



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

**HEARING DATE: OCTOBER 7, 2021**

**Record No.:** 2021-002698CUA  
**Project Address:** 317 Cortland Avenue  
**Zoning:** Cortland Avenue Neighborhood Commercial District (NCD) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 5667/015  
**Project Sponsor:** Skip Alden  
Mary Modern  
424 Sky Mesa Road  
Alpine, CA 91901  
**Property Owner:** 2 Clay Street  
San Francisco, CA 94121  
**Staff Contact:** Michael Christensen – (628) 652-7567  
[Michael.Christensen@sfgov.org](mailto:Michael.Christensen@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes a change of use within an 1,402 square foot ground floor commercial space to Cannabis Retail, with no on-site smoking or vaporizing of cannabis products, in an existing three-story mixed-use building.

## 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 738, to allow the establishment of a Cannabis Retail business within the Cortland Avenue NCD.

## Issues and Other Considerations

- **On-Site Consumption.** The project does not include a request for Type C consumption (smoking or vaporizing of cannabis products). The draft motion for approval of the Project is conditioned to prohibit smoking or vaporizing of cannabis products at the site, such that any future addition of a smoking or vaporizing room would require a subsequent Conditional Use Authorization.
- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received three letters in opposition to the Project and 55 letters in support of the Project.
    - Opposition letters received cited concern over the health impacts of cannabis use and possible criminal activity surrounding the use. Additionally, comments expressed concern that a cannabis shop would “destroy the neighborhood.”
    - Support letters cited support for the addition of a Cannabis Retail outlet in the Bernal Heights neighborhood, support for Mary Modern’s specific business model and confidence that the business will be a positive addition to the Cortland Avenue NCD.
  - **Outreach:** The Project Sponsor held outreach events on the following dates:
    - **September 8, 2020:** General public, noticed to all neighbors and business owners within 500-feet of the site.
    - **January 29, 2021:** Bernal Business Association
    - **February 3, 2021:** Direct meeting with SFPD.
    - **February 10, 2021:** Bernal Business Association Community Safety Committee
- **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.
  - The closest approved Cannabis Retail location to this site is 3326 Mission Street, dba Stiizy Mission, approximately 1,800’ from 317 Cortland Avenue.
  - In the general vicinity, the following locations were identified as potentially sensitive sites that do not disqualify the location from being used as a Cannabis Retailer:
    - Bernal Heights Recreation Center: 500’ from site
    - Holly Park: 516’ from site
    - Junipero Serra Early Education School (Preschool): 1,174’ from site
    - Junipero Serra Elementary School: 1,175’ from site
- **Equity Program.** The licensing application to the City’s Office of Cannabis was submitted by **Cholho Scott Wolff**, who was determined to meet the criteria of an **Equity Applicant (Tier One)**. Under Police Code Section

1613, “no permit to operate as a Storefront Cannabis Retailer shall be granted if any individual holding a legal or beneficial interest in the proposed Storefront Cannabis Retailer already holds a legal or beneficial interest in four or more existing Storefront Cannabis Retailers...” The applicant is the listed equity applicant on one other storefront Cannabis Retailer application, located at 181 West Portal Avenue. That location is pending review and is not yet approved.

- **Geographic Equity.** The project provides the first Cannabis Retail business to the Bernal Heights neighborhood and Cortland Avenue NCD. There are Cannabis Retail businesses operating along the Mission Street corridor (approximately 1,800’ from 317 Cortland Avenue), but none have been established along the Cortland Avenue corridor. While the Project does not further the broader goal of providing a more balanced geographic distribution of cannabis retail uses citywide, it does add balance locally between NC Districts, allowing consumers within the Bernal Heights neighborhood to purchase products within the neighborhood instead of transiting to the Mission District to purchase products. By reducing the need for consumers within Bernal Heights to transit to the Mission District locations (many times by vehicle), the Project can reduce the intensity of those uses and impacts to nearby uses and properties.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. The Project furthers the City’s Equity Program goals, provides a new type of retail within the Bernal Heights neighborhood, and activates an existing retail space.

## Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Maps and Context Photos



# PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 202.2, 303, AND 738, TO ALLOW THE ESTABLISHMENT OF A 1,402 SQUARE FOOT CANNABIS RETAIL USE WITHIN AN EXISTING THREE-STORY MIXED-USE BUILDING, LOCATED AT 317 CORTLAND AVENUE, LOT 015 IN ASSESSOR'S BLOCK 5667, WITHIN THE CORTLAND AVENUE NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On March 17, 2021, Skip Alden (hereinafter "Project Sponsor") filed Application No. 2021-002698CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 317 Cortland Avenue, Block 5667 Lot 015 (hereinafter "Project Site").

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

On October 7, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-002698CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-002698CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2021-002698CUA, 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 would establish a Cannabis Retail Use measuring 1,402 square feet in an existing commercial space within a three-story, mixed-use building. The Project does not include a request for authorization of on-site smoking or vaporizing of cannabis products. The Project proposes minor interior tenant improvements such as installing sales counters, display cases, toilets, and some interior partition walls. No changes to the building exterior or envelope are proposed. New business signage will be applied for under a separate permit.

**3. Site Description and Present Use.** The Project is located on a 25.5' wide by 74.625' deep rectangular parcel fronting Cortland Avenue on the north side between Bocana and Bennington Streets. The site is developed with a three-story mixed-use building. The subject commercial space was last occupied by a Restaurant.

**4. Surrounding Properties and Neighborhood.** The Project is within the Bernal Heights neighborhood and the Cortland Avenue NCD. Surrounding properties along Cortland Avenue are generally mixed-use, with small scale retail and services on ground floors and residential uses on upper floors. On adjacent streets most properties are developed with small scale residential uses.

**5. Public Outreach and Comments.**

- **Support/Opposition:** The Department has received three letters in opposition to the Project and 55 letters in support of the Project.
  - Opposition letters received cited concern over the health impacts of cannabis use and possible criminal activity surrounding the use. Additionally, comments expressed concern that a cannabis shop would “destroy the neighborhood.”
  - Support letters cited support for the addition of a Cannabis Retail outlet in the Bernal Heights neighborhood, support for Mary Modern’s specific business model and confidence that the business will be a positive addition to the Cortland Avenue NCD.
- **Outreach:** The Project Sponsor held outreach events on the following dates:
  - **September 8, 2020:** General public, noticed to all neighbors and business owners within 500-feet of the site.
  - **January 29, 2021:** Bernal Business Association
  - **February 3, 2021:** Direct meeting with SFPD.
  - **February 10, 2021:** Bernal Business Association Community Safety Committee

**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.** The establishment of a Cannabis Retail use in the Cortland Avenue Neighborhood Commercial Zoning District requires a Conditional Use Authorization pursuant to Planning Code Section 738.

*The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use in the Cortland Avenue 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. **Hours of Operation.** permitted hours of operation in the Cortland Avenue NCD Zoning District are 6:00 am to 2:00am. State law limits hours of operation for Cannabis Retailers to between 6am and 10pm.

*The business will be limited to the hours of 6am to 10pm under State law.*

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

*The subject commercial space complies with this requirement and shall be maintained in compliance with this Section. No significant modification to the front façade is proposed, and the interior changes do not impact compliance with this Section.*

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 Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community, in that it activates an existing retail space at the same size of the existing space, bringing additional goods and services to the local area. By activating a currently vacant commercial space, the Project will provide jobs and street level activation to the neighborhood. The Cortland Avenue NCD Zoning District requires a Conditional Use Authorization for certain uses, including bars, liquor stores, cannabis retail etc. However, given the context, additional design consideration of Cannabis Retailers is warranted. The proposed business places ID check and waiting areas at the front of the businesses, limiting the visibility of cannabis products and sales from the street while maintaining street level activation. In doing so, it is contextually appropriate and compatible with the surrounding neighborhood and community.*

- 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 visible bulk of the existing building will remain the same. The Project will not alter the existing appearance or character of the project vicinity.*

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

*The Planning Code does not require parking or loading for any uses, and the site is very well served by transit services.*

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

*The Project proposes a Cannabis Retail use which does not include an on-site smoking or vaporizing space, and this approval is conditioned to prohibit smoking or vaporizing of cannabis products. As such, there are safeguards to prevent noxious or offensive emission from the site.*

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

*The Project site has no parking, open spaces or loading area and there will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage, lighting and projections will be consistent with the controls of the Planning Code. Proposed signage will be approved under a separate permit.*



- 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 Zoning District.

*The Cortland Avenue NCD Zoning District controls are designed to promote development that is in keeping with the district's existing small-scale, mixed-use character. The building standards monitor large-scale development and protect rear yards at all levels. Future commercial growth is directed to the ground story in order to promote more continuous and active retail frontage. By providing a new neighborhood serving retail activity within an existing, unutilized space, the Project furthers the stated purpose of the Zoning District.*

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

*In the December 2019 report titled “[Cannabis in San Francisco: A Review Following Adult Use Legalization](#),” the City Controller’s Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The report recommended no numeric or geographic limits to existing or in-process cannabis business permits and recommended that potential future legislation to address the imbalance be applied to new applicants rather than the existing applicant pipeline. The proposed Project would add a new Cannabis Retailer to the City’s western neighborhoods, contributing to the geographic balance of the use in the City.*

*Within the general proximity of 317 Cortland Avenue, the closest approved Cannabis Retailer is located at 3326 Mission Street, dba Stiizy Mission.*

*Within the general proximity of 317 Cortland Avenue, there is a mix of Retail Sales and Service and residential uses. Cannabis Retail is one of the few businesses that is continuing to expand during the pandemic induced economic crisis (though many existing sites, particularly existing Medical Cannabis Dispensaries, are closing permanently). By creating a new retail use, the Project can serve to support the development of other retail and service uses in the general vicinity.*

- 9. 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.

##### Policy 2.1:

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

#### OBJECTIVE 3:

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

##### Policy 3.1:

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

##### Policy 3.2:

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 market place and society.

*The Cannabis industry provides great potential for the City in that it is a rapidly expanding industry, with very highly developed equity ownership, hiring, and procurement requirements, that employs blue-collar workers with wages and benefits typically far higher than other types of retail services. The City Controller's Office December 2019 report titled, "[Cannabis in San Francisco: A Review Following Adult Use Legalization](#)," found that crime rates, particularly property crimes, generally decreased in the areas immediately*

*surrounding Cannabis storefronts and dispensaries, compared to an overall increase Citywide. The uses are extremely regulated both at the State and local level, and following any Planning Department approval of a site, additional outreach still occurs to develop a Good Neighbor Policy, Security Plans (with review by SFPD), and Odor Mitigation Plans. By activating existing retail spaces in the City (which suffer from high vacancy rates), employing many blue-collar workers, furthering the City's equity goals, and providing alternative medicines that are recognized as helping many residents suffering through pain, Cannabis Retail projects further many of the goals of the City's General Plan and area plans.*

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

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

*The Project site will provide a new retail tenant and new use for the neighborhood. The addition of this business will enhance foot traffic to the benefit 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.

*No housing is impacted by the Project. The building exterior is maintained, preserving neighborhood character.*

- 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 does not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project site is extremely well-served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. Providing access to cannabis products broadly in the City reduces the need for medical or adult use customers to transit across neighborhoods to purchase products.*

- 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.

*No displacement of any existing industrial or service businesses in the area is caused by the Project.*

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

*Any construction associated with 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.

*No impact to any Historic Resource is caused by the Project.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-002698CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 1, 2021 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 October 7, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED:        October 7, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a Cannabis Retail Use (d.b.a. Mary Modern) located at 317 Cortland Avenue, Block 5667, and Lot 015, pursuant to Planning Code Sections 202.2, 303, and 738, within the Cortland Avenue Neighborhood Commercial Zoning District, and a 40-X Height and Bulk District; in general conformance with plans, dated March 1, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2021-002698CUA and subject to conditions of approval reviewed and approved by the Commission on October 7, 2021 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 October 7, 2021 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

- 6. 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 628.652.7463, [www.sf-planning.org](http://www.sf-planning.org)*

- 7. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, [www.sf-planning.org](http://www.sf-planning.org)*

- 8. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, [www.sf-planning.org](http://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 628.652.7463, [www.sf-planning.org](http://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 628.652.7463, [www.sf-planning.org](http://www.sf-planning.org)*

## Operation

- 11. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 12. 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 628.652.7463, [www.sf-planning.org](http://www.sf-planning.org)*

## Cannabis Retail

- 13. On-Site Consumption.** On-site consumption of packaged or prepared cannabis products is permitted as an accessory use to this Cannabis Retail use. On-site smoking or vaporizing of cannabis products is not permitted.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sf-planning.org](http://www.sf-planning.org)*

- 14. On-Site Security.** The checking of identification cards to verify that patrons of the Cannabis Retail establishment meet minimum age requirements shall occur within the licensed premises if possible.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sf-planning.org](http://www.sf-planning.org)*

- 15. 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 cannabis related activities per Planning Code Section 202.2(a)(5).

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sf-planning.org](http://www.sf-planning.org)*

MARY MODERN  
CANNABIS DISPENSARY –  
CORTLAND  
317 CORTLAND AVE  
SAN FRANCISCO, CA 94110



Studio | BANAA  
architecture  
planning  
interiors

2169 FOLSOM STREET,  
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PROJECT DESCRIPTION	PROJECT DIRECTORY	BUILDING DATA	CODE ANALYSIS																																								
<p>THIS PROJECT CONSISTS OF REMODEL OF AN EXISTING RETAIL SPACE TO ACCOMMODATE A CANNABIS RETAIL DISPENSARY.</p> <p>THE SCOPE OF WORK CONSISTS OF THE FOLLOWING:</p> <ul style="list-style-type: none"><li>- REMOVE AND RELOCATE A SINGLE OCCUPANCY RESTROOM</li><li>- RECONFIGURE THE EXISTING RETAIL SPACE AND COSMETIC UPGRADES</li><li>- NEW HVAC SYSTEM</li><li>- NEW STAFF BREAK AREA WITH SINK</li><li>- NEW LIGHTING FIXTURE</li></ul>	<div><div><p><u>TENANT</u></p><p>ALPINE SUPPORT PRODUCTION Skip Alden CEO m:(619)985-3948 e:skip@folimedia.com w.myfoli.com</p></div><div><p><u>ARCHITECT</u></p><p>BUNTON MOUSAVI ARCHITECTURE, d.b.a. "Studio BANAA"</p><p>NASTARAN MOUSAVI, RA PRINCIPAL ARCHITECT nastaran@studiobanaa.com 415.314.7386</p></div><div><p><u>MEP ENGINEER</u></p><p>KEVIN BROOK PROJECT ENGINEER GMEP ENGINEERS 949-267-9095 26439 RANCHO PKWY S #120 LAKE FOREST, CA 92630</p></div><div><p><u>STRUCTURAL ENGINEER</u></p><p>BASE DESIGN, INC. GOKHAN AKALAN, S.E. gokhan@basedesigninc.com (415) 595-8274</p></div></div>	<p>PROJECT ADDRESS: 317 CORTLAND AVE, SAN FRANCISCO, CA 94110</p> <p>APN: 5667015</p> <p>ZONING: NCD(CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT )</p> <p>BUILDING USE (EXISTING): _____ GENERAL RETAIL DISPENSARY</p> <p>BUILDING USE (PROPOSED): _____ CANNABIS RETAIL DISPENSARY (NO CHANGE)</p> <p>TOTAL # STORIES: 1</p> <p>TOTAL # STORIES IN BUILDING: 3</p> <p>OCCUPANCY TYPE (EXISTING): B, GENERAL RETAIL DISPENSARY</p> <p>OCCUPANCY TYPE (PROPOSED): B, CANNABIS RETAIL DISPENSARY (UNDER 50 OCCUPANTS)</p> <p>BUILDING AREA (EXISTING): 1,402 SF</p> <p>BUILDING AREA (PROPOSED): 1,402 SF</p> <p>CONSTRUCTION TYPE: VB</p>	<div><div><div><div>EXIT WIDTH CALCULATIONS</div><table><tr><th></th><th>EXIT WIDTH REQUIRED</th><th>EXIT WIDTH PROVIDED</th></tr><tr><td>EXIT #1</td><td>35 x 2 = 7.0'</td><td>72"(EXISTING)</td></tr></table></div><div><div>OCCUPANT LOAD SCHEDULE</div><p>PER CBC 2019 TABLE 1004.5</p><table><tr><th>SPACE USE</th><th>OCCUPANT LOAD FACTOR SF / OCCUPANT</th></tr><tr><td>MERCANTILE</td><td>60 GROSS</td></tr><tr><td>BUSINESS AREA</td><td>150 GROSS</td></tr><tr><td>ASSEMBLY AREA UNCONCENTRATED TABLES AND CHAIRS</td><td>15 NET</td></tr><tr><td>ACCESSORY STORAGE</td><td>300 GROSS</td></tr></table></div></div><div><div>EXIT PLAN LEGEND</div><p>20' --- PATH OF EGRESS / ACCESSIBLE PATH - 20' = OCCUPANT LOAD</p><p>EXIT SIGN</p><div><div>OCCUPANCY CALCULATION</div><table><tr><th>SPACE USE</th><th>LEGEND</th><th>OCCUPANT LOAD FACTOR SF / OCCUPANT</th></tr><tr><td>RETAIL AREA (MERCANTILE)</td><td></td><td>607 SF / 60 = 11 OCC.</td></tr><tr><td>SERVICE BAR (MERCANTILE)</td><td></td><td>131 SF / 60 = 3 OCC.</td></tr><tr><td>BREAK ROOM (BUSINESS AREA)</td><td></td><td>97 SF / 150 = 1 OCC.</td></tr><tr><td>MANAGER'S OFFICE (BUSINESS AREA)</td><td></td><td>57 SF / 150 = 1 OCC.</td></tr><tr><td>VAULT (ACCESSORY STORAGE)</td><td></td><td>146 SF / 300 = 1 OCC.</td></tr><tr><td>WAITING AREA (UNCONCENTRATED TABLES AND CHAIRS)</td><td></td><td>112 SF / 15 = 8 OCC.</td></tr><tr><td>CONSULTING AREA (UNCONCENTRATED TABLES AND CHAIRS)</td><td></td><td>150 SF / 15 = 10 OCC.</td></tr></table><p>TOTAL OCCUPANTS = 35 OCC.</p></div><div><div>PLUMBING FIXTURE CALCULATION</div><p>PER SECTION 422.2 EXCEPTION (3) OF 2019 CALIFORNIA PLUMBING CODE, IN BUSINESSES AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.</p><p>2019 CALIFORNIA PLUMBING CODE TABLE 422.1 &amp; TABLE A, OCCUPANT LOAD FACTOR:</p><p>TOTAL SQUARE FOOTAGE: 1,402 SQ FT</p><p>1,402 SQ FT/30 (OCCUPANT LOAD FACTOR) = 47 (TOTAL OCCUPANTS)</p><p>1 SINGLE OCCUPANCY TOILET FACILITY SHALL BE PERMITTED.</p></div></div></div> <div><div><div>CODES AND REGULATIONS</div><p>USE THE FOLLOWING CODES AND REGULATIONS WITH LATEST AMENDMENTS AND SUPPLEMENTS:</p><ol style="list-style-type: none"><li>CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24, 2019<ul style="list-style-type: none"><li>A. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.</li><li>B. 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, C.C.R.</li><li>C. ASME A17.1-2013/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS</li><li>D. 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.</li><li>E. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.</li></ul></li><li>STRUCTURAL AND SEISMIC REQUIREMENTS: PART 2, TITLE 24 C.C.R.</li><li>ACCESSIBILITY GUIDELINES: CCR TITLE 24, PARTS 2, 3 AND 5 (DSA INTERPRETIVE MANUAL)</li><li>FIRE SAFETY (STATE FIRE MARSHAL):<ul style="list-style-type: none"><li>A. 2019 CALIFORNIA FIRE CODE (CFC), PART 9 TITLE 24 C.C.R.</li><li>B. NFPA 72, NATIONAL FIRE ALARM, 2019 EDITION.</li><li>C. CCR TITLE 19, CSFM REQUIREMENTS.</li><li>D. NFPA-13 INSTALLATION OF SPRINKLERS (2019 EDITION)</li><li>E. NFPA-14 STANDPIPE SYSTEMS (2019 EDITION)</li><li>F. NFPA-17 DRY CHEMICAL EXTINGUISHING SYSTEMS (2019 EDITION)</li><li>G. NFPA-17A WET CHEMICAL SYSTEMS (2019 EDITION)</li><li>H. NFPA 20 STATIONARY PUMPS (2019 EDITION)</li><li>I. NFPA-24 PRIVATE FIRE MAINS (2019 EDITION)</li><li>J. NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) (2019 EDITION)</li><li>K. NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS (2020 EDITION)</li><li>L. NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (2019 EDITION) REFERENCE CODE SECTION FOR NFPA STANDARDS - 2019 CBC (SFM) CHAPTER 35</li></ul></li><li>ELECTRICAL REQUIREMENTS: 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.</li><li>MECHANICAL REQUIREMENTS: 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.</li><li>PLUMBING REQUIREMENTS: 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.</li><li>2019 CALIFORNIA ENERGY CODE PART 6, TITLE 24 C.C.R.</li><li>2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.</li><li>CONSTRUCTION SAFETY (CAL-OSHA), CCR TITLE 8.</li><li>RULES AND REGULATIONS OF THE LOCAL TELEPHONE COMPANY</li><li>RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES</li></ol></div><div><div>VICINITY MAP</div></div><div><div>LIST OF DRAWINGS</div><p><u>ARCHITECTURAL</u></p><p>A0.1 PROJECT INFORMATION</p><p>A0.2 GENERAL NOTES</p><p>A0.3 DA CHECKLIST</p><p>A1.0 SITE PLAN</p><p>A2.0 DEMO PLANS &amp; PROPOSED FLOOR PLAN</p><p>A2.1 DIMENSION &amp; FURNITURE PLAN</p><p>A3.0 RCP &amp; LIGHTING SCHEDULE</p><p>A5.0 EXTERIOR ELEVATIONS &amp; BUILDING SECTIONS</p><p>A6.0 ENLARGE FLOOR PLANS &amp; ELEVATIONS</p><p>A6.0 MILLWORK DETAILS &amp; SCHEDULE</p><p>A8.1 MILLWORK DETAILS &amp; SCHEDULE</p><p>A9.0 SCHEDULES</p><p>A10.0 DETAILS</p><p><u>MECHANICAL</u></p><p>M-1.0 HVAC GENERAL NOTES AND LEGENDS</p><p>M-1.1 HVAC EQUIPMENT SCHEDULE AND DETAILS</p><p>M-2.0 HVAC CEILING PLAN</p><p>T-24.0 TITLE 24 FORMS</p><p>T-24.1 TITLE 24 FORMS</p><p>T-24.2 TITLE 24 FORMS</p><p><u>ELECTRICAL</u></p><p>E-1.0 ELECTRICAL GENERAL NOTES &amp; SINGLE LINE</p><p>E-1.1 ELECTRICAL LIGHTING FIXTURE SCHEDULE &amp; CONTROL DIAGRAM</p><p>E-2.0 ELECTRICAL LIGHTING PLANS</p><p>E-3.0 ELECTRICAL ROOF PLAN</p><p>E-4.0 ELECTRICAL T24</p><p><u>PLUMBING</u></p><p>P-1.0 PLUMBING GENERAL NOTES</p><p>P-1.1 PLUMBING DETAILS</p><p>P-2.0 PLUMBING COLD/HOT WATER WASTE&amp;VENT</p></div></div> <div><div><div>EXIT &amp; EGRESS PLAN</div><p>LONGEST PATH OF TRAVEL: 92'-3"</p><p>EXIT #1</p></div><div><p>1/8" = 1'-0"</p><p>2</p></div></div>		EXIT WIDTH REQUIRED	EXIT WIDTH PROVIDED	EXIT #1	35 x 2 = 7.0'	72"(EXISTING)	SPACE USE	OCCUPANT LOAD FACTOR SF / OCCUPANT	MERCANTILE	60 GROSS	BUSINESS AREA	150 GROSS	ASSEMBLY AREA UNCONCENTRATED TABLES AND CHAIRS	15 NET	ACCESSORY STORAGE	300 GROSS	SPACE USE	LEGEND	OCCUPANT LOAD FACTOR SF / OCCUPANT	RETAIL AREA (MERCANTILE)		607 SF / 60 = 11 OCC.	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ARCHITECT	ENGINEER

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NO.	REMARKS	DATE
1	PLANNING COMMENTS	06/18/2021

KEY

(NOT FOR CONSTRUCTION)

