



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 26, 2012
CONSENT CALENDAR

Date: July 19, 2012
Case No.: **2012.0274C**
Project Address: **542 - 550 DIVISADERO STREET**
Zoning: NC-2 (Small-Scale Neighborhood Commercial) Zoning District
65-A Height and Bulk District
Block/Lots: 1203/024 & 037
Project Sponsors: Sam Mogannam (applicant)
3639 - 18th Street
San Francisco, CA 94110
Craig Nikitas (agent)
2555 - 32nd Avenue
San Francisco, CA 94116
Suheil Shatara (architect)
Shatara Architecture Inc.
524 Second Street
San Francisco, CA 94107
Staff Contact: Sharon M. Young – (415) 558-6346
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Planning Code Sections 121.2, 303, and 711.21 to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space (previously occupied by a grocery store d.b.a. Divisadero Farmer's Market Liquor & Deli) at 550 Divisadero Street with a vacant commercial tenant space (previously occupied by a grooming and pet supply store d.b.a. Tae Hee's) to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite). There will be an interior connection between the two buildings, with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street.

The proposal will also involve constructing a vertical addition (storage mezzanine) set back approximately 56 feet from the front building wall at 550 Divisadero Street, expanding the existing building from 4,240 square feet to 5,427 square feet. There will be no change in the existing building envelope to the approximately 1,900 square foot ground floor retail commercial tenant space at 542 Divisadero Street. Interior and exterior tenant improvements are proposed and storefront improvements have been filed under separate permits. The project site is located within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project site at 542 - 550 Divisadero Street is on the east side of Divisadero Street between Hayes and Fell Streets, Assessor's Block 1203, Lots 024 and 037. It is located within the NC-2 Zoning District,

Divisadero Street Alcohol Restricted Use Subdistrict, and a 65-A Height and Bulk District. Lot 024 (542 Divisadero Street) is 2,812.5 square feet in area (25 feet wide by 112.5 feet deep) and is occupied by a three-story mixed use building built circa 1900, with vacant commercial space on the first floor and three residential units on the second and third floors. Lot 037, located at the corner of Divisadero and Hayes Street, is 6,562.5 square feet in area (75 feet wide by 87.5 feet deep) and is occupied by a tall one-story building built circa 1931 containing two separate tenant spaces – the restaurant Nopa occupies the space at 560 Divisadero Street and the currently vacant subject commercial space is at 550 Divisadero Street. The building at 542 Divisadero Street, but not the building at 550 Divisadero Street, is listed in the Planning Department’s 1976 Survey as having architectural significance. Neither building is listed in the National or California Registers as having architectural significance.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The subject property is located within the Western Addition Neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of one- to three-story structures mostly built between 1900 and the 1930s. Generally, the commercial establishments characterizing this portion of Divisadero Street include restaurants, a liquor store, specialty stores, a beauty salon, and a dry cleaning establishment. The surrounding zoning is primarily RH-3 (Residential House, Three-Family) District zoning. Some of the existing commercial establishments on the subject and opposite blocks include Nopa, Budget Cleaners, Post-All Center, Citi Beauty Skin Care, SF Hardware, New Star-ell Liquor, Palm Reading, Club Waziema, Jay’s Cheesesteak & Burgers, Acme Burgerhaus, and Popeyes.

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 6, 2012	July 5, 2012	21 days
Posted Notice	20 days	July 6, 2012	July 6, 2012	20 days
Mailed Notice	20 days	July 6, 2012	July 6, 2012	20 days

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- As of July 18, 2012, the Department has received 42 emails/letters in support of the proposed project. The Department has not received any letters or phone calls in support of or in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed Bi-Rite grocery store would be the second location for this business. The original Bi-Rite grocery store, located at 3639 - 18th Street within the Mission District, was established in 1940.
- There are several existing grocery stores within an approximately three-block radius from the project site: Save-More Market, Transfer Market, Green Earth Natural Food, Divisadero Health Haven, Faletti Foods, Delessio Market & Bakery, K J Produce Market, and Michael's Pit Stop.

REQUIRED COMMISSION ACTION

The proposal requires **Conditional Use** authorization pursuant to Planning Code Sections 121.2, 303, and 711.21 to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space at 550 Divisadero Street with a vacant commercial tenant space to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite) within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will allow for the establishment of a new grocery store use with a use size over 4,000 square feet through the combination of commercial tenant spaces at 542 and 550 Divisadero Street.
- The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood encouraging a wider variety of commercial uses with a new expanded grocery store use.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project is consistent with the mixed commercial-residential character of this portion of the NC-2 Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context Photographs
Reduced Plans

Attachment Checklist

- Executive Summary
- Draft Motion
- Environmental Determination
- Zoning District Map
- Height & Bulk Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
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-
-
-
-

SMY

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

Planner's Initials

SMY: C:\542 - 550 Divisadero Street summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX HEARING DATE: JULY 26, 2012

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 121.2, 303, AND 711.21 TO ALLOW A USE SIZE OVER 4,000 SQUARE FEET THROUGH THE COMBINATION OF A VACANT RETAIL COMMERCIAL TENANT SPACE (PREVIOUSLY OCCUPIED BY A GROCERY STORE D.B.A. DIVISADERO FARMER’S MARKET LIQUOR & DELI) AT 550 DIVISADERO STREET WITH A VACANT COMMERCIAL TENANT SPACE (PREVIOUSLY OCCUPIED BY A GROOMING AND PET SUPPLY STORE D.B.A. TAE HEE’S) AT 542 DIVISADERO STREET TO ESTABLISH AN APPROXIMATELY 7,350 SQUARE FOOT GROCERY STORE (D.B.A. BI-RITE) WITHIN THE NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT, DIVISADERO STREET ALCOHOL RESTRICTED USE SUBDISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 13, 2012, Craig Nikitas and Suheil Shatara on behalf of Sam Mogannam (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the property at **542 - 550 Divisadero**

Street, Lots 024 & 037 in Assessor's Block 1203 (hereinafter "Subject Property"), to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space (previously occupied by a grocery store d.b.a. Divisadero Farmer's Market Liquor & Deli) at 550 Divisadero Street with a vacant commercial tenant space (previously occupied by a grooming and pet supply store d.b.a. Tae Hee's) at 542 Divisadero Street to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite) within the NC-2 Zoning District, Divisadero Street Alcohol Restricted Use Subdistrict, and a 65-A Height and Bulk District, in general conformity with plans dated June 11, 2012, and labeled "Exhibit B" (hereinafter "Project"). There will be an interior connection between the two buildings, with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street.

On **July 26, 2012**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2012.0274C**.

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. 2012.0274C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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 site at 542 - 550 Divisadero Street is on the east side of Divisadero Street between Hayes and Fell Streets, Assessor's Block 1203, Lots 024 and 037. It is located within the NC-2 Zoning District, Divisadero Street Alcohol Restricted Use Subdistrict, and a 65-A Height and Bulk District. Lot 024 (542 Divisadero Street) is 2,812.5 square feet in area (25 feet wide by 112.5 feet deep) and is occupied by a three-story mixed use building built circa 1900, with vacant commercial space on the first floor and three residential units on the second and third floors. Lot 037, located at the corner of Divisadero and Hayes Street, is 6,562.5 square feet in area (75 feet wide by 87.5 feet deep) and is occupied by a tall one-story building built circa 1931 containing two separate tenant spaces – the restaurant Nopa occupies the space at 560 Divisadero Street and the currently vacant subject commercial space is at 550 Divisadero Street. The building at 542 Divisadero Street, but not the building at 550 Divisadero Street, is listed in the Planning Department's 1976 Survey as having architectural significance. Neither building is listed in the National or California Registers as having architectural significance.

3. **Surrounding Properties and Neighborhood.** The subject property is located within the Western Addition Neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of one- to three-story structures mostly built between 1900 and the 1930s. Generally, the commercial establishments characterizing this portion of Divisadero Street include restaurants, a liquor store, specialty stores, a beauty salon, and a dry cleaning establishment. The surrounding zoning is primarily RH-3 (Residential House, Three-Family) District zoning. Some of the existing commercial establishments on the subject and opposite blocks include Nopa, Budget Cleaners, Post-All Center, Citi Beauty Skin Care, SF Hardware, New Star-ell Liquor, Palm Reading, Club Waziema, Jay's Cheesesteak & Burgers, Acme Burgerhaus, and Popeyes.
4. **Project Description.** The proposal is a request for Conditional Use authorization under Planning Code Sections 121.2, 303, and 711.21 to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space (previously occupied by a grocery store d.b.a. Divisadero Farmer's Market Liquor & Deli) at 550 Divisadero Street with a vacant commercial tenant space (previously occupied by a grooming and pet supply store d.b.a. Tae Hee's) to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite). There will be an interior connection between the two buildings, with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street.

The proposal will also involve constructing a vertical addition (storage mezzanine) set back approximately 56 feet from the front building wall at 550 Divisadero Street, expanding the existing building from 4,240 square feet to 5,427 square feet. There will be no change in the existing building envelope to the approximately 1,900 square foot ground floor retail commercial tenant space at 542 Divisadero Street. Interior and exterior tenant improvements are proposed and storefront improvements have been filed under separate permits. The project site is located within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.

5. **Issues and Other Considerations.**

- The proposed Bi-Rite grocery store would be the second location for this business. The original Bi-Rite grocery store, located at 3639 - 18th Street within the Mission District, was established in 1940.
 - There are several existing grocery stores within an approximately three-block radius of the project site: Save-More Market, Transfer Market, Green Earth Natural Food, Divisadero Health Haven, Faletti Foods, Delessio Market & Bakery, K J Produce Market, and Michael's Pit Stop.
6. **Public Comment.** As of July 18, 2012, the Department has received 42 emails/letters in support of the proposed project. The Department has not received any letters or phone calls in support of or in opposition to the project.

7. **Use District.** The project site is within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District in the Western Addition neighborhood in north-central San Francisco. The NC-2 Zoning District is intended to serve as the City's Small-Scale Neighborhood Commercial District. 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 Zoning Districts are commonly located along both collector and arterial streets which have transit routes.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage. Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

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

- A. **Non-Residential Use Size Limits for the Proposed Grocery Store in the NC-2 Zoning District.** Planning Code Sections 121.2 and 711.21 establish size limits on non-residential use sizes in the NC-2 Zoning District. Within the NCD, Conditional Use authorization is required for any non-residential use that meets or exceeds 4,000 square feet, in addition to the criteria of Section 303(c) of the Planning Code requiring the Commission to consider the extent to which the following criteria are met:

1. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

Conditional Use authorization is required pursuant to Planning Code Sections 121.2 and 711.21 to allow the proposed expansion of the grocery store use. The proposed grocery store, with approximately 7,350 square feet of floor area, will exceed the principally permitted use size limitations by approximately 3,350 square feet of floor area with the combination of commercial tenant spaces at 542 and 550 Divisadero Street. According to the project sponsor, in order to make the paths of travel, shelves, counters, and restrooms in the proposed grocery store handicap accessible, the project requires a larger footprint than the previous grocery store, which was not complying with current ADA access regulations. In addition, the long and narrow retail space at 542 Divisadero Street is deficient with its floor below street level and with sub-standard ceiling clearance to function as an active, pedestrian-friendly or handicapped-accessible retail space.

2. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The expansion into the adjacent building at 542 Divisadero Street will allow for "back-of-house" storage and stocking for the proposed grocery store.

3. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

Each building at 542 and 550 Divisadero Street will retain a separate identity and both facades will maintain their current widths and heights. According to the project sponsor, the 550 Divisadero Street building will be a revitalized Art Deco-style structure and the 542 Divisadero Street building will remain a Victorian structure. In addition, an over-sized canvas canopy and wood siding covering the original facade and wood millwork at 542 Divisadero Street will be removed.

- B. **Hours of Operation.** Section 711.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

The proposed hours of operation of the grocery store are 9 a.m. to 9 p.m., seven days a week. (The project sponsor indicated that Bi-Rite Creamery within the grocery store may consider extending its hours of operation until 10 p.m. on weekdays and 11 p.m. on weekends.)

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

Approximately 75% of the street frontage (45 feet) at the ground level on Divisadero Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the buildings.

- D. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The combined commercial tenant spaces at 542 and 550 Divisadero Street, with approximately 7,350 square feet of floor area, will require 14 off-street parking spaces. The project sponsor has requested that the Zoning Administrator eliminate the requirement for off-street parking with their application for a Parking Reduction. The previous uses as two separate tenant spaces (grocery store and grooming pet supply store) at 542 and 550 Divisadero Street did not provide for any off-street parking.

- E. **Loading.** Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The combined commercial tenant spaces, with approximately 7,350 square feet of floor area, will not require any loading spaces. However, the project sponsor has indicated that they have contacted the San Francisco Municipal Transportation Agency to extend the existing yellow loading zone metered parking spaces in front of 550 Divisadero Street to 542 Divisadero Street to a width of approximately 66 feet in length which will allow for commercial vehicle loading from 7 a.m. to 4 p.m. Monday through Saturday. The project sponsor has estimated that there will be 10 to 15 deliveries per day which will take place in front of the yellow loading zone, most occurring between 7 a.m. and 2 p.m. with loading times ranging between 10 and 30 minutes (mostly taking 15 to 20 minutes).

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

9. **Planning Code Sections 161(j) and 307(i)** allow the Zoning Administrator to reduce off-street parking requirements in NC and RC Districts. The Zoning Administrator shall consider the criteria set forth below and may reduce off-street parking requirements if they find that:

- (a) The reduction in the parking requirement is justified by the reasonable anticipated auto usage by residents of and visitors to the Project.

Neither of the existing retail spaces, separately, had provided any off-street parking. The combined retail areas of each former space will be relocated to 550 Divisadero Street, and the combined back-of-house areas of each will be concentrated in 542 Divisadero Street, with little or no increase in parking demand as a result. According to the project sponsor, the exemption from the parking requirement is justified because the net number of employees and the level of customer activity will be similar to the previous uses (grocery and retail stores) in both commercial separate commercial spaces.

- (b) The reduction in the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

The exemption of the parking requirement would not be detrimental to the neighborhood since there is on-street parking on the subject and opposite blocks. In addition, the exemption of the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity since the area is will served by public transit Muni Lines N, 5, 6, 7, 21, 24, 71, and 71L that is in close proximity to the Project Site.

- (c) The minimization of conflict of vehicular and pedestrian movements.

Pedestrian safety will be enhanced to the extent that vehicles will not cross the sidewalk with a new curb cut on Divisadero Street if off-street parking is required and traffic flow will not be impeded by a vehicle entering the roadway from the property.

- (d) The availability of transportation modes other than the automobile.

There is public transit (Muni Lines N, 5, 6, 7, 21, 24, 71, and 71L) that is in close proximity to the Project Site. The Project Site is also accessible by walking and biking.

- (e) The pattern of land use and character of development in the vicinity.

The neighborhood features mixed-use and commercial uses, many of which include no off-street parking. The exemption of the parking requirement will allow the proposed grocery store to operate its customer service and back-of-house functions on the ground floor in accordance with the District's intent and design.

- (f) Such other criteria as the Zoning Administrator deems appropriate in the circumstances of the particular case.

The Zoning Administrator determined that no additional criteria are required for consideration in the circumstances of this particular case.

The Zoning Administrator reviewed the criteria set forth under Planning Code Section 307(i) and has determined that the proposed project meets the criteria for the exemption from the off-street parking requirements.

10. **Section 303(c)** 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:

- (1) 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 proposed project is the establishment and expansion of a grocery store use with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street. There will be interior and exterior tenant improvements made to the existing commercial tenant spaces at both buildings. There will be an expansion of the existing building envelope with a vertical addition at 550 Divisadero Street.

- (2) 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:

- (A) 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 and the arrangement of the structures on the site are adequate for the proposed project. There will be physical expansion of the building at 550 Divisadero Street with the proposed vertical addition.

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

Existing traffic patterns will not be significantly affected by the proposed project. There is public transit (Muni Lines N, 6, 7, 16, 21 24, and 71) that is in close proximity to the Project Site. In addition, there is on-street parking within the immediate neighborhood and the Project Site is also accessible by walking and biking.

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

No noxious or offensive emissions such as noise, glare, dust, or odor are expected to be produced by the proposed project.

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

There will be no addition of off-street parking spaces, open space or service areas. The project sponsor has estimated that there will be 10 to 15 deliveries per day which will take place in front of the yellow loading zone, most occurring between 7 a.m. and 2 p.m. with loading times ranging between 10 and 30 minutes (mostly taking 15 to 20 minutes). All Project signage and projections will be consistent with the controls of the Planning Code. All project signage and projections will be consistent with the controls of the Planning Code.

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

The proposed project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of the NC-2 Zoning District in that the intended use is a neighborhood-serving business.

11. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the NC-2 Zoning District, which includes restaurants, a liquor store, specialty stores (i.e. hardware), a beauty salon, and a dry cleaning establishment.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the NC-2 Zoning. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 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.

No existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood-serving use. The proposed grocery store is not considered a Formula Retail Use.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed project will be accessible to all residents in this portion of the NC-2 Zoning District.

Policy 9:

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

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in front of the subject property and in the surrounding neighborhood.

12. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

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

The proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide approximately 50 new job opportunities to the City.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by allowing the establishment of a new business in the area. Existing housing will not be affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

- (5) 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 proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- (7) That landmark and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

13. 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.

14. 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. 2012.0274C** subject to the following conditions attached hereto as "EXHIBIT A" 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 July 26, 2012.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space (previously occupied by a grocery store d.b.a. Divisadero Farmer's Market Liquor & Deli) at 550 Divisadero Street with a vacant commercial tenant space (previously occupied by a grooming and pet supply store d.b.a. Tae Hee's) at 542 Divisadero Street to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite) located at 542 - 550 Divisadero Street in Assessor's Block 1203, Lots 024 & 037, pursuant to Planning Code Sections 121.2, 303 and 711.21 within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District, Divisadero Street Alcohol Restricted Use Subdistrict, and a 65-A Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2012.0274C and subject to conditions of approval reviewed and approved by the Commission on July 26, 2012, under Motion No. XXXXX. There will be an interior connection between the two buildings, with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The proposal will also involve constructing a vertical addition (storage mezzanine) set back approximately 56 feet from the front building wall at 550 Divisadero Street, expanding the existing building from 4,240 square feet to 5,427 square feet. There will be no change in the existing building envelope to the approximately 1,900 square foot ground floor retail commercial tenant space at 542 Divisadero Street. Interior and exterior tenant improvements are proposed and storefront improvements have been filed under separate permits.

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 XXXXXX under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys

no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity 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

2. **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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **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

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

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

MONITORING - AFTER ENTITLEMENT

- 5. 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.sfplanning.org

- 6. 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.sfplanning.org

OPERATION

- 7. 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>

- 8. 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>

- 9. 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

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

10. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator 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

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



Zoning Administrator Action Memo Administrative Review of Off-Street Parking Reduction

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 18, 2012
Case No.: **2012.0274C**
Project Address: **542 - 550 DIVISADERO STREET**
Zoning: NC-2 (Small-Scale Neighborhood Commercial) Zoning District
Divisadero Street Alcohol Restricted Use Subdistrict
65-A Height and Bulk District
Block/Lots: 1203/024 & 037
Project Sponsors: Sam Mogannam (applicant)
3639 - 18th Street
San Francisco, CA 94110
Craig Nikitas (agent)
2555 - 32nd Avenue
San Francisco, CA 94116
Suheil Shatara (architect)
Shatara Architecture Inc.
524 Second Street
San Francisco, CA 94107
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org

PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Planning Code Sections 121.2, 303, and 711.21 to allow a use size over 4,000 square feet through the combination of a vacant retail commercial tenant space (previously occupied by a grocery store d.b.a. Divisadero Farmer's Market Liquor & Deli) at 550 Divisadero Street with a vacant commercial tenant space (previously occupied by a grooming and pet supply store d.b.a. Tae Hee's) to establish an approximately 7,350 square foot grocery store (d.b.a. Bi-Rite). There will be an interior connection between the two buildings, with the grocery store customer service areas located at 550 Divisadero Street and the storage and refrigeration areas located at 542 Divisadero Street.

The proposal will also involve constructing a vertical addition (storage mezzanine) set back approximately 56 feet from the front building wall at 550 Divisadero Street, expanding the existing building from 4,240 square feet to 5,427 square feet. There will be no change in the existing building envelope to the approximately 1,900 square foot ground floor retail commercial tenant space at 542 Divisadero Street. Interior and exterior tenant improvements are proposed and storefront improvements have been filed under separate permits. The project site is located within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 65-A Height and Bulk District.

ACTION

Planning Code Sections 161(j) and 307(i) allow the Zoning Administrator to reduce off-street parking requirements in NC and RC Districts. The Zoning Administrator reviewed the criteria set forth under Planning Code Section 307(i) and has **AUTHORIZED ADMINISTRATIVE APPROVAL** that the proposed project meets the criteria for the exemption of 14 off-street parking spaces required on the Project Site.

FINDINGS

The Zoning Administrator took the action described above because the proposal meets the six off-street parking criteria outlined in Planning Code Section 307(i) as follows:

1. The reduction in the parking requirement is justified by the reasonable anticipated auto usage by residents of and visitors to the Project.

Neither of the existing retail spaces, separately, had provided any off-street parking. The combined retail areas of each former space will be relocated to 550 Divisadero Street, and the combined back-of-house areas of each will be concentrated in 542 Divisadero Street, with little or no increase in parking demand as a result. According to the project sponsor, the exemption from the parking requirement is justified because the net number of employees and the level of customer activity will be similar to the previous uses (grocery and retail stores) in both commercial separate commercial spaces.

2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

The exemption of the parking requirement would not be detrimental to the neighborhood since there is on-street parking on the subject and opposite blocks. In addition, the exemption of the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity since the area is will served by public transit Muni Lines N, 5, 6, 7, 21, 24, 71, and 71L that is in close proximity to the Project Site.

3. The minimization of conflict of vehicular and pedestrian movements.

Pedestrian safety will be enhanced to the extent that vehicles will not cross the sidewalk with a new curb cut on Divisadero Street if off-street parking is required and traffic flow will not be impeded by a vehicle entering the roadway from the property.

4. The availability of transportation modes other than the automobile.

There is public transit (Muni Lines N, 5, 6, 7, 21, 24, 71, and 71L) that is in close proximity to the Project Site. The Project Site is also accessible by walking and biking.

5. The pattern of land use and character of development in the vicinity.

The neighborhood features mixed-use and commercial uses, many of which include no off-street parking. The exemption of the parking requirement will allow the proposed grocery store to operate its customer service and back-of-house functions on the ground floor in accordance with the District's intent and design.

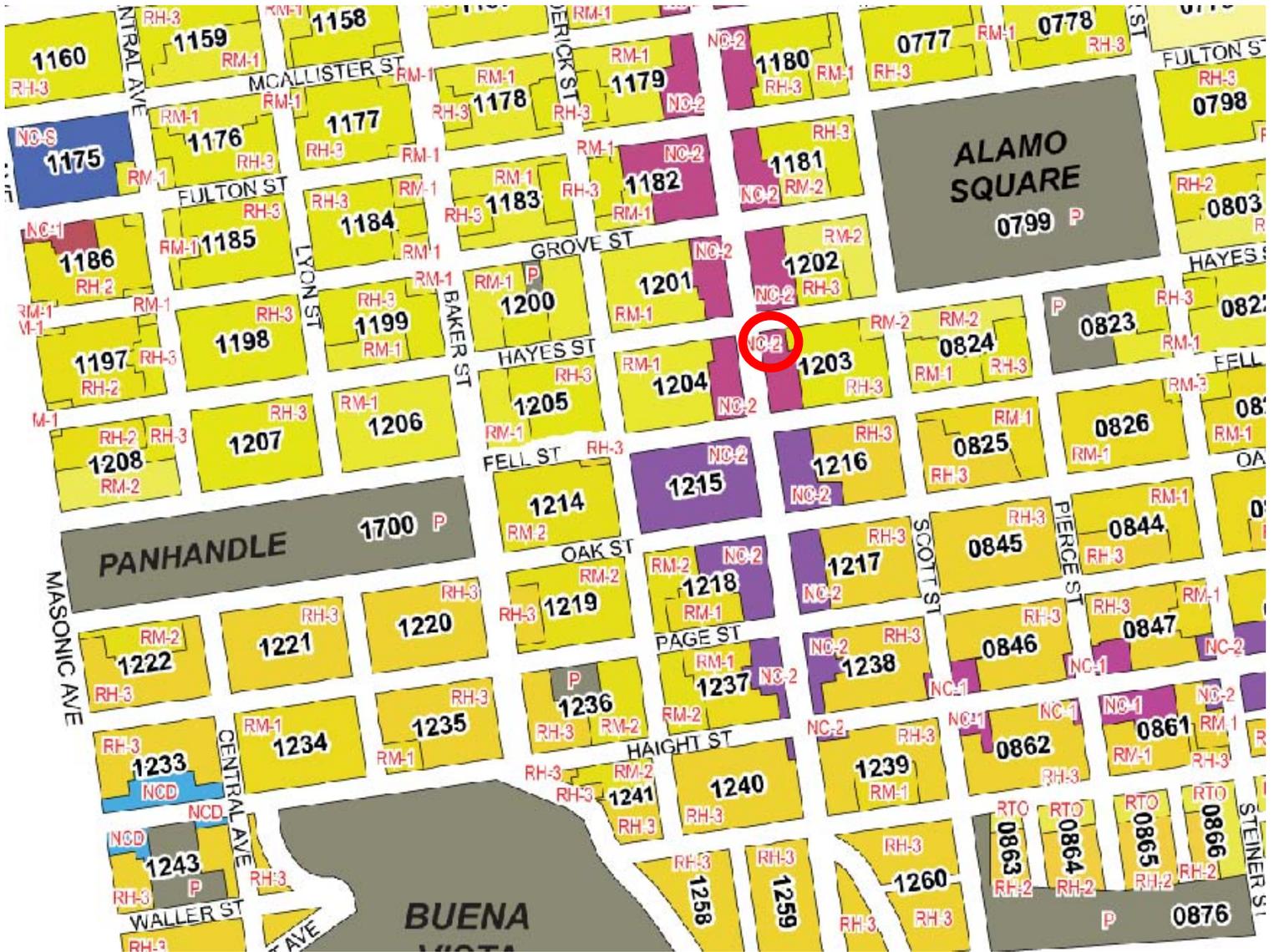
6. Such other criteria as the Zoning Administrator deems appropriate in the circumstances of the particular case.

The Zoning Administrator determined that no additional criteria are required for consideration in the circumstances of the particular case.

The review of an off-street parking reduction requested under Sections 161(j) and 307(i) shall be conducted as part of, and incorporated into, a related building permit application or other required project authorizations. The Zoning Administrator's action is not appealable separately from the related Building Permit Application or other required project authorizations associated with the subject project. For more information on those appeal processes, please contact the staff planner listed above.

cc: Zoning Administrator Files

Zoning Map



Conditional Use Hearing
Case Number 2012.0274C
542-550 Divisadero Street

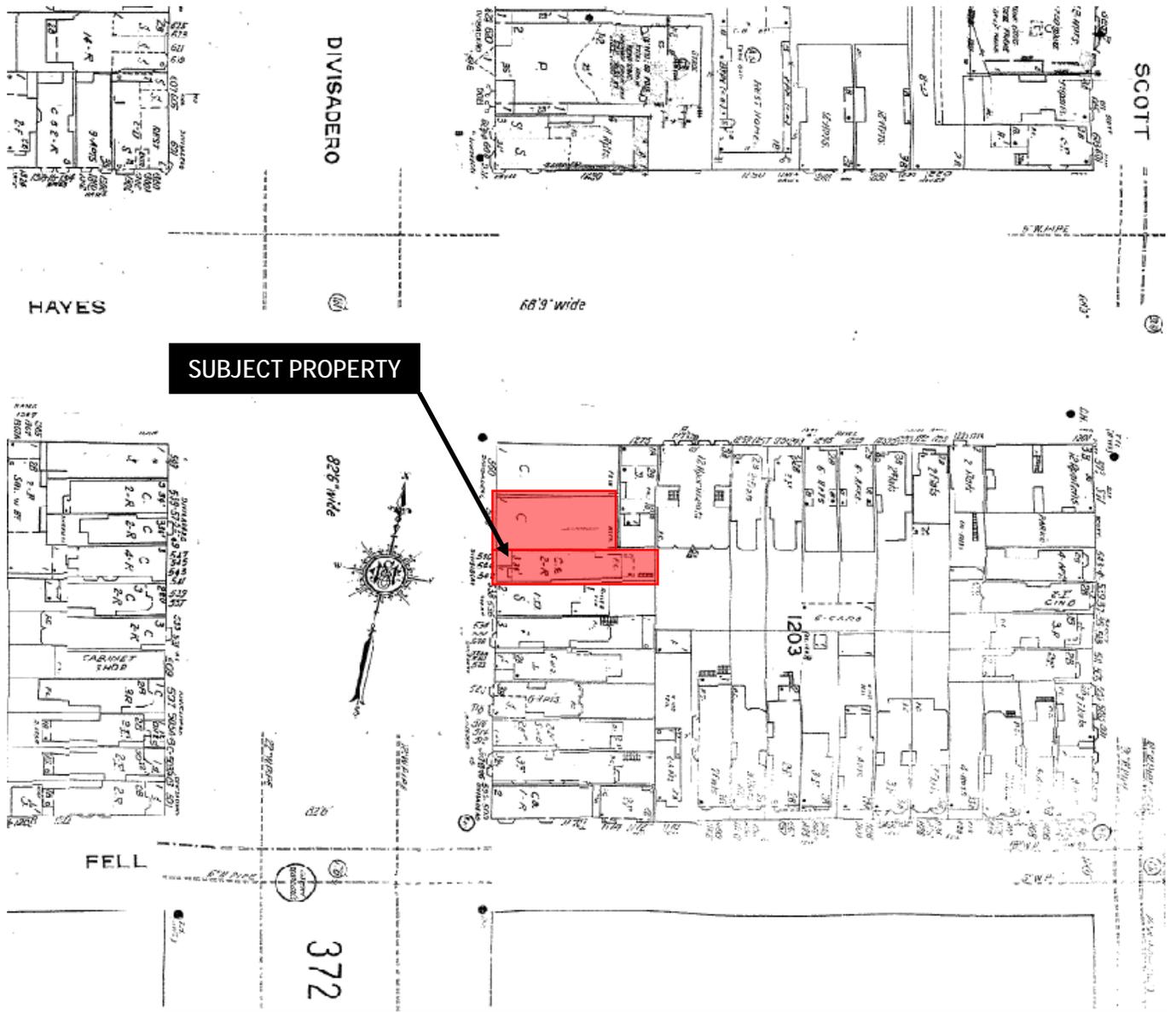


Parcel Map



Conditional Use Hearing
Case Number 2012.0274C
542-550 Divisadero Street

Sanborn Map*

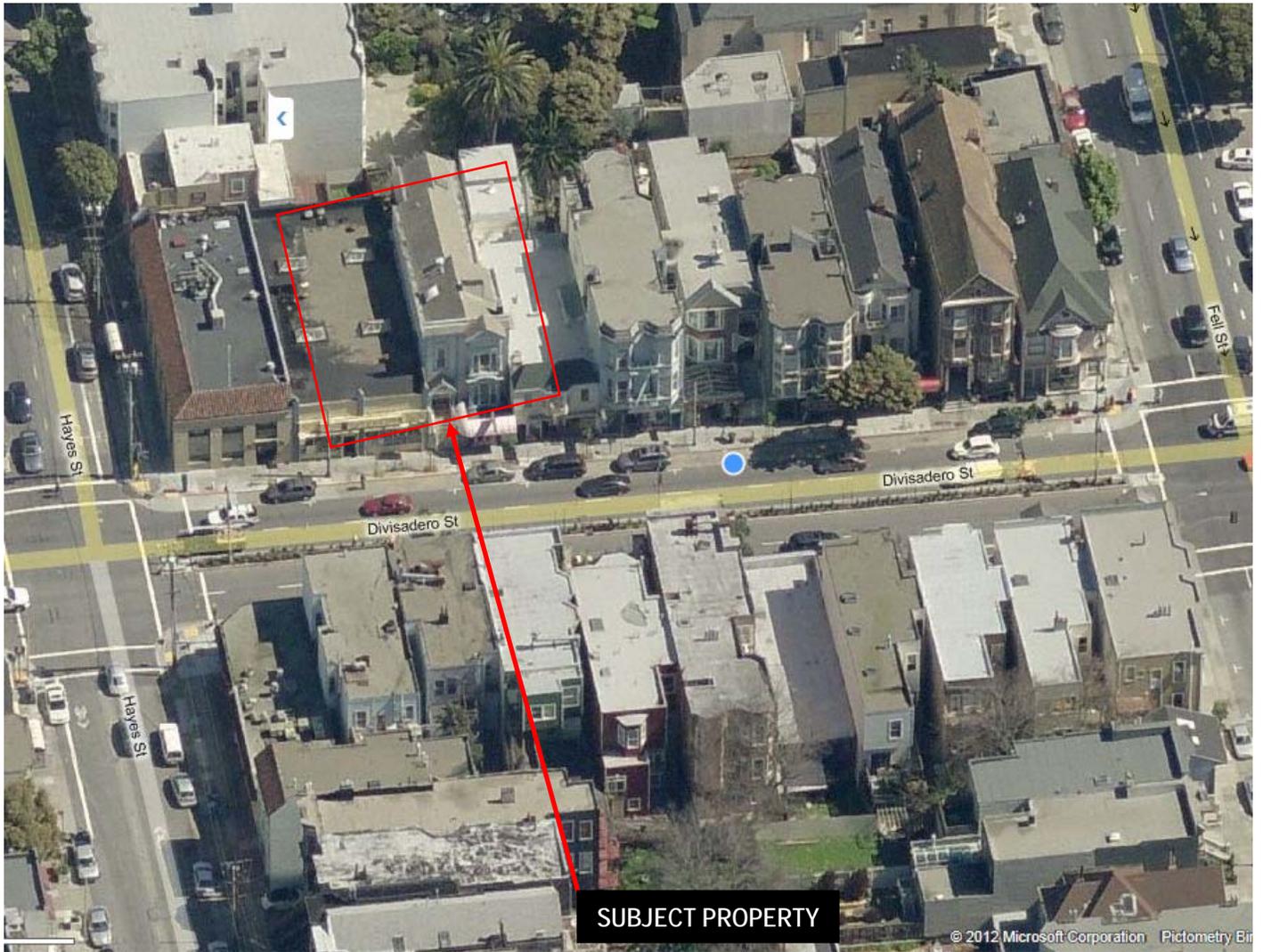


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2012.0274C
542-550 Divisadero Street

Aerial Photo



Conditional Use Hearing
Case Number 2012.0274C
542-550 Divisadero Street

Site Photo

SUBJECT PROPERTY

Divisadero Street, San Francisco, California
Address is approximate



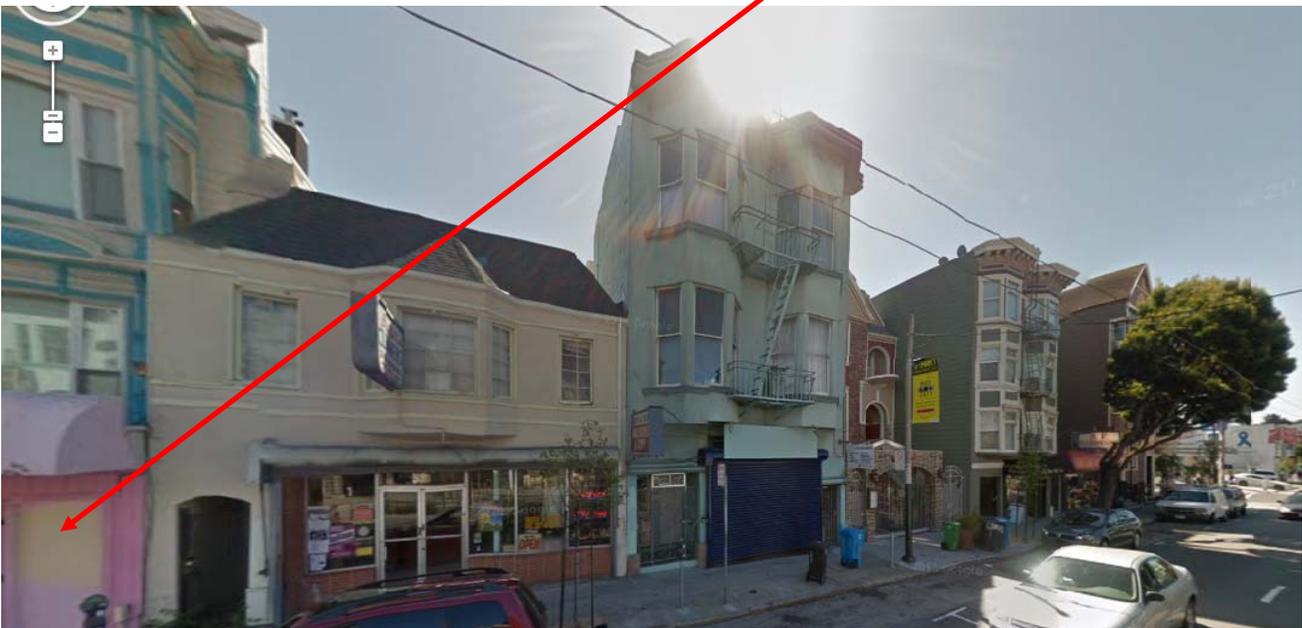
Conditional Use Hearing
Case Number 2012.0274C
542-550 Divisadero Street

Site Photo

SUBJECT BLOCK ON DIVISADERO STREET



SUBJECT PROPERTY



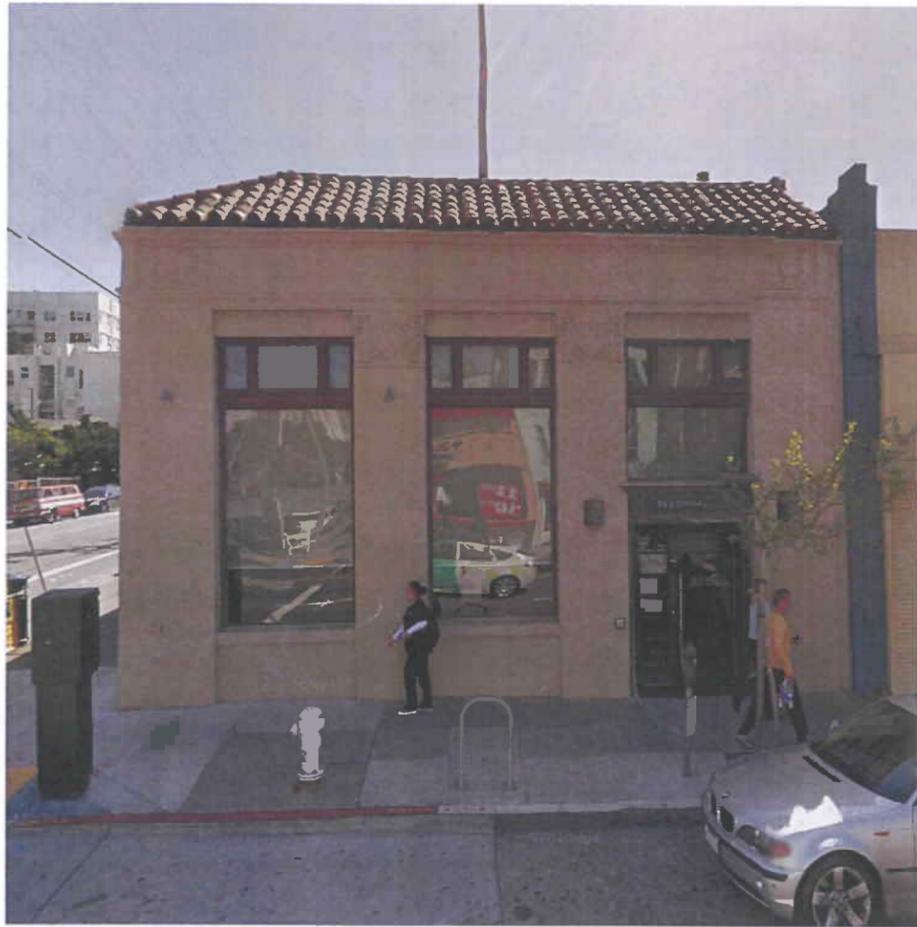
Conditional Use Hearing
Case Number 2012.0274C
542-550 Divisadero Street



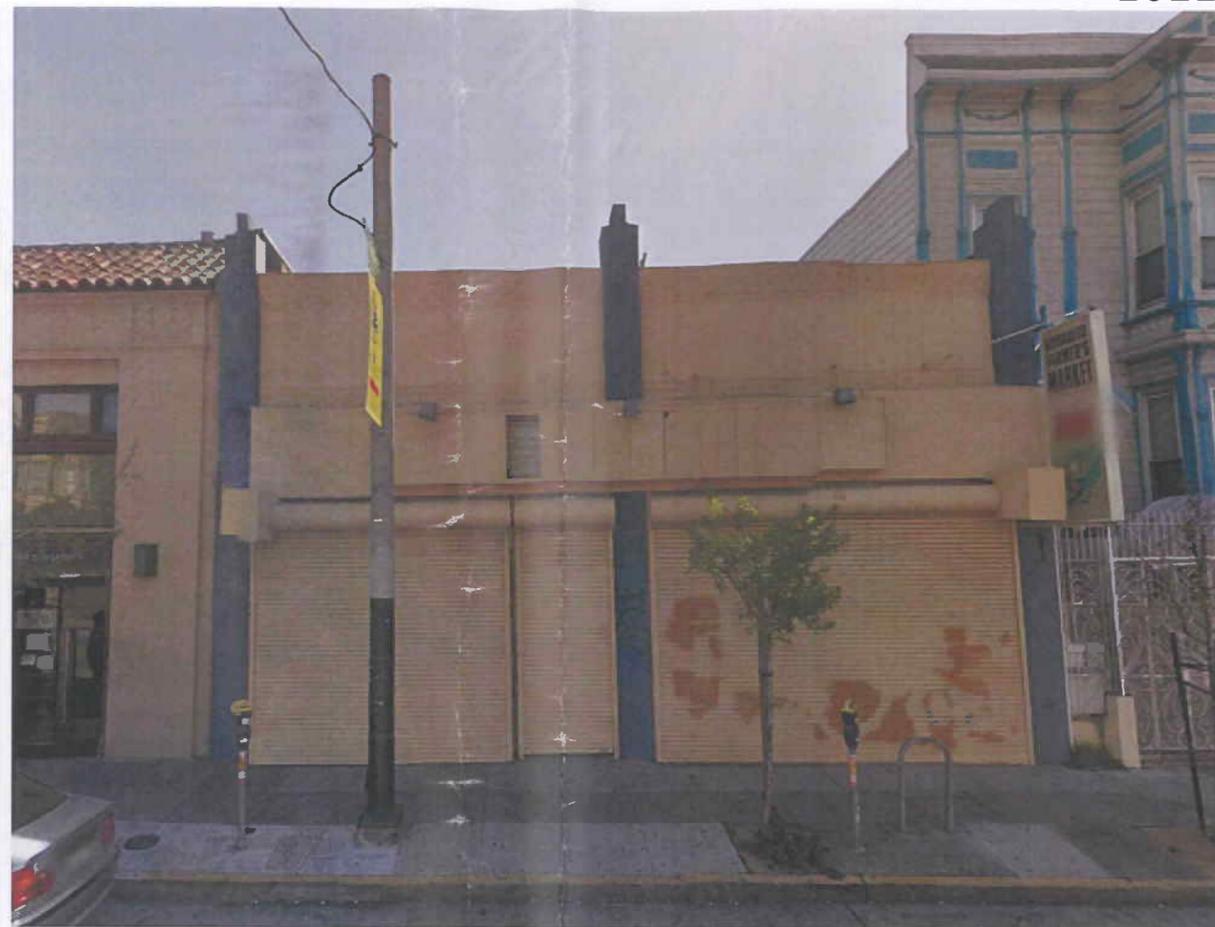
Site Photo

OPPOSITE BLOCK ON DIVISADERO STREET

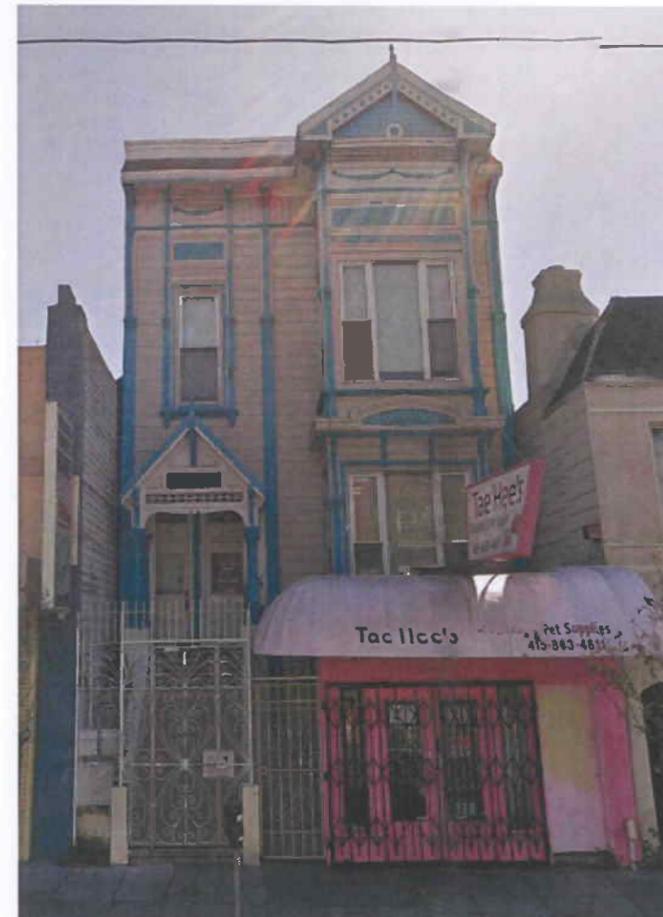
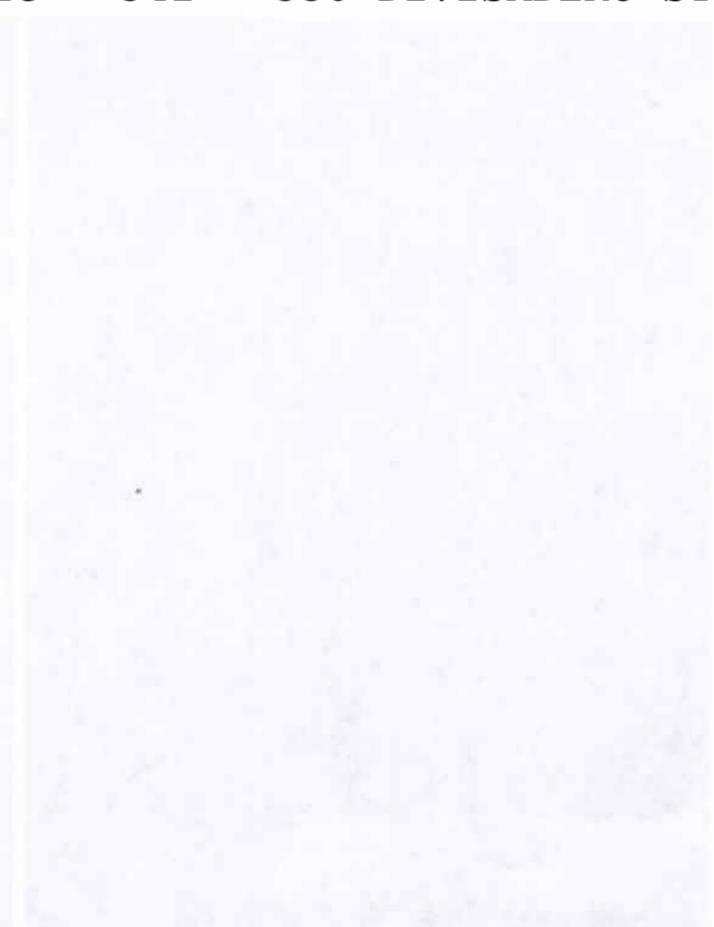




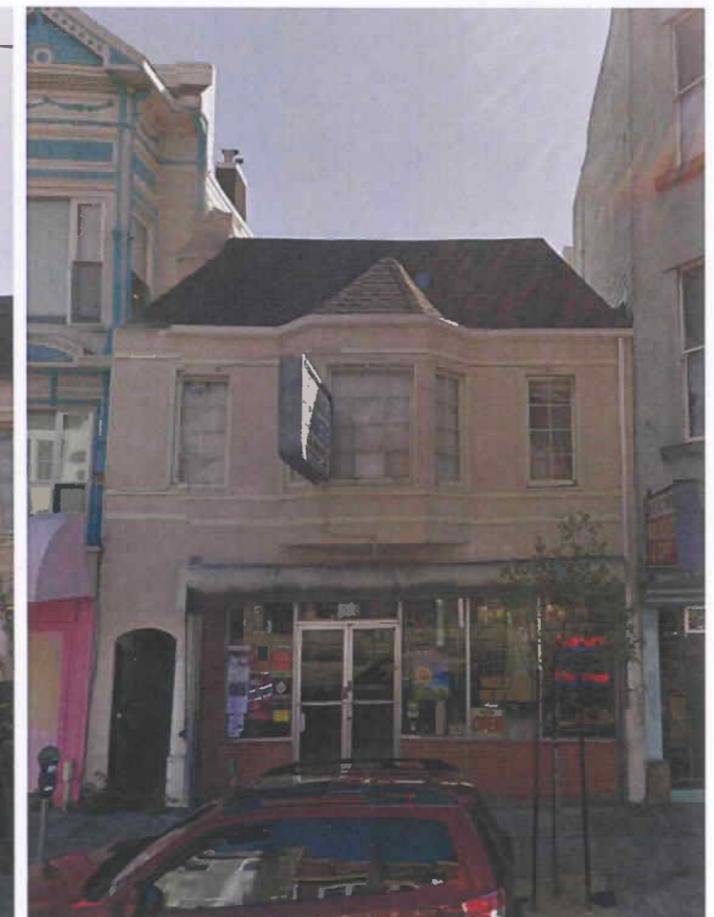
ADJ. BLDG LEFT: 560 DIVISADERO ST. - NOPA RESTAURANT



SUBJECT PROPERTY: 550 DIVISADERO ST. - BI-RITE MARKET



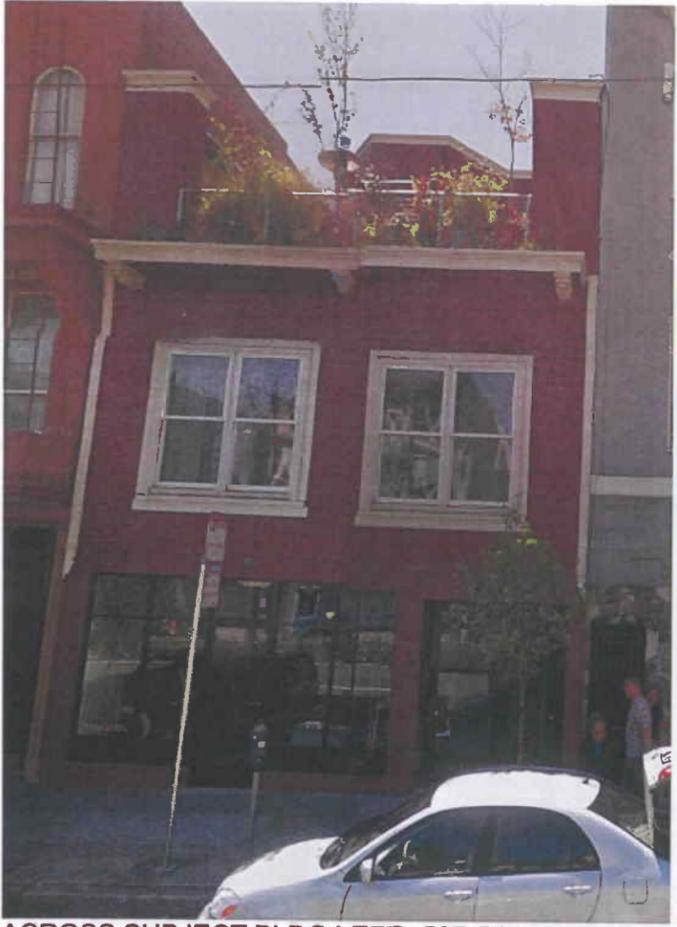
SUBJECT PROPERTY: 542-546 DIVISADERO ST.



ADJ. BLDG RIGHT: 536-538 DIVISADERO ST.



ACROSS 550 DIVISADERO ST (SUBJECT BLDG): 549-553 DIVISADERO ST. ACROSS 550 DIVISADERO: 555-559 DIVISADERO ST. ACROSS SUBJECT BLDG RIGHT: 599 DIVISADERO ST.



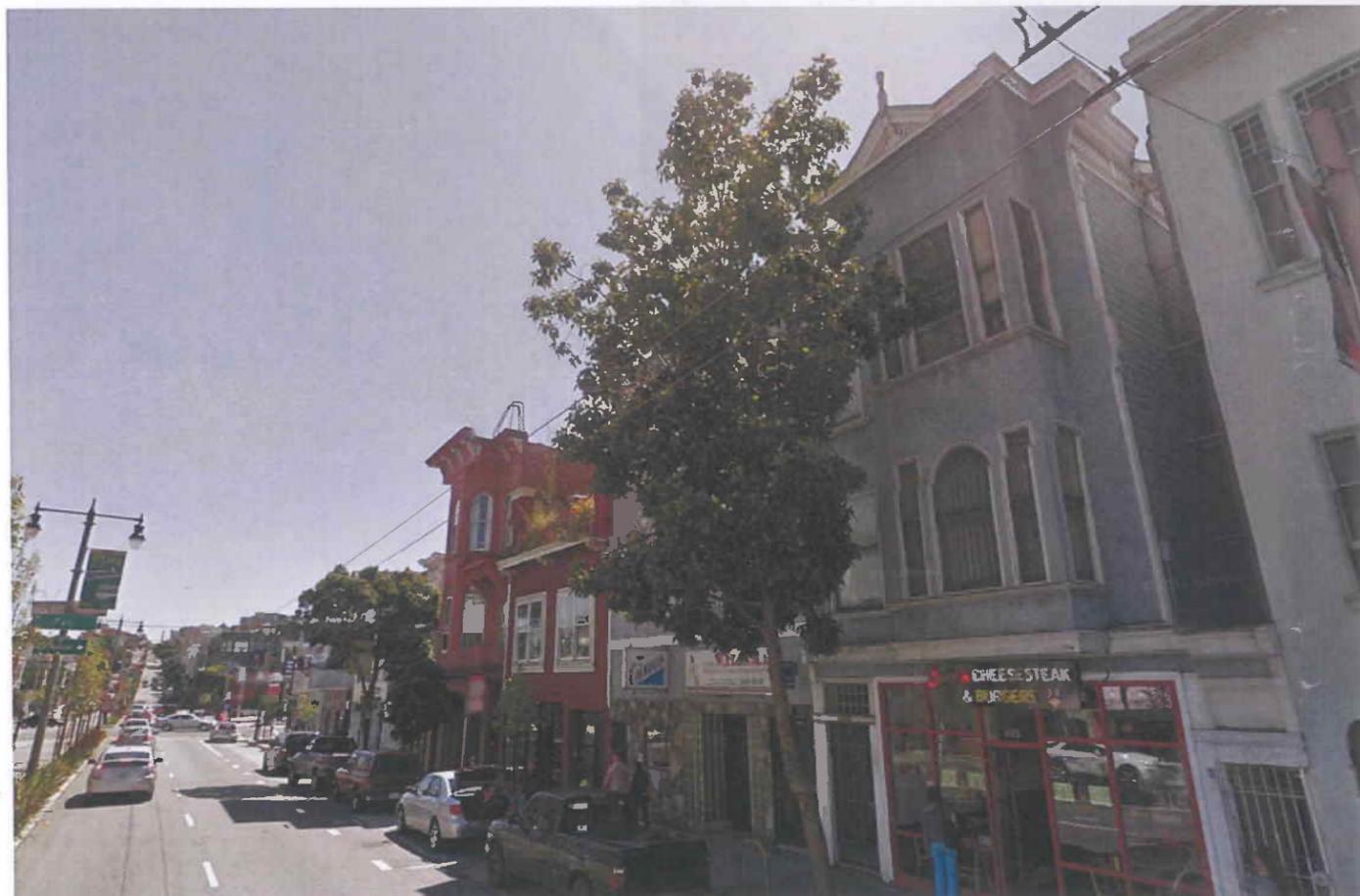
ACROSS SUBJECT BLDG LEFT: 537-541 DIVISADERO ST. ACROSS 542-546 DIVISADERO ST (SUBJECT BLDG): 543-547 DIVISADERO ST.



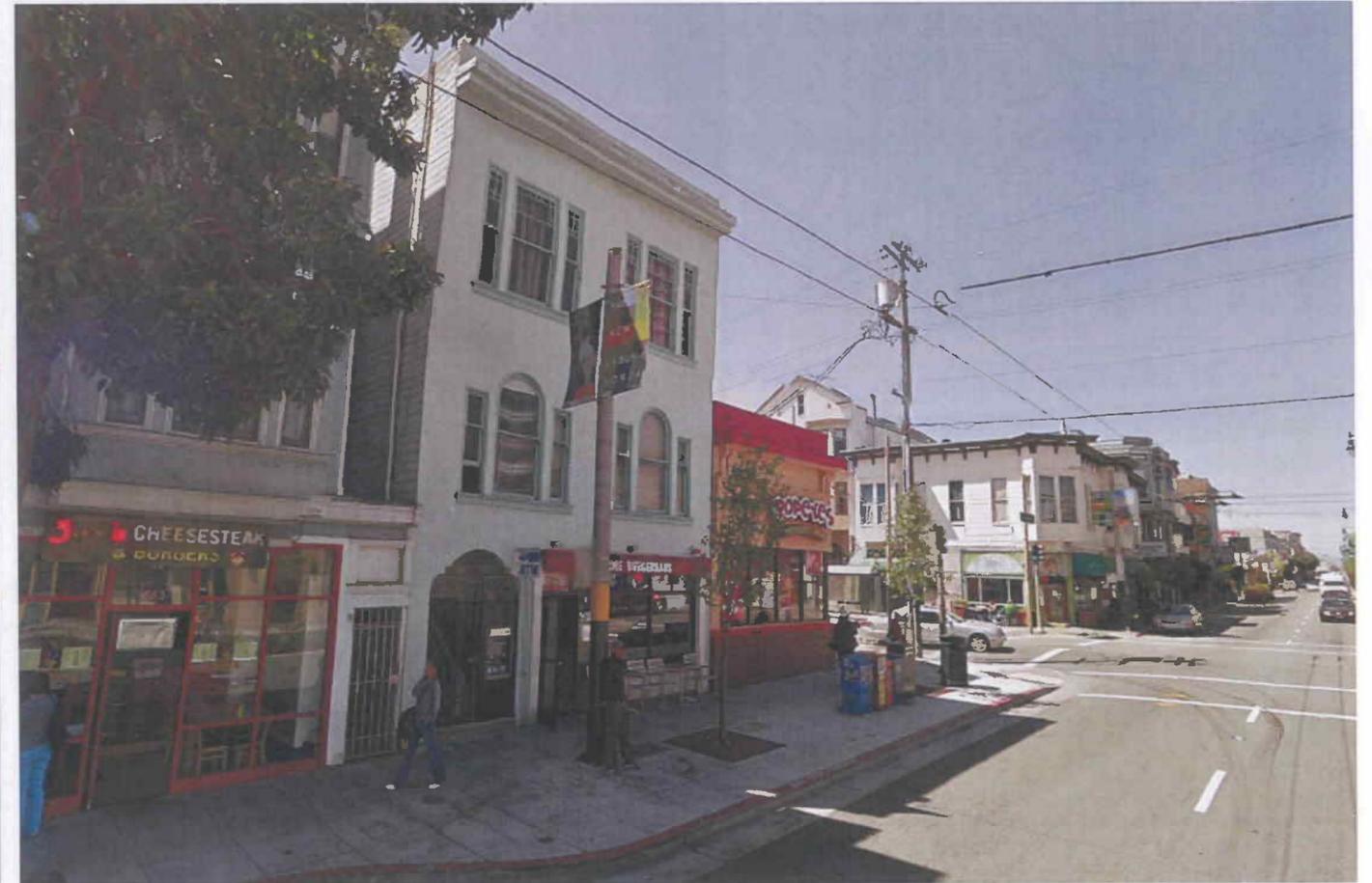
SUBJECT PROPERTY: LOOKING NORTH (TOWARDS HAYES ST.)



SUBJECT PROPERTY: LOOKING SOUTH (TOWARDS HAYES ST.)



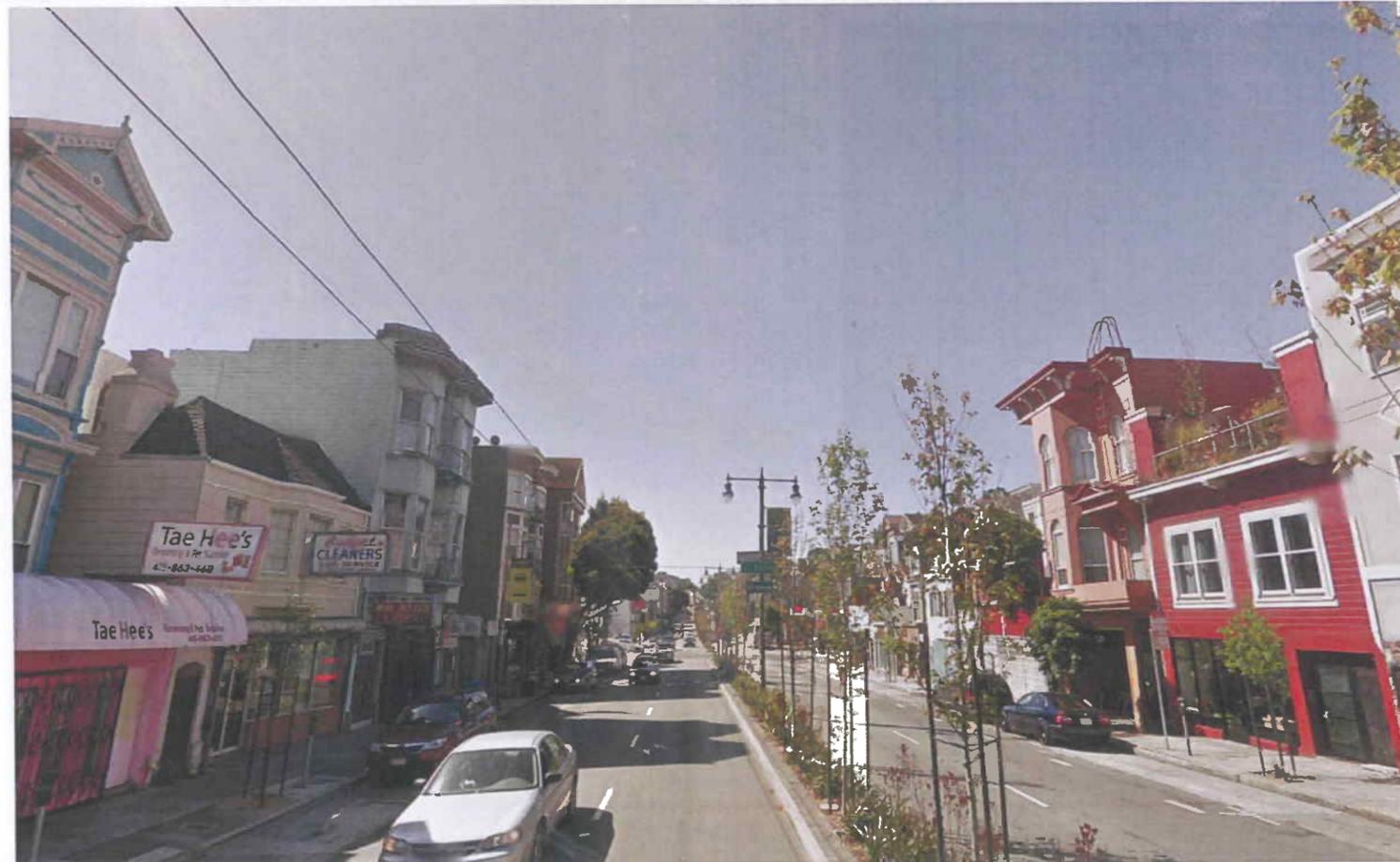
ACROSS SUBJECT PROPERTY: LOOKING SOUTH (TOWARDS FELL ST.)



ACROSS SUBJECT PROPERTY: LOOKING NORTH (TOWARDS HAYES ST.)



DIVISADERO ST.: LOOKING NORTH (TOWARDS HAYES ST.)



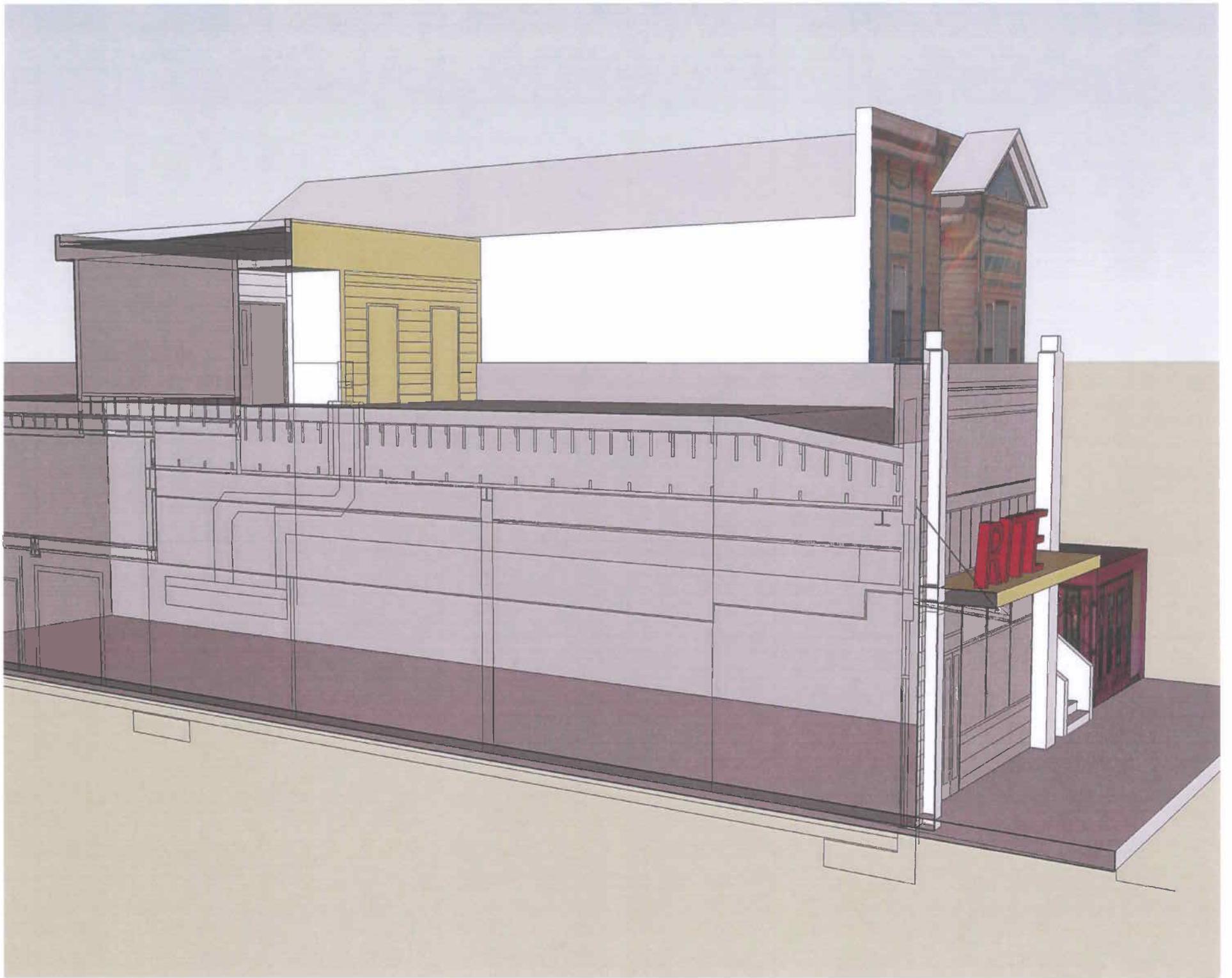
DIVISADERO ST.: LOOKING SOUTH (TOWARDS HAYES ST.)













GENERAL NOTES

- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C. ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS.
- THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE.
- THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONSTRUCTION, IF REQUIRED.
- NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
- THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
- THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
- ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
- CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
- CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE. THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

DRAWING INDEX

A0.0 COVER SHEET
A0.1 DISABLED ACCESS GUIDELINES
A1.0 EXISTING & PROPOSED SITE PLAN/ ROOF PLAN
A1.1 EXISTING/ DEMO FIRST FLOOR PLAN
A1.2 EXISTING MEZZANINE PLAN
A1.3 EXISTING ELEVATIONS
A1.4 EXISTING ELEVATIONS
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED MEZZANINE PLAN
A2.3 PROPOSED ROOF PLAN
A2.4 PROPOSED HIGH ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED ELEVATIONS
A3.3 EXISTING & PROPOSED BUILDING SECTIONS

NOTE: EXISTING CONDITIONS PER APPROVED PERMIT APPL. NUMBERS:
550 DIVISADERO ST: 2012-1002-9612
2012-0117-2390
2011-1012-6602
2011-0815-8186
2012-0123-2743

SCOPE OF WORK

NEW COMMUNICATING OPENING BETWEEN 542 & 550 DIVISADERO ST.
NEW MECHANICAL PENITROUSE ON ROOF.
EXPANSION OF LIMITED USE SIZE.

PLANNING INFORMATION

550 DIVISADERO ST.	542 DIVISADERO ST.
ZONING: NCD DIVISADERO STREET NEIGHBORHOOD COMMERCIAL DISTRICT	ZONING: NC-2, NEIGHBORHOOD COMMERCIAL, SMALL RETAIL.
HEIGHT LIMIT: 65-A	HEIGHT LIMIT: 65-A
QUADRANT: NORTHWEST	QUADRANT: NORTHWEST

BUILDING INFORMATION

550 DIVISADERO ST.	542 DIVISADERO ST.
SINGLE STORY BUILDING W/ MEZZ. BUILDING TYPE: V/B M-OCCUPANCY - RETAIL GROCERY NON- SPRINKLERED BUILDING	3 STORY BUILDING, NO BASEMENT 2 RESIDENTIAL UNITS OVER GROUND LEVEL RETAIL SPACE BUILDING TYPE: V/B M/R3-OCCUPANCY - RETAIL GROCERY & RESIDENTIAL NON- SPRINKLERED BUILDING

AREA CALCULATIONS

GROSS FLOOR AREA, EXISTING	PROPOSED	OCCUPIED FLOOR AREA, EXISTING	PROPOSED
550 DIVISADERO ST. FIRST FLOOR 1,484 SQ.FT. MEZZANINE 756 SQ.FT. MECHANICAL -	3,487 SQ.FT. 1,160 SQ.FT. 780 SQ.FT.	550 DIVISADERO ST. FIRST FLOOR 3,250 SQ.FT. MEZZANINE 708 SQ.FT. MECHANICAL -	3,242 SQ.FT. 1,050 SQ.FT.
542 DIVISADERO ST. FIRST FLOOR 1,891 SQ.FT.	1,880 SQ.FT.	542 DIVISADERO ST. FIRST FLOOR 1,674 SQ.FT.	1,683 SQ.FT.
540 DIVISADERO ST. FIRST FLOOR 3,023 SQ.FT. MEZZANINE 1,007 SQ.FT.	3,023 SQ.FT. 1,007 SQ.FT.	540 DIVISADERO ST. FIRST FLOOR 2,845 SQ.FT. MEZZANINE 962 SQ.FT.	2,845 SQ.FT. 962 SQ.FT.

D.A. CHECKLIST

THE ADDRESS OF THE PROJECT IS 542 DIVISADERO STREET. FOR ALL TENANT IMPROVEMENT PROJECTS IN COMMERCIAL USE SPACES, THIS CHECKLIST IS REQUIRED TO BE REPRODUCED ON THE PLAN SET AND SIGNED. FOR ALL TENANT IMPROVEMENT PROJECTS IN RETAIL & STORAGE (E.G. RETAIL, OFFICE, RESTAURANT, ETC.)

- THE PROPOSED USE OF THE PROJECT IS RETAIL & STORAGE (E.G. RETAIL, OFFICE, RESTAURANT, ETC.)
- DESCRIBE THE AREA OF THE REMODEL INCLUDING WHICH FLOOR: GROUND FLOOR
- THE CONSTRUCTION COST OF THE PROJECT EXCLUDING DISABLED ACCESS UPGRADES IS \$400,000.00, WHICH IS (CHECK ONE) MORE THAN / LESS THAN THE ACCESSIBILITY THRESHOLD AMOUNT OF \$150,000.00 BASED ON THE "2011 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

5. 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 UPGRADED WITH THIS PROJECT.
 C: PROPOSED PROJECT (CHECK ONE) IS LESS THAN THE THRESHOLD / IS OVER THE THRESHOLD. REMAINS UNDER CBC 1134B.2.FX.2; PARTIAL UPGRADES, INCLUDING EQUIVALENT FACILITY 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 HARSHIP REQUEST FORM(S) FOR NON-FULLY COMPLYING ITEMS, INCLUDING FOR EQUIVALENT FACILITY ITEMS. CHECK 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 FACILITY. SUBMIT AN UNREASONABLE HARSHIP REQUEST (UHR) FOR THE EQUIVALENT ITEMS.
 E: HARSHIP APPEAL TO BE FILED WITH ACCESS APPEALS COMMISSION (AAC). NOTE: NO FURTHER PLAN CHECK WILL BE PERFORMED UNTIL ACCESS ITEMS HAVE BEEN RESOLVED BEFORE THE ACCESS APPEALS COMMISSION.
 F: CONSISTING ONLY OF BARRIER REMOVAL, NOTICE 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: _____

NOTE: UPGRADES BELOW ARE LISTED IN PRIORITY BASED ON CBC 1134B.2.1 EX1

	EXISTING FULLY COMPLYING	UPGRADE TO FULLY COMPLIANCE	PARTIAL UPGRADE/HARSHIP	EQUIVALENT FACILITY/HARSHIP	HARSHIP	NOV. EXISTING NOT RECD BY CODE	ACCESS APPEALS COMMISSION	BARRIER REMOVAL/NOV	LOCATION OF DETAIL(S)-INCLUDE DETAIL NO. & DRAWING SHEET (DO NOT LEAVE THIS PART BLANK). ALSO CLARIFYING COMMENTS CAN BE WRITTEN HERE
1. ONE ACCESSIBLE ENTRANCE SERVING THE AREA OF REMODEL. NOTE: THIS SHOULD BE A PRIMARY ENTRANCE. ADD'L UPGRADE MAY BE REQUIRED IF IT IS NOT.	<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"/>	A0.1 A2.1
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"/>	
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 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 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"/>	SLOPING SURFACE
3. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX SERVING THE AREA OF REMODEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. ACCESSIBLE PUBLIC PAY PHONE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. SIGNAGE.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. VISUAL ALARM.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHERS: PATH FROM PARKING AREA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

IF DETAILS ARE PROVIDED FROM A SET REFERENCE DRAWINGS, PROVIDE ITS PERMIT APPLICATION NUMBER HERE _____

HEALTH REQUIREMENTS

- PROVIDE APPROVED FLOOR MATERIAL AND A MIN. 4" HT. COVE BASE MATERIAL AT THE FLOOR AND WALL JUNCTION; AT THE KICKS OF CABINETS IN THE KITCHEN AND FOOD PREPARATION AND SERVICE AREAS (FOOD/ BEVERAGE ZONES), UNLESS - WASHING, WATER STATIONS, TOILET ROOMS AND BAR AREA (S). (IE-QