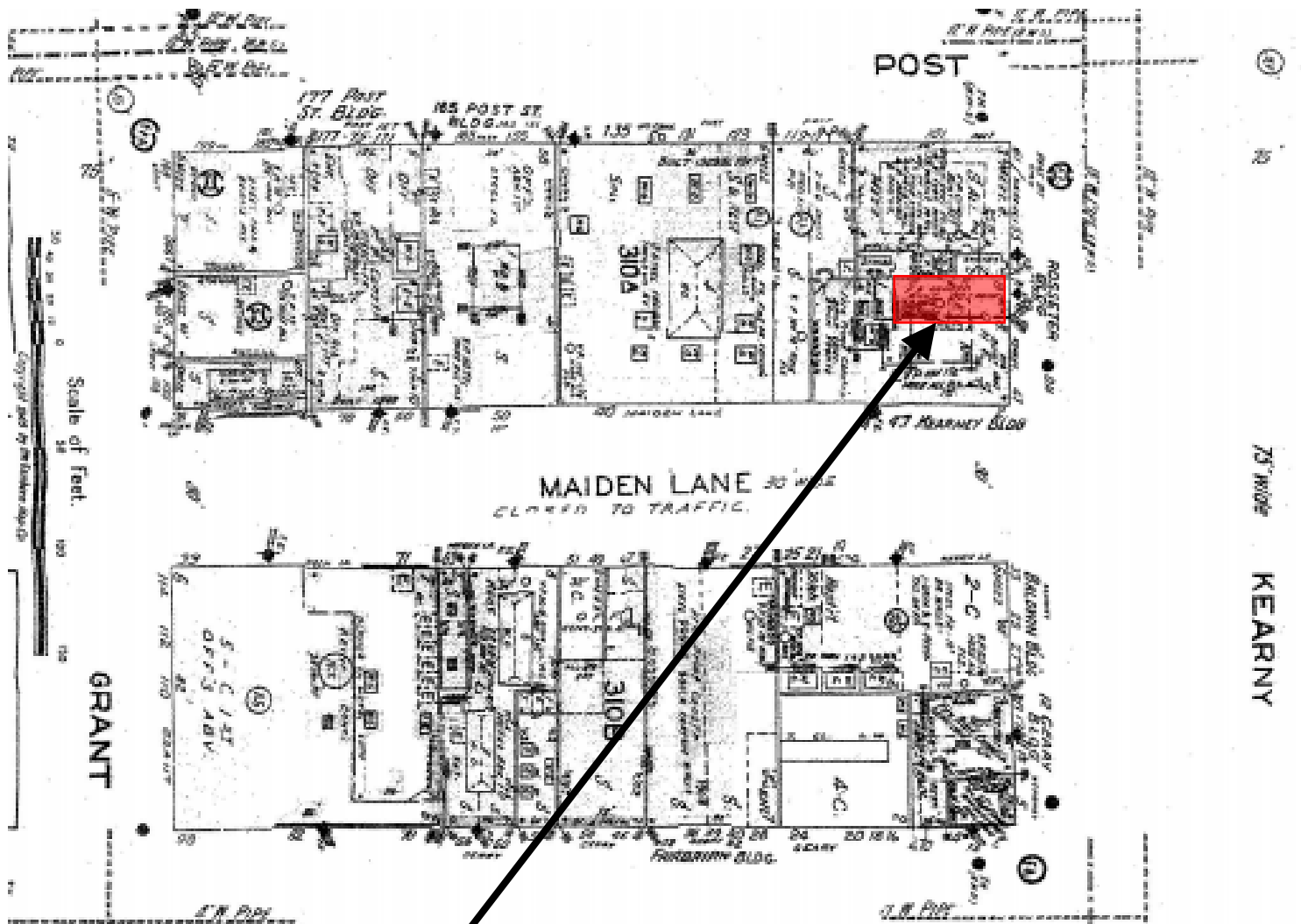
Parcel Map



Mandatory Discretionary Review Hearing
Case Number 2019-005361DRM
C-3-O (Downtown Office) Zoning District
49 Kearny Street



Sanborn Map*



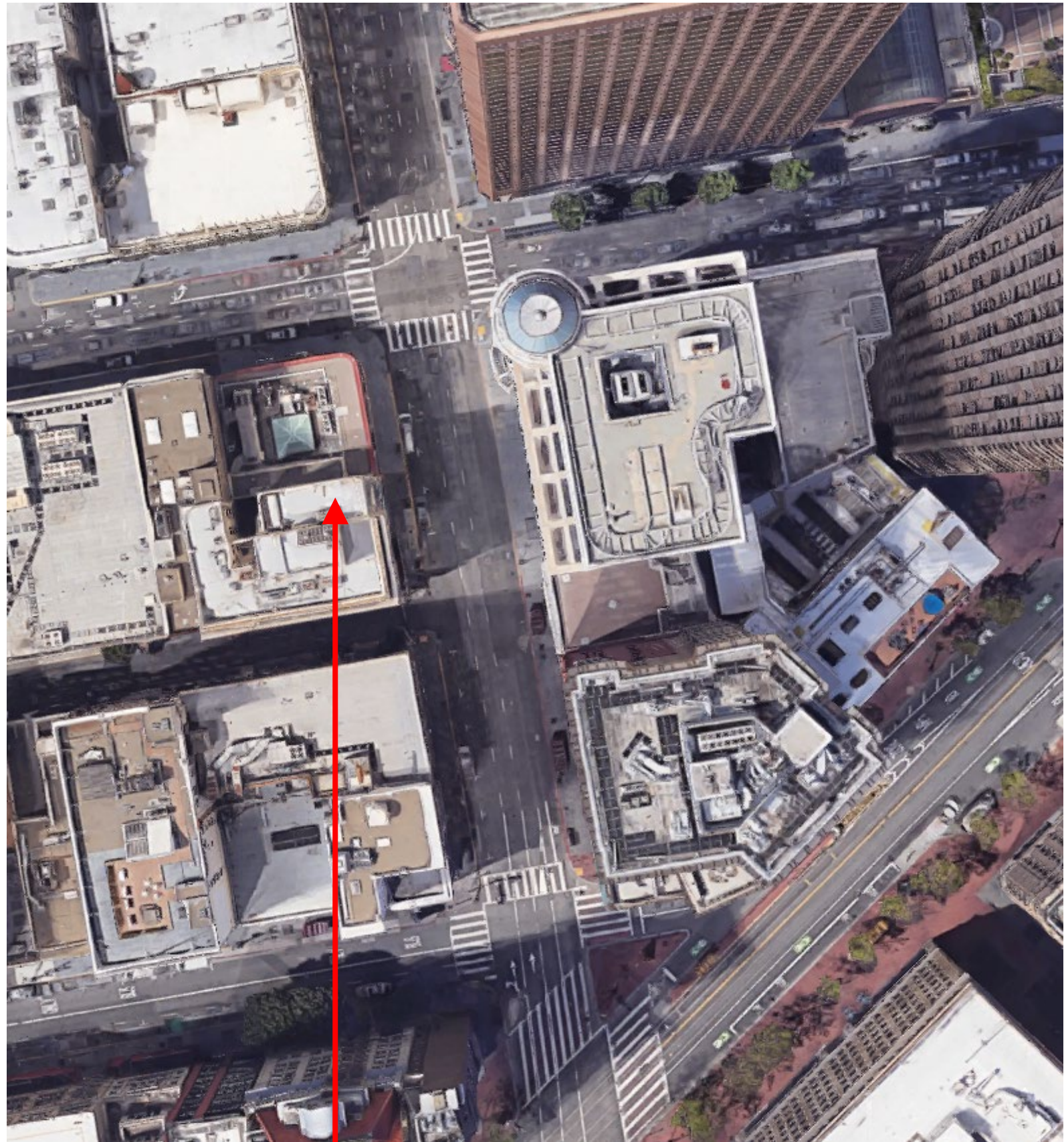
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2019-005361DRM
C-3-O (Downtown Office) Zoning District
49 Kearny Street

Aerial Photo – View 1



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Mandatory Discretionary Review Hearing
Case Number 2019-005361DRM
C-3-O (Downtown Office) Zoning District
49 Kearny Street

Aerial Photo – View 2

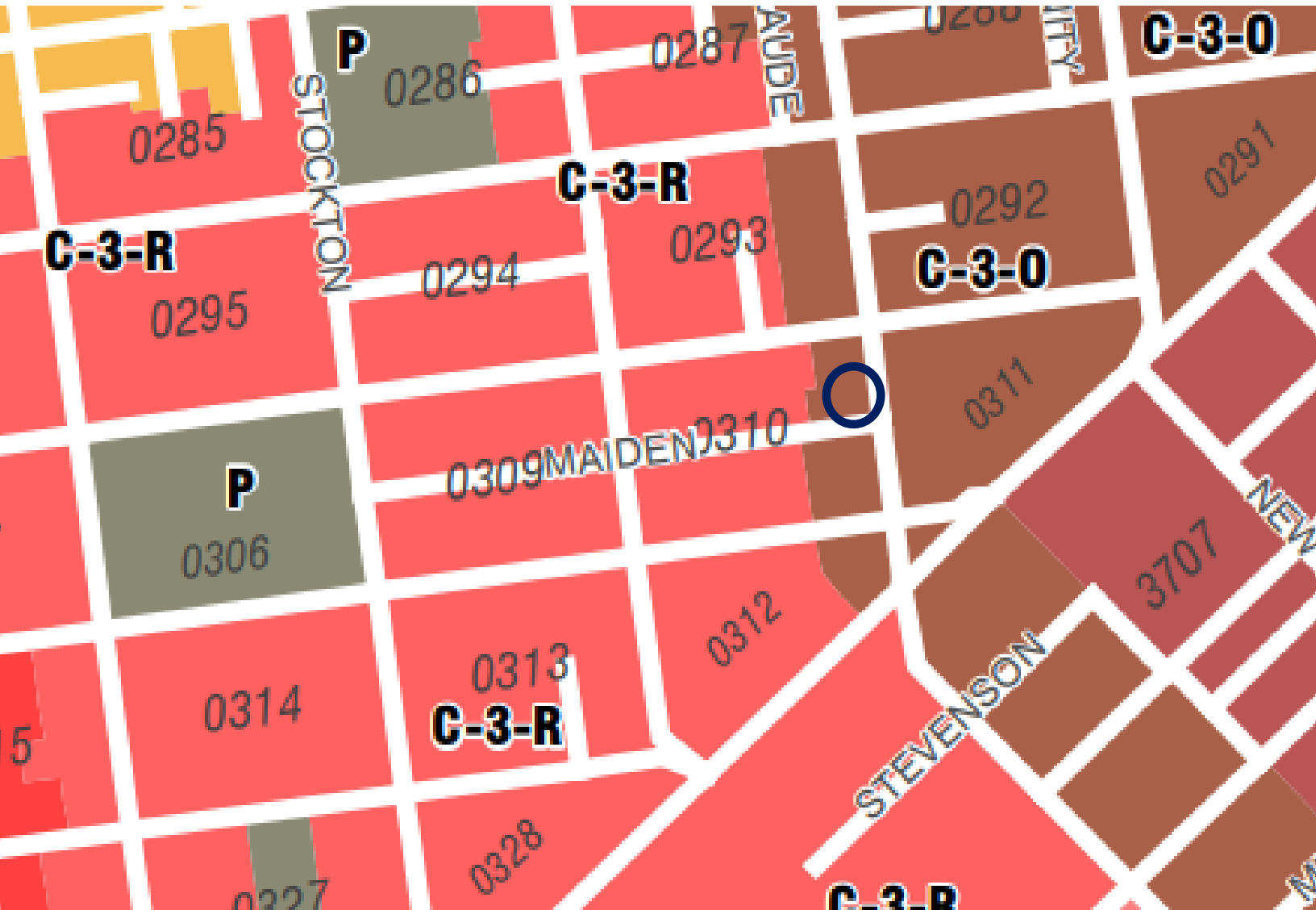


SUBJECT PROPERTY



Mandatory Discretionary Review Hearing
Case Number 2019-005361DRM
C-3-O (Downtown Office) Zoning District
49 Kearny Street

Zoning Map



Site Photo



Mandatory Discretionary Review Hearing
Case Number 2019-005361DRM
C-3-O (Downtown Office) Zoning District
49 Kearny Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
49 KEARNY ST		0310002
Case No.		Permit No.
2019-005361PRJ		201904168139
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. CHANGE OF USE FROM OFFICE TO MEDICAL CANNABIS DISPENSARY @ 2ND FL & INTEGRATION WITH 3RD FL AS PART OF EXPANSION OF EXISTING MEDICAL CANNABIS DISPENSARY		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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)
<input type="checkbox"/>	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? <i>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).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	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)
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Stephanie Cisneros	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)

<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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.

<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.

<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Interior changes to second/third floor only for new MCD. No exterior changes proposed or permitted.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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: Stephanie Cisneros	

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

<input checked="" type="checkbox"/>	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: Planning Commission Hearing	Signature: Bridget Hicks
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/17/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of 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.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
49 KEARNY ST		0310/002
Case No.	Previous Building Permit No.	New Building Permit No.
2019-005361PRJ	201904168139	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



DISCRETIONARY REVIEW STAFF - INITIATED (DRM)

APPLICATION

Property Information

Project Address:

Block/Lot(s):

Related Building Permit Applications

Related Permit Application No(s):

Discretionary Review Staff Initiated Request For Additional Information

In the space below, please provide a narrative that summarizes the changes that have been requested by the Department and why you believe such changes are not warranted or necessary to your project.

In the space below, please describe how you believe your project complies with the Residential Design Guidelines. Please be specific and site specific sections or pages of the Residential Design Guidelines.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Wyatt Lin
Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

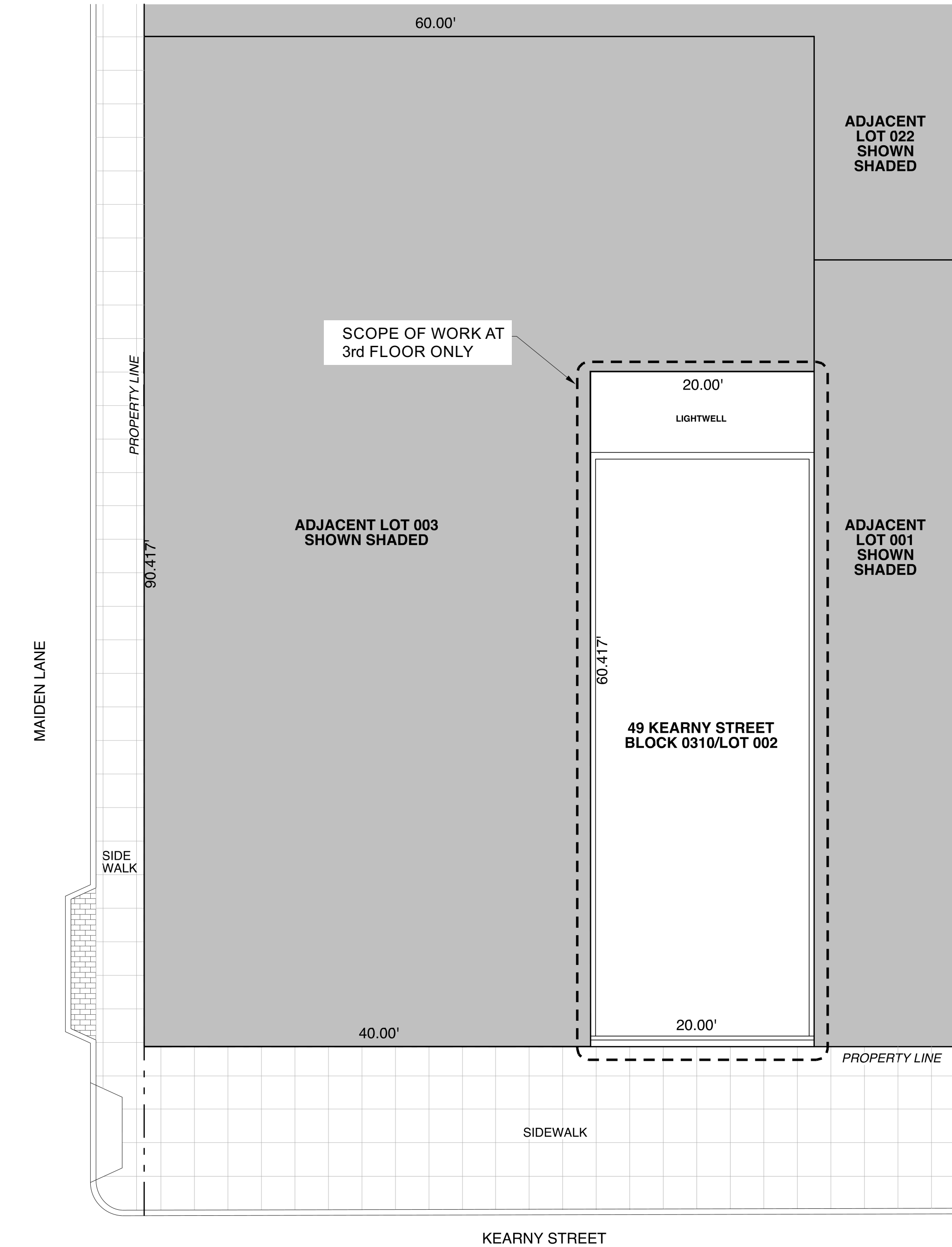
Application received by Planning Department:

By: _____

Date: _____



STREET ELEVATION
SUBJECT PROPERTY



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

PROJECT INFORMATION

PROJECT SITE: 49 KEARNY STREET, 2ND FLOOR SAN FRANCISCO, CA 94108

BLOCK/ LOT: 0310/ 002

ZONING: C-3-O

OCCUPANCY: B

CONSTRUCTION: TYPE II NR

USE: COMMERCIAL/OFFICE

STORIES: 8

HEIGHT LIMIT: 80-130-F

OWNER: 710 SF (415) 335-6872

ARCHITECT: BEAUFEMOSIN (510) 526-8744

PROJECT DESIGNER: BEAUFEMOSIN (510) 526-8744

SCOPE OF WORK

- PROPOSED USE: CHANGE OF USE FROM OFFICE TO MCD AT THE 2ND FLOOR AND INTERGRATION WITH 3RD FLOOR AS PART OF EXPANSION OF EXISTING MCD ON THE 3RD FLOOR
- 49 KEARNY STREET IS A CATEGORY "A" HISTORIC BUILDING.
- SCOPE OF WORK IS LIMITED TO INTERIOR WORK AT FLOOR 2. NO NEW WALLS. NO REMOVAL OF ANY EXISTING WALLS. PROPOSED IS THE INSTALLATION OF A SALES COUNTER.
- THERE SHALL BE NO CHANGES TO EXISTING ACCESSIBLE RESTROOM.

APPLICABLE CODES:

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

DRAWING INDEX

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

ARCHITECTURAL NOTES:

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

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

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

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

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

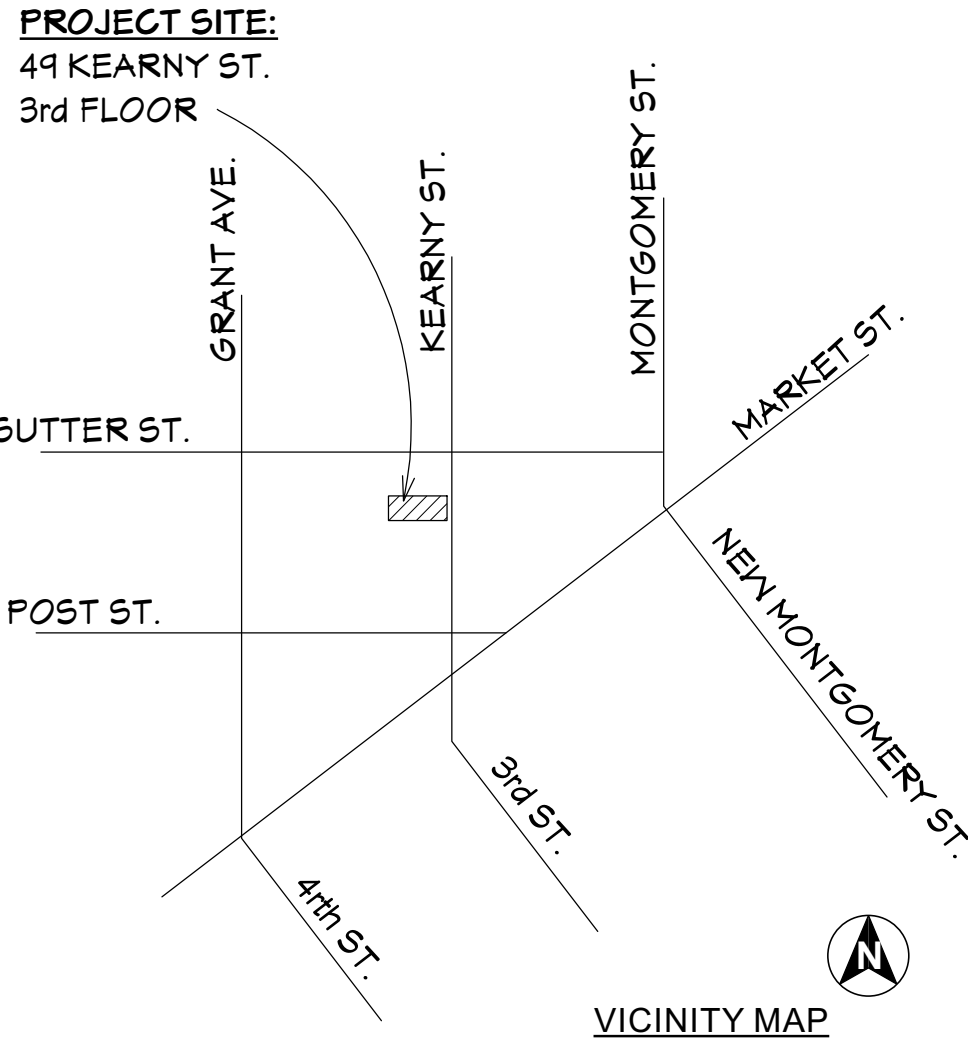
THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.

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

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

DOOR NOTES:

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



VICINITY MAP

REVISION TABLE		BY	DATE
NUMBER	DATE		

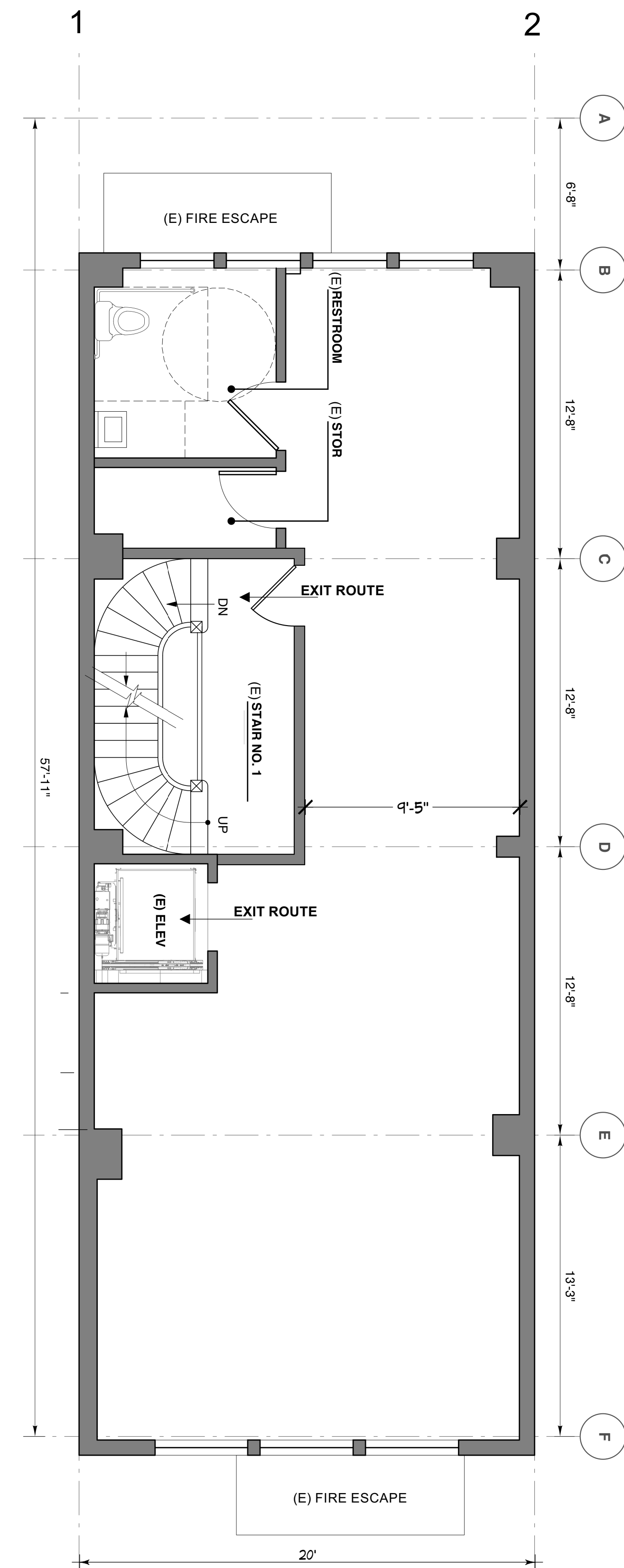
ARCHITECT
Peter A. Ekstein, Architect
1157 Shattuck Avenue
Berkeley, CA 94707
(510) 526-8744 phone and fax

MEDICAL MARIJUANA DISPENSARY
49 KEARNY STREET, 3rd FLOOR, SF CA
OWNER: 710 SF (415) 335-6872
PROJECT DESIGNER: BRAD RAMOS (925) 918-3499

SITE PLAN
PROJECT INFORMATION

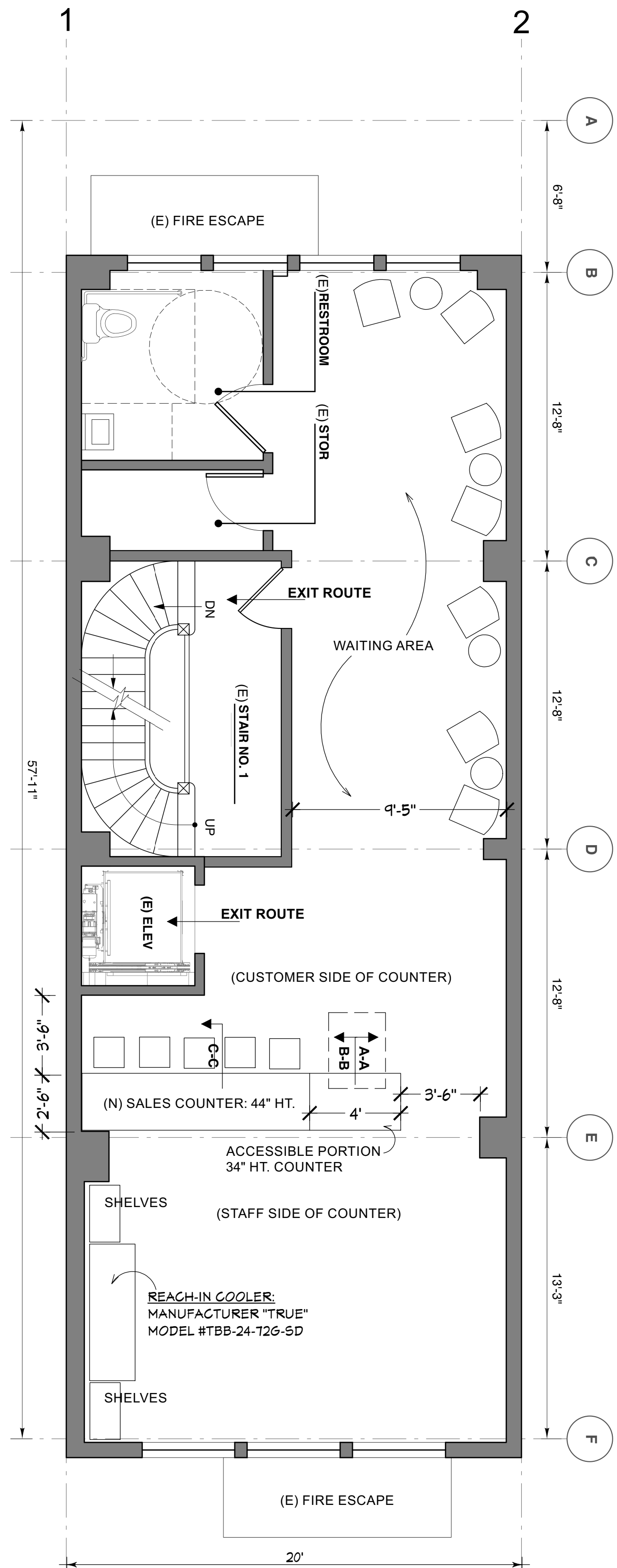
DATE:	9/9/2016
SCALE:	AS NOTED
DRAWN:	BR
JOB:	C-49.01

SHEET:
A1



1 | EXISTING FLOOR PLAN (2nd Floor) SCALE: 1/4" = 1'-0"

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



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

REVISION TABLE		
NUMBER	DATE	BY

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(510) 526-8744 phone and fax

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

EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

DATE:
9/9/2016

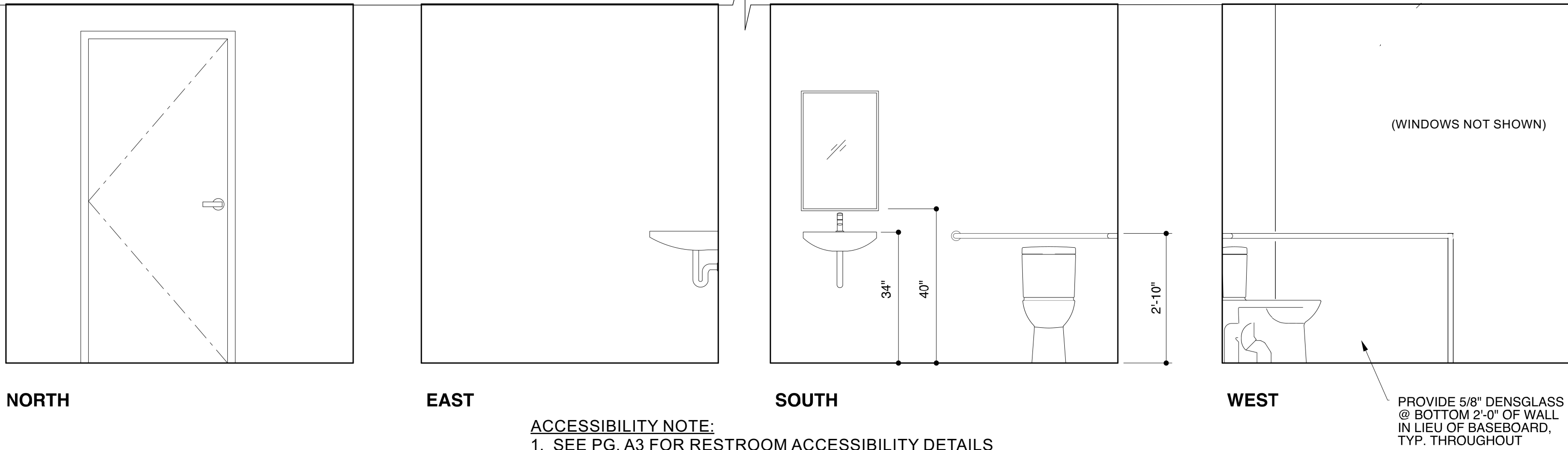
SCALE:
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BR

JOB:
C-49.01

SHEET:

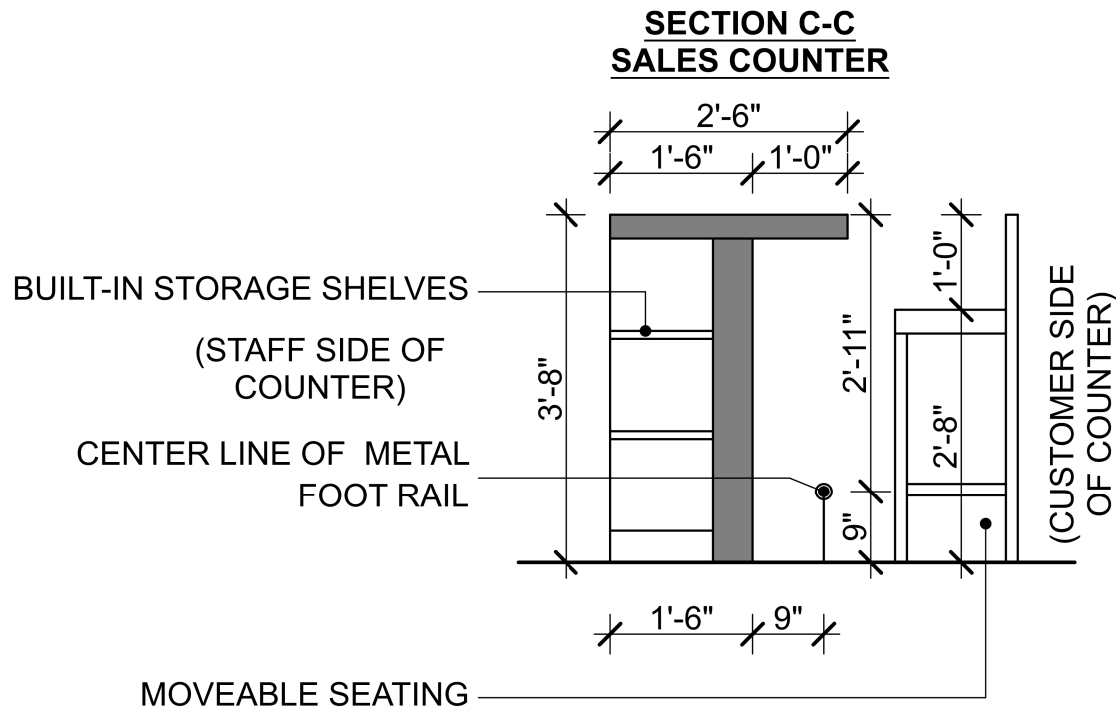
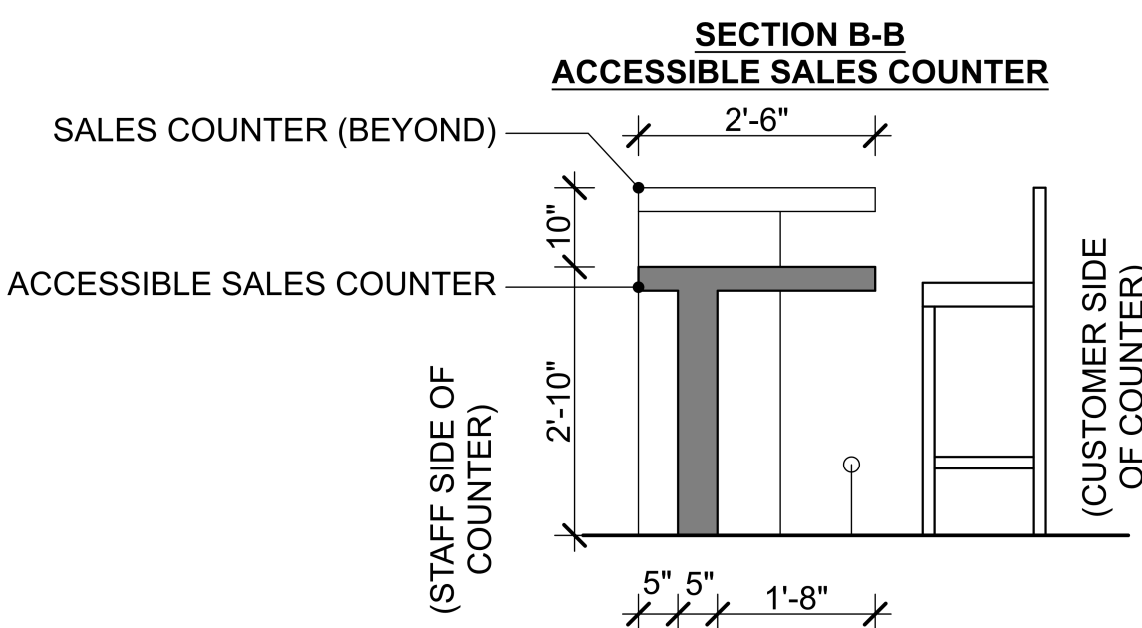
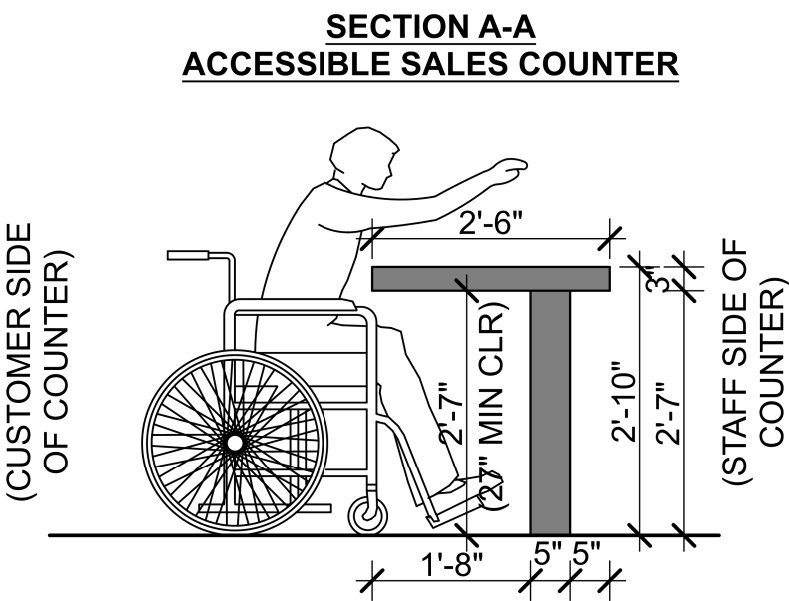
A2



ACCESSIBILITY NOTE:
1. SEE PG. A3 FOR RESTROOM ACCESSIBILITY DETAILS

1 (E) RESTROOM INTERIOR ELEVATIONS (NO CHANGES)

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



2 SALES COUNTER DETAILS

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

ACCESSIBILITY NOTES

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

SINGLE ACCOMMODATION FACILITIES

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

TOILET ROOM FIXTURES AND ACCESSORIES

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

ADDITIONAL REQUIREMENTS

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

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SALES COUNTER DETAILS
RESTROOM INTERIOR ELEVATIONS

DATE:
9/9/2016

SCALE:
AS NOTED

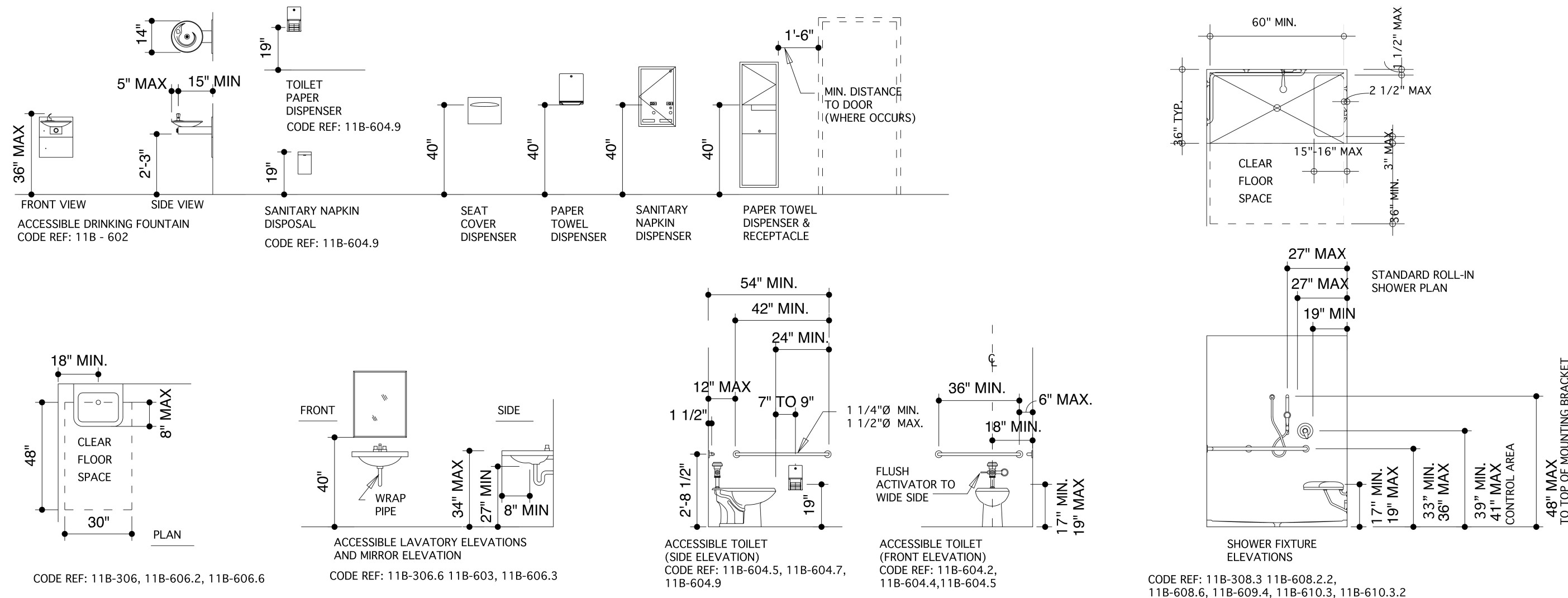
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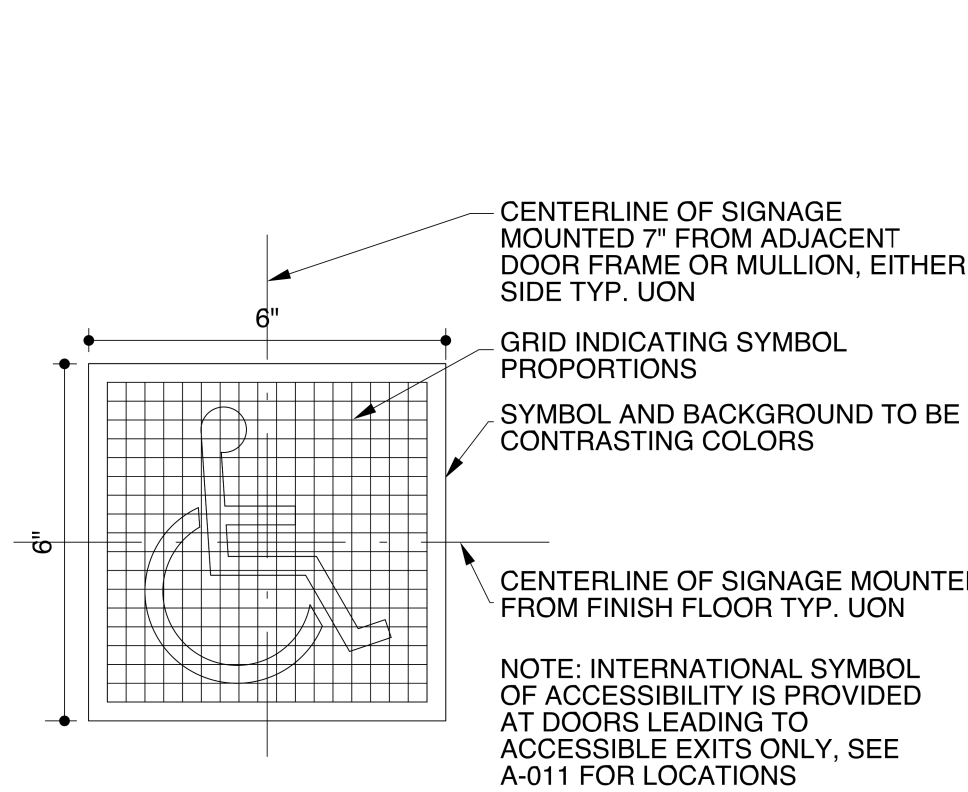
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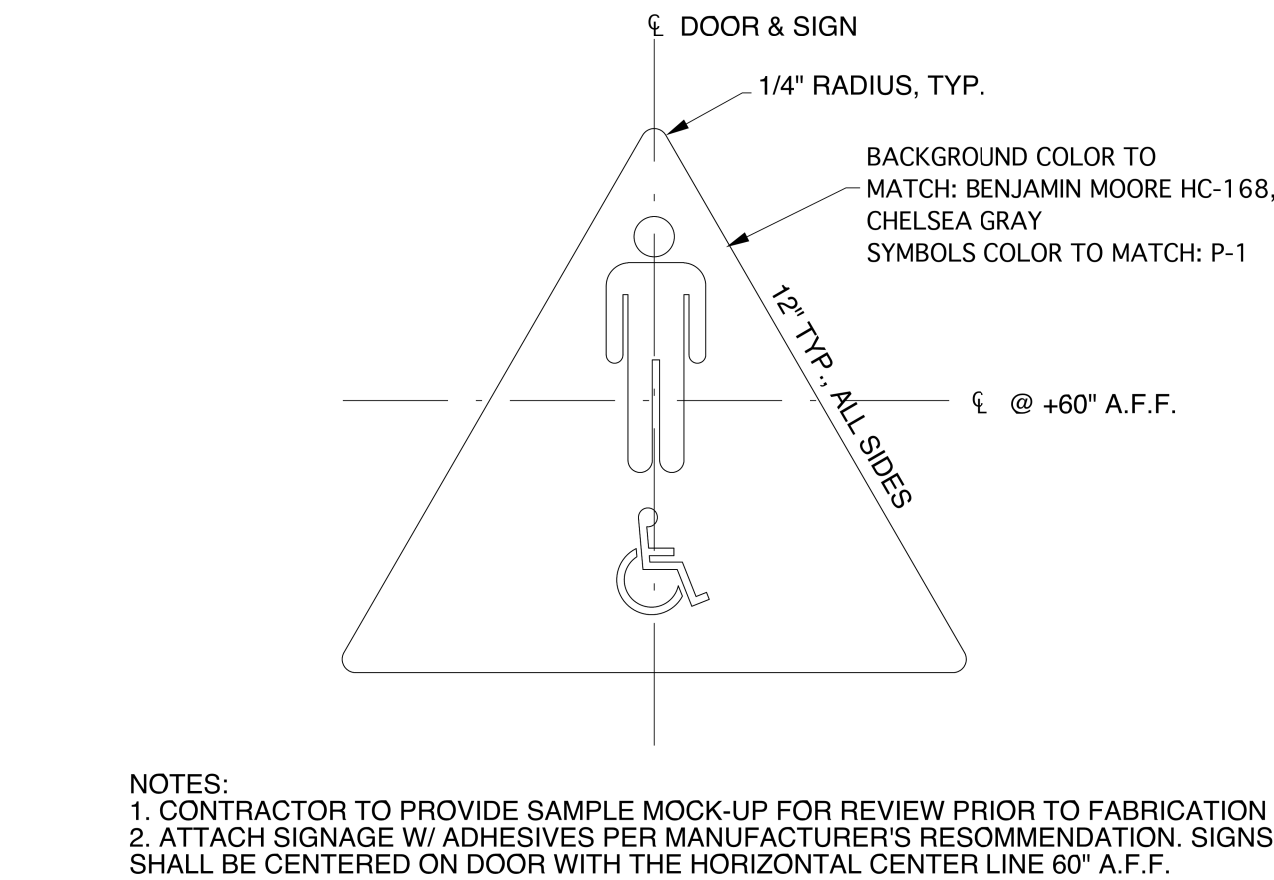
SCALE: AS NOTED



16 | TYPICAL ACCESSIBILITY CLEARENCES AND MOUNTING HEIGHTS

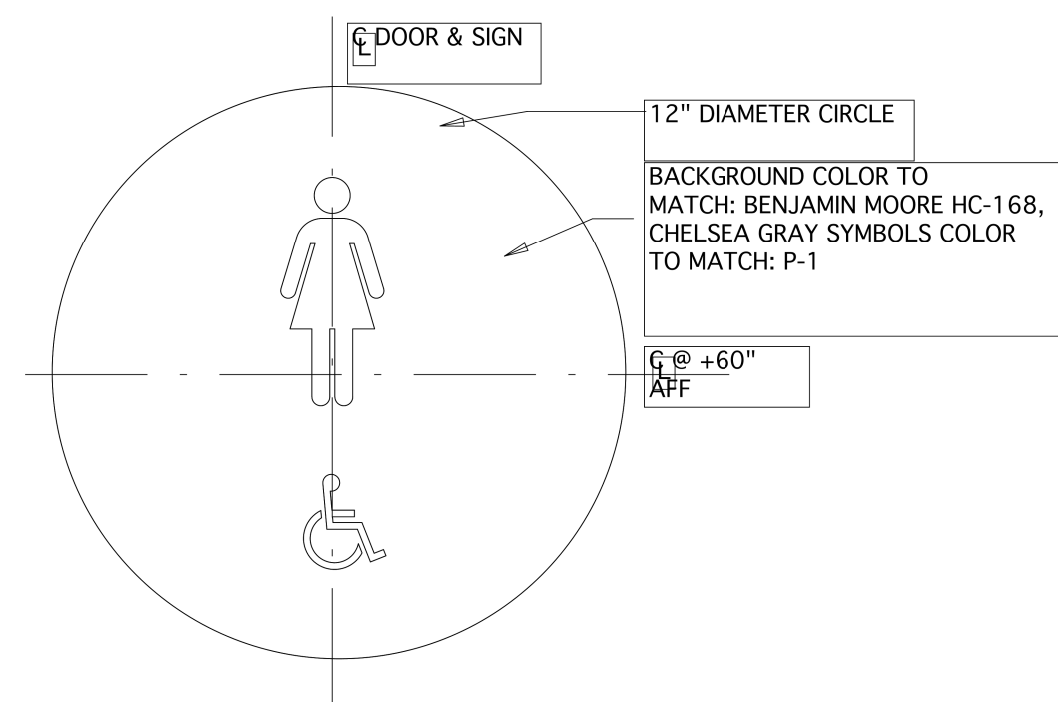


15 | INTERNATIONAL ACCESSIBILITY SYMBOL
SCALE: NTS



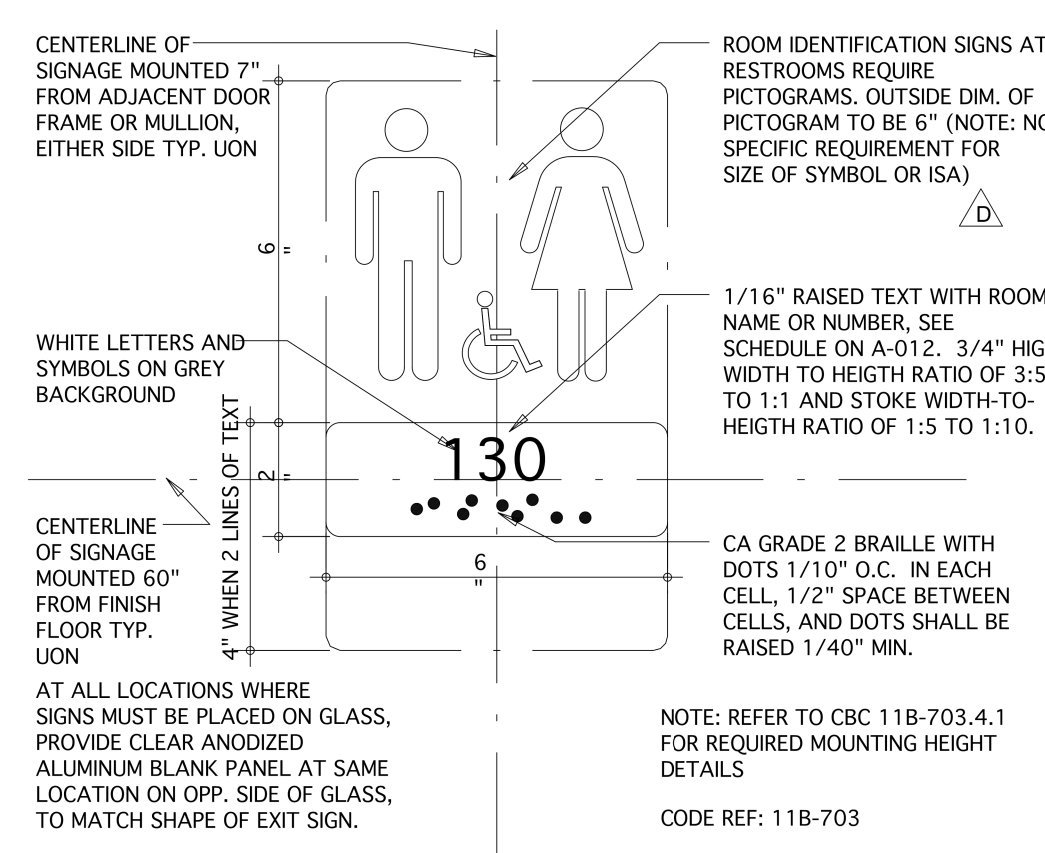
11 | MEN'S TOILET ROOM IDENTIFICATION SIGN

SCALE: NTS

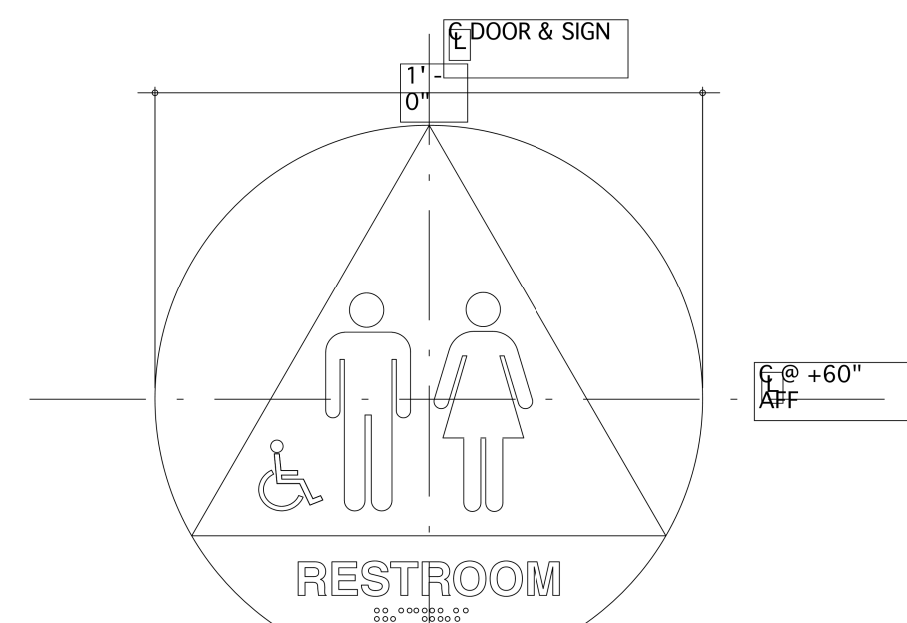


- | NOTES: | |
|--------|--|
| 1 | CONTRACTOR TO PROVIDE SAMPLE MOCK-UP FOR REVIEW PRIOR TO FABRICATION |
| 2 | ATTACH SIGNAGE W/ ADHESIVES PER MANUFACTURER'S RECOMMENDATION. SIGNS SHALL BE CENTERED ON DOOR WITH THE HORIZONTAL CENTER LINE 60" ABOVE FINISHED FLOOR. |
| 3 | SEE 3/A.07 FOR ADDITIONAL MOUNTING INFORMATION |

8 | ACCESSIBLE ENTRANCE SIGN

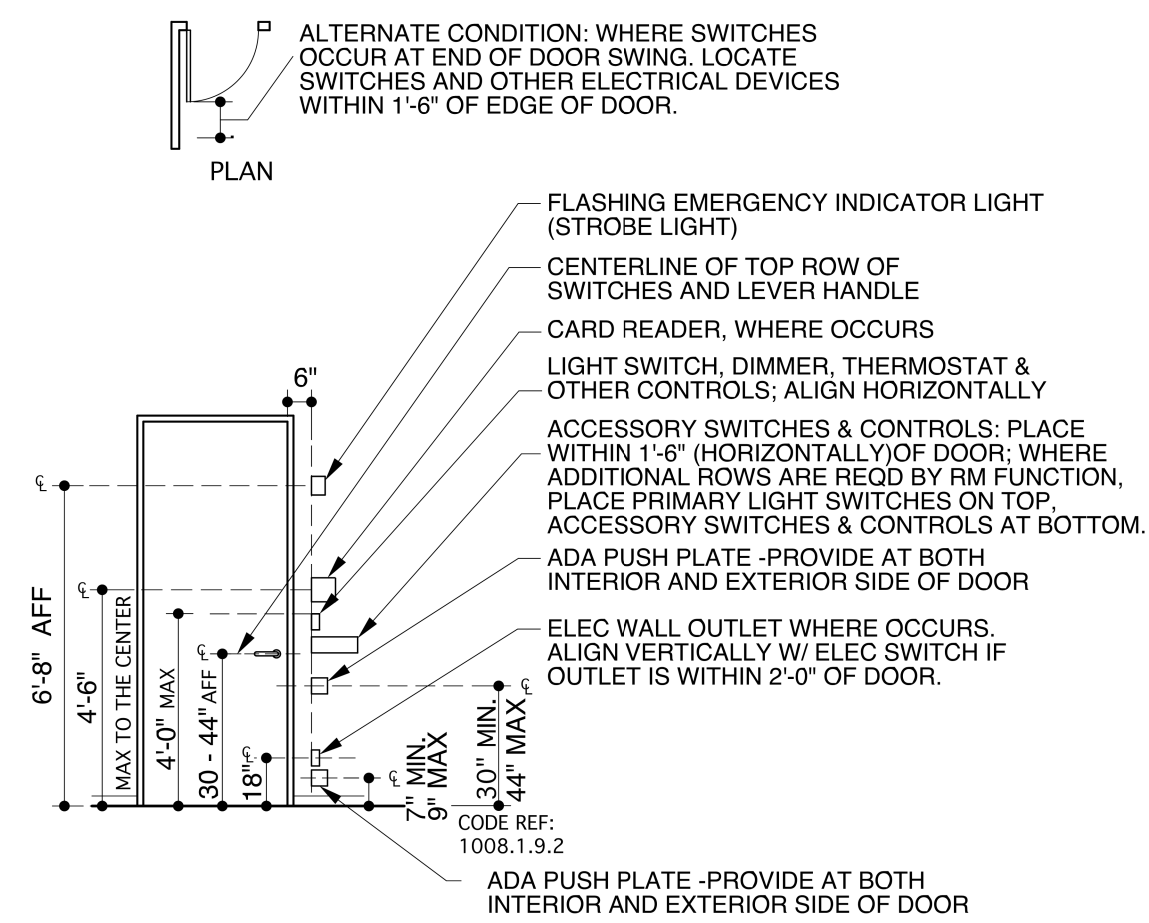


7 | ROOM IDENTIFICATION SIGN



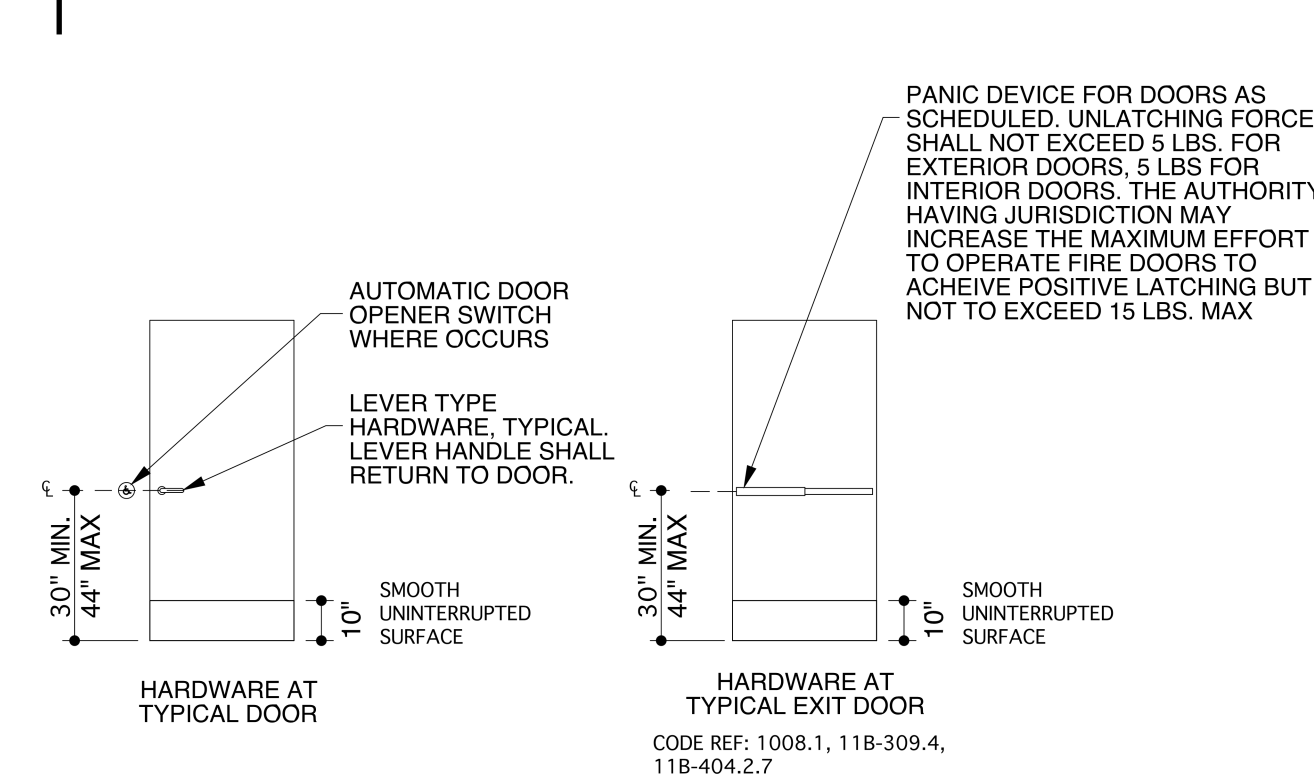
- NOTES:**
1. CONTRACTOR TO PROVIDE SAMPLE MOCK-UP FOR REVIEW PRIOR TO FABRICATION
 2. ATTACH SIGNAGE W/ ADHESIVES PER MANUFACTURER'S RECOMMENDATION. SIGNS SHALL BE CENTERED ON DOOR WITH THE HORIZONTAL CENTER LINE 60" ABOVE FINISHED FLOOR
- CODE REF: 11B-216.8,
11B-703.7.2.6

6 UNISEX TOILET ROOM IDENTIFICATION SIGN

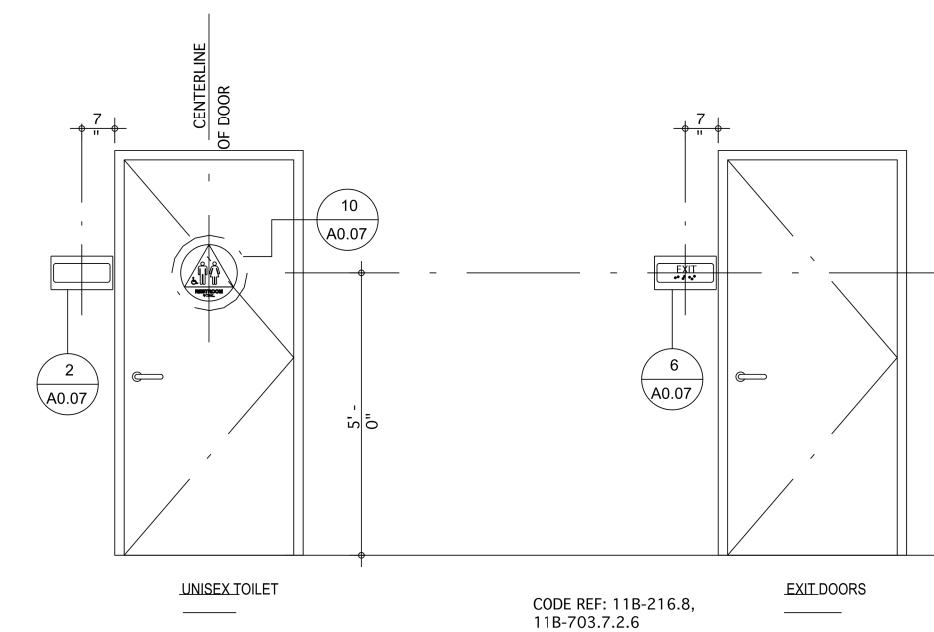


4 | DEVICE PLATE LOCATIONS

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



3 | TYPICAL EGRESS HARDWARE MOUNTING HEIGHTS



2 | TYPICAL SIGNAGE MOUNTING HEIGHTS

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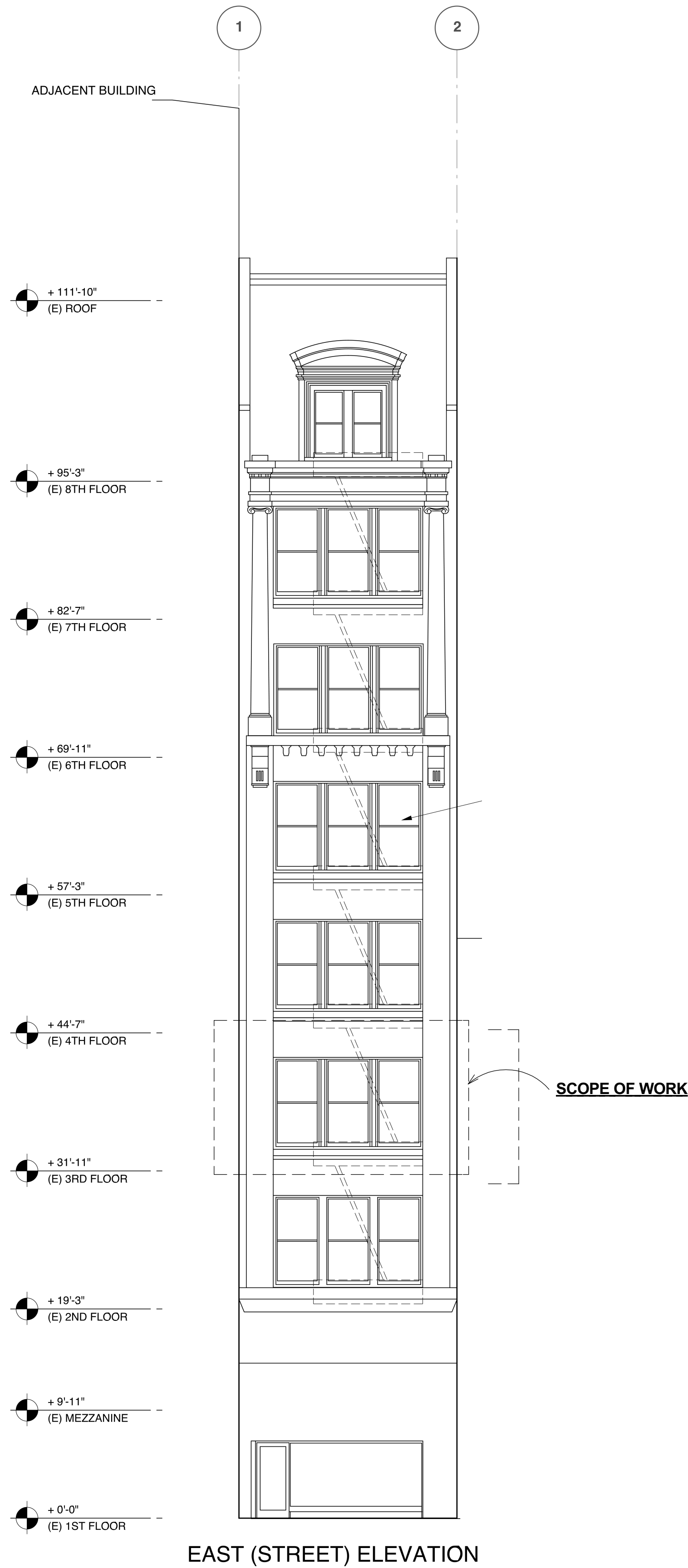
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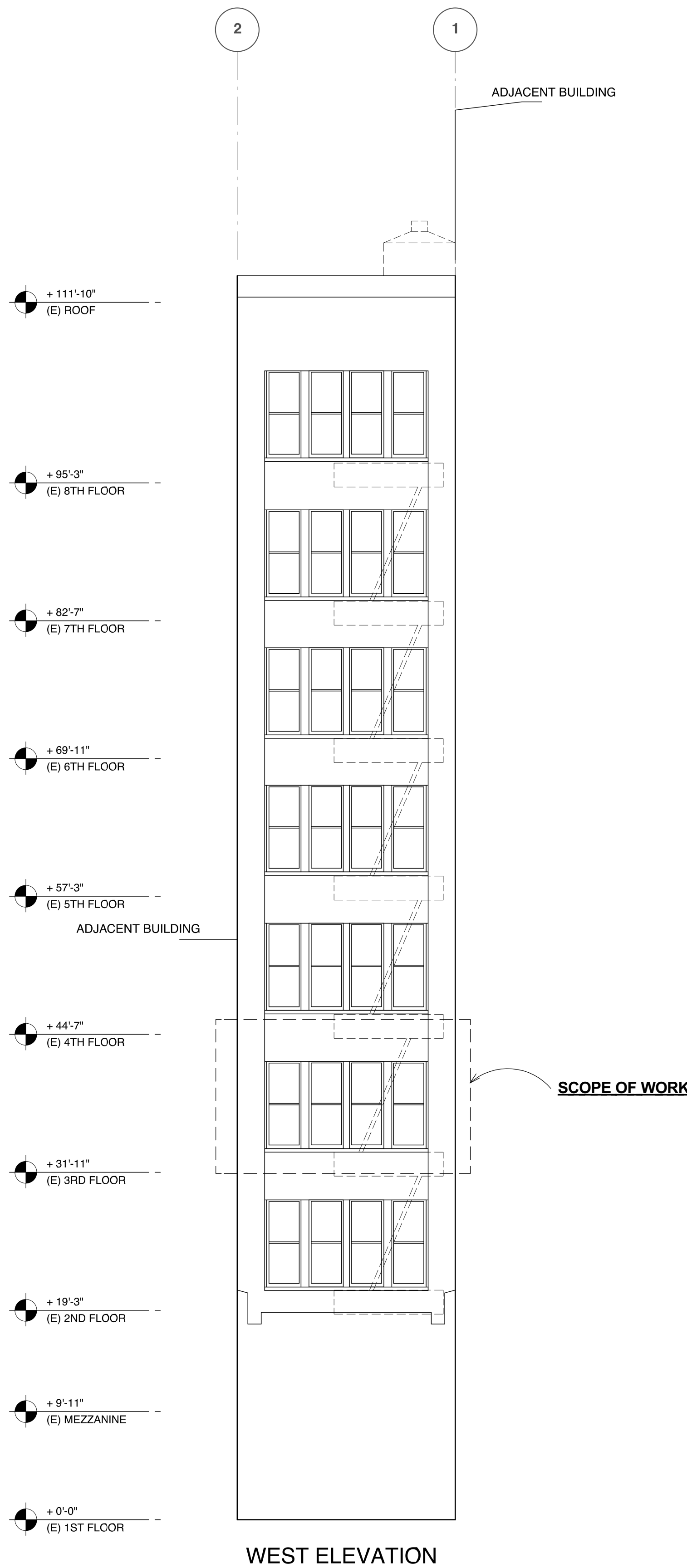
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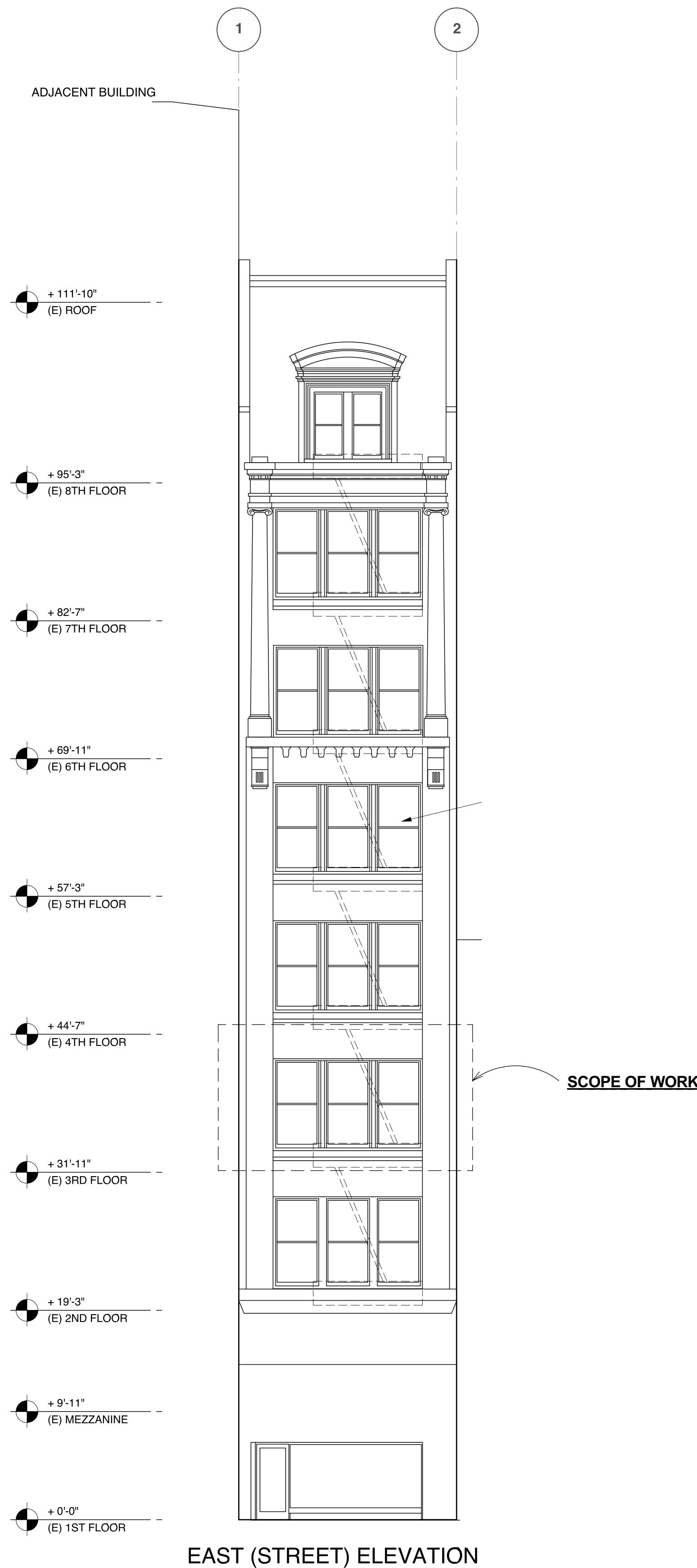
3 | PROPOSED EXTERIOR ELEVATION (FOR REFERENCE ONLY)
SCALE: 1/8"=1'-0"

NOTE:
NO CHANGES TO ELEVATIONS



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

NOTE:
NO CHANGES TO ELEVATIONS



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

NOTE:
NO CHANGES TO ELEVATIONS

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SHEET:

A5