



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: AUGUST 2, 2012

*Date:* July 26, 2012  
*Case No.:* **2012.0142CV**  
*Project Address:* **491-499 Haight Street**  
*Zoning:* NC-2 (Neighborhood Commercial, Small-Scale) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0859/025  
*Project Sponsor:* Michael Harris  
Michael Harris Architecture  
101 South Park  
San Francisco, CA 94102  
*Staff Contact:* Elizabeth Watty – (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes a new Formula Retail Use (dba "CVS") to occupy a ground-floor commercial space previously occupied by a different Formula Retail Use (dba "Walgreens").

The project sponsor is also proposing to increase the formula retail space on the first floor and decrease the storage space on the basement floor; expand several of the residential units, including expansions to five of the 11 top floor units by raising portions of the roof to create loft space; and construct decks and a stair penthouse at the rear of the existing structure, which are subject to rear yard and noncomplying structure variances. The project sponsor has already sought approval through a separate permit to fill-in four interior light wells not visible from adjacent properties, remodel and reconfigure the apartment interiors, and replace apartment windows.

### SITE DESCRIPTION AND PRESENT USE

The project is located at the southeast corner of Haight and Fillmore Streets, Block 0859, Lot 025. The subject property is located within the NC-2 Zoning District and the 40-X Height and Bulk District, within the Lower Haight neighborhood. The property is developed with a three-story-over-basement, 21-unit mixed-use building. The building is currently vacant, due to a fire that vacated the structure in September 2011; however it was previously occupied by Walgreens along the Haight Street frontage, and 3 Twins ice cream (planning to return), Estelle's sandwiches (planning to return) and Upper Playground gallery (not planning to return) along Fillmore Street.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The NC-2 Districts are intended to serve as the City's Small-Scale Neighborhood Commercial Districts. These districts are linear shopping streets that provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes. Buildings typically range in height from two to four stories with occasional one-story commercial buildings. The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Most new commercial development is permitted at the ground and second stories, and neighborhood-serving businesses are strongly encouraged. Housing development in new buildings is encouraged above the ground story, and existing units are protected by limitations on demolition and upper-story conversions.

The surrounding area includes two-to-four story mixed-use structures at the intersection of Haight and Fillmore Streets, and a mixture of commercial, residential, and mixed use structures along the NC-2 zoned portion of Haight Street. The properties surrounding this District are zoned RM-1 (Residential, Mixed Districts, Low Density), NC-1 (Neighborhood Commercial Cluster District) and RH-3 (Residential, House, Three-Family).

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 13, 2012	July 11, 2012	22 days
Posted Notice	20 days	July 13, 2012	July 13, 2012	20 days
Mailed Notice	20 days	July 13, 2012	July 11, 2012	22 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

## PUBLIC COMMENT

- To date, the Department has received correspondence from four people who expressed concerns about various components of the project; however, none of the individuals were concerned about the Conditional Use authorization being requested under this Application. One individual was concerned about the rear balconies being sought under the variance application, while the other individuals expressed concerns about the dwelling-unit reconfigurations that occurred under a separate permit.

## **ISSUES AND OTHER CONSIDERATIONS**

- Although the subject matter before the Commission is a request for Conditional Use Authorization to allow a new formula retail tenant (from Walgreens to CVS), there have been several other permits issued relating to the repair and remodel of the subject property since a major fire gutted the building on Sept. 27, 2011. One of these permits included interior alterations of the existing 21 dwelling units, located on the second and third floors of the building. The permit sought to reconfigure the dwelling-units, with some increases and some decreases to the unit sizes. All of these changes complied with the Planning Code, and did not require neighborhood notification or a Planning Commission hearing. This permit was approved by Planning staff prior to this hearing, in an effort to expedite the repair of the building to enable residential and commercial tenants to move back in as soon as possible. Staff has received comments from several former tenants who were concerned about their units being converted from one-bedroom units to studios.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization, pursuant to Planning Code Sections 303(c) and (i), 703.3, and 703.4, to allow a new Formula Retail Use (dba "CVS") to occupy a commercial space previously occupied by a Formula Retail Use (dba "Walgreens") on the ground floor of the three-story-over-basement 21-unit mixed-use building.

The Zoning Administrator must also grant the request for Variances, pursuant to Planning Code Sections 134 and 188, to allow deck and stair encroachments into the required rear yard.

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of a retail pharmacy within the neighborhood, which serves the communities surrounding the property.
- The project will not displace any existing independent retail tenant.
- The Project will result in improved street frontages along Haight and Fillmore Streets, by creating greater transparency along the ground floor of the Formula Retail tenant space.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Project Sponsor Submittal, including:

- Reduced Plans

- Site Photographs

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Housing Documents  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Inclusionary Affordable Housing<br>Program: Affidavit for Compliance |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Residential Pipeline   |
| <input checked="" type="checkbox"/> Context Photos      |   |
| <input checked="" type="checkbox"/> Site Photos         |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_ EW \_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Draft Motion HEARING DATE: AUGUST 2, 2012

*Date:* July 26, 2012  
*Case No.:* **2012.0142CV**  
*Project Address:* **491-499 HAIGHT STREET**  
*Zoning:* NC-2 (Neighborhood Commercial, Small-Scale) Zoning District  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 (c) & (i), 703.3, AND 703.4, TO ALLOW A NEW FORMULA RETAIL PHARMACY (DBA “CVS”) TO OCCUPY THE GROUND FLOOR COMMERCIAL SPACE PREVIOUSLY OCCUPIED BY A FORMULA RETAIL PHARMACY (DBA “WALGREENS”) OF A THREE-STORY-OVER-BASEMENT, 21-UNIT MIXED-USE BUILDING WITHIN THE NC-2 (SMALL-SCALE, NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 14, 2012, Michael Harris of Michael Harris Architecture (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use authorization under Planning Code Sections 303(c) and (i), 703.3, and 704.4, to allow a new formula retail pharmacy (dba “CVS”) within the NC-2 (Small-Scale, Neighborhood Commercial) District and a 40-X Height and Bulk District.

On August 2, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0142CV.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0142CV, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located at the southeast corner of Haight and Fillmore Streets, Block 0859, Lot 025. The subject property is located within the NC-2 Zoning District and the 40-X Height and Bulk District. The property is developed with a three-story-over-basement, 21-unit mixed-use building. The building is currently vacant, due to a fire that vacated the structure in 2011; however it was previously occupied by Walgreens along the Haight Street frontage, and 3 Twins ice cream, Estelle's sandwiches, and Upper Playground gallery along Fillmore Street.
3. **Surrounding Properties and Neighborhood.** The NC-2 Districts are intended to serve as the City's Small-Scale Neighborhood Commercial Districts. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes. Buildings typically range in height from two to four stories with occasional one-story commercial buildings. The small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Most new commercial development is permitted at the ground and second stories, and neighborhood-serving businesses are strongly encouraged. Housing development in new buildings is encouraged above the ground story, and existing units are protected by limitations on demolition and upper-story conversions.

The surrounding area includes two-to-four story mixed-use structures at the intersection of Haight and Fillmore Streets, and a mixture of commercial, residential, and mixed use structures along the NC-2 zoned portion of Haight Street. The properties surrounding this District are zoned RM-1 (Residential, Mixed Districts, Low Density), NC-1 (Neighborhood Commercial Cluster District) and RH-3 (Residential, House, Three-Family).

4. **Project Description.** The project includes a tenant change from one formula retail pharmacy (dba "Walgreens") to another formula retail pharmacy (dba "CVS").

The project sponsor is also proposing to increase the formula retail space on the first floor and decrease the storage space on the basement floor; expand several of the residential units, including expansions to five of the 11 top floor units by raising portions of the roof to create loft space; and construct decks and a stair penthouse at the rear of the existing structure, which are subject to rear yard and noncomplying structure variances. The project sponsor has already sought approval through a separate permit to fill-in four interior light wells not visible from adjacent properties, remodel and reconfigure the apartment interiors, and replace apartment windows.

5. **Public Comment.** To date, the Department has received correspondence from four people who expressed concerns about various components of the project; however, none of the individuals were concerned about the Conditional Use authorization being requested under this Application. One individual was concerned about the rear balconies being sought under the variance application, while the other individuals expressed concerns about the dwelling-unit reconfigurations that occurred under a separate permit.

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

- A. **Other Retail Sales and Services.** Planning Code Section 711.40 states that a retail use, as defined by Planning Code Section 790.102, is permitted-by-right at the ground floor.

*The Project proposes a retail use at the ground floor. Although it is permitted by right as a general use category, the formula retail controls outlined in Section 8 below require that this Project obtain a Conditional Use authorization to allow "CVS" to occupy the space.*

- B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts provide the following: 1) "active uses" within the first 25 feet of building depth on the ground floor from any facade facing a street at least 30 feet in width; 2) street-facing ground-level spaces that open directly onto the street; and 3) frontages that are fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and that allow visibility to the inside of the building.

*The subject commercial space has approximately 90'-6" of frontage along Haight Street and 85'-6" of frontage along Fillmore Street. The Haight Street frontage and a portion of the Fillmore Street frontage will be occupied by the "active use" of CVS, a formula retail tenant. At least 60% of the combined street frontages will be dedicated to clear, unobstructed clear-glass windows, including a street-facing entrance that opens directly onto the sidewalk. The tenant space windows will be clear, un-tinted, and unobstructed, and are required through the conditions of approval to retain transparency into the retail space.*

- C. **Use Size.** Planning Code Section 711.21 allows a use size up to 3,999 gsf as-of-right, and any use size 4,000 gsf and above requires a Conditional Use authorization.

*The Project will occupy the entire vacant Haight Street tenant space that was previously occupied by Walgreens prior to the fire. The existing space includes approximately 5,902 gsf on the first floor, and approximately 4,942 gsf of basement storage, for a total of 10,844 gsf. The Project includes an interior expansion of the formula retail use on the first floor, resulting in approximately 6,927 gsf, as well as a reduction to the basement storage space, resulting in 3,506 gsf, for a project total of 10,433 gsf. The first floor retail space is increased by the elimination of an adjacent office space that was accessed off of Fillmore Street (due to the topography of Fillmore Street, the office space was located on the second floor when accessed from Fillmore Street, which is the first floor when accessed from Haight Street).*

*Since there will be no increase to the existing gross square footage as a result of this Project, the new formula retail tenant is "grandfathered-in" as having a Conditional Use for use size.*

- D. **Parking.** Planning Section 151 of the Planning Code requires retail uses to provide one off-street parking for every 500 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*Since the proposed project results in a reduction in use size for the formula retail tenant, off-street parking is not required.*

- E. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail establishments and uses primarily engaged in the handling of goods (such as the proposed business) are not required to provide off-street freight loading if they measure less than 10,000 square feet in gross floor area.

*With a gross floor area of under 10,000 square feet, the Project is not required to provide any off-street loading.*

- F. **Hours of Operation.** Planning Code Section 711.27 allows hours of operation from 6:00 a.m. until 2:00 a.m. as-of-right in the NC-2 District, and requires Conditional Use authorization to operate between the hours of 2:00 a.m. and 6:00 a.m.

*CVS will operate within the permitted-by-right hours of operation.*

- G. **Formula Retail.** Section 703.3(f) allows formula retail uses in the NC-2 District with a Conditional Use authorization.

*The Project is considered to be a formula retail use as defined by Section 703.3 of the Planning Code, and as such, is seeking a Conditional Use authorization.*

- H. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project has been found to be necessary and desirable at the proposed location as it would allow a retail pharmacy to reoccupy the subject tenant space, which has been unoccupied since a fire vacated the building in 2011. A retail pharmacy is an amenity in neighborhood commercial districts since it provides neighborhood-serving goods to persons who live and work in the area. There is no change in use, just a change in tenant, and the new tenant will improve the ground floor of the building as part of this project to bring the building into compliance with current Planning Code regulations aimed at improving the public realm by creating active and transparent ground floor spaces.*

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the site, as well as the size, shape, and arrangement of the building on the site are not changing as a result of this Conditional Use authorization. The Conditional Use authorization would not physically expand the existing building, and therefore would not alter the existing appearance or character of the surrounding area.*

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

*The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood. The area is well-served by ample public transportation, with four bus lines (the 6, 71, 71L, and 22) having direct access to the subject property. Although the formula retail tenant is changing, the underlying land use is not. The project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Off-street parking and loading are not required for the Project.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The formula retail business is not expected to generate noxious or offensive emissions such as noise, glare, dust and odor. The proposed use is subject to the standard conditions of approval for controlling noise and odor, as outlined in the conditions of approval.*

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

*The project site is completely built-out at the ground-floor level to all street-facing property lines, thus no landscaping will be provided. There is one existing street tree on the Fillmore Street frontage, and no new street trees are required or proposed as part of this project. No off-street parking or loading spaces are currently provided on the property, nor are there any proposed as part of the project. Any future changes in lighting and signage would be required to comply with the requirements of the Planning Code, CEQA, the Urban Design Element of the General Plan, and other applicable regulations and policies, in accordance with conditions of approval contained in Exhibit A.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The project complies with all relevant requirements and standards of the Planning Code, other than those being sought as part of the variance request, and is consistent with Objectives and Policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The project is consistent with the stated purposes of NC-2 Districts in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

- 8. **Planning Code Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in Section 303(i) in addition to the criteria set forth in Section 303(c):

- A. The existing concentrations of formula retail uses within the Neighborhood Commercial District.

*The proposed formula retail use will replace an existing formula retail use, thus not affecting the current concentration of formula retail uses within this NC-2 District.*

- B. The availability of other similar retail uses within the Neighborhood Commercial District.

*Within the survey area of the NC-2 District between Steiner and Webster Streets, there are no other pharmacy/retail uses.*

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

*No exterior expansions of the subject building would be necessary to accommodate the proposed formula retail use, and thus the formula retail use would remain compatible with the architectural and aesthetic character of the Neighborhood Commercial District. Furthermore, the proposed project will result in improvements to the architectural character of the building by increasing the transparency into the retail space through the addition of storefront windows where a solid wall currently exists.*

- D. The existing retail vacancy rates within the Neighborhood Commercial District.

*There are currently approximately 11 vacant commercial storefronts in the NC-2 District between Steiner and Webster Streets, in addition to the subject tenant space, which is sufficient capacity for independent businesses to locate within this District.*

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

*This NC-2 District primarily contains independently-owned specialty retail stores and eating and drinking establishments, interspersed with ground-floor residential uses and personal services. The proposed use is intended to be neighborhood-serving and will replace the same type of use that previously occupied the subject tenant space prior to the fire in 2011.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

Encourage development which provides substantial net benefits and minimizes undesirable consequences.

#### **Policy 1.3:**

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The project will affirmatively support these Policies by creating new full- and part-time jobs and by activating the street through the addition of glazing and transparency along the Haight and Fillmore Street*

*frontages. It will also bring a retail pharmacy use back to this NC-2 District, which occupied this site prior to the fire in 2011.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will attract a new commercial tenant to a vacant commercial space. By attracting a well-known retail pharmacy to this vacant tenant space, it will help attract shoppers to the other businesses located within this District.*

**OBJECTIVE 3:**

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

**Policy 3.1:**

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

*The project promotes this Policy, as it will provide new jobs within this neighborhood, specifically for unskilled and semi-skilled workers.*

**Neighborhood Commerce**

**OBJECTIVE 6:**

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

**Policy 6.1:**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the City's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*The project will provide a necessary, neighborhood-serving retailer that is not currently found within the District.*

**Policy 6.9:**

Regulate uses so that traffic impacts and parking problems are minimized.

*The project is not expected to be a heavy vehicle trip generator, as many of the expected customers live or work in the Lower Haight neighborhood, and will travel to the retail pharmacy by foot, bicycle, or public transit.*

## TRANSPORTATION ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

#### Policy 2.2:

Reduce pollution, noise and energy consumption

*The project furthers these Policies in that it proposes no new off-street parking. The easy access to the property by public transportation encourages employees and patrons to utilize public transit, thereby reducing pollution, noise and energy consumption relating to automobile use.*

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

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

*The project would not affect any neighborhood-serving retail uses, as the proposed use will occupy a vacant store front. By occupying and improving a vacant store front, the project will activate the space, attracting pedestrian traffic that may patronize other existing neighborhood businesses. It is also intended to be a neighborhood-serving use that will offer employment opportunities for neighborhood residents.*

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

*The project will not have an adverse effect on neighborhood character or the cultural and economic diversity of the neighborhood. With the addition of the subject business, the NC-2 District between Steiner and Webster Streets would enjoy a greater mix of uses and a greater choice for consumers. Furthermore, the addition of this formula retail use would not add to an overconcentration of formula retail uses since it will replace a business that was previously occupied by a formula retail tenant. The project will have no effect on housing since the space was previously occupied by non-residential tenants, and it will not significantly change the retail character of this NC-2 corridor.*

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

*The project would not affect the City's supply of affordable housing, since it is a formula retail pharmacy that will occupy a vacant commercial store front.*

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

*The project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation and many of the business' customers will walk, bicycle, or take public transit to the retail pharmacy.*

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

*There is no commercial office development associated with the project, and no industrial or service sector uses would be displaced. The project will, however, create several new service sector employment opportunities, which were lost after the building was heavily damaged by a fire in 2011.*

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

*The project does not involve any construction activities that would compromise the structural integrity of the existing building; in fact, the project will improve the building's structural integrity by repairing and upgrading the building to current Building Codes. All interior tenant improvements associated with this project will conform to the structural and seismic safety requirements of the City's Building Code.*

- G. That landmarks and historic buildings be preserved.

*The proposed exterior alterations associated with this project are compatible with the building's existing architecture and have been reviewed and deemed appropriate by the Department's historic preservation specialists.*

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

*The project would not affect any parks or open spaces, or their access to sunlight, since the scope of work under this application is limited to the Haight Street ground floor tenant space.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0142CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 07, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 02, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 02, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to allow a formula retail pharmacy (dba "CVS") with 10,433 gsf of gross floor area at 491-499 Haight Street, Block 0859, and Lot 025 pursuant to Planning Code Section(s) 303(c) and (i), 703.3, and 704.4, within the NC-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated July 7, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0142CV and subject to conditions of approval reviewed and approved by the Commission on August 02, 2012, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 02, 2012, under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the Project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed Project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### DESIGN – COMPLIANCE AT PLAN STAGE

**Final Materials.** The Project Sponsor shall continue to work with Planning Department staff on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Transparency and Fenestration.** The Haight and Fillmore Street frontages must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Fenestration shall not be obstructed by any feature greater than 42" above the floor on the interior of the commercial space for a minimum depth of five feet, in order to retain transparency into the interior of the commercial tenant space from the street. This includes, but is not limited to: product displays, shelving, window blinds, security gates/grills, or advertisements.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Formula Retail Storage Space.** The formula retail tenant is limited to 3,506 gsf of storage space (including elevator and stair areas) shown as "Storage #1" on the basement plan of Exhibit B. Any expansion of this

storage space without the commensurate reduction of gross floor area on the first floor will necessitate a Conditional Use authorization for Use Size, pursuant to Planning Code Section 121.2.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

**Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

**Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

**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, 415-695-2017, <http://sfdpw.org>*

**Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, [www.sf-police.org](http://www.sf-police.org)*

**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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

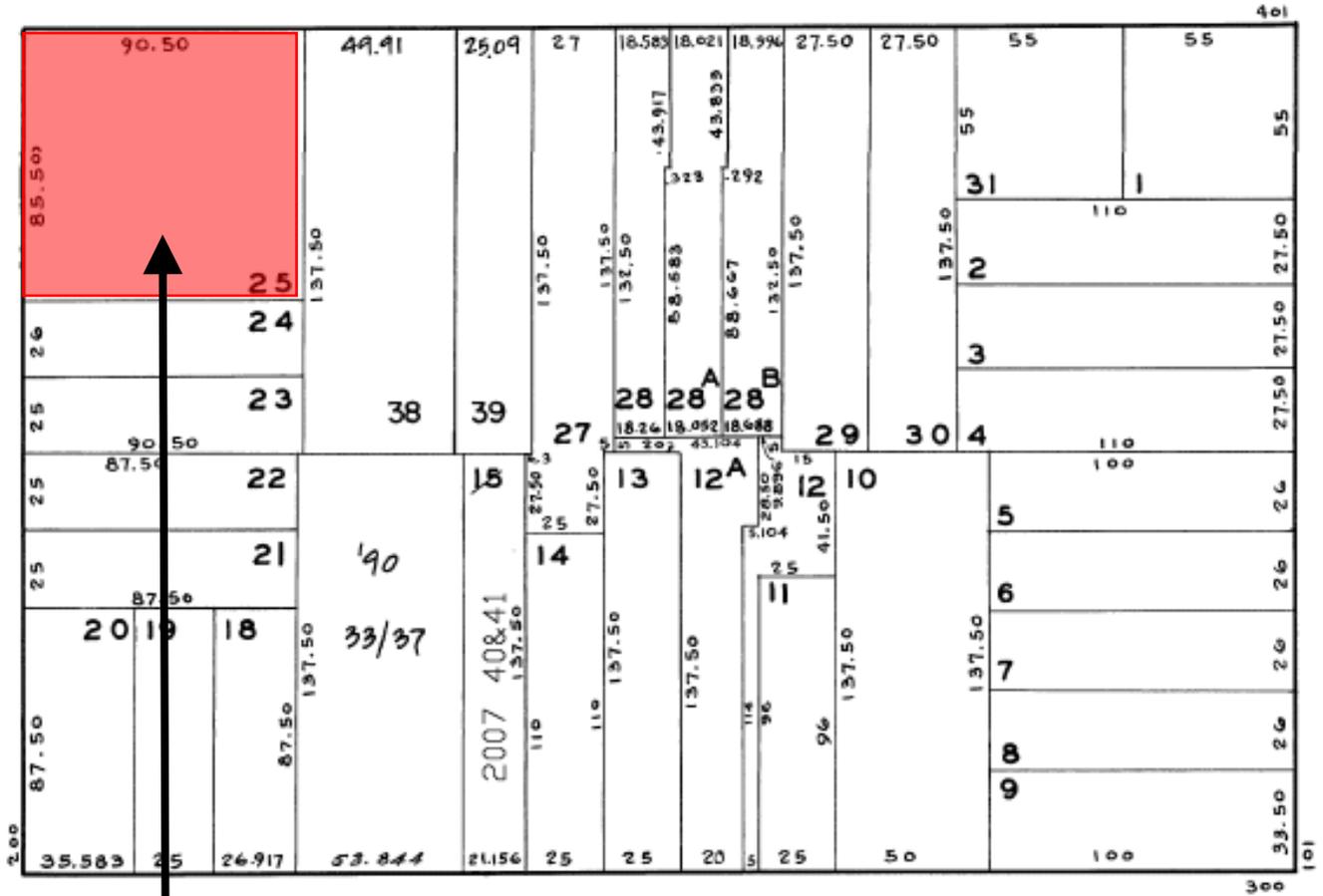
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map

HAIGHT

FILLMORE

WEBSTER



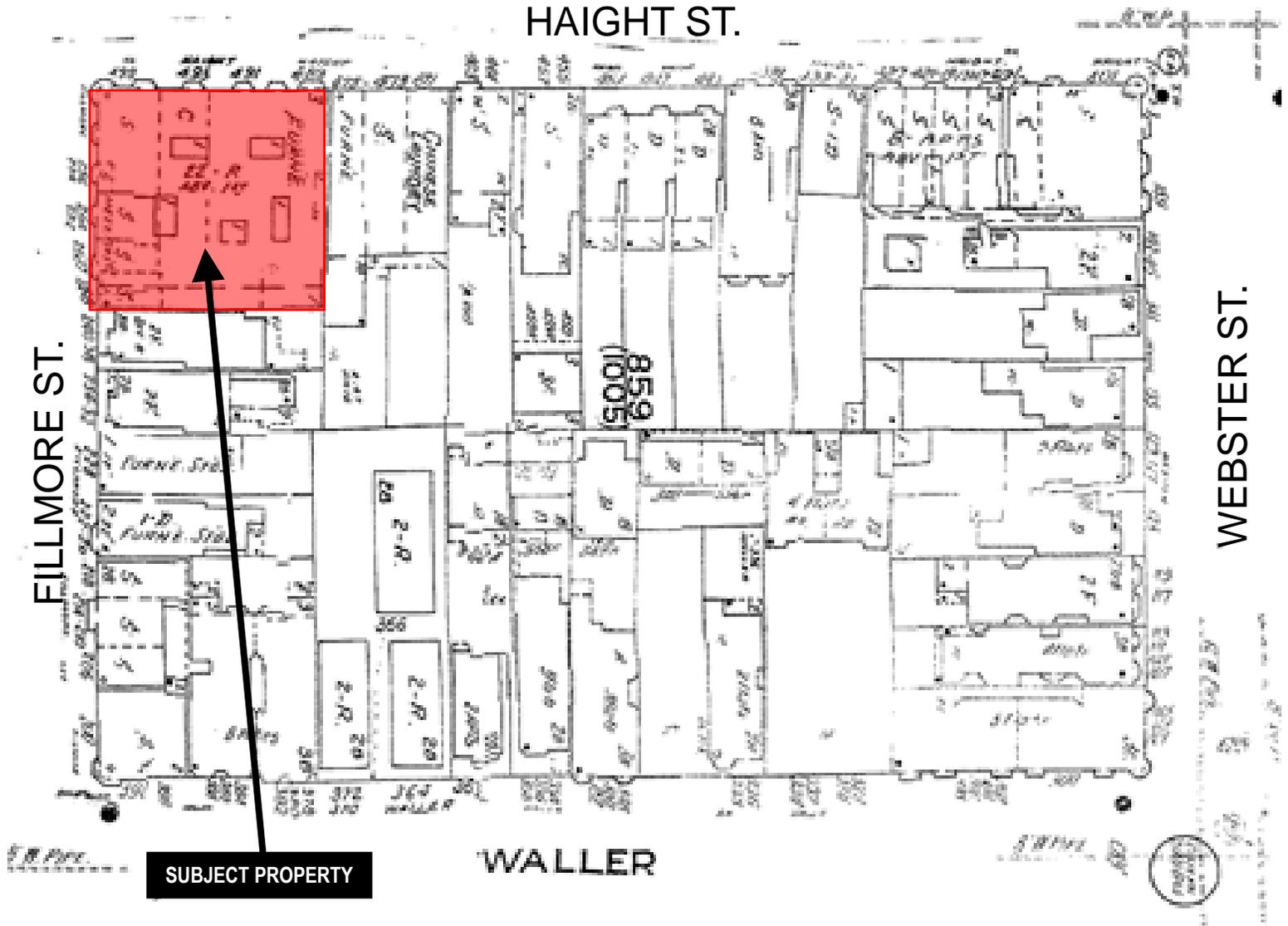
**SUBJECT PROPERTY**

WALLER



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Sanborn Map\*

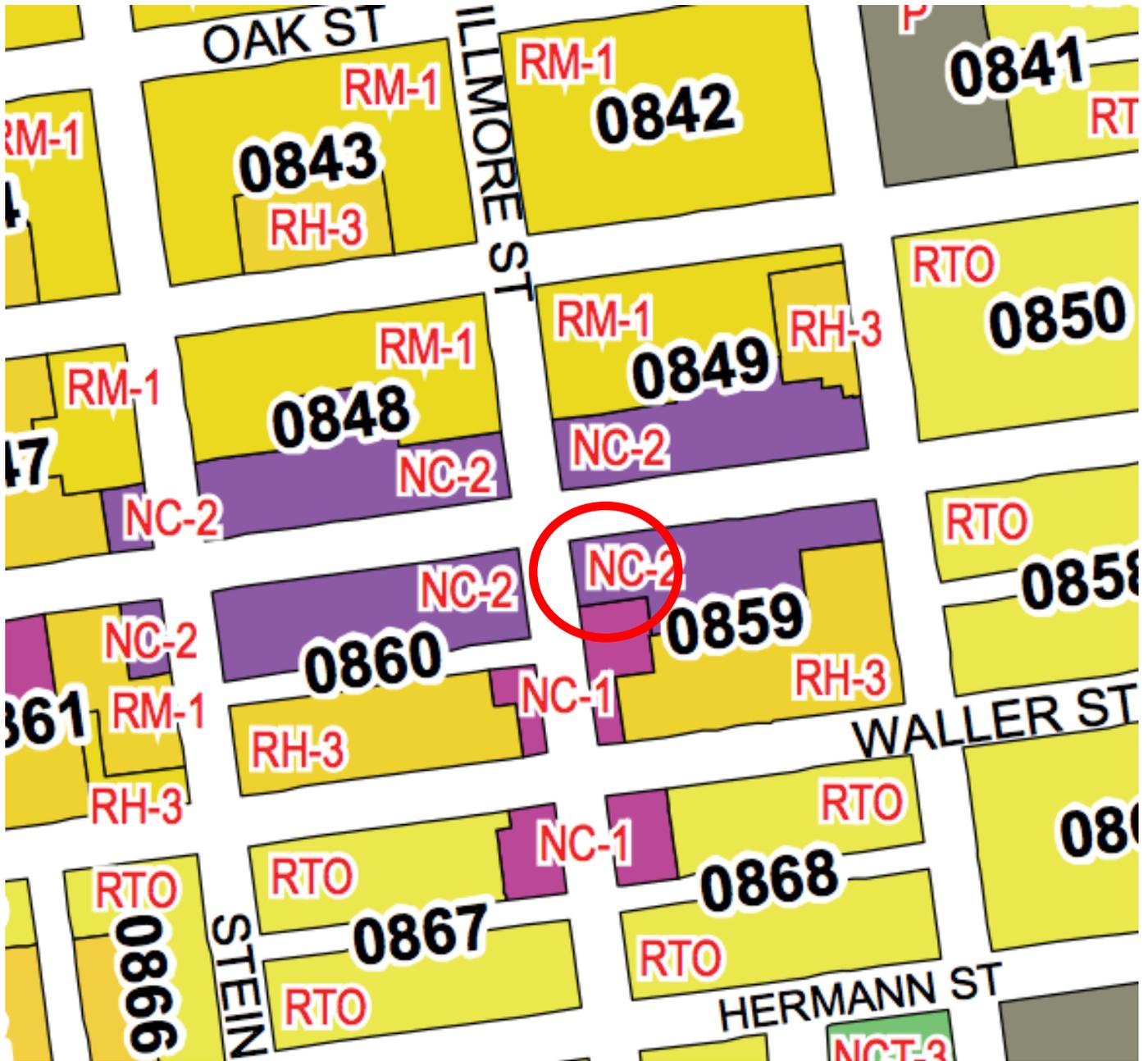


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Zoning Map



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Site Photo



## Haight Street Frontage

Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Site Photo



## Corner of Haight and Fillmore Streets

Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Site Photo



## Fillmore Street Frontage

Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Aerial Photo

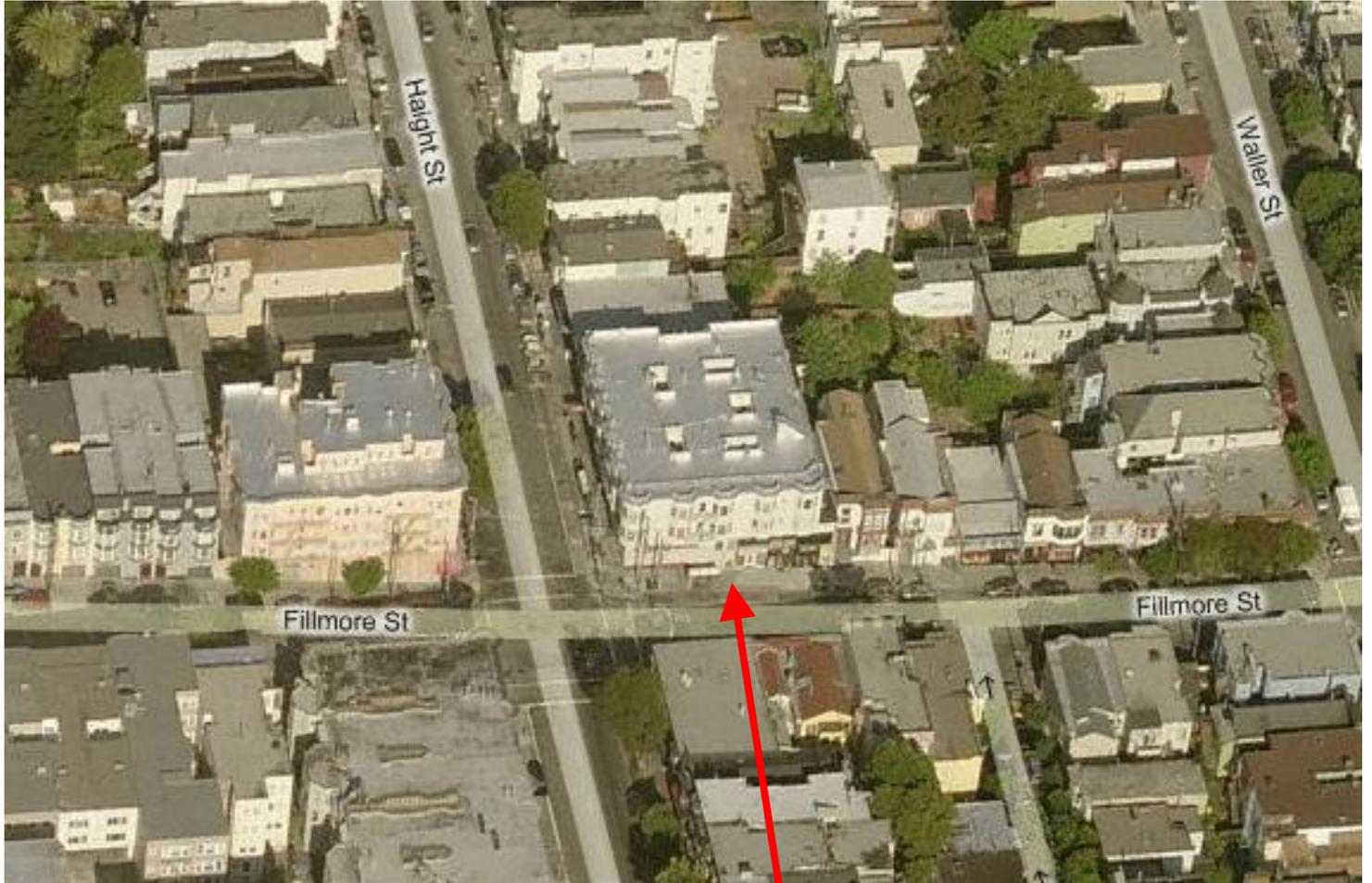


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2012.0142CV  
491-499 Haight Street

# REUBEN & JUNIUS<sub>LLP</sub>

July 25, 2012

## VIA MESSENGER

Mr. Rodney Fong, President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: CVS Pharmacy – 499 Haight Street  
Planning Department Case No. 2012.0142C  
Hearing Date: August 2, 2012  
Our File No.: 7127.01**

Dear President Fong and Commissioners:

This office represents Armstrong Development Properties, Inc., the project sponsor for a proposed CVS pharmacy and retail store (“Project” or “CVS”) to be located at 499 Haight Street (the “Property”), at the southeast corner of Haight Street and Fillmore Street.

The Property consists of an existing mixed-use building with one large retail space along Haight Street, three smaller retail spaces along Fillmore Street, and residential units above. The building was severely damaged by a fire in September of 2011. The owner of the Property is now in the process of rehabilitating the building.

The large retail unit along Haight Street was formerly occupied by a formula retail Walgreens pharmacy and retail store. CVS is now proposing to replace Walgreens and operate a pharmacy and retail store at the Property. Since the fire shut down the previous pharmacy at the Property, there have been no pharmacies serving the Lower Haight neighborhood. The Project would re-establish a pharmacy at this location, as well as stimulate foot traffic at this intersection, benefiting nearby businesses.

The Project Sponsor held a public meeting on July 18. There was overwhelming support for the proposed CVS, as local residents have been waiting for a pharmacy to return to this convenient location, and local merchants have been waiting for the foot traffic that such a pharmacy would generate. Our outreach team has also canvassed area merchants and contacted key neighborhood groups to provide information regarding the Project.

One Bush Street, Suite 600  
San Francisco, CA 94104

tel: 415-567-9000  
fax: 415-399-9480

[www.reubenlaw.com](http://www.reubenlaw.com)

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Tuija I. Catalano | David Silverman | Sheryl Reuben<sup>1</sup> | Jay F. Drake  
Daniel A. Frattin | Stephen R. Miller | Lindsay Petrone | John Kevlin | Alison L. Krumbain | John McInerney<sup>2</sup>

1. Also admitted in New York 2. Of Counsel

The Planning Commission approval required for this Project is a conditional use authorization for formula retail use. The Project would occupy an approximately 9,443 square foot retail space within the existing building at the Property. The Project will not expand the building envelope but will significantly improve the ground floor street frontage of the building.

A site plan and elevations for the proposed store are included in your packet.

**A. Benefits of the Project**

Benefits of the Project will include:

- Renovating and re-activating an existing retail space at a prominent corner along Haight Street;
- Bringing back the only local pharmacy serving Lower Haight residents;
- Creation of new construction jobs during store construction;
- Creating up to 25 new jobs in the city, including 6 to 8 full time positions and many other entry-level opportunities; CVS will make efforts to locate former Walgreens employees that have not found a new job and ask them to apply for the new positions;
- Generation of new economic activity and production of business tax revenue to the City.

**B. Compliance with Conditional Use Criteria for Formula Retail Use**

The proposed Project meets and exceeds the requirements necessary to grant a conditional use authorization for a formula retail use.

The retail space at the Property along Haight Street has sat vacant since the September 2011 fire and local residents have informed us they would like to see a pharmacy back in operation as soon as possible. The proposed CVS will occupy the retail unit that was previously occupied by a formula retail Walgreens pharmacy, meaning the Project will only be replacing an identical use, and will maintain the balance of formula retail uses or pharmacy uses in the neighborhood.

The Project will also significantly improve the building's street frontage along both Haight Street and Fillmore Street. Previously, there were no windows or other transparency provided along the street façade of this retail unit except for the entrance on Haight Street. The Project will provide windows along virtually the entirety of the façade of the retail unit. This will create a much more inviting and interesting experience for pedestrians. This is especially important along Haight Street, a corridor heavily travelled by pedestrians.

The Project will provide a retail pharmacy store in a neighborhood currently served by zero pharmacies since the 2011 fire. Reestablishing a pharmacy and retail store at the Property will provide many basic, daily necessities, for neighborhood residents and help beautify the Haight Street corridor by improving the ground floor retail frontage of the building.

**C. Providing Access to Good Jobs**

CVS also looks forward to being a strong source of good jobs in the community. CVS wages and benefits programs are developed specifically for each individual location and are very competitive, taking into account area wages of direct competitors, union wage salaries, and other geographical market factors.

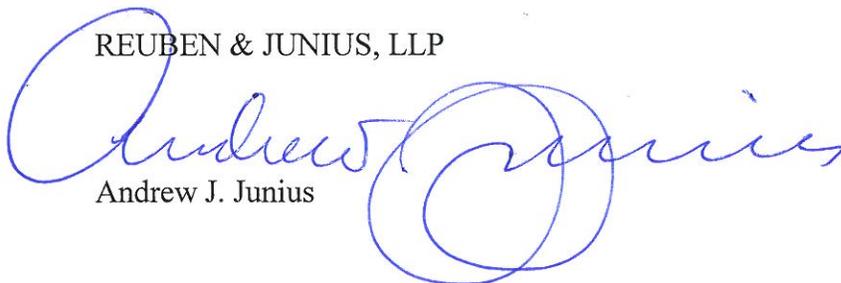
CVS is committed to filling its new positions with local hires. CVS will work to identify former employees of the Walgreens at this site and invite them to apply for the new positions if they have not found a new job yet. CVS will also work with the Mayor's Office of Economic and Workforce development to identify qualified local candidates and will post signs at the Property advertising the available positions.

**D. Conclusion**

The Project requires conditional use authorization for a formula retail use. It provides substantial benefits to the City by renovating, occupying and reactivating a retail space along the Haight Street commercial corridor. It will reestablish the only pharmacy serving the residents of the Lower Haight neighborhood, providing them with a convenient location for their pharmacy and convenience item needs. It will also generate foot traffic that will benefit nearby businesses – something several business owners have communicated to us is extremely important to them. Planning staff is recommending approval of the requested authorization. The neighborhood is very supportive and anxious for the store to open as quickly as possible. For all of these reasons and those listed in the application, we respectfully request this Commission grant this conditional use authorization for this Project.

Very truly yours,

REUBEN & JUNIUS, LLP



Andrew J. Junius

One Bush Street, Suite 600  
San Francisco, CA 94104

tel: 415-567-9000  
fax: 415-399-9480

**REUBEN & JUNIUS, LLP**

[www.reubenlaw.com](http://www.reubenlaw.com)

Mr. Rodney Fong

July 25, 2012

Page 4

cc: Vice President Cindy Wu  
Commissioner Michael Antonini  
Commissioner Gwen Borden  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya  
John Rahaim - Planning Director  
Scott Sanchez - Zoning Administrator  
Linda Avery - Commission Secretary  
William McDermott – Armstrong Development Properties, Inc.

One Bush Street, Suite 600  
San Francisco, CA 94104

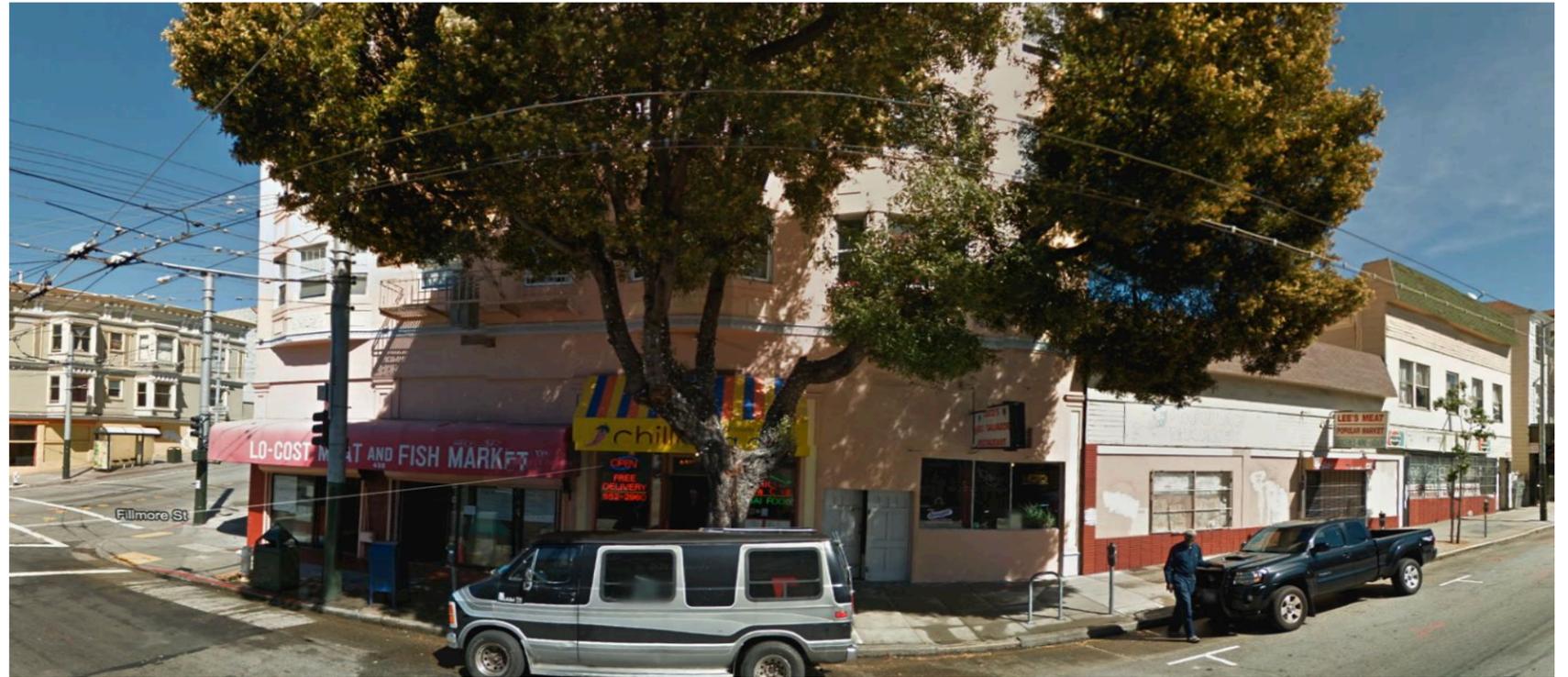
tel: 415-567-9000  
fax: 415-399-9480

**REUBEN & JUNIUS** LLP

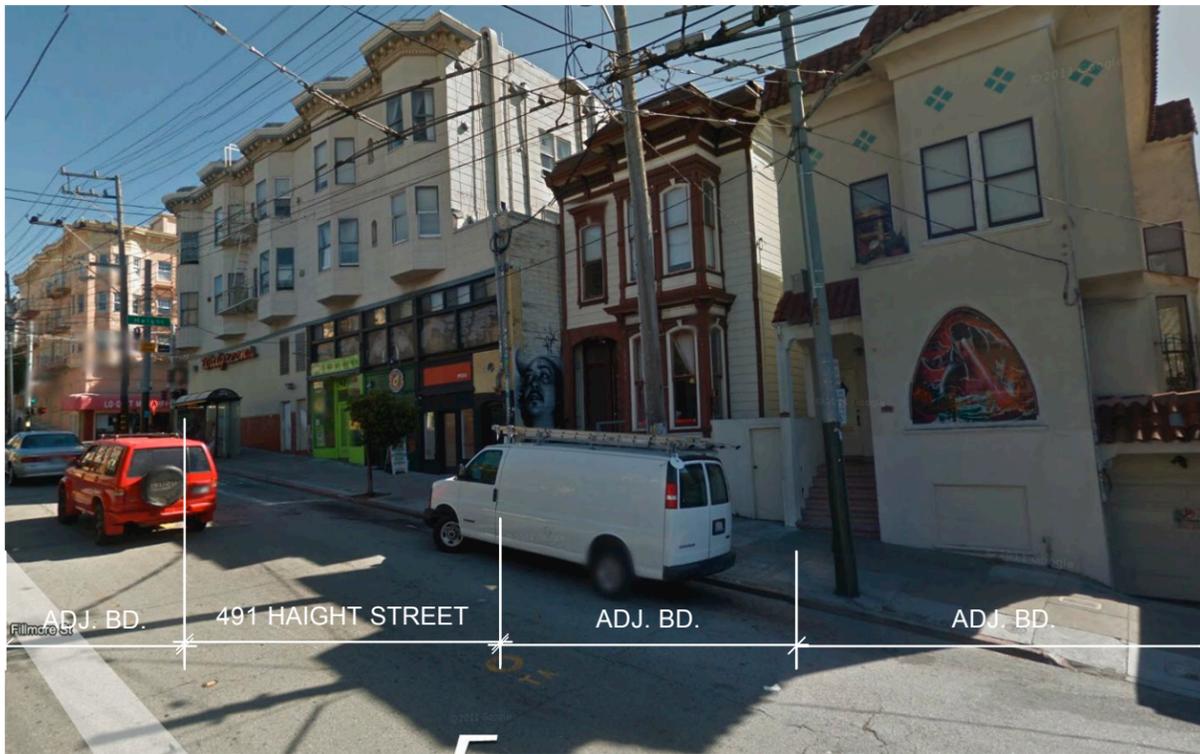
[www.reubentlaw.com](http://www.reubentlaw.com)



**HAIGHT STREET**



**HAIGHT STREET (OPPOSITE SIDE)**



**FILLMORE STREET**



**FILLMORE STREET (OPPOSITE SIDE)**

# 491 - 499 HAIGHT STREET SF, CA 94117



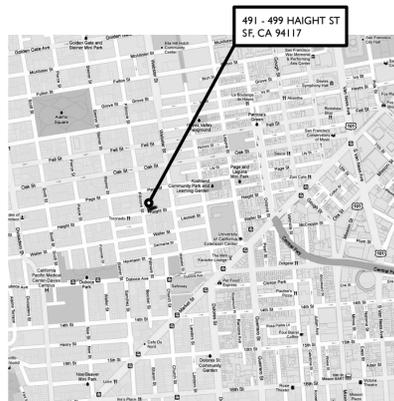
ADJACENT PROPERTY | 491 HAIGHT STREET | ADJACENT PROPERTY

**OWNER:**  
HAIGHT AND FILLMORE LLP  
1717 POWELL ST  
SAN FRANCISCO, CA 94133

**ARCHITECT:**  
MICHAEL HARRIS, AIA  
101 SOUTH PARK  
SAN FRANCISCO, CA 94107  
PH. 415. 243.8272  
F. 415.543.8679

**STRUCTURAL ENG:**  
SANTOS AND URIRUTIA  
1251 HARISON  
SAN FRANCISCO, CA 94110

**MEP ENGINEER:**



7 PROJECT LOCATION  
N.T.S.

3 PROJECT DIRECTORY  
N.T.S.

**SCOPE OF WORK:**

A THREE STORY BUILDING INCLUDING FULL BASEMENT, AT THE SOUTH EAST CORNER OF HAIGHT AND FILLMORE WAS DAMAGED BY FIRE AND ENSUING WATER. THE BUILDING CONTAINED 21 RESIDENTIAL UNITS, 1 OFFICE SPACE, AND 4 RETAIL SPACES

PERMIT APPLICATION 2012.02.22.4615 HAS BEEN ISSUED TO REBUILD IN KIND AND PERFORM STRUCTURAL UPGRADES. PERMIT APPLICATION 2012.04.17.8530 HAS BEEN FILED TO DESIGNATE CONFORMING UNITS, FILL IN LIGHT WELLS, REPLACE APARTMENT WINDOWS, AND REMODEL APARTMENT INTERIORS.

THE SCOPE OF THIS PERMIT: EXPAND 5 OF THE 10 CONFORMING RESIDENTIAL UNITS BY RAISING THE ROOF AND ADDING A LOFT SPACE. THE ROOF WILL ALSO BE RAISED OVER 3 NON-CONFORMING UNITS WITH OUT THE ADDITION OF A LOFT. ADD BALCONIES TO 4 UNITS AT THE SECOND LEVEL AND USE ROOF ABOVE FIRST FLOOR AS TERRACE FOR FOUR UNITS AT THE SECOND LEVEL. REPLACE EXISTING NON CODE COMPLIANT REAR STAIR BETWEEN THE FIRST FLOOR AND ROOF WITH A NEW STAIR ABOVE FIRST FLOOR ROOF.

EXPAND THE EXISTING HAIGHT ST COMMERCIAL SPACE BY INCLUDING AN EXISTING OFFICE AS ACCESSORY SPACE. ADA UPGRADES WILL BE MADE TO THE RETAIL SPACE ENTRIES AND BATHROOM UPGRADES WILL COMPLETED UNDER SEPARATE TI PERMITS. THE BASEMENT WILL BE REMODELED TO RELOCATE THE ELECTRIC AND GAS METERS ROOMS, LAUNDRY, TRASH, AND STORAGE. ADDITIONS WILL INCLUDE A STORAGE SPACE AND A LIFT FOR RETAIL SPACE #1. AT BOTH HAIGHT AND FILLMORE STREETS THERE WILL BE A NEW STORE FRONT AND THE EXTERIORS AT THESE LEVELS WILL HAVE NEW FINISHES.

2 SCOPE  
N.T.S.

BUILDING OCCUPANCY:	EXISTING	PROPOSED
	R-2, M, S-2	R-2, M, S-2
TYPE OF CONSTRUCTION:	V NR	V NR
LOT #:	025	025
BLOCK #:	0859	0859
ZONING:	NC-2	NC-2

NOTE: BUILDING WILL BE FULLY SPRINKLERED UNDER SEPARATE PERMIT

1 PROJECT DATA  
N.T.S.

FLOOR	OCCUPANCY SEPARATION	RATING	REFERENCE
BASEMENT	M + S-2	NR	TABLE 508.4 (CBC)
	M + CORRIDOR	NR	TABLE 1018.1 (CBC)
	S-2 + CORRIDOR	NR	TABLE 1018.1 (CBC)
	STAIR #3	2 HOUR	SECTION 1022.1 (CBC)
1ST FLOOR	M + R-1	1 HOUR	TABLE 508.4 (CBC)
	STAIR #3	2 HOUR	SECTION 1022.1 (CBC)
2ND FLOOR	R-1 + CORRIDOR	1 HOUR	TABLE 1018.1 (CBC)
	STAIR #3	2 HOUR	SECTION 1022.1 (CBC)
3RD FLOOR	R-1 + CORRIDOR	1 HOUR	TABLE 1018.1 (CBC)
	STAIR #3	2 HOUR	SECTION 1022.1 (CBC)

5 BASEMENT AND 1ST FLOOR OCCUPANCY SEPARATION  
NTS

**D.A. CHECKLIST** (p. 1 of 2):

The address of the project is 491 HAIGHT STREET

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is EXPAND RETAIL. (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: RETAIL @ BASEMENT & 1ST FLOOR
- The construction cost of this project excluding disabled access upgrades is \$ 100,000, which is (check one)  more than /  less than the Accessibility Threshold amount of \$126,764.66 based on the "2009 ENR Construction Cost Index" (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one:  Yes /  No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

**Conditions below must be fully documented by accompanying drawings**

- Read A through G below carefully and check the most applicable box (one box only):
  - A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
  - B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
  - C: Proposed project (check one)  is less than the threshold /  is over the threshold & falls under CBC 1134B 2.1 Ex. 2; Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be, considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.
  - D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
  - E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.
  - F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.
  - G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: \_\_\_\_\_ Description of revision: \_\_\_\_\_

DAChecklist 2009

Page 6 of 11

**SYMBOLS**

- SECTION NO. SECTION MARKER
- SHEET NO. DETAIL MARKER
- DETAIL NO. DETAIL MARKER
- SHEET NO. DETAIL MARKER
- ELEV. NO. INTERIOR ELEVATION MARKER
- SHEET NO. INTERIOR ELEVATION MARKER
- DOOR IDENTIFICATION
- WINDOW IDENTIFICATION
- REVISION SYMBOL
- NORTH ARROW
- ROOM NAME ROOM IDENTIFICATION

10 PROJECT SYMBOLS  
N.T.S.

**ARCHITECTURE**

A0.00	TITLE SHEET + PROJECT NOTES + SITE PLAN
A0.10	EXISTING + ACCESSIBILITY + OCCUPANCY
A0.20	ADA REFERENCE
A0.21	ADA REFERENCE
A1.00	EXISTING - BASEMENT + FIRST FLOOR
A1.01	DEMO PLAN - BASEMENT + FIRST FLOOR
A1.10	EXISTING - SECOND + THIRD FLOOR
A1.11	DEMO PLAN - SECOND + THIRD FLOOR
A2.10	PROPOSED PLAN - BASEMENT + FIRST FLOOR
A2.11	PROPOSED PLAN - SECOND + THIRD FLOOR
A2.12	PROPOSED PLAN - LOFT + ROOF
A3.00	EXISTING ELEVATIONS
A3.10	PROPOSED ELEVATIONS
A3.11	PROPOSED ELEVATIONS
A4.10	SECTIONS
A7.10	VERTICAL CIRCULATION
A8.10	WINDOW SCHEDULE
A8.11	DOOR SCHEDULE

9 PROJECT INDEX  
N.T.S.

**D.A. CHECKLIST** (p. 2 of 2):

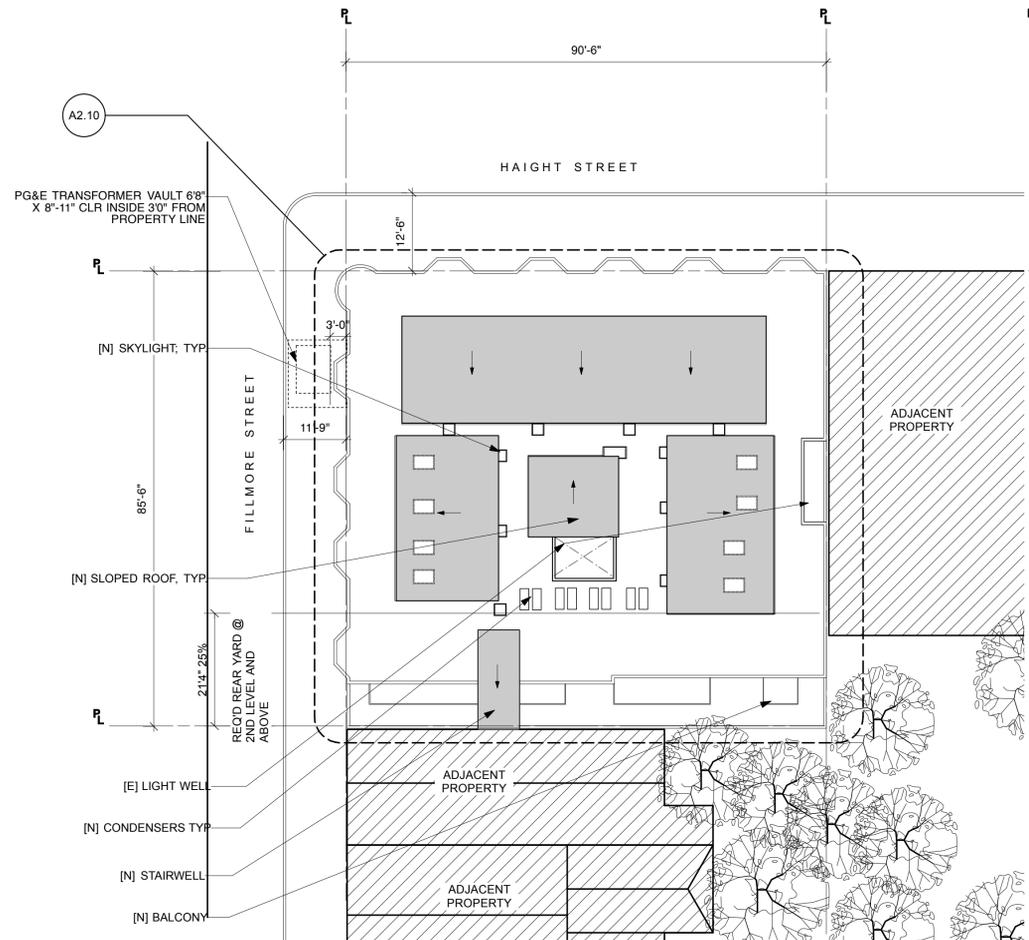
Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC 1134B 2.1 Ex 1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade/ Hardship	Equivalent Facilitation/ Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal/ NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add 1 upgrade may be required if it is not.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RETAIL SPCE #1 FULLY COMPLIANT. SEE HARDSHIP REQUEST FORM ON A0.10 FOR ACCESSIBLE ENTRANCE / EXIT FOR #2, #3 & #4. A0.10, A0.20, A2.10
2. An accessible route to the area of remodel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RETAIL SPCE #1 FULLY COMPLIANT. SEE HARDSHIP REQUEST FORM ON A0.10 FOR ACCESSIBLE ENTRANCE / EXIT FOR #2, #3 & #4. A0.10, A0.21, A7.10, A0.20, A0.21, A7.10
2a. path of travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2f. other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RESTROOMS FOR RETAIL SPACES 1,2,3, & 4 UNDER SEPARATE TI PERMIT.
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountains (hi-low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIGNAGE AT ENTRIES THIS PERMIT RESTROOMS UNDER SEPARATE PERMIT.
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Others:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	path from parking area
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower

If details are provided from a set of City approved reference drawings, provide its permit application number here: \_\_\_\_\_

DAChecklist 2009

Page 7 of 11



13 SITE PLAN  
1/16"=1'-0"

**MICHAEL HARRIS ARCHITECTURE**

101 SOUTH PARK  
SAN FRANCISCO  
CA 94107

415 243 8272  
FAX 543 8679

491 HAIGHT STREET

TITLE SHEET  
SITE PLAN  
PROJECT INFO

PROJECT REFERENCE 491 HAIGHT STREET  
DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE \_\_\_\_\_  
PRELIM. BID \_\_\_\_\_  
BID SET \_\_\_\_\_  
BLDG. PERMIT \_\_\_\_\_  
BLDG. PERMIT RESUB 7 JULY 2012  
CONSTRUCTION SET \_\_\_\_\_  
REVISION \_\_\_\_\_

A0.00

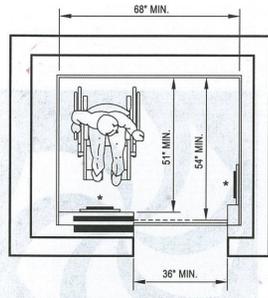


**LEGEND**

- ADJACENT BUILDINGS
- SLOPED ROOF TYPICAL



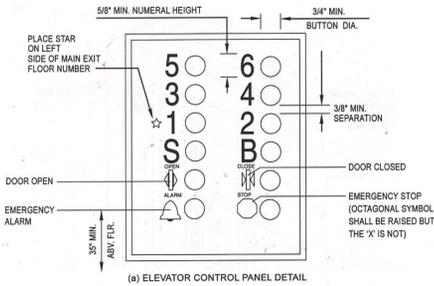
PER 2010 CBC, SECT. 1116B.1.8, FIG 11B-40A (A)



\* ALTERNATE LOCATION OF PANEL WITH SIDE-OPENING DOOR

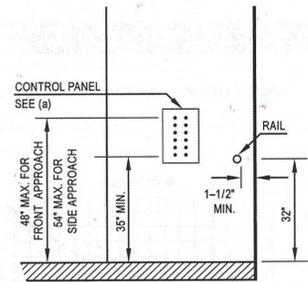
4 MIN. DIMS. OF ELEVATOR CAB - SIDE OPENING DOOR  
N.T.S.

PER 2010 CBC, SECT. 1116B.1.9, FIG 11B-40B



3 ELEVATOR CONTROL PANEL  
N.T.S.

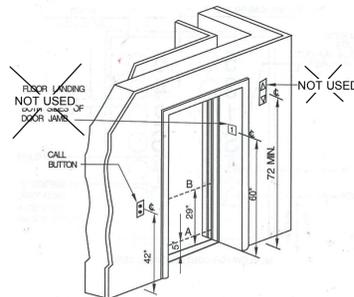
PER 2010 CBC, SECT. 1116B.1.14, FIG 11B-40C



(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

2 INSTALLATION HEIGHTS ABOVE CAB FLOOR  
N.T.S.

PER 2010 CBC, SECT. 1116B.1.9, FIG 11B-40B (B)



NOTE: THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

1 ELEVATOR ENTRANCE  
N.T.S.

101 South Park San Francisco California 94107 USA  
415.243.8272 F 415.543.8879 info@mha-arch.com

MICHAEL HARRIS ARCHITECTURE

491 Haight St  
Lot 025 Block 0859

26 March 2012

Notes from 21 December 2011 Pre Application Meeting

Mr. Thomas Le  
DBI

Captain Don Fields  
SFFD

The following are responses to questions asked at the pre application meeting that took place between Mr. Thomas Le, Captain Don Fields and Michael Harris on 21 December 2011.

1. A new fire sprinkler system will not be required as there was not one before the fire.

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

2. If a new fire sprinkler system is added it must be through out the entire building

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

3. A new fire alarm system will be required

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

4. Filling in the existing light wells will be considered as a horizontal but not vertical extension

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

5. Existing stairs, corridors, and related doors with regard to width, length or rise and run can be rebuilt in kind after the fire and do not need to meet current code standards with regard to dimensions, they will need to comply with fire rating assemblies.

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

6. Walls, roofs, and floors rebuilt after the fire need to meet fire ratings per current code for occupancy separations and enclosures. Assemblies, including windows can be replaced in kind at property lines. Exterior walls that remain will require that the interior side be code compliant with regard to fire rated assemblies but the exterior side does not need to be modified.

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

7. No CBC Ch. 11A upgrades will be required at the residential portion of the building.

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

8. At the commercial portion of the building repair and alterations shall comply with UBC 1134B:

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

9. Raising the roofs over units and adding a floor over the bathrooms and kitchens will be a vertical extension and be classified as occupied space. The space will count as habitable space if it meets the standard of the 2010 CBC Ch. 1208 and will thus need a code conforming stair. The area can also be designed as storage space and serviced with a ship's ladder.

Thomas Le *TAL* Don Fields *Don Fields 3/29/12*

*Thomas Le 3/29/12*  
DBI *THOMAS LE, PE*

*Don Fields 3/29/12*

SFFD

Michael Harris-Architect

101 South Park San Francisco California 94107 USA  
415.243.8272 F 415.543.8879 info@mha-arch.com

MICHAEL HARRIS ARCHITECTURE

491 Haight St  
Lot 025 Block 0859

19 April 2012

Notes from 17 April 2012 Pre Application Meeting

Mr. Thomas Le  
DBI

Captain Don Fields  
SFFD

The following are responses to questions asked at the pre application meeting that took place between Mr. Thomas Le, Captain Don Fields and Michael Harris on 17 April 2012.

1. The exiting from the 2nd and third floors will be considered as code compliant after the proposed work. Two means of egress are required; one means of egress will be a newly constructed 2 hr rated stair on the south property line between G.L. B1 and D. The other means of egress will be the existing stair; from the 3rd floor to the 2nd floor this stair can be open per 1061.1 exception 3. At the 2nd floor a 90min door will be installed and the stair will be in a 2hr enclosure to its discharge at Haight St. The corridors on the 2nd and 3rd floors will be a 1hr rated

Thomas Le *TAL* Don Fields *Don Fields 4/13/12*

2. As the exiting from the 2nd and 3rd levels will now be code compliant the existing fire escapes at the 2nd and 3rd levels will not be required and may be removed.

Thomas Le *TAL* Don Fields *Don Fields 4/13/12*

3. To separate the proposed lofts, which constitute a 4th floor and occur in 5 of the 3rd floor apartments, a 60-minute entry door to the apartment will be required.

Thomas Le *TAL* Don Fields *Don Fields 4/13/12*

4. A clear area 72' x 54" per 11B is not required at the pull side of the exit stair door

Thomas Le *Thomas Le 6.11.12* Don Fields *Don Fields 6/13/12*

DBI *Thomas Le 6.11.12*

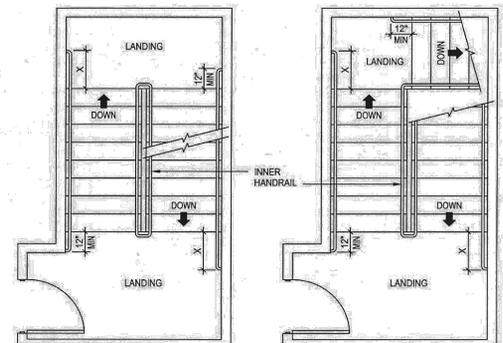
SFFD *Don Fields 6.11.12*

Michael Harris-Architect

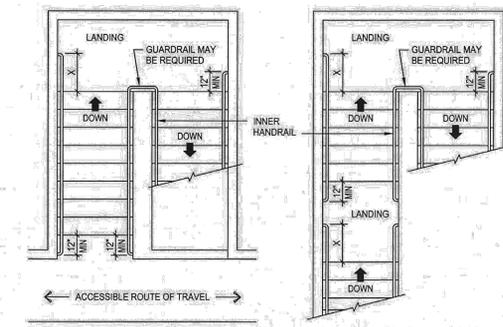
15 2ND PRE-APP MEETING NOTES  
N.T.S.

7 1ST PRE-APP MEETING NOTES  
N.T.S.

PER 2010 CBC, SECT. 1133B.4 FIG 11B-37



NOTE: INNER HANDRAIL AT LANDINGS OF STAIRS THAT DOUBLE BACK OR IMMEDIATELY TURN SHALL BE CONTINUOUS AND SHALL NOT EXTEND INTO LANDING OR ACCESSIBLE ROUTE OF TRAVEL.



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

5 STAIR HANDRAILS - PLAN  
N.T.S.

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION



EDWIN M. LEE, MAYOR  
VIVIAN L. DAY, C.B.O., DIRECTOR

UNREASONABLE HARDSHIP REQUEST

For Exceptions to Disabled Access Regulations, Title 24

- Site Address: 248 FILLMORE / SANDWICH SHOP
- Floor: GROUND FLOOR
- Permit Application No.: 250 FILLMORE / ICECREAM SHOP
- Hardship Request No.:
- Existing Use: ICE CREAM AND SANDWICH SHOP
- Proposed Use: ICE CREAM AND SANDWICH SHOP
- Existing Occupancy: B
- Proposed Occupancy: B
- Description of proposed work which triggers access compliance upgrades:  
RECONSTRUCTION AFTER FIRE REQUIRES ADA UPGRADE

CBC 1103B.1 - Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified or enhanced by this chapter (11B). Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. When a building or facility contains more than one use, the occupancy specific accessibility provisions for each portion of the building or facility shall apply.

We request that this project be granted an exception from the following specified requirements of Title 24 Part 2 of the California Code of Regulations because compliance would create an unreasonable hardship as defined in Section 202 of Title 24.

10. A. The access feature(s) that will not be provided is (are):
- Primary Accessible Entrance
  - Path of Travel (includes path from parking)
  - Sanitary Facilities
  - Parking

B. The code section(s) that requires (require) the specific accessible feature(s) is (are): 11B

11. Detailed description of the accessible feature(s) that will not be provided. What is the condition now? Note location on the plans or provide attachments if necessary.  
DUE TO THE [E] SLOPE OF THE SIDEWALK, IT IS NOT POSSIBLE TO HAVE THE REQD. 5'-0" LEVEL AREA IN FRONT OF THE DOORS TO 248 & 250 FILLMORE STREET; SEE ELEVATION A3.20.

12. Total cost of the project excluding this (these) accessible feature(s): \$250,000

13. A. Cost of the accessible feature(s), which will not be provided:  
B. Percentage of total cost shown on Line 12 (divide line 13 by line 12):

14. Choose either "A" or "B":

- A.  Equivalent facilitation is provided according to Code Section(s): AB 011 AND AB 012  
Description of equivalent facilitation & why full compliance cannot be achieved:  
CAN NOT CHANGE SIDE WALK USE POWER ASSISTED DOOR OPENER

C:\Documents and Settings\lynn.Local\Settings\Temporary Internet Files\Content.Outlook\WEZBZNBX\2012 Hardship Form.doc

9 HARDSHIP REQUEST  
N.T.S.

UNREASONABLE HARDSHIP REQUEST

2 of 2

- B.  Equivalent facilitation is not provided because of the following:  
 Cost constraints  Physical constraints  Legal constraints  Other constraints  
Description of constraint (Unreasonable Hardship). Provide attachments as needed.

Note: Ratification by the Access Appeals Commission is generally required for Unreasonable Hardship Requests when the work is valued over the threshold amount based on the ENR Construction Cost Index for the year 2011, \$136,060.00, and no equivalent facilitation is provided. Refer to the California Code of Regulations, Title 24 part 2, Section 1.9.1, Section 202 and Section 1134B.

16. Applicant's Name (Print): MICHAEL HARRIS  
 Owner  Tenant  Agent  
Applicant's Signature: \_\_\_\_\_  
17. Applicant's Address: 101 SOUTH PARK SAN FRANCISCO, CA 94107

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This exception for unreasonable hardship is:  
 GRANTED FOR THIS PERMIT ONLY  DENIED  REQUIRES AAC RATIFICATION\*

Based on Section(s): \_\_\_\_\_ of the San Francisco Building Code, 2010 Edition

Plans reviewed by (print name): \_\_\_\_\_

Signature of the Plans Examiner: \_\_\_\_\_ Date: \_\_\_\_\_

Denied for the following reason(s): \_\_\_\_\_

\*Signature of the Group Supervisor: \_\_\_\_\_ Date: \_\_\_\_\_  
(needed only when Denied or requires AAC Ratification)

If your Unreasonable Hardship Request is to be denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

To file an appeal with the Access Appeals Commission (AAC), please pay a filing fee of \$374.00 and submit a document package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by any member of the public.

Please submit appeals in person to:  
Secretary, Access Appeals Commission  
1660 Mission Street, 3rd Floor  
San Francisco, CA 94103  
(415) 575-6923

C:\Documents and Settings\lynn.Local\Settings\Temporary Internet Files\Content.Outlook\WEZBZNBX\2012 Hardship Form.doc

MICHAEL HARRIS ARCHITECTURE

101 SOUTH PARK  
SAN FRANCISCO  
CA 94107

415 243 8272  
FAX 543 8679

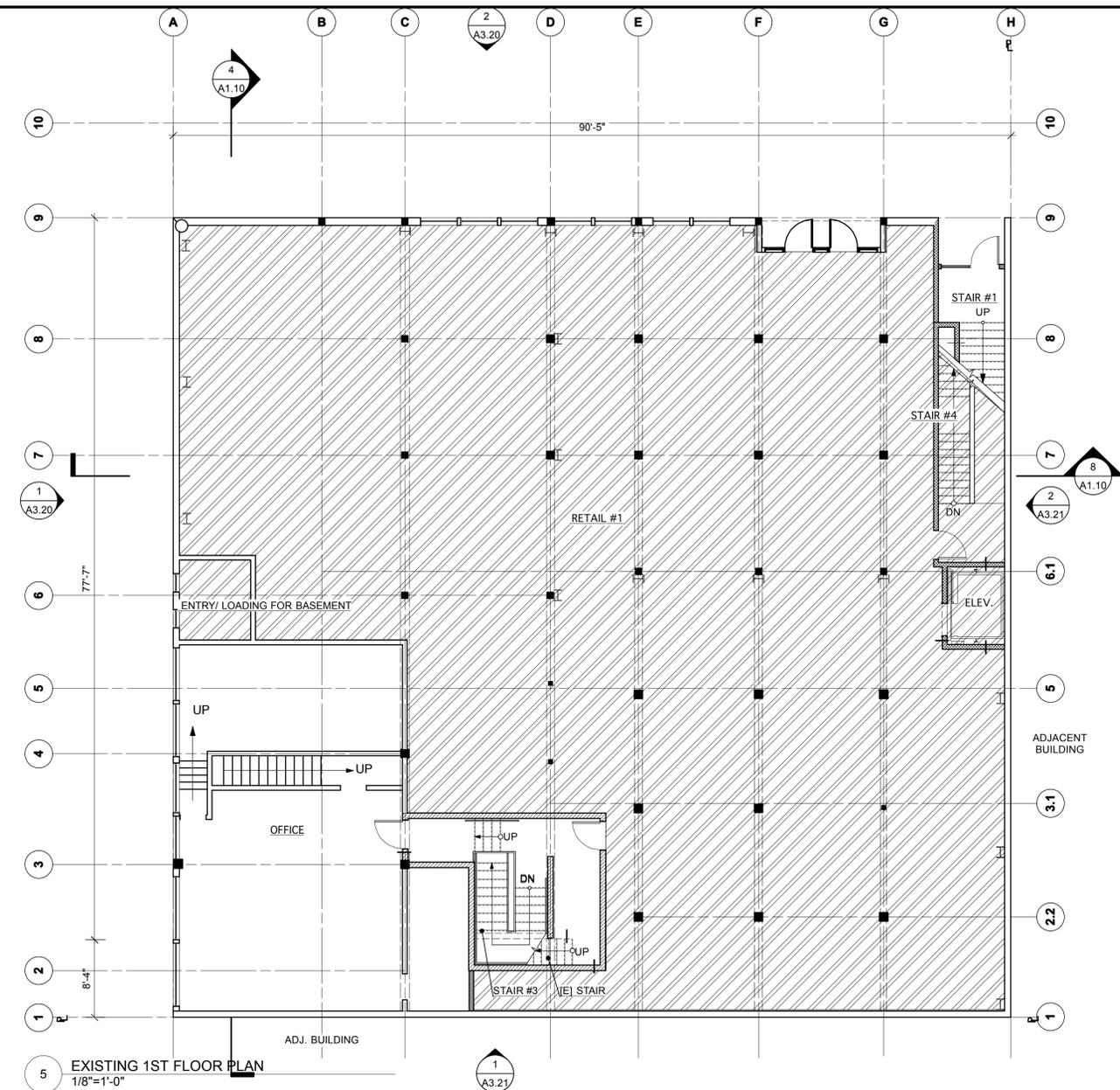
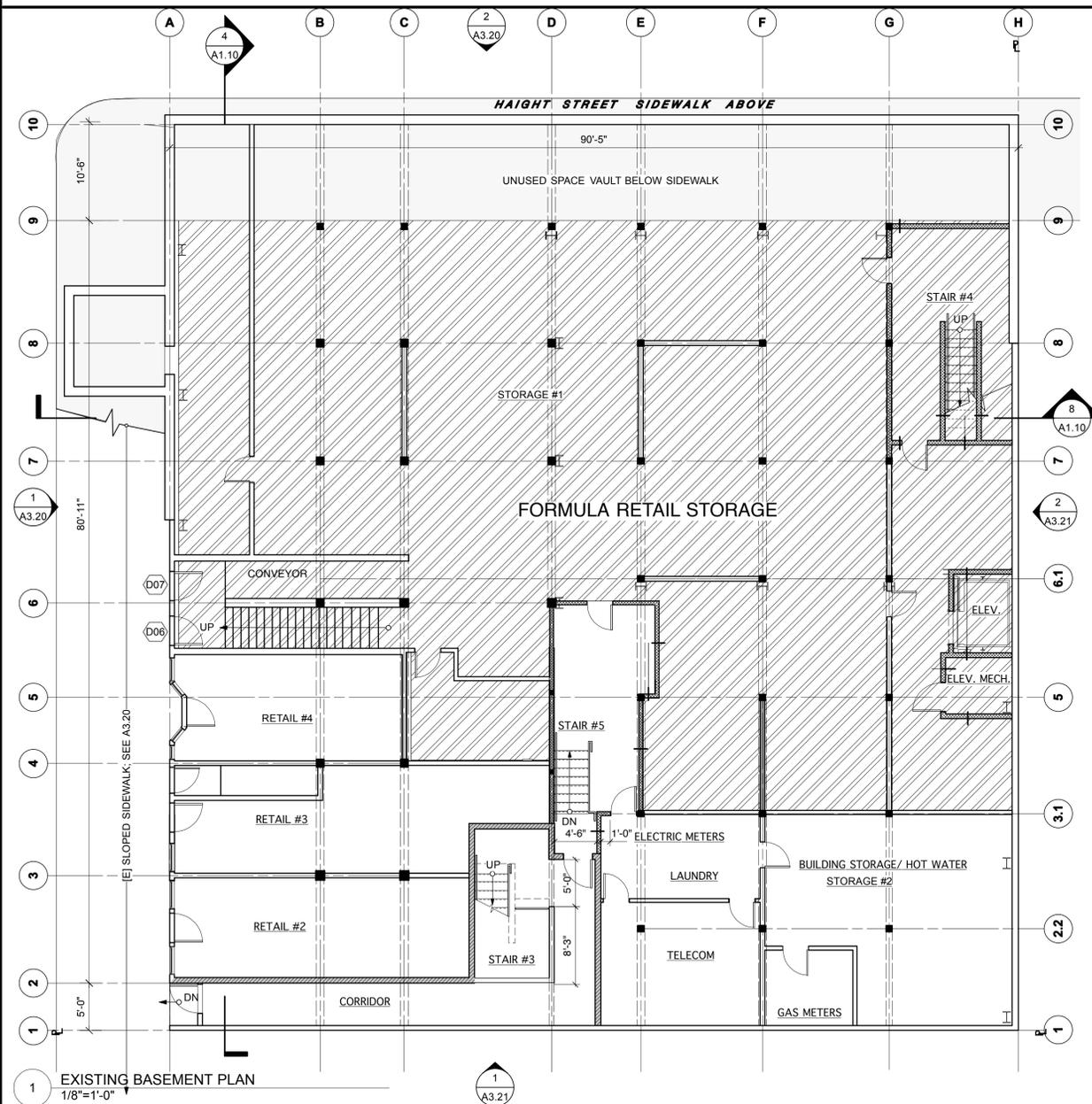
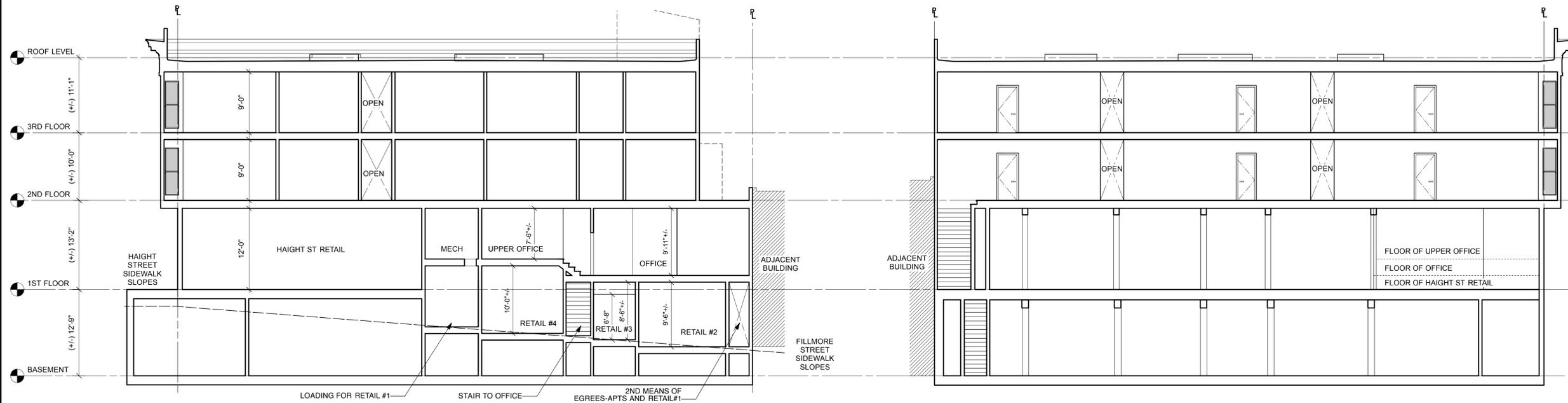
491 HAIGHT STREET

ADA

PROJECT REFERENCE 491 HAIGHT STREET  
DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE \_\_\_\_\_  
PRELIM. BID \_\_\_\_\_  
BID SET \_\_\_\_\_  
BLDG. PERMIT \_\_\_\_\_  
BLDG. PERMIT RESUB 7 JULY 2012  
CONSTRUCTION SET \_\_\_\_\_  
REVISION \_\_\_\_\_

A0.21





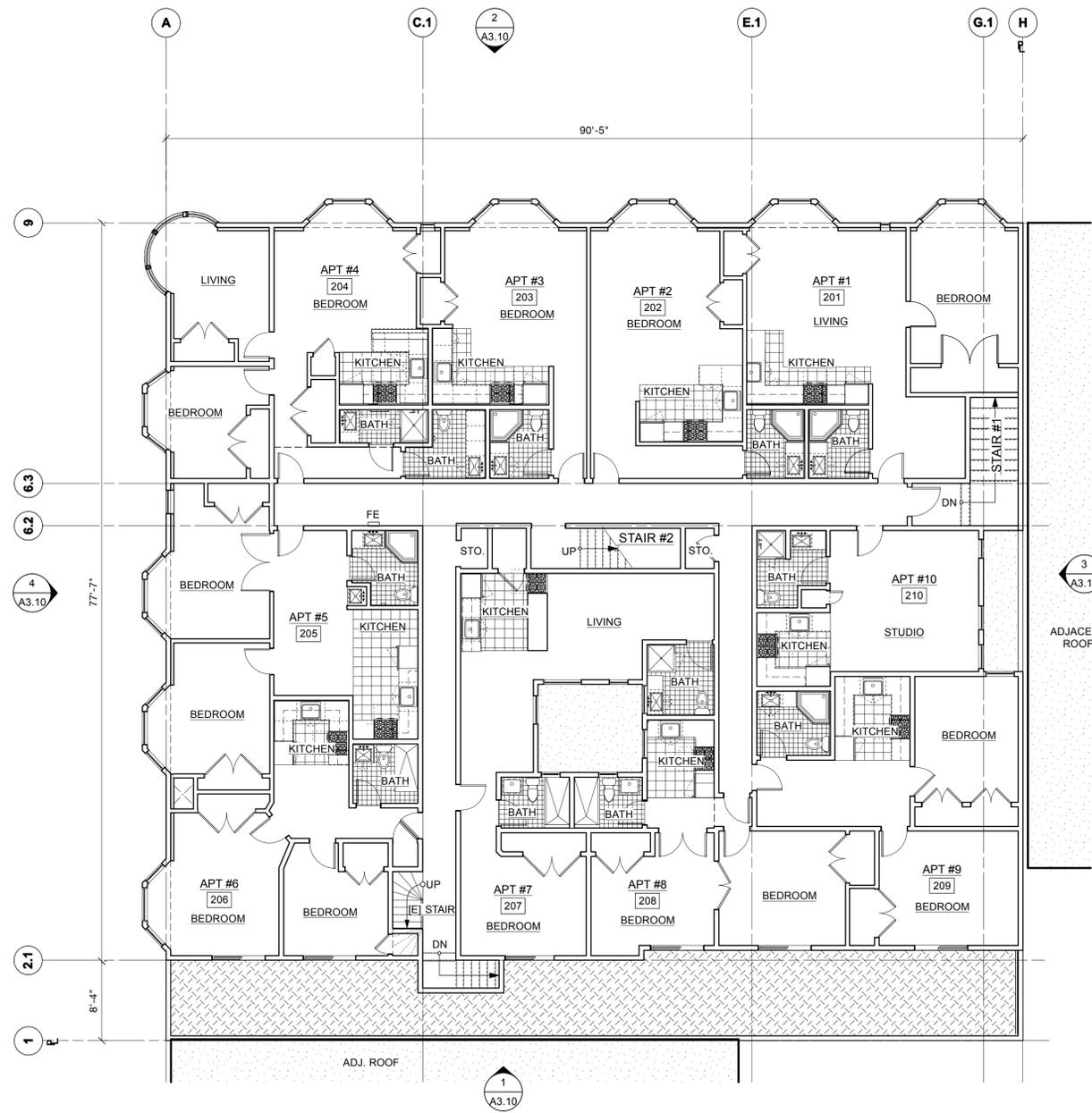
491 HAIGHT STREET

EXISTING BASEMENT  
EXISTING 1ST FLOOR

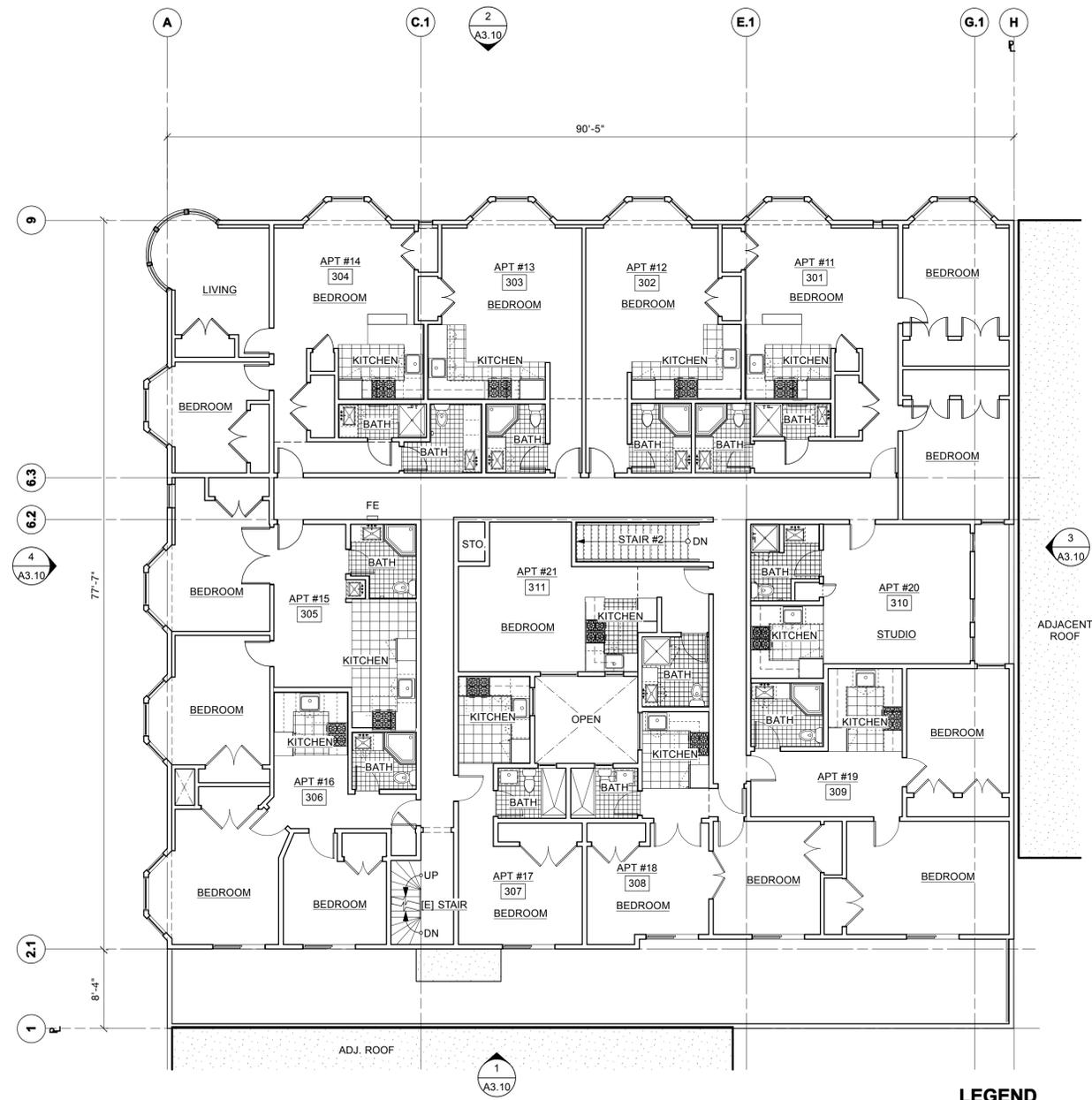
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DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE \_\_\_\_\_  
PLANNING DEPT \_\_\_\_\_  
PRELIM. BID \_\_\_\_\_  
BID SET \_\_\_\_\_  
CONSTRUCTION SET \_\_\_\_\_  
BLDG. PERMIT RESUB \_\_\_\_\_  
REVISION \_\_\_\_\_ 7 JULY 2012

**A1.10**





1 EXISTING 2ND FLOOR PLAN  
1/8"=1'-0"



5 EXISTING 3RD FLOOR PLAN  
1/8"=1'-0"

491 HAIGHT STREET

EXISTING 2ND FLOOR  
EXISTING 3RD FLOOR

PROJECT REFERENCE 491 HAIGHT STREET  
DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE \_\_\_\_\_  
PRELIM. BID \_\_\_\_\_  
BID SET \_\_\_\_\_  
BLDG. PERMIT \_\_\_\_\_  
BLDG. PERMIT RESUB 7 JULY 2012  
CONSTRUCTION SET \_\_\_\_\_  
REVISION \_\_\_\_\_

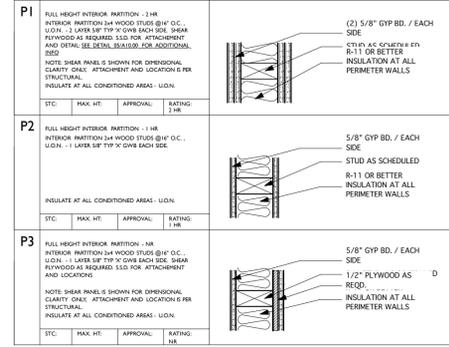
A1.11



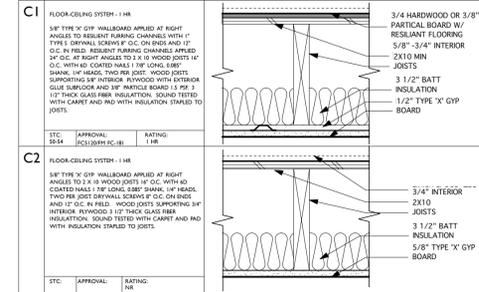
**LEGEND**  
□ EXISTING WALL

FLOOR	SPACE	EXISTING SF	PROPOSED SF	NOTES
BASEMENT	STORAGE #1	4942	3506	FOR RETAIL SPCE #1
	STORAGE #2	0	893	
	STORAGE #3/HW	0	162	
	GENERAL UTILITY + GAS + ELEC	1075	918	TELECOM, ELECTRIC, GAS, LAUNDRY, BIKES, TRASH
	RETAIL #2	429	343	
1ST FLOOR	RETAIL #3	403	426	
	RETAIL #4	264	290	
	RETAIL #1	5902	5875	
	RAISED AREA (ANCILLARY TO RETAIL #1)	1060	1052	

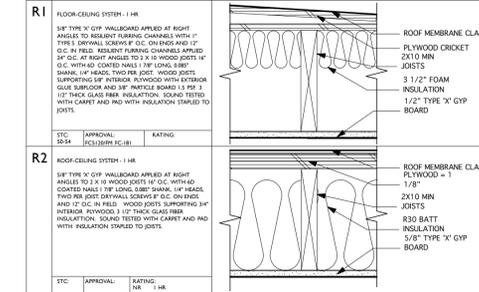
**PARTITION TYPES**



**CEILING TYPES**



**ROOF TYPES**



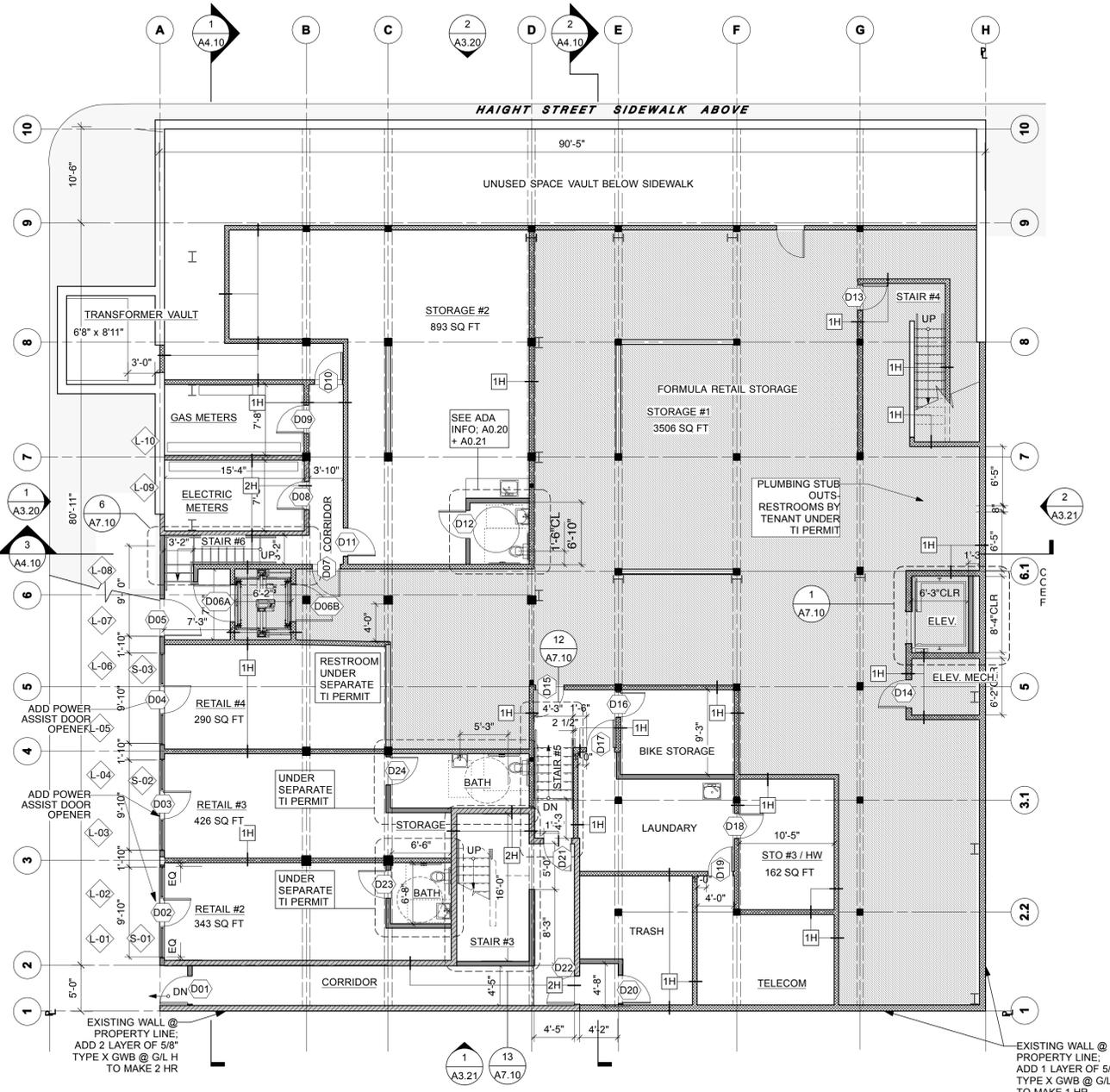
**MICHAEL HARRIS ARCHITECTURE**

101 SOUTH PARK  
 SAN FRANCISCO  
 CA 94107

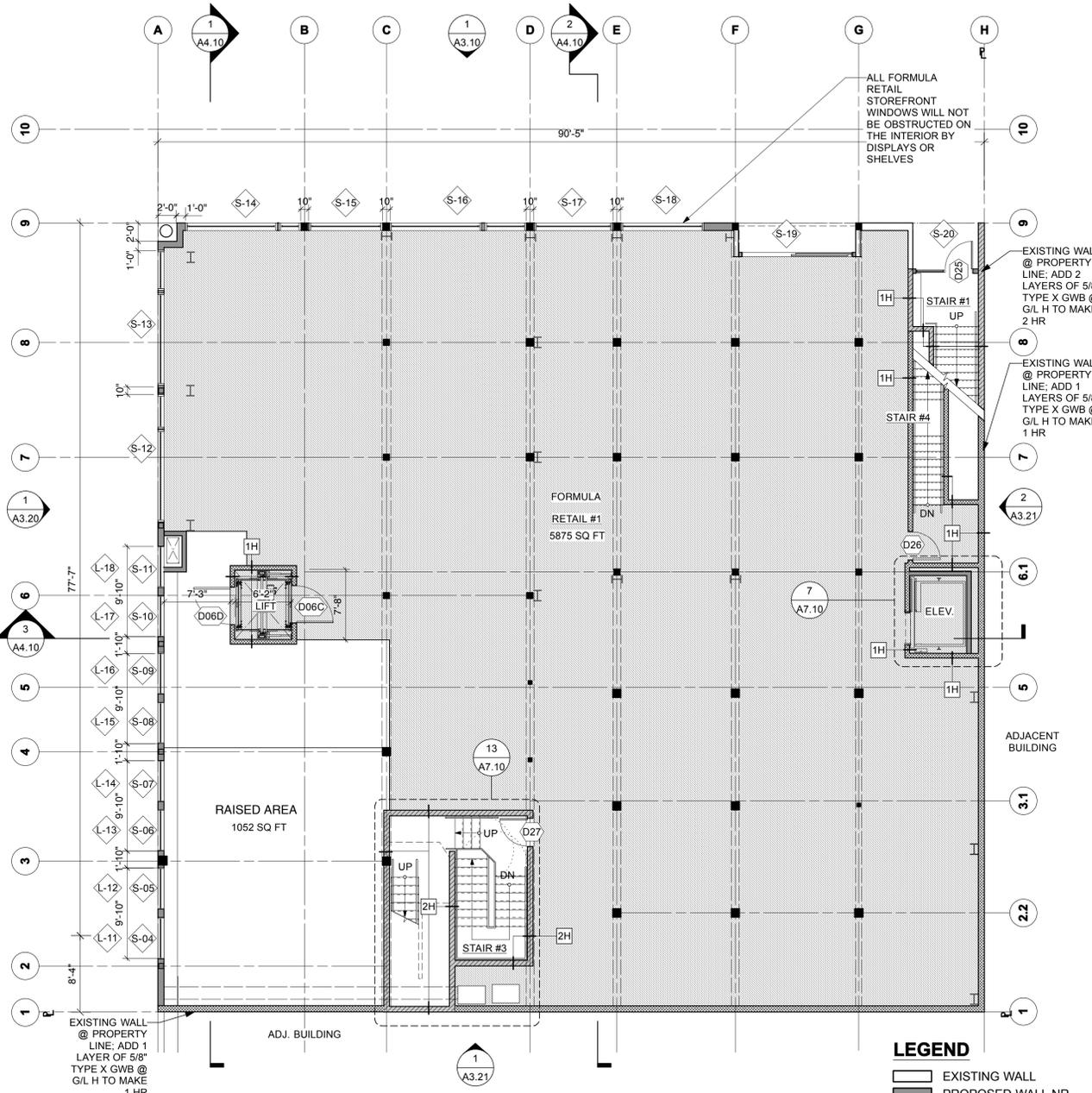
415 243 8272  
 FAX 543 8679

4 BASEMENT + 1ST FLOOR SF CALC. NTS

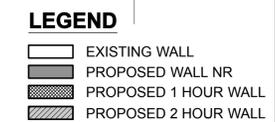
8 WALL AND CEILING ASSEMBLIES NTS



1 PROPOSED BASEMENT PLAN 1/8"=1'-0"

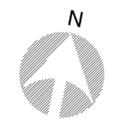


5 PROPOSED 1ST FLOOR PLAN 1/8"=1'-0"



PROJECT REFERENCE 491 HAIGHT STREET  
 DRAWN BY MICHAEL HARRIS ARCHITECTURE  
 DATE  
 PRELIM. BID  
 BID SET  
 BLDG. PERMIT  
 BLDG. PERMIT RESUB 7 JULY 2012  
 CONSTRUCTION SET  
 REVISION

A2.10



FLOOR	UNIT	EXISTING SF	UNIT	PROPOSED SF	NOTES
2ND FLOOR	APARTMENT 201	695	APARTMENT 202	695	NON-CONFORMING
	APARTMENT 202	475	APARTMENT 201	475	CONFORMING
	APARTMENT 203	397	APARTMENT 203	397	NON-CONFORMING
	APARTMENT 204	789	APARTMENT 204	789	CONFORMING
	APARTMENT 205	662	APARTMENT 205	662	CONFORMING
	APARTMENT 206	535	APARTMENT 206	535	NON-CONFORMING
	APARTMENT 207	658	APARTMENT 207	658	NON-CONFORMING
	APARTMENT 208	466	APARTMENT 208	466	NON-CONFORMING
	APARTMENT 209	625	APARTMENT 209	625	CONFORMING
	APARTMENT 210	355	APARTMENT 210	355	CONFORMING
3RD FLOOR	APARTMENT 301	885	APARTMENT 301	881	NON-CONFORMING
	APARTMENT 302	400	APARTMENT 302	400	CONFORMING
	APARTMENT 303	396	APARTMENT 303	396	NON-CONFORMING
	APARTMENT 304	788	APARTMENT 304	884	CONFORMING
	APARTMENT 305	662	APARTMENT 305	750	CONFORMING
	APARTMENT 306	539	APARTMENT 306	539	NON-CONFORMING
	APARTMENT 307	305	APARTMENT 307	295	NON-CONFORMING
	APARTMENT 308	470	APARTMENT 308	470	NON-CONFORMING
	APARTMENT 309	655	APARTMENT 309	765	CONFORMING
	APARTMENT 310	361	APARTMENT 310	361	CONFORMING
	APARTMENT 311	380	APARTMENT 311	450	NON-CONFORMING

NOTE: THE NUMBERS IN THIS TABLE ARE  
SUBSEQUENT TO THOSE IN PERMIT 2012.04.17.8530

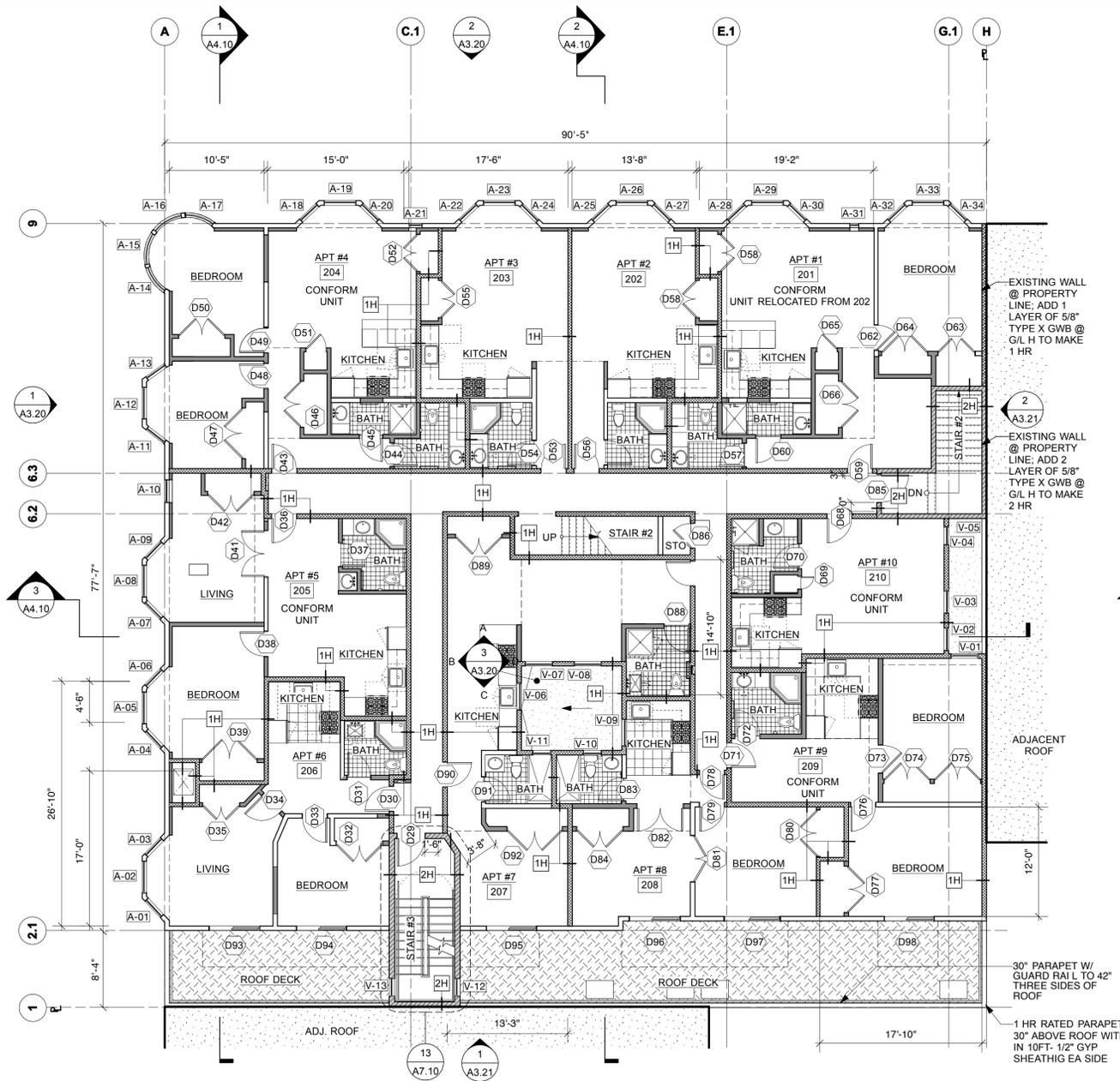
SITE: 90' 5" X 85' 5" = 7737.75 S.F.  
ALLOWABLE RESIDENTIAL UNITS 7737.75 S.F. / 800 = 9.7 ROUND TO 10

4 2ND FLOOR + 3RD FLOOR SF CALC & CONFORMING + NON-CONFORMING INFO  
NTS

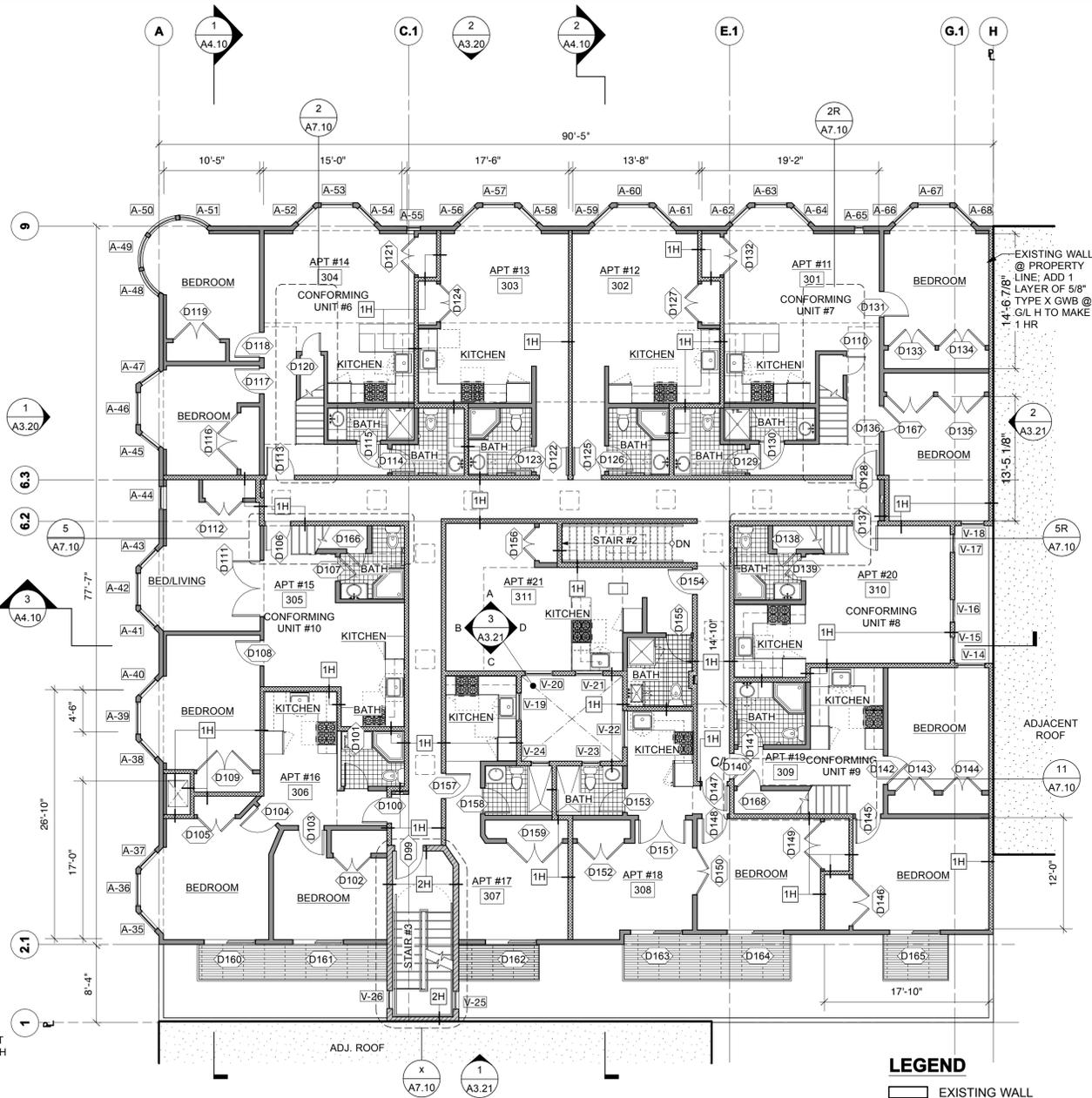


101 SOUTH PARK  
SAN FRANCISCO  
CA 94107

415 243 8272  
FAX 543 8679



1 PROPOSED 2ND FLOOR PLAN  
1/8"=1'-0"



5 PROPOSED 3RD FLOOR PLAN  
1/8"=1'-0"

491 HAIGHT STREET

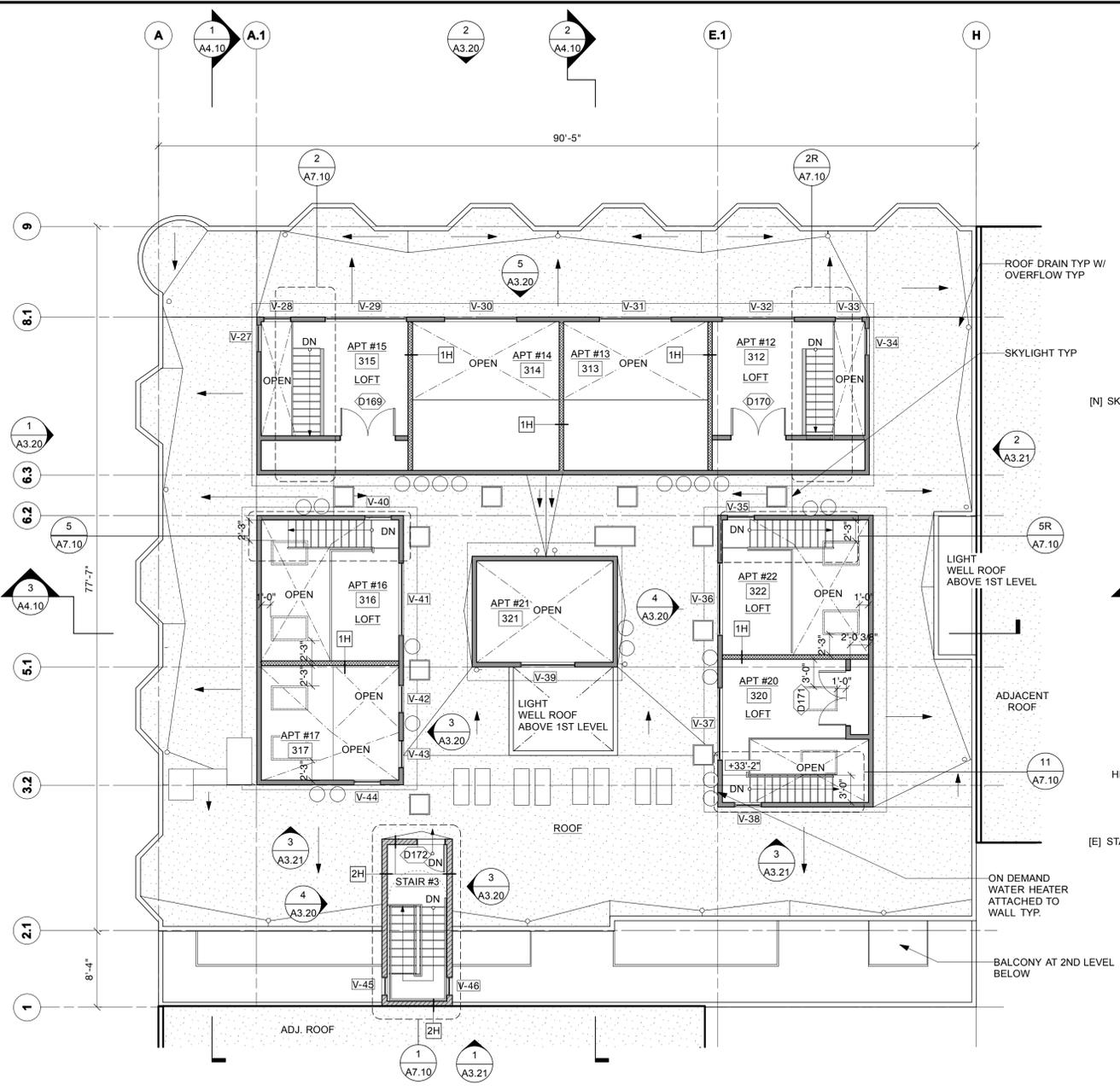
PROPOSED 2ND FLOOR  
PROPOSED 3RD FLOOR

PROJECT REFERENCE 491 HAIGHT STREET  
DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE  
PRELIM. BID  
BID SET  
BLDG. PERMIT  
BLDG. PERMIT RESUB 7 JULY 2012  
CONSTRUCTION SET  
REVISION

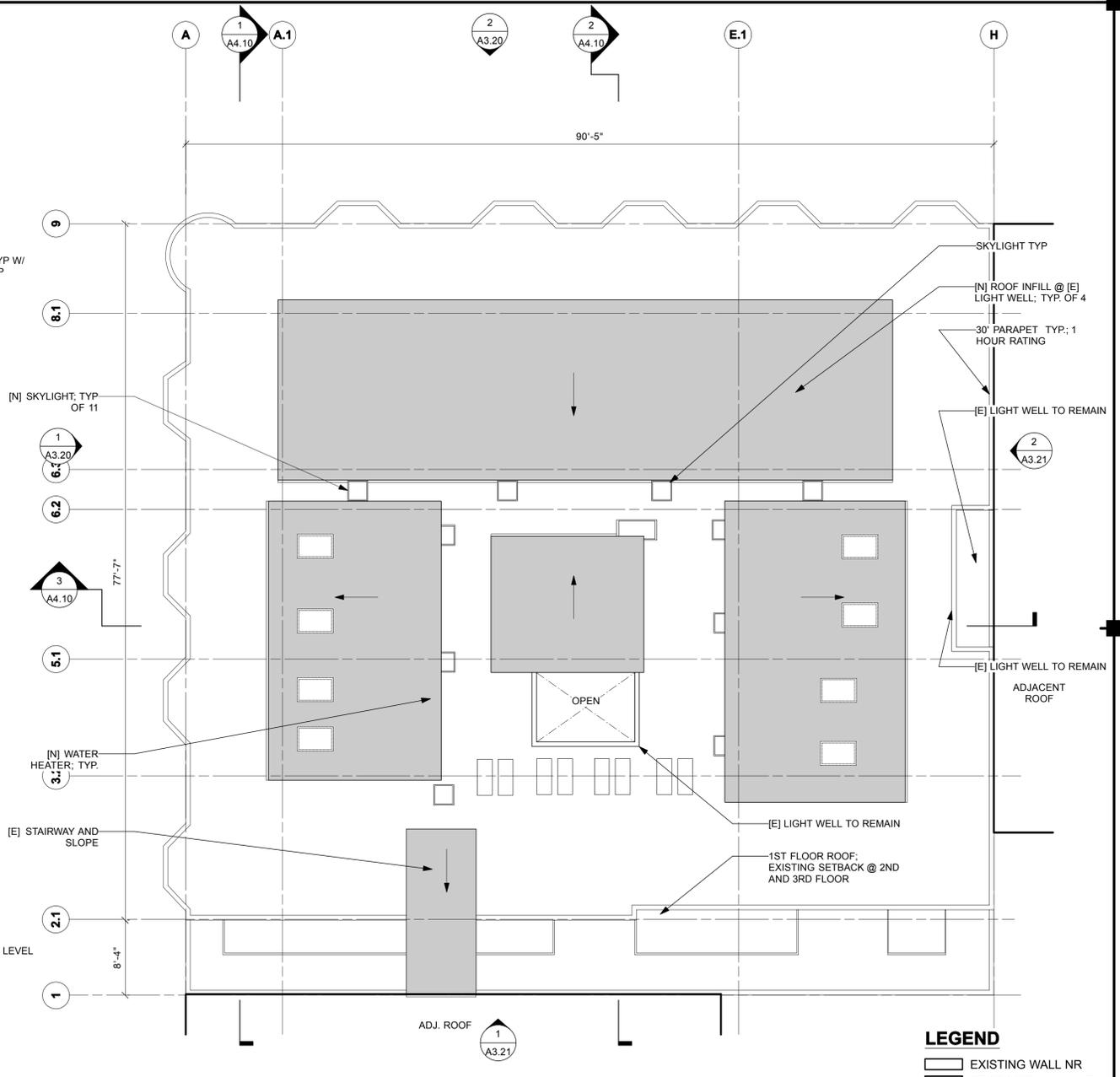
A2.11



- LEGEND**
- EXISTING WALL
  - PROPOSED WALL NR
  - PROPOSED 1 HOUR WALL
  - PROPOSED 2 HOUR WALL



1 PROPOSED LOFT PLAN  
1/8"=1'-0"



5 PROPOSED ROOF PLAN  
1/8"=1'-0"

**LEGEND**

	EXISTING WALL NR
	PROPOSED WALL NR
	PROP 1 HOUR WALL
	PROP 2 HOUR WALL

491 HAIGHT STREET

PROPOSED LOFT  
PROPOSED ROOF

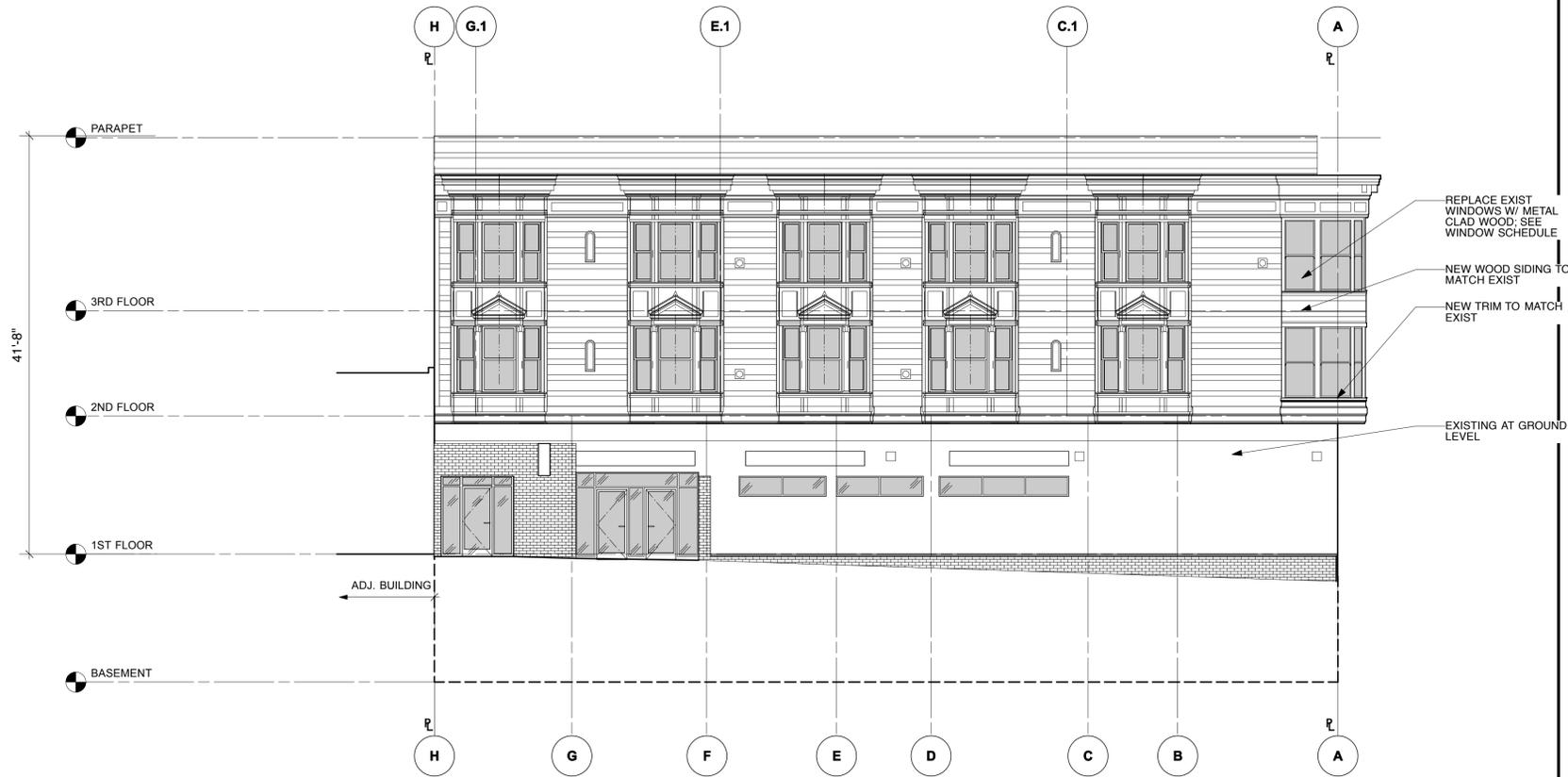
PROJECT REFERENCE 491 HAIGHT STREET  
DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE \_\_\_\_\_  
PRELIM. BID \_\_\_\_\_  
BID SET \_\_\_\_\_  
BLDG. PERMIT \_\_\_\_\_  
BLDG. PERMIT RESUB 7 JULY 2012  
CONSTRUCTION SET \_\_\_\_\_  
REVISION \_\_\_\_\_

A2.12



PROJECT REFERENCE	491 HAIGHT STREET
DRAWN BY	MICHAEL HARRIS ARCHITECTURE
DATE	
PLANNING DEPT	
PRELIM. BID	
BID SET	
CONSTRUCTION SET	
BLDG. PERMIT RESUB	31 MAY 2012
REVISION	7 JULY 2012

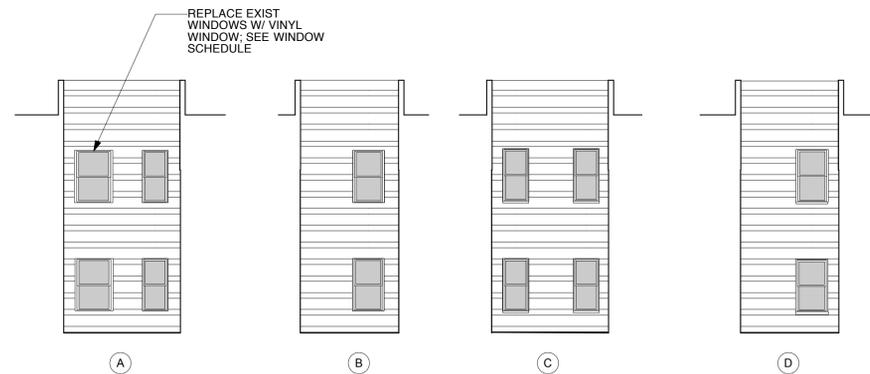
A3.10



2 PROPOSED NORTH ELEVATION  
1/8"=1'-0"



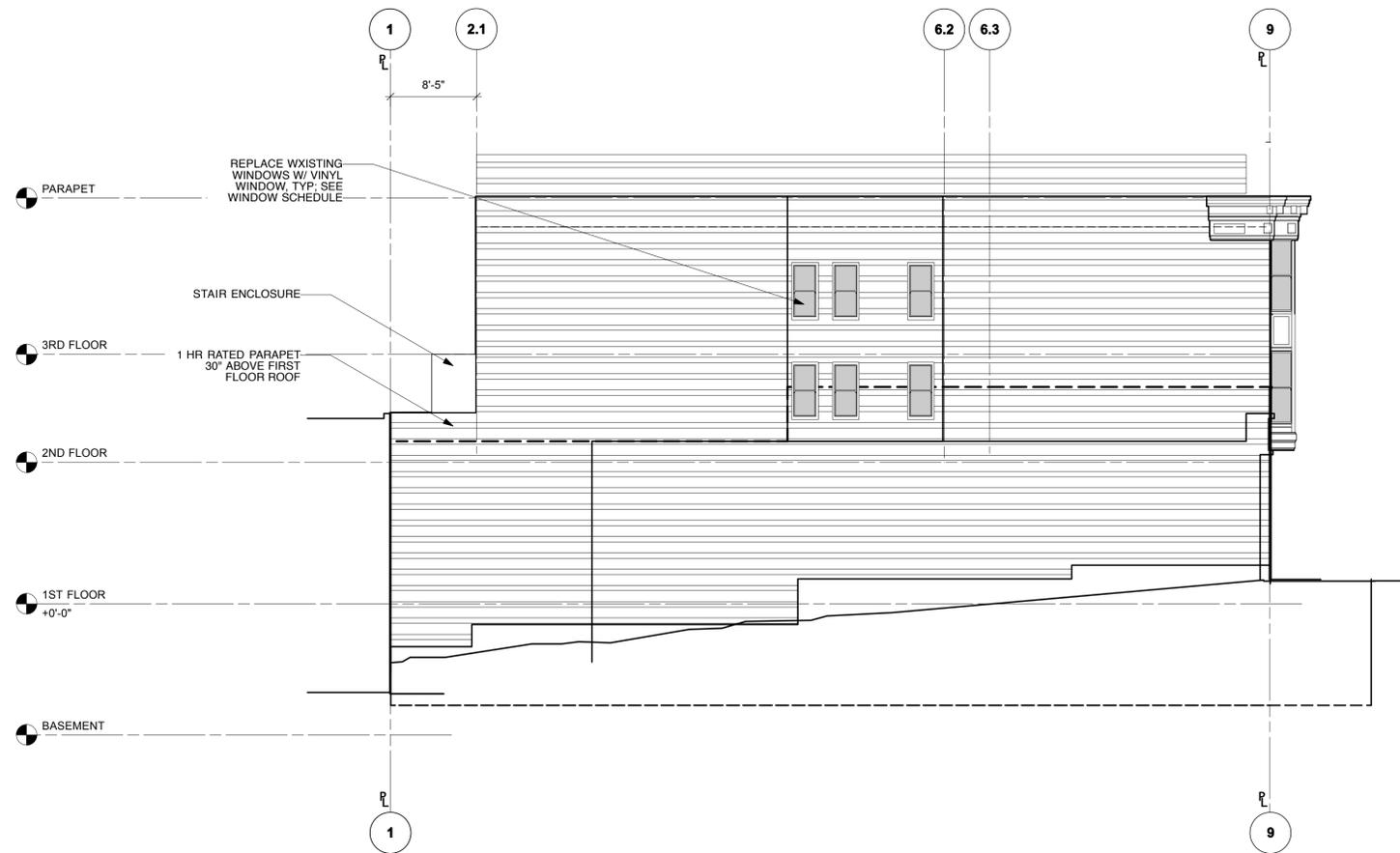
1 PROPOSED WEST ELEVATION  
1/8"=1'-0"



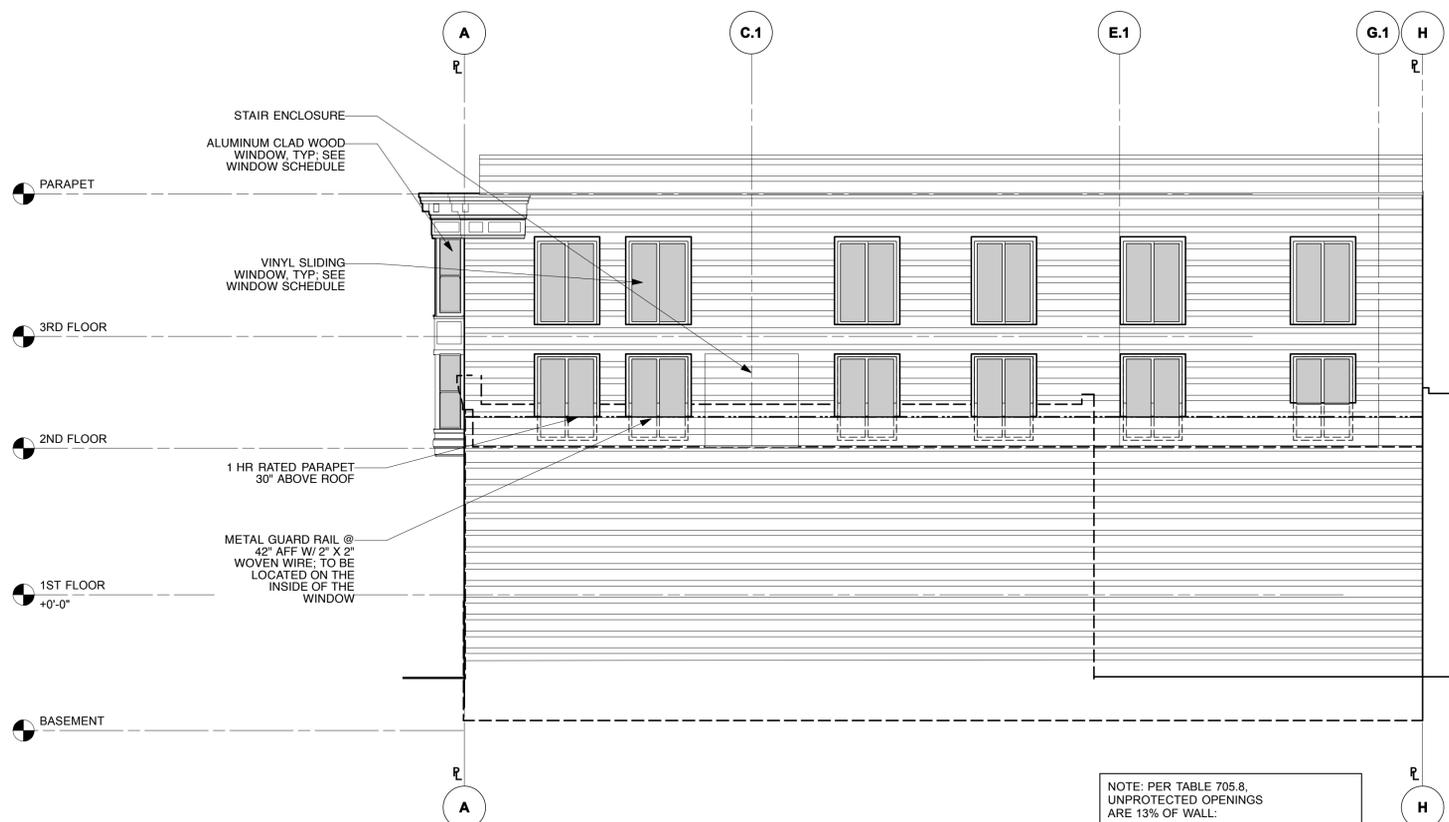
3 PROPOSED LIGHT WELL ELEVATION  
1/8"=1'-0"

PROJECT REFERENCE	491 HAIGHT STREET
DRAWN BY	MICHAEL HARRIS ARCHITECTURE
DATE	
PLANNING DEPT	
PRELIM. BID	
BID SET	
CONSTRUCTION SET	
BLDG. PERMIT RESUB	31 MAY 2012
REVISION	7 JULY 2012

A3.11

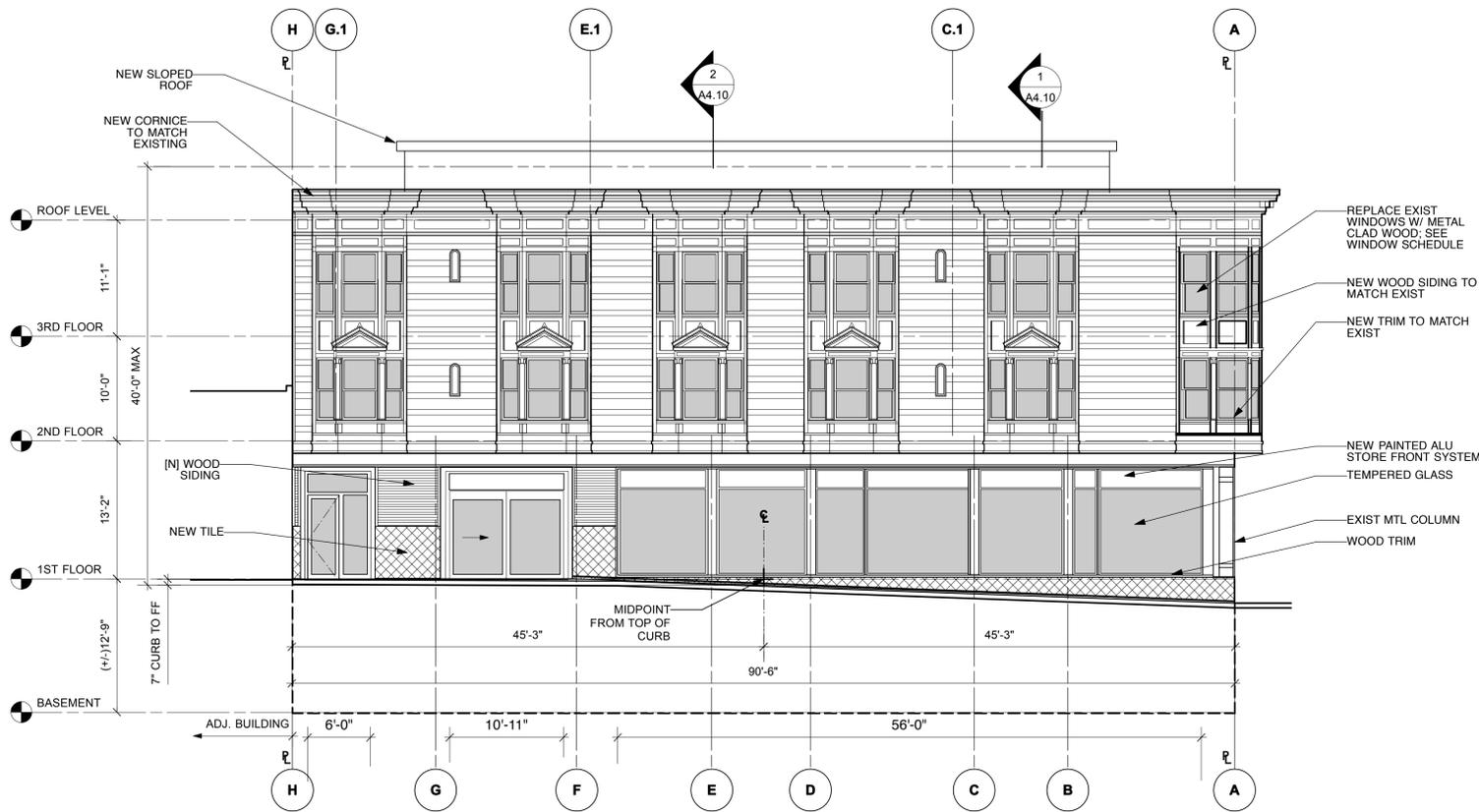


2 PROPOSED EAST ELEVATION  
1/8"=1'-0"

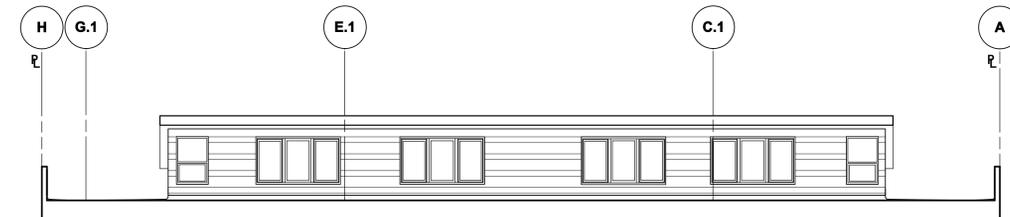


1 PROPOSED SOUTH ELEVATION  
1/8"=1'-0"

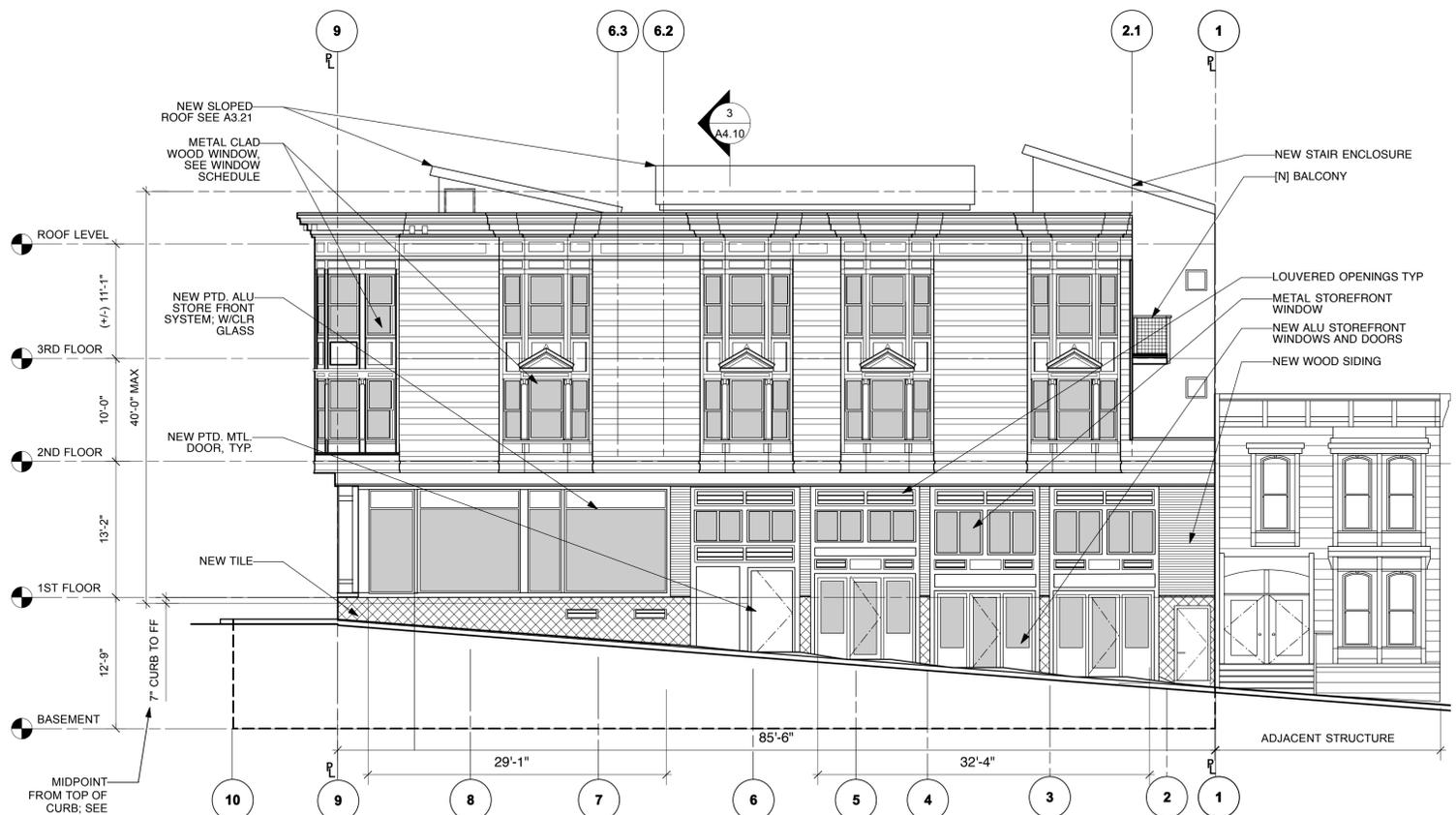
NOTE: PER TABLE 705.8,  
UNPROTECTED OPENINGS  
ARE 13% OF WALL:  
12 (WINDOWS) X 48 SF EA =12.97=13%  
4440 S.F. (SOUTH ELEVATION)



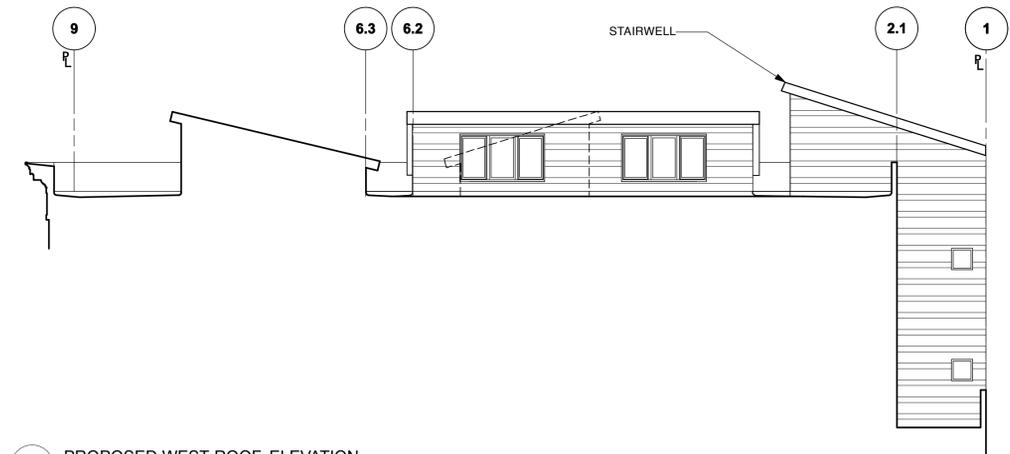
**2** PROPOSED NORTH ELEVATION  
1/8"=1'-0"



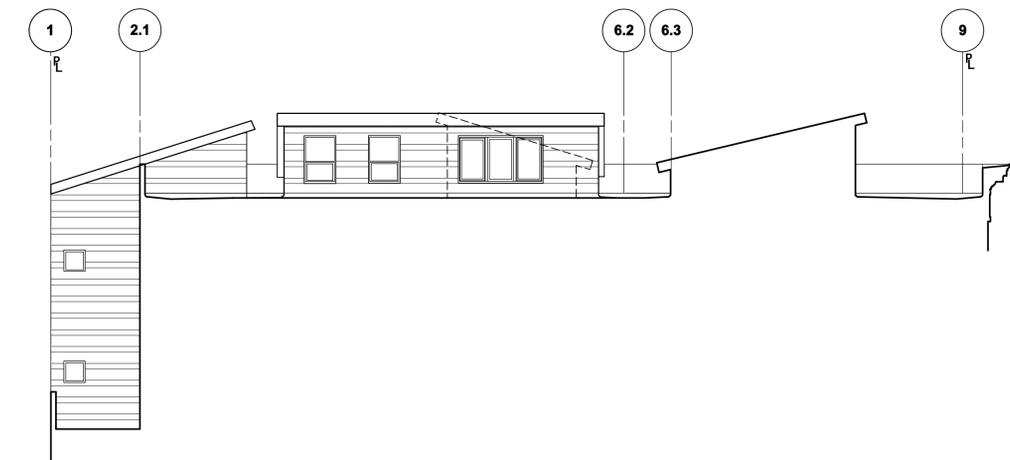
**5** PROPOSED NORTH ROOF ELEVATION  
1/8"=1'-0"



**1** PROPOSED WEST ELEVATION  
1/8"=1'-0"



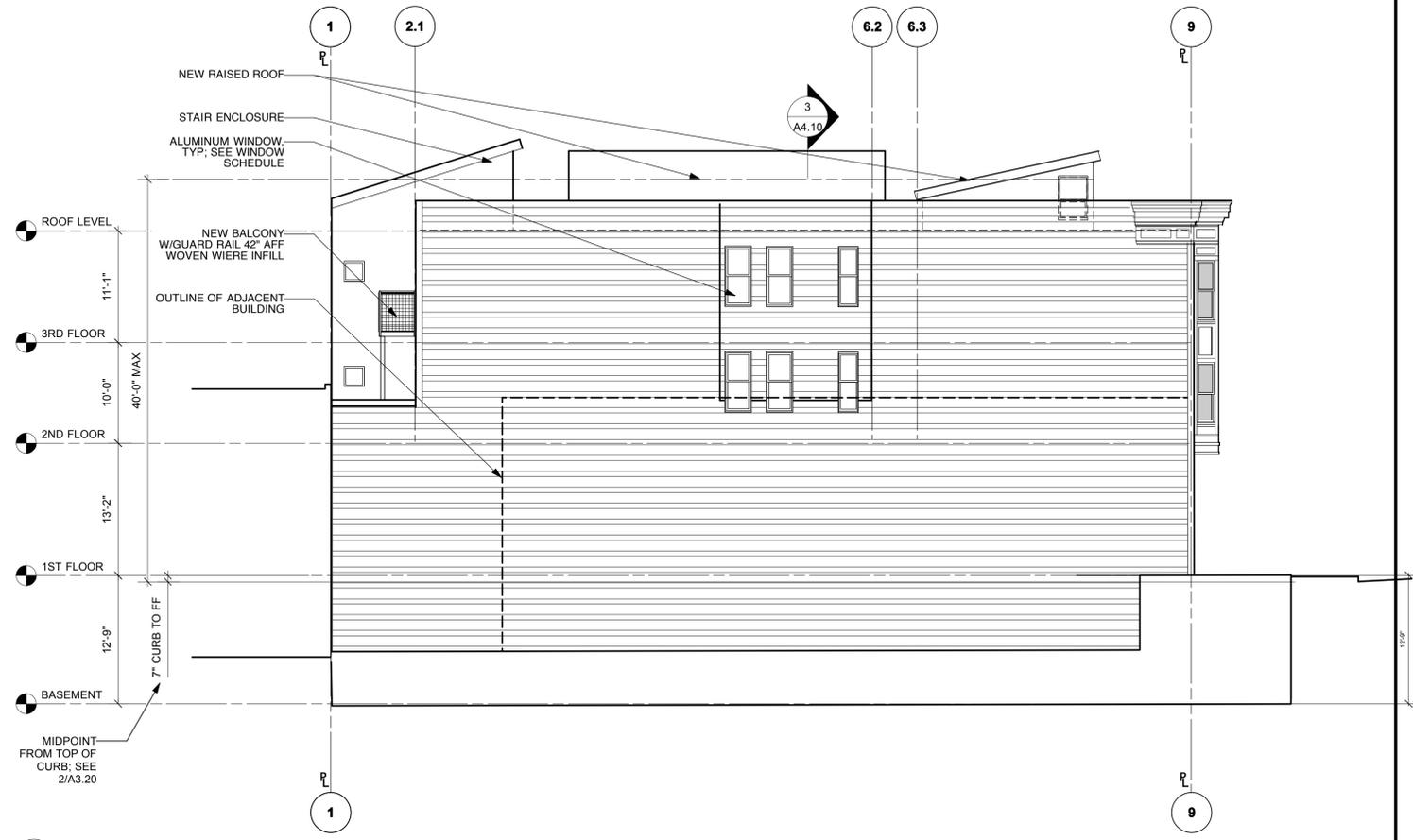
**4** PROPOSED WEST ROOF ELEVATION  
1/8"=1'-0"



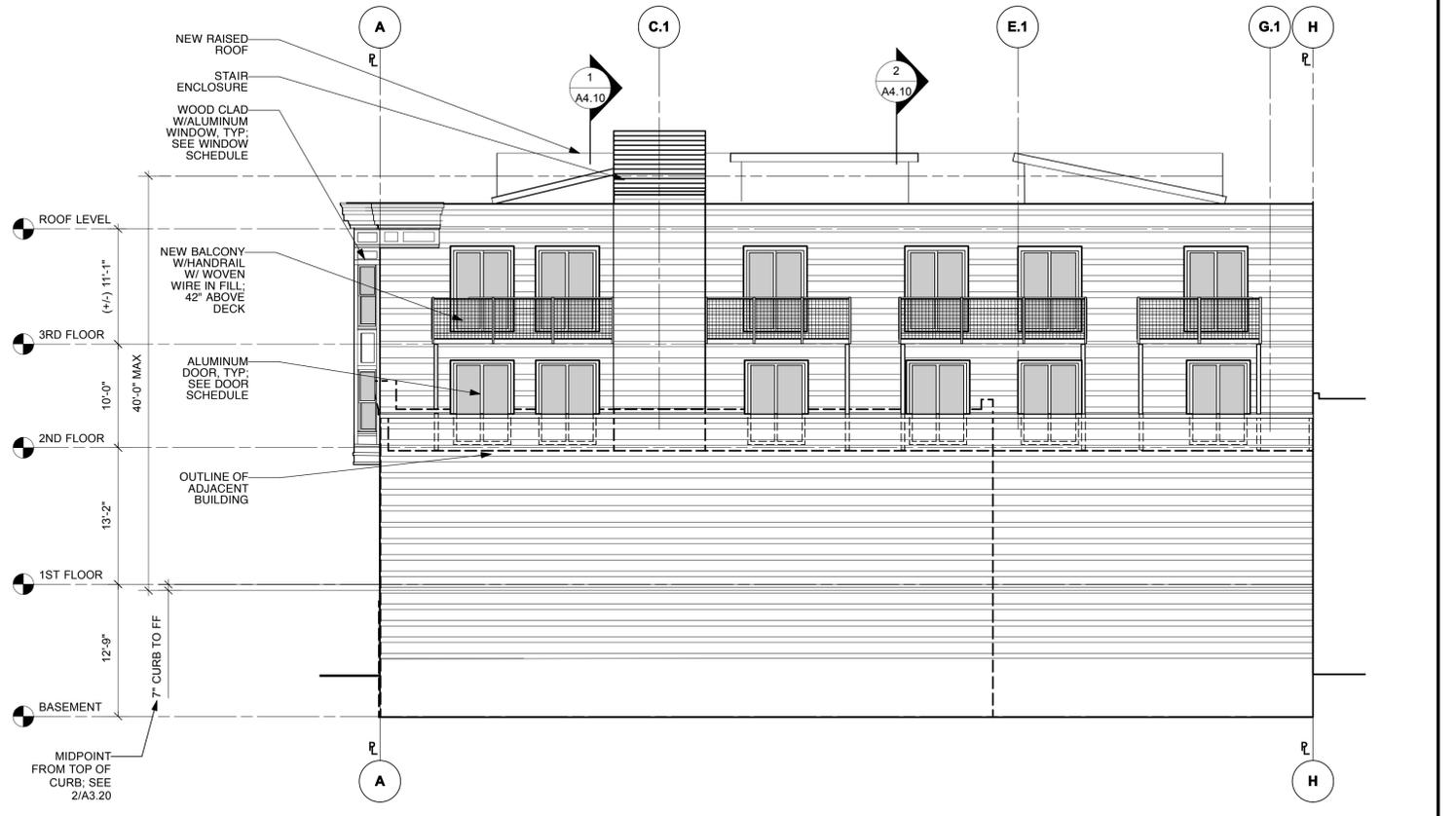
**3** PROPOSED EAST ELEVATION  
1/8"=1'-0"

PROJECT REFERENCE	491 HAIGHT STREET
DRAWN BY	MICHAEL HARRIS ARCHITECTURE
DATE	
PRELIM. BID	
BID SET	
BLDG. PERMIT	
BLDG. PERMIT RESUB	7 JULY 2012
CONSTRUCTION SET	
REVISION	

A3.11



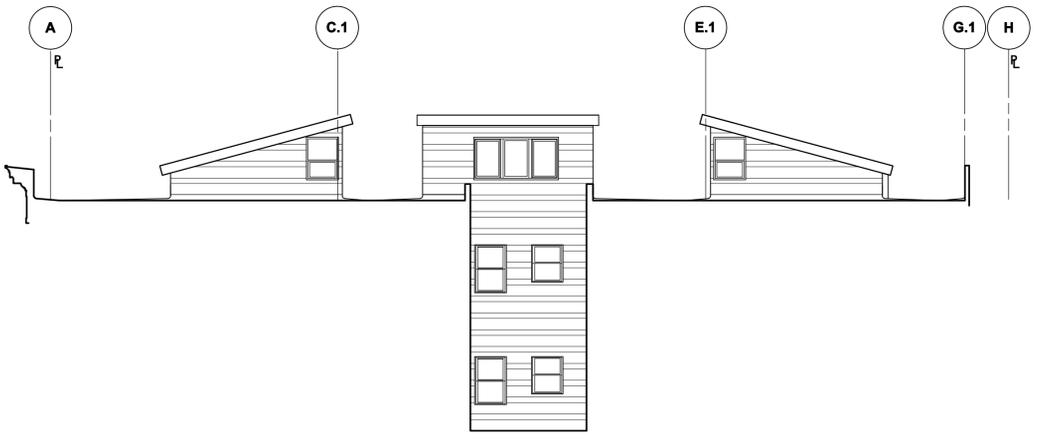
2 PROPOSED EAST ELEVATION  
1/8"=1'-0"



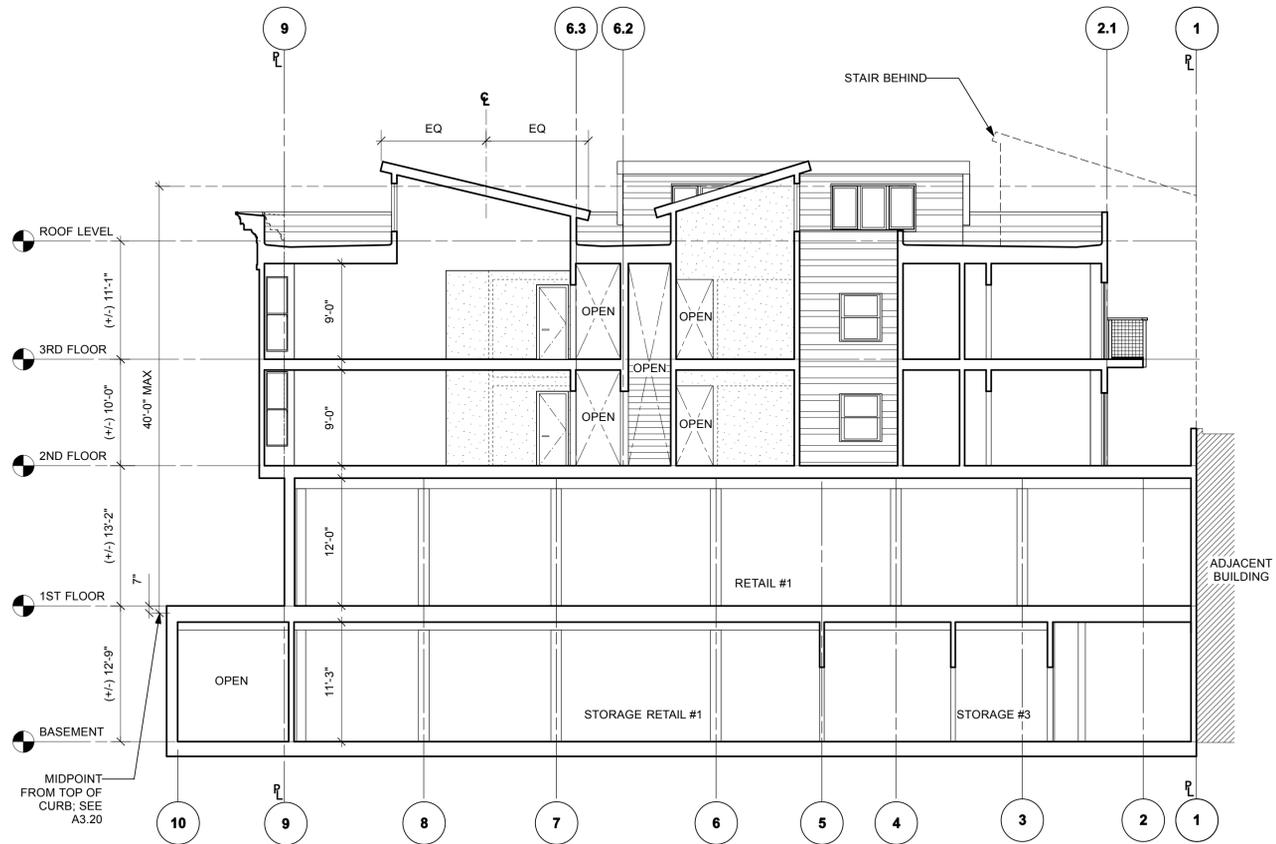
1 PROPOSED SOUTH ELEVATION  
1/8"=1'-0"



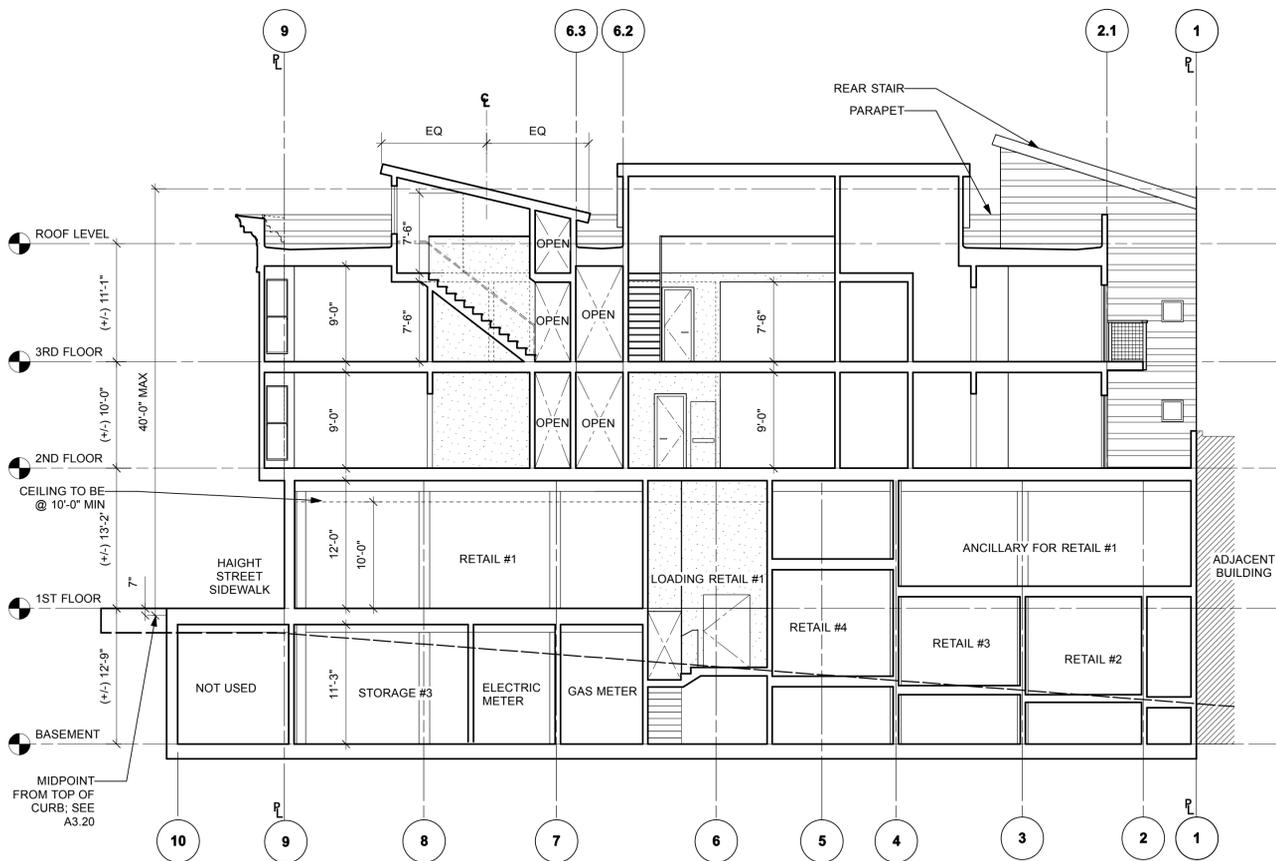
4 PROPOSED ELEVATION @ LIGHTWELL  
1/8"=1'-0"



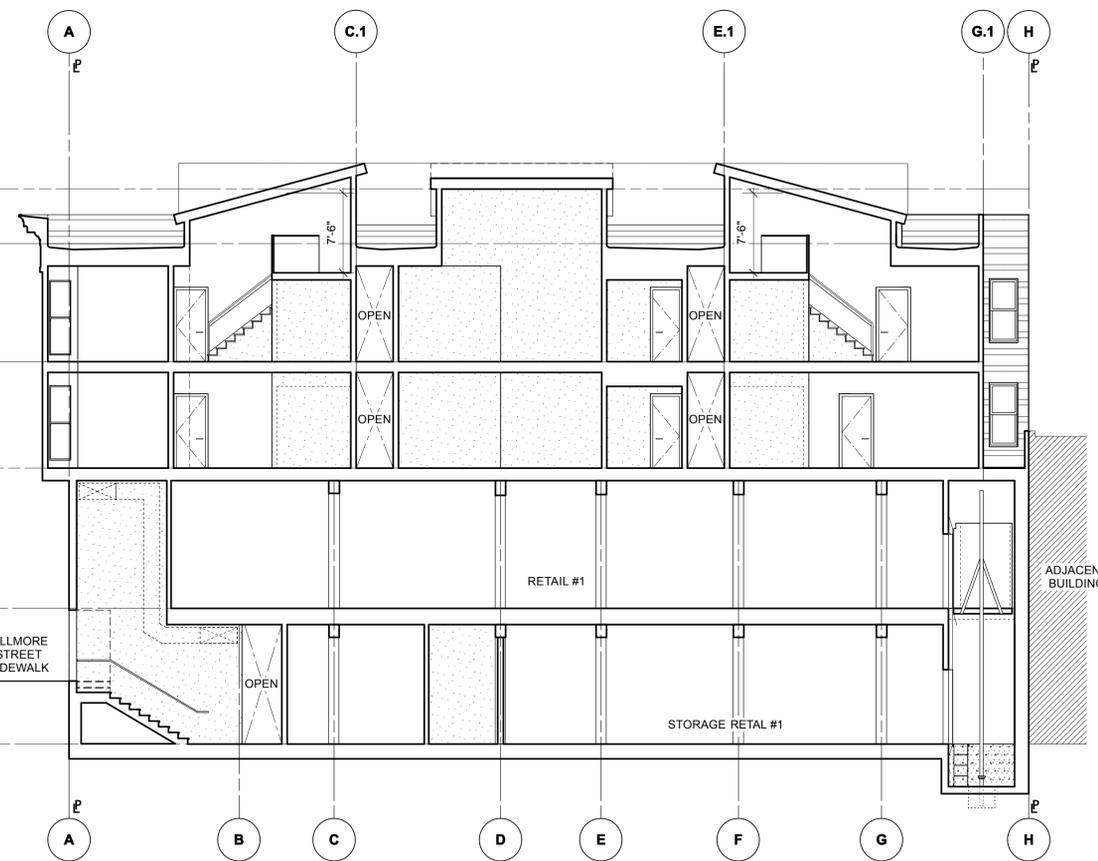
3 PROPOSED SOUTH ROOF ELEVATION  
1/8"=1'-0"



2 SECTION  
1/8"=1'-0"



1 SECTION  
1/8"=1'-0"



3 SECTION  
1/8"=1'-0"

491 HAIGHT STREET

PROPOSED SECTIONS

PROJECT REFERENCE 491 HAIGHT STREET  
DRAWN BY MICHAEL HARRIS ARCHITECTURE  
DATE \_\_\_\_\_  
PRELIM. BID \_\_\_\_\_  
BID SET \_\_\_\_\_  
BLDG. PERMIT \_\_\_\_\_  
BLDG. PERMIT RESUB 7 JULY 2012  
CONSTRUCTION SET \_\_\_\_\_  
REVISION \_\_\_\_\_

A4.10





WINDOW SCHEDULE

MARK	TYPE	ROUGH OPENING		HEIGHT AFF	GLASS TYPE	DETAIL REFERENCES			REMARKS
		WIDTH	HEIGHT			HEAD	JAMB	SILL	
S01	6	9'-10"	8'-5"	VIF					HIGHT VIF
S02	6	9'-10"	7'-6"	VIF					HIGHT VIF
S03	6	9'-10"	8'-4"	VIF					HIGHT VIF
S04	5	4'-6"	4'-8"	8'-6"					
S05	5	4'-6"	4'-8"	8'-6"					
S06	5	4'-6"	4'-8"	8'-6"					
S07	5	4'-6"	4'-8"	8'-6"					
S08	5	3'-0"	4'-8"	8'-6"					ALIGN HEAD W/S04
S09	5	3'-0"	4'-8"	8'-6"					ALIGN HEAD W/S04
S10	5	3'-0"	4'-8"	8'-6"					ALIGN HEAD W/S04
S11	5	3'-0"	4'-8"	8'-6"					ALIGN HEAD W/S04
S12	4	13'-10"	10'-8"	11'-0"					WIDTH-VIF
S13	4	14'-10"	10'-6"	11'-0"					WIDTH-VIF
S14	4	12'-7"	10'-6"	11'-0"					WIDTH-VIF
S15	3	8'-0"	10'-6"	11'-0"					WIDTH-VIF
S16	4	14'-8"	10'-6"	11'-0"					WIDTH-VIF
S17	3	8'-6"	10'-6"	11'-0"					WIDTH-VIF
S18	3	9'-0"	10'-6"	11'-0"					WIDTH-VIF
S19	2	12'-0"	11'-0"	11'-0"					WIDTH-VIF
S20	1	6'-0"	11'-0"	11'-0"					WIDTH-VIF
A01	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A02	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A03	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A04	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A05	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A06	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A07	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A08	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A09	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A10	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A11	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A12	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A13	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A14	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A15	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A16	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A17	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A18	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A19	17	3'-2 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A20	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A21	20		6'-3/4"	8'-2"					MATCH EXIST
A22	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A23	17	3'-2 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A24	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A25	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A26	17	3'-2 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A27	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A28	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A29	17	3'-2 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A30	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A31	20		6'-3/4"	8'-2"					MATCH EXIST
A32	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A33	17	3'-2 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A34	18	2'-6 1/8"	6'-3/4"	8'-2"					NO NAIL FIN
A35	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A36	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A37	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A38	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A39	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A40	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A41	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A42	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A43	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A44	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A45	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A46	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A47	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A48	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A49	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A50	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A51	19		6'-3/4"	8'-2"					VERIFY DIM IN FIELD
A52	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A53	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A54	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A55	20		6'-3/4"	8'-2"					SIM TO A21
A56	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A57	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A58	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A59	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A60	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A61	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A62	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A63	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A64	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A65	20	3'-2 1/8"	6'-3/4"	8'-2"					SIM TO A21
A66	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN
A67	17	3'-2 1/8"	6'-3/4"	8'-2"					NAIL FIN
A68	18	2'-6 1/8"	6'-3/4"	8'-2"					NAIL FIN

MARK	TYPE	ROUGH OPENING		HEIGHT AFF	GLASS TYPE	DETAIL REFERENCES			REMARKS
		WIDTH	HEIGHT			HEAD	JAMB	SILL	
V01	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V02	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V03	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V04	12	2'-0"	6'-0"	8'-0"					NAIL FIN
V05	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V06	11	3'-0"	3'-6"	7'-0"					NAIL FIN
V07	10	3'-0"	5'-0"	7'-0"					NAIL FIN
V08	7	3'-0"	3'-6"	7'-0"					NAIL FIN
V09	10	4'-0"	5'-0"	7'-0"					NAIL FIN
V10	12	2'-0"	3'-0"	7'-0"					NAIL FIN/ OBSCURE TEMP
V11	12	2'-0"	3'-0"	7'-0"					NAIL FIN/ OBSCURE TEMP
V12	16	2'-0"	2'-0"	7'-0"					NAIL FIN
V13	16	2'-0"	2'-0"	7'-0"					NAIL FIN
V14	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V15	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V16	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V17	12	2'-0"	6'-0"	8'-0"					NAIL FIN
V18	9	2'-8"	6'-0"	8'-0"					NAIL FIN
V19	11	3'-0"	3'-6"	7'-0"					NAIL FIN
V20	10	3'-0"	5'-0"	7'-0"					NAIL FIN
V21	7	3'-0"	3'-6"	7'-0"					NAIL FIN
V22	10	4'-0"	5'-0"	7'-0"					NAIL FIN
V23	12	2'-0"	3'-0"	7'-0"					NAIL FIN/ OBSCURE TEMP
V24	12	2'-0"	3'-0"	7'-0"					NAIL FIN/ OBSCURE TEMP
V25	16	2'-0"	2'-0"	7'-0"					NAIL FIN
V26	16	2'-0"	2'-0"	7'-0"					NAIL FIN
V27	14	3'-0"	4'-6"	7'-6"					NAIL FIN
V28	14	3'-0"	4'-6"	7'-6"					NAIL FIN
V29	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V30	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V31	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V32	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V33	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V34	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V35	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V36	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V37	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V38	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V39	15	6'-0"	4'-6"	7'-6"					NAIL FIN
V40	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V41	13	8'-0"	4'-6"	7'-6"					NAIL FIN
V42	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V43	16	9'-0"	4'-6"	7'-6"					NAIL FIN
V44	16	3'-0"	4'-6"	7'-6"					NAIL FIN
V45	12	2'-0"	2'-0"	7'-0"					NAIL FIN
V46	12	2'-0"	2'-0"	7'-0"					NAIL FIN
L1	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L2	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L3	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L4	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L5	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L6	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L7	22	4'-8"	1'-8"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L8	22	4'-8"	1'-8"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L9	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L10	21	3'-0"	1'-0"	V.I.F.					LOUVER ASSBLY. SEE MECH.
L11	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L12	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L13	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L14	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L15	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L16	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L17	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.
L18	22	4'-8"	1'-8"	10'-6"					LOUVER ASSBLY. SEE MECH.

WINDOW SCHEDULE - GENERAL NOTES

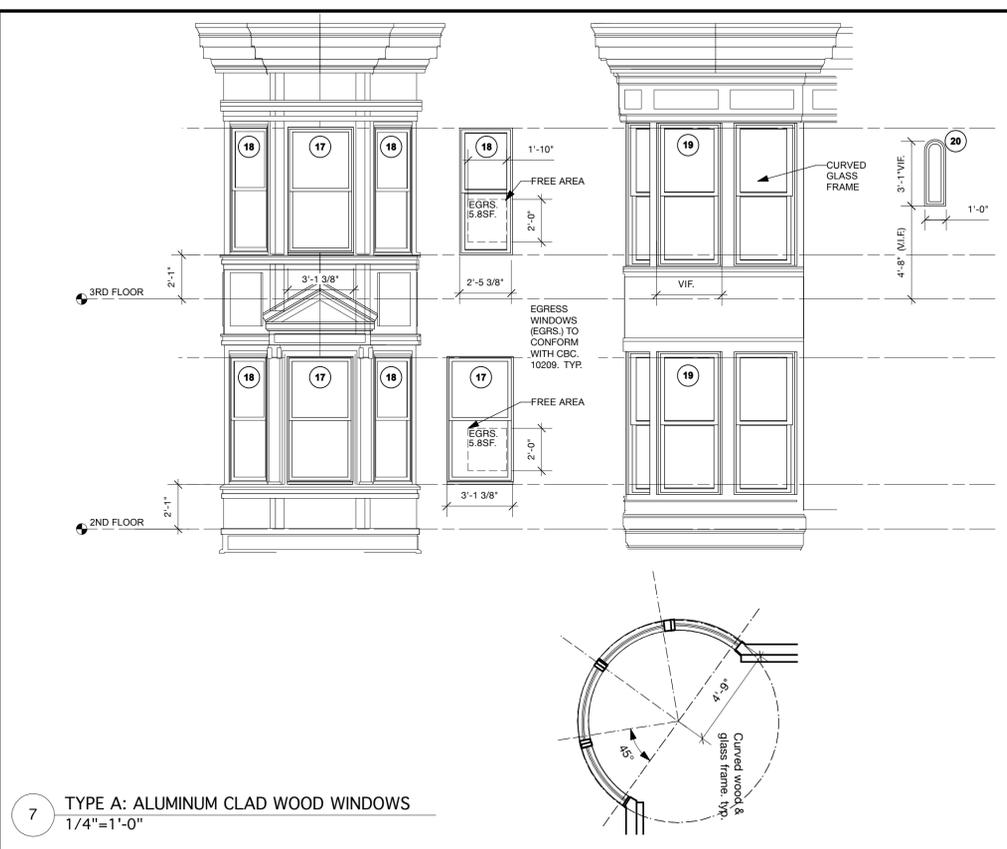
1. ALL GROUND FLOOR WINDOWS AND STOREFRONTS ARE TO BE TRANSPARENT, WITH CLEAR, UNTINTED GLAZING.
2. ALL OTHER GLASS WINDOWS TO BE TEMPERED AS REQUIRED BY CODE. ALL WINDOWS LOCATED WITHIN 30" OF INTERIOR FINISH FLOOR, WITHIN 18" OF ADJACENT GRADE, WITHIN 24" OF A DOOR STRIKE. SEE SCHEDULE FOR SPECIFIC LOCATIONS AND ASSOCIATED DETAILS.
3. ALL GLAZING AND GLAZING ASSEMBLIES TO BE COMPLIANT WITH 2008 TITLE 24 ENERGY CODE.
4. ALL 2ND AND 3RD FLOOR WINDOWS ARE ALREADY APPROVED UNDER PREVIOUS PERMIT

SCHEDULE - ABBREVIATIONS

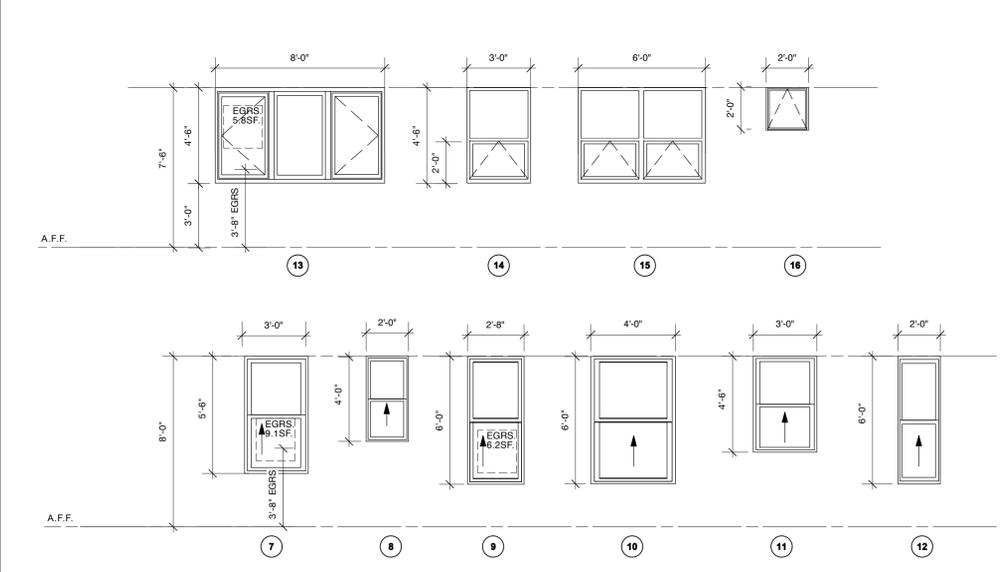
ALUM	ALUMINIUM	PLAM	PLASTIC LAMINATE
ANOD	ANODIZED	PFN	PREFINISHED
BIF	BIFOLD	SCWD	SOLID CORE WOOD
FFIN	FACTORY FINISH	ST	STAIN - PER SCHEDULE
FL	FLUSH	SS	STAINLESS STEEL
HCWD	HOLLOW CORE WOOD	VIN	VINYL
MIR	MIRRORED	VNR	VENEER
NAT	NATURAL	WD	WOOD
PNT	PAINT[ED] - PER SCHEDULE	---	NONE
		NA	NOT APPLICABLE

GLAZING TYPES

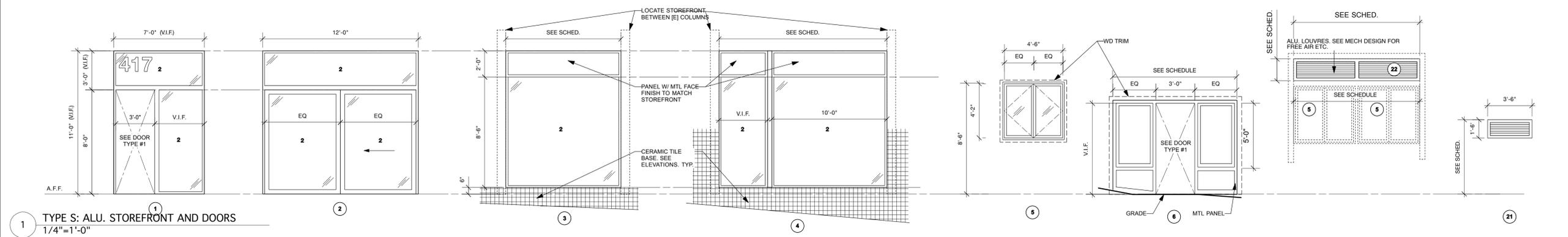
1. CLEAR
2. TEMPERED
3. DOUBLE GLAZED



7 TYPE A: ALUMINUM CLAD WOOD WINDOWS  
1/4"=1'-0"



6 TYPE V: VINYL WINDOWS  
1/4"=1'-0"



1 TYPE S: ALU. STOREFRONT AND DOORS  
1/4"=1'-0"

**DOOR SCHEDULE**

MARK	TYPE	DESCRIPTION	DOOR				FRAME		THRESHOLD		HARDWARE GROUP	REMARKS
			RATING	WIDTH	HEIGHT	MAT	MAT	FINISH	MAT	FINISH		
BASEMENT												
D-01		CORRIDOR	NR	3'-0"	7'-0"	--	--	--	--	--	[E] DOOR TO REMAIN	
D-02	1	RETAIL #2	NR	3'-0"	V.I.F.	6	3	3	3	--	ADA ENTRY / EGRESS; IN-SWING; POWER-ASSIST; ADD SIGNAGE "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"; SEE S-01 ON A8.10	
D-03	1	RETAIL #3	NR	3'-0"	V.I.F.	6	3	3	3	--	ADA ENTRY / EGRESS; IN-SWING; POWER-ASSIST; ADD SIGNAGE "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"; SEE S-01 ON A8.10	
D-04	1	RETAIL #4	NR	3'-0"	V.I.F.	6	3	3	3	--	ADA ENTRY / EGRESS; IN-SWING; POWER-ASSIST; ADD SIGNAGE "DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"; SEE S-01 ON A8.10	
D-05	3/4	LOADING	NR	4'-0"	7'-0"	2	1	1	1	--	EXIT DOOR W/CLOSER; IN-SWING	
D-06A		LIFT				P/MANUF.					MANUFACTURER SUPPLIED	
D-06B		LIFT				P/MANUF.					MANUFACTURER SUPPLIED	
D-06C		LIFT				P/MANUF.					MANUFACTURER SUPPLIED	
D-07	3/4	CORRIDOR	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-08	3	ELECTRIC METERS	60 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-09	3	GAS METER	120 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-10	3	CORRIDOR	20 MIN	3'-0"	7'-0"	--	--	--	--	--		
D-11	3	STORAGE #2	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-12	5	STORAGE #2 BATH	NR	3'-0"	7'-0"	2	2	1	2	--	ADA RESTROOM SIGNAGE REQD.	
D-13		STAIR #4	60 MIN	3'-0"	7'-0"	2	--	--	--	--	[E] DOOR TO REMAIN	
D-14	3	ELEVATOR MECH.	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-15	3/4	STORAGE #1	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-16	3	BIKE STORAGE	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-17	3	LAUNDRY	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-18	3	BLDG STO. #3 / HW	NR	3'-0"	7'-0"	2	1	1	2	--		
D-19	3	TELECOM	NR	3'-0"	7'-0"	2	1	1	2	--		
D-20	3	TRASH	20 MIN	3'-0"	7'-0"	2	1	1	2	--		
D-21	3/4	STAIR #3	90 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-22	3/4	STAIR #3	90 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-23	5	RETAIL #2 BATH	NR	3'-0"	7'-0"	2	2	1	2	--	UNDER SEPARATE TI PERMIT	
D-24	5	RETAIL #3 BATH	NR	3'-0"	7'-0"	2	2	1	2	--	UNDER SEPARATE TI PERMIT	
1ST FLOOR												
D-06C		LIFT				P/MANUF.					MANUFACTURER SUPPLIED	
D-06D		LIFT				P/MANUF.					MANUFACTURER SUPPLIED	
D-25	1	STAIR #1	NR	3'-0"	V.I.F.	6	3	3	3	--	ENTRY / EGRESS; SEE S-20 ON A8.10	
D-26	3	STAIR #4	60 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-27	3/4	STAIR #3	90 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-28		NOT USED										
2ND FLOOR												
D-29	3/4	STAIR #3	90 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-30	2	APT #6 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-31	2	APT #6 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-32	9	APT #6	NR	5'-0"	7'-0"	1	2	3	2	--		
D-33	2	APT #6	NR	2'-8"	7'-0"	1	2	3	2	--		
D-34	2	APT #6	NR	2'-8"	7'-0"	1	2	3	2	--		
D-35	9	APT #6	NR	4'-0"	7'-0"	1	2	3	2	--		
D-36	2	APT #5 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-37	2	APT #5 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-38	2	APT #5	NR	2'-8"	7'-0"	1	2	3	2	--		
D-39	9	APT #5	NR	6'-0"	7'-0"	1	2	3	2	--		
D-40		NOT USED										
D-41	9	APT #5	NR	5'-0"	7'-0"	1	2	3	2	--		
D-42	9	APT #5	NR	5'-0"	7'-0"	1	2	3	2	--		
D-43	2	APT #4 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-44	2	APT #4 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-45	2	APT #4 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-46	9	APT #4	NR	5'-0"	7'-0"	1	2	3	2	--		
D-47	9	APT #4	NR	6'-0"	7'-0"	1	2	3	2	--		
D-48	2	APT #4	NR	2'-8"	7'-0"	1	2	3	2	--		
D-49	2	APT #4	NR	2'-8"	7'-0"	1	2	3	2	--		
D-50	9	APT #4	NR	5'-0"	7'-0"	1	2	3	2	--		
D-51	2	APT #4	NR	P/FIELD	7'-0"	1	2	3	2	--		
D-52	9	APT #4	NR	4'-0"	7'-0"	1	2	3	2	--		
D-53	2	APT #3 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-54	2	APT #3 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-55	9	APT #3	NR	4'-0"	7'-0"	1	2	3	2	--		
D-56	2	APT #2 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-57	2	APT #2 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-58	9	APT #2	NR	4'-0"	7'-0"	1	2	3	2	--		
D-59	2	APT #1 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-60	2	APT #1 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-61	9	APT #1	NR	4'-0"	7'-0"	1	2	3	2	--		
D-62	2	APT #1	NR	2'-8"	7'-0"	1	2	3	2	--		
D-63	9	APT #1	NR	4'-0"	7'-0"	1	2	3	2	--		
D-64	9	APT #1	NR	4'-0"	7'-0"	1	2	3	2	--		
D-65	2	APT #1	NR	P/FIELD	7'-0"	1	2	3	2	--		
D-66	9	APT #1	NR	4'-0"	V.I.F.	1	2	3	2	--		
D-67		NOT USED										
D-68	2	APT #10 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-69	2	APT #10	NR	P/FIELD	7'-0"	1	2	3	2	--		
D-70	2	APT #10 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-71	2	APT #9 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-72	2	APT #9 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-73	2	APT #9	NR	2'-8"	7'-0"	1	2	3	2	--		
D-74	9	APT #9	NR	5'-0"	7'-0"	1	2	3	2	--		
D-75	9	APT #9	NR	5'-0"	7'-0"	1	2	3	2	--		
D-76	2	APT #9	NR	2'-8"	7'-0"	1	2	3	2	--		
D-77	9	APT #9	NR	5'-0"	7'-0"	1	2	3	2	--		
D-78	2	APT #8 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-79	2	APT #8	NR	2'-8"	7'-0"	1	2	3	2	--		
D-80	9	APT #8	NR	5'-0"	7'-0"	1	2	3	2	--		
D-81	9	APT #8	NR	5'-0"	7'-0"	1	2	3	2	--		
D-82	9	APT #8	NR	5'-0"	7'-0"	1	2	3	2	--		
D-83	2	APT #8 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-84	9	APT #8	NR	5'-0"	7'-0"	1	2	3	2	--		
D-85	3/4	STAIR #1	90 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-86	2	STORAGE	NR	2'-8"	7'-0"	1	2	3	2	--		
D-87	2	APT #7 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-88	2	APT #7 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		

MARK	TYPE	DESCRIPTION	DOOR				FRAME		THRESHOLD		HARDWARE GROUP	REMARKS
			RATING	WIDTH	HEIGHT	MAT	MAT	FINISH	MAT	FINISH		
D-89	2	APT #7	NR	6'-0"	P/FIELD	1	2	3	2	--		
D-90	2	APT #7 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-91	2	APT #7 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-92	9	APT #7	NR	6'-0"	7'-0"	1	2	3	2	--		
D-93	7	APT #6 (BALCONY)	NR	6'-0"	8'-0"	6	4	3	3	--		
D-94	7	APT #6 (BALCONY)	NR	6'-0"	8'-0"	6	4	3	3	--		
D-95	7	APT #7 (BALCONY)	NR	6'-0"	8'-0"	6	4	3	3	--		
D-96	7	APT #6 (BALCONY)	NR	6'-0"	8'-0"	6	4	3	3	--		
D-97	7	APT #8 (BALCONY)	NR	6'-0"	8'-0"	6	4	3	3	--		
D-98	7	APT #9 (BALCONY)	NR	6'-0"	8'-0"	6	4	3	3	--		
3RD FLOOR												
D-99	3/4	STAIR #3	90 MIN	3'-0"	7'-0"	2	2	1	2	--		
D-100	2	APT #16 (ENTRY)	20MIN	3'-0"	7'-0"	1	2	3	2	--		
D-101	2	APT #16 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-102	9	APT #16	NR	5'-0"	7'-0"	1	2	3	2	--		
D-103	2	APT #16	NR	2'-8"	7'-0"	1	2	3	2	--		
D-104	2	APT #16	NR	2'-8"	7'-0"	1	2	3	2	--		
D-105	9	APT #16	NR	4'-0"	7'-0"	1	2	3	2	--		
D-106	2	APT #15 (ENTRY)	60MIN	3'-0"	7'-0"	1	2	3	2	--		
D-107	2	APT #15 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-108	2	APT #15	NR	2'-8"	7'-0"	1	2	3	2	--		
D-109	9	APT #15	NR	6'-0"	7'-0"	1	2	3	2	--		
D-110	2	APT #11	NR	P/FIELD	7'-0"	1	2	3	2	--		
D-111	9	APT #15	NR	5'-0"	7'-0"	1	2	3	2	--		
D-112	9	APT #15	NR	4'-0"	7'-0"	1	2	3	2	--		
D-113	2	APT #14 (ENTRY)	60MIN	3'-0"	7'-0"	1	2	3	2	--		
D-114	2	APT #14 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-115	2	APT #14 (BATH)	NR	2'-6"	7'-0"	1	2	3	2	--		
D-116	9	APT #14	NR	6'-0"	7'-0"	1	2	3	2	--		
D-117</												