MARY MODERN -  
CORTLAND

50% CONSTRUCTION  
DOCUMENTS

317 CORTLAND AVE

SAN FRANCISCO, CA 94110

PROJECT INFORMATION

Date 3/1/2021	Drawing Number A0.1
Scale As indicated	
Project Number 20006	



GENERAL CONTRACTOR NOTES		GENERAL NOTES		SUPPLEMENTAL GENERAL NOTES	
GC1.	GENERAL CONTRACTOR TO CUT AND PROVIDE HOLES THROUGH CEILINGS ROOFS, WALLS AND FLOORS FOR DUCTS, ETC., IN ACCORDANCE WITH CALIFORNIA FIRE AND BUILDING CODES AND IN ACCORDANCE WITH DUCT SIZES SPECIFIED. GENERAL CONTRACTOR SHALL ALSO TO PROVIDE ALL DUCT FIRE SEPARATIONS, ENCLOSURES, WRAPPING, ETC., AS MAY BE REQUIRED BY BUILDING AND FIRE CODES.	1. PRIOR TO SUBMITTING PROPOSAL, BIDDER SHALL EXAMINE CONSTRUCTION DRAWINGS AND SPECIFICATIONS AND SHALL HAVE VISITED THE CONSTRUCTION SITE. HE SHALL BE FAMILIAR WITH THE CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. THE GENERAL CONTRACTOR SHALL NOT DISPUTE, COMPLAIN OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE. BIDDERS SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS, REQUIRING WORK, WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS.	21. CONSTRUCTION MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETERIORATION. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK. SECURITY OF MATERIALS ARE THE SOLE RESPONSIBILITY OF CONTRACTOR.	6. PENETRATIONS IN FIRE RATED MATERIALS OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING. FIRE STOP SYSTEMS AS LISTED BY UNDERWRITERS LABORATORIES SHALL BE INSTALLED PER FIRE RESISTANCE DIRECTORY. FIRE STOP SYSTEMS SHALL BE AS SPECIFIED.	EXCEPTIONS TO SECTIONS 5.408.1.1 AND 5.408.1.2: 1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS 2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST. 3. DEMOLITION WASTE MEETING LOCAL ORDINANCE OR CALCULATED IN CONSIDERATION OF LOCAL RECYCLING FACILITIES AND MARKETS
GC2.	WHERE NOISE OR VIBRATION PRODUCING EQUIPMENT (Dishwasher, Disposer, etc.) IS LOCATED ADJACENT TO DINING AREAS AND/OR PUBLIC AREAS, PROVISIONS SHOULD BE MADE BY GENERAL CONTRACTOR TO " DOUBLE STUD " AND SOUND PROOF COMMON WALLS.	2. THERE WILL BE NO SUBSTITUTION FOR SPECIFIED ITEMS WITHOUT PRIOR APPROVAL UNLESS OTHERWISE NOTED. REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN ACCORDANCE WITH GENERAL CONDITIONS & DIVISION 1.	22. ALL EQUIPMENT/CABINETS SHALL BE FABRICATED FROM FIELD VERIFIED DIMENSIONS AND APPROVED SHOP DRAWINGS. COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT WITH THIS WORK	7. NONRESIDENTIAL ENERGY STANDARDS COMPLIANCE STATEMENT (TITLE 24, PART 6):  THE DESIGN INDICATED HEREIN COMPLIES WITH THE REQUIREMENTS OF THE ENERGY CONSERVATION STANDARDS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THE PROPOSED BUILDINGS WILL BE IN COMPLIANCE WITH THE ENERGY CONSERVATION STANDARDS PROVIDED THEY ARE BUILT ACCORDING TO THESE DRAWINGS AND SPECIFICATIONS AND PROVIDED ANY FUTURE IMPROVEMENTS ARE COMPLETED ACCORDING TO THE REQUIREMENTS OF TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO INCLUDE ALL SIGNIFICANT ENERGY CONSERVATION FEATURES REQUIRED FOR COMPLIANCE WITH THE STANDARDS. BUILDING AREAS THAT ARE UNCONDITIONED AND/OR NOT SUBJECT TO THE STANDARDS ARE INDICATED ON THE DRAWINGS .JRES:	5.408.1.4 DOCUMENTATION. PROVIDE DOCUMENTATION OF THE WASTE MANAGEMENT PLAN THAT MEETS THE REQUIREMENTS LISTED IN SECTIONS 5.408.1.1 THROUGH 5.408.1.3, AND THE PLAN IS ACCESSIBLE TO THE ENFORCEMENT AUTHORITY. 5.408.1.3 WASTE STREAM REDUCTION ALTERNATIVE. THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 50 PERCENT MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY. 5.408.2 UNIVERSAL WASTE. ADDITIONS & ALTERATIONS TO A BUILDING THAT MEET THE SCOPING PROVISION IN SECTION 301.3 FOR NON RESIDENTIAL ADDITIONS AND ALTERATIONS SHALL REQUIRE VERIFICATION THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS. 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. EXCEPTION: REUSE, EITHER ON-OR OFF-SITE, OF VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST INFESTATION.
GC3.	IF CANTILEVER BRACKETS FOR TABLE & STOOL SEATS OR OTHER EQUIPMENT ARE SPECIFIED, THE BRACKETS SHALL BE PROVIDED BY FOOD SERVICE SUPPLIER, BUT INSTALLED BY GENERAL CONTRACTOR IN ACCORDANCE WITH SPECIFICATIONS AND DIMENSIONS PROVIDED BY DESIGN WEST PARTNERSHIP.	3. THE GENERAL BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED BY GOVERNING AGENCIES IN ORDER TO PERFORM THE WORK.	23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE AND COSTS ATTRIBUTED TO RAIN WATER DAMAGE DURING THE DURATION OF THIS PROJECT.	A. INSTALLED INSULATING MATERIALS SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.  B. ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF TITLE 24, PART 2, CALIFORNIA CODE OF REGULATIONS, SECTIONS 719  C. ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL AND OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.  D. SITE CONSTRUCTED DOORS, WINDOWS, AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).  E. MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH TITLE 24, PART 6, CALIFORNIA CODE OF REGULATIONS, SECTION 116(a)1.  F. MANUFACTURED FENESTRATION PRODUCTS IN THE ENVELOPE OF THE BUILDING, INCLUDING, BUT NOT LIMITED TO, WINDOWS, SLIDING GLASS DOORS, FRENCH DOORS, SKYLIGHTS, CURTAIN WALLS, AND GARDEN WINDOWS MUST BE LABELED FOR U-VALUE IN ACCORDANCE WITH THE (NFRG) NATIONAL FENESTRATION RATING COUNCIL'S INTERIM U-VALUE RATING PROCEDURE. DEMISING WALL INSULATION SHALL BE INSTALLED IN ALL OPAQUE PORTIONS OF FRAMED WALLS (EXCEPT DOORS).	L. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE A5.504.1 INDOOR AIR QUALITY (IAQ) DURING CONSTRUCTION. MAINTAIN IAQ AS PROVIDED IN SECTIONS A5.504.1.1 AND A5.504.1.2. A5.504.1.1 TEMPORARY VENTILATION. PROVIDE TEMPORARY VENTILATION DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 121 OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6 AND CHAPTER 4 OF CCR, TITLE 8 AND AS LISTED IN ITEMS 1 AND 2 IN SECTION A5.504.1.1. A5.504.1.2 ADDITIONAL IAQ MEASURES. EMPLOY ADDITIONAL MEASURES AS LISTED IN ITEMS 1 THROUGH 5 IN SECTION A5.504.1.2. 5.504.1.3 TEMPORARY VENTILATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8, BASED ON ASHRAE 52-2-1999, OR AN AVERAGE EFFICIENCY OF 30% BASED ON ASHRAE 52-1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. APPLIES TO ADDITIONS OR ALTERATIONS. 5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
GC4.	LAST DATED REVISION VOIDS ALL PREVIOUS DRAWINGS.	4. THE FINAL LOCATION OF ALL ELECTRICAL AND SIGNAL EQUIPMENT, PANEL BOARDS, FIXTURES, ETC., SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.	24. PROTECT AREAS FROM DAMAGE WHICH MAY OCCUR DUE TO TEMPERATURES, WIND, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED DURING CONSTRUCTION.	8. A. APPLY PROOF TEST LOADS TO WEDGE & SLEEVE ANCHORS WITHOUT REMOVING THE NUT IF POSSIBLE. IF NOT, REMOVE NUT AND INSTALL A THREADED COUPLER TO THE SAME TIGHTNESS OF THE ORIGINAL NUT USING A TORQUE WRENCH AND APPLY LOAD.  B. FOR SLEEVE INTERNALLY THREADED CATEGORIES, VERIFY THAT THE ANCHOR IS NOT PREVENTED FROM WITHDRAWING BY A BASEPLATE OR OTHER FIXTURES. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE FIXTURE(S) PRIOR TO TESTING.  C. NOT IN USE  D. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY THE FIXTURE(S).  E. TEST EQUIPMENT IS TO BE CALIBRATED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH STANDARD RECOGNIZED PROCEDURES.  F. THE FOLLOWING CRITERIA APPLY FOR THE ACCEPTANCE OF INSTALLED ANCHORS:  1. HYDRAULIC RAM METHOD: THE ANCHOR SHOULD HAVE NO OBSERVABLE MOVEMENT AT THE APPLICABLE TEST LOAD. FOR WEDGE AND SLEEVE TYPE ANCHORS, A PRACTICAL WAY TO DETERMINE OBSERVABLE MOVEMENT IS THAT THE WASHER UNDER THE NUT BECOMES LOOSE. DROP-IN ANCHORS ARE ONLY TO BE TESTED WITH THIS METHOD.  2. TORQUE WRENCH METHOD: THE APPLICABLE TEST TORQUE MUST BE REACHED WITHIN THE FOLLOWING LIMITS: WEDGE OR SLEEVE TYPE: ONE-HALF (1/2) TURN OF THE NUT. ONE-QUARTER (1/4) TURN OF THE NUT FOR THE 3/8 IN. SLEEVE ANCHOR ONLY.  G. TESTING SHOULD OCCUR 24 HOURS MINIMUM AFTER INSTALLATION OF THE SUBJECT ANCHORS.  H. ALL ANCHOR BOLTS OF THE EXPANSION TYPE (LOADED IN EITHER PULLOUT OR SHEAR) SHALL HAVE 50 PERCENT OF THE BOLTS (ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT ALLOWED BY THE TYPE OF SUBSTRATE AND DIAMETER OF BOLT LISTED BELOW UNDER TEST VALUES TABLE) PROOF TESTED IN TENSION TO TWICE THE ALLOWABLE TENSION LOAD. IF THERE ARE ANY FAILURES, THE IMMEDIATELY ADJACENT BOLTS MUST THEN ALSO BE TESTED. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH TITLE 24, PART 2, SECTION 1916A.8  I. ALL BOLTS MUST HAVE I.C.C. APPROVAL.  J. ALL ANCHOR BOLTS OF THE EXPANSION TYPE SHALL BE ONE OF THE FOLLOWING: 1. HILTI KB-TZ ANCHOR ICC NO. ESR 1917 2. ITW RAMSET/REDHEAD-WEDGE ANCHOR-ICC NO. ESR 2427  K. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE 5.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2 OR 5.408.1.3; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT. 5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN. WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT COMPLIES WITH ITEMS 1 THROUGH 4 OF THIS SECTION. 5.408.1.2 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH THIS SECTION.	
GC5.	SLEEVES TO BE PROVIDED BY GENERAL CONTRACTOR IN ALL WALLS, FLOOR AND CEILINGS FOR ALL LINES (DRAIN, REFRIGERATION, ETC.) TO PASS THROUGH AND RESEAL AFTER LINES ARE RUN.	5. DEFINITIONS A."TYPICAL" MEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED. B."SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATIONS. C."PROVIDE" MEANS TO FURNISH AND INSTALL. D "FURNISH" MEANS TO FURNISH AND OTHERS WILL INSTALL.	25. MAINTAIN EXISTING PEDESTRIAN ACCESS ALONG EXISTING ADJACENT STREETS.		
		6. DIMENSIONING RULES: A. ALL HORIZONTAL DIMENSIONS SHALL BE TO FACE OF STUD, MASONRY UNIT OR CENTERLINE OF COLUMN GRID U.O.N. B. DIMENSIONS NOTED "CLEAR", "CLR", OR "MINIMUM" MUST BE PRECISELY MAINTAINED. C. DIMENSIONS CAN NOT BE MODIFIED WITHOUT APPROVAL OF THE ARCHITECT UNLESS OTHERWISE NOTED. D. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB UNLESS OTHERWISE NOTED. E. DO NOT SCALE DRAWINGS. IF ANY ITEM OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH THE WORK WITHOUT THE ARCHITECT'S APPROVAL. F. DIMENSIONS MARKED "V.I.F." OR "VERIFY" SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. G. VERIFY ALL ROUGH OPENING DIMENSIONS FOR FABRICATED ITEMS WITH THE MANUFACTURER PRIOR TO PROCEEDING WITH CONSTRUCTION. H. DOOR AND WINDOW OPENINGS SHALL BE LOCATED ADJACENT TO PERPENDICULAR WALL UNLESS DIMENSIONED OTHERWISE.	26. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY/COUNTY STANDARDS.		
		7. PROVIDE REQUIRED BACKING, BLOCKING, AND BRACING FOR ALL WALL MOUNTED FIXTURES, ACCESSORIES AND EQUIPMENT.	27. ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.		
		8. VERIFY AND COORDINATE WALLS THAT MAY REQUIRE NON-TYPICAL THICKNESS OR FRAMING DUE TO ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL AND/OR EQUIPMENT REQUIREMENTS.	28. NOTIFY THE ARCHITECT IN WRITING AND SEEK CLARIFICATION IF ANY DISCREPANCIES OR OMISSIONS ARE FOUND. CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL WORK IF RELATED WORK IS CONTINUED AFTER A DISCREPANCY IS IDENTIFIED.		
		9. ALL GLAZING SHALL CONFORM TO FEDERAL GLAZING REGULATIONS AND CHAPTER 24, CBC.	29. NEW FINISHES AND CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR FROM POTENTIAL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY. DAMAGE TO FINISHES OR CONSTRUCTION SHALL BE REPAIRED OR REPLACED (OWNER'S DECISION) BY THE CONTRACTOR WITH IDENTICAL MATERIAL AND/OR FINISHES. CONTRACTOR SHALL MAKE AND MAINTAIN A PHOTOGRAPHIC RECORD NOTEBOOK WITH DATED/INDEXED PHOTOGRAPHS.		
		10. ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS STEMMING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.	30. SEE MECHANICAL & PLUMBING DRAWINGS FOR INFORMATION RELATED TO PLUMBING, HEATING, VENTILATION, AND AIR CONDITIONING EQUIPMENT. SEE ARCHITECTURAL PLANS, REFLECTED CEILING PLANS AND ELEVATIONS FOR COORDINATED EQUIPMENT LOCATIONS. IF NOT SHOWN, CONTACT ARCHITECT FOR REVIEW AND DECISION.		
		11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFT-OVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF THE INSTALLATION. HE SHALL LEAVE ALL AREAS CLEAN AND FREE FRONT DUST.	31. SEE ELECTRICAL DRAWINGS FOR INFORMATION RELATED TO TELECOMMUNICATION EQUIPMENT, POWER, AND LIGHTING FIXTURES AND EQUIPMENT. SEE ARCHITECTURAL PLANS, REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS FOR COORDINATED EQUIPMENT LOCATIONS. IF NOT SHOWN, CONTACT ARCHITECT FOR REVIEW AND DECISION.		
		12. HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.	32. PROVIDE ACCESS DOORS REQUIRED FOR ACCESS TO CONCEALED MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT.		
		13. THE GENERAL CONTRACTOR & SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWING ARE APPROXIMATE ROUTING LOCATION AS BEST DETERMINED FROM EXISTING DRAWINGS AND THE OWNER, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL THE EXISTING UNDERGROUND UTILITIES.	33. ALL NOTED WORK IS UNDERSTOOD TO BE NEW, UNLESS LABELED AS "EJ" OR "EXISTING"		
		14. ALL TEMPORARY WORK SHALL BE CONSIDERED A PART OF THIS CONTRACT AND NO EXTRA CHARGES WILL BE ALLOWED. THIS SHALL INCLUDE MINOR ITEMS OF MATERIAL OR EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS AND INTENT OF THE PROJECT.	1. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.		
		15. ALL WALL PENETRATIONS TO EXTERIOR WALLS SHALL BE SEALED AIR/WATER TIGHT. ALL INTERIOR PENETRATIONS SHALL BE SEALED TO PROVIDE A PROFESSIONAL AND FINISHED APPEARANCE.	2. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS INCONJUNCTION WITH THE PROSECUTION OF THIS WORK.		
		16. THE DRAWINGS AND SPECIFICATIONS DO NOT UNDERTAKE TO SHOW OR LIST EVERY ITEM TO BE PROVIDED, BUT RATHER TO DEFINE THE REQUIREMENTS FOR A FULL AND WORKING SYSTEM FROM THE STANDPOINT OF THE END USER. FOR THIS REASON, WHEN AN ITEM NOT SHOWN OR LISTED IS CLEARLY NECESSARY FOR PROPER USE, CONTROL, OPERATION OF EQUIPMENT WHICH IS SHOWN OR LISTED, PROVIDE ALL ITEMS WHICH WILL ALLOW THE SYSTEM TO FUNCTION PROPERLY AT NO INCREASE IN CONTRACT PRICE ON TIME.	3. THESE DOCUMENTS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF BUNTON MOUSAVI ARCHITECTURE INC., AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BUNTON MOUSAVI ARCHITECTURE INC.		
		17. THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING ANOMALIES, OF ALL TRADES.	4. EACH BIDDER SHALL POSSESS AT THE TIME OF BID, A CLASS B OR THE APPROPRIATE CLASS C CONTRACTOR'S LICENSE PURSUANT TO PUBLIC CONTRACT CODE SECTION 3300 AND BUSINESS AND PROFESSIONS CODE SECTION 7028.15. THE SUCCESSFUL BIDDER MUST MAINTAIN THE LICENSE THROUGHOUT THE DURATION OF THIS CONTRACT.		
		18. ALL WORK SHALL CONFORM TO CALIFORNIA CODES, TRADE STANDARDS WHICH GOVERN EACH PHASE OF THE PROJECT, AND ALL APPLICABLE LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.	5. FIRE SAFETY DURING CONSTRUCTION: A. GENERAL: FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH 2013 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24 CCR  B. ACCESS ROADS: FIRE DEPARTMENT ACCESS ROADS SHALL BE ESTABLISHED AND MAINTAINED IN ACCORDANCE WITH SECTION 902.  C. WATER SUPPLY: WATER MAINS AND HYDRANTS SHALL BE OPERATIONAL IN ACCORDANCE WITH SECTION 903.  D. BUILDING ACCESS: ACCESS TO BUILDINGS FOR THE PURPOSE OF FIREFIGHTING SHALL BE PROVIDED, CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.  E. ALTERATIONS OF BUILDINGS: SHALL COMPLY WITH APPLICABLE PROVISIONS OF SECTIONS 8704 AND 8705.  F. DEMOLITION OF BUILDINGS: SHALL COMPLY WITH SECTION 8708 AND APPLICABLE PROVISIONS OF SECTIONS 8704 AND 8705  G. FIRE WATCH: MAINTAIN FIRE WATCH WHEN REQUIRED BY THE BUILDING OFFICIAL AND WHEN EXISTING FIRE PROTECTION SYSTEMS ARE SHUT DOWN FOR ALTERATIONS. FIRE WATCH SHALL REMAIN IN EFFECT UNTIL EXISTING FIRE PROTECTION SYSTEMS ARE RETURNED TO SERVICE OR AS ALLOWED BY THE BUILDING OFFICIAL.		
		19. THIS DRAWING SET SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, COMBINED, THEY ARE THE "CONTRACT DOCUMENTS".			
		20. NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK. SEE SPECIFICATIONS FOR SUBMITTAL AND SUBSTITUTION REQUIREMENTS.			

D.A. CHECKLIST (p. 1 of 2): The address of the project is: \_\_317 CORTLAND AVE, SAN FRANCISCO, CA 94110

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 \_\_\_\_\_ (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which 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 2021 Valuation Threshold of \$ **\$172,418.00**.
4. Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No 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:

<input checked="" type="checkbox"/> 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
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
<input type="checkbox"/> E: <b>Proposed project is</b> minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

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.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- 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 A.A.C.

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 317 CORTLAND AVE, SAN FRANCISCO, CA 94110

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

Note: upgrades below are listed in priority based on CBC 11B-202.4, exception 8

	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	New, significant request UHR Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
A. One accessible entrance including approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1/A1.0, A9.0
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/A1.0
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1/A2.0, 1/A6.0, 4/A10.0
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- 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 here: \_\_\_\_\_ and list reference drawing number on plans.
- 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)

Form C: DISABLED ACCESS 20% RULE

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions 1 through 8 for other exceptions).

CBC Section 11B-202.4, Exception 9 (*abbreviated*): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

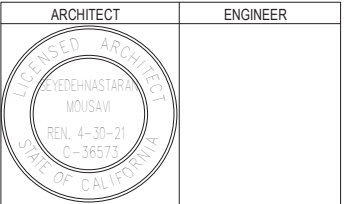
	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	\$ _____	\$ _____
B) 20% of A) :	\$ _____	\$ _____

List the Upgrade Expenditures and their respective construction cost below:

1.	\$ _____	\$ _____
2.	\$ _____	\$ _____
3.	\$ _____	\$ _____
4.	\$ _____	\$ _____
5.	\$ _____	\$ _____
6.	\$ _____	\$ _____
7.	\$ _____	\$ _____
8.	\$ _____	\$ _____
9.	\$ _____	\$ _____
10.	\$ _____	\$ _____
11.	\$ _____	\$ _____
12.	\$ _____	\$ _____

Total Upgrade Expenditures Should be approximately equal to, but not to exceed, Line B	\$ _____	\$ _____
---	----------	----------

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NO.	REMARKS	DATE

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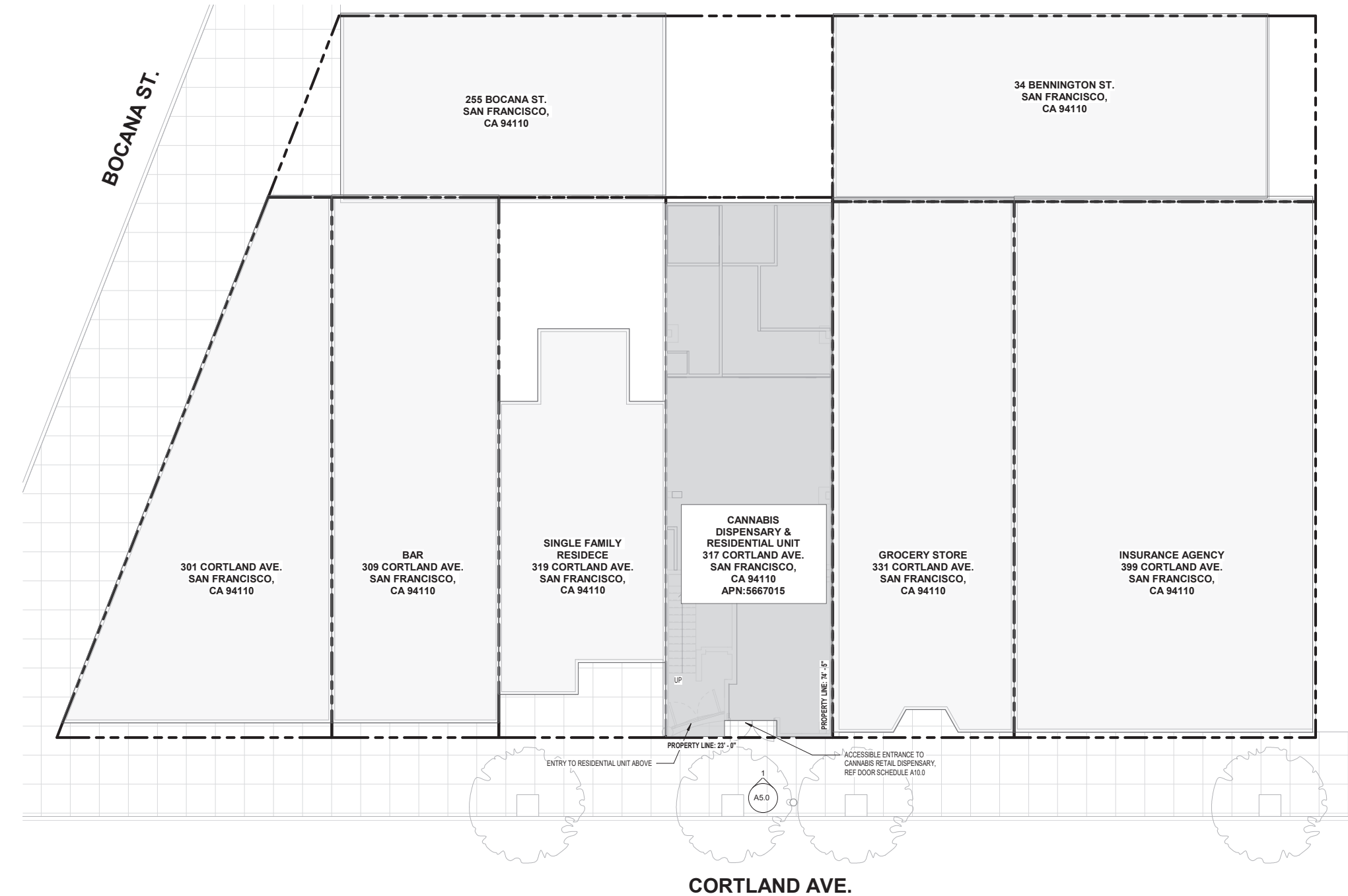
MARY MODERN -  
CORTLAND

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DA CHECKLIST



GENERAL NOTES

1.

LEGEND

PROPERTY LINE

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DOCUMENTS

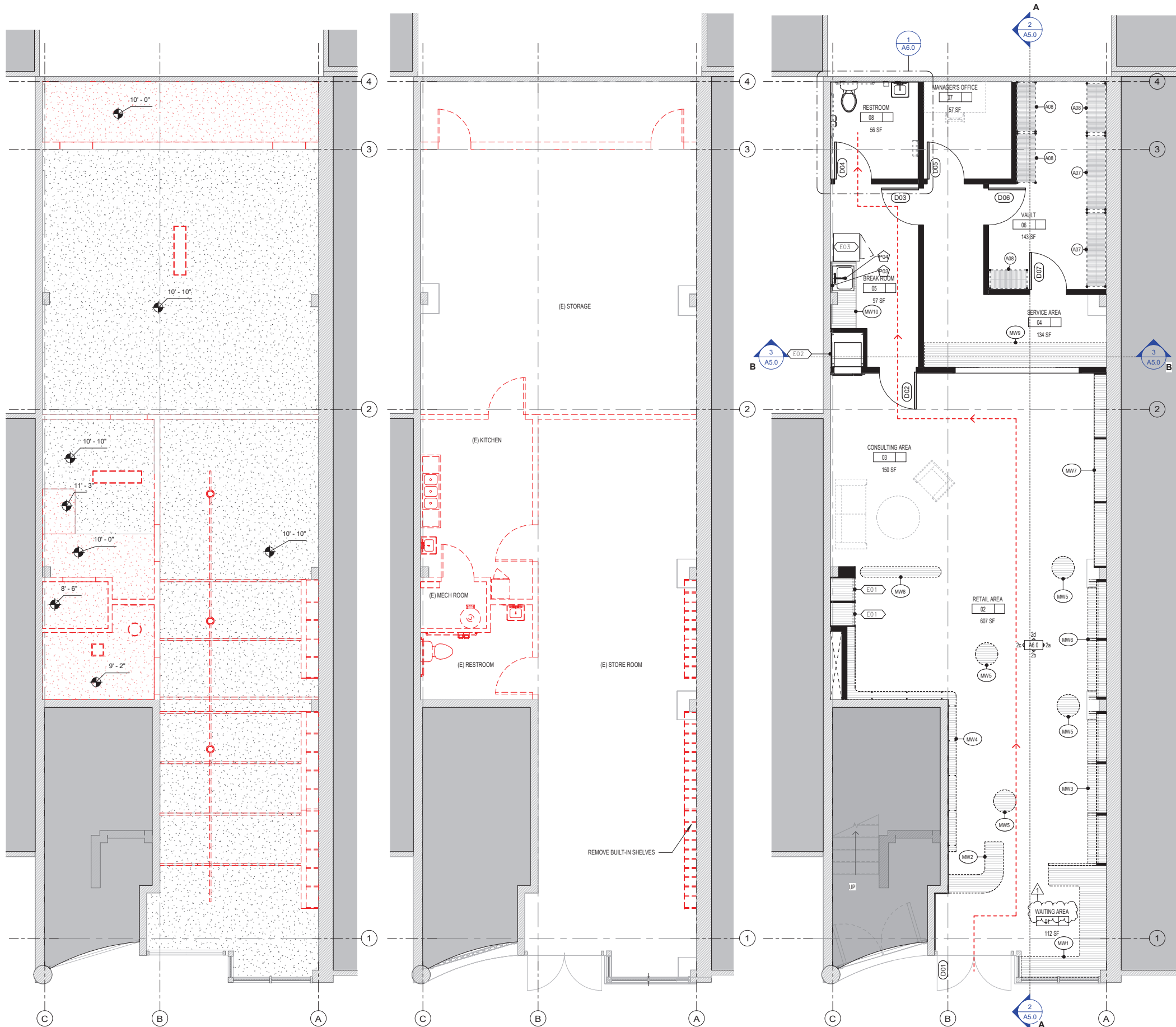
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SITE PLAN

Date 3/1/2021	Drawing Number <b>A1.0</b>
Scale As indicated	
Project Number 20006	





REFLECTED CEILING PLAN - EXISTING/ DEMOLITION  
1/4" = 1'-0" 3

FLOOR PLAN - EXISTING/DEMOLITION  
1/4" = 1'-0" 2

FLOOR PLAN - PROPOSED  
1/4" = 1'-0" 1

DEMOLITION GENERAL NOTES

1. ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/OR LANDSCAPE TO REMAIN.
2. REPLACE ALL EXISTING INTERIOR FINISHES ON WALL, FLOOR, & CEILING. EXISTING WOOD FRAMING AND OTHER BUILDING ELEMENTS ARE TO BE VERIFIED IN FIELD AND REPLACED/REPAIRED AS REQUIRED.
3. AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
4. DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
5. PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc.)
6. CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
7. COORDINATE EXACT EXTENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
8. PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
9. DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.

GENERAL NOTES

1. ALL WALLS, EXCEPT IN THE CUSTOMER AREA ARE TO HAVE INTEGRAL COVED WALL BASE PER FINISH SCHEDULE A9.0, UNLESS OTHERWISE NOTED.
2. PRIME AND PAINT ALL (N) AND (E) STUD WALLS PER FINISH SCHEDULE A9.0
3. REFER TO A9.0 FOR PLUMBING, EQUIPMENT, & FINISH SCHEDULES
4. EMPLOYEE LOCKERS TO BE WALL MOUNTED 6" ABOVE FINISHED FLOOR WITHOUT LEGS.
5. REFER TO 1/A9.0 FOR FINISH/FURNITURE PLAN & SCHEDULE
6. ALL WALL DIMENSIONS ARE LOCATED AT FACE OF STUD, U.O.N.

LEGEND

- DEMOLITION ELEMENTS
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING ELEMENTS TO REMAIN
- NEW ELEMENTS
- PLUMBING TAG, SEE PLUMBING SCHEDULE A9.0
- EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE A9.0
- ACCESSORIES TAG, SEE ACCESSORIES SCHEDULE A9.0
- MILLWORK TAG, SEE MILLWORK SCHEDULE
- WALL TYPE TAG, SEE WALL TYPES (BELOW)
- ACCESSIBLE PATH OF TRAVEL TO RESTROOM

WALL TYPES

WALL TYPE	DESCRIPTION
A1	(E) 1-HOUR FIRE RATED WALL
B1	2X4 INTERIOR WOOD STUD W/ 5/8" GYPSUM WALLBOARD ON BOTH SIDES, R-13 BATT INSULATION STUD CAVITY
B2	(E) WALL WITH NEW FINISH WOOD STUD W/ 1/4" CERAMIC TILE O/ THINSET O/ 5/8" GLASSMATE BACKER BOARD ON RESTROOM SIDE, 5/8" GYPSUM WALLBOARD ON THE OTHER SIDE

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NO.	REMARKS	DATE
1	PLANNING COMMENTS	06/18/2021

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DEMO PLANS &  
PROPOSED FLOOR PLAN

Date

3/1/2021

Scale

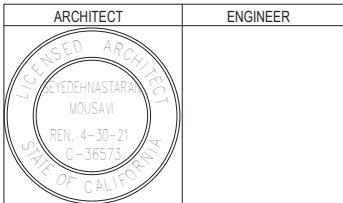
As indicated

Project Number

20006

Drawing Number

A2.0



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1	PLANNING COMMENTS	06/18/2021

KEY

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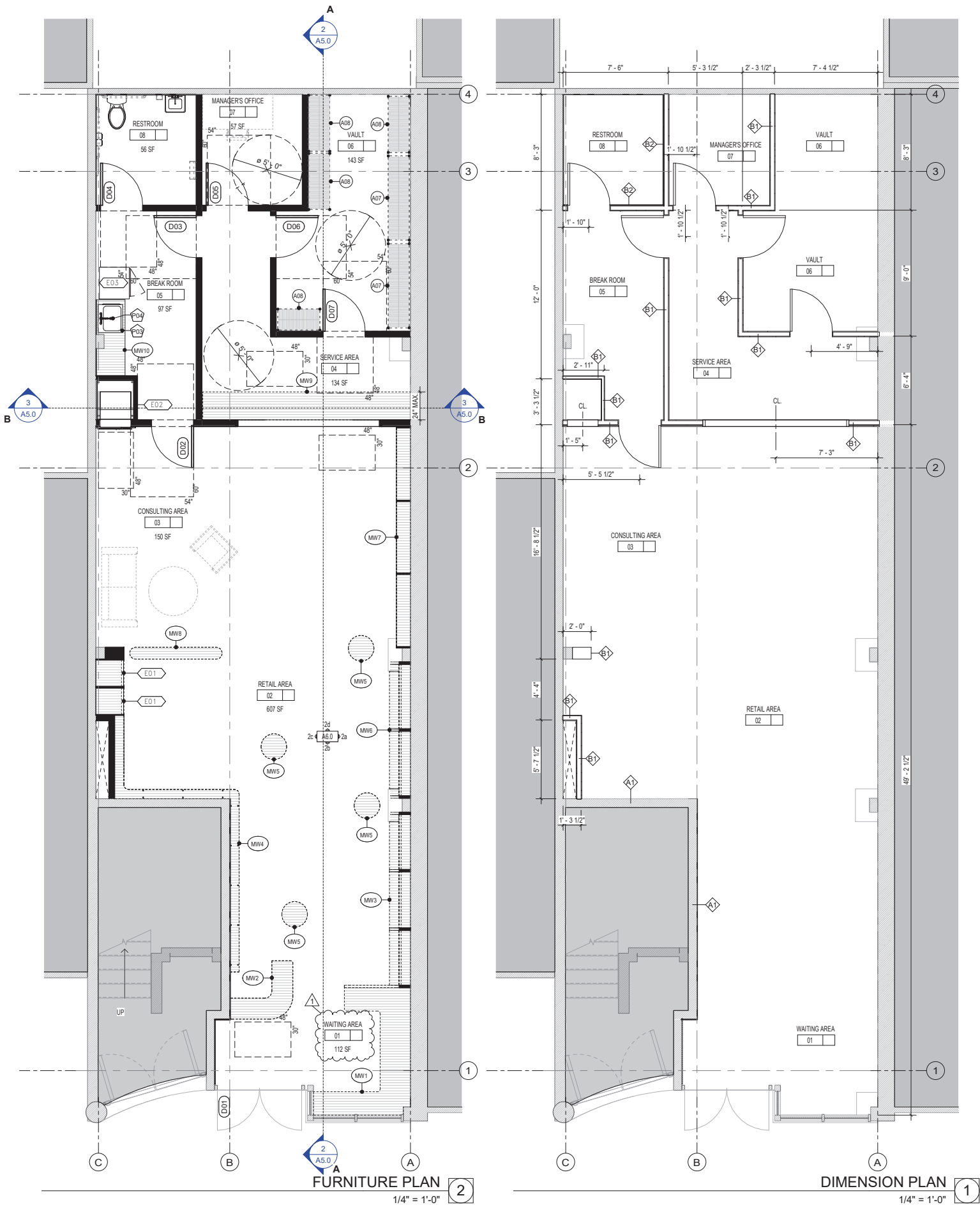
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DOCUMENTS

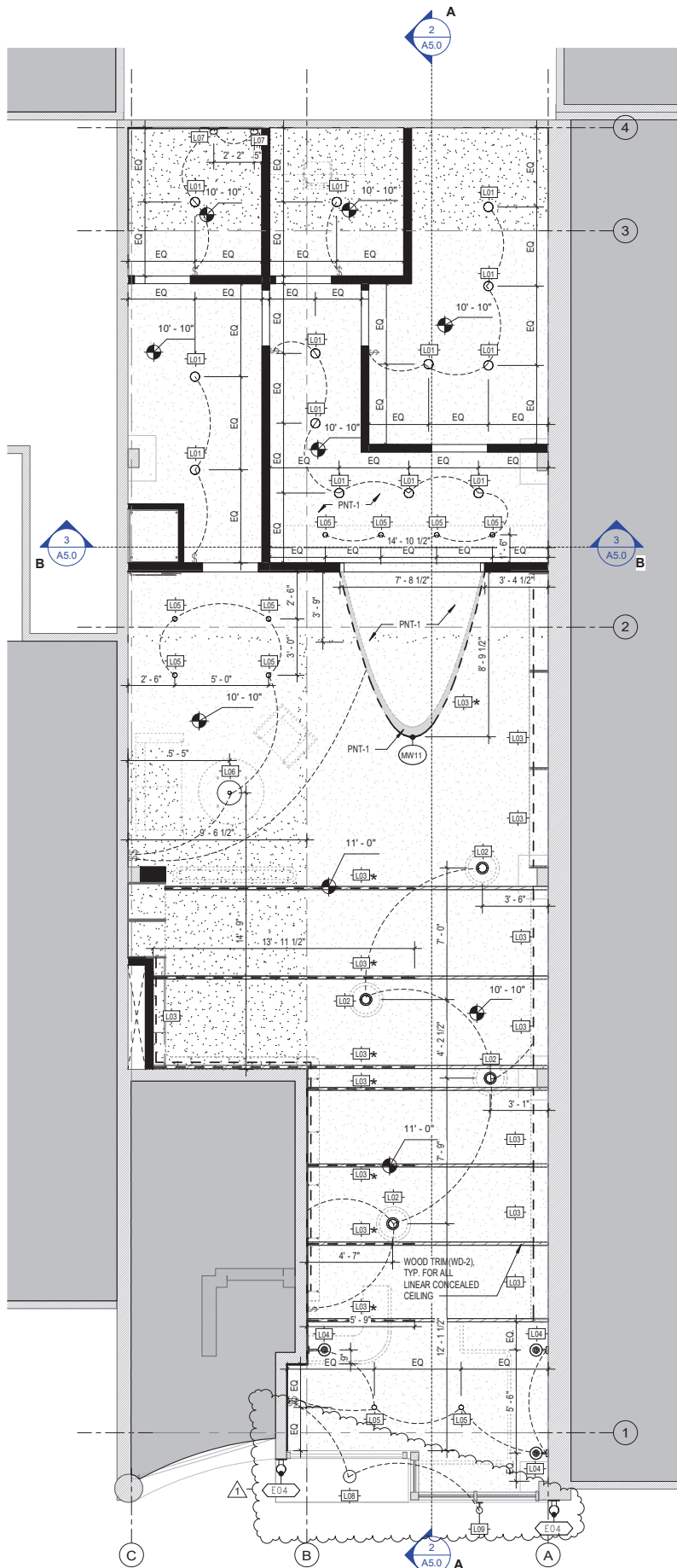
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DIMENSION &  
FURNITURE PLAN







LIGHTING FIXTURE SCHEDULE				
TYPE MARK	QUANTITY	DESCRIPTION	MANUFACTURER / CATALOG NO.	COMMENTS
L01	13	RECESSED CAN LIGHT	COOPER LIGHTING - HALO / HC6-30-D010-HM6-34-835-61-WD-W	
L02	4	PENDANT LIGHT		
L03 *	7	LED STRIP LIGHT	ORGANIC LIGHTING / liniLED	
L04	3	WALL SCONCE	YLIGHTING / TYPE 80 LED WALL SCONCE PISTACHIO GREEN	
L05	10	SMALL RECESSED CAN LIGHT	COOPER LIGHTING - HALO / H35ICAT - RL3	
L06	1	PENDANT LIGHT	YLIGHTING / SUSPENCE PENDANT LIGHT - MEDIUM - COPPER	
L07	2	WALL LED SCONCE, DROPLET GLOBE	Rich Brilliant Willing	
L08	1	EXTERIOR CEILING MOUNTED LIGHT		
L09	1	EXTERIOR WALL SCONCE		

\*ASTERISK ON PLAN INDICATES LED STRIP TO BE HARDWIRED (NOT DESIGNED TO BE PLUGGED-IN TO OUTLET)

GENERAL NOTES

1. ALL EXPOSED CEILINGS ARE TO BE PAINTED PNT-2,U.O.N.
2. PATCH DEMO HOLES IN (E) GYP. BD. CEILINGS AS REQUIRED. PATCHINGS SHOULD MATCH EXISTING CEILING AND NOT BE VISIBLE.
3. FOR LED STRIP LIGHTING ASSOCIATED WITH MILLWORK, REFER TO MILLWORK DRAWINGS. GENERAL - MILLWORK SHOULD BE ASSUMED TO PLUG INTO AN OUTLET AND INTEGRATED LIGHTING CONTROLS (DIMMING, ETC) SHOULD BE INTEGRATED INTO THE MILLWORK PIECE IN AN AREA THAT IS INCOGNITO TO THE CUSTOMER.

LEGEND

- DEMOLITION ELEMENTS
- EXISTING ELEMENTS TO REMAIN
- EXISTING WALLS TO REMAIN
- NEW WALLS
- NEW MOTION/OCCUPANCY SENSOR SWITCH W/ OFF-AUTO SELECTOR - CEILING MOUNTED
- LIGHT FIXTURE TAG, SEE LIGHTING SCHEDULE
- EXISTING SMOOTH FINISH GYPSUM BOARD TO BE DEMOLISHED
- EXISTING GYP. CEILING
- NEW SMOOTH FINISH GYPSUM BOARD
- EXIT SIGN, SEE LIGHT FIXTURE SCHEDULE FOR TYPE
- (E) RECTANGLE CEILING LIGHT TO BE DEMOLISHED
- (E) ROUND CEILING LIGHT TO BE DEMOLISHED
- (E) PENDANT LIGHT TO BE DEMOLISHED
- (N) LED STRIP LIGHT
- (N) RECESSED CAN LIGHT
- (N) PENDANT LIGHT
- (N) WALL SCONCE
- (N) PENDANT LIGHT
- (N) SMALL RECESSED LIGHT
- (N) BATHROOM WALL SCONCE

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RCP & LIGHTING  
SCHEDULE

Date

3/1/2021

Scale

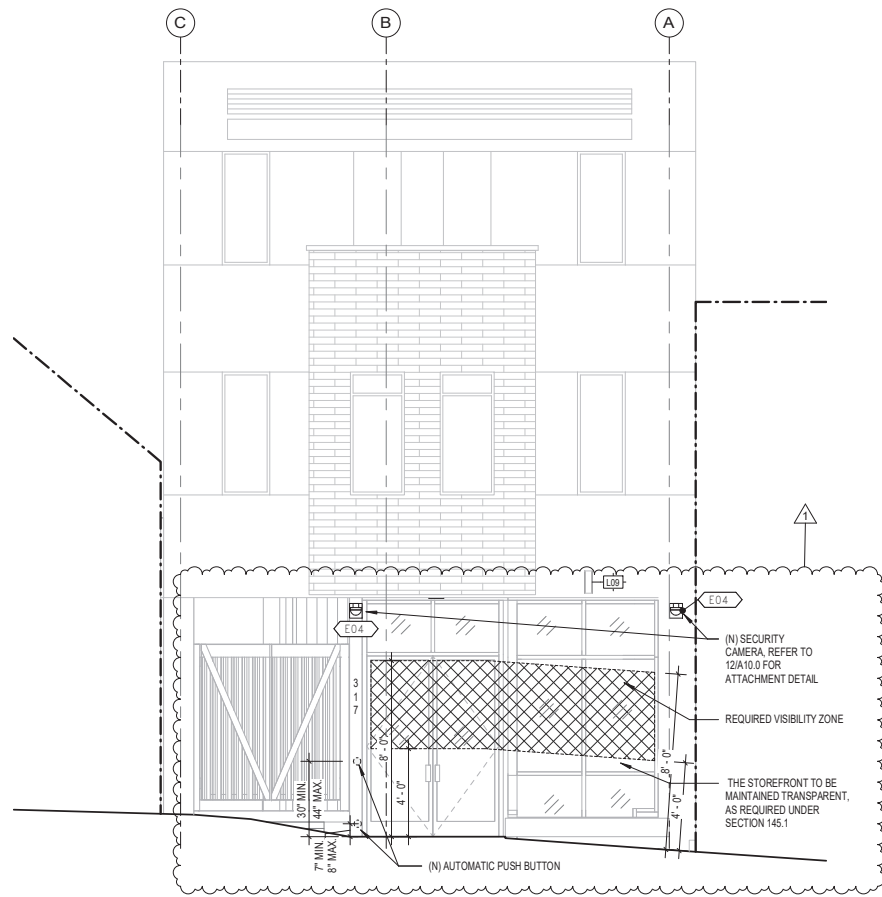
As indicated

Project Number

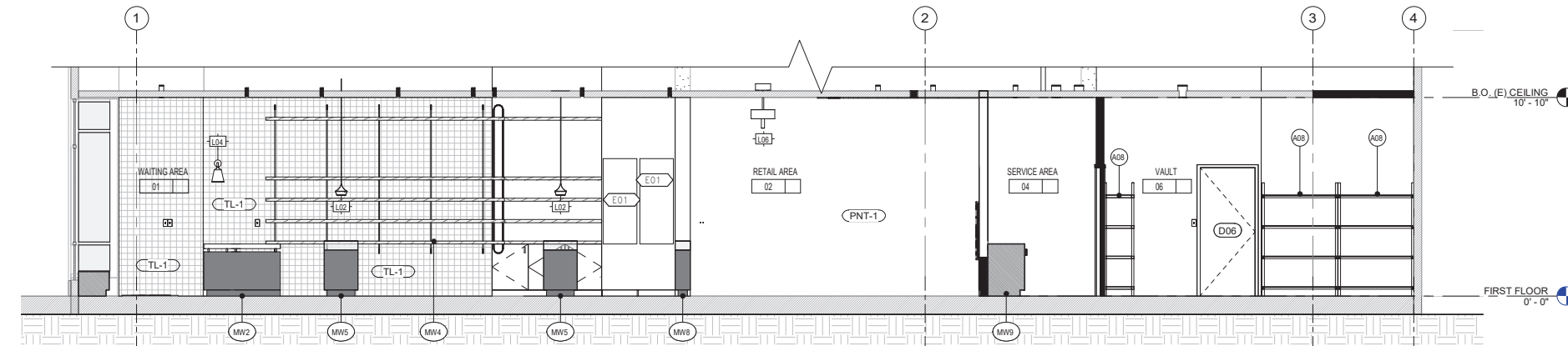
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Drawing Number

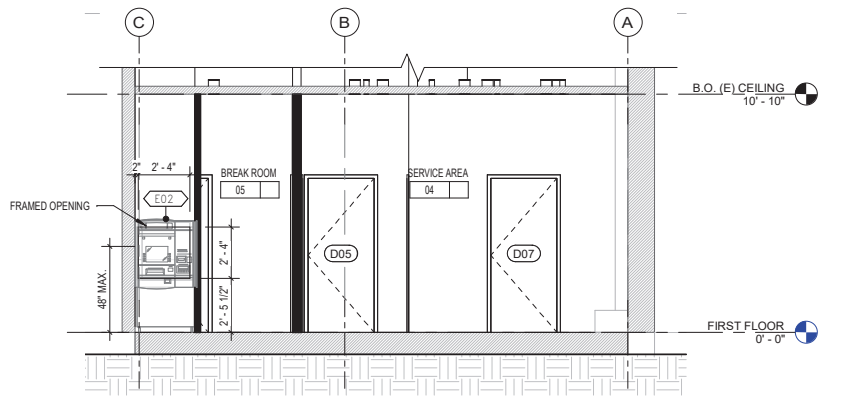
A3.0



EXTERIOR ELEVATION - EXISTING & PROPOSED 1  
1/4" = 1'-0"



SECTION A - A 2  
1/4" = 1'-0"



SECTION B - B 3  
1/4" = 1'-0"

GENERAL NOTES

1. SIGNAGE TO BE INCLUDED UNDER A SEPARATE PERMIT, NOT IN CURRENT SCOPE

LEGEND

- (XXX-X) CASEWORK TAG, CASEWORK SCHEDULE TBD
- (P-2) FINISH MATERIAL & COLOR, SEE FINISH SCHEDULE
- (P07) PLUMBING TAG, SEE PLUMBING SCHEDULE
- (E01) EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE
- (L01) LIGHT FIXTURE TAG, SEE LIGHTING SCHEDULE
- (A01) ACCESSORY TAG, SEE ACCESSORY SCHEDULE

KEYNOTE LEGEND

MILLWORK, SEE A8.0 & A8.1 FOR DRAWINGS & SCHEDULE

- MW1 BENCH, SEE MILLWORK 1/A8.0
- MW2 FRONT COUNTER, SEE MILLWORK 2/A8.0
- MW3 MERCHANDISE SHELF 1, SEE MILLWORK 3/A8.0
- MW4 MERCHANDISE SHELF 2, SEE MILLWORK 1/A8.1
- MW5 MERCHANDISE DISPLAY POD, SEE MILLWORK 5/A8.0
- MW6 MERCHANDISE SHELF 3, SEE MILLWORK 4/A8.0
- MW7 MERCHANDISE SHELF 4, SEE MILLWORK 2/A8.1
- MW8 MERCHANDISE COUNTER, SEE MILLWORK 3/A8.1
- MW9 SERVICE COUNTER, SEE MILLWORK 4/A8.1

EQUIPMENT, SEE A8.0 FOR SCHEDULE

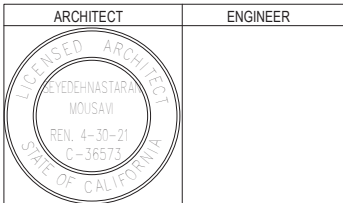
- E01 REFRIGERATOR
- E02 ATM MACHINE

PLUMBING FIXTURES, SEE A8.0 FOR SCHEDULE

- P01 HAND SINK
- P02 FLOOR MTD TOILET

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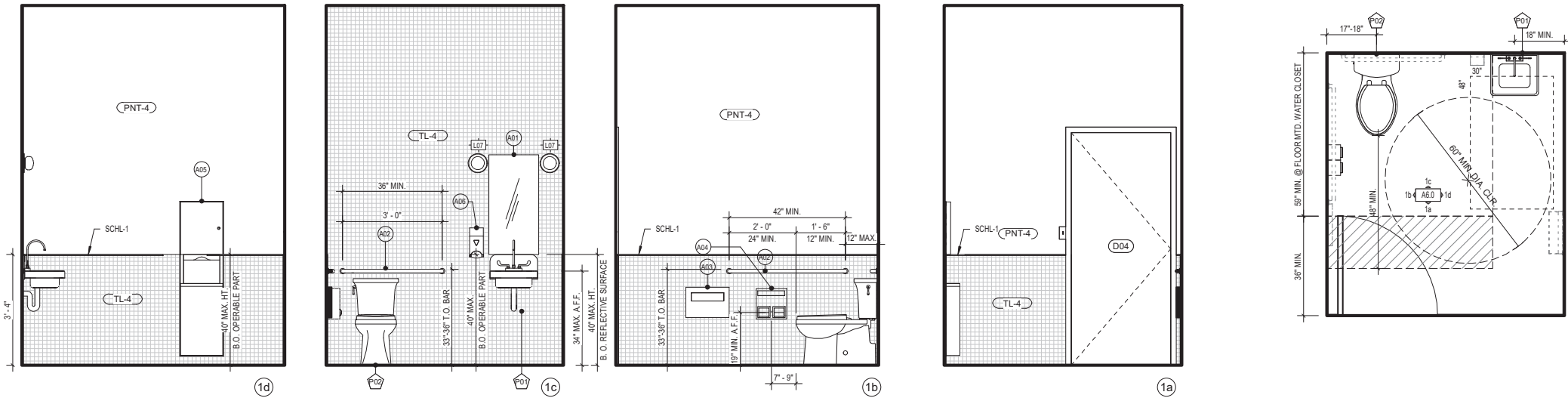
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EXTERIOR ELEVATIONS  
& BUILDING SECTIONS

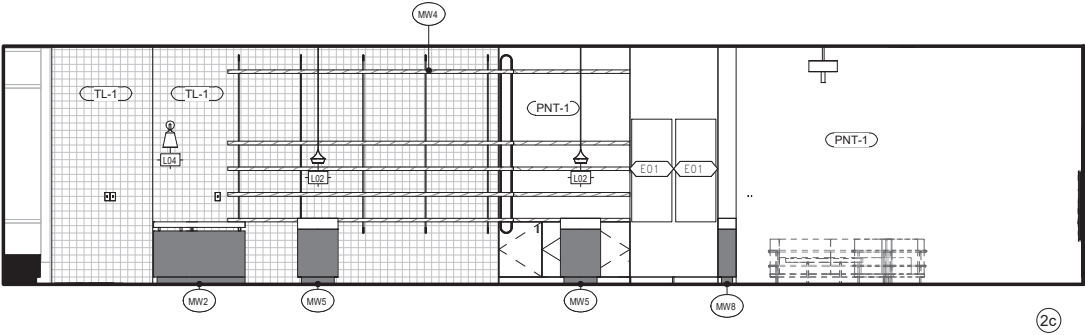
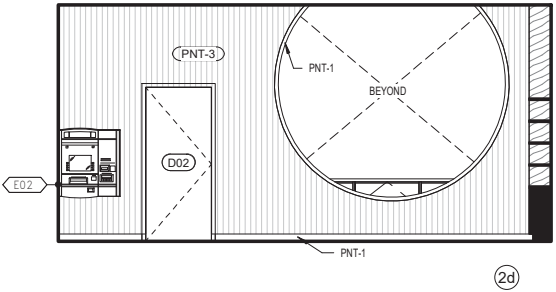
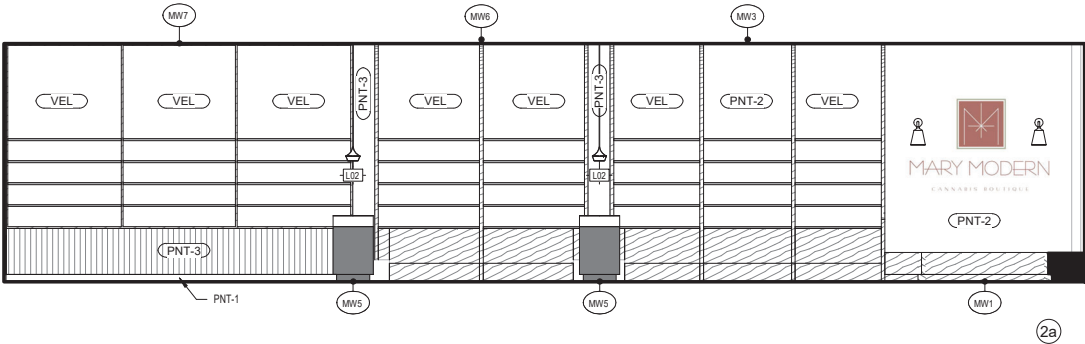
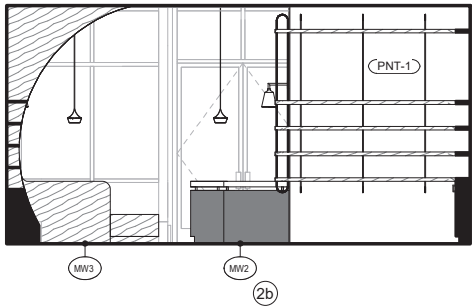
Date 3/1/2021 Drawing Number  
Scale As indicated  
Project Number 20006  
A5.0



ENLARGED FLOOR PLAN - RESTROOM

1/2" = 1'-0"

1



RETAIL AREA - INTERIOR ELEVATIONS

1/4" = 1' - 0"

2

GENERAL NOTES

- A. FOR ILLUMINATED EXIT SIGNS, REFER TO ELECTRICAL DRAWINGS. ALL EXIT SIGNS ARE EXISTING, U.O.N.  
B. SEE A9.0 FINISH SCHEDULE FOR ALL FINISH TAGS  
C. SEE A9.0 EQUIPMENT SCHEDULE FOR ALL EQUIPMENT SPECIFICATIONS  
D. SEE A9.0 PLUMBING SCHEDULE AND PLUMBING DWGS FOR ALL PLUMBING SPECIFICATIONS  
E. SEE A3.0 RCP FOR LIGHTING SPECIFICATIONS  
F. WHERE LOCKERS ARE PROVIDED, AT LEAST 5 PERCENT, BUT NO FEWER THAN ONE OF EACH TYPE, SHALL COMPLY WITH CBC 2019 SECTION 11B-811  
G. NO OBJECT SHALL BE LOCATED WITHIN 12" ABOVE OR 1 1/2" BELOW GRAB BARS(11B-609.3)  
H. FLUSH MECHANISM SHALL BE ON THE OPEN SIDE OF THE WATER CLOSET, TYP. FOR ALL RESTROOMS

KEYNOTE LEGEND

ACCESSORIES & MISCELLANEOUS, SEE A9.0 FOR ACCESSORIES SCHEDULE

- A01 MIRROR  
A02 GRAB BAR  
A03 TOILET SEAT COVER DISPENSER  
A04 TOILET PAPER DISPENSER  
A05 TOWEL DISPENSER & WASTE RECEPTACLE  
A06 SOAP DISPENSER  
A07 METRO SHELVING 72"  
A08 METRO SHELVING 48"

MILLWORK, SEE A8.0 & A8.1 FOR DRAWINGS & SCHEDULE

- MW1 BENCH, SEE MILLWORK 1/A8.0  
MW2 FRONT COUNTER, SEE MILLWORK 2/A8.0  
MW3 MERCHANDISE SHELF 1, SEE MILLWORK 3/A8.0  
MW4 MERCHANDISE SHELF 2, SEE MILLWORK 1/A8.1  
MW5 MERCHANDISE DISPLAY POD, SEE MILLWORK 5/A8.0  
MW6 MERCHANDISE SHELF 3, SEE MILLWORK 4/A8.0  
MW7 MERCHANDISE SHELF 4, SEE MILLWORK 2/A8.1  
MW8 MERCHANDISE COUNTER, SEE MILLWORK 3/A8.1  
MW9 SERVICE COUNTER, SEE MILLWORK 4/A8.1

EQUIPMT,SEE A9.0 FOR SCHEDULE

- E01 REFRIGERATOR  
E02 ATM MACHINE

PLUMBING FIXTURES, SEE A9.0 FOR SCHEDULE

- P01 HAND SINK  
P02 FLOOR MTD TOILET

LEGEND

- XXX CASEWORK TAG, CASEWORK SCHEDULE TBD  
P-2 FINISH MATERIAL & COLOR, SEE FINISH SCHEDULE  
P01 PLUMBING TAG, SEE PLUMBING SCHEDULE  
E01 EQUIPMENT TAG, SEE EQUIPMENT SCHEDULE  
TL-1 LIGHT FIXTURE TAG, SEE LIGHTING SCHEDULE  
A01 ACCESSORY TAG, SEE ACCESSORY SCHEDULE

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ENLARGE FLOOR PLANS  
& ELEVATIONS

Date

3/1/2021

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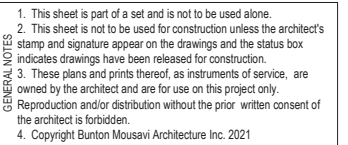
20006

Drawing Number

A6.0



1. REFER TO A9.0 FINISH SCHEDULE FOR FINISH / MATERIAL SPECIFICATIONS

[illegible]

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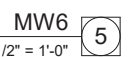
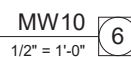
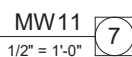
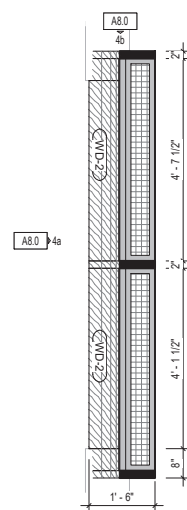
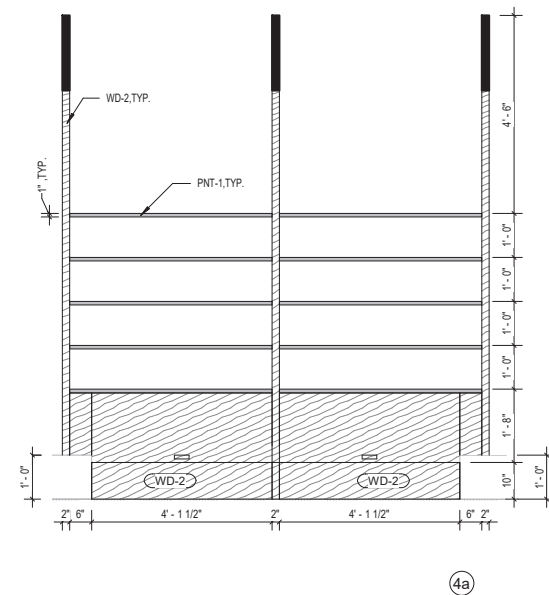
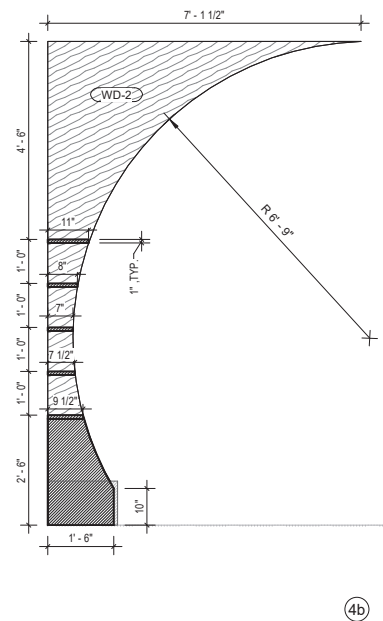
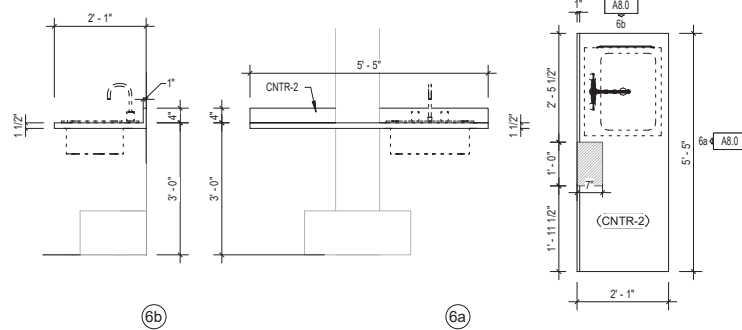
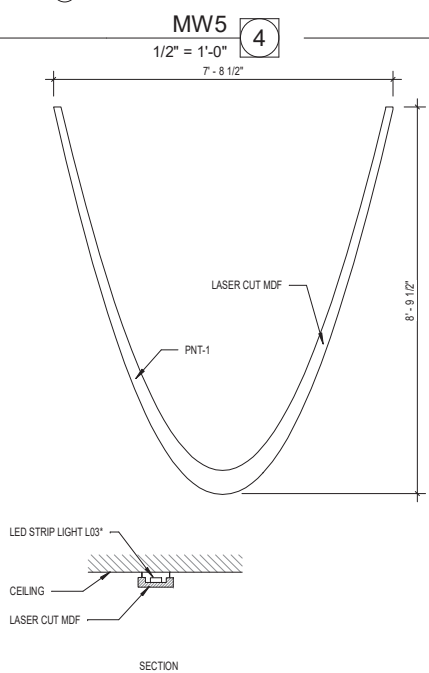
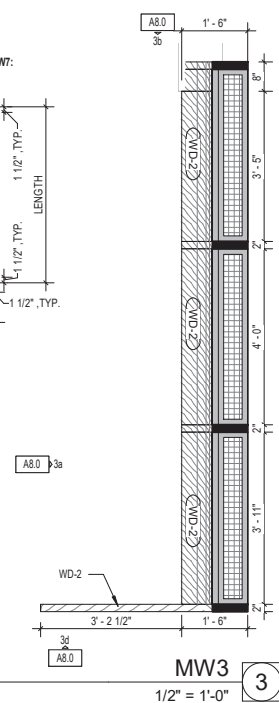
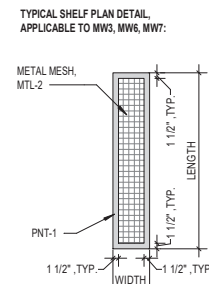
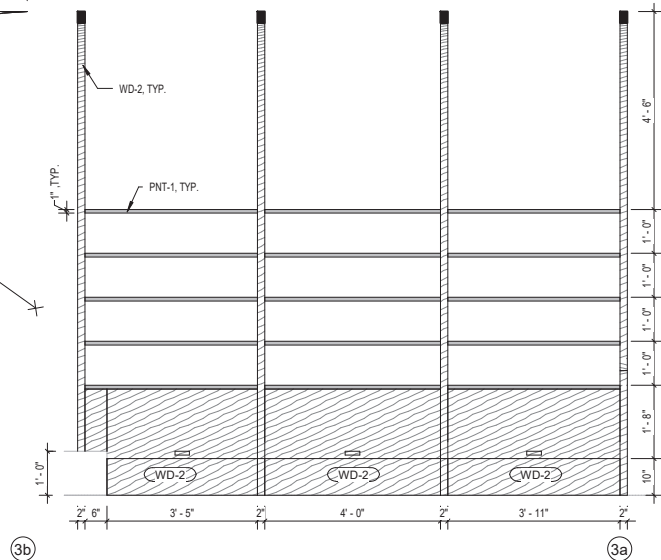
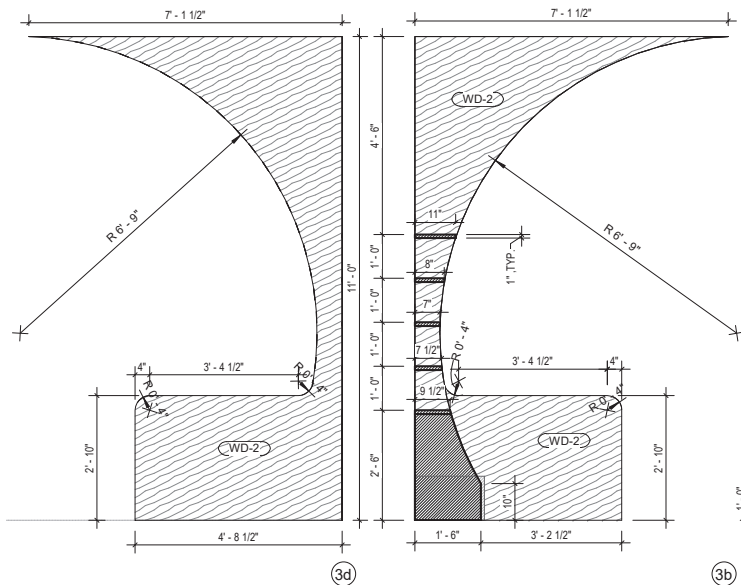
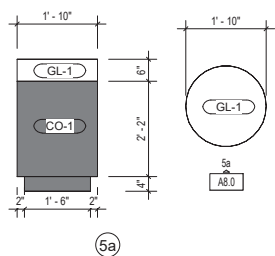
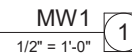
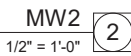
MARY MODERN -  
CORTLAND

## 50% CONSTRUCTION DOCUMENTS

317 CORTLAND AVE

SAN FRANCISCO, CA 94110

## MILLWORK DETAILS & SCHEDULE



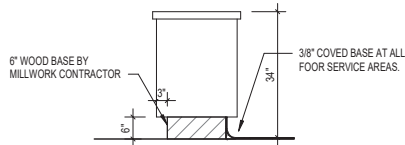




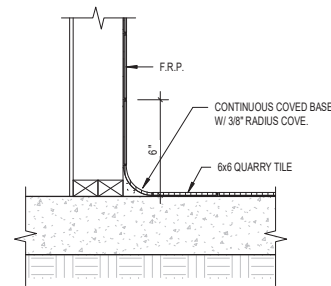


ADDITIONAL COORDINATION WITH MILLWORK CONTRACTOR IS REQUIRED. HOWEVER, THE FOLLOWING GENERAL CONDITIONS APPLY:

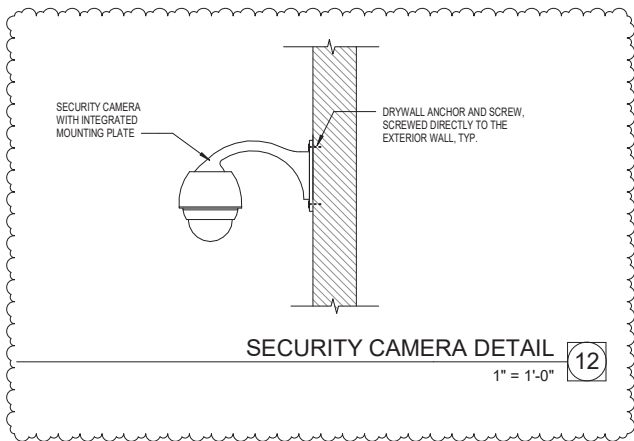
- COUNTER HEIGHT TO BE 36" A.F.F. IN GENERAL EXCEPT AT DESIGNATED ACCESSIBLE AREAS, WHERE IT HAS TO BE 34" A.F.F.
- CABINET BASE TO BE 6" HIGH. EXACT DIMENSIONS AND LOCATION TO BE COORDINATED BETWEEN G.C. AND MILLWORK CONTRACTOR.
- CABINET CURB TO HAVE A CONTINUOUS FLOOR COVERED BASE IN ALL FOOD SERVICE AREAS.



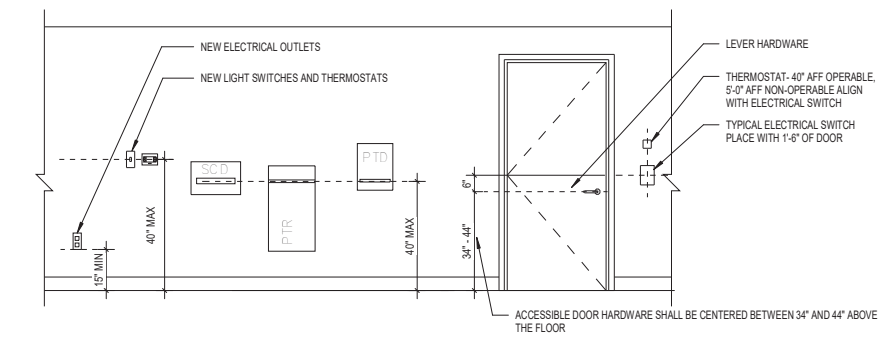
MILLWORK CABINET  
N.T.S. 10



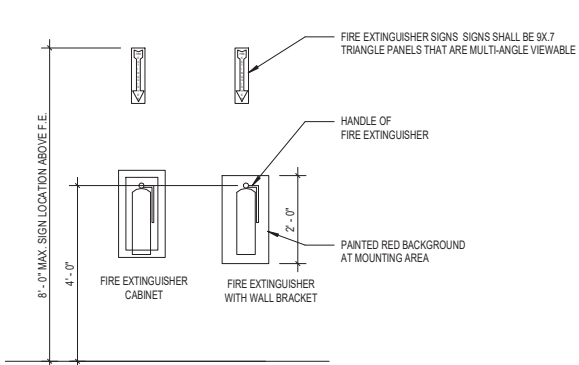
SECTION FLOOR FINISH DETAIL  
N.T.S. 11



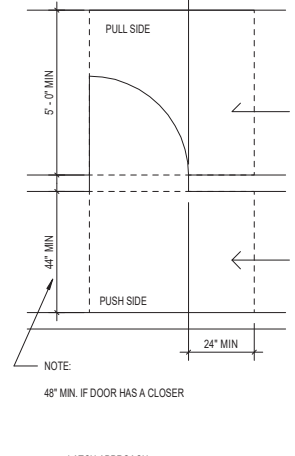
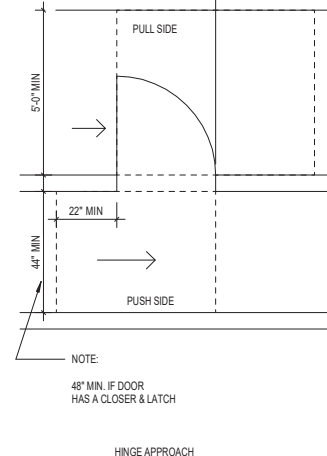
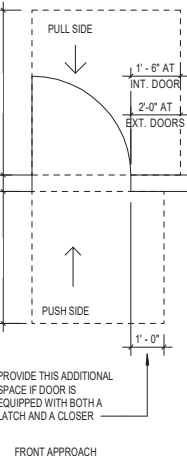
SECURITY CAMERA DETAIL  
1" = 1'-0" 12



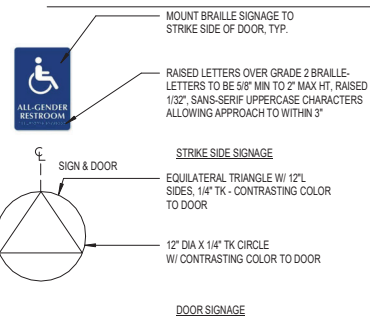
TYPICAL RESTROOM MOUNTING HEIGHTS  
3/8" = 1'-0" 2



FIRE EXTINGUISHER MOUNTING HEIGHTS  
1/2" = 1'-0" 8

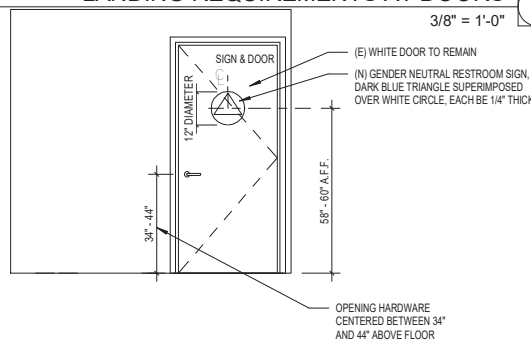


LANDING REQUIREMENTS AT DOORS  
3/8" = 1'-0" 5

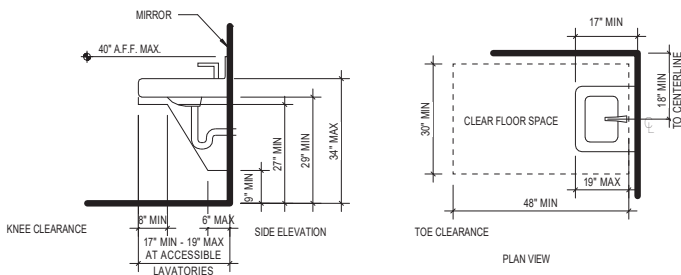


ACCESSIBLE ENTRANCE  
1/2" = 1'-0" 6

GENDER NEUTRAL SIGNAGE DETAIL  
1" = 1'-0" 9



RESTROOM SIGNAGE 1  
3/8" = 1'-0" 3



NOTE:  
IF A MINIMUM 9 INCHES HEIGHT OF TOE CLEARANCE IS PROVIDED, A MAX. OF 6 INCHES OF THE 48 INCHES OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE.

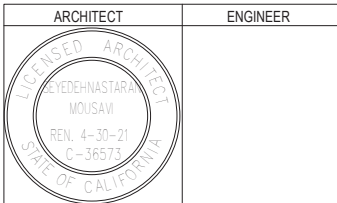
MIN. CLEARANCES AT SINKS  
1/2" = 1'-0" 4

## GENERAL NOTES

- FAUCET CONTROLS AND OPERATING MECHANISMS LOCATED IN COMMON USE AREAS TO BE OPERABLE WITH ONE HAND AT NON-COMMERCIAL KITCHEN, COUNTER BAR SINKS, AND RESTROOM LAVS.
- FLOORS OF RESTROOMS ARE FINISHED WITH SMOOTH, HARD, NONABSORBENT MATERIALS (E.G., CERAMIC TILE OR SHEET VINYL) WHICH EXTEND 6 INCHES UP SURROUNDING WALLS TO PROVIDE A CONTINUOUS, INTEGRAL BASE. "WET" WALLS OF RESTROOM ARE FINISHED WITH SIMILAR MATERIALS TO A MINIMUM HEIGHT OF 48 INCHES ABOVE THE FLOOR OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., WATER RESISTANT GYP).
- CONTINUOUSLY ACCESSIBLE PATH FROM ACCESSIBLE PARKING SPACES TO THE PRIMARY BUILDING ENTRANCE PATH TO BE LEVEL, WITH COMPLIANT THRESHOLDS PER DETAILS ON THIS SHEET, WITH LANDINGS SLOPING A MAX. 2% X 5'D AT DOOR PULL SIDE, 2% X 44"D AT PUSH SIDE.
- WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE (2) HAVE MAXIMUM 1/2" CHANGES IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH.
- 1/2" MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING ENTRANCE/ALL DOORS.
- MAXIMUM DOOR OPENING EFFORTS: 5 LBS. AT EXTERIOR, 5 LBS. AT INTERIOR, AND 15 LBS. AT FIRE DOORS.
- ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E., LEVER) CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
- ALL BUILDING ENTRANCES AND EXTERIOR GROUND-LEVEL EXITS ARE ACCESSIBLE. NO RAMPS ARE REQUIRED.
- A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOORS STATING THIS DOOR TO REMAIN LOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTER 1" HIGH ON A CONTRASTING BACKGROUND. REFERENCE 2019 CBC SECTION 1010.1.9.3.

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- GENERAL NOTES:
- This sheet is part of a set and is not to be used alone.
  - This sheet is not to be used for construction unless the architect's stamp and signature appear on the drawings and the status box indicates drawings have been released for construction.
  - These plans and prints thereof, as instruments of service, are owned by the architect and are for use on this project only. Reproduction and/or distribution without the prior written consent of the architect is forbidden.
  - Copyright Bunton Mousawi Architecture Inc. 2021

NO.	REMARKS	DATE
1	PLANNING COMMENTS	06/18/2021

## KEY

(NOT FOR CONSTRUCTION)

MARY MODERN -  
CORTLAND

50% CONSTRUCTION  
DOCUMENTS

317 CORTLAND AVE

SAN FRANCISCO, CA 94110

## DETAILS

Date

3/1/2021

Scale

As indicated

Project Number

20006

Drawing Number

A10.0



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
317 CORTLAND AVE		5667015
<b>Case No.</b>		<b>Permit No.</b>
2021-002698PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conversion of restaurant into cannabis retail store at ground level. Interior remodel of commercial space to accommodate cannabis retail facility. Minor façade improvements such as required security and lighting, addition of ADA push button, and replacement of signage.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> 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.
<input type="checkbox"/>	<b>Other _____</b>
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.



**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT****TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> <input type="checkbox"/> <b>Mahe</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b>
<input type="checkbox"/>	<b>Transportation:</b> 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Michael Christensen	

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-around; align-items: flex-start; margin-top: 10px;"> <div style="text-align: center;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other <i>(specify)</i>: </div> <div style="text-align: center;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

## STEP 6: EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Michael Christensen
		09/29/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		

## 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

### MODIFIED PROJECT DESCRIPTION

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

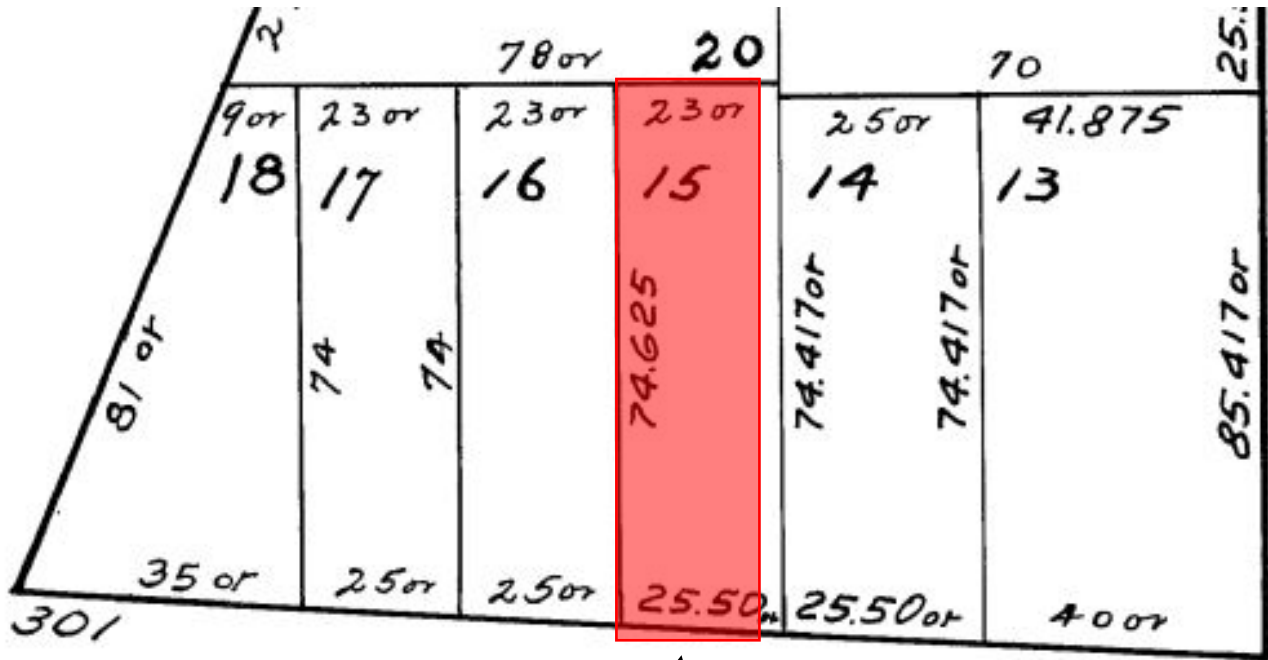
- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are 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

**Planner Name:**

**Date:**

# Parcel Map



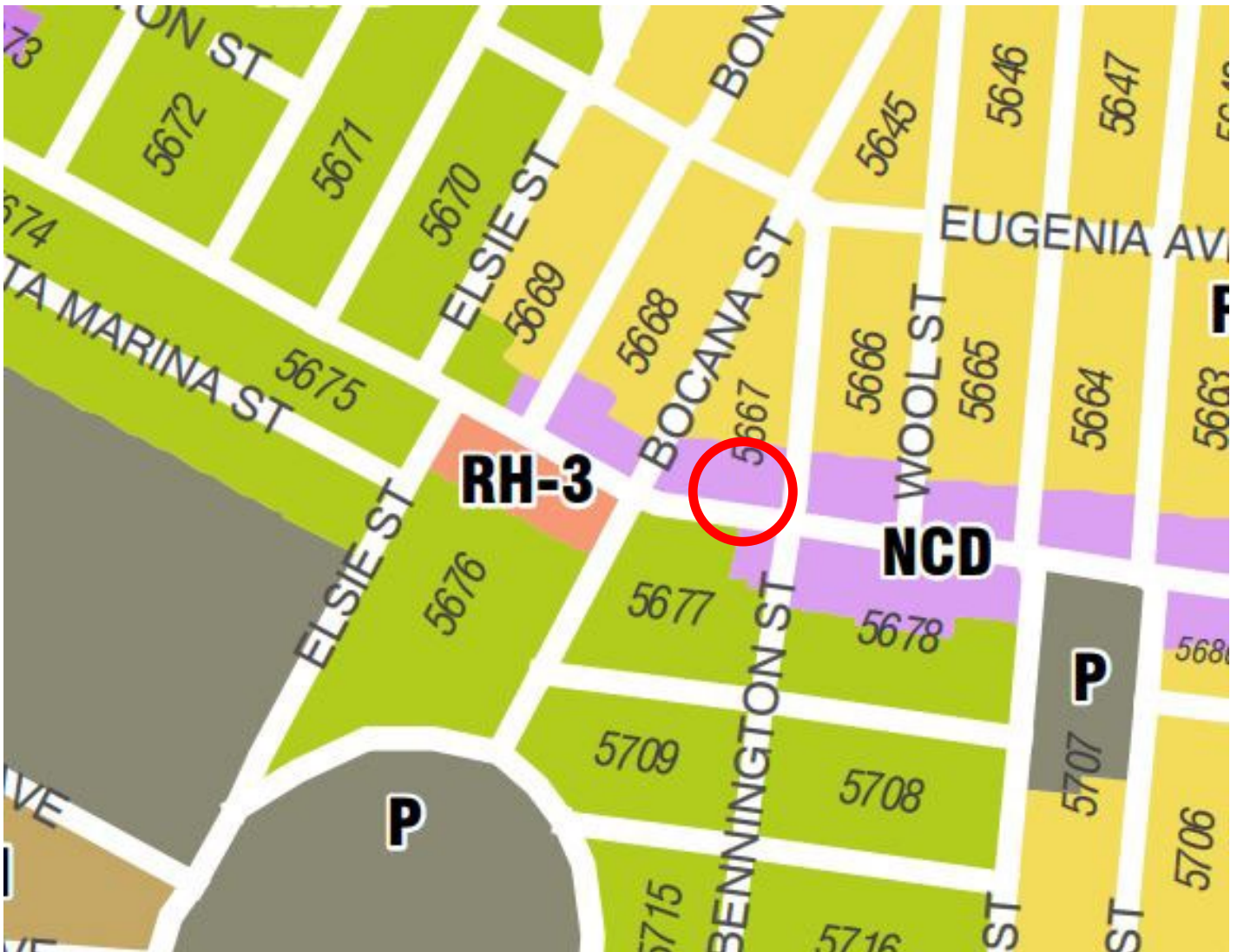
CORTLAND AVE.

SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2021-002698CUA  
317 Cortland Avenue

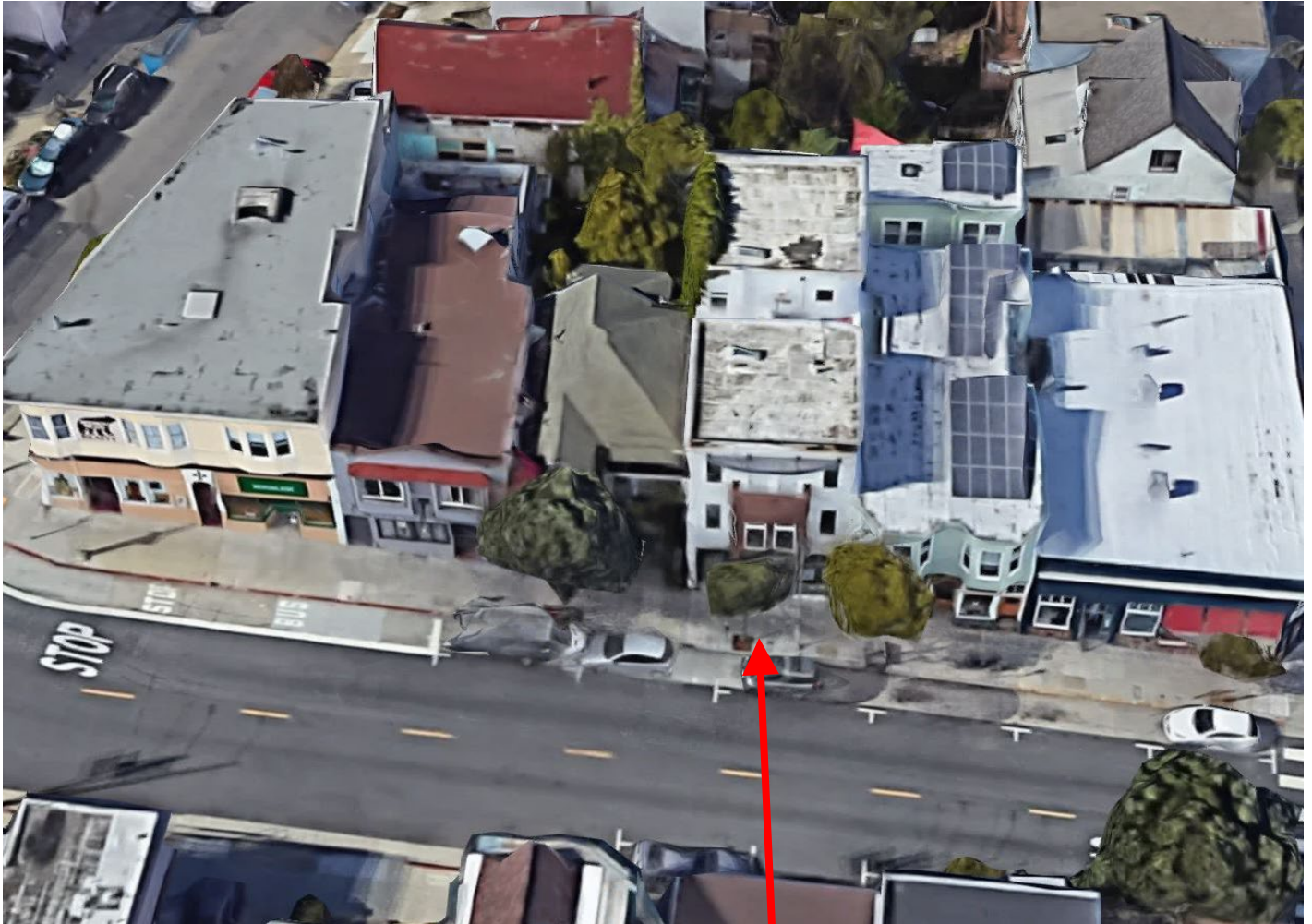
# Zoning Map



Conditional Use Hearing  
Case Number 2021-002698CUA  
317 Cortland Avenue



# Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2021-002698CUA  
317 Cortland Avenue

# Site Photo



Conditional Use Hearing  
Case Number 2021-002698CUA  
317 Cortland Avenue