

File No. 230435

Committee Item No. _____

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: May 23, 2023

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
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- Award Letter
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- Public Correspondence

OTHER

- Appeal Letter - 4/17/23
- Planning Department Response - 5/15/23
- Planning Commission Motion No. 21278 - 3/16/23
- Public Hearing Notice - 5/12/23
- Clerical Documents
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: May 19, 2023

Prepared by: _____

Date: _____

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2023 APR 17 PM 1:33

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

BY _____



Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 301 Toland Street

March 16, 2023

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

April 17, 2023

Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

X _____ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2022-011241CUA.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

Conditional Use Authorization for Private Parking Garage use did not consider Parcel Delivery Service use which is supported by the Private Parking Garage use and Parcel Delivery Service use requires a separate Conditional Use Authorization. This separate Conditional Use Authorization was not granted or considered by the Planning Commission.

b) Set forth the reasons in support of your appeal:

See Attached

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Mark Gleason

Mark Gleason

Name

Name

1414 30th Ave #5, San Francisco, CA 94122

Address

1414 30th Ave #5, San Francisco, CA 94122

Address

(415) 828-6394

Telephone Number

(415) 828-6394

Telephone Number



Signature of Appellant or
Authorized Agent

301 TOLAND STREET CUA APPEAL STATEMENT

The Conditional Use Authorization for a Private Parking Garage Use at 301 Toland Street is an authorization for employee parking in support of Waymo's automotive facility across the street. Waymo confirmed in testimony at the March 16, 2023, Planning Commission meeting that Waymo is "permitted" for local goods delivery through use of autonomous vehicles (see March 16, 2023 Planning Commission hearing transcript at 1hr 35 min), with the vehicles presumably stored and maintained at its automotive facility at 201 Toland Street. As a result, the Conditional Use Authorization to facilitate additional employee parking at 301 Toland Street in support of the Waymo facility allows for a further expansion of the existing Parcel Delivery Service Use by providing additional expanded employee parking. On March 22, 2022 the Board of Supervisors adopted Resolution 109-22 adopting Interim Zoning Controls that require all Parcel Delivery Service uses to obtain Conditional Use Authorization and to make specified findings. The Planning Code definition of Parcel Delivery Service use contemplates those facilities, like garages, created in support of a delivery fleet.

Service, Parcel Delivery. A Non-Retail Automotive Use limited to facilities for the unloading, sorting, and reloading of local retail merchandise for deliveries, including but not limited to cannabis and cannabis products, where the operation is conducted entirely within a completely enclosed building, including garage facilities for local delivery trucks, but excluding repair shop facilities. Where permitted in PDR Districts, this use is not required to be operated within a completely enclosed building. (Emphasis added)

The expansion of employee parking at Waymo's facilities is tantamount to the expansion of Parcel Delivery Service uses that Waymo by its own admission is permitted to conduct and is engaged in. As a result the Private Parking Garage use authorized by the Planning Commission on March 16, 2023 failed to include a Conditional Use Authorization for Parcel Delivery Service use.

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2022-011241CUA, a conditional use authorization regarding (address) 301 Toland Street, District 10. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

Supervisor Printed Name	Signature	Date
Shamara Walton		4/14/2023


(Attach copy of Planning Commission's Decision)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2022-011241CUA, a conditional use authorization regarding (address) 301 Toland Street, District 10. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

Supervisor Printed Name	Signature	Date
Catherine Stefani		4/17/23

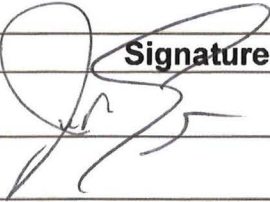
(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
ARON PESKIN		4-17-23

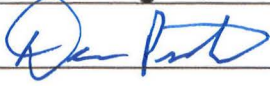
(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
Joel Engardio		4-17-23

(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
Dean Preston		4/17/23


(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
MATT DORSEY	<i>Matt Dorsey</i>	4/17/23

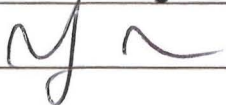
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Supervisor Printed Name	Signature	Date
Myrna Melgar		4/17/2023


(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
Rafael Mandelma		4-17-23

(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
Hillary Ronen		4-17-23

(Attach copy of Planning Commission's Decision)

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Supervisor Printed Name	Signature	Date
<i>Abhishek A.</i>	ANISHA SAFAI	4/17/23

(Attach copy of Planning Commission's Decision)



PLANNING COMMISSION PROJECT SUMMARY AND DRAFT MOTION

HEARING DATE: March 16, 2023

CONSENT

Record No.: 2022-011241CUA
Project Address: 301 TOLAND STREET
Zoning: PDR-2 (Production, Distribution and Repair) Zoning District
80-E Height and Bulk District
Cultural District: African American Arts & Cultural District
Block/Lot: 5264 / 049
Project Sponsor: John Kevlin
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: Elevate Pro LLC
1800 Sutter Street, Suite 400
San Francisco, CA 94117
Staff Contact: Laura Ajello- 628-652-7353
Laura.Ajello@sfgov.org
**Environmental
Review:** Common Sense Exemption

Project Description

The Project would convert a portion, approximately 21,200 square feet, of the existing 108,000 square-foot building from wholesale sales/storage use to Private Parking Garage use. The garage would provide 46 parking spaces to be used as employee parking for Waymo's existing automotive maintenance site at 201 Toland Street. The proposal includes interior modifications to create an employee break room, security office, meeting room, and restrooms. Exterior alterations are limited to the replacement of one roll-up door with a larger roll-up door that extends to grade.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3 and 303 to allow the change of use and minor exterior alterations to an industrial building with the in the PDR-2 Zoning District and 80-E Height and Bulk District.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Common Sense Exemption.

Decision

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the findings below, the Commission hereby APPROVES Conditional Use Authorization (CUA) No. 2022-011241CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated February 28, 2023, and stamped "EXHIBIT B."

Additional Information	
Notification Period	02/24/23 – 03/15/23 (20 days mailing, newspaper, online, and posted).
Number and Nature of Public Comments Received	Department staff have not received any public comment regarding the Project since the Application's initial filing. The project was reviewed by the Bayview Hunters Point Citizen's Advisory Committee (CAC) on February 1, 2023 meeting, and the CAC voted and gave a positive recommendation for the project upon the condition that the applicant return to the CAC with periodic updates
Any Additional Planning Code Findings §303(t)(1) findings for Conditional Uses	<p>Planning Code Section 303(t)(1) establishes criteria, considerations and procedures for non-accessory parking facilities. On balance, the Project does comply with said criteria applicable to all districts in that:</p> <p>A. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by carpool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;</p> <p><i>The project is a partial conversion of an existing industrial building to provide employee parking for the Waymo's fleet maintenance facility, located directly across the street, at 201 Toland Street. The fleet maintenance facility at 201 Toland Street is in operation 24 hours a day and has approximately 300 employees across three overlapping shifts. The 29 parking spaces provided on-site does not provide enough accessory parking to accommodate employees, especially for night shifts. Currently, employees use the limited on-street parking which is heavily used by employees or surrounding businesses. There are no public parking lots within walking distance of the site, with the closest being approximately 0.5 miles. Although the Project Sponsor does provide transit reimbursement to employees, the neighborhood is not well served by transit and is not available during early morning hours.</i></p> <p>B. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;</p> <p><i>Employees need to drive to the site and leave their car at the site throughout their shift. Car share spaces (although not present) would not accommodate this need.</i></p>

- C. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;
The Project does not propose the demolition of the industrial building, allowing that it can be repurposed in the future should the parking garage cease operation, The Project does not propose to alter curb cuts or change access patterns from the existing configuration. All employee parking will be located within an existing building, and therefore no visual impacts will occur. The area does not have high traffic, and has very limited transit services.
- D. In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and
The Project involves the change in use to provide employee parking.
- E. Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.
As the Waymo fleet maintenance facility is in operation 24 hours a day the parking would not be open to the public and the associated use does not attract significant visitor traffic in need of parking.

Generalized Basis for Approval

The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Sections 210.3 and 303, and findings submitted as part of the application. The proposed use and character are compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to convert a portion of the existing building from wholesale sales/storage use to Private Parking Garage use would occupy a vacant warehouse space, free up on-street parking and support an existing Light Manufacturing use. Department staff believes the Project would be desirable for and compatible with the surrounding neighborhood and recommends Approval with Conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 16, 2023.

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: March 16, 2023

Jonas P. Ionin
Commission Secretary

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.

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.

Attachments:

- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – PRJ and CUA Supplemental Applications



**PELOSI
ZIBLATT**
LAW GROUP

PELOSI ZIBLATT LAW GROUP
244 Kearny Street, 9th Floor
San Francisco, CA 94108
(415) 273-9670



1-866-4UMPQUA
(1-866-486-7782)
www.umpquabank.com
96-505/1232



04/17/2023

PAY TO THE
ORDER OF

San Francisco Planning Department

\$**698.00

DOLLARS

Six hundred ninety-eight and 00/100*****

San Francisco Planning Department
49 S Van Ness Ave, Suite 1400
San Francisco, CA 94103



[Handwritten Signature]

AUTHORIZED SIGNATURE

MEMO

301 Toland Street Appeal

Security features. Details on back.

PELOSI ZIBLATT LAW GROUP

04/17/2023

San Francisco Planning Department

698.00

PZLG - CHECKING #8958

301 Toland Street Appeal

698.00

From: [BOS Legislation. \(BOS\)](#)
To: "peter@pzlandlaw.com"; John Kevlin; "tsullivan@reubenlaw.com"; "murray@liftrp.com"
Cc: [PEARSON, ANNE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Ajello, Laura \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: PLANNING DEPARTMENT RESPONSE: Appeal of Conditional Use Authorization - Proposed 301 Toland Street Project - Appeal Hearing May 23, 2023
Date: Monday, May 15, 2023 3:31:00 PM

Greetings,

The Office of the Clerk of the Board is in receipt of a response from the Planning Department for the appeal of the Conditional Use Authorization for the proposed project at 301 Toland Street:

[Planning Department Response – May 15, 2023](#)
[Planning Commission Motion No. 21278 – March 16, 2023](#)

Please find the following link to the hearing notice for the matter:

[Public Hearing Notice - May 12, 2023](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 230435](#)

Regards,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information

*provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*



# Conditional Use Authorization Appeal

## 301 TOLAND STREET

**DATE:** May 15, 2023  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Rich Hillis, Planning Director – Planning Department (628) 652-7600  
Ella Samonsky, Case Planner – Planning Department (628) 652-7417  
**RE:** Board File No. 230435, Planning Case No. 2022-011241APLCUA  
Appeal of Conditional Use Authorization for 301 Toland Street  
**HEARING DATE:** May 23, 2023  
**PROJECT SPONSOR:** John Kelvin, Ruben, Junius and Rose LLP, One Bush Street, Suite 600, San Francisco, CA 94104  
**APPELLANT:** Mark Gleason, 1414 30th Avenue, #5, San Francisco, CA 94122

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### INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application for Conditional Use Authorization under Planning Department Case Number 2022-011241CUA pursuant to Planning Code Sections:

- 210.3: PDR Use Districts (Production, Distribution and Repair); and
- 303: Conditional Use Authorization.

This memorandum addresses the appeal to the Board, filed on April 17, 2023, by Mark Gleason.

The decision before the Board is whether to uphold, overturn, or amend the Commission’s approval of an application for Conditional Use Authorization to allow the proposed project (“Project”) at the subject property.

### PROJECT DESCRIPTION

The Project involves a change of use, from Wholesale Storage (a Non-Retail Sales and Service Use) to a Private Parking Garage (a Non-Retail Automotive Use), for a portion, approximately 21,200 square feet, of the existing 108,000 square-foot one-story building. The Project would provide 44 parking spaces to be used as employee parking for employees working at Waymo’s existing automotive maintenance site at 201 Toland Street. The proposal also includes interior modifications to create an employee break room, security office, meeting room, and restrooms. Exterior alterations are limited to the replacement of one roll-up door with a larger roll-up door that extends to grade.

## **SITE DESCRIPTION & PRESENT USE**

The Project Site ("Site") is located within the PDR-2 (Production, Distribution and Repair) Zoning District on a full-block lot with frontages along Toland Street to the west, Innes Avenue to the south, and Shelby Street to the east below the elevated Interstate 280 Highway, and Hudson Avenue to the north. The Site is developed as a single-story warehouse building. The proposed Project would occupy approximately 21,200 square feet at the northeastern portion of the site with vehicular entrances accessible from Hudson Avenue.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the Site is industrial in character, with a mix of warehouses, automotive, and light industrial uses. The surrounding development is predominately single-story, with enclosed and unenclosed vehicular use areas and loading directly from the street. A Waymo fleet maintenance facility is located across Hudson Avenue, at 201 Toland Street. Immediately to the south of the site is the San Francisco Produce Market.

## **BACKGROUND**

- On November 17, 2022, the Project Sponsor filed the Application with the Department.
- On March 16, 2023, the Commission considered the Application and voted unanimously to approve the Project.

## **CONDITIONAL USE AUTHORIZATION REQUIREMENTS**

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for conditional use approval. To approve the Project, the Commission must find that these criteria have been met:

1. That 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; and
2. That 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:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;
  - b. 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;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable use district.

Furthermore, when considering a Conditional Use application for non-accessory parking for a specific use or uses, the Planning Commission shall find affirmatively that the project satisfies the following additional criteria:

1. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by car pool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;
2. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section 166 of this Code;
3. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;
4. In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and
5. Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.

## APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

**ISSUE 1:** The approval of a Private Parking Garage Use at the Site, through the provision of additional parking spaces for the private vehicles of the employees working at the Waymo fleet maintenance site at 201 Toland Street, is ultimately the expansion of a Parcel Delivery Service Use. As a result, the Private Parking Garage Use authorized by the Commission failed to include a separate Conditional Use Authorization for Parcel Delivery Service Use.

### **RESPONSE 1:**

Private Parking Garage Use and Parcel Delivery Use are distinct land uses. As defined within Planning Code Section 102, Private Parking Garage Use is an *“A Non-Retail Automotive Use that provides temporary parking accommodations for automobiles, trucks, vans, bicycles, or- motorcycles in a garage not open to the general public, without parking of recreational vehicles, mobile homes, boats, or other vehicles, or storage of vehicles, goods, or equipment. Provisions regulating automobile parking are set forth in Sections 155, 156, 303(t) or (u) and other provisions of Article 1.5 of this Code.”* Whereas Planning Code Section 102 defines Parcel Delivery Service as a *“Non-Retail Automotive Use limited to facilities for the unloading, sorting, and reloading of local retail merchandise for deliveries, including but not limited to cannabis and cannabis products, where the operation is conducted entirely within a completely enclosed building, including garage facilities for local delivery trucks, but excluding repair shop facilities. Where permitted in PDR Districts, this use is not required to be operated within a completely enclosed building.”*

While both Private Parking Garage Use and Parcel Delivery Use are categorized as Automotive Uses within the Planning Code, they serve different functions. The essential distinction between the two use definitions is that Private Parking Garage Use authorizes temporary parking automobiles, trucks, vans, bicycles, or



motorcycles for private use (not for general public use), whereas Parcel Delivery Use involves the unloading, sorting, and reloading of local retail merchandise for deliveries. As distinct uses, any authorization to establish a Private Parking Garage Use does not permit the unloading, sorting, and reloading of local retail merchandise for deliveries at a project site. Conversely, any authorization to establish a Parcel Delivery Use does not permit temporary parking of personal vehicles for private use.

Further, both Private Parking Garage Use and Parcel Delivery Use are conditionally permitted uses requiring separate Conditional Use Authorization for each use. Within the PDR-2 Zoning District, a Private Parking Garage Use is a conditionally permitted use, and Parcel Delivery Use is conditionally permitted Citywide per interim zoning controls established by Resolution 109-22, adopted by the Board of Supervisors on March 22, 2022. The Project Sponsor filed a Conditional Use Authorization application to establish a Private Parking Garage Use at the Site but did not include a separate Conditional Use Authorization application to establish a Parcel Delivery Use. The Commission, through Motion No. 21278, approved Conditional Use Authorization for Private Parking Garage Use, but did not authorize Parcel Delivery Use at the Site. Any activities at the Site that function as activities listed under Parcel Delivery Use, including unloading, sorting, and reloading of local retail merchandise for deliveries, would violate the Conditions of Approval (Exhibit A). Specifically, Condition of Approval No. 9 (“Revocation due to Violation of Conditions”) would authorize the Zoning Administrator to refer complaints to the Commission. After being referred, the Commission has the option to hold a public hearing regarding the matter in order to consider revoking the Conditional Use Authorization.

### **SUMMARY RESPONSE**

The Appellant claims that the Project Sponsor, by obtaining Conditional Use Authorization to establish a Private Parking Garage Use, has also obtained authorization to operate a Parcel Delivery Service Use. They assert that this is because Parcel Delivery Service Use activities are permitted within garage facilities, per the definition of Parcel Delivery Service Uses; however, what the Appellant fails to highlight is that the Commission did not authorize a Parcel Delivery Use at the Site. To this point, at the March 16, 2023 Planning Commission hearing, the Commission specially asked Department Staff to confirm that the use authorization consideration before them was only for a Private Parking Garage Use, and not for any other use. Staff also confirmed that any authorization for Parcel Delivery Use at the Site would require a separate Conditional Use Authorization. After this discussion and considering all the facts in the case as well as public comment, the Commission found the Project necessary, desirable for, and compatible with the surrounding neighborhood. Further, the Commission determined that on balance, the projects is consistent with the General Plan and Use District and ultimately voted unanimously to approve the Project.

### **CONCLUSION**

For the reasons stated in this document, in the attached Motion, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Commission’s decision in approving the Conditional Use Authorization for the Project.



# PLANNING COMMISSION MOTION NO. 21278

**HEARING DATE: MARCH 16, 2023**

**Record No.:** 2022-011241CUA  
**Project Address:** 301 Toland Street  
**Zoning:** PDR-2 (Production, Distribution and Repair) Zoning District  
80-E Height and Bulk District  
**Cultural District:** African American Arts & Cultural District  
**Block/Lot:** 5264 / 049  
**Project Sponsor:** John Kevlin  
One Bush Street, Suite 600  
San Francisco, CA 94104  
**Property Owner:** Elevate Pro LLC  
1800 Sutter Street, Suite 400  
San Francisco, CA 94117  
**Staff Contact:** Laura Ajello- 628-652-7353  
Laura.Ajello@sfgov.org

## Project Description

The Project would convert a portion, approximately 21,200 square feet, of the existing 108,000 square-foot building from wholesale sales/storage use to Private Parking Garage use. The garage would provide 44 parking spaces to be used as employee parking for Waymo's existing automotive maintenance site at 201 Toland Street. The proposal includes interior modifications to create an employee break room, security office, meeting room, and restrooms. Exterior alterations are limited to the replacement of one roll-up door with a larger roll-up door that extends to grade.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3 and 303 to allow the change of use and minor exterior alterations to an industrial building with the in the PDR-2 Zoning District and 80-E Height and Bulk District.

## Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Common Sense Exemption.

## Decision

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the findings below, the Commission hereby **APPROVES Conditional Use Authorization (CUA) No. 2022-011241CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated February 28, 2023, and stamped “EXHIBIT B.”

| Additional Information                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Notification Period</b>                                                               | 02/24/23 – 03/15/23 (20 days mailing, newspaper, online, and posted).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Number and Nature of Public Comments Received</b>                                     | Department staff have not received any public comment regarding the Project since the Application’s initial filing. The project was reviewed by the Bayview Hunters Point Citizen’s Advisory Committee (CAC) on February 1, 2023 meeting, and the CAC voted and gave a positive recommendation for the project upon the condition that the applicant return to the CAC with periodic updates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Any Additional Planning Code Findings</b><br>§303(t)(1) findings for Conditional Uses | <p><b>Planning Code Section 303(t)(1)</b> establishes criteria, considerations and procedures for non-accessory parking facilities. On balance, the Project does comply with said criteria applicable to all districts in that:</p> <p>A. Demonstration that trips to the use or uses to be served, and the apparent demand for additional parking, cannot be satisfied by the amount of parking classified by this Code as accessory, by transit service which exists or is likely to be provided in the foreseeable future, by carpool arrangements, by more efficient use of existing on-street and off-street parking available in the area, and by other means;</p> <p><i>The project is a partial conversion of an existing industrial building to provide employee parking for the Waymo’s fleet maintenance facility, located directly across the street, at 201 Toland Street. The fleet maintenance facility at 201 Toland Street is in operation 24 hours a day and has approximately 300 employees across three overlapping shifts. The 29 parking spaces provided on-site does not provide enough accessory parking to accommodate employees, especially for night shifts. Currently, employees use the limited on-street parking which is heavily used by employees or surrounding businesses. There are no public parking lots within walking distance of the site, with the closest being approximately 0.5 miles. Although the Project Sponsor does provide transit reimbursement to employees, the neighborhood is not well served by transit and is not available during early morning hours. .</i></p> <p>B. Demonstration that the apparent demand for additional parking cannot be satisfied by the provision by the applicant of one or more car-share parking spaces in addition to those that may already be required by Section <a href="#">166</a> of this Code;</p> <p><i>Employees need to drive to the site and leave their car at the site throughout their shift. Car share spaces (although not present) would not accommodate this need.</i></p> <p>C. The absence of potential detrimental effects of the proposed parking upon the surrounding area, especially through unnecessary demolition of sound structures, contribution to traffic congestion, or disruption of or conflict with transit services, walking, and cycling;</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><i>The Project does not propose the demolition of the industrial building, allowing that it can be repurposed in the future should the parking garage cease operation, The Project does not propose to alter curb cuts or change access patterns from the existing configuration. All employee parking will be located within an existing building, and therefore no visual impacts will occur. The area does not have high traffic, and has very limited transit services.</i></p> <p>D. In the case of uses other than housing, limitation of the proposed parking to short-term occupancy by visitors rather than long-term occupancy by employees; and<br/><i>The Project involves the change in use to provide employee parking.</i></p> <p>E. Availability of the proposed parking to the general public at times when such parking is not needed to serve the use or uses for which it is primarily intended.<br/><i>As the Waymo fleet maintenance facility is in operation 24 hours a day the parking would not be open to the public and the associated use does not attract significant visitor traffic in need of parking.</i></p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Generalized Basis for Approval**

The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Sections 210.3 and 303, and findings submitted as part of the application. The proposed use and character are compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to convert a portion of the existing building from wholesale sales/storage use to Private Parking Garage use would occupy a vacant warehouse space, free up on-street parking and support an existing Light Manufacturing use. Department staff believes the Project would be desirable for and compatible with the surrounding neighborhood and recommends Approval with Conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 16, 2023.

AYES: Braun, Diamond, Fung, Koppel, Moore, Tanner  
 NAYS: None  
 ABSENT: Ruiz  
 ADOPTED: March 16, 2023



Jonas P. Ionin  
 Commission Secretary

**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.

**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.

# EXHIBIT A

## **Authorization**

This authorization is for a conditional use to allow the change of use from wholesale sales/storage use to Private Parking Garage use located at 301 Toland St, Block 5264 Lot 049 pursuant to Planning Code Sections 210.3 and 303 within the PDR-2 Zoning District and a 80-E Height and Bulk District; in general conformance with plans, dated February 28, 2023, and stamped “EXHIBIT B” included in the docket for Record No. 2022-011241CUA and subject to conditions of approval reviewed and approved by the Commission on March 16, 2023 under Motion No. **21278**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

## **Recordation of Conditions of Approval**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 16, 2023, under Motion No. **21278**.

## **Printing of Conditions of Approval on Plans**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **21278** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

## **Severability**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

## **Changes and Modifications**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

## Design – Compliance at Plan Stage

- 6. 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 628.652.7331, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 7. Community Outreach.** Project Sponsor shall return to the Bayview Hunters Point Citizen’s Advisory Committee (CAC) within six (6) months to make a presentation on operations at the site, impacts and mitigations for the neighborhood, and reduction of negative externalities. The Project Sponsor shall return to the CAC to make a report on an annual basis thereafter.

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

- 8. 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](http://www.sfplanning.org)*

- 9. 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](http://www.sfplanning.org)*

## Operation

- 10. 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 at 628.271.2000, [www.sfpublicworks.org](http://www.sfpublicworks.org).*

**11. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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



PROJECT DIRECTORY

WAYMO

301 TOLAND STREET  
 SAN FRANCISCO, CALIFORNIA 94124  
 (For Planning Department Review Only)

**ARCHITECT**  
**WARE MALCOMB**  
 360 PINE STREET  
 2ND FLOOR  
 SAN FRANCISCO CA 94104  
 PRIMARY CONTACT : LACI DERKS  
 PH: 415.432.6020  
 EMAIL: ilderks@waremalcomb.com

**BUILDING OWNER**  
**WAYMO**  
 100 MAYFIELD AVE,  
 Mountain View, CA 94043  
 PRIMARY CONTACT: Sam Vasili-Hadjitoffi  
 EMAIL: svasili@waymo.com

**CONSULTANTS**

**BUILDING OWNER**

**PROJECT DESCRIPTION & SCOPE**

**SHEET INDEX**

**STRUCTURAL ENGINEER**  
 ZFA Structural Engineers  
 601 Montgomery St.  
 Suite 1450  
 PRIMARY CONTACT: Joey Williams  
 EMAIL: joeyw@zfa.com

**TENANT**  
 WAYMO  
 201 TOLAND ST  
 SAN FRANCISCO CA 94124  
 PRIMARY CONTACT: Sam Vasili-Hadjitoffi  
 EMAIL: svasili@waymo.com

**PROJECT DESCRIPTION:**  
 SCOPE OF WORK IS A SECOND GENERATION TENANT IMPROVEMENT VEHICLE PARKING GARAGE INCLUDING NEW VEHICLE RAMP, NEW EMPLOYEE BREAK ROOM, RESTROOMS AND SECURITY OFFICE. WORK TO INCLUDE NEW WALLS, MILLWORK, CEILINGS, FINISHES, PLUMBING, ELECTRICAL, AND HVAC.  
 [DEMOLITION INCLUDES: OPENING TO EXISTING EXTERIOR WALL FOR NEW GARAGE EGRESS RAMP ACCESS, ETC.  
 [STRUCTURAL SCOPE INCLUDES: SUPORT AS REQUIRED FOR NEW HVAC EQUIPMENT, EXTERIOR AND CONCRETE SUPPORT AT OPENING FOR NEW RAMP AT BUILDING EXTERIOR, & BRACING REVIEW FOR NEW INTERIOR WALL GREATER THAN 30 FEET IN LENGTH.  
 PARKING TO INCLUDE 42 PARKING STALLS AND 5 BACK RACKS.

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS   
 SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS

|                               |                         | ISSUANCE                         |                                  |                       |
|-------------------------------|-------------------------|----------------------------------|----------------------------------|-----------------------|
|                               |                         | 01/25/2023                       | 02/03/2023                       | 02/28/2023            |
| <b>ARCHITECTURAL</b>          |                         |                                  |                                  |                       |
| I0.1                          | TITLE SHEET             | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I0.2                          | SITE PLAN               | <input type="radio"/>            | <input checked="" type="radio"/> | <input type="radio"/> |
| I1.0                          | EXISTING FLOOR PLAN     | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I1.1                          | DEMOLITION FLOOR PLAN   | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I1.2                          | DEMOLITION CEILING PLAN | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I2.1                          | FLOOR PLAN              | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I4.1                          | REFLECTED CEILING PLAN  | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I6.3                          | EXTERIOR ELEVATIONS     | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I6.4                          | EXTERIOR ELEVATIONS     | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| I6.5                          | EXTERIOR ELEVATIONS     | <input checked="" type="radio"/> | <input type="radio"/>            | <input type="radio"/> |
| ARCHITECTURAL SHEET COUNT: 10 |                         |                                  |                                  |                       |

**STRUCTURAL ENGINEER**  
 DESIGN  
 Heating & Air Conditioning  
 1430 Tully RD. #415  
 PRIMARY CONTACT: Ryan Pun  
 EMAIL: XXX@XXX.XXX

**TENANT (CONSTRUCTION MANAGER)**  
 CBRE  
 415 MISSION STREET  
 SUITE 4600,  
 PRIMARY CONTACT: +1 541 760 7355  
 EMAIL: brandon.murphy@cbre.com

**OCC. CLASSIFICATION:** B - BUSINESS. S-2/  
 STORAGE. A-3/ASSEMBLY

**SCOPE AREA(S):**  
 EXISTING: S-2 21,198 S.F.  
 PROPOSED: BUSINESS (B) 1,402 S.F.  
 ASSEMBLY (A-3) 3,148 S.F.  
 WAREHOUSE (S-2) 16,648 S.F.  
 TOTAL 21,198 S.F.

**STRUCTURAL**

|                           |                                  |                                  |                       |                       |
|---------------------------|----------------------------------|----------------------------------|-----------------------|-----------------------|
| S0.1                      | GENERAL NOTES AND SPECIFICATIONS | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| S1.1                      | TYPICAL DETAILS                  | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| S2.1                      | PARTIAL FOUNDATION PLAN          | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| S2.2                      | ROOFR PARTIAL FRAMING PLAN       | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| S3.1                      | ELEVATION AND ENLARGED PLANS     | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| S4.1                      | RAMP PARTIAL PLAN & SECTIONS     | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| S4.2                      | DETAILS                          | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| ELECTRICAL SHEET COUNT: 7 |                                  |                                  |                       |                       |

**ELECTRICAL**  
 CBF ELECREIC @ DATA  
 675 Davis St,  
 San Francisco, CA 94111  
 PRIMARY CONTACT: Stephen Sevilla  
 EMAIL: stephen.sevilla@cbfelectric.com

**PLUMBING**  
 DLI Mechanical Piping Contractor  
 898 Pennsylvania Ave.  
 SAN FRANCISCO, CA 94107  
 PRIMARY CONTACT: JOE PAGE  
 EMAIL: 650.551.1200

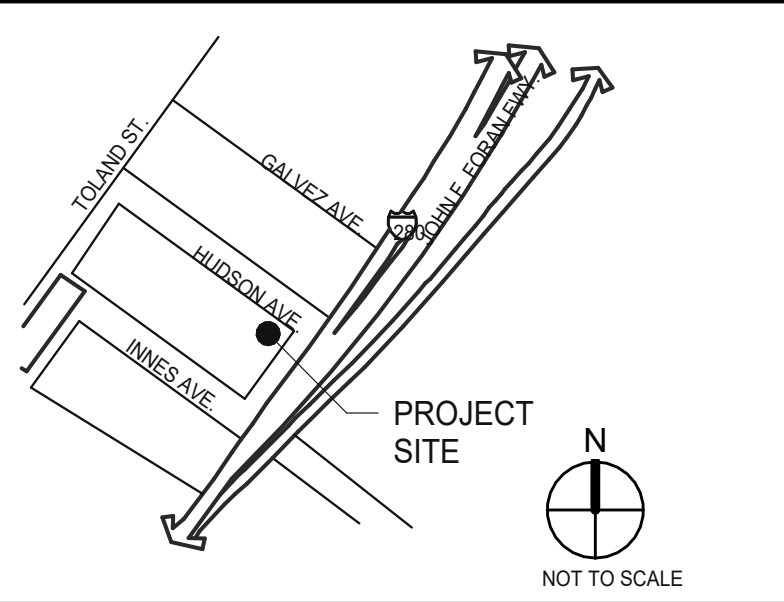
**CHANGE IN USE:**  YES  NO

**CIVIL**

|                      |                                  |                                  |                       |                       |
|----------------------|----------------------------------|----------------------------------|-----------------------|-----------------------|
| C1.0                 | SITE PLAN - TOPOGRAPHICAL SURVEY | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| CIVIL SHEET COUNT: 1 |                                  |                                  |                       |                       |

**LOCATION MAP**

**GENERAL CONTRACTOR**



**GENERAL CONTRACTOR**  
 DCi D'ville Construction Inc.  
 360 Dardanelli Ln, Ste. 2B  
 Los Gatos, CA 95032  
 PRIMARY CONTACT: Nathan Drainville  
 EMAIL: nathan.d@dvilleci.com

**BUILDING CODE & INFORMATION**

|                                   |                                                                                                                                                                                                                                                                                                                                                |                             |                                                                     |                        |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------------------------------------|------------------------|
| <b>BUILDING DEPARTMENT:</b>       | CITY OF SAN FRANCISCO, CALIFORNIA                                                                                                                                                                                                                                                                                                              | <b>SEPARATIONS:</b>         | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <b>CBC TABLE 508.4</b> |
| <b>APPLICABLE BUILDING CODES:</b> | 2019 CALIFORNIA BUILDING CODE<br>2019 CALIFORNIA MECHANICAL CODE<br>2019 CALIFORNIA ELECTRICAL CODE<br>2019 CALIFORNIA PLUMBING CODE<br>2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)<br>2019 STATE OF CALIFORNIA ENERGY CODE<br>2019 STATE OF CALIFORNIA GREEN BUILDING CODE<br>2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS | <b>FIRE SPRINKLERS:</b>     | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |                        |
| <b>BUILDING TYPE:</b>             | V-B                                                                                                                                                                                                                                                                                                                                            | <b>FIRE ALARM:</b>          | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |                        |
| <b>NUMBER OF STORIES:</b>         | 1                                                                                                                                                                                                                                                                                                                                              | <b>ACCESSOR'S PARCEL #:</b> | 5264/049                                                            |                        |
| <b>YEAR BUILT:</b>                | 1942                                                                                                                                                                                                                                                                                                                                           | <b>BLOCK/LOT:</b>           | 010                                                                 | <b>CBC 602</b>         |
| <b>OCCUPANCY CLASS:</b>           | B (ACCESSORY TO S-2) , A-3, S-2                                                                                                                                                                                                                                                                                                                |                             |                                                                     | <b>CBC CHAPTER 3</b>   |

architecture  
 planning  
 interiors  
 graphics  
 civil engineering

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

360 Pine Street, 2nd Floor  
 San Francisco, CA 94104  
 P 415.432.6020

|                                     |                             |
|-------------------------------------|-----------------------------|
| <b>PROJECT:</b><br>WAYMO            | <b>DATE:</b><br>02/28/2023  |
| <b>JOB NUMBER:</b><br>SFO22-6008-00 | <b>SCALE:</b><br>6" = 1'-0" |

SHEET

**10.1**

C:\Revit\6008\_ARCH-T\_Planning\_numanhammam\WM.rvt

HUDSON AVE

PROPERTY LINE

702

301 TOLAND

703

701

TOLAND ST

INNES AVE

# SITE PLAN

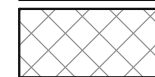
SCALE: 1" = 40'-0"

1

## KEYNOTES:

- 701 EXISTING ACCESSIBLE RAMP AND ENTRY, SEE CIVIL FOR SLOPES, GRADE CHANGES.
- 702 EXISTING SIDEWALK.
- 703 EXISTING HIGHWAY COLUMNS.

## LEGEND



INDICATES AREA NOT IN CONTRACT (N.I.C.)

architecture  
planning  
interiors  
graphics  
civil engineering

360 Pine Street, 2nd Floor  
San Francisco, CA 94104  
P 415.432.6020

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

PROJECT:

WAYMO

JOB NUMBER:

SFO22-6008-00

DATE:

02/28/23

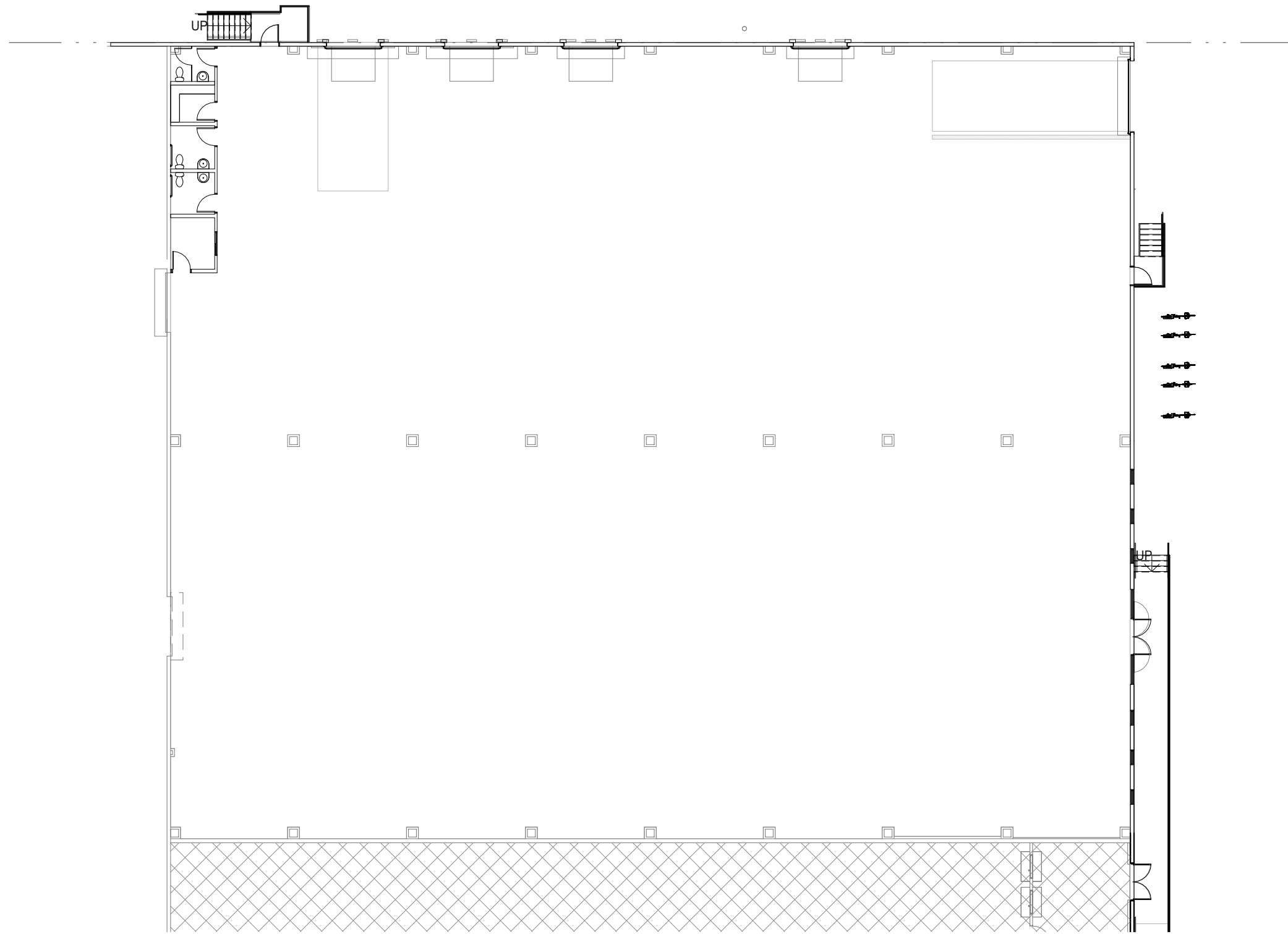
SCALE:

As indicated

SHEET

10.2

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**GENERAL NOTES**

SEE SHEETS 10.1 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

**EXISTING OVERALL FLOOR PLAN**

SCALE: 1" = 20'-0"

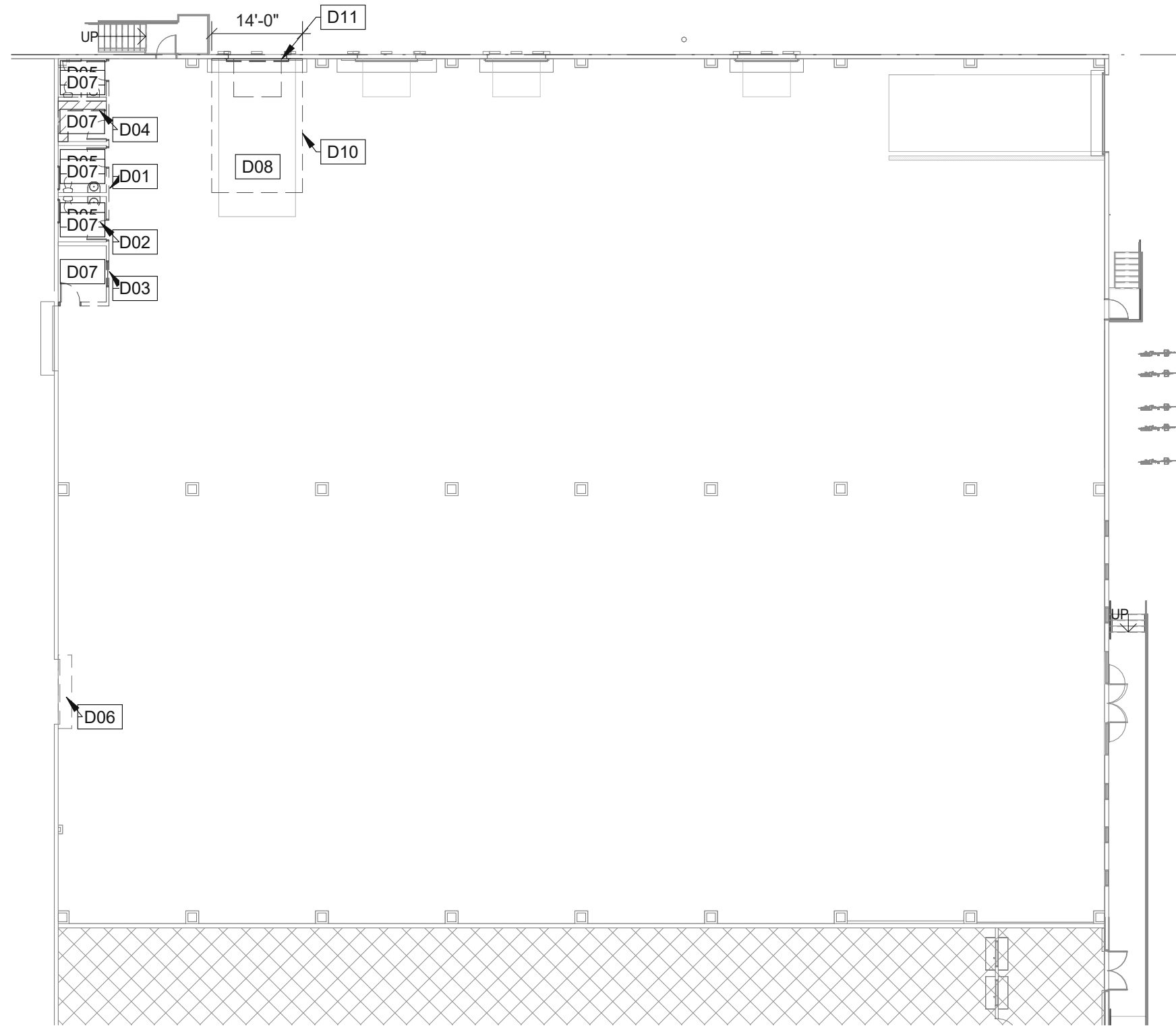
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| PROJECT:<br>WAYMO            | DATE:<br>02/28/2023   |
| JOB NUMBER:<br>SFO22-6008-00 | SCALE:<br>1" = 20'-0" |

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**11.0**

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# DEMOLITION FLOOR PLAN

SCALE: 1" = 20'-0"

1

## GENERAL NOTES

SEE SHEETS 10.1 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

## DEMOLITION FLOOR PLAN NOTES

- D01 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
- D02 REMOVE DOOR ASSEMBLY.
- D03 REMOVE INTERIOR WINDOW ASSEMBLY.
- D04 REMOVE EXISTING MILLWORK.
- D05 REMOVE PLUMBING FIXTURES, RESTROOM PARTITIONS AND ACCESSORIES. CAP PLUMBING AS REQUIRED.
- D06 REMOVE EXISTING ROLL-UP DOOR. INFILL TO MATCH ADJACENT CONSTRUCTION.
- D07 REMOVE ALL FLOOR FINISHES THROUGHOUT. PREP FOR NEW FLOOR FINISHES. LEVEL TO MATCH OPEN SPACE FLOOR LEVEL.
- D08 DEMOLISH EXISTING CONCRETE SLAB AS REQUIRED FOR NEW AUTO RAMP AT THIS LOCATION. SLOPE INTENDED TO BE 15% MAXIMUM. GC TO COORDINATE WITH STRUCTURAL ENGINEER FOR EXTENT OF DEMOLITION AS REQUIRED FOR NEW STRUCTURAL WORK AT THIS LOCATION.
- D10 EXISTING LIGHTING FIXTURE TO BE REMOVED.
- D11 REMOVE EXISTING ROLL-UP DOOR.

## LEGENDS

### WALLS

- EXISTING WALL TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

### DOORS

- OR EXISTING DOOR, FRAME AND HARDWARE TO REMAIN, U.O.N.
- EXISTING DOUBLE DOOR, FRAME AND HARDWARE TO REMAIN, U.O.N.

## DEMOLITION CEILING PLAN NOTES

SEE SHEETS 10.1 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

### KEYNOTES:

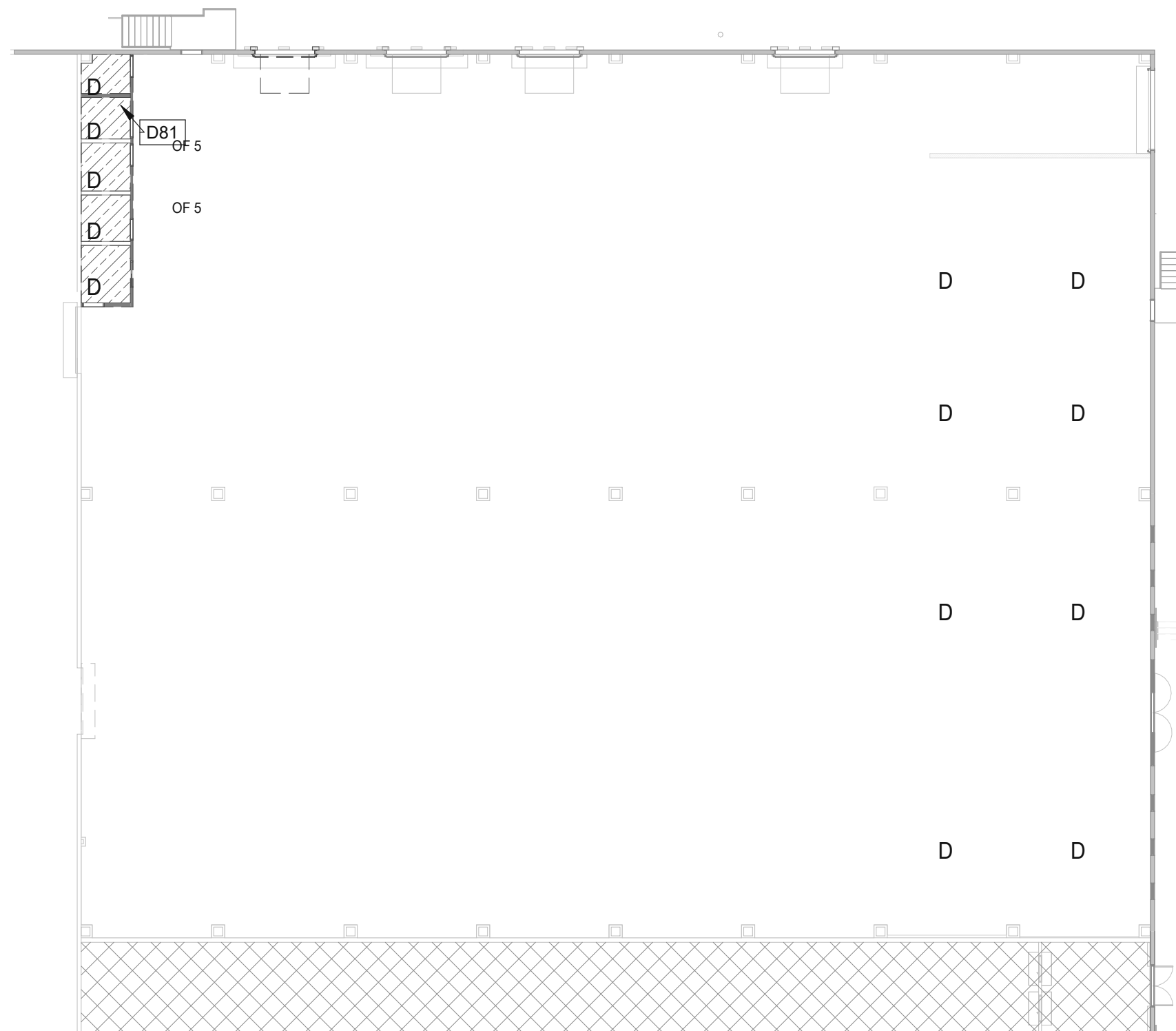


D81 REMOVE EXISTING GYPSUM BOARD CEILING IN THIS ROOM/AREA.

## LEGENDS

### DEMOLITION CEILING PLAN

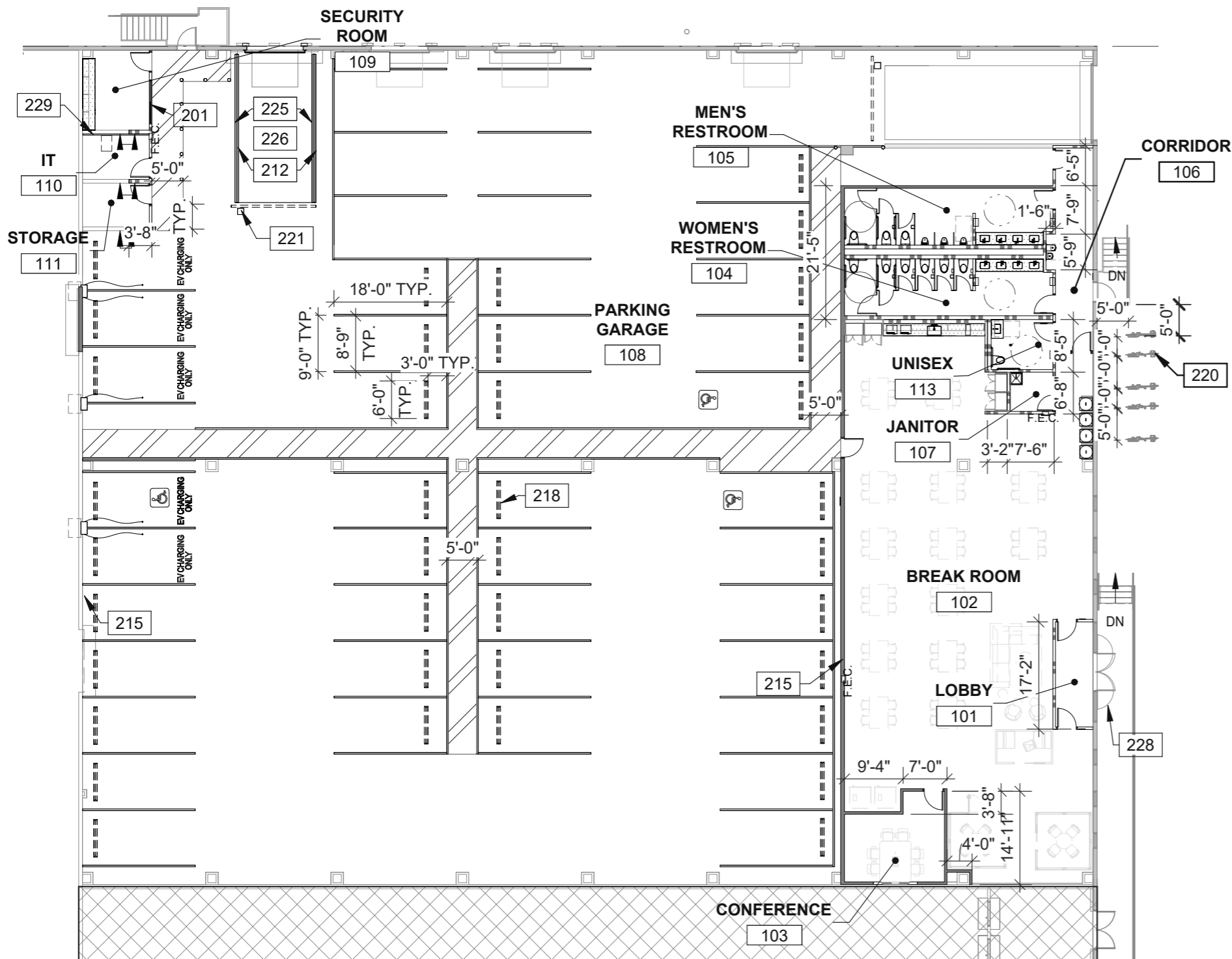
- EXISTING 1'x4' SURFACE-MOUNTED LIGHT FIXTURE TO BE REMOVED.
- EXISTING 1'x2' SUSPENDED LIGHT FIXTURE TO BE REMOVED.
- EXISTING 1'x2' SUSPENDED LIGHT FIXTURE LENS TO REMAIN.



# DEMOLITION CEILING PLAN

SCALE: 1" = 20'-0"

1



# PARTIAL FLOOR PLAN

SCALE: 1" = 20'-0"

1

## FLOOR PLAN NOTES

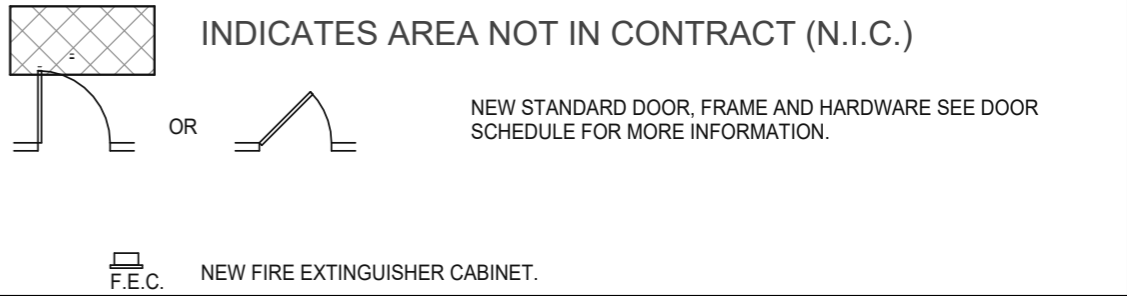
SEE SHEETS 10.1 FOR GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW ONCE ALL PARTITIONS HAVE BEEN LAID OUT, PRIOR TO ERECTING THE PARTITIONS, AND ADDRESS ANY DISCREPANCIES WITH DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS.
3. ALL METAL WALL STUDS TO BE 3-5/8" DEPTH - GAUGE AND SPACING PER L/240 SPAN TABLE, ON THE FRAMING DETAILS SHEET, U.O.N.
4. ALL RESTROOM WALL STUDS AT SINGLE-STUD RESTROOM WET-WALLS TO BE MINIMUM 6" DEEP, AND FULLY INSULATED WITH R-13 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
5. ALL NEW INTERIOR PARTITIONS TO BE FULLY INSULATED WITH A MINIMUM OF R-11 UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N.
6. DRYWALL GYPSUM BOARD SHALL BE FINISHED AS FOLLOWS, U.O.N. REFER TO GYPSUM ASSOCIATION PUBLICATION, GA-214 (<https://www.certainteed.com/drywall/what-are-recommended-levels-finish/>):
  - a. FOR PLENUM AND NON-VISIBLE AREAS - LEVEL-1. AREAS WITH OPEN-CEILINGS OR CLOUDS TO BE FINISHED AS FOR VISIBLE PARTITIONS.
  - b. BEHIND WALL TILE - LEVEL-2
  - c. ALL VISIBLE PARTITION SURFACES - LEVEL 4, UNLESS NOTED AS LEVEL-5 BY OTHER NOTES OR KEYED NOTE.
7. PROVIDE DRYWALL EXPANSION & CONTROL JOINTS PER "WALL AND CEILING BUREAU" (WCB) STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
8. ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNER "L" BEAD.
9. DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL & CONSISTENT.
10. PATCH AND REPAIR ANY DAMAGE TO EXISTING WINDOW SILLS CAUSED BY DEMOLITION: MATCH EXISTING SILL CONDITION. FINISH TO MATCH EXISTING WINDOW FRAMES.
11. ACCESS PANELS IN WALLS/CEILINGS FOR PLUMBING, MECHANICAL, AND ELECTRICAL ACCESS SHALL BE FLUSH FRAMELESS GYPSUM BOARD PANELS.
12. EXTEND EXISTING GYPSUM BOARD PARTITIONS/FURRING TO UNDERSIDE OF STRUCTURE IN AREAS OF OPEN CEILINGS.
13. ALL BLOCKING IN WALL TO BE FIRE RETARDANT TREATED SOLID WOOD BLOCKING, OR CONTINUOUS METAL STRAPPING. COORDINATE EXACT LOCATIONS AND EXTENT IN FIELD. GC TO PROVIDE BLOCKING FOR ALL OWNER SUPPLIED MILLWORK, IN ADDITION TO MILLWORK SUPPLIED BY THE GC, AND WALL HUNG EQUIPMENT.
14. FOR WALL MOUNTED TELEVISIONS, PROVIDE BLOCKING IN WALLS AS APPROPRIATE FOR MOUNTING TYPE. COORDINATE WITH A/V SPECIFICATIONS & REQUIREMENTS.

## KEYNOTES:

- 201 NEW INTEGRATED TEMPERED WINDOW CONSISTING OF (2) PANELS IN ALUMINUM CHANNEL.
- 212 NEW GUARDRAIL AT EDGE OF NEW EXIT RAMP. SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- 215 GC TO PROVIDE K-RAIL AT PARKING SPACES ALONG THIS WALL.
- 218 GC TO PROVIDE CONCRETE WHEEL STOPS AT ALL PARKING STALLS.
- 220 GC TO INSTALL TENANT PROVIDED BIKE RACKS. RACKS ARE TO BE COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES, AS STATED IN SECITON 5.106.4.1.2, 5.106.4.1.3 AND 5.106.4.1.4 AND SHALL BE CONVENIENT FROM THE STREET.
- 221 ELECTRONIC SECURITY ARMS (LIFTMASTER MODEL#: MAT-DC-BB3) PROVIDED BY TENANT AT THIS LOCATION.(GC TO COORDINATE BRINGING POWER TO SECURITY ARM. SAW-CUT AS REQUIRED TO HIDE ALL CONDUIT).
- 225 G.C. TO PROVIDE 4" CURB , TO BE PAINTED SAFTY YELLOW.
- 226 PROVIDE NEW GUARD RAIL.
- 228 EXISTING DOOR TO BE CONVERTED TO HAVE NEW PANIC HARDWARE.IF EXISTING DOORS CAN'T RECEIVE PANIC HARDWARE, THEN PROVIDE NEW DOORS TO MATCH EXISTING WITH NEW PANIC HARDWARE.
- 229 FULL LENGTH x 8'-0" FIRE RATED PLYWOOD PHONEBOARD.PLYWOOD 18" A.F.F.PHONE BOARD TO BE PAINTED TO MATCH WALL. LEAVE FIRE-RATED LABEL EXPOSED

## LEGEND



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| SHEET |
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# CEILING PLAN NOTES


SEE SHEETS 10.1 FOR GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS BEFORE PROCEEDING WITH INSTALLING THE WORK.
3. SEE FIXTURE SCHEDULE FOR FIXTURE TYPE DESIGNATIONS, AND TYPICAL MOUNTING HEIGHTS (U.O.N). COORDINATE MOUNTING OPTIONS WITH OWNER'S REPRESENTATIVE & ARCHITECT. NOTIFY OWNER/ARCHITECT OF ANY CONFLICTS WITH OTHER ELEMENTS PRIOR TO INSTALLATION.
4. ALL MATERIALS USED WITHIN CEILING PLENUM SHALL BE NON-COMBUSTIBLE.
5. IN GYPSUM BOARD CEILINGS THE LIGHTS, HVAC ELEMENTS, FIRE DEVICES, ETC. ARE TO ALIGN IN A NEAT AND REGULAR PATTERN. REVIEW LAYOUT WITH ARCHITECT PRIOR TO ROUGH-IN.
6. DEVICES IN ACOUSTICAL CEILING TILES TO BE CENTERED IN A 2'X2' TILE, OR 2'X2' PORTION OF A 2'X4' TILE, U.O.N.
7. GENERAL CONTRACTOR TO IDENTIFY QUANTITY AND LOCATIONS OF ALL ACCESS PANELS TO CEILING PLENUM SPACES IN GYPSUM BOARD CEILINGS: ACCESS PANELS TO BE AVOIDED WHERE POSSIBLE. IF AN ACCESS PANEL IS REQUIRED, COORDINATE LOCATION WITH ARCHITECT. CEILING ACCESS PANELS TO BE FLUSH FRAMELESS GYPSUM-BOARD INFILL PANELS.
8. SEE KEYNOTE INFORMATION FOR ANY REQUIRED CEILING INSULATION.
9. ALL ACOUSTICAL CEILING GRIDS & TILE TO BE CENTERED WITHIN A ROOM, U.O.N.
10. WHERE LIGHTING IS WITHIN MILLWORK OR WALL ELEMENTS SUCH AS MIRRORS, GC IS RESPONSIBLE TO COORDINATE WITH ALL ELECTRICAL TRADES.








## KEYNOTES:

- 402 NEW CEILING WITH 5/8" GYPSUM BOARD.
- 406 EXISTING LIGHTING TO REMAIN IN THIS AREA.
- 408 TYPICAL INSTALLATION OF LIGHT SWITCHES AND T-STATS THROUGHOUT, U.O.N.
- 409 START NEW CEILING GRID WITH A WHOLE NEW TILE AT THIS LOCATION.
- 411 CEILING GRID AND TILE TO BE CONTINUOUS IN THIS AREA.
- 413 LIGHT FIXTURE TO BE CENTERED IN THIS ROOM.
- 414 CALLA HIGH CAC ACOUSTIC CEILING TILES IN WHITE TO BE PROVIDED IN THIS AREA.

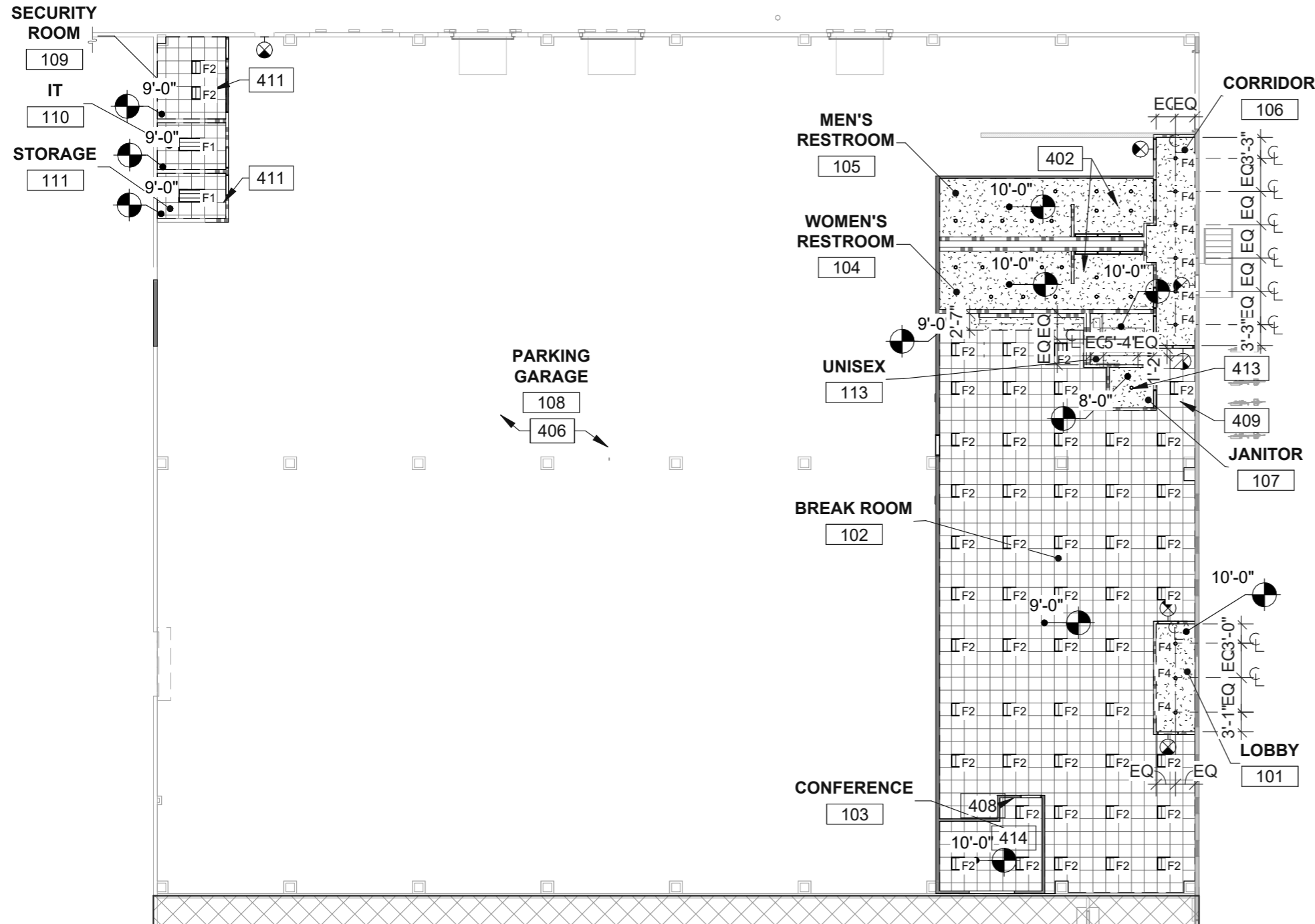
## LEGENDS

 INDICATES AREA NOT IN CONTRACT (N.I.C.)

### REFLECTED CEILING PLAN

-  SUSPENDED CEILING SYSTEM THROUGHOUT TO BE ARMSTRONG/USG 2'x2'
-  5/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & CONSTRUCTION WHERE REQUIRED.
-  SURFACE MOUNTED FIXTURE  
F1
-  SURFACE MOUNTED FIXTURE  
F2
-  EXISTING 1'X2' LIGHTING FIXTURE TO REMAIN.
-  RECESSED 6" LED DOWNLIGHT.  
F4
-  WALL-MOUNTED EXIT SIGN WITH BATTERY BACKUP, SHADED QUADRANT INDICATES FACE OF LETTERING, SIGN TO INCLUDE DIRECTIONAL ARROW AS INDICATED.

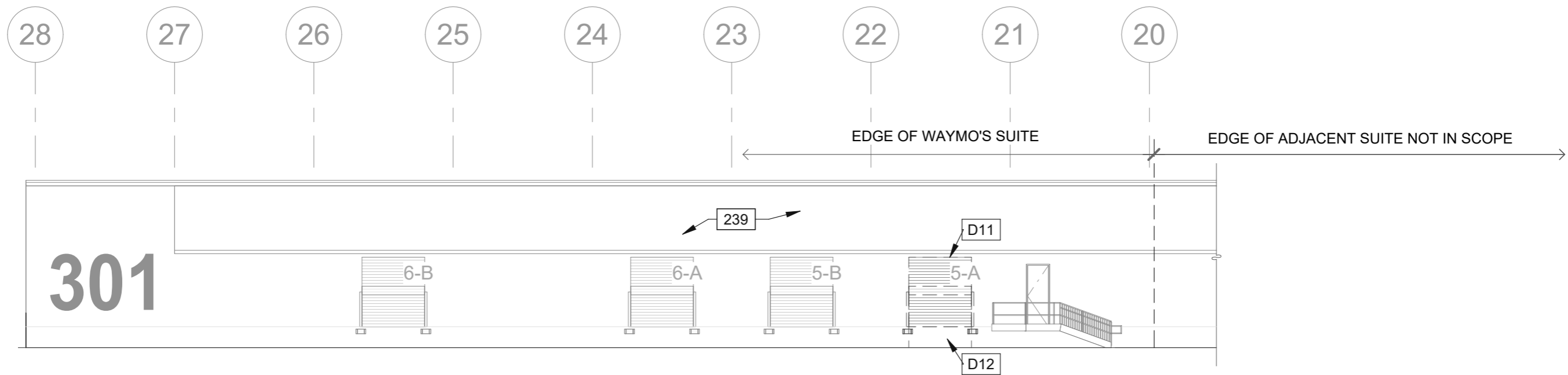
NOTE: ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINAL INSPECTION AND SUBJECT TO BUILDING INSPECTOR.



## REFLECTED CEILING PLAN

SCALE: 1" = 20'-0"

1



# NORTH EAST DEMOLITION ELEVATION

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

1

## KEYNOTES:

SEE SHEETS 10.1 FOR GENERAL NOTES

- 239      EXISTING FACADE TO REMAIN AS IS. NO CHANGES PROPOSED.
- D11      REMOVE EXISTING ROLL-UP DOOR.
- D12      DEMOLISH PORTION OF EXISTING WALL.

NOTE:  
SCOPE AT EXTERIOR TO INCLUDE. REPLACE EXISTING LOADING DOCK ROLL-UP DOOR WITH NEW FULL HEIGHT ROLL-UP DOOR FOR EXIT ACCESS AND NEW CARD READER AT EXISTING DOOR TO REMAIN. REMAINDER OF EXTERIOR TO REMAIN.

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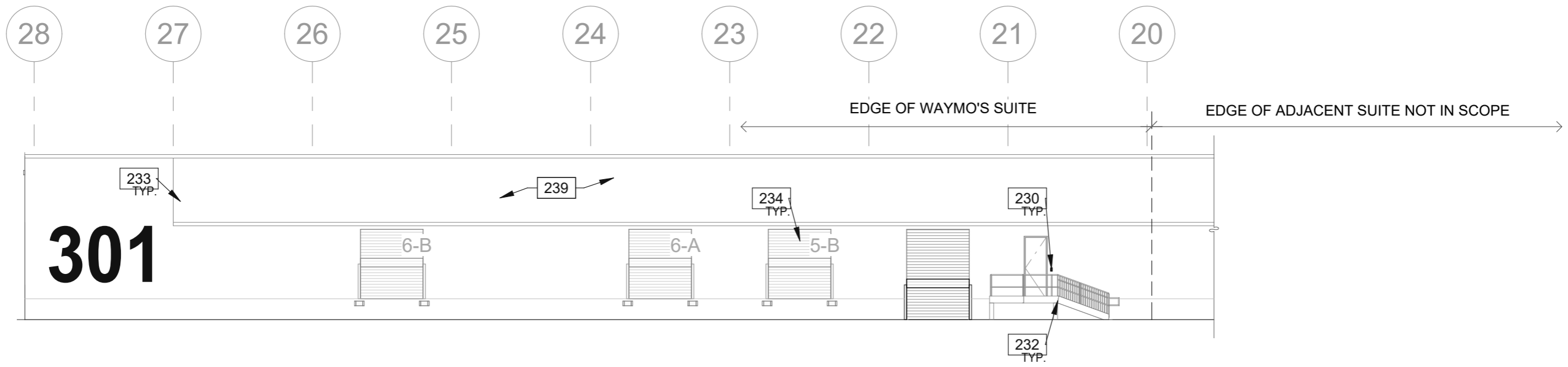
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| SHEET |
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# NORTH EAST ELEVATION

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

1

## KEYNOTES: -

SEE SHEETS 10.1 FOR GENERAL NOTES

- 230 PROVIDE CARD READER ACCESS.
- 232 EXISTING STEEL STAIR TO REMAIN.
- 233 EXISTING CANOPY TO REMAIN.
- 234 EXISTING ROLL UP DOOR TO REMAIN.
- 239 EXISTING FACADE TO REMAIN AS IS. NO CHANGES PROPOSED.

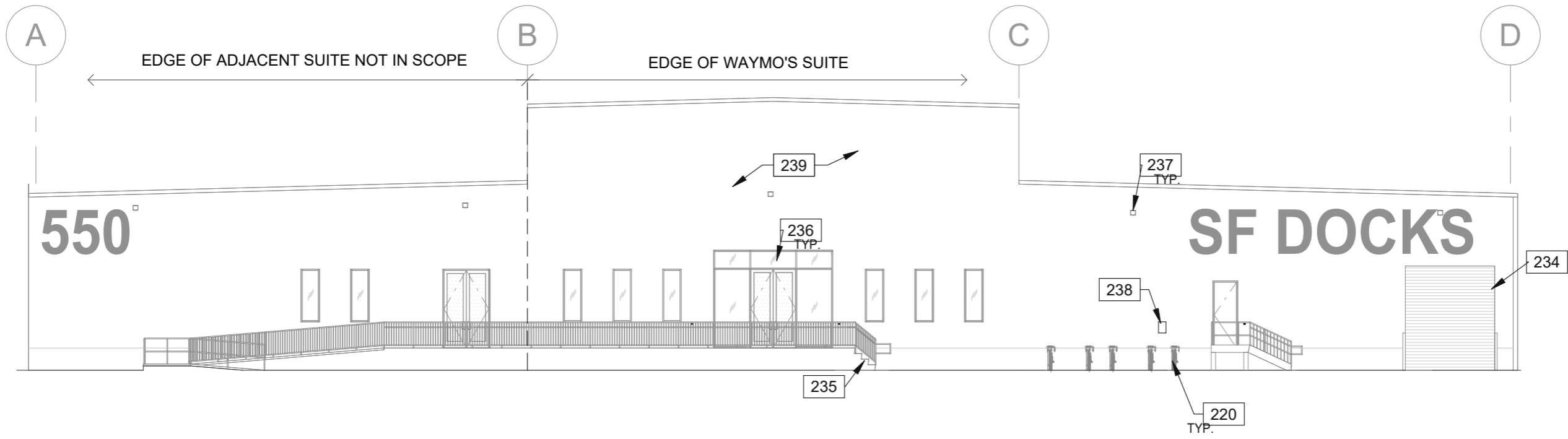
NOTE:  
SCOPE AT EXTERIOR TO INCLUDE. REPLACE EXISTING LOADING DOCK ROLL-UP DOOR WITH NEW FULL HEIGHT ROLL-UP DOOR FOR EXIT ACCESS AND NEW CARD READER AT EXISTING DOOR TO REMAIN. REMAINDER OF EXTERIOR TO REMAIN.

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SHEET  
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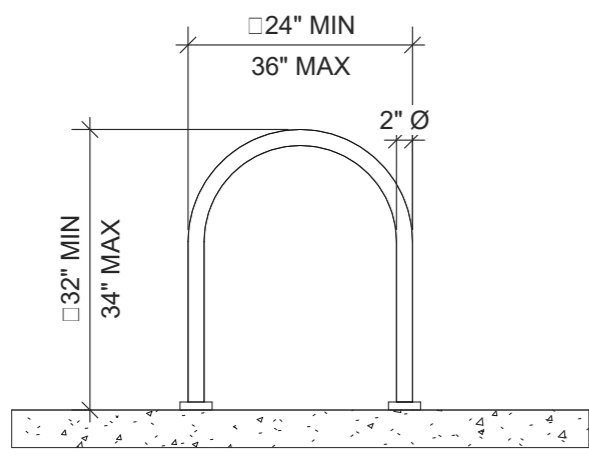
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# SOUTH EAST ELEVATION

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

1



## U BIKE RACK

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

2

### KEYNOTES:

SEE SHEETS 10.1 FOR GENERAL NOTES

- 220 GC TO INSTALL TENANT PROVIDED BIKE RACKS. RACKS ARE TO BE COVERED, LOCKABLE ENLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES, AS STATED IN SECITON 5.106.4.1.2, 5.106.4.1.3 AND 5.106.4.1.4 AND SHALL BE CONVENIENT FROM THE STREET.
- 234 EXISTING ROLL UP DOOR TO REMAIN.
- 235 EXISTING CONCRETE STAIRS AND RAMP TO REMAIN.
- 236 EXISTING STOREFRONT TO REMAIN.
- 237 EXISTING LIGHTING TO REMAIN.
- 238 BICYCLCE PARKING SIGNAGE PER SF PLANNING CODE SECTION 155.1.
- 239 EXISTING FACADE TO REMAIN AS IS. NO CHANGES PROPOSED.

NOTE:  
SCOPE AT EXTERIOR TO INCLUDE. REPLACE EXISTING LOADING DOCK ROLL-UP DOOR WITH NEW FULL HEIGHT ROLL-UP DOOR FOR EXIT ACCESS AND NEW CARD READER AT EXISTING DOOR TO REMAIN. REMAINDER OF EXTERIOR TO REMAIN.

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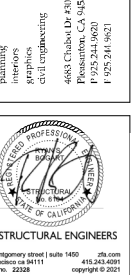
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SHEET

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GENERAL NOTES AND SPECIFICATIONS

Table with 2 columns: PM, ENGINEER, JOB NO. and values: JLV, NRM, SF022-808-00

SHEET S0.1

D DESIGN CRITERIA

DESIGN CRITERIA: 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
FLOOR LIVE LOAD: 40 PSF AT GARAGE, 100 PSF AT BREAK ROOM
ROOF LIVE LOAD: 20 PSF (REDUCIBLE)

EARTHQUAKE DATA: SEISMIC IMPORTANCE FACTOR, I: 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS: Ss = 1.50, S1 = 0.50

SCOPE: INTERIOR TENANT IMPROVEMENTS INCLUDING SUPPORT OF ROOF TOP MECHANICAL EQUIPMENT, NEW VEHICULAR RAMP AT GRADE, AND NON-STRUCTURAL, FULL HEIGHT WALL PARTITIONS.

D SPECIAL INSPECTION BY OWNERS TESTING AGENCY

SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY AN APPROVED AGENCY IN ACCORDANCE WITH CBC CHAPTER 17 AND THE STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTIONS 1704.2.3 AND 1704.3 FOR BUILDING STRUCTURAL ELEMENTS SUMMARIZED AS FOLLOWS:
1. CONCRETE CONSTRUCTION PER CBC SECTIONS 1703.3, AND TABLE 1703.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE, REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE.

E WOOD FRAMING NOTES

1. ALL BEAMS AND JOISTS (EXCLUDING JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARINGS AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.
2. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.
3. THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSURE. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.
4. JOISTS AND RAFTERS ARE PER PLAN, UNLESS NOTED OTHERWISE. PROVIDE 'L' HANGER AT FLUSH FRAMING AND 'H' HANGER WHERE HANGER IS SHOWN SKEWED PER PLAN AND/OR HANGER SEAT IS INDICATED TO BE SLOPED. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. L1010 FOR 2x10). FILL ALL NAIL HOLES.

F EXISTING CONSTRUCTION NOTES

1. ORIGINAL CONSTRUCTION DRAWINGS WERE NOT AVAILABLE FOR REVIEW AT THE TIME THESE DOCUMENTS WERE PREPARED. EXISTING BUILDING CONDITIONS SHOWN ARE ASSUMED BASED ON INFORMATION PROVIDED BY OTHERS AND ASSUMPTIONS BASED ON PROBABLE CONSTRUCTION METHODS. ACTUAL FIELD CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING JOB CONDITIONS, REVIEW THE PLANS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH ANY WORK.
2. ALL WORK NOT INDICATED AS EXISTING (E) SHALL BE ASSUMED TO BE NEW (N).
3. ANY REMOVAL, CUTTING, DRILLING, ETC OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE. SMALL TOOLS SHALL BE USED IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. IF STRUCTURAL MEMBERS OR MECHANICAL, ELECTRICAL, OR ARCHITECTURAL ELEMENTS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL SHALL BE OBTAINED BEFORE REMOVAL OF THE MEMBERS.
4. DO NOT OVER CUT EXISTING WOOD, CONCRETE, MASONRY OR OTHER WORK TO REMAIN. CUTS SHALL BE MADE NEATLY TO A CORNER. THEN ALTERNATE MEANS SHALL BE USED TO REMOVE REMAINING MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT OF OVER CUT MATERIAL AS DIRECTED BY THE ARCHITECT AND/OR ENGINEER.
5. EXISTING DAMAGED STRUCTURAL MEMBERS WHICH ARE UNCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND REPAIR.
6. EXISTING CONCRETE SURFACE ABUTTING NEW CONCRETE SHALL BE ROUGHENED TO 1/4" AMPLITUDE AND THOROUGHLY CLEANED OF DUST, LOOSE AGGREGATE, LANTAGE, ETC.
7. EXISTING REINFORCING AND/OR STEEL EMBEDS THAT ARE EXPOSED DURING DEMOLITION SHALL BE WIRE-BRUSHED AND FOREIGN MATERIAL REMOVED PRIOR TO PLACEMENT OF NEW CONCRETE.
8. REMODELING REQUIRES ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFYABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE STRUCTURE. THIS ANALYSIS DOES NOT MAKE ANY GUARANTEE TO THE ADEQUACY OF THE STRUCTURAL DESIGN OF THE EXISTING BUILDING NOT SPECIFICALLY ADDRESSED IN THE STRUCTURAL CALCULATIONS. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE OR EXISTING PORTIONS OF THE STRUCTURE NOT SPECIFICALLY ADDRESSED IN THE CONSTRUCTION DOCUMENTS.
9. DIFFERENTIAL SETTLEMENT BETWEEN NEW AND EXISTING CONSTRUCTION AT REMODEL OR ADDITION FOUNDATION INTERFACES CAN BE EXPECTED. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS.

C FOUNDATION NOTES

1. ZFA RECOMMENDS GEOTECHNICAL REPORTS FOR ALL CONSTRUCTION PROJECTS. NO GEOTECHNICAL REPORT HAS BEEN PROVIDED FOR THIS PROJECT AND UNDER DIRECTION OF THE CLIENT, ZFA IS PROCEEDING WITH FOUNDATION DESIGN BASED ON THE CONVENTIONAL PROVISIONS AND THE MINIMUM ALLOWABLE SOIL BEARING PRESSURE ALLOWED PER THE CALIFORNIA BUILDING CODE, CHAPTER 18. HOWEVER, GEOTECHNICAL AND GEOLOGICAL CONDITIONS SUCH AS EXPANSIVE AND COMPRESSIBLE SOILS, LIQUIDATION, SLOPE INSTABILITY, ETC MAY EXIST WHICH WARRANT SPECIAL DESIGN CONSIDERATIONS. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS. ALLOWABLE (ASD) FOUNDATION DESIGN PRESSURES ARE PER CBC SECTION 1806.2:
SHALLOW FOOTINGS:
DEAD LOAD + LIVE LOAD = 1,500 PSF
DEAD LOAD + LIVE LOAD + LATERAL = 2,000 PSF
2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOILS AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS, INCREASE FILL AND/OR FOOTING DEPTH AS REQUIRED. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICHEVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE.
3. USE 1/2" DIAMETER x 12" (12" AT CURBS) ANCHOR BOLTS (AB) AT 48" WHERE NOT OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" EXCLUDING CURBS UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.
4. TYPICAL SLAB: 6" CONCRETE REINFORCED WITH #4 @ 12" OC EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED 3/4" CRUSHED ROCK ON SUBGRADE. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.
5. PROVIDE CONTROL JOINTS PER 503.1 (OR CONSTRUCTION DOWEL JOINTS AT CONTRACTOR'S OPTION) AS SHOWN ON PLAN AND AS REQUIRED TO MEET A MAXIMUM SPACING IN FEET OF 3 TIMES THE SLAB DEPTH IN INCHES (FOR EXAMPLE 3x4' = 12'0" MAX) AND 15x4' MAX INSTALLED JOINTS TO DIVIDE SLAB INTO RECTANGULAR AREAS WITH LONG DIMENSION LESS THAN 1.5x SHORT DIMENSION. INSTALL JOINTS AT FACE OF STUDS OF WALL WHERE POSSIBLE. SUBMIT JOINT LAYOUT PLAN FOR REVIEW PRIOR TO PLACEMENT.
6. DO NOT UNDER CUT EXISTING FOUNDATIONS. NOTIFY ENGINEER FOR REVIEW AND POSSIBLE REVISIONS. IF EXISTING FOUNDATION CONDITIONS ARE NOT AS SHOWN, NOTIFY ZFA FOR REVIEW PRIOR TO CONSTRUCTION. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE.
7. TOP OF FOOTING ELEVATIONS TO BE DETERMINED BY THE CONTRACTOR BASED ON INFORMATION FROM THE GROUND DRAWINGS AND EXISTING CONDITIONS.

Table with 2 columns: SHEET INDEX and values: S0.1 GENERAL NOTES AND SPECIFICATIONS, S1.1 TYPICAL DETAILS, S2.1 PARTIAL FOUNDATION PLAN, S2.2 ROOF PARTIAL FRAMING PLAN, S3.1 ELEVATION AND ENLARGED PLANS, S4.1 RAMP PARTIAL PLAN & SECTIONS, S4.2 DETAILS

G.2 STRUCTURAL SPECIFICATIONS

STRUCTURAL STEEL
1. STEEL GRADES:
C SHAPES, L SHAPES & PLATES: ASTM A36, A572 GRADE 50 OR A588 GRADE 80 UNO
ASTM A36, A572 GRADE 50 OR A588 GRADE 80 UNO
2. BOLT HEADS SHALL BE 1/4" LARGER IN DIAMETER THAN THE BOLT. ANCHOR BOLT HEADS SHALL BE 1/2" LARGER IN DIAMETER THAN THE ANCHOR BOLT.
3. WELDING ELECTRODES SHALL MEET AWS REQUIREMENTS AND ELECTRODES SHALL BE E70XX FOR SHIELDED METAL ARC, E70XX-E9XX FOR SUBMERGED ARC (SHWP WELDS ONLY), E80T-K FOR GAS METAL ARC AND E70T-K FOR FLUX CORE (UNLESS NOTED OTHERWISE). E60 OR E70 ELECTRODES MAY BE USED AT METAL DECK AND LIGHT GAUGE METAL.
4. ALL STRUCTURAL WELDS SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED TESTING AGENCY. CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE BUILDING DEPARTMENT.
5. WELDING OF THREADED STUDS, HEADED STUDS, AND DEFORMED BAR ANCHORS SHALL BE FULL-FUSION ARC WELDS CONFORMING TO AWS D1.1.
WOOD STRUCTION (CARPENTRY)
1. EACH PIECE OF LUMBER SHALL BEAR THE STAMP OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLBI) OR WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) SHOWING GRADE MARK OR APPROVED ARC. BEAMS AND POSTS TO BE FREE OF HEART CENTER (FOHC). OTHER MATERIALS SHALL BE AS SHOWN BELOW:
SAW LUMBER MEMBER SPECIES AND MINIMUM GRADE UNO Fb (PSI) Fu (PSI) E (PSI)
2x BEAMS DOUGLAS FIR #1 1350 170 1.6x10^6
4x POSTS & BEAMS DOUGLAS FIR #1 1000 190 1.2x10^6
2x JOISTS, RAFTERS DOUGLAS FIR #2 900 180 1.6x10^6
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MAXIMUM MOISTURE CONTENT OF WOOD AT THE TIME OF INSTALLATION SHALL BE NOT MORE THAN 19%.
3. NAILS TO BE ASTM F1667 (INCLUDING SUPPLEMENT S1) OF COMMON WIRE AND OF CENTRERED FULL-ROUND HEADS WHERE NAILING IS SPECIFIED ON THE DRAWINGS. MACHINE-DRIVEN NAILS MEETING SIZE REQUIREMENTS ARE ACCEPTABLE. NAILS MUST NOT BE OVER-DRIVEN. PRE-DRILL NAIL HOLES WHERE WOOD TENDS TO SPLIT. NAILS AS SPECIFIED ON PLANS AND INCLUDING IN PTD/MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. NAILS USED IN EXTERIOR APPLICATIONS OR IN INTERIOR PTD/M SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.

Table with 5 columns: WIRE NAIL, MINIMUM SHANK DIAMETER, MINIMUM NAIL LENGTH UNO, MINIMUM HEAD DIAMETER, TYPICAL NAIL APPLICATION, UNO. Rows include 16d COMMON, 16d SINKER, 10d COMMON.

4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE METAL FRAMING CLIPS, HANGERS, ETC, ARE BY SIMPSON STRONG-TIE. NAILING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITH A NAIL PROVIDED FOR EACH PUNCHED HOLE UNO. CONNECTORS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTD/MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER CONNECTORS USED IN EXTERIOR APPLICATIONS OR IN INTERIOR PTD/M SHALL BE HDG (MINIMUM 2.0 oz/50 FT) OR ZMAX (MINIMUM 1.85 oz/50 FT PER ASTM A653). IN APPLICATIONS WHERE NON-AMMONIA TREATED WOOD IS DRY WHEN INSTALLED AND WILL REMAIN DRY IN-SERVICE A COATING THICKNESS OF 0.5 oz/50 FT MAY BE USED.
5. WOOD SCREWS SHALL CONFORM TO ANISIMAE 518A.1 PROVIDE #10 HOLE 70% OF DIAMETER OF SCREW SHANK WHERE FASTENING WOOD/WOOD TIMBER SPECIES OR WHERE WOOD TENDS TO SPLIT. MINIMUM PENETRATION IS (10) DIAMETERS UNO.
6. BOLTS SHALL BE UNFINISHED MACHINE BOLTS PER ASTM A307. NUTS SHALL BE PER ASTM A663 AND OF STANDARD SIZE UNLESS NOTED OTHERWISE. LENGTH OF BOLTS SHALL BE SUCH THAT THE BOLT PROJECTION IS NOT LESS THAN 1/4" NOR MORE THAN 3/4" PAST END OF NUT. BOLT HOLES IN WOOD SHALL BE 1/8" LARGER THAN BOLT SIZES (UNO). PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT HEADS WOULD BEAR ON WOOD. USE MALLEABLE IRON WASHERS WHERE EXPOSED TO VIEW OR NOTED. NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED BEFORE CLOSING OF WALLS OR OTHER CONSTRUCTION. DO NOT OVERDRIVE WOOD WHEN TIGHTENING BOLTS AS SPECIFIED ON PLANS AND THOSE IN CONTACT WITH PTD/MATERIAL CONTAINING AMMONIA IN EXTERIOR APPLICATIONS SHALL BE TYPE 304 OR 316 STAINLESS STEEL. ALL OTHER BOLTS USED IN EXTERIOR APPLICATIONS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153.
7. DECKING MATERIAL AND FRAMING EXPOSED TO WEATHER TO BE PTD/M AWPA "USE CATEGORY" UC3B OR REDWOOD, S4D.

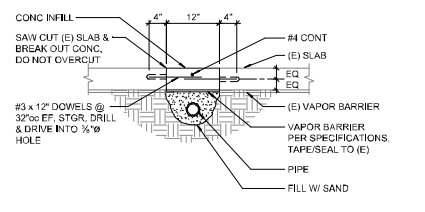
PARALLEL STRAND LUMBER (PSL)

1. PSL SHALL CONFORM TO THE FOLLOWING MINIMUM PROPERTIES:
E = 2,210^6 PSI
Fb = 2,900 PSI
Fu = 2,900 PSI (PARALLEL)
Fc = 290 PSI

ABBREVIATIONS table listing various construction materials and their abbreviations, such as ABV ABOVE, ADJ ADJOINING, ALU ALUMINUM, etc.

G.1 STRUCTURAL SPECIFICATIONS

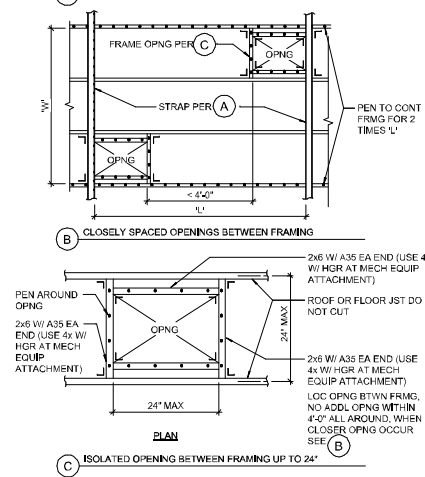
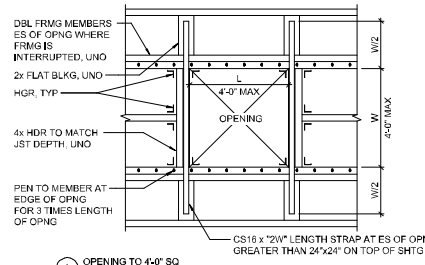
CONCRETE CONSTRUCTION
1. CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
MAX WATER TO MIN SACKS
CEMENTITIOUS MATERIALS PER CUBIC YARD
LOCATION MIN 28-DAY STRENGTH (PSI) AGGREGATE SIZE MATERIALS RATIO
STRUCTURAL INTERIOR SLAB ON GROUND 3,000 1 1/4" 0.45 6.1
FOUNDATIONS 3,000 1 1/4" 0.53 5.0
RETAINING WALLS 4,000 1 1/4" 0.46 6.0
NON-STRUCTURAL LEAN CONC FOR FTG BACKFILL 3.0
2. CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF CBC SECTIONS 1705 AND 1903 ACI CODE-318, ACI SPEC-301, AND THESE SPECIFICATIONS. SUBMIT MIX DESIGN AND SUPPORTING DOCUMENTATION IN ACCORDANCE WITH ACI SPEC-301 AND ACI CODE-318 FOR REVIEW PRIOR TO PLACEMENT.
CEMENT: ASTM C150 TYPE II
AGGREGATE: ASTM C33
FLY ASH: ASTM C618 CLASS F
SLAG CEMENT: ASTM C999 GRADE 100 OR 120
WATER: ASTM C1602
ADMITTURES: ADM-994, C260
3. CONCRETE MIX DESIGN FOR INTERIOR SLABS ON GROUND TO HAVE 25% TO 35% FLY ASH OR 35% TO 45% SLAG CEMENT SUBSTITUTED FOR CEMENT AT A POUND-FOR-POUND RATE. REPLACE 200 POUNDS OF SAND WITH 200 POUNDS 3/4") AGGREGATE TO REDUCE TOTAL SAND.
4. FLY ASH MAY BE SUBSTITUTED UP TO 25% FOR CEMENT AT A POUND-FOR-POUND RATE, UNLESS SPECIFIED OTHERWISE. DO NOT USE FLY ASH IN HIGH EARLY STRENGTH CONCRETE. UNLESS SPECIFIED OTHERWISE, DO NOT USE SLAG CEMENT IN HIGH EARLY STRENGTH CONCRETE.
5. UNDER SLAB VAPOR RETARDER TO BE ASTM E1745 CLASS A; 15 MILS MINIMUM THICKNESS. 0.01 U.S. FERMS MAXIMUM PERMEANCE. INSTALL PER ASTM E1643 AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE TEGEED WRAP VAPOR BARRIER (15ML) OR APPROVED EQUIVALENT. RETARDER SHALL EXTEND TO FOOTINGS BUT NOT TO BOTTOM OF FOOTING OR INTO A COLD JOINT.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 OR A706 GRADE 60. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST. SECURELY TIE REBAR IN PLACE PRIOR TO CONCRETE PLACEMENT. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION. WELDED REINFORCING STEEL SHALL BE ASTM A706 OR A615 MEETING CARBON REQUIREMENTS OF AWS D1.4.
7. CONCRETE SHALL BE KEPT CONTINUOUSLY WET FOR 48 HOURS AFTER PLACEMENT AND SHALL BE KEPT DAMP FOR 7 DAYS AFTER PLACEMENT. IN LIEU OF PONDING SLABS EITHER MAY HAVE CURE RESALER APPLIED IMMEDIATELY AFTER FINISHING (IF OTHER FINISHES ARE NOT AFFECTED) OR COVERED WITH CURING PAPER, FILM OR BURLAP. CURE SHALL BE OF A TYPE THAT WILL NOT BE DETRIMENTAL TO SCALERS TO BE APPLIED LATER.
8. ANCHOR BOLTS - ASTM F1554 GRADE 36 THREADED ROD WITH DOUBLE NUTS OR ASTM A307 HEADED BOLTS, NO. 1" OR 1 1/2" BOLS), SECURELY TIE ANCHOR BOLTS IN PLACE PRIOR TO CONCRETE POUR.
9. MECHANICAL COUPLERS FOR REINFORCING STEEL TO BE "SERIES BAR LOCK" BY DAYTON SUPERIOR (ESR-2495) OR EQUAL COUPLER WITH CQC REPORT, UNO.



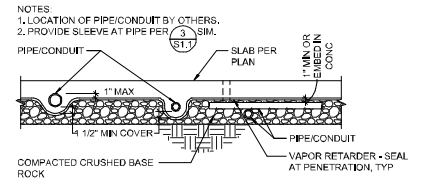
8 NEW PIPE AT EXISTING SLAB  
3/4" = 1'-0"

- RIM JOIST/BLG TO TOP R. TOE NAIL ..... 10d @ 16"oc
- TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS ..... (2) 10d
- TOE NAILS EACH SIDE ..... (2) 10d
- TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS ..... (2) 10d
- EIGHT (8) INCH JOISTS OR LESS ..... (3) 16d
- FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST ..... (1) 16d
- BLOCKING BETWEEN JOISTS OR RAFTERS ..... (2) 10d
- TO JOIST OR RAFTER TOE NAILS EA SIDE, EA END ..... (2) 10d
- BLOCKING BETWEEN STUDS, EACH END TOE NAILS ..... (2) 10d OR (2) 16d
- BRIDGING TO JOIST, TOE NAIL EACH END ..... (2) 8d
- 2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL ..... (2) 16d
- SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL ..... 16d @ 16"oc
- SOLE PLATE TO JOIST OR BLOCKING AT ..... (3) 16d @ 16"oc
- TOP PLATE TO STUD, END NAIL ..... (4) 8d
- STUD TO SOLE PLATE, TOE NAIL ..... 16d @ 12"oc
- DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL ..... 16d @ 12"oc
- DOUBLE STUDS, FACE NAIL ..... 16d @ 24"oc
- DOUBLE TOP PLATE, FACE NAIL ..... 16d @ 12"oc
- TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL ..... (3) 16d
- CONTINUOUS HEADER, TWO PIECES ..... 16d @ 18"oc ALONG EACH EDGE
- DOUBLE TOP PLATE LAP AT CORNER ..... (3) 16d
- CONTINUOUS HEADER TO STUD, TOE NAIL ..... (4) 8d
- CEILING JOISTS TO PARTITIONS, FACE NAIL ..... (3) 16d
- CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL ..... (3) 16d
- BUILT-UP CORNER STUDS ..... 16d @ 12"oc
- POST TO SILL/SOLETOP PLATE, EACH SIDE TOE NAIL ..... (4) 10d

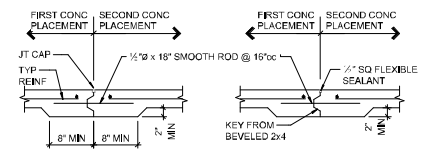
9 NAILING SCHEDULE  
3/4" = 1'-0"



11 OPENING IN DIAPHRAGM  
3/4" = 1'-0"



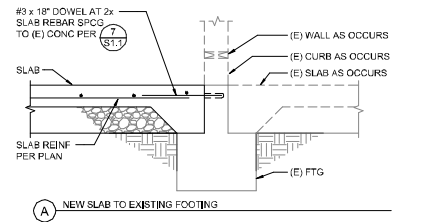
4 CONDUIT & PIPE AT SLAB ON GRADE  
3/4" = 1'-0"



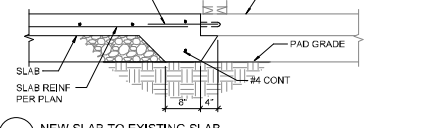
A CONSTRUCTION/DOWEL JOINT

B CONTROL JOINT

5 SLAB ON GRADE JOINTS  
3/4" = 1'-0"

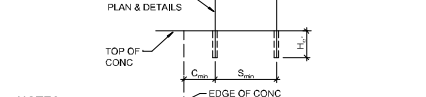


A NEW SLAB TO EXISTING FOOTING



B NEW SLAB TO EXISTING SLAB  
3/4" = 1'-0"

| ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE |                 |       |            |               |                   |                |
|------------------------------------------|-----------------|-------|------------|---------------|-------------------|----------------|
| ADHESIVE TYPE                            | ANCHOR THRD ROD | REBAR | PILOT HOLE | MIN EMBED UNO | MIN EDGE DISTANCE | MIN CONC DEPTH |
| SMIPSON SET-UP (ICC-ESR 2568)            | 3/8"            | #3    | 3/8"       | 3"            | 1 1/2"            | 3"             |
|                                          | 1/2"            | #4    | 1/2"       | 4"            | 1 1/2"            | 3"             |
|                                          | 3/4"            | #5    | 3/4"       | 5"            | 1 1/2"            | 3"             |
|                                          | 1"              | #6    | 1"         | 6"            | 1 1/2"            | 3"             |
|                                          | 1 1/4"          | #7    | 1 1/4"     | 7"            | 1 1/2"            | 3"             |
|                                          | 1 3/4"          | #8    | 1 3/4"     | 8"            | 1 1/2"            | 3"             |
|                                          | 2"              | #9    | 2"         | 9"            | 1 1/2"            | 3"             |
|                                          | 2 1/2"          | #10   | 2 1/2"     | 10"           | 1 1/2"            | 3"             |
|                                          | N/A             | N/A   | 3/8"       | 3"            | 1 1/2"            | 1 1/2"         |
|                                          | N/A             | #3    | 3/8"       | 3"            | 1 1/2"            | 1 1/2"         |
| HILTI HIT-HY 200R (ICC-ESR 3187)         | 3/8"            | N/A   | 3/8"       | 3"            | 1 1/2"            | 2 1/2"         |
|                                          | N/A             | #3    | 3/8"       | 3"            | 1 1/2"            | 2 1/2"         |
|                                          | 1/2"            | #4    | 1/2"       | 4"            | 1 1/2"            | 2 1/2"         |
|                                          | 3/4"            | #5    | 3/4"       | 5"            | 1 1/2"            | 2 1/2"         |
|                                          | 1"              | #6    | 1"         | 6"            | 1 1/2"            | 2 1/2"         |
|                                          | 1 1/4"          | #7    | 1 1/4"     | 7"            | 1 1/2"            | 2 1/2"         |
|                                          | 1 3/4"          | #8    | 1 3/4"     | 8"            | 1 1/2"            | 2 1/2"         |
|                                          | 2"              | #9    | 2"         | 9"            | 1 1/2"            | 2 1/2"         |
|                                          | 2 1/2"          | #10   | 2 1/2"     | 10"           | 1 1/2"            | 2 1/2"         |
|                                          | N/A             | N/A   | 1 1/2"     | 10"           | 1 1/2"            | 6 1/2"         |



- NOTES:
- INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
  - CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
  - HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A REASONABLE CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
  - SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCES, ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

7 ADHESIVE ANCHOR IN CONCRETE  
3/4" = 1'-0"

| MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 3000 PSI OR GREATER - (STAGGER SPLICES) |            |      |            |      |            |
|---------------------------------------------------------------------------------------------------|------------|------|------------|------|------------|
| SIZE                                                                                              | LAP LENGTH | SIZE | LAP LENGTH | SIZE | LAP LENGTH |
| #3                                                                                                | 17"        | #6   | 34"        | #9   | 50"        |
| #4                                                                                                | 24"        | #7   | 50"        | #10  | 105"       |
| #5                                                                                                | 34"*       | #8   | 70"        | #11  | 125"       |

(CLASS B TOP BAR)  
BAR SPOCS SHALL NOT BE LESS THAN 4x BAR DIA OR 4'.

\* WHERE COVER NOT LESS THAN 1 1/2", #5 LAP LENGTH = 28"

CONC COVER FOR REINF STL ..... CLR

CAST AGAINST EARTH OR GR ..... 3"

EXPOSED TO EARTH (FORMED) OR WEATHER ..... 1 1/2"

#5 & SMALLER ..... 1 1/2"

#6 & LARGER ..... 2"

NOT EXPOSED TO EARTH OR WEATHER ..... 1"

#5 & SMALLER ..... 1"

#6 & LARGER, & ALL BM STIRRUPS, COL TIES & SPIRALS ..... 1 1/2"

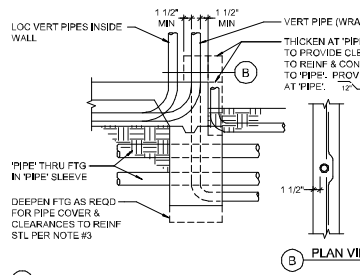
ALL REINF SHALL EXTEND AS FAR AS POSSIBLE, WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



1 TYPICAL REINFORCING DETAIL (f<sub>c</sub> = 3000psi MIN)  
3/4" = 1'-0"



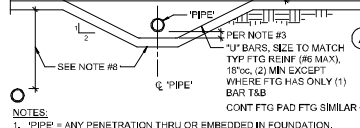
2 FOOTING CONSTRUCTION JOINT  
3/4" = 1'-0"



A PIPE THRU FOOTING



B PLAN VIEW



3 PIPES THRU FOOTING  
3/4" = 1'-0"

- NOTES:
- "PIPE" = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
  - ALL PIPES THROUGH FOOTINGS TO BE WRAPPED OR SLEEVED AS FOLLOWS:
    - SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND O.D. PIPE TO ID, SLEEVE, UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
    - WRAPPED VERTICAL PIPES: PROVIDE 1/2" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM UNO.
    - WRAPPED HORIZONTAL PIPES: PROVIDE 1/2" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM UNO.
    - UNDERGROUND FIRE LINES 4" AND LARGER:
      - SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND O.D. PIPE TO ID, SLEEVE. SEAL ENDS PER ABOVE.
      - WRAPPED: PROVIDE 1/2" NOMINAL SHEET FOAM W/ (6) WRAPS MINIMUM.
  - WRAPPED AND SLEEVED PIPES SHALL HAVE 1 1/2" MIN CLEAR TO REINF STEEL.
  - MINIMUM CONCRETE COVER AT PIPES TO BE 3", 18"oc, (2) MIN EXCEPT WHERE FTG HAS ONLY (1) BAR TAB.
  - NO "PIPE" TO RUN PARALLEL IN FOOTINGS, STEM OR CURB.
  - PIPE/CONDUIT ("PIPE") EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
  - NO HORIZONTAL PIPES ALLOWED THROUGH FOOTING WITHIN 2'-0" EACH SIDE OF HD DOWN OR STEEL COLUMNS. NO VERTICAL PIPES ALLOWED IN FOOTINGS OR BRACED FRAMES.
  - PROVIDE 18" MIN OF COMPACTED FILL ABOVE PIPES UP TO 12"oc. FOR LARGER PIPES INCREASE COMPACTED FILL DEPTH 1'-0" FOR EACH 9" INCREASE IN PIPE DIAMETER. OTHERWISE DEEPEN FOOTING AS SHOWN.

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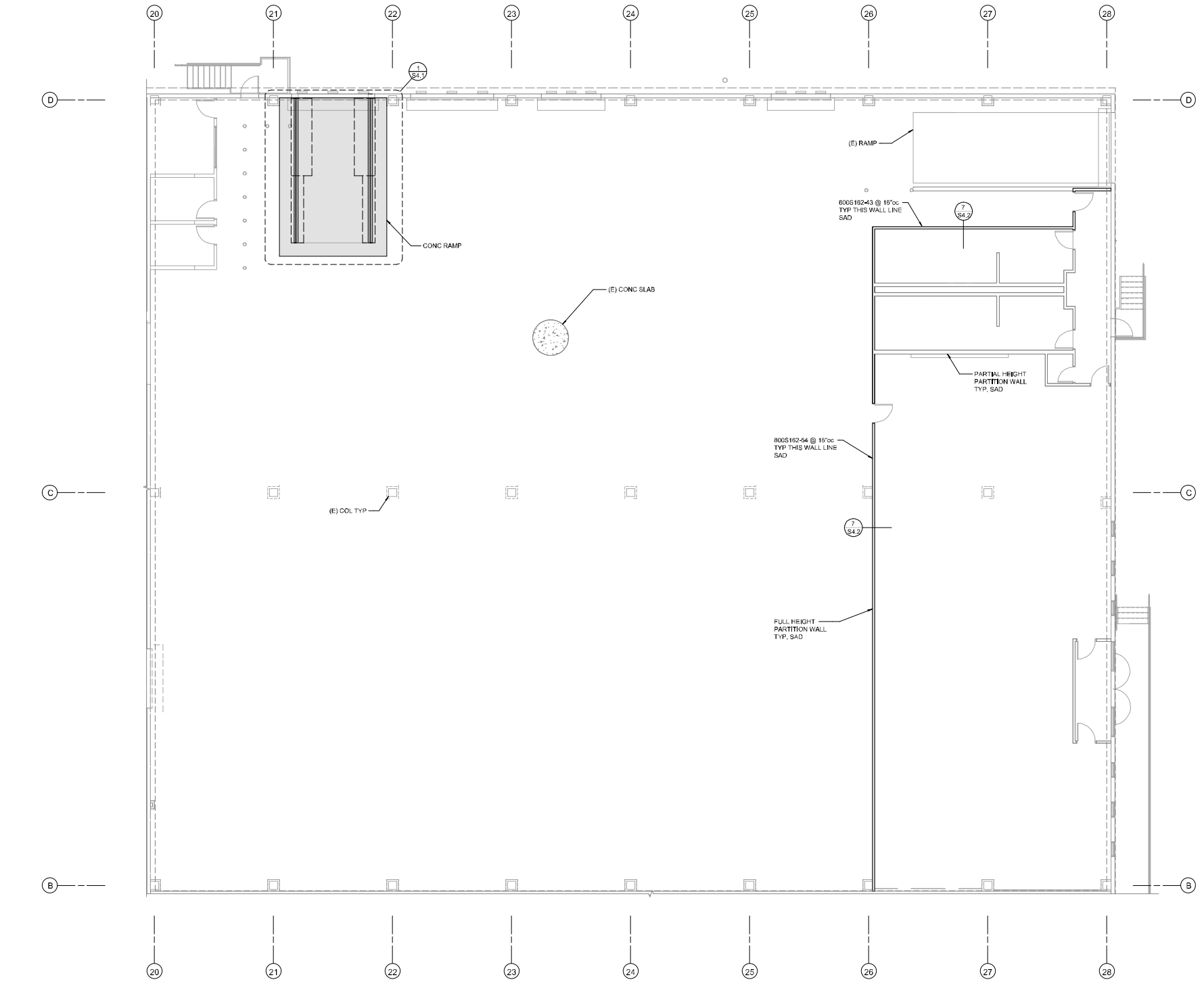
| TYPICAL DETAILS |                   |
|-----------------|-------------------|
| DATE            | REVISIONS         |
| 09/01/2022      | ISSUED FOR PERMIT |
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PM: JLW  
ENGINEER: NFM  
JOB NO.: SFOZ22-8098-00

SHEET  
**S1.1**

- FOUNDATION PLAN NOTES:**
- REFER TO SHEETS S0.1 AND S1.1 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
  - DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
  - PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THROUGH COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THROUGH SLAB PLATES SHALL BE WITHIN 12" OF HOLDDOWN BOLTS. NO MECHANICAL, ELECTRICAL OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.  
PIPES THROUGH FOOTINGS SHALL BE PER S1.1.  
PIPES AT SLAB ON GRADE SHALL BE PER S1.1.
  - ELEVATION OF THE TOP OF FINISHED SLAB = 0'-0", UNLESS NOTED OTHERWISE.

| PLAN LEGEND |                  |                                                          |
|-------------|------------------|----------------------------------------------------------|
| SYMBOL      | REFERENCE DETAIL | DESCRIPTION                                              |
|             |                  | INDICATES NON-STRUCTURAL WALL.                           |
|             |                  | INDICATES FOUNDATION.                                    |
|             |                  | INDICATES STEP IN ELEVATION. SEE ARCHITECTURAL DRAWINGS. |
|             | S1.1             | INDICATES GRIDLINE AT CENTERLINE OF COLUMN.              |
|             |                  | INDICATES EXISTING FOUNDATION.                           |
|             |                  | INDICATES EXISTING FRAMING.                              |



**PARTIAL FOUNDATION PLAN**  
1/8" = 1'-0"

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**WAYMO TI**  
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SAN FRANCISCO, CA 94124

| PARTIAL FOUNDATION PLAN |                   |
|-------------------------|-------------------|
| DATE                    | REMARKS           |
| 09/07/2022              | ISSUED FOR PERMIT |
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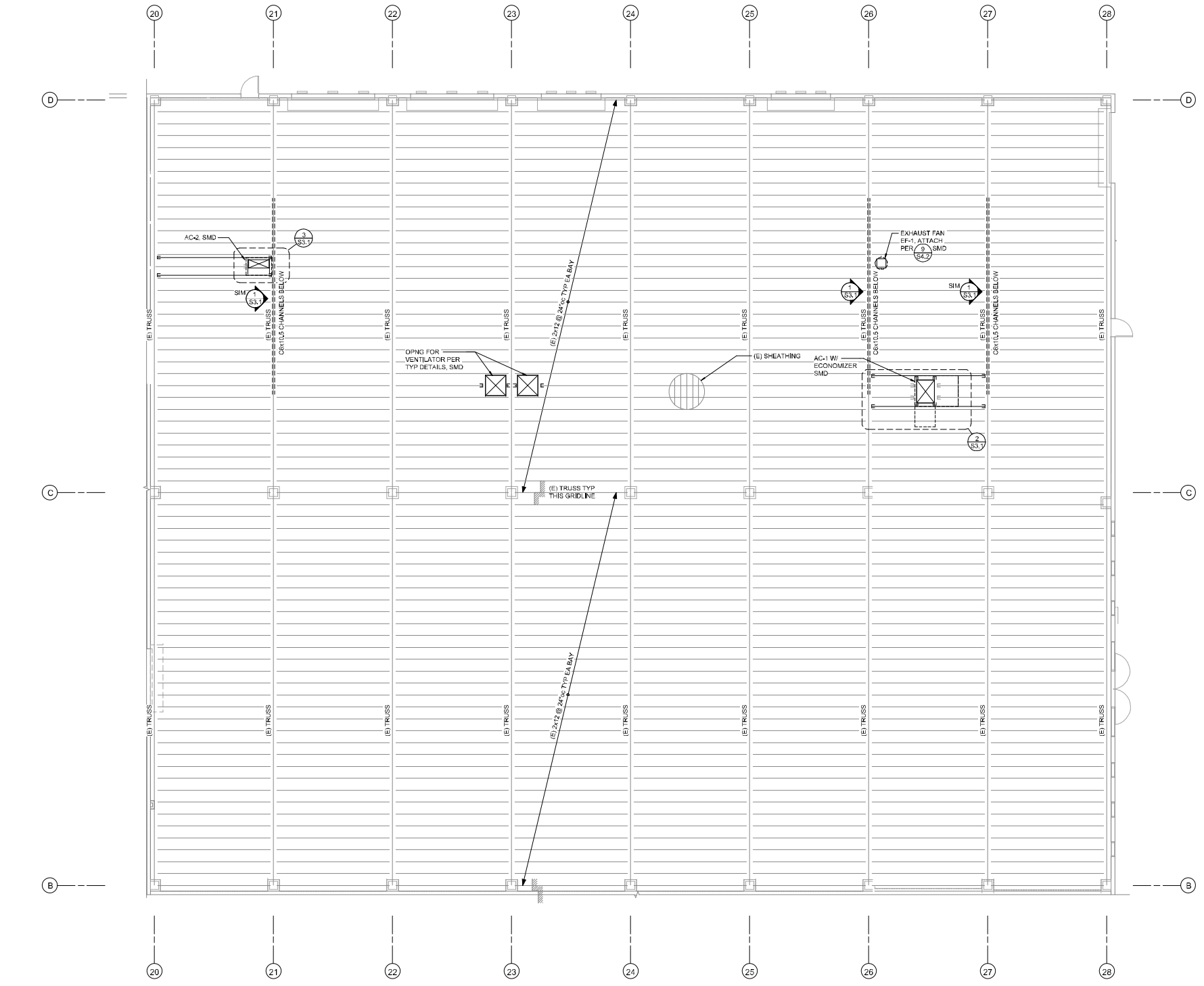
PM: JLW  
ENGINEER: NRM  
JOB NO.: SFO22-8098-00

SHEET  
**S2.1**

**FRAMING PLAN NOTES:**

- REFER TO SHEETS S0.1 AND S1.1 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
- DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.  
PENETRATIONS THROUGH ROOFS SHALL BE PER 11S1.1.
- ELEVATIONS ON PLANS AND DETAILS ARE TO HEIGHTS ABOVE FINISHED GROUND FLOOR ELEVATION UNLESS NOTED OTHERWISE. COORDINATE TOP OF FRAMING AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

| PLAN LEGEND |                  |                                                                                                                                               |
|-------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| SYMBOL      | REFERENCE DETAIL | DESCRIPTION                                                                                                                                   |
|             | E/S1.1           | INDICATES HANGER.                                                                                                                             |
|             | 88               | INDICATES GRIDLINE AT CENTERLINE OF COLUMN.                                                                                                   |
|             | 1/85.7           | INDICATES ELEVATION.                                                                                                                          |
|             | MU 1/1000#       | INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT. SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION. |
|             |                  | INDICATES EXISTING STEP IN ELEVATION.                                                                                                         |
|             |                  | INDICATES EXISTING FRAMING.                                                                                                                   |



**PARTIAL ROOF FRAMING PLAN**  
1/8" = 1'-0"

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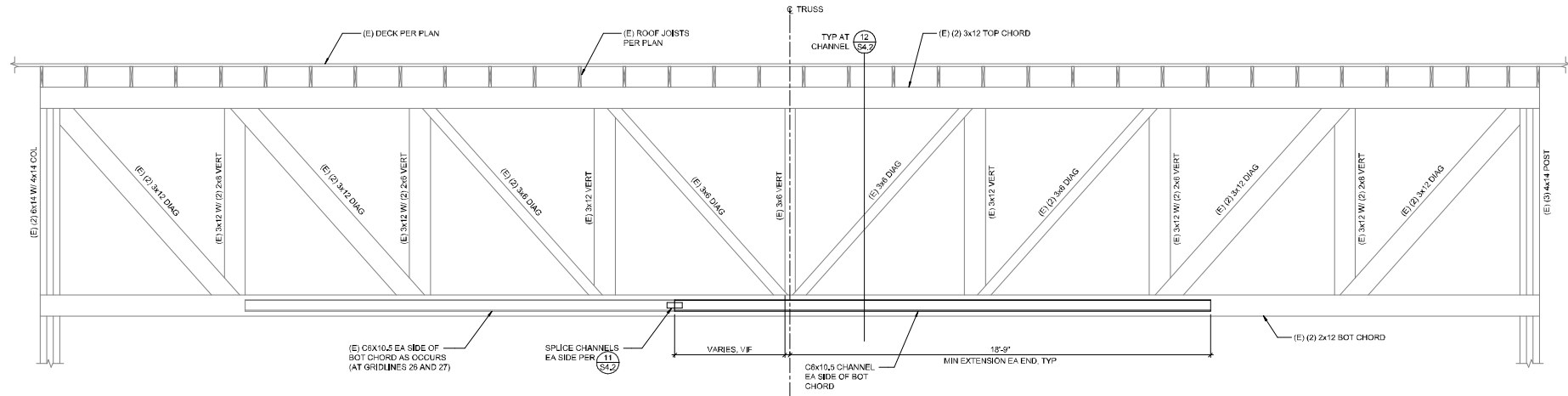
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| ROOF PARTIAL FRAMING PLAN |                   |
|---------------------------|-------------------|
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| 09/07/2022                | ISSUED FOR PERMIT |
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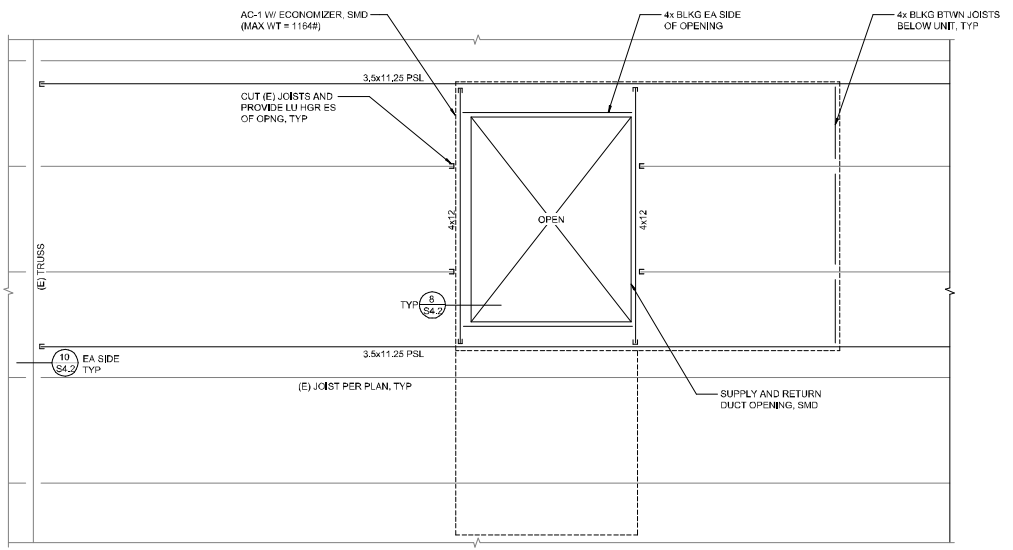
PM: JLW  
ENGINEER: NRM  
JOB NO.: SFO22-8098-00

SHEET  
**S2.2**



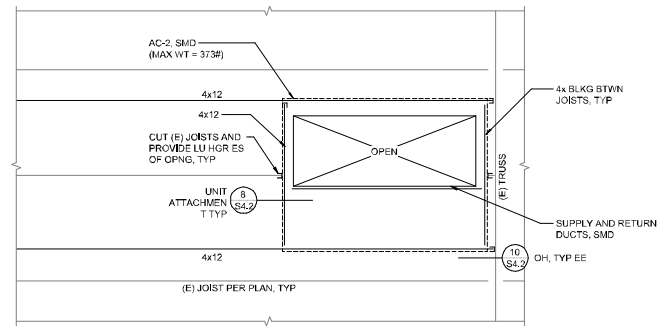
NOTES:  
1. ELEVATION IS SCHEMATIC AND SHOWN FOR REFERENCE ONLY.  
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION. NOTIFY ENGINEER IF CONFLICTS EXIST.  
3. TRUSSES SHALL BE RETROFIT PRIOR TO INSTALLATION OF ROOF TOP EQUIPMENT AND SUPPLEMENTARY ROOF FRAMING.

1 (E) TRUSS ELEVATION  
3/8" = 1'-0"



NOTES:  
1. GENERAL CONTRACTOR TO COORDINATE NEW FRAMING MEMBER LOCATIONS BELOW NEW MECHANICAL UNIT WITH EQUIPMENT CUTSHEETS TO ENSURE PROPER PLACEMENT PRIOR TO INSTALLATION.

2 ENLARGED PLAN AT AC-1  
3/4" = 1'-0"



NOTES:  
1. GENERAL CONTRACTOR TO COORDINATE NEW FRAMING MEMBER LOCATIONS BELOW NEW MECHANICAL UNIT WITH EQUIPMENT CUTSHEETS TO ENSURE PROPER PLACEMENT PRIOR TO INSTALLATION.

3 ENLARGED PLAN AT AC-2  
3/4" = 1'-0"

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San Francisco, CA 94102

**WAYMO TI**

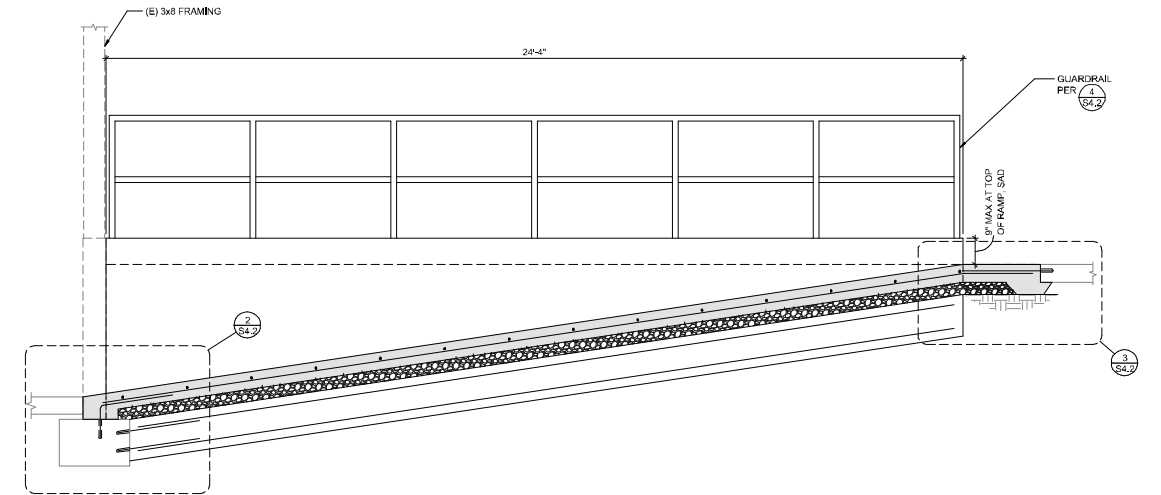
301 TOLAND STREET  
SAN FRANCISCO, CA 94124

**ELEVATION AND ENLARGED PLANS**

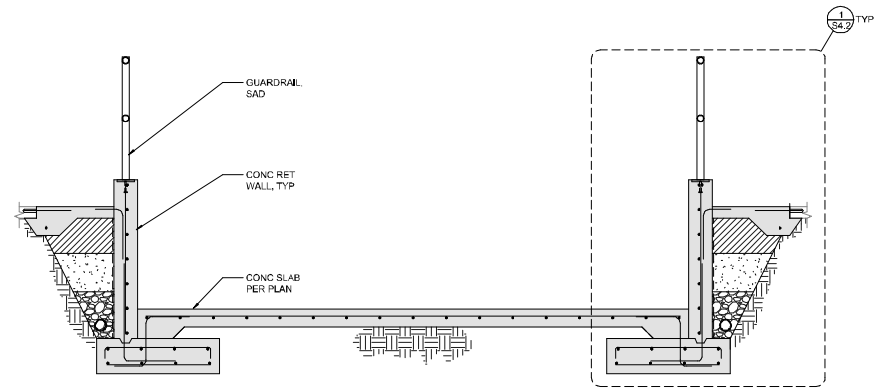
| DATE       | ISSUED FOR PERMIT | REMARKS |
|------------|-------------------|---------|
| 08/01/2022 |                   |         |

PM: JLW  
ENGINEER: NRM  
JOB NO: SFO22-6098-00

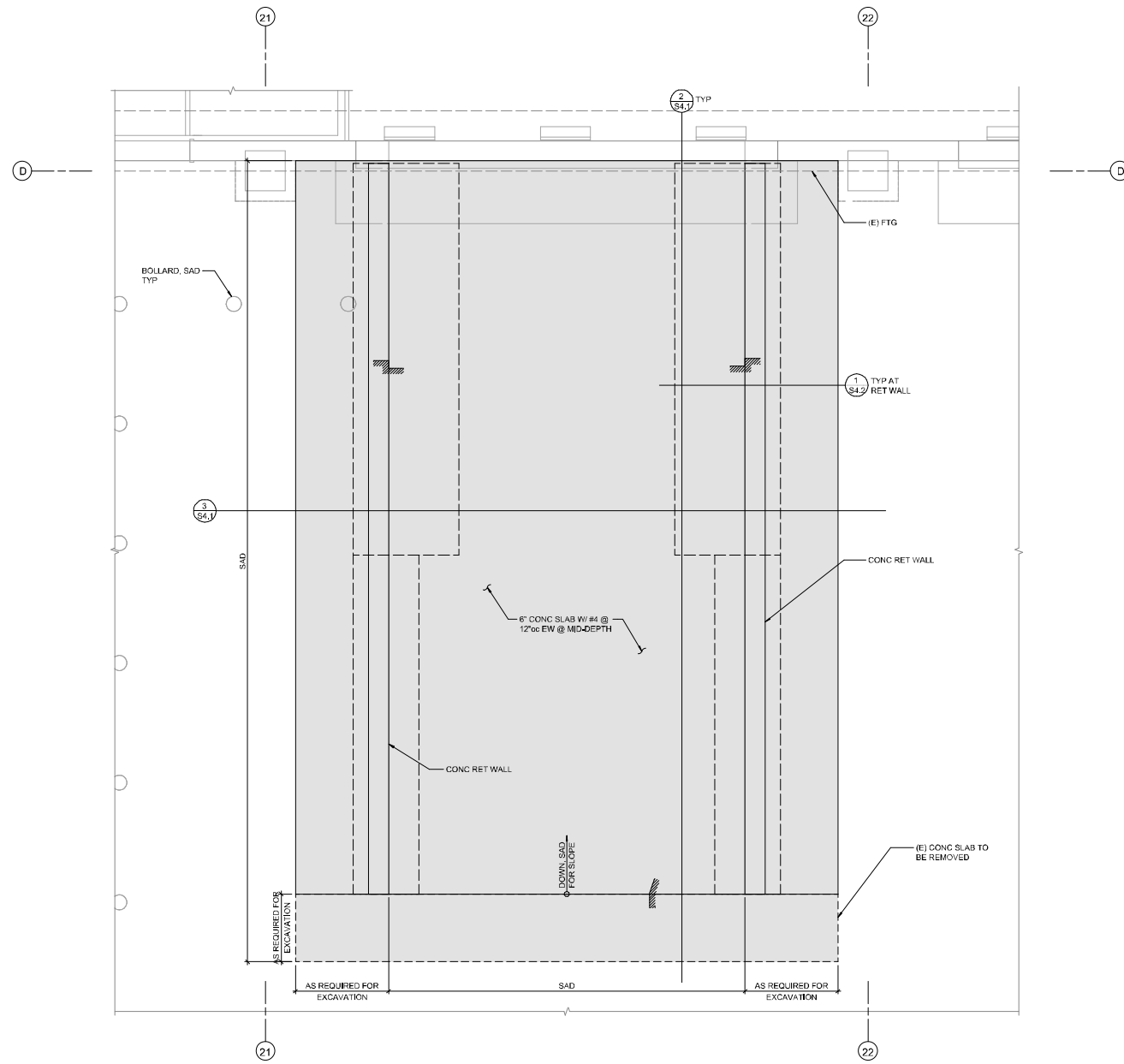
SHEET  
**S3.1**



2 N-S SECTION  
1/2" = 1'-0"



3 E-W SECTION  
1/2" = 1'-0"



 CONCRETE RAMP PARTIAL PLAN  
1/2" = 1'-0"

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| RAMP PARTIAL PLAN & SECTIONS |                   |
|------------------------------|-------------------|
| DATE                         | REMARKS           |
| 08/07/2022                   | ISSUED FOR PERMIT |
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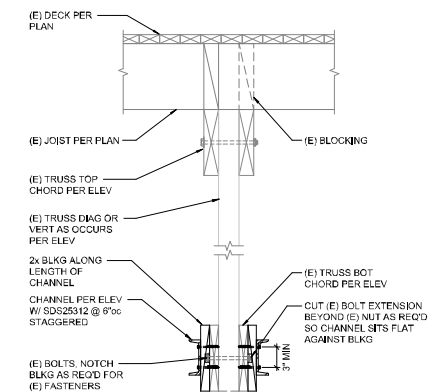
|           |               |
|-----------|---------------|
| PM:       | JLW           |
| ENGINEER: | NRM           |
| JOB NO.:  | SFO22-8098-00 |

SHEET  
**S4.1**  
8/1/2022 2:34:42 PM

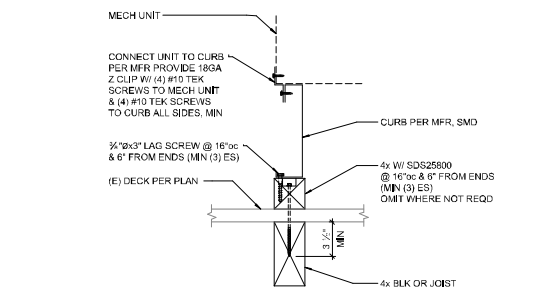
C:\Users\kmalcom\Documents\1122228\_Normo\_Ramp\_Plan.dwg

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

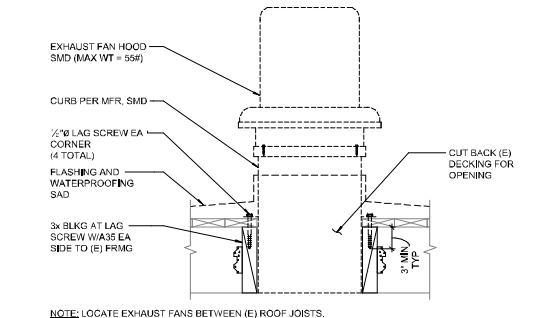




**12 SECTION AT TRUSS RETROFIT**  
1" = 1'-0"

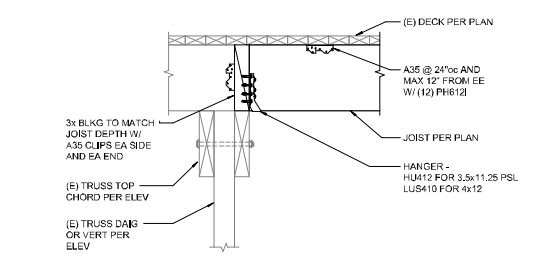


**8 AC UNIT ATTACHMENT**  
1 1/2" = 1'-0"

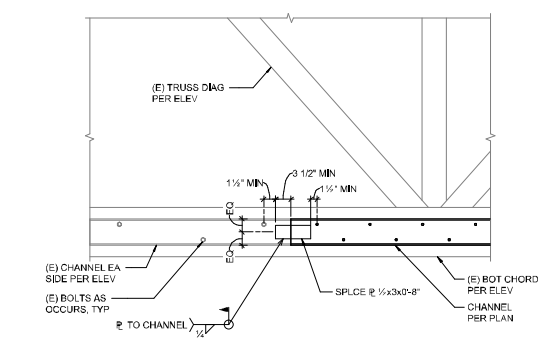


**9 EXHAUST FAN SUPPORT**  
1" = 1'-0"

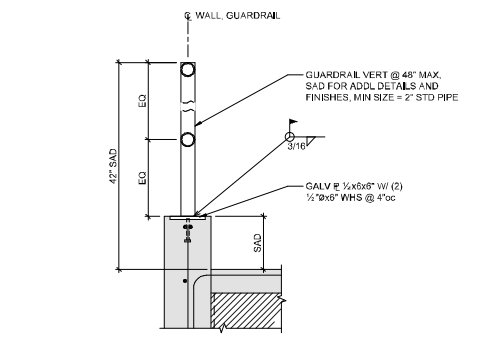
NOTE: LOCATE EXHAUST FANS BETWEEN (E) ROOF JOISTS.



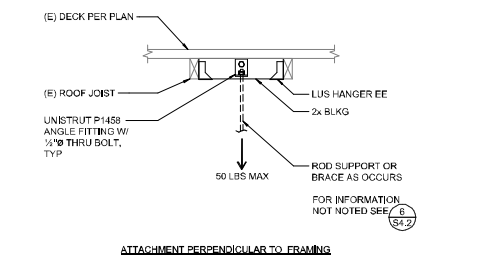
**10 NEW JOIST CONNECTION**  
1" = 1'-0"



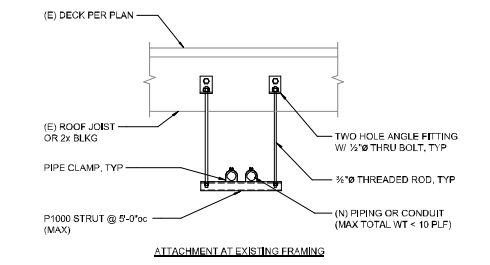
**11 (E) TRUSS ELEVATION**  
3/4" = 1'-0"



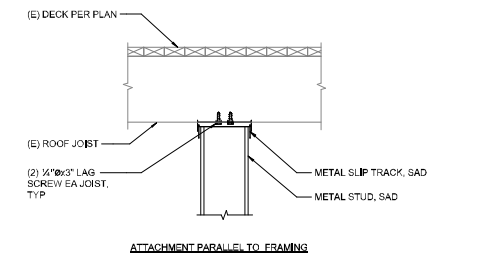
**4 GUARDRAIL ANCHORAGE**  
1" = 1'-0"



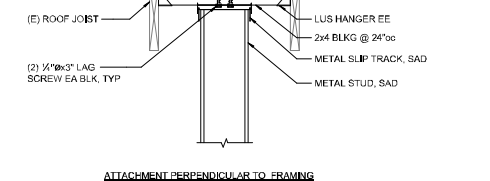
**5 SUSPENDED PIPING OR CONDUIT SUPPORT - BETWEEN (E) FRAMING**  
1" = 1'-0"



**6 SUSPENDED PIPING OR CONDUIT SUPPORT - AT (E) FRAMING**  
1" = 1'-0"



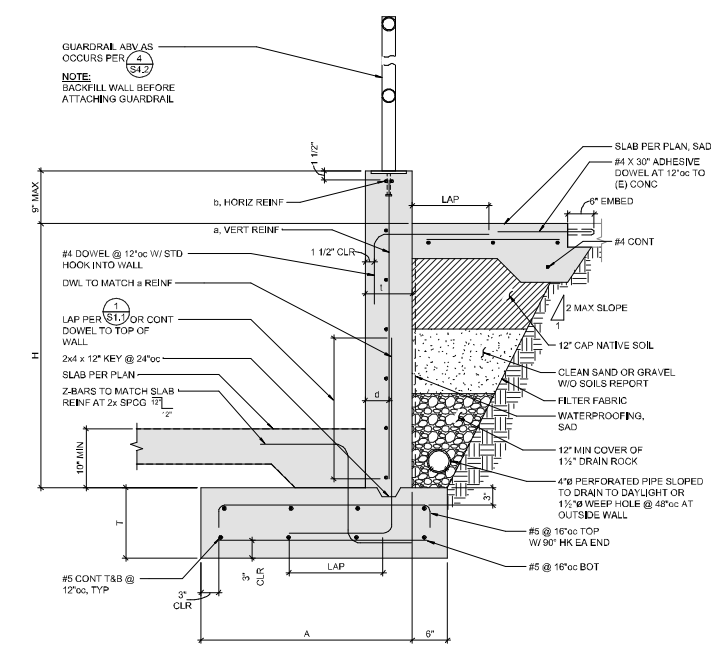
**ATTACHMENT PARALLEL TO FRAMING**



**ATTACHMENT PERPENDICULAR TO FRAMING**

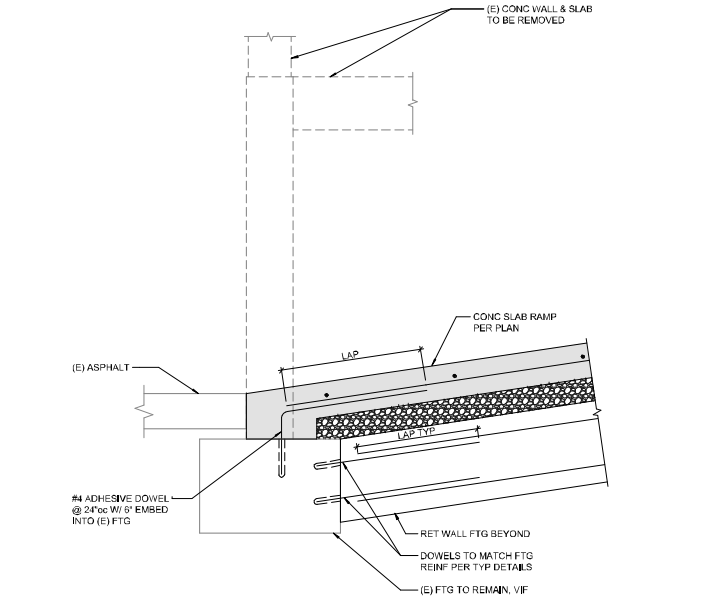


**7 FULL HEIGHT PARTITION WALL CONNECTION**  
1" = 1'-0"

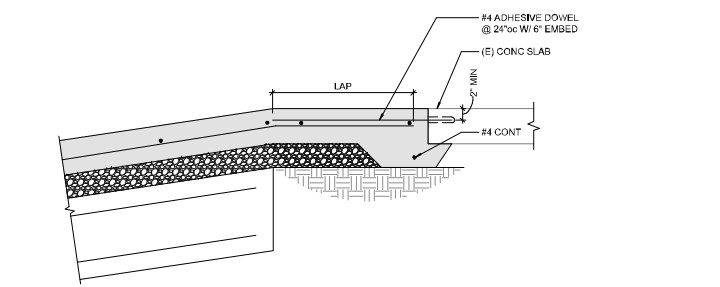


| H     | A     | T     | I  | d  | a          | b          |
|-------|-------|-------|----|----|------------|------------|
| 2'-6" | 1'-6" | 1'-4" | 8" | 4" | #5 @ 16"oc | #5 @ 16"oc |
| 4'-7" | 3'-0" | 1'-4" | 8" | 4" | #5 @ 16"oc | #5 @ 16"oc |

**1 RAMP RETAINING WALL**  
1" = 1'-0"



**2 SECTION AT BOTTOM OF RAMP**  
1" = 1'-0"

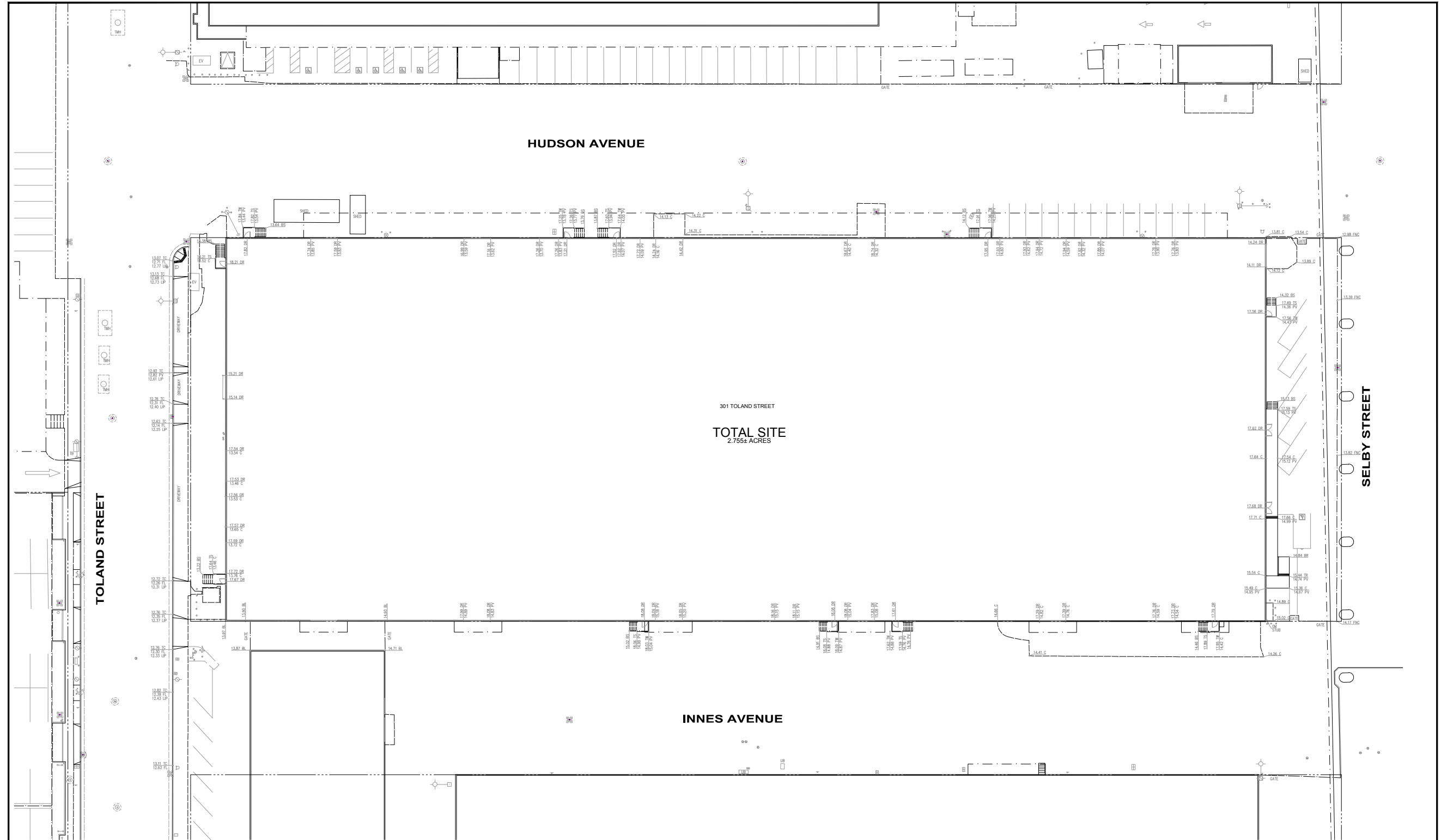


**3 SECTION AT TOP OF RAMP**  
1" = 1'-0"

DETAILS

| DATE       | ISSUED FOR PERMIT | REMARKS |
|------------|-------------------|---------|
| 09/07/2022 |                   |         |

|           |               |
|-----------|---------------|
| PM:       | JLW           |
| ENGINEER: | NFM           |
| JOB NO.:  | SFO22-6098-09 |



301 TOLAND STREET  
TOTAL SITE  
2.755± ACRES

**NOTES**

- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This boundary and easements shown on this survey was based solely on the following recorded documents:  
Record of Survey Map recorded April 25, 1961 in Book T of Maps at Pages 6 and 7, City and County of San Francisco.  
No liability is assumed for matters of record not shown on said document that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: Lot 049, Block 5264
- Basis of Bearings:  
The bearing of North 35°31'39" East taken on the centerline of Toland Street as shown on that certain Record of Survey Map recorded April 25, 1961 in Book T of Maps at Pages 6 and 7, City and County of San Francisco was taken as the Basis of all Bearings shown hereon.
- Benchmark:  
City of San Francisco Benchmark "BM 10543":  
Found Nail and Washer" stamped "CCSF 10543" in southeasterly curb return at the intersection of Toland Street and Evans Avenue.  
Elevation: 11.831 feet
- Flood Zone Note:  
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060298 0118 A, dated March 23, 2021, as being located in Flood Zone "X";  
Areas of determined to be outside the 0.2% annual chance flood.  
Information was obtained from the FEMA website (www.fema.gov) on May 31, 2022.

**LEGEND**

|                            |       |                                 |           |
|----------------------------|-------|---------------------------------|-----------|
| PROPERTY LINE              | ---   | BACK FLOW PREVENTER             | ⌋         |
| ADJACENT PROPERTY LINE     | - - - | POST INDICATOR VALVE            | ⌋         |
| CENTERLINE                 | ---   | UTILITY BOX (SIZE VARIES)       | □         |
| BUILDING LINE W/ DOOR      | ---   | SIGN                            | ⊠         |
| BUILDING OVERHANG          | ---   | RECORD INFORMATION W/ REFERENCE | (100.00)⊠ |
| FOUND MONUMENT AS NOTED    | ■     | SPOT ELEVATION                  | ⊕         |
| LIGHT                      | ⊙     | CONTOUR                         | ~         |
| STREET LIGHT               | ⊙     | INDEX CONTOUR                   | ~         |
| TRAFFIC SIGNAL POLE        | ⊙     | CURB                            | —         |
| TRANSFORMER                | ⊙     | CURB & GUTTER                   | —         |
| FIRE HYDRANT               | ⊙     | CONCRETE                        | —         |
| STORM DRAIN MANHOLE        | ⊙     | FENCE                           | —         |
| SANITARY SEWER MANHOLE     | ⊙     | RETAINING WALL                  | —         |
| CLEAN OUT                  | ⊙     | EDGE OF PAVEMENT                | —         |
| GAS METER                  | ⊙     | SANITARY SEWER                  | —         |
| UTILITY POLE W/ GUY WIRE   | ⊙     | STORM DRAIN                     | —         |
| VALVE                      | ⊙     | WATER                           | —         |
| CATCH BASIN / DROP INLET   | ⊙     | OVERHEAD                        | —         |
| WATER METER                | ⊙     |                                 |           |
| FIRE DEPARTMENT CONNECTION | ⊙     |                                 |           |

**ABBREVIATIONS**

|      |                        |
|------|------------------------|
| BL   | BUILDING               |
| BR   | BOTTOM OF RAMP         |
| BS   | BOTTOM OF STEP         |
| CB   | CATCH BASIN            |
| DI   | DROP INLET             |
| DR   | DOOR                   |
| EV   | ELECTRIC VAULT         |
| FL   | FLOW LINE              |
| FNC  | FENCE                  |
| GM   | GAS METER              |
| IE   | INVERT ELEVATION       |
| LIP  | LIP OF GUTTER          |
| PV   | PAVEMENT               |
| RE   | RIM ELEVATION          |
| SDCO | STORM DRAIN CLEAN OUT  |
| SSMH | SANITARY SEWER MANHOLE |
| TB   | TELEPHONE BOX          |
| TC   | TOP OF CURB            |
| TMH  | TELEPHONE MANHOLE      |
| TS   | TOP OF STEP            |
| UB   | UTILITY BOX            |



NOT TO SCALE



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**301 TOLAND STREET**  
SAN FRANCISCO, CA

**TOPOGRAPHIC SURVEY**

| DATE       | REMARKS          |
|------------|------------------|
| 10.10.2022 | ISSUE FOR PERMIT |

PA / PM: BN  
DRAWN BY: STAFF  
JOB NO.: SF022-6008-00

SHEET  
**C1.0**

**From:** [BOS Legislation. \(BOS\)](#)  
**To:** ["peter@pzlandlaw.com"](#); [John Kevlin](#); ["tsullivan@reubenlaw.com"](#); ["murray@liftrp.com"](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Switzky, Joshua \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Ajello, Laura \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation. \(BOS\)](#)  
**Subject:** HEARING NOTICE - Appeal of Conditional Use Authorization - Proposed 301 Toland Street Project - Appeal Hearing May 23, 2023  
**Date:** Friday, May 12, 2023 8:52:00 AM  
**Attachments:** [image001.png](#)

---

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **May 23, 2023**, at 3:00 p.m. for the appeal of the Conditional Use Authorization for the proposed project at 301 Toland Street:

**Please find the following link to the hearing notice for the matter:**

[Public Hearing Notice - May 12, 2023](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 230435](#)

Regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO  
Sent via Email and/or U.S. Postal Service

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard in person or remotely.

**Date:** Tuesday, May 23, 2023

**Time:** 3:00 p.m.

**Location:** **IN-PERSON MEETING INFORMATION**  
Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

### REMOTE ACCESS

Watch: [www.sfgovtv.org](http://www.sfgovtv.org)

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

**Subject:** **File No. 230435.** Hearing of persons interested in or objecting to the approval of a Conditional Use Authorization pursuant to Sections 210.3, and 303 of the Planning Code, for a proposed project at 301 Toland Street, Assessor's Parcel Block No. 5264, Lot No. 049, identified in Planning Case No. 2022-011241CUA, issued by the Planning Commission by Motion No. 21278 dated March 16, 2023, to convert a portion, approximately 21,200 square feet, of the existing 108,000 square-foot building from wholesale sales/storage use to Private Parking Garage use; the garage would provide 44 parking spaces to be used as employee parking for Waymo's existing automotive maintenance site at 201 Toland Street; the proposal includes interior modifications to create an employee break room, security office, meeting room, and restrooms; exterior alterations are limited to the replacement of one roll-up door with a larger roll-up door that extends to grade to an industrial building within the PDR-2 Zoning District and 80-E Height and Bulk District. (District 10) (Appellant: Peter Ziblatt of Pelosi Ziblatt Law Group, on behalf of Mark Gleason) (Filed April 17, 2023)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, May 19, 2023.

For any questions about this hearing, please contact our office at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) or call (415) 554-5184.

**Please Note:** *The Department is open for business, but employees are working from home. Please allow 24 hours for us to return your call or email.*



Angela Calvillo  
Clerk of the Board of Supervisors  
City and County of San Francisco

jw:ll

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

**PROOF OF MAILING**

Legislative File No. 230435

Description of Items: Hearing - Appeal of Conditional Use Authorization Approval - 301 Toland Street - 48 Notices Mailed

I, Jocelyn Wong, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: May 12, 2023

Time: 9:00 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be "Jocelyn Wong", written over a horizontal line.

Instructions: Upon completion, original must be filed in the above referenced file.

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** [Liu, Bella \(CPC\)](#); [Yeung, Tony \(CPC\)](#)  
**Cc:** [BOS-Operations](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** CHECK PICKUP: Appeal of Conditional Use Authorization - Proposed 301 Toland Street Project - Appeal Hearing May 23, 2023  
**Date:** Monday, April 24, 2023 8:18:00 AM  
**Attachments:** [image001.png](#)  
[Appeal Check Pickup.doc](#)

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Hi Bella,

The check for the appeal filing fee for the Conditional Use Authorization appeal of the proposed 301 Toland Street project, is ready to be picked up at the Clerk's Office. Our office is opened Monday through Friday from 8:00am to 5:00pm. A fee waiver was not filed with this project. Kindly sign the attached Appeal Check Pickup form once the filing fee is picked up.

Thank you.

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

**(VIRTUAL APPOINTMENTS)** To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

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***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

---

**From:** BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Sent:** Friday, April 21, 2023 5:08 PM  
**To:** 'peter@pzlandlaw.com' <peter@pzlandlaw.com>; John Kevlin <jkevin@reubenlaw.com>; 'tsullivan@reubenlaw.com' <tsullivan@reubenlaw.com>; 'murray@liftrp.com' <murray@liftrp.com>  
**Cc:** PEARSON, ANNE (CAT) <Anne.Pearson@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ajello Hoagland, Linda



(CPC) <linda.ajellohoagland@sfgov.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; Mchugh, Eileen (BOS) <eileen.e.mchugh@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

**Subject:** Appeal of Conditional Use Authorization - Proposed 301 Toland Street Project - Appeal Hearing May 23, 2023

Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **May 23, 2023**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 301 Toland Street project, and an informational letter from the Clerk of the Board.

[Appeal Letter - April 17, 2023](#)

[Clerk of the Board Letter - April 21, 2023](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 230435](#)

Best regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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BOARD of SUPERVISORS



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TDD/TTY No. (415) 554-5227

April 24, 2023

**File Nos. 230435-230438**

**Planning Case No. 2022-001838CUA**

Received from the Board of Supervisors Clerk's Office one check, one in the amount of Six Hundred Ninety Eight Dollars (\$698) the filing fee paid by Pelosi Ziblatt Law Group for the appeal of the Conditional Use Authorization for the proposed 301 Toland Street project:

**Planning Department By:**

Tony Young  
Print Name

[Signature] 4/24/23  
Signature and Date

**From:** [BOS Legislation, \(BOS\)](#)  
**To:** ["peter@pzlandlaw.com"](#); [John Kevlin](#); ["tsullivan@reubenlaw.com"](#); ["murray@liftrp.com"](#)  
**Cc:** [PEARSON, ANNE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Hillis, Rich \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Sider, Dan \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [Ajello Hoagland, Linda \(CPC\)](#); [Rosenberg, Julie \(BOA\)](#); [Longaway, Alec \(BOA\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#)  
**Subject:** Appeal of Conditional Use Authorization - Proposed 301 Toland Street Project - Appeal Hearing May 23, 2023  
**Date:** Friday, April 21, 2023 5:08:22 PM  
**Attachments:** [image001.png](#)

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Greetings,

The Office of the Clerk of the Board has scheduled for a hearing Special Order before the Board of Supervisors on **May 23, 2023**, at 3:00 p.m. Please find linked below an appeal letter regarding the proposed 301 Toland Street project, and an informational letter from the Clerk of the Board.

[Appeal Letter - April 17, 2023](#)  
[Clerk of the Board Letter - April 21, 2023](#)

I invite you to review the entire matters on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 230435](#)

Best regards,

**Lisa Lew**  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
T 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**BOARD of SUPERVISORS**



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**Fax No. (415) 554-5163**  
**TDD/TTY No. (415) 554-5227**

April 21, 2023

Peter Ziblatt  
Pelosi Ziblatt Law Group  
244 Kearny Street, 9th Floor  
San Francisco, CA 94108

**Subject: File No. 230435 - Appeal of Conditional Use Authorization  
301 Toland Street Project**

Dear Mr. Ziblatt:

Thank you for your appeal filing regarding the proposed project at 301 Toland Street. The filing period to appeal the conditional use authorization closed on Monday, April 17, 2023. The conditional use appeal was filed with the subscription of ten members of the Board of Supervisors, and therefore meets the filing requirements of Planning Code, Section 308.1.

Pursuant to Planning Code, Section 308.1, a hearing date has been scheduled for **Tuesday, May 23, 2023, at 3:00 p.m.**, at the Board of Supervisors meeting.

Please provide to the Clerk's Office by noon:

**20 days prior to the hearing:**  
*Wednesday, May 3, 2023*

names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

**11 days prior to the hearing:**  
*Friday, May 12, 2023*

any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests electronic files be sent to [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org).



Please feel free to contact our office at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) or call (415) 554-5184 if you have any questions.

Very truly yours,

  
Angela Calvillo  
Clerk of the Board

ll:jw:ak:ams

- c: Anne Pearson, Deputy City Attorney
- Kristen Jensen, Deputy City Attorney
- Rich Hillis, Planning Department
- Lisa Gibson, Planning Department
- Devyani Jain, Planning Department
- Joy Navarrete, Planning Department
- Corey Teague, Planning Department
- Tina Tam, Planning Department
- AnMarie Rodgers, Planning Department
- Dan Sider, Planning Department
- Aaron Starr, Planning Department
- Elizabeth Watty, Planning Department
- Jonas Ionin, Planning Commission
- Laura Ajello, Planning Department
- Julie Rosenberg, Board of Appeals
- Alec Longaway, Board of Appeals

# Introduction Form

*(by a Member of the Board of Supervisors or the Mayor)*



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor  inquiries..."
- 5. City Attorney Request
- 6. Call File No.  from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission       Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes       No

*(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)*

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: