



PLANNING COMMISSION MOTION NO. 21624

HEARING DATE: October 10, 2024

Record No.: 2023-008006CUA
Project Address: 1719 Wallace Avenue
Zoning: PDR-1-B (Production, Distribution, Repair – Light Industrial Buffer) Zoning District
65-J Height and Bulk District
Priority Equity Geographies Special Use District
Cultural District: African American Arts & Cultural District
Block/Lot: 5414/015
Project Sponsor: Fiona Lee
InnCon Design
6050 Geary Blvd, Suite #101
San Francisco CA 94121
Property Owner: Luu Khanh
475 Lakeshore Dr
San Francisco, CA 94132
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.3 AND 303, TO ALLOW THE ESTABLISHMENT OF AN INDUSTRIAL AGRICULTURE USE FOR THE PURPOSE OF CANNABIS CULTIVATION IN AN EXISTING, ONE STORY INDUSTRIAL BUILDING LOCATED AT 1719 WALLACE AVENUE, BLOCK 5414 LOT 015 WITHIN THE PDR-1-B (PRODUCTION, DISTRIBUTION, REPAIR – LIGHT INDUSTRIAL BUFFER) ZONING DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 7, 2023, Fiona Lee of Inconn Design (hereinafter "Project Sponsor") filed Application No. 2023-008006CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish an industrial agriculture use for the purpose of cannabis cultivation on the first floor of an existing, one story industrial building (hereinafter "Project") at 1719 Wallace Avenue, Block 5415 Lot 015 (hereinafter "Project Site").

On September 30, 2024 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 10, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2023-008006CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2023-008006CUA 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. 2023-008006CUA, 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 establishes Industrial Agriculture use, for the purpose of cannabis cultivation, on the first floor of an existing, one-story industrial building. The Project also includes minor interior modifications such as legalizing restrooms on the ground floor and storage on the 42 square feet mezzanine. The Project does not propose any cannabis retail operations, or on-site consumption activities.
- 3. Site Description and Present Use.** The Project is located on an approximately 2,500 square-foot lot, which has approximately 25-ft of frontage along Wallace Avenue. The Project Site contains one existing single-story industrial building, measuring 2,500 square feet, that covers the full lot. Currently, the existing building is vacant.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-1-B Zoning Districts in the Bayview Hunter’s Point Area Plan. The immediate context is mixed in character with residential, industrial, and retail uses. The immediate neighborhood includes two-story retail development to the north and east, a series of one-to-two-story industrial properties to the west, and two-story residential buildings to the south. Other zoning districts in the vicinity of the project site include: P (Public), NC-3 (Neighborhood Commercial-Moderate Scale), and the 24th-Mission NCT

(Neighborhood Commercial Transit) Zoning District.

The Project is located within the boundaries of the African American Arts and Cultural District, which was established in December 2018. The District's mission is to support a robust, economically vibrant Black community and to advance, cultivate, enrich, and advocate for African-American equity. In addition, this District advocates for cultural stability, vibrancy, and economic vitality. Currently, this Cultural District does not include any land use regulations that apply to the Project.

5. **Public Outreach and Comments.** The project was presented to the Bayview Hunter's Point Citizens Advisory Committee (BVHP CAC) on March 6, 2024, May 1, 2024, June 24, 2024 and August 7, 2024. The Project Sponsor also state that they conducted additional community in July 2024 per the BVHP CAC's direction. The Project has received a substantial amount of public comment at the BVHP CAC meetings. The public comment primarily expressed opposition which revolved around concerns regarding public safety, influence over youth, and the concentration of cannabis cultivation operations in the Bayview neighborhood.

Department has received one letter regarding the proposed project. This correspondence has primarily expressed opposition to the project. Much of the opposition expressed concerns over the project's adverse effect on the surrounding community, concerns regarding odor and influence over children and youth within the Bayview neighborhood.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 210.3 conditionally permits Industrial Agriculture use in the PDR-1-B Zoning District.

The project proposes a change of use to Industrial Agriculture within the existing warehouse building, therefore this request for a Conditional Use Authorization was submitted.

- B. **Ground Floor Standards.** Per Planning Code 145.5, new construction in Industrial Districts and PDR Districts, shall provide ground floor spaces with a minimum floor-to-floor height of 17 feet. In existing buildings, a minimum clear ceiling height of 15 feet shall be retained where currently existing. .

The Project does not propose to alter the existing floor-to-floor height which is approximately 15 feet.

- C. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1 parking space for industrial agriculture use.

The Project will provide one off-street parking spaces for employee parking within the existing warehouse.

- D. **Location and Operating Conditions.** Per Planning Code 202.2(c)(3), cannabis must only be grown

within an enclosed structure.

The Project proposes an industrial agriculture use for the purposes of cannabis cultivation. The cultivation will occur within the enclosed structure of the existing warehouse.

- E. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 65-J Height and Bulk District, with a 65-foot maximum height limit, and bulk restrictions apply after a height of 40 feet.

The building has a height of approximately 18 feet and the Project does not propose any exterior modification to the existing building.

7. **Conditional Use Findings.** Planning Code Section 303 establishes the following criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization:

- a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
- b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
 - iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
- c) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
- d) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

The Project complies with said criteria in that it is a Code-compliant project, consistent with the generally

stated intent of, and uses allowed within, the PDR-1-B Zoning District. The Project is necessary and desirable because it will establish a light industrial use within the existing industrial space and promote local employment opportunities and contribute the economic growth in the neighborhood. The Project will improve the streetscape and safety conditions by improving lighting, adding surveillance to enhance security in the immediate neighborhood. The Project will complement the uses in the district and contribute to the economic vitality of the neighborhood by activating a vacant industrial space.

Overall, the Project is proposing to establish an industrial agriculture use for the purpose of cannabis cultivation, that is in compliance with the Planning Code. The size of the proposed use is in keeping with other small scale industrial and commercial properties in the vicinity. The Project does not modify the existing warehouse building and will not require any variances or modifications. The building has a height of 17 feet and is within the maximum height permitted in the 65-J Height and Bulk District.

The proposed industrial agriculture use will not impact traffic or parking in the District because it is not open to the public and is providing one off street parking space for employee use. The Planning Code does not require parking or loading for a 2,500 square-foot industrial agriculture use. The proposed use is designed to be a cultivation space only, without any retail components and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

The proposed use is subject to the standard conditions of approval for industrial agriculture, cannabis cultivation uses and outlined in Exhibit A. Conditions 10 and 11 specifically obligates the project sponsor to mitigate odor and noise generated by the proposed use.

The proposed use requires some minor tenant improvements; the Department will review all lighting and signs proposed for the new business in accordance with Condition 17 of Exhibit A.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.2

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

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.

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

OBJECTIVE 1

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 1.5

Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

OBJECTIVE 9

IMPROVE LINKAGES BETWEEN GROWTH IN BAYVIEW'S INDUSTRIAL AREAS AND THE EMPLOYMENT AND BUSINESS NEEDS OF THE BAYVIEW HUNTERS POINT COMMUNITY.

Policy 9.1

Increase employment in local industries.

Policy 9.2

Encourage the local business community to play a larger role in Bayview's industrial sector.

On balance, the Project is consistent with the Objectives and Policies of the General Plan. The Project proposes a change of use to an industrial agriculture use, dedicated to cannabis cultivation in a mixed-use area. The Project includes some minor interior tenant improvements, but does not propose to modify the exterior of the existing warehouse building. The Project features an appropriate light industrial use encouraged by the Area Plan for this location, that is compliant with the underlying zoning district and will potentially generate economic activity and jobs for local residents. The Project will occupy a currently vacant warehouse and thereby encourage and reestablish the industrial nature of the location.

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

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

The project site does not possess any neighborhood-serving retail uses, and will be industrial in nature.

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

The project site does not possess any existing housing. The Project would establish an industrial agriculture use within an existing warehouse building.

- c) That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located a block away from Muni bus lines (54 Felton, 91 3rd Street, T Third Street bus), and is within walking distance of the Third Street Muni train line at Third Street and Williams Avenue. Future employees would be afforded proximity to public transportation options. The Project also provides one off-street employee parking space at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

- e) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development. The Project establishes a light industrial use, thus assisting in diversifying the neighborhood character.

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

The project will not impact the building's ability to protect against injury or loss of life in an earthquake

- g) That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- h) That our parks and open space and their access to sunlight and vistas be protected from

development.

The Project does not cast shadow on any open space or parks.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2023-008006CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 15, 2024, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption. The CEQA determination is attached as Exhibit C.

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 10, 2024.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Imperial, Moore

NAYS: So

ABSENT: Braun

ADOPTED: October 10, 2024

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the establishment of an industrial agriculture use for the purposes of cannabis cultivation (d.b.a. **Lucon Inc.**) located at 1719 Wallace Avenue, Block 5414, Lot 015 pursuant to Planning Code Section(s) **210.3 and 303** within the **PDR-1-B (Production, Distribution and Repair: Light Industrial Buffer)** Zoning District and **65-J** Height and Bulk District.; in general conformance with plans, dated **August 15, 2024**, and stamped “EXHIBIT B” included in the docket for Record No. **2023-008006CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 10, 2024** under Motion No **21624**. 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 Planning approval of the building permit or commencement of use for the Project, the property owner must record a Notice of Special Restrictions prepared by the Planning Department with 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 10, 2024** under Motion No. **21624**.

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

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 do 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

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

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

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

- 6. Additional Project Authorization.** The Project Sponsor shall obtain operating licenses from the City's Office of Cannabis and the State of California prior to commencing any cannabis sales or other 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.sfplanning.org

Design – Compliance at Plan Stage

- 7. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

- 8. 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.sfplanning.org

- 9. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

- 10. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

- 11. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

Parking and Traffic

- 12. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 13. 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.sfplanning.org

- 14. 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.sfplanning.org

Operation

- 15. 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.sfpublicworks.org

- 16. 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.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED, TO THESE CONSTRUCTION DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTOR, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE PRIOR TO PREPARING THE BID, TO VERIFY EXISTING SITE CONDITIONS DURING THE BID PHASE AND UPON COMPLETION OF THE DEMOLITION WORK (IF ANY). PRIOR TO THE START OF ANY CONSTRUCTION WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER OF ANY UNCOVERED CONDITIONS EFFECTING THE CONSTRUCTION, FIXTURING, ETC. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST INCURRED IF HE/SHE DOES NOT NOTIFY THE CONSTRUCTION MANAGER IN A TIMELY MANNER.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH REQUIREMENTS OF THE TENANT AND LANDLORD AS STIPULATED IN THE CONTRACT DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CONSTRUCTION SET ON-SITE AT ALL TIMES. AT THE COMPLETION OF THE PROJECT THE GC SHALL PROVIDE THE AS-BUILT SET, STORED IN A PVC PIPE, ON THE WALL IN THE STOCKROOM. LOCATE AS INSTRUCTED BY CONSTRUCTION MANAGER.
- SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO CONSTRUCTION MANAGER WITHIN TEN DAYS OF CONTRACT AWARD. APPROVAL MUST BE IN WRITING.
- ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION. ANY MODIFICATIONS TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE CONSTRUCTION MANAGER. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE OF THE WORK.
- THE GENERAL CONTRACTOR MUST PROVIDE A SUBCONTRACTOR LIST WITHIN TEN DAYS OF CONSTRUCTION START.
- THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF THE WORK.
- ANY WORK INVOLVING THE CUTTING, PENETRATION THROUGH, NEW ROOF PENETRATIONS, TRENCHING OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING SHELL, OR THE INTERRUPTION OF LANDLORD/BASE BUILDING UTILITY SYSTEMS, ETC. SHALL BE COORDINATED WITH THE LANDLORD PRIOR TO THE COMMENCEMENT OF WORK. IF SO STIPULATED IN THE LANDLORD'S CONSTRUCTION CRITERIA, PERMISSION SHALL BE SECURED IN WRITING. IF REQUIRED, THE LANDLORD'S DESIGNATED SUBCONTRACTOR SHALL BE CONTRACTED TO PERFORM THE WORK. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BE FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE LANDLORD'S CONSTRUCTION CRITERIA TO SECURE PERMISSION AS REQUIRED BY THE LANDLORD, AND TO ONLY OPERATE DURING HOURS DESIGNATED BY THE LANDLORD.
- ALL FINISHES MUST MEET FLAME SPREAD RATINGS AND SMOKE DEVELOPED RATIO REQUIRED BY CODE. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT SPREAD RATING INFORMATION TO THE LOCAL BUILDING OFFICIAL IF SO REQUIRED.
- THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 3A 40BC WITH A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- THESE DRAWINGS ARE PREPARED FOR PURPOSES OF CONSTRUCTION ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC.
- THESE DRAWINGS AND RELATED DOCUMENTS DETAIL THE WORK FOR THIS SPECIFIC STORE INDICATED BY JOB NUMBER AND LOCATION. THESE DOCUMENTS MAY NOT BE USED FOR ANY OTHER PROJECT.
- DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FINISHED SURFACE OR CENTERLINE OF COLUMN.
- ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X' AT ALL RATED ASSEMBLIES.
- PROVIDE DRYWALL CORNER TRIM AT ALL EXPOSED EDGES AND CORNERS.
- GENERAL CONTRACTOR (GC) SHALL VERIFY THAT DEMISING WALLS EXTEND TO STRUCTURE ABOVE AND ALL PENETRATIONS ARE SEALED TIGHT, AND SHALL PROVIDE ALL WORK REQUIRED TO CORRECT DEFICIENT CONDITIONS. PLEASE VERIFY WITH LANDLORD.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
- TYPICAL: MEANS THAT THE SITUATION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT THE STORE. UNLESS OTHERWISE NOTED, DETAILS ARE KEYS AND NOTED AS TYP ONLY THE FIRST TIME THEY APPEAR ONLY.
- 'SIM' SHALL MEAN COMPARABLE CHARACTERISTIC FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- PROVIDE NON-COMBUSTIBLE BLOCKING AND/OR SUPPORT FRAMING TO ASSURE A COMPLETE INSTALLATION OF FINISHES, TRIM AND MILLWORK AS INDICATED IN THE DOCUMENTS REQUIRED. PRODUCT MANUFACTURERS AND AS REQUIRED FOR PROPER INSTALLATION. PROVIDE ADEQUATE BLOCKING AS REQUIRED TO SUPPORT ELECTRIC WATER COOLER, FOR BASE AND UPPER WALL CABINETS, LAVATORIES, TOILET FIXTURES, AND ACCESSORIES, ELECTRIC PANELS, ACCESS LADDERS, ETC.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL LOCATIONS FOR BLOCKING FOR ALL FIXTURES AND CASEWORK AS REQUIRED BY THE FIXTURE MANUFACTURER.

DEFERRED SUBMITTALS REQUIRED FOR FIRE PROTECTION SYSTEM:

ANY FIRE ALARM AND FIRE PROTECTION SPRINKLER SYSTEM MAY NEED TO PERFORM NEW INSTALLATION, ALTER OR RELOCATE DUE TO RELOCATION OF INTERIOR PARTITION WALLS, ADDITION OF INTERIOR WALLS AND INTERIOR RENOVATION ('DEFERRED SUBMITTALS') IS NECESSARY FOR INSTALL, REMOVE, RELOCATE OR ALTERATION TO FIRE ALARM AND FIRE PROTECTION SPRINKLER SYSTEM.

ANSUL UL300 FIRE SUPPRESSION SYSTEM FOR TYPE-1 HOOD TO BE APPROVED UNDER SEPARATE PERMIT.

FIRE ALARM SYSTEM: TO BE SUBMITTED AS A SEPARATE PERMIT. FIRE PROTECTION CONTRACTOR AND ENGINEER SHALL BE RESPONSIBLE FOR DESIGN PER CODE REQUIREMENTS. INSTALLATION TO OCCUR AFTER CITY OF SAN FRANCISCO APPROVAL.

S.F. HEALTH DEPARTMENT:

PROJECT REVIEW BY THE COUNTY OF SAN FRANCISCO HEALTH DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PROJECT.

PROJECT DATA:

OWNER/CONTRACTOR:
 TENANT:
 ADDRESS: 1719 WALLACE AVENUE, SAN FRANCISCO, CA 94124
 BLOCK & LOT: 5414/015
 ZONING DISTRICT: PER-1-B FOR LIGHT INDUSTRIAL BUFFER B-4 (WAREHOUSE)
 (E) OCCUPANCY: (N) OCCUPANCY: TYPE V-B, NON STRUCTURAL T.I.
 CONSTRUCTION TYPE: SPRINKLER: FIRE PROTECTION SYSTEM AND ANY INSTALLATION, ALTERATION AND/OR MODIFICATION TO THE FIRE PROTECTION SYSTEM WILL BE UNDER SEPARATE PERMITS.

HOURS OF OPERATION: 9:00AM TO 5:00PM
 (E) BUILDING AREA: ± 2,500 S.F.
 (E) PARCEL AREA: ± 2,500 S.F.
 (E) STORIES: 1 STORIES

SCOPE OF WORK:
 1) COMPLY WITH NOV# 202309156 TO LEGALIZE THE REMOVAL OF SKYLIGHTS, AS-BUILT RESTROOM, MEZZANINE, AND SECURITY GATE. PROPOSED CANNABIS GROW OPERATION ON STREET LEVEL PER PLAN.

BUILDING AREA: EXISTING PROPOSED
 TENANT SPACE ± 2,500 S.F. ± 2,500 S.F. (NO CHANGE)

GOVERNING CODES:
 CALIFORNIA BUILDING CODE-2022 EDITION
 CALIFORNIA MECHANICAL CODE-2022 EDITION
 CALIFORNIA PLUMBING CODE-2022 EDITION
 CALIFORNIA ELECTRICAL CODE-2022 EDITION
 CALIFORNIA FIRE CODE-2022 EDITION

WATER CONSERVATION REQUIREMENT:
 1. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR SHOWER HEADS
 2. PROVIDE MAXIMUM 0.4 GALLONS PER MINUTE FOR LAVATORY FAUCETS
 3. PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR TANK-TYPE WATER CLOSET.
 4. PROVIDE MAXIMUM 1.28 GALLONS PER FLUSH FOR FLUSHOMETER
 5. PROVIDE MAXIMUM 0.5 GALLONS PER FLUSH FOR URINALS.
 6. PROVIDE MAXIMUM 1.8 GALLONS PER MINUTE FOR KITCHEN FAUCETS.

ABBREVIATIONS:

ABV. ABOVE	MISC. MISCELLANEOUS
A.D. AREA DRAIN	MTL. METAL
ADJ. ADJUSTABLE	MDF MEDIUM DENSITY FIBERBOARD
A.F.F. ABOVE FINISH FLOOR	N' OR (N) NEW
BD. BOARD	N.I.C. NOT IN CONTRACT
BL. BELOW	NO. NUMBER
BLK. BLOCK	N.T.S. NOT TO SCALE
BLKG. BLOCKING	O.C. ON CENTER
BM. BEAM	O.D. OUTSIDE DIAMETER
B.O. BY OTHERS	O.D. OVERFLOW DRAIN
BOT. BOTTOM	OPBN. OPENING
BSMT. BASEMENT	OPP. OPPOSITE
CAB. CABINET	PERF. PERFORATED
C.B. CATCH BASIN	P.G. PAINT GRADE
CEM. CEMENT	PL. PLATE
C.I. CAST IRON	PLYWD. PLYWOOD
CL.G. CEILING	PR. PAIR
CL.O. CLOSET	PT. POINT
CLR. CLEAR	R. RADIUS
CONC. CONCRETE	REF. REFRIGERATOR
CONT. CONTINUOUS	REINF. REINFORCED
CNTR. COUNTER	R.D. ROOF DRAIN
CTR. CENTER	REQ'D. REQUIRED
D. DRYER	RESIL. RESILIENT
DBL. DOUBLE	RET. RETAINING
DET. DETAIL	RM. ROOM
DIA. DIAMETER	R.O. ROUGH OPENING
DIM. DIMENSION	S. SINK
DISP. DISPOSAL	SCHED. SCHEDULE
D.W. DISH WASHER	SHWR. SHOWER
DR. DOOR	SHT. SHEET
D.S. DOWN SPOUT	SHT. SHEATHING
DWG. DRAWING	SIM. SIMILAR
DRWR. DRAWER	S.D. SMOKE DETECTOR
E' OR (E) EXISTING	SPEC. SPECIFICATION
EA. EACH	SQ. SQUARE
EL. ELEVATION	S.L.D. SEE LANDSCAPE DRAWINGS
ELEC. ELECTRICAL	S.S. STAINLESS STEEL
EQ. EQUAL	S.S.D. SEE STRUCTURAL DRAWINGS
EXP. EXPANSION	STD. STANDARD
F. FURNACE	STL. STEEL
F.D. FLOOR DRAIN	STOR. STORAGE
FDN. FOUNDATION	SYM. SYMMETRICAL
FIN. FINISH	T. TREAD
F.F.F. FINISH FLOOR ELEVATION	TBD. TO BE DESIGNED
F.F.C. FINISH CEILING ELEVATION	TEL. TELEPHONE
FLR. FLOOR	T&G TONGUE AND GROOVE
F.O.C. FACE OF CONCRETE	TYP. TYPICAL
FT. FOOT OR FEET	T.O. TOP OF
FTG. FOOTING	T.O.S. TOP OF SLAB
FLJR. FURRING	U.O.N. UNLESS OTHERWISE NOTED
G.B. GRAB BAR	VERT. VERTICAL
GL. GLASS	VEST. VESTIBULE
GRND. GROUND	V.I.F. VERIFY IN FIELD
GRD. GRADE	W. WASHER
GYP. GYPSUM	W/ WITH
H.B. HOSE BIB	W.H. WATER HEATER
H.D.WD. HARDWOOD	W.C. WATER CLOSET
HORIZ. HORIZONTAL	WD. WOOD
HGT. HEIGHT	W.I. WROUGHT IRON
I.D. INSIDE DIAMETER	W.I.C. WALK-IN CLOSET
INSUL. INSULATION	W/O. WITHOUT
INT. INTERIOR	W.O. WHERE OCCURS
JT. JOINT	WP. WATERPROOF
KIT. KITCHEN	WT. WEIGHT
LAM. LAMINATE	< ANGLE
LAV. LAVATORY	@ AT
LT. LIGHT	Ø DIAMETER
MAX. MAXIMUM	# POUND OF NUMBER
M.C. MEDICINE CABINET	
MECH. MECHANICAL	
MIN. MINIMUM	
MIR. MIRROR	

SYMBOLS

SECTION NO.
 SHEET NO.
 DETAIL
 SHEET NO.
 KEY NOTES NO.

ACCESSIBILITY COMPLIANCE INFORMATION:

COST OF CONSTRUCTION: TBD
 CURRENT VALUATION THRESHOLD: \$186,172.00 (AS OF JANUARY 1, 2023)

WHEN TOTAL COST OF CONSTRUCTION DOES NOT EXCEED THE CURRENT VALUATION THRESHOLD, REMOVAL OF ARCHITECTURAL BARRIERS SHALL BE PERFORMED IN THE ORDER REQUIRED BY CBC 11348.2.1 AND APPLY ONLY TO THE AREA OF SPECIFIC ALTERATION. PROVIDE CONSTRUCTION DOCUMENTS THAT CLEARLY SHOW THE IMPROVEMENTS PROPOSED AND THE FEATURES CURRENTLY IN COMPLIANCE. INCLUDE A COST ANALYSIS LISTING THE REQUIRED 20% TO BE APPLIED, WITH THE ITEMIZED COST OF IMPROVEMENTS ACCORDINGLY.

FEATURES CURRENTLY IN COMPLIANCE:
 ENTRANCE/PATH OF TRAVEL
 THRESHOLD
 KICK PLATE
 STRIKE-SIDE CLEARANCE

SITE:
 ACCESS FROM PUBLIC WAY
 CURB RAMPS
 RAMPS
 ACCESSIBLE PARKING STALL
 ACCESSIBLE ROUTE TO ALL EXITS
 ACCESSIBLE WALKS AND SIDEWALKS

FEATURES NEED TO BE UPGRADED:
 NONE

SHEET INDEX:

A1.0	PROJECT DATA, VICINITY MAP & DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS, GENERAL NOTES
A1.1	DA CHECKLIST
A1.2	ACCESSIBILITY NOTE
A1.3	ACCESSIBILITY NOTE
A1.4	ADMINISTRATIVE BULLETIN 2.17

ARCHITECTURAL

A2.0	EXISTING FLOOR PLAN
A2.1	AS-BUILT FLOOR PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	PROPOSED ROOF PLAN
A2.4	OCCUPANT LOAD CAL
A3.0	DETAILS
A4.0	ELEVATIONS AND PHOTOGRAPH
A4.1	ELEVATIONS
A5.0	SECTIONS
A5.1	SECTIONS

WALL LEGEND

[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	EXISTING NON-BEARING WALL TO BE REMOVED
[Symbol]	NEW PARTITION WALL
[Symbol]	WALL TO BE LEGALIZE
[Symbol]	NEW WALL BEARING WALL
[Symbol]	NEW CONCRETE WALL
[Symbol]	1 HR. RATED WALL
[Symbol]	2 HR. RATED WALL
[Symbol]	WALL WITH R13 INSULATION

KEY NOTES

PROJECT DIRECTORY:

TENANT/BUSINESS OWNER: KENNY LUU
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

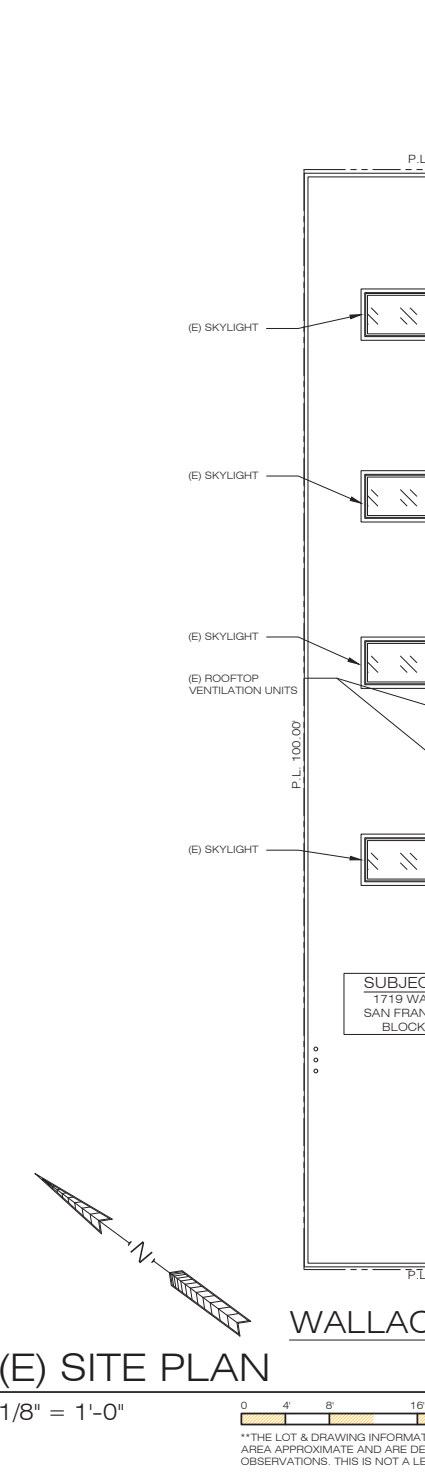
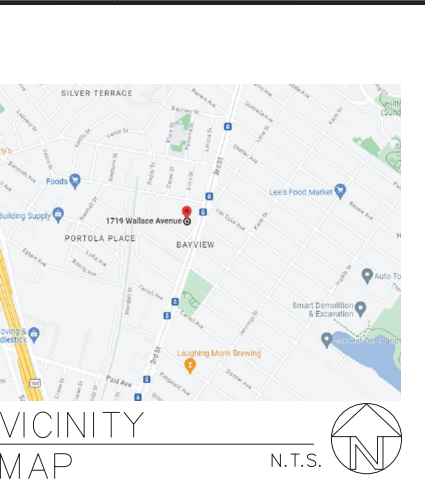
DESIGN/ENGINEERING TEAM:
 INNCON DESIGN
 6000 GEARY BLVD, SUITE 101
 SAN FRANCISCO, CA 94121
 (415) 702-6889
 EMAIL: INNCONDESIGN@GMAIL.COM

HAZARDOUS MATERIAL MANAGEMENT PLAN AND HAZARDOUS MATERIALS INVENTORY STATEMENT

- THE WILL BE NO HAZARDOUS MATERIALS USED OR STORED AT THIS FACILITY PER PHYSICAL HAZARD SFFC 5001.2.2.1.
- THIS FACILITY WILL NOT BE USED FOR CANNABIS AND PLANT EXTRACTION, THERE WILL BE NO EXTRACTING UTILIZING FLAMMABLE GASSES OR FLAMMABLE CRYOGENIC FLUIDS.

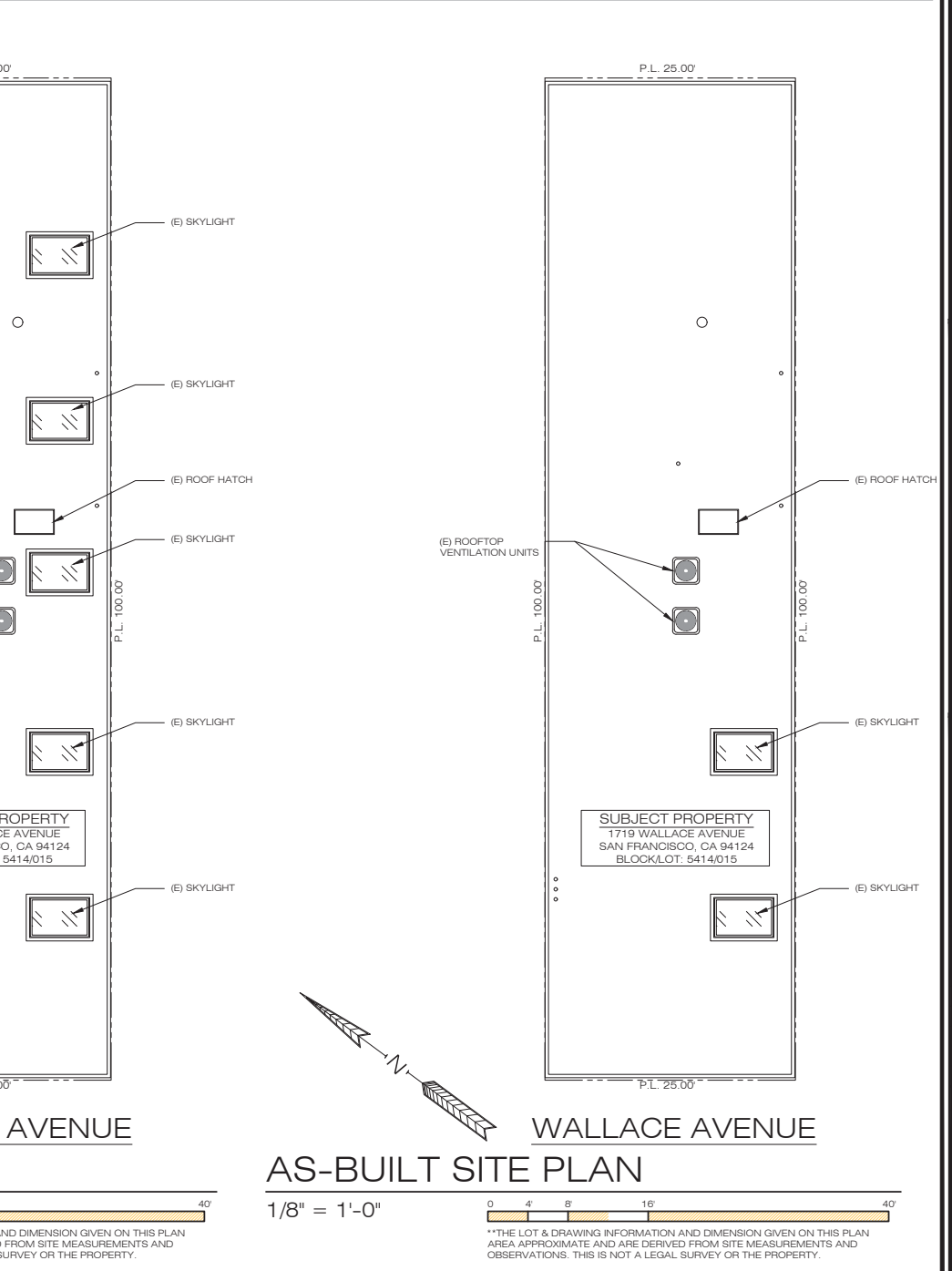
SUMMARY OF ACTIVITIES / USE

PROCESS / MATERIAL	YES	NO
PROPANE		X
BUTANE		X
CO2		X
FLAMMABLE LIQUID DISTILLATION / EVAPORATIVE PROCESS EQUIPMENT		X
VACUUM OVENS		X
REFRIGERATORS / FREEZERS		X
EXTRACTION ROOM		X
EXTRACTION BOOTH		X
EXTRACTION HOOD		X
HEATERS / COOKING APPLIANCES		X
FURNACE / INCINERATOR / OVENS		X
OFF-GASSING / DE-GASSING AREAS		X
HAZARDOUS EXHAUST SYSTEM - CUSTOM		X
HAZARDOUS EXHAUST SYSTEM - PRE-FAB BY VENDOR		X
POST OIL PROCESSING OIL REFINING / WINTERIZATION		X
- DISTILLATION		X
- HEATED BOIL-OFF / EVAPORATIVE		X
- OTHER (PLEASE DESCRIBE)		X
FILLING OF LPG TANK FROM BULK SUPPLY TANK ON SITE		X



COMPLY W/ NOV#202309156 COMMERCIAL T.I. LEGALIZE AS-BUILT CANNABIS OPERATION

1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124
 BLOCK/LOT: 5414/015



INNCON DESIGN
 SUBSIDIARY OF INNOVATIVE CONSTRUCTION IMPLEMENT & DESIGN CO.
 INNCON DESIGN ELECTRIC.

Address: 6000 GEARY BLVD, SUITE 101
 SAN FRANCISCO, CA 94121
 Tel: 415 702 6889
 Email: INNCONDESIGN@GMAIL.COM

APPLICANT:
 KENNY LUU
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

SHEET TITLE:
 GENERAL NOTE, SITE PLAN, COVER SHEET, LEGEND, VICINITY MAP AND SITE PLAN

JOB ADDRESS:
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

BLOCK/LOT: 5414/015

NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
2	08/15/2024 (PLN)

DESIGNED: PETER CHOW
 DRAWN: PETER CHOW
 SCALE: AS SHOWN
 FILE:

PROJECT NO: 230628
 DATE: 07/05/2023
 CHECKED: C.C.
 REVIEWED: C.C.
 CONSULTANT:

A1.0
 OF SHEETS

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 1719 WALLACE AVENUE

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.

- The proposed use of the project is _____ (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: 1ST FLOOR
- 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 2023 Valuation Threshold of **\$166,172.00**.
- 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:

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

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

C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.

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

E: Proposed project is 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 AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is: _____

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

	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)	Non-compliant request UHRH 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"/>	A2.0, A2.1, A2.2
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.0, A2.1, A2.2
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.2
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.0, A2.1, A2.2
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).

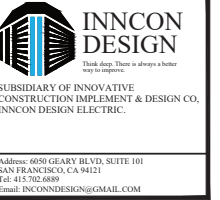
CBC Section 11B-202.4, Exception 9 (abbreviated). In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project 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)	\$ _____	\$ _____
--	----------	----------



APPLICANT:

KENNY LUU

1719 WALLACE AVENUE
SAN FRANCISCO, CA 94124

SHEET TITLE:

DA CHECKLIST

JOB ADDRESS:

1719 WALLACE AVENUE
SAN FRANCISCO, CA 94124

BLOCK/LOT: 5414/015

NO.	REVISIONS/SUBMISSIONS
△	01/17/2024 (PLN)
△	08/15/2024 (PLN)

DESIGNED: PETER CHOW	PROJECT NO. 23062B
DRAWN: PETER CHOW	DATE: 07/05/2023
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D	CONSULTANT:
SHEET	

A1.1
OF SHEETS

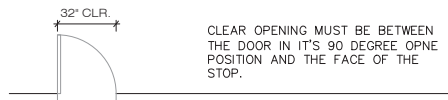
ACCESSIBILITY NOTES

A. CORRIDORS

- EVERY AISLE SHALL BE NOT LESS THAN 3'-0" WIDE IF SERVING ONLY ONE SIDE AND NOT LESS THAN 3'-8" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE FARTHEST POINT FROM AN EXIT CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1'-1/2" FOR EACH 3'-0" IN LENGTH TOWARD THE EXIT. CROSS AISLE OR FOYER WITH CONTINENTAL SEATING SIDE AISLES SHALL NOT BE LESS THAN 44" IN WIDTH.

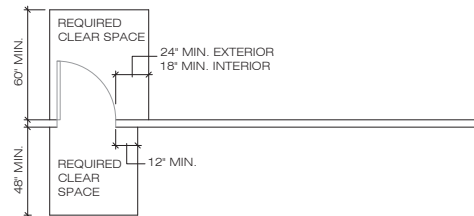
B. DOORS

- DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90° AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 32".
- HINGED DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
- PUSH EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS. COMPENSATING DEVICES CENTER PLANE OF SLIDING OR FOLDING DOORS, COMPENSATING OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FORE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL NOT EXCEED 15 LBS.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC & SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- ALL HANDICAP ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



C. LEVEL FLOOR OR LANDING

- THE FLOOR OR LANDING ON EA. SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND LENGTH OPPOSITE THE DIRECTION OF DOOR SWING 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

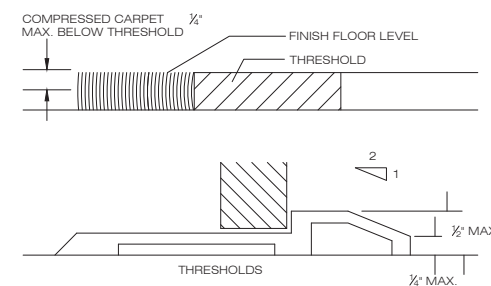


D. HARDWARE

- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE. BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE W/O REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

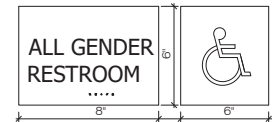
E. THRESHOLDS

- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF A DOORWAY. CHANGE IN LEVEL BETWEEN 1/2" AND 1/2" SHALL BE BEVELED W/ A SLOPE NO GREATER THAN 1:2. CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED WITH A RAMP.

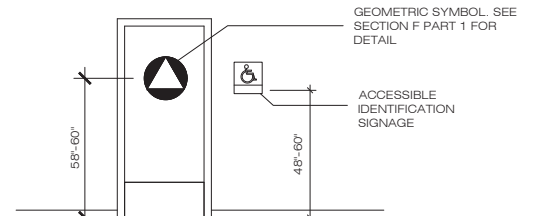


F. IDENTIFICATION SYMBOLS

- DOORWAYS LEADING TO MENS SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/2" THICK W/ EDGES 1/2" AND A VERTEX POINTING UPWARD. WOMENS SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/2" THICK AND 1/2" IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/2" THICK, 1/2" IN DIAMETER W/ A 1/2" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 1/2" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60". THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.



ALL GENDER TOILET ENTRY SIGN

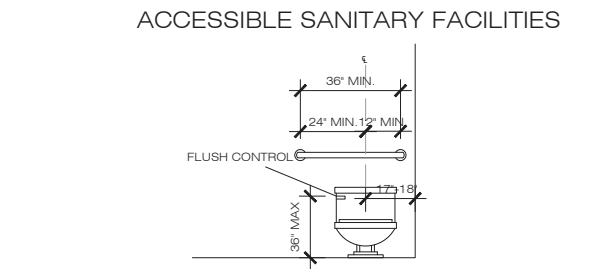
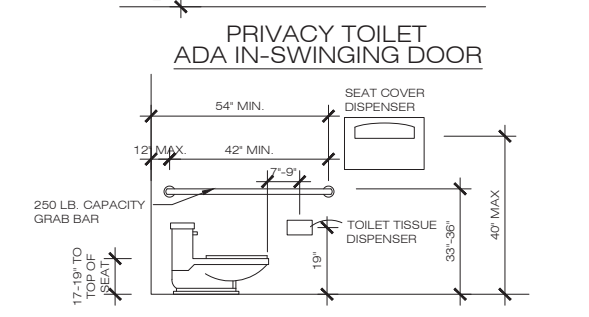
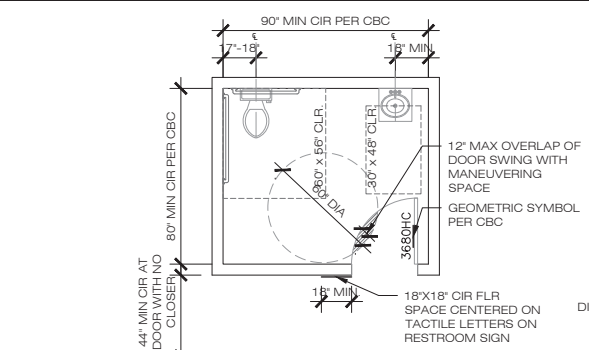


RAISED CHARACTERS AND BRAILLE ARE LOCATED AT A MIN. OF 48" MEASURED FROM THE ABOVE FINISH FLOOR AND THE BASELINE OF THE LOWEST LINE OF BRAILLE AND A MAX. OF 60" MEASURED FROM THE BASELINE OF THE HIGHEST CHARACTER RAISED.

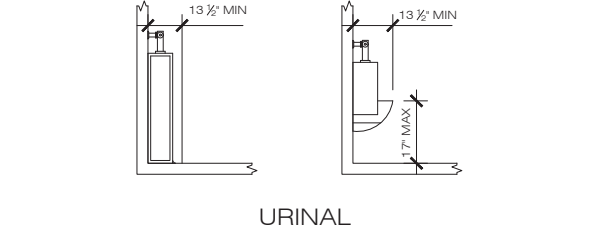
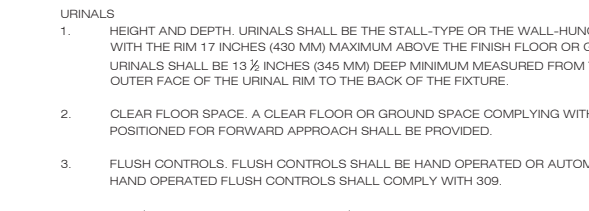
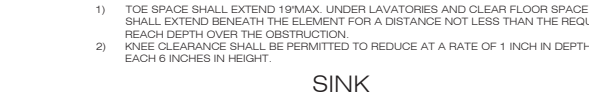
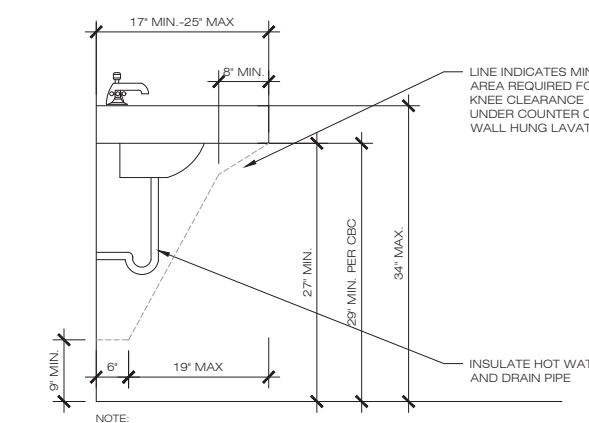
- TACTILE EXIT SIGNS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS: A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, 'EXIT.' B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, 'EXIT ROUTE.' C. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, 'EXIT ROUTE.'
- TACTILE EXIT SIGNS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS: A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, 'EXIT.' B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, 'EXIT ROUTE.' C. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, 'EXIT ROUTE.'

G. TOILET FIXTURES & ACCESSORIES

- LAVATORY FIXTURES: THE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES.
- A CLEAR FLOOR SPACE 30" X 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOORSPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY.
- LAVATORIES ADJACENT TO WALL SHALL BE MOUNTED WITH A MIN. DISTANCE 18" TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" AFF & WITH A CLEARANCE OF 24" MIN. AFF TO THE BOTTOM OF THE APRON W/ KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. 30" IN WIDTH W/ 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR AND A MIN. 17" DEEP FROM THE FRONT OF THE LAVATORY.
- HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. 17" AND A MAX. 19" MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" AFF. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE.

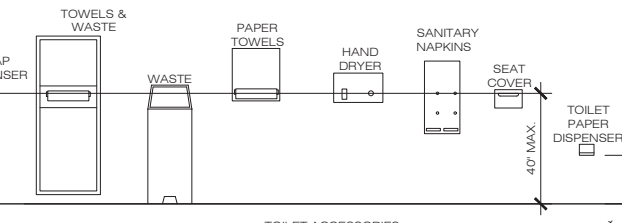


H. COUNTER WITH LAVATORY

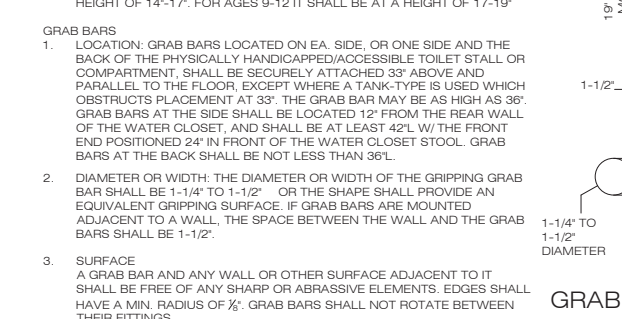


H. COUNTER WITH LAVATORY

- MIRRORS SHALL BE MOUNTED W/ THE BOTTOM EDGE NO HIGHER THAN 40" AFF.
- TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" AFF.

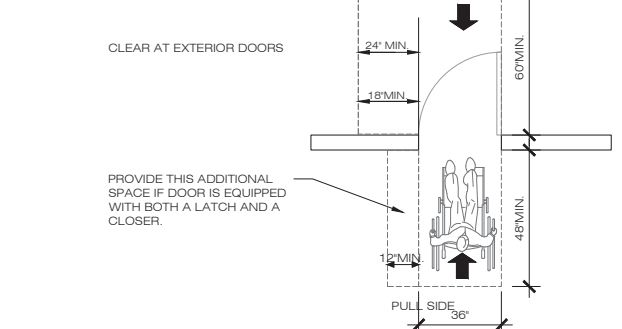


- TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 7-9" IN FRONT OF THE WATER CLOSET TO THE CENTER LINE OF THE DISPENSER. THE OUTLET DISPENSER SHALL BE AT A HEIGHT OF 19" MIN. (EXCEPTION: FOR CHILDREN INTENDED USAGE AGE 5-8 SHALL BE AT A HEIGHT OF 14-17"; FOR AGES 9-12 IT SHALL BE AT A HEIGHT OF 17-19")



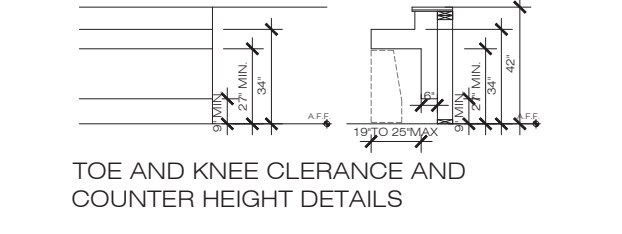
- LOCATION: GRAB BARS LOCATED ON EA. SIDE, OR ONE SIDE AND THE BACK OF THE PHYSICALLY HANDICAPPED/ACCESSIBLE TOILET STALL OR COMPARTMENT. SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WHERE A TANK-TYPE IS USED WHICH OBSTRUCTS PLACEMENT AT 33". THE GRAB BAR MAY BE AS HIGH AS 36". GRAB BARS AT THE SIDE SHALL BE LOCATED 12" FROM THE REAR WALL OF THE WATER CLOSET, AND SHALL BE AT LEAST 42" W/ THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36".
- DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
- SURFACE: A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". GRAB BARS SHALL NOT ROTATE BETWEEN THEIR FITTINGS.
- GRAB BAR FOR INTENDED FOR CHILDREN USE FOR AGES 5-8 SHALL BE AT A HEIGHT OF 20-25" AND FOR AGES 9-12 IT SHALL BE AT A HEIGHT OF 25-27"

I. FRONT APPROACH



- GENERAL: SPACE UNDER AN ELEMENT BET THE F.F. OR GND SHALL BE 9" INCHES CONSIDERED TOE CLEARANCE.
- MAXIMUM DEPTH, TOE CLEARANCE SHALL EXTEND 25" INCHES MAXIMUM UNDER DINING COUNTER.
- MINIMUM REQUIRED DEPTH, TOE CLEARANCE SHALL EXTEND 17" INCHES MINIMUM UNDER THE DINING COUNTER.
- ADDITIONAL CLEARANCE, SPACE EXTENDING GREATER THAN 6" INCHES BEYOND THE AVAILABLE KNEE CLEARANCE AT 9" INCHES ABOVE THE F.F. OR GND.
- WIDTH, TOE CLEARANCE SHALL BE 30" INCHES WIDE MINIMUM.

- GENERAL: SPACE UNDER AN ELEMENT BETWEEN 9" INCH AND 27" INCHES ABOVE THE F.F. OR GND. SHALL BE CONSIDERED KNEE CLEARANCE.
- MAXIMUM DEPTH, KNEE CLEARANCE SHALL EXTEND 25" INCHES MAXIMUM UNDER DINING COUNTER AT 9" INCH ABOVE THE F.F. AND GND.
- MINIMUM REQUIRED DEPTH, KNEE CLEARANCE SHALL BE 19" INCHES DEEP MINIMUM AT 9" INCHES ABOVE THE F.F. OR GND, AND 8" INCHES DEEP MINIMUM AT 27" INCHES ABOVE THE F.F. OR GND.



TOE AND KNEE CLEARANCE AND COUNTER HEIGHT DETAILS

INNCON DESIGN
SUBSIDIARY OF INNOVATIVE CONSTRUCTION IMPLEMENT & DESIGN CO.
INNCON DESIGN ELECTRIC.
Address: 4009 GEARY BLVD, SUITE 101
SAN FRANCISCO, CA 94121
Tel: 415.702.6889
Email: INNCONDESIGN@GMAIL.COM

APPLICANT:
KENNY LUU
1719 WALLACE AVENUE
SAN FRANCISCO, CA 94124

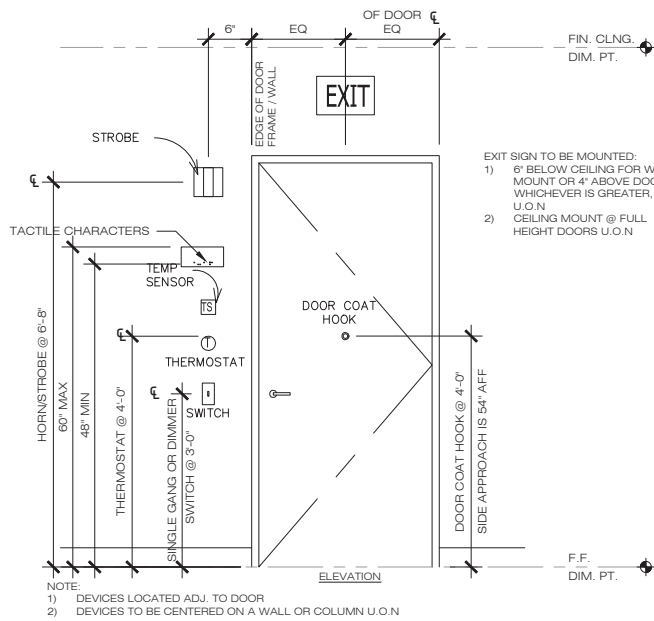
SHEET TITLE:
ACCESSIBILITY NOTES

JOB ADDRESS:
1719 WALLACE AVENUE
SAN FRANCISCO, CA 94124

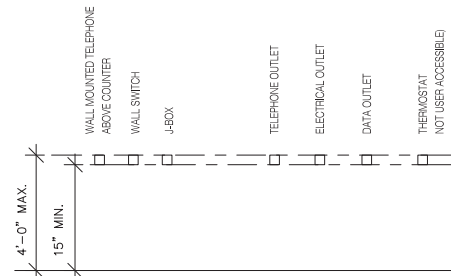
BLOCK/LOT: 5414/015

NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
2	08/15/2024 (PLN)

DESIGNED:	PROJECT NO.
PETER CHOW	230628
DRAWN:	DATE:
PETER CHOW	07/05/2023
SCALE:	CHECKED:
AS SHOWN	C.C.
FILE:	REVIEWED:
	C.C.
VIEW:	CONSULTANT:
2-D	
SHEET	

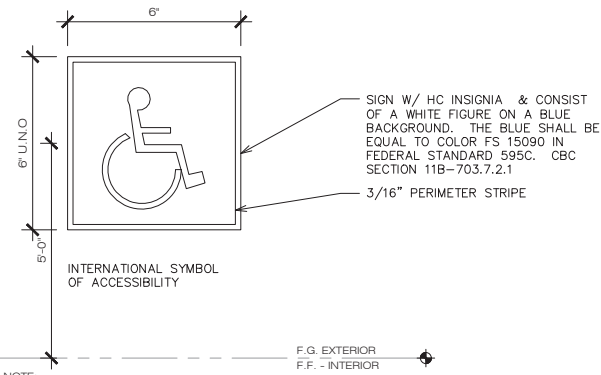


ADA HEIGHT REQUIREMENTS



- NOTE:
 1) REACH RANGES TO COMPLY WITH CBC 11B-308
 2) DIMENSIONS ARE TO THE TOP OF BOTTOM OF OUTLET BOXES

ELECTRICAL DEVICES



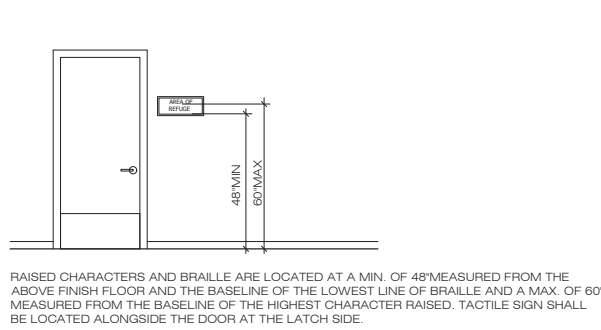
- NOTE:
 1) MOUNT PER ELEVATIONS.
 2) SIGN MATERIALS: UNTID

EXTERIOR - 12GA. HOT ROLLED SHEET STEEL, FLUSH MOUNTED TO BLDG. W/FASTENERS TO SUIT BLDG SUBSTRATE.

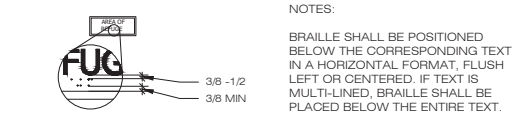
ACCESSIBILITY SIGN

- DRINKING FOUNTAIN SHALL COMPLY WITH CLEAR FLOOR SPACE WITH FORWARD APPROACH AND KNEE AND TOE CLEARANCE.
- MANUAL ACTIVATION SHALL COMPLY WITH OPERABLE PARTS. THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND BE WITHIN 6 INCHES OF THE FRONT EDGE OF THE FOUNTAIN OR AN AUTOMATIC ELECTRONICALLY CONTROLLED DEVICE.
- THE SPOUT OUTLETS SHALL BE A MAXIMUM OF 36 INCHES ABOVE THE FINISH FLOOR OR GROUND.
- THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.
- THE SPOUT SHALL PROVIDE A FLOW OF WATER THAT IS MINIMUM OF 4 INCHES HIGH AND SHALL BE LOCATED A MAXIMUM OF 5 INCHES FROM THE FRONT OF THE DRINKING FOUNTAIN UNIT. THE ANGLE OF WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE AS THE SPOUTS OF THE UNIT ARE LOCATED LESS THAN 3 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM. WHERE SPOUTS THAT ARE LOCATED BETWEEN 3-5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF WATER SHALL BE A MAXIMUM OF 15 DEGREES.
- FOR DRINKING FOUNTAINS FOR STANDING PERSON, THE SPOUT OUTLETS SHALL BE A MINIMUM OF 38 INCHES AND A MAXIMUM OF 43 INCHES ABOVE THE FINISH FLOOR OR GROUND.
- FOR WALL AND POST MOUNTED CANTILEVERED DRINKING FOUNTAINS SHALL BE INSTALLED BETWEEN A DEPTH OF 18-19 INCHES.
- ALL DRINKING FOUNTAINS SHALL BE LOCATED AND INSTALLED WITHIN ALCOVES, POSTIONT COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITION SO AS NOT TO ENCRUCH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE A MINIMUM OF 32 INCHES WIDE AND 18 INCHES DEEP.

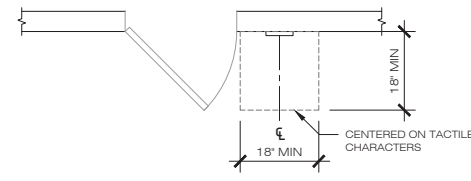
DRINKING FOUNTAINS



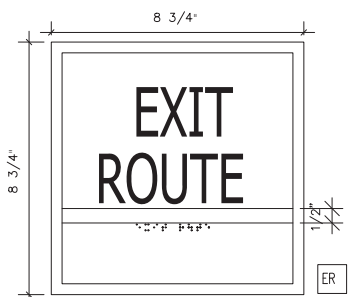
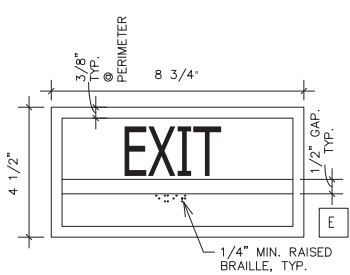
RAISED CHARACTERS AND BRAILLE ARE LOCATED AT A MIN. OF 48" MEASURED FROM THE ABOVE FINISH FLOOR AND THE BASELINE OF THE LOWEST LINE OF BRAILLE AND A MAX. OF 60" MEASURED FROM THE BASELINE OF THE HIGHEST CHARACTER RAISED. TACTILE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.



- NOTES:
 BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT.
- TACTILE EXIT SIGNS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS: A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT." B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." C. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."



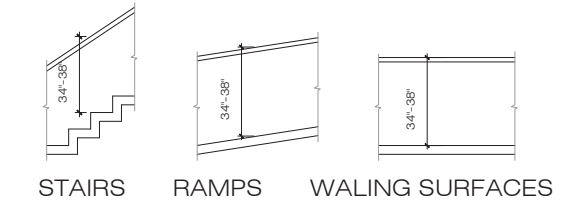
TACTILE SIGN DETAIL



- NOTES:
 1) ALL SIGNAGE TO BE MOUNTED 5'-0" A.F.F. TO CENTER OF SIGN
 2) CALIFORNIA GRADE 2 BRAILLE PER CBC 11B-703.3

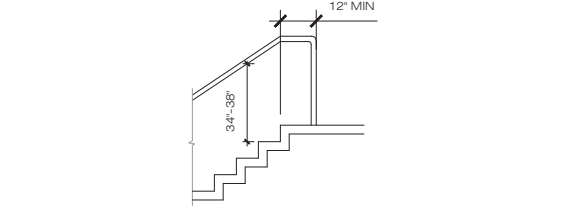
ACCESS COMPLIANT SIGNAGE

- HANDRAILS**
- HANDRAILS PROVIDED ALONG WALKING SURFACES COMPLYING WITH 403, REQUIRED AT RAMP COMPLIING WITH 405, AND REQUIRED AT STAIRS COMPLYING WITH 504 SHALL COMPLY WITH 505.
 - HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMP PER 505.2.
 - CONTINUITY: HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMP SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS PER 505.3
 - HEIGHT: TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (865 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE WALKING SURFACES, STAIR NOSING, AND RAMP SURFACES. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSING, AND RAMP SURFACES.



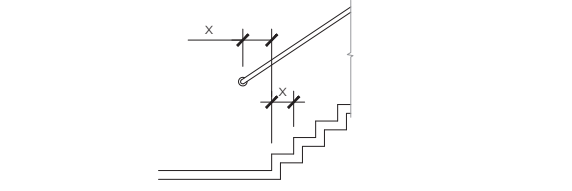
I. HANDRAIL EXTENSION

- TOP EXTENSION AT STAIR: AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- BOTTOM EXTENSION AT STAIRS: AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE AT LEAST EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.



J. ADDITIONAL REQUIREMENTS

- THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48" AFF, GROUND SURFACE OR SIDEWALK.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.
- IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

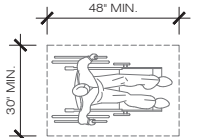


K. AUTOMATIC DOORS

- AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE. SEE "REFERENCED STANDARDS" IN CHAPTER 1). LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19.

L. PLATFORM LIFTS

- PLATFORM LIFTS SHALL COMPLY WITH ASME A18.1. PLATFORM LIFTS SHALL NOT BE ATTENDANT-OPERATED AND SHALL PROVIDE UNASSISTED ENTRY AND EXIT FORM THE LIFT.
- FLOOR SURFACE: FLOOR SURFACES IN PLATFORM LIFTS SHALL COMPLY WITH 302 AND 303.
- CLEAR FLOOR SPACE: CLEAR FLOOR SPACE IN PLATFORM LIFTS SHALL COMPLY WITH 305.



- PLATFORM TO RUNWAY CLEARANCE: THE CLEARANCE BETWEEN THE PLATFORM SILL AND THE EDGE OF ANY RUNWAY LANDING SHALL BE 1 INCH (32MM) MAXIMUM.
- OPERABLE PARTS: CONTROLS FOR PLATFORM LIFTS SHALL COMPLY WITH 309. A. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2N) MAXIMUM.
- DOORS AND GATES: PLATFORM LIFTS SHALL HAVE LOW-ENERGY POWER-OPERATED DOORS OR GATES COMPLYING WITH 404.3. DOORS SHALL REMAIN OPEN FOR 20 SECONDS MINIMUM. END DOORS AND GATES SHALL PROVIDE A CLEAR WIDTH 32 INCHES (815MM) MINIMUM. SIDE DOORS AND GATES SHALL PROVIDE A CLEAR WIDTH 42 INCHES (1065MM) MINIMUM.
- ACCESSIBLE MEANS OF EGRESS: STANDBY POWER SHALL BE PROVIDED FOR PLATFORM LIFTS PERMITTED BY CHAPTER 10, SECTION 1007.5 TO SERVE AS A PART OF AN ACCESSIBLE MEANS OF EGRESS. TO ENSURE CONTINUED OPERATION IN CASE OF PRIMARY POWER LOSS, PLATFORM LIFTS SHALL BE PROVIDED WITH STANDBY POWER OR WITH SELF-RECHARGEABLE BATTERY POWER THAT PROVIDED SUFFICIENT POWER TO OPERATE ALL PLATFORM LIFT FUNCTIONS FOR A MINIMUM OF FIVE UPWARD AND DOWNWARD TRIPS.

M. ACCESSIBLE ROUTE

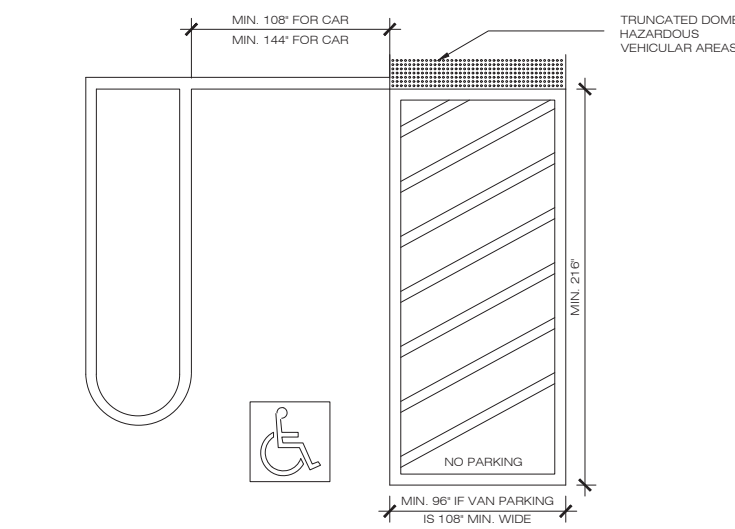
- ACCESSIBLE ROUTES SHALL COMPLY WITH 402.
- COMPONENTS: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20. DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARE SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4.
- WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.
- FLOOR OR GROUND SURFACE: FLOOR OR GROUND SURFACES SHALL COMPLY WITH 302.
- THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- CHANGES IN LEVEL: CHANGES IN LEVEL SHALL COMPLY WITH 303.
- WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH 403.5.

O. ACCESSIBLE PARKING

- VEHICLE PARKING**
- CAR AND VAN PARKING SPACES SHALL BE 216" LONG MIN. CAR PARKING SPACES SHALL BE 108" WIDE MIN. AND 144" FOR VAN PARKING SPACES.

- ACCESS AISLE**
- ACCESS AISLES SERVING PARKING SPACES SHALL BE 60" MIN. WIDE AND THE LENGTH TO EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE
 - TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE
 - ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAX. 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MIN. OF 12" IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.
 - ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. IT SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.

- IDENTIFICATION**
- PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND. ADDITIONAL SIGN OR LANGUAGE WITH THE DESIGNATION "VAN ACCESSIBLE" SHALL BE REQUIRED FOR VAN PARKING SPACES.
 - SIGNS SHALL BE 60" MIN. A.F.F. OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN
 - SIGNS SHALL BE REFLECTORIZED WITH A MIN. AREA OF 70 SQUARE INCHES
 - ADDITION LANGUAGE OR SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250"
- LOCATION**
- IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE AND SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.



NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
2	08/15/2024 (PLN)

DESIGNED: PETER CHOW	PROJECT NO. 230628
DRAWN: PETER CHOW	DATE: 07/05/2023
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D	CONSULTANT:

NO.	REVISIONS/SUBMISSIONS
△	01/17/2024 (PLN)
△	08/15/2024 (PLN)

DESIGNED: PETER CHOW	PROJECT NO. 23062B
DRAWN: PETER CHOW	DATE: 07/05/2023
SCALE: AS SHOWN	CHECKED: C.C.
FILE:	REVIEWED: C.C.
VIEW: 2-D SHEET	CONSULTANT:

2.17 Submittal Guidelines for Cannabis and Plant Cultivation Facilities (2019)

Reference: 2019 San Francisco Fire Code (SFFC) §§ 916, 5001, 5307, Chapters 50, 55, 57, 58

Purpose: The purpose of developing comprehensive guidelines is to provide consistent methods to assist designers and engineers in the submittal requirements for review by the San Francisco Fire Department (SFFD) for all cannabis and plant growth cultivation facilities and operations. This information is not intended to be a complete list of all required information. The items below are highlighted for use as a guideline when submitting plans for review by SFFD, as they are not typical review items with Tenant Improvement, Change of Use, and MEP plans. Additional information may be required if regulated elsewhere in the applicable provisions of the SFFC, San Francisco Building Code (SFBC), or as sanctioned by the California State Fire Marshal.

Scope: The guidelines in this administrative bulletin shall apply to all cannabis and plant growth cultivation facilities and operations in the City and County of San Francisco. All plans relating to these uses and occupancies shall be reviewed on intake (submittal) basis only.

Requirements for Review:

For any of the following items, a building permit is required to be filed through San Francisco Department of Building Inspection (SFDI) for review by SFFD. Two sets of overall site plans drawn to a minimum scale of 1/8" equals 8 feet shall be submitted for review. Plans shall be submitted on a minimum sheet size of 11" X 17". Callouts and labels shall be legible and clear, with minimum 1/8" text size. The scope of work shall be indicated on the plans per each relevant item outlined below. No additional information that would make the plan difficult to review shall be included on the plans. This review is not part of the over the counter plan review service provided by the SFFD. Plans will be reviewed in the order they are received. Designers and Engineers are encouraged to submit plans as far in advance as possible to avoid any costly changes in the later stages of a project.

All plans shall include a Hazardous Materials Management Plan and a Hazardous Materials Inventory Statement per SFFC 5001.5. If no hazardous materials will be used or stored, this declaration shall be clearly made on the cover of the plans submittals. A letter containing a statement of competency and experience shall be signed/stamped by a Certified Industrial Hygienist or a Professional Engineer with relevant knowledge of hazardous materials safety.

Hazardous Materials Management Plan (HMMP) shall include information per SFFC 5001.5.1, and the following:

- Each storage and use area shall include the names of chemicals to be used, and quantities
- Name of the trained Fire Department Liaison and contact information
- Container Unit size, type, and material when in use or being handled
- Label locations/areas where heat applications take place

Hazardous Materials Inventory Statement (HMIS) shall include information per SFFC 5001.5.2, and the following:

- Provide locations where the material is stored/used, and which control area
- For each control area, provide an aggregate tabulation showing whether each control area exceed Maximum Allowable Quantities (MAQs) or not.
- Identify whether or not a physical hazard exists per SFFC 5001.2.2.1

All fuel fired appliances shall comply with 2019 SFFC 603 and the 2019 CA Mechanical Code (CMC).

All electrical equipment wiring and hazards must comply with SFFC 604 and CA Electrical Code (CEC). Plans shall clarify what, if any heating methods are to be used. Provide an equipment listing and schedule. Clarify if there are any fuel fired heating or boiler equipment, use of electrical, natural gas, or any oil-burning equipment. Plans should clearly show how warmth/heating will be achieved for cultivation of plant growth. Please refer to 2019 SFFC 603, 2015 NFPA 37, 2015 NFPA 54, 2019 CMC and California Plumbing Code. Use of propane as a fuel source to produce carbon dioxide is not allowed.

No storage is allowed in corridors.

Sprinkler system minimum design shall be Ordinary Hazard Group 2 for the entire cultivation facility. The design may be increased depending on Hazardous Materials use/storage quantities, miscellaneous and high-piled storage conditions.

CONSTRUCTION / BUILDING PERMIT REQUIREMENTS

Hazardous Materials – (for amounts greater than CFC Table 105.6.20)

- A construction/building permit is required to install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a storage facility or other area regulated by Chapter 50
- Scope of work on the cover page of plans submittals shall clearly state this information. The SFDI permit application form shall also include the term "hazardous materials", the material name(s) and quantities for SFFD review. If on addenda schedule, this must be included in one of the addendum titles.
- Plans Submittals shall include specific information and details per CFC Chapter 50 and respective chapters relevant to the material being used/stored, and its form.

Compressed Gases (for amounts greater than CFC Table 105.6.8)

- A construction/building permit is required to install, repair damage to, abandon, remove, place temporarily out of service, or close or substantially modify a compressed gas system.
- Scope of work on the cover page of plans submittals shall clearly state this information. The SFDI permit application form shall also include the term "compressed gas" and/or "compressed gas piping" for SFFD review. If on addenda schedule, this must be included in one of the addendum titles. Please identify the quantity and material name(s) to be used/stored in the permit application scope of work.
- Plans Submittals shall include specific information and details per CFC Section 5307 – Compressed Gases Not Otherwise Related, and if applicable CFC Section 916 – Gas Detection Systems

TABLE 105.6.8
PERMIT AMOUNTS FOR COMPRESSED GASES

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100 lbs.)
Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications	875 (100 lbs.)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200
Highly toxic	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

Cryogenic Fluids (for amounts greater than CFC Table 105.6.10)

- A construction/building permit is required for installation of or alteration to outdoor stationary cryogenic fluid storage systems.
- Scope of work on the cover page of plans submittals shall clearly state this information. The SFDI permit application form shall also include the term "cryogenic fluid" and/or "cryogenic fluid/gas piping" for SFFD review. If on addenda schedule, this must be included in one of the addendum titles.
- Plans Submittals shall include specific information and details per CFC Chapters 55 and 58.
- Please identify the quantity and material names(s) to be used/stored in the permit application scope of work.

TABLE 105.6.10
PERMIT AMOUNTS FOR CRYOGENIC FLUIDS

TYPE OF CRYOGENIC FLUID	INSIDE BUILDING (gallons)	OUTSIDE BUILDING (gallons)
Flammable	More than 1	60
Inert	60	500
Oxidizing (includes oxygen)	10	50
Physical or health hazard not indicated above	Any Amount	Any Amount

For SI: 1 gallon = 3.785 L.

Flammable and Combustible Liquids

- A construction/building permit is required to install, alter, remove, abandon or otherwise dispose of a flammable or combustible liquid tank.
- Scope of work on the cover page of plans submittals shall clearly state this information. The SFDI permit application form shall also include the term "flammable liquid", "combustible liquid", and/or "flammable/combustible liquid tank" for SFFD review. If on addenda schedule, this must be included in one of the addendum titles.
- Please identify the quantity and material names(s) to be used/stored in the permit application scope of work.
- Plans Submittals shall include specific information and details per CFC Chapter 57.

Gas Detection Systems

- A construction/building permit is required for installation of or modification to gas detection systems.
- Scope of work on the cover page of plans submittals shall clearly state this information. The SFDI permit application form shall also include the term "Gas Detection System per CFC Section 916" for SFFD review. If on addenda schedule, this must be included in one of the addendum titles.
- Plans Submittals shall include specific information and details per CFC Section 916.

SFFD OPERATIONAL PERMIT REQUIREMENTS

Operational permits may be required including **Plant Extraction Systems, Indoor Cannabis Cultivation, Compressed Gases, Cryogenic Fluids, Flammable and Combustible Liquids, Hazardous Materials, High-Piled Storage, Miscellaneous Combustible Storage.** Please review SFFC 105.6 for detailed requirements. A copy of the approved plans reviewed by SFFD Plan Check and issued by SFDI may be required for reference in order to apply for issuance of SFFD Operational Permits. Please contact the SFFD Permit Center at (628) 652-3260 for more information.

APPLICANT:
KENNY LUU
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

SHEET TITLE:
FLOOR PLAN

JOB ADDRESS:
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

BLOCK/LOT: 5414/015

NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
2	08/15/2024 (PLN)

DESIGNED: PETER CHOW	PROJECT NO. 230628
DRAWN: PETER CHOW	DATE: 07/05/2023
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VIEW: 2-D	CONSULTANT:

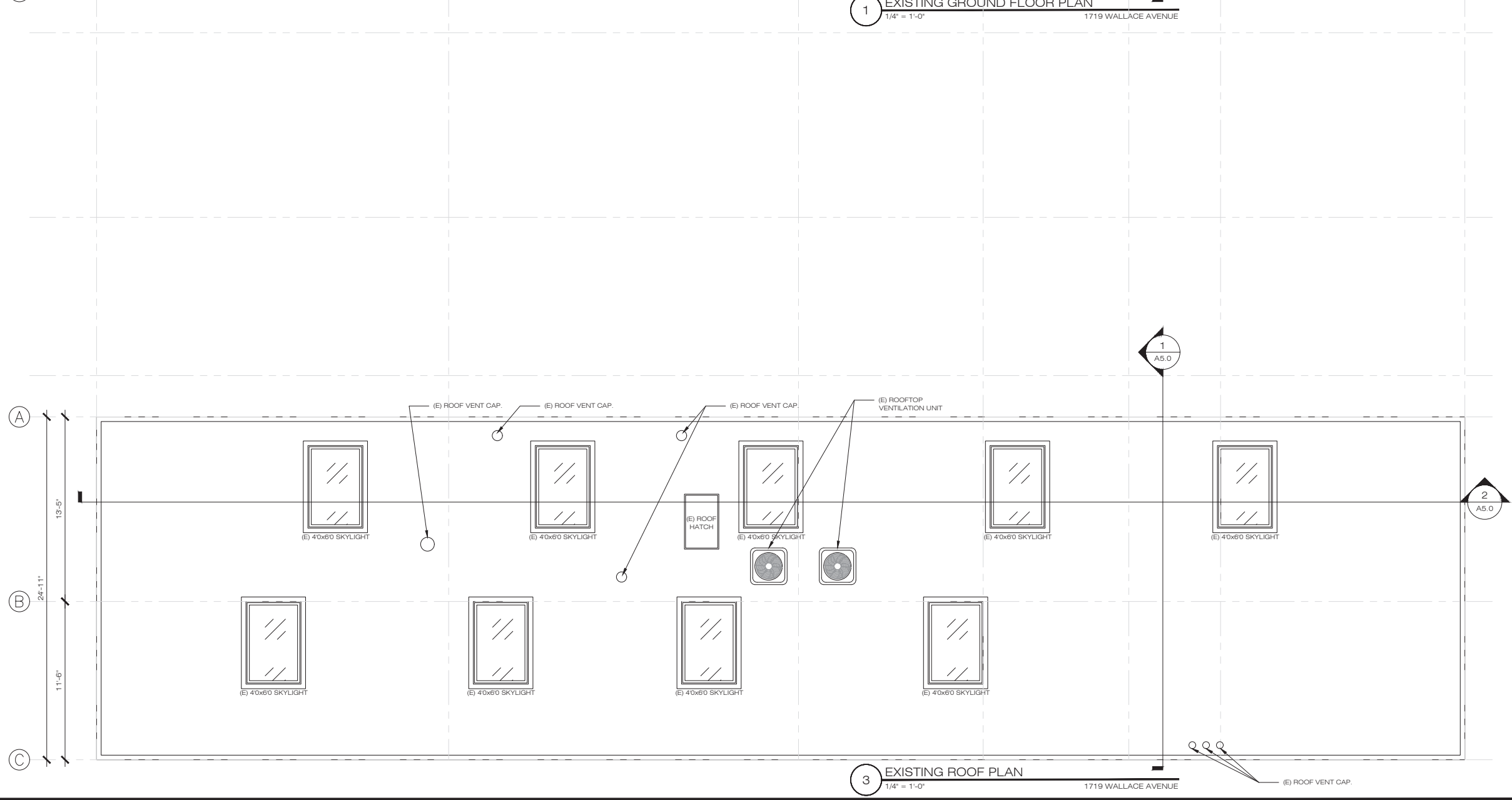
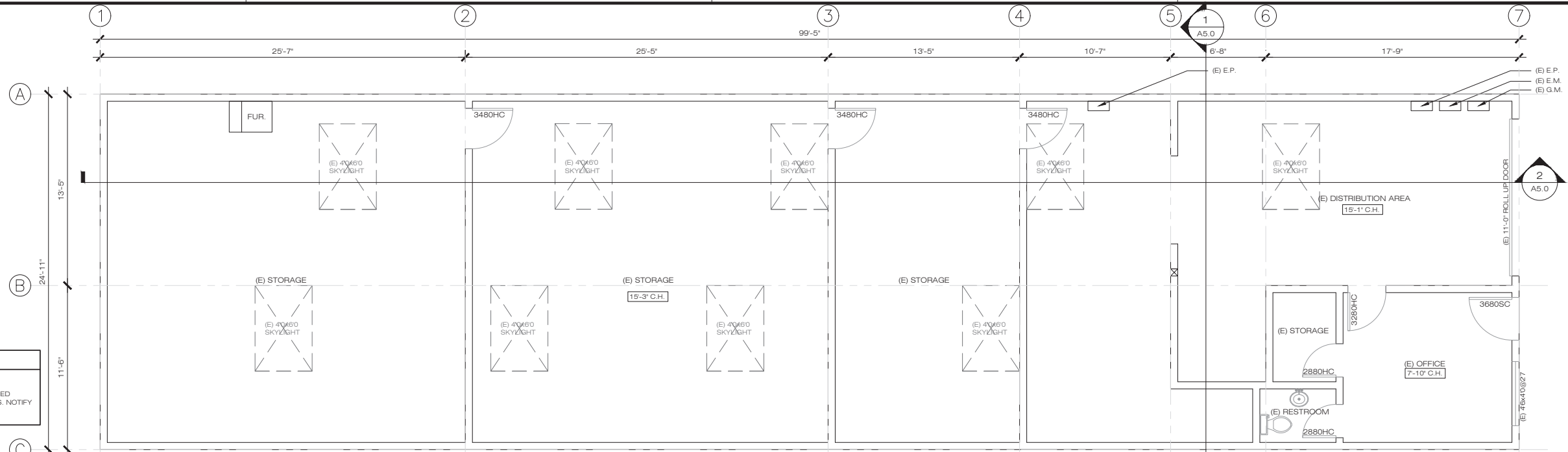
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DRAWING LEGEND

















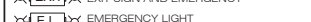
- EXISTING WALL TO REMAIN
- EXISTING NON-BEARING WALL TO BE REMOVED
- NEW PARTITION WALL
- WALL TO BE LEGALIZE
- NEW WALL BEARING WALL
- NEW CONCRETE WALL
- 1-HR. RATED WALL
- 2-HR. RATED WALL
- 3-HR. RATED WALL
- WALL WITH R-VALUE INSULATION
- KEY NOTES
- CLEAR FLOOR SPACE
- TACTILE SIGN PER CBC 1011
- PATH OF TRAVEL
- EXIT SIGN AND EMERGENCY
- EMERGENCY LIGHT
- FIRE EXTINGUISHER

SHEET NOTES

- DIMENSION OBTAINED FM SITE CONDITION.
- FIELD VERIFY EXISTING CONDITION AND SUBDIVIDED TENANT SPACE AS INDICATED ON THE DRAWINGS. NOTIFY THE CITY REPRESENTATIVE OF VARIATIONS OR DISCREPANCIES.

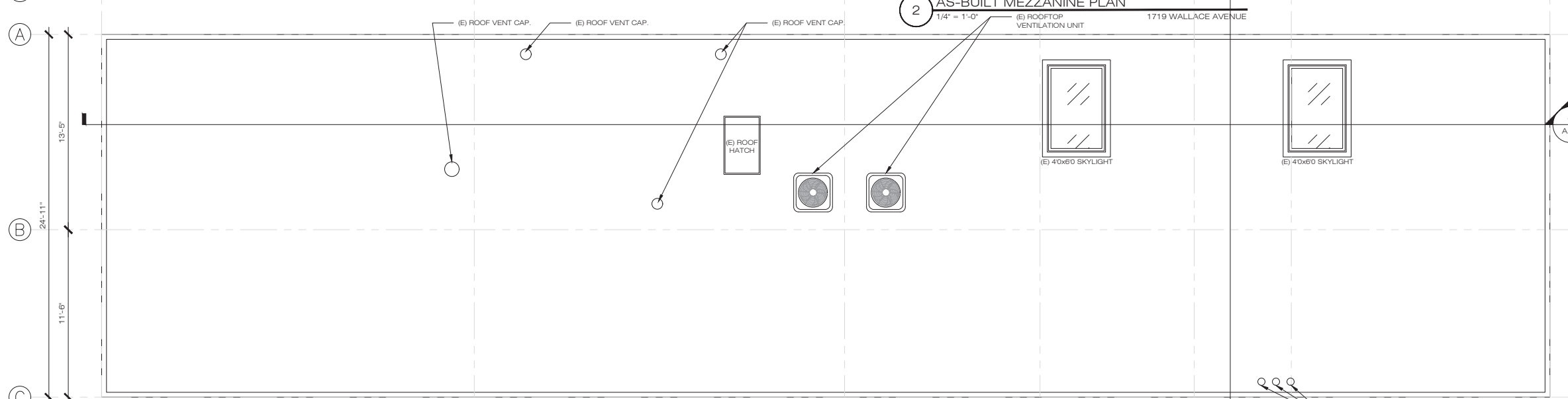
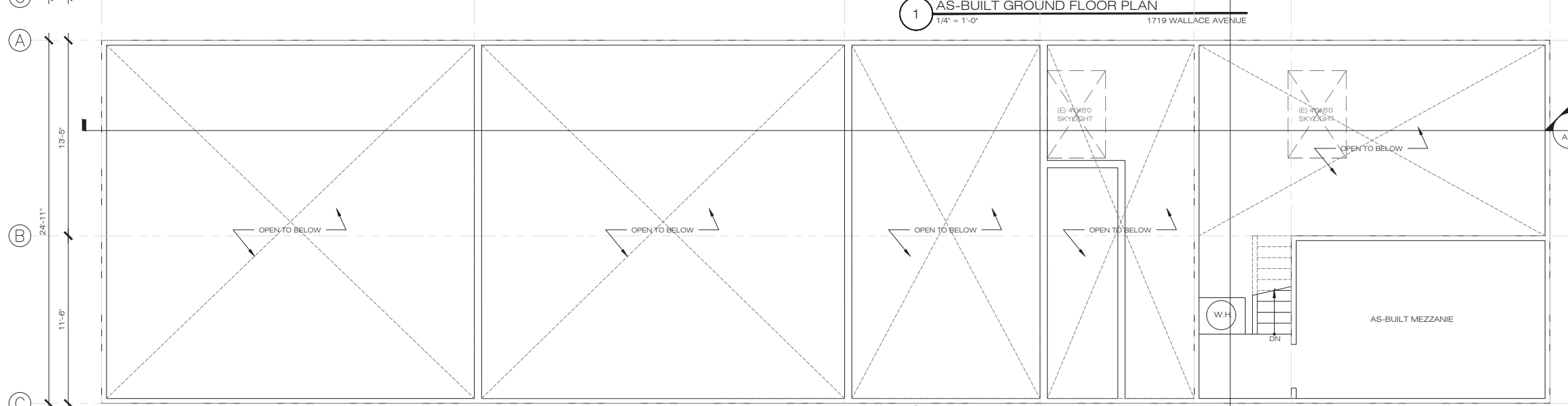
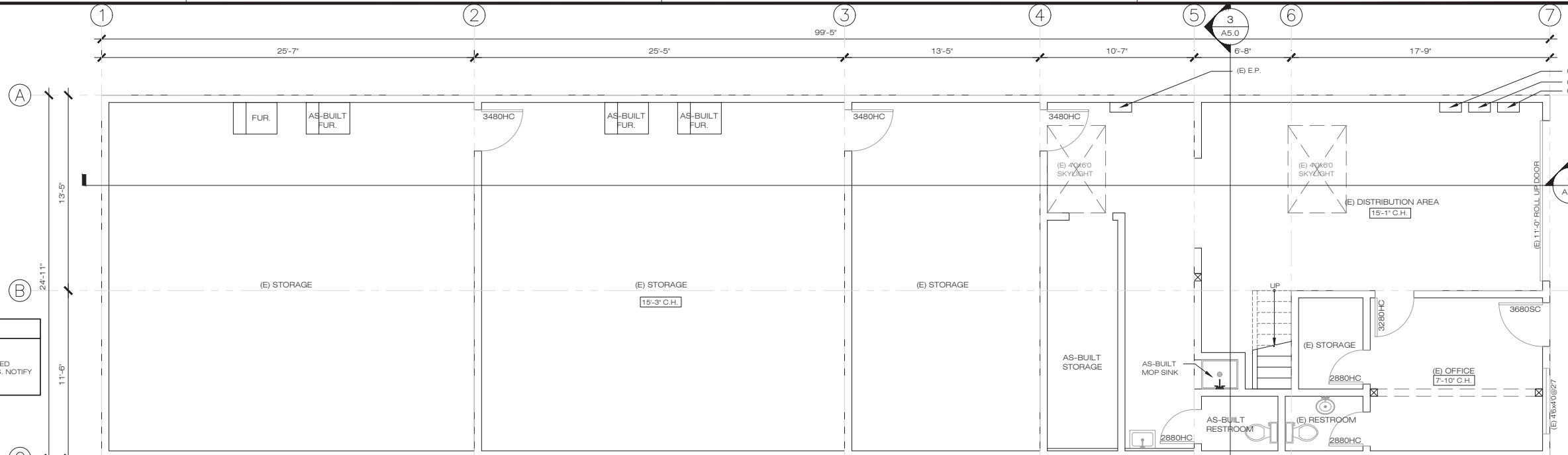


DRAWING LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING NON-BEARING WALL TO BE REMOVED
-  NEW PARTITION WALL
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SHEET NOTES

1. DIMENSION OBTAINED FM SITE CONDITION.
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INNCON DESIGN
SUBSIDIARY OF INNOVATIVE CONSTRUCTION IMPLEMENT & DESIGN CO., INNCON DESIGN ELECTRIC.
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SAN FRANCISCO, CA 94121
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SHEET TITLE:
FLOOR PLAN

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BLOCK/LOT: 5414/015

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VIEW: 2-D SHEET	CONSULTANT:

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NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
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DESIGNED:	PETER CHOW	PROJECT NO.	230628
DRAWN:	PETER CHOW	DATE:	07/05/2023
SCALE:	AS SHOWN	CHECKED:	C.C.
FILE:		REVIEWED:	C.C.
VIEW:	2-D	CONSULTANT:	

DRAWING LEGEND

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CALGREEN MEASURE

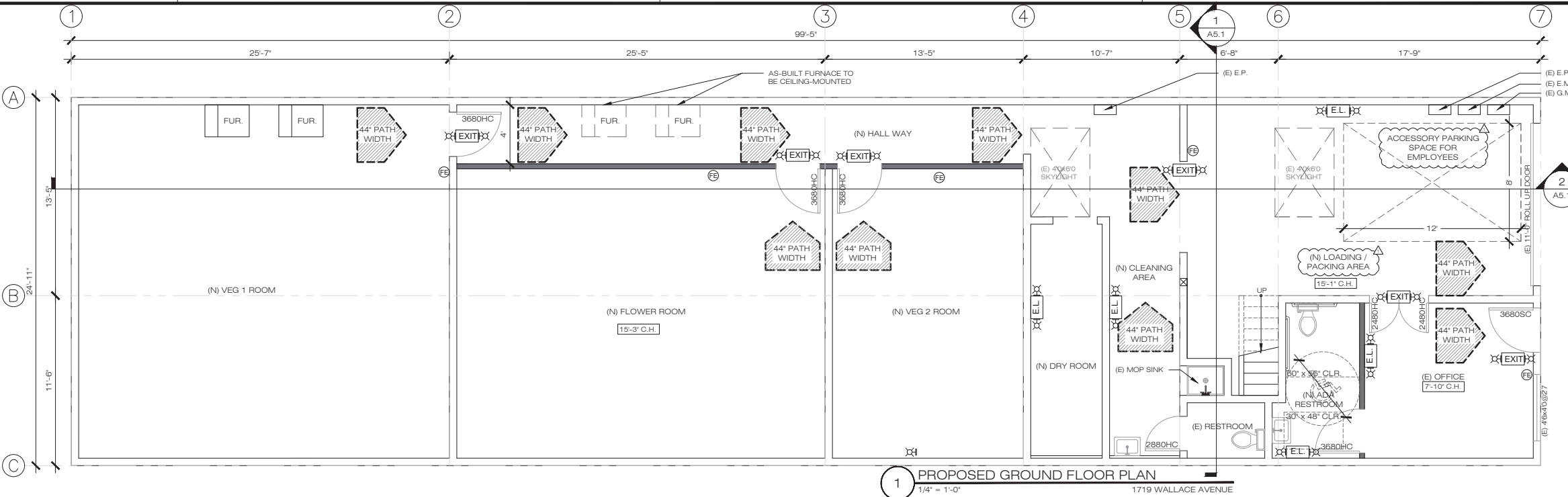
- WEATHER RESISTANCE AND MOISTURE MANAGEMENT:** MOISTURE CONTROL, EMPLOY MOISTURE CONTROL MEASURES BY DESIGN EXTERIOR ENTRIES AND OPENINGS TO PREVENT WATER INTRUSION INTO BUILDINGS PER CGC 5.407.2.2
- CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 5.408):** CONSTRUCTION WASTE DIVERSION, COMPLY WITH CITY OF SAN MATEO CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING PROGRAM.
 VERIFICATION OF COMPLIANCE: A COPY OF THE COMPLETED WASTE MANAGEMENT REPORT SHALL BE PROVIDED.
- BUILDING MAINTENANCE AND OPERATION:** RECYCLING BY OCCUPANTS, PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND AREA IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING PER CGC 5.410.1
- TESTING AND ADJUSTING:** TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET PER CGC 5.410.4
 PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE MANUAL, AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION PER CBC 5.410.4.5
 INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.
- POLLUTANT CONTROL:**
 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION, AT ALL TIME OF ROUGH INSTALLATION OR 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, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUCT OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM PER CGC 5.504.3
 FINISH MATERIAL POLLUTANT CONTROL SHALL COMPLY WITH SECTIONS 5.504.4.1 THRU 5.504.4.4
 ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 5.504.4.4
 ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
 HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5
 IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 8. MERV 8 FILTERS SHALL BE INSTALLED AFTER ANY FLUSHED-OUT OR TESTING AND PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- OUTDOOR AIR QUALITY:**
 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS, INSTALLATION OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 OR 5.508.1.2
- HVAC INSTALLER QUALIFICATION:**
 HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 7.2.1
- VERIFICATION:**
 UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

SHEET NOTES

- DIMENSION OBTAINED FM SITE CONDITION.
- FIELD VERIFY EXISTING CONDITION AND SUBDIVIDED TENANT SPACE AS INDICATED ON THE DRAWINGS. NOTIFY THE CITY REPRESENTATIVE OF VARIATIONS OR DISCREPANCIES.

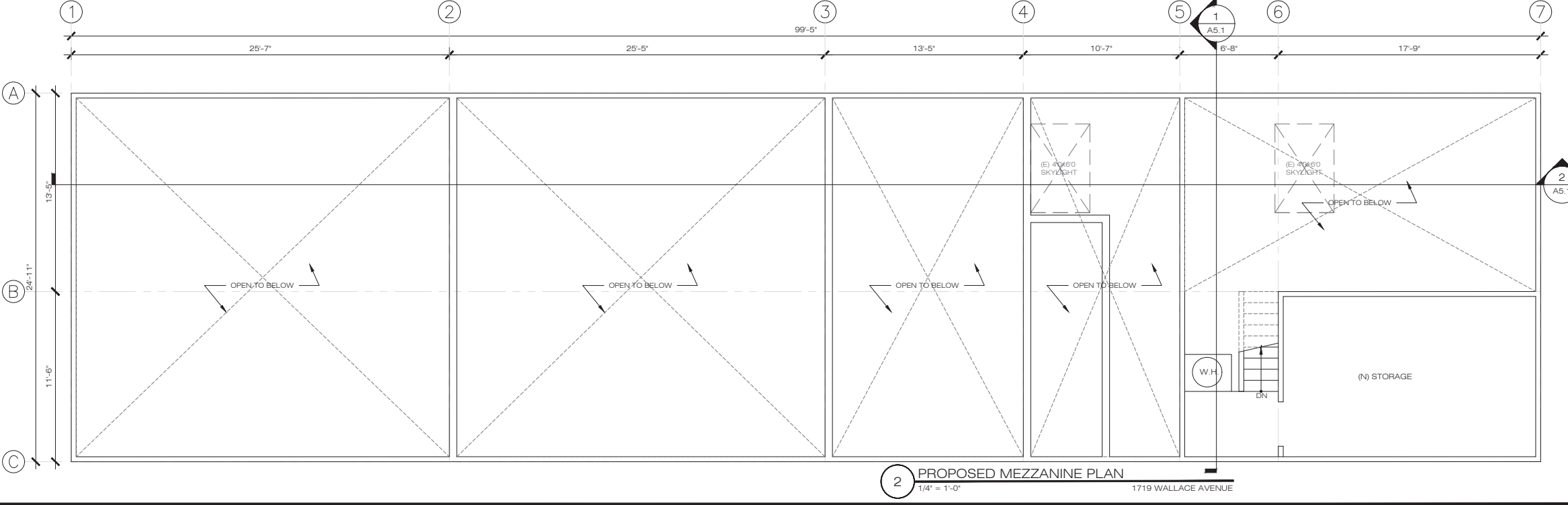
FIELD NOTE:

PRIOR TO ANY CONCRETE PENETRATION SUCH AS CUTTING, CORING, DRILLING, BREAK OPEN, OR DESTROY SURFACE AND SUBSURFACE MANDATORY CARRY OUT W/ X-RAY OR GPR NONDESTRUCTIVE METHOD TO AVOID CUT OR DESTROY EXISTING REBAR.



1 PROPOSED GROUND FLOOR PLAN
 1/4" = 1'-0"
 1719 WALLACE AVENUE

SHEET NOTES	VENTILATION NOTES	HEALTH NOTES:
<ol style="list-style-type: none"> ALL EGRESS STAIRS, CORRIDOR AND DOORS SHOULD BE CONSTRUCT WITH 1-HR RATED. ALL TACTILE EGRESS SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE EXIT DOORS MOUNTED 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. ALL HALLWAY, CORRIDOR, EXIT HALL SHOULD BE 1-HR RATED PER CBC TABLE 1018, COMPLY WITH ASTM E119 OR UL263 CBC 703. ALL EXIT SHOULD BE INSTALL WITH DOOR PANIC HARDWARE. NON-BEARING PARTITION TO BE CONSTRUCT 1-HR RATED PER CBC SECTION 708 FIRE PARTITIONS, SECTION 1016.1 WALL REQUIRED, AND CBC SECTION 601 DIMENSION OBTAINED FM SITE CONDITION. FIELD VERIFY EXISTING CONDITION AND SUBDIVIDED TENANT SPACE AS INDICATED ON THE DRAWINGS. NOTIFY THE CITY REPRESENTATIVE OF VARIATIONS OR DISCREPANCIES. 	<ol style="list-style-type: none"> ALL ENCLOSED SPACES IN A BUILDING THAT ARE NORMALLY USED BY HUMANS SHALL BE VENTILATED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION AND THE CBC. THE OUTDOOR AIR-VENTILATION RATE AND AIR-DISTRIBUTION ASSUMPTIONS MADE IN THE DESIGN OF THE VENTILATING SYSTEM SHALL BE CLEARLY IDENTIFY ON THE PLANS REQUIRED BY SECTION 10-103 OF TITLE 24, PART 1. NATURAL VENTILATION: A) NATURALLY VENTILATED SPACES SHALL BE PERMANENTLY OPEN TO AREA WITHIN 20 FEET OF OPERABLE WALL OR ROOF OPENINGS TO THE OUTDOORS. THE OPERABLE AREA OF WHICH IS NOT LESS THAN 5% OF THE CONDITIONED FLOOR AREA OF THE NATURALLY VENTILATED SPACE. WHERE OPENINGS AREA COVERED WITH LOUVERS OR OTHERWISE OBSTRUCTED, OPERABLE AREA SHALL BE BASED ON THE FREE UNOBSTRUCTED AREA THROUGH THE OPENING. B) THE MEANS TO OPEN REQUIRED OPERABLE OPENING SHALL BE READILY ACCESSIBLE TO BUILDING OCCUPANTS WHENEVER THE SPACE IS OCCUPIED. MECHANICAL VENTILATION: A) THE CONDITIONED FLOOR AREA OF THE SPACE TIMES THE APPLICABLE VENTILATION RATE FORM 121-A, OR B) 15 CFM PER PERSON TIMES THE EXPECTED NUMBER OF OCCUPANTS FOR MEETING THE REQUIREMENT IN SECTION 121 (b)2B FOR SPACES WITHOUT FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANTS SHALL BE EITHER THE EXPECTED NUMBER SPECIFIED BY THE BUILDING DESIGNER OR ONE HALF OF THE MAXIMUM OCCUPANT LOAD ASSUMED FOR EGRESS PURPOSES IN THE CBC, WHICHEVER IS GREATER. FOR SPACES WITH FIXED SEATING, THE EXPECTED NUMBER OF OCCUPANT SHALL BE DETERMINED IN ACCORDANCE WITH THE CBC. 	<ol style="list-style-type: none"> EQUIPMENT AND INSTALLATION SHALL MEET ALL REQUIREMENTS AS LISTED IN SENATE BILL #775, CHAPTER 266, AS STATED IN CHAPTER 4 OF CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAW WHICH IS IN EFFECT JANUARY 1, 1995 FOR CALIFORNIA PROJECTS IN ADDITION TO LOCAL AND COUNTY CODES, INCLUDING AMENDED LAW, SENATE BILL NO. 396, JANUARY 1, 1996. ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS. STORAGE SHELVING MUST BE SPECIFIED AS HAVING A SMOOTH, NON-ABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6" ABOVE THE FLOOR. TOILET AND DRESSING ROOMS ARE MECHANICALLY VENTILATED BY EXHAUST FAN(S) TO THE OUTSIDE PREMISES. THE EXHAUST FAN WITHIN EACH TOILET ROOM IS ACTIVATED BY A SWITCH, TO THE LIGHT FIXTURE LOCATED THEREIN AND CAPABLE OF 12 AIR CHANGES PER HOUR. ALL AREAS MUST HAVE SUFFICIENT VENTILATION TO FACILITATE PROPER STORAGE AND TO PROVIDE A REASONABLE CONDITION OF COMFORT FOR ANY EMPLOYEE, CONSISTENT WITH THE JOB PERFORMED BY THE EMPLOYEE. EXISTING HVAC SYSTEM MODIFIED AS REQUIRED FOR NEW LAYOUT. ALL EXPOSED CONDUIT, PLUMBING, ETC. MUST BE INSTALLED AT LEAST 6 INCHES OFF THE FLOOR AND 1/2 INCH AWAY FROM WALLS. ALL EXPOSED FLEX CONDUIT IS TO BE SEALTIGHT OR EQUIVALENT. THE JUNCTURE AT THE FLOOR AND WALL MUST HAVE A COVED BASE WITH AT LEAST A 3/8 INCH RADIUS AND EXTENDING AT LEAST 6 INCHES UP THE WALL. STATIONARY FIXTURES OR BUILT-IN EQUIPMENT CAN BE SEALED ON A 4 INCH HIGH 3/8 INCH RADIUS CONCRETE CURB OR COVED-IN POSITION ON THE FLOOR. IF TOP SET COVING IS USED, IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONES SEALANT OR EQUIVALENT TO FORM WATERPROOF SEAL. SEE FINISH SCHEDULE ON ARCHITECTURAL DRAWINGS. PROVIDE AUTOMATIC DOOR CLOSURES ON ALL ENTRY, RESTROOM DOORS, ETC. SEE ARCHITECTURAL DRAWINGS. BUILDING SHALL BE INSECT AND RODENT PROOF. EXTERIOR DOORS MUST BE SELF-CLOSING AND MUST COME WITHIN 1/4" OF FLOOR. ALL VENTS AND OTHER OPENINGS TO OUTSIDE NEED TO BE SEALED OR SCREENED, SIX (6) TEEN (16) MESH SCREENING IS REQUIRED ON ANY OPERABLE WINDOWS. REUSE CONTAINERS SHALL BE MOISTURE AND VERMIN PROOF WITH TIGHT FITTING LIDS. EMPLOYEE GARMENT CHANGE AREA, SEPARATE FROM RESTROOM, IS REQUIRED. CABINETS OR LOCKERS MUST BE INSTALLED IN THIS AREA OR EQ. OWNER/BUSINESS OPERATOR TO PROVIDE THREE SIGNS: "NO SMOKING" IN VEG ROOM, FLOWER ROOM, DRY ROOM, AND PACKING AREA; "WASH HANDS" AT HAND LAVATORY; "CHOKO CHART". SLIP RESISTANCE FLOOR THAT ARE ABRASIVE OR HAVE A RAISED TREAD PATTERN MUST BE RETRICTED TO TRAFFIC AREAS ONLY AND MUST BE PROPERLY SLOPED TO FLOOR DRAINS. FLOORING UNDER EQUIPMENT AND AT THE BASE COVES MUST BE SMOOTH (FOR NEW FLOORS). SEE ARCHITECTURAL DRAWINGS. IF FLOOR TILE GROUT IS USED IN AN ACCEPTABLE GROUT, ADDITIVE MIXED WITH THE GROUT TO MAKE IT GREASE, OIL AND WATER RESISTANT SHALL BE USED (FOR NEW FLOOR AND REPAIR WORK). SEE ARCHITECTURAL DRAWINGS. FLOOR MOUNTED EQUIPMENT MUST BE SUPPORTED BY SIX (6) INCHES MINIMUM APPROVED COMMERCIAL CASTERS, OR BE COMPLETELY SEALED IN POSITION ON A FOUR (4) INCHES MINIMUM HIGH CONTINUOUSLY AND INTEGRAL COVED BASE OR COVED CONCRETE CURB TO FACILITATE EASY OF CLEANING. WATER HEATER SHALL BE ON A FOUR (4) INCHES MINIMUM HIGH COVED CURB BASE, OR ON AT LEAST SIX (6) INCHES HIGH, SMOOTH, EASILY CLEANABLE APPROVED LEGS. ALL EXISTING EQUIPMENT IS CLEAN, FULLY OPERABLE AND IN GOOD REPAIR. ALL MISSING PARTS OR PIECES MUST BE PROVIDE. PROVIDE A FINISH SCHEDULE AND SAMPLERS OF ALL FLOOR, WALL, CEILING AND FLOOR WALL JUNCTION FINISHES. PROVIDE INSECT SCREENING AT ANY/ ALL OPERABLE WINDOWS. ALL INSTALLED EQUIPMENT SHALL BE ON APPROVED LEGS, CASTERS OR SEALED CURBS. FLOOR MOUNTED EQUIPMENT SHALL BE 6" ABOVE THE FLOOR. CURB MOUNTED EQUIPMENT SHALL BE SEALED TO THE CURB. COUNTER MOUNTED EQUIPMENT SHALL BE ON 4" LEGS, OR EASILY MOVABLE. PROVIDE CONTINUOUS FLOORING NOT LESS THAN 4" UP THE WALLS WITH A 3/8" MINIMUM RADIUS.



2 PROPOSED MEZZANINE PLAN
 1/4" = 1'-0"
 1719 WALLACE AVENUE

APPLICANT:

KENNY LUU

1719 WALLACE AVENUE
SAN FRANCISCO, CA 94124

SHEET TITLE:

PROPOSED ROOF
PLAN

JOB ADDRESS:

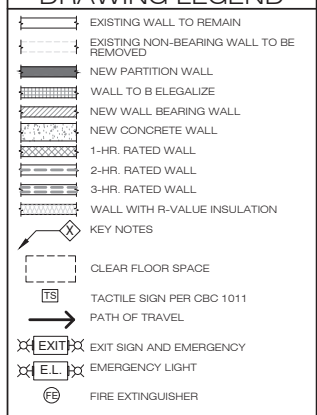
1719 WALLACE AVENUE
SAN FRANCISCO, CA 94124

BLOCK/LOT: 5414/015

CALGREEN MEASURE

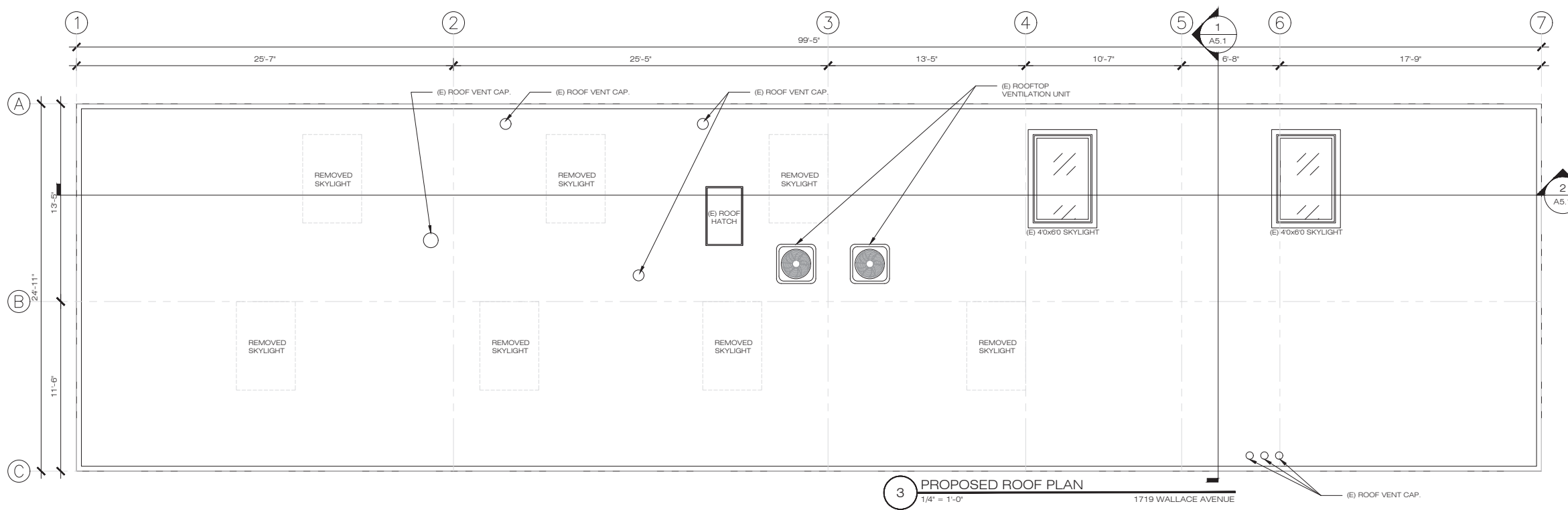
- WEATHER RESISTANCE AND MOISTURE MANAGEMENT:** MOISTURE CONTROL. EMPLOY MOISTURE CONTROL MEASURES BY DESIGN EXTERIOR ENTRIES AND OPENINGS TO PREVENT WATER INTRUSION INTO BUILDINGS PER CGC 5.407.2.2
- CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING (CGC 5.408):**
CONSTRUCTION WASTE DIVERSION, COMPLY WITH CITY OF SAN MATEO CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING PROGRAM.
VERIFICATION OF COMPLIANCE. A COPY OF THE COMPLETED WASTE MANAGEMENT REPORT SHALL BE PROVIDED.
- BUILDING MAINTENANCE AND OPERATION:**
RECYCLING BY OCCUPANTS. PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND AREA IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING PER CGC 5.410.1
- TESTING AND ADJUSTING:**
TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET PER CGC 5.410.4
PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE MANUAL AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION PER CBC 5.410.4.5
INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.
- POLLUTANT CONTROL:**
COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT ALL TIME OF ROUGH INSTALLATION OR 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, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUCT OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM PER CGC 5.504.3
FINISH MATERIAL POLLUTANT CONTROL SHALL COMPLY WITH SECTIONS 5.504.4.1 THRU 5.504.4.4
ADHESIVES, SEALANTS AND CALKES USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE STANDARDS LISTED IN CGC 5.504.4.4
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY.
HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5
IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 8. MERV 8 FILTERS SHALL BE INSTALLED AFTER ANY FLUSHED-OUT OR TESTING AND PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.
- OUTDOOR AIR QUALITY:**
OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS. INSTALLATION OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 OR 5.508.1.2
- HVAC INSTALLER QUALIFICATION:**
HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 7.2.1
- VERIFICATION:**
UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

DRAWING LEGEND



SHEET NOTES

- DIMENSION OBTAINED FM SITE CONDITION.
- FIELD VERIFY EXISTING CONDITION AND SUBDIVIDED TENANT SPACE AS INDICATED ON THE DRAWINGS. NOTIFY THE CITY REPRESENTATIVE OF VARIATIONS OR DISCREPANCIES.



3 PROPOSED ROOF PLAN
1/4" = 1'-0"

NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
2	08/15/2024 (PLN)

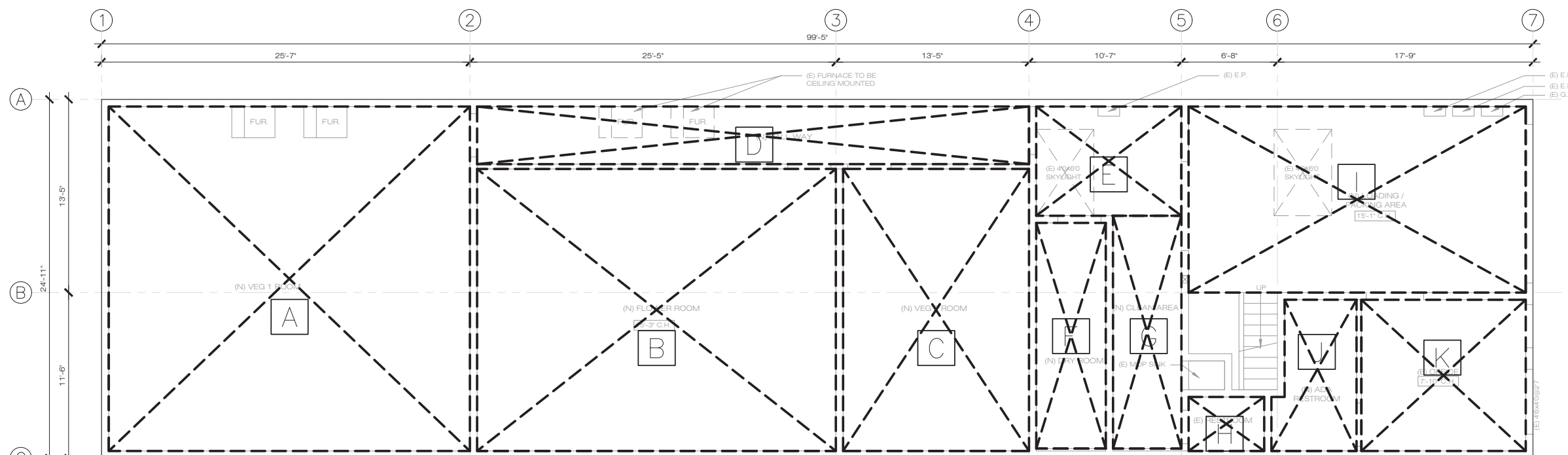
DESIGNED:	PETER CHOW	PROJECT NO.	230628
DRAWN:	PETER CHOW	DATE:	07/05/2023
SCALE:	AS SHOWN	CHECKED:	C.C.
FILE:		REVIEWED:	C.C.
VIEW:	2-D	CONSULTANT:	
SHEET			

A2.3
OF SHEETS

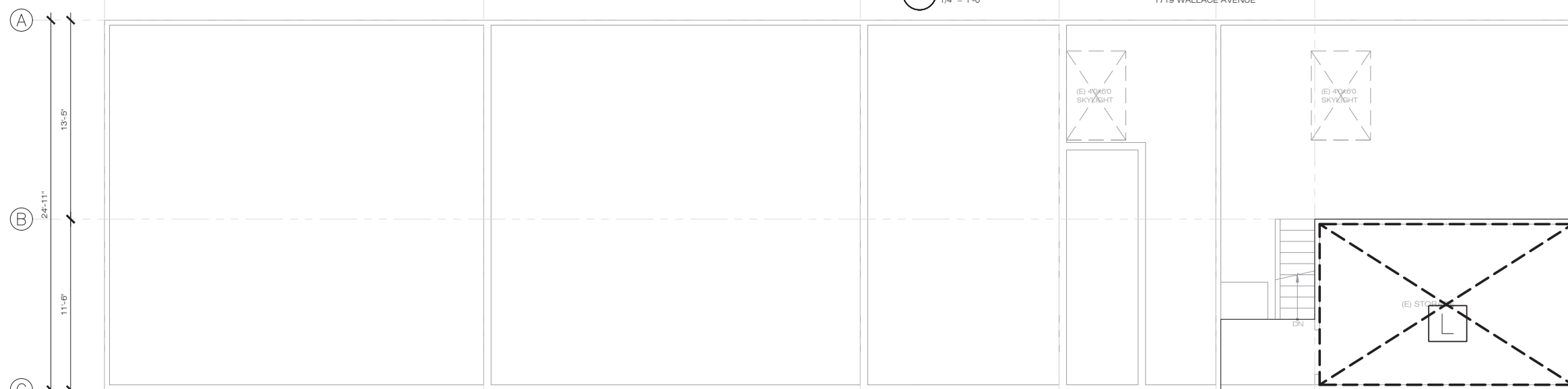
OCCUPANT LOAD CALCULATIONS			
FUNCTIONS	AREA	TOTAL AREA	OCCUPANT LOAD
A	VEG 1 ROOMS 200 SF / PERSON	600	3
B	FLOWER ROOMS 200 SF / PERSON	488	2
C	VEG 2 ROOM 200 SF / PERSON	253	1
D	HALL WAY NO OCCUPANTS (REDUNDANT USE)	153	-
E	COMMON AREA NO OCCUPANTS (REDUNDANT USE)	76	-
F	DRY ROOM 60 SF / PERSON	76	1
G	CLEANING AREA 150 SF / PERSON	77	1
H	RESTROOM NO OCCUPANTS (REDUNDANT USE)	20	-
I	LOADING / PACKING AREA 200 SF / PERSON	303	1
J	ADA UNISEX RESTROOM NO OCCUPANTS (REDUNDANT USE)	56	-
K	OFFICE 150 SF / PERSON	120	1
L	STORAGE 60 SF / PERSON	185	3
TOTAL OCCUPANT LOAD			13

CALGREEN MEASURES	
1. WATER REDUCTION: PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE VALUE SHOWN IN TABLE 5.303.2.3	
KITCHEN FAUCETS	1.8GPM @ 60 PSI
WASH FOUNTAINS	1.8(RIM SPACE (IN.))20 GPM @ 60 PSI
METERING FAUCETS	0.20 GALLONS/CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	0.20(RIM SPACE (IN.))20 GPM @ 60 PSI
2. WATER CONSERVING PLUMBING FIXTURES AND FITTINGS	
WATER CLOSET	1.28 GALLON / FLUSH
SHOWERHEAD	2.0 GPM @ 80 PSI
3. WASTEWATER REDUCTION: FOR EACH BUILDING SHALL REDUCE BY 20% WASTEWATER BY ONE OF THE FOLLOWING METHODS: THE INSTALLATION OF WATER-CONSERVING FIXTURES (WATER CLOSETS, URINALS) MEETING THE CRITERIA ESTABLISHED IN SECTION 5.303.3.2 OR 5.303.3 UTILIZING NONPOTABLE WATER SYSTEMS (CAPTURED RAINWATER, GRAY WATER, AND MUNICIPALLY TREATED WASTEWATER (RECYCLED WATER) COMPLYING WITH THE CURRENT EDITION OF THE CPC.	
4. STANDARDS FOR PLUMBING FIXTURES AND FITTINGS: PLUMBING FIXTURES AND FITTINGS SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE 2022 CPC	

DRAWING LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING NON-BEARING WALL TO BE REMOVED
	NEW PARTITION WALL
	WALL TO BE LEGALIZE
	NEW WALL BEARING WALL
	NEW CONCRETE WALL
	1-HR. RATED WALL
	2-HR. RATED WALL
	3-HR. RATED WALL
	WALL WITH R-VALUE INSULATION
	KEY NOTES
	CLEAR FLOOR SPACE
	TACTILE SIGN PER CBC 1011
	PATH OF TRAVEL
	EXIT SIGN AND EMERGENCY
	EMERGENCY LIGHT
	FIRE EXTINGUISHER



1 GROUND FLOOR OCCUPANT LOAD
1/4" = 1'-0"
1719 WALLACE AVENUE



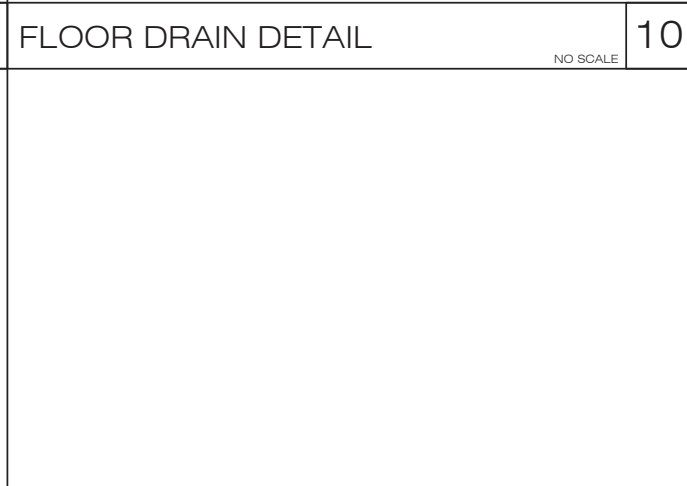
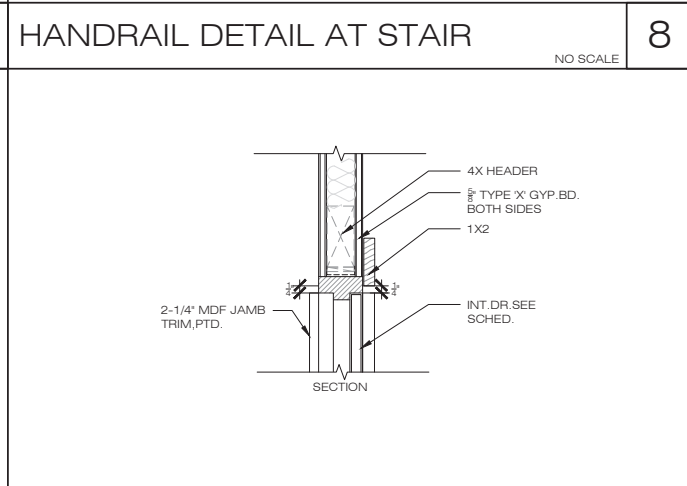
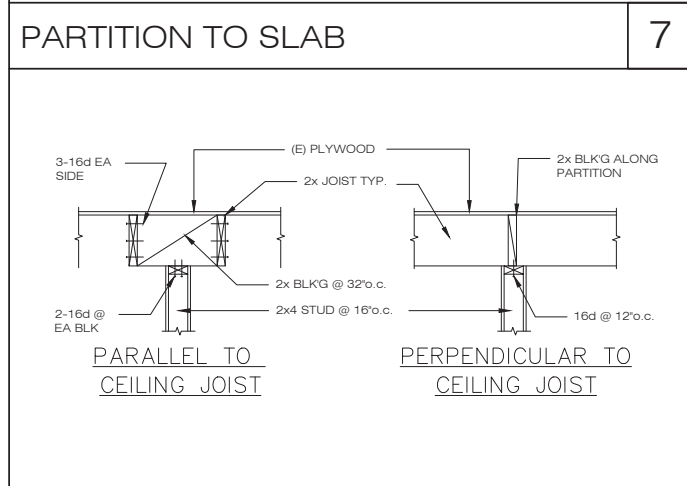
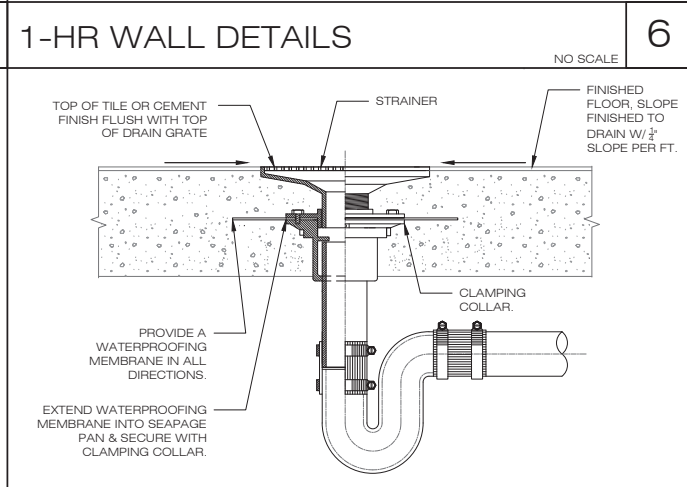
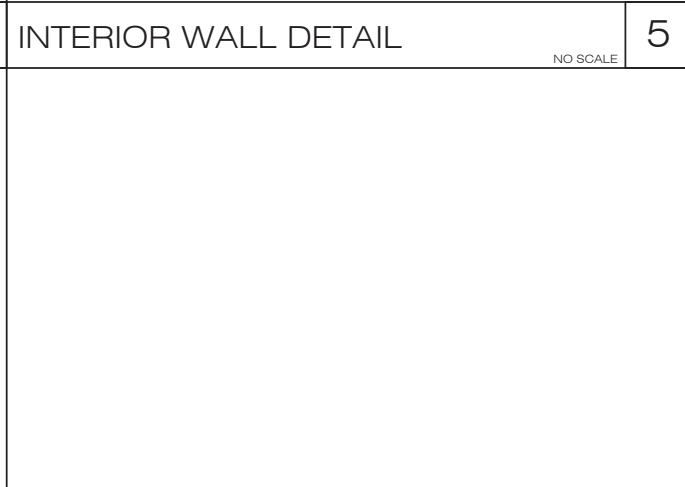
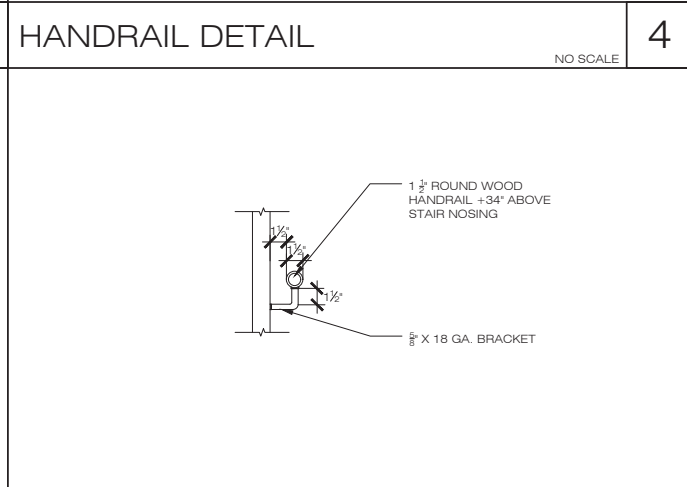
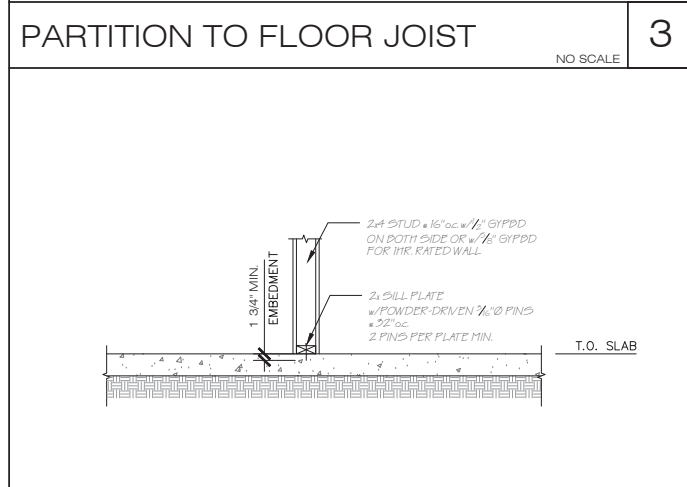
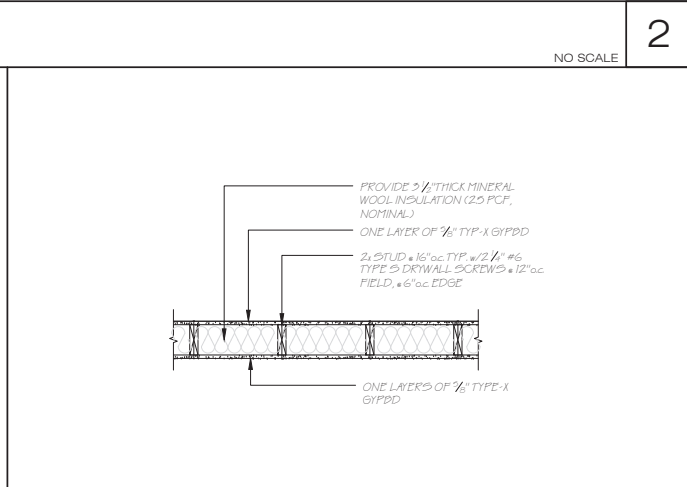
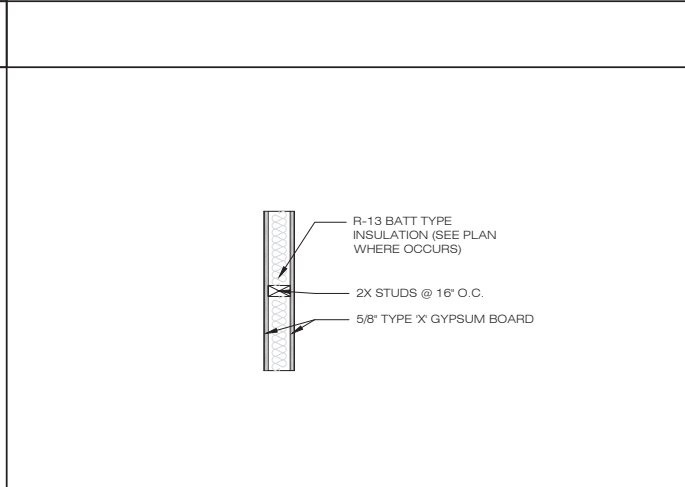
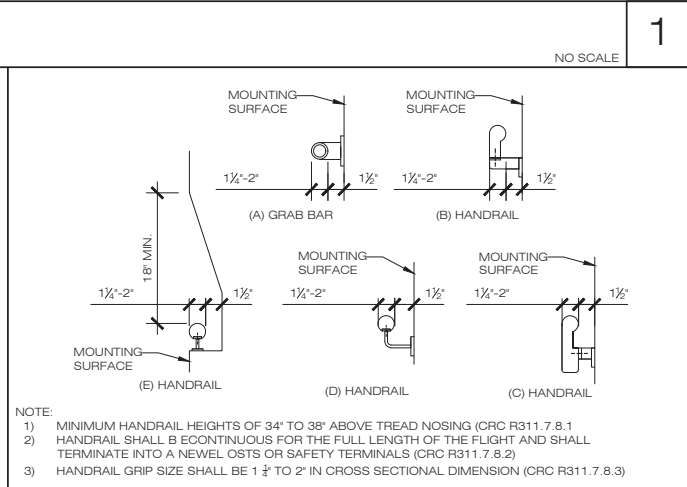
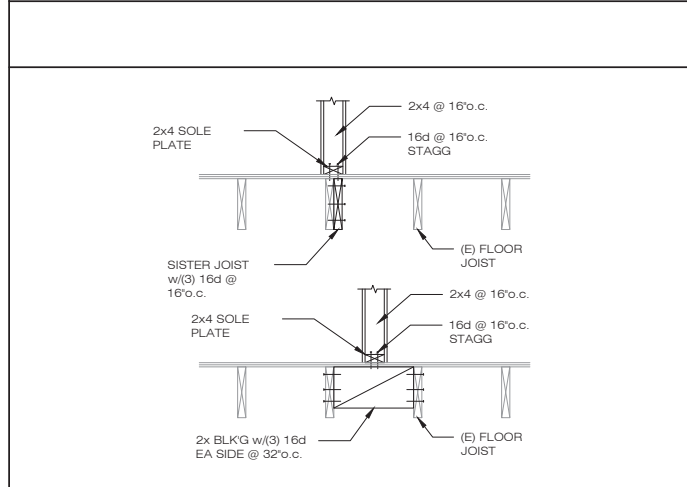
2 MEZZANINE OCCUPANT LOAD
1/4" = 1'-0"
1719 WALLACE AVENUE

NO.	REVISIONS/SUBMISSIONS
1	01/17/2024 (PLN)
2	08/15/2024 (PLN)

DESIGNED:	PETER CHOW	PROJECT NO.	230628
DRAWN:	PETER CHOW	DATE:	07/05/2023
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VIEW:	2-D	CONSULTANT:	

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VIEW:	2-D	CONSULTANT:	
SHEET			



APPLICANT:

KENNY LUU

1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

SHEET TITLE:

ELEVATION AND PHOTOGRAPH

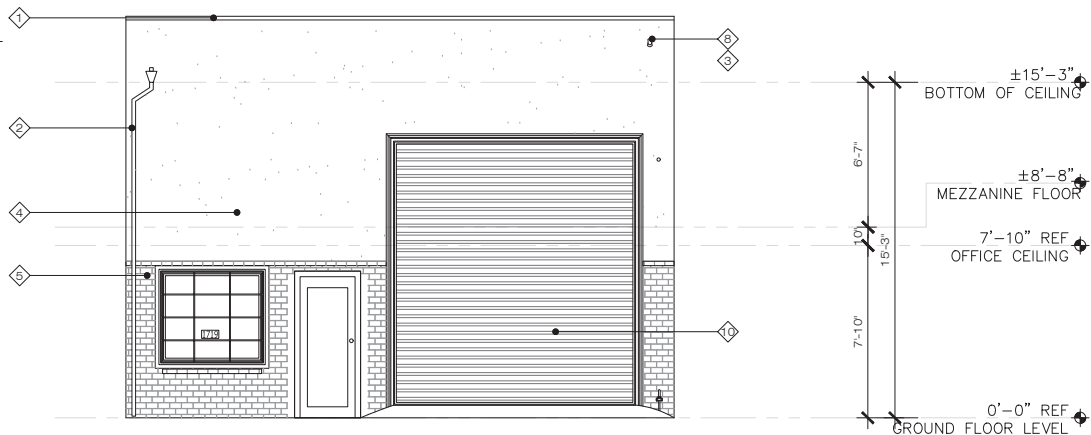
JOB ADDRESS:

1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

BLOCK/LOT: 5414/015

WORK & KEY NOTES

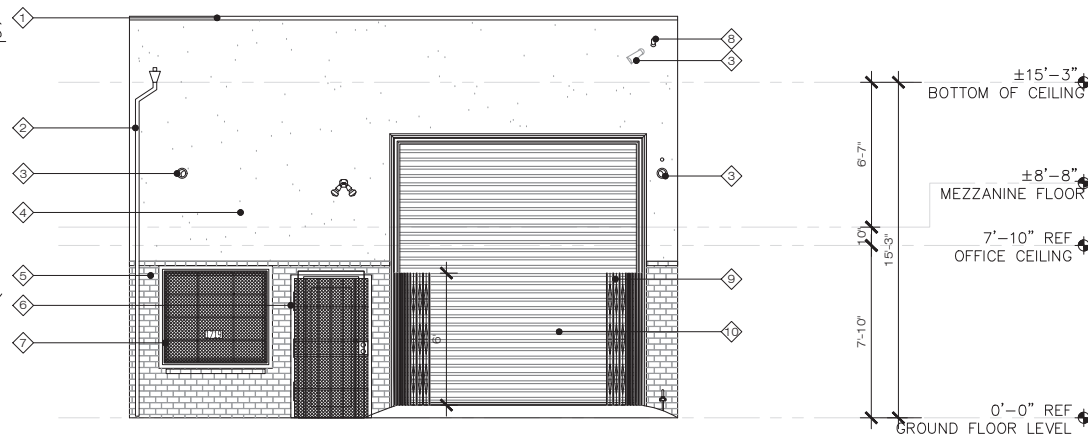
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- 2 EXISTING DOWNSPOUT REMAIN NO WORK
- 4 EXISTING WALL STUCCO FINISH REMAIN NO CHANGES.
- 5 EXISTING WALL BRICK FINISH REMAIN NO CHANGES.
- 7 EXISTING WINDOW WITH SECURITY SCREEN
- 8 EXISTING WEATHER HEAD REMAIN NO WORK.
- 10 EXISTING STOREFRONT METAL ROLL-UP GATE REMAIN NO WORK.



1 EXISTING FRONT ELEVATION
 1/4" = 1'-0" 1719 WALLACE AVENUE

WORK & KEY NOTES

- 1 EXISTING EXTERIOR METAL FLASHING REMAIN NO WORK.
- 2 EXISTING DOWNSPOUT REMAIN NO WORK
- 3 SECURITY CAMERA REMAIN VIF.
- 4 EXISTING WALL STUCCO FINISH REMAIN NO CHANGES.
- 5 EXISTING WALL BRICK FINISH REMAIN NO CHANGES.
- 6 AS-BUILT SECURITY METAL GATE AT ENTRANCE TO BE LEGALIZED UNDER THIS PERMIT.
- 7 AS-BUILT WINDOW WITH SECURITY SCREEN TO BE LEGALIZED UNDER THIS PERMIT
- 8 EXISTING WEATHER HEAD REMAIN NO WORK.
- 9 AS-BUILT FOLDING METAL GATE TO BE LEGALIZED UNDER THIS PERMIT.
- 10 EXISTING STOREFRONT METAL ROLL-UP GATE REMAIN NO WORK.



2 PROPOSED FRONT ELEVATION
 1/4" = 1'-0" 1719 WALLACE AVENUE



A PHOTOGRAPH OF BUILDING FRONT
 1/4" = 1'-0" 1719 WALLACE AVENUE



B PHOTOGRAPH OF BUILDING ACROSS THE STREET
 1/4" = 1'-0" 1719 WALLACE AVENUE

NO.	REVISIONS/SUBMISSIONS
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VIEW:	2-D	CONSULTANT:	

A4.0
 OF SHEETS

APPLICANT:

KENNY LUU

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SAN FRANCISCO, CA 94124

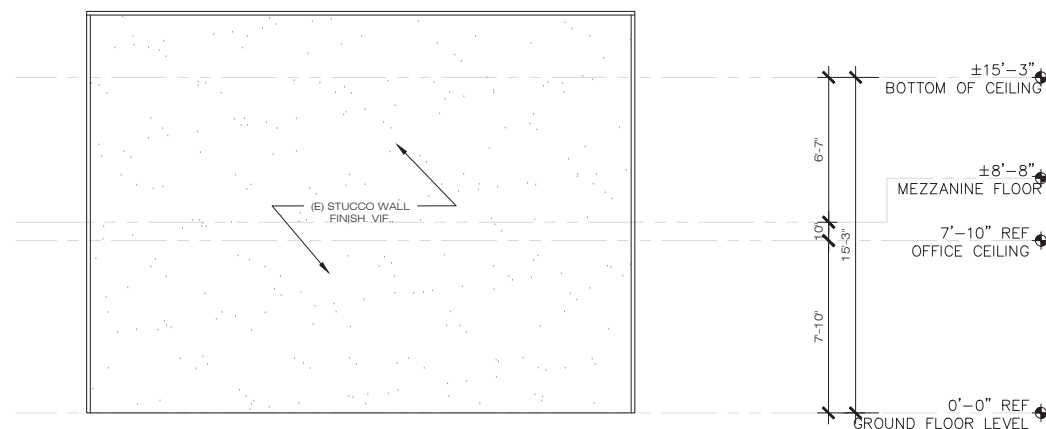
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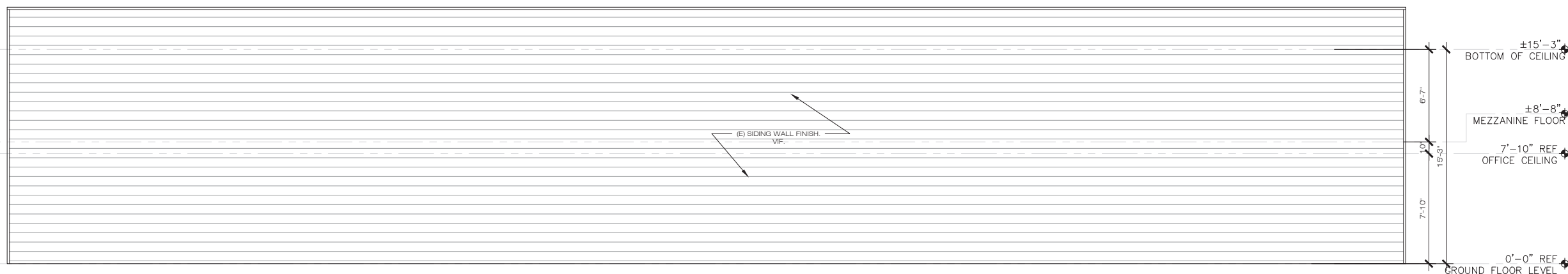
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SAN FRANCISCO, CA 94124

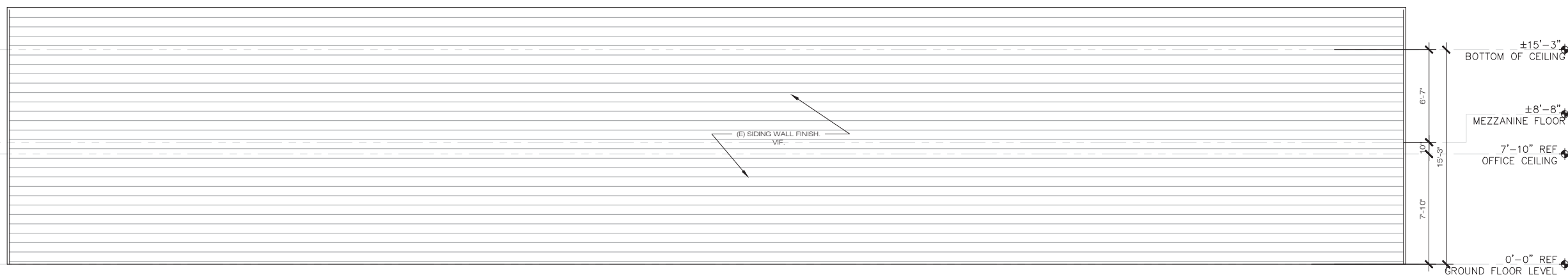
BLOCK/LOT: 5414/015



1 EXISTING REAR ELEVATION
1/4" = 1'-0" 1719 WALLACE AVENUE



2 EXISTING SIDE ELEVATION - EAST
1/4" = 1'-0" 1719 WALLACE AVENUE



3 EXISTING SIDE ELEVATION - WEST
1/4" = 1'-0" 1719 WALLACE AVENUE

NO.	REVISIONS/SUBMISSIONS
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VIEW:	2-D	CONSULTANT:	
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SHEET

A4.1
OF SHEETS

APPLICANT:
KENNY LUU
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

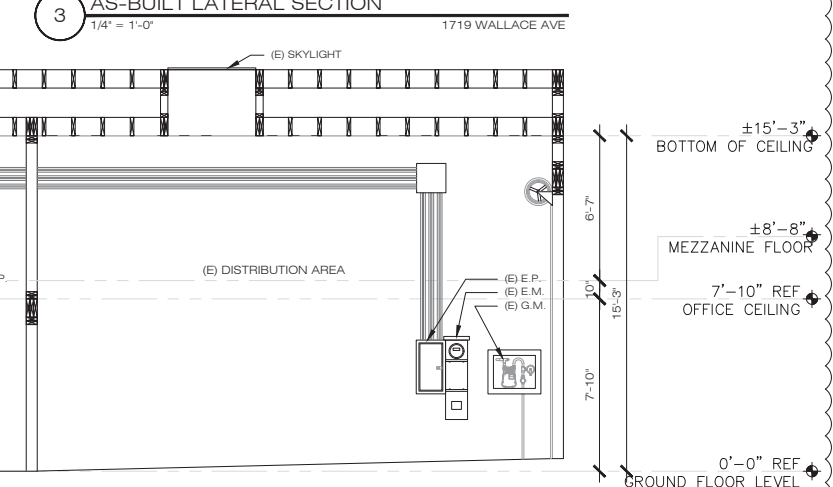
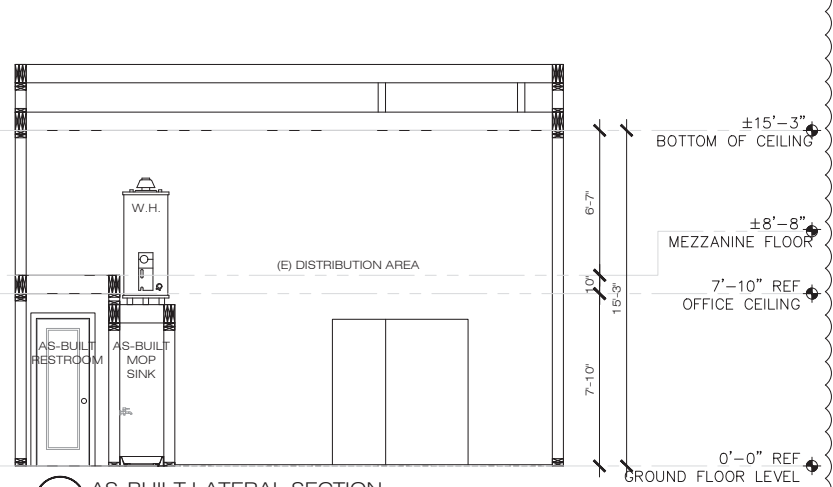
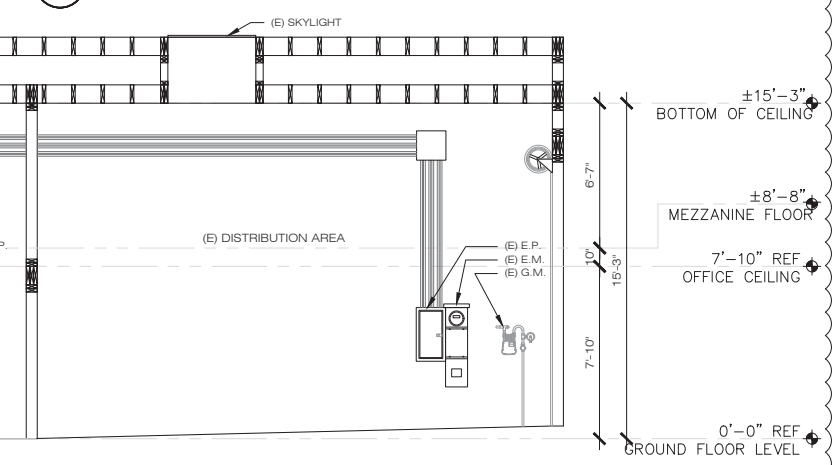
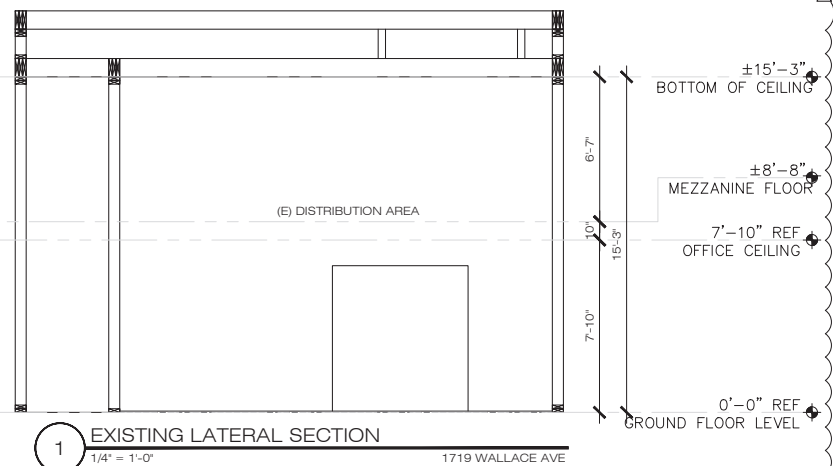
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SECTIONS

JOB ADDRESS:
 1719 WALLACE AVENUE
 SAN FRANCISCO, CA 94124

BLOCK/LOT: 5414/015

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 SAN FRANCISCO, CA 94124

SHEET TITLE:
SECTIONS

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A5.1
 OF SHEETS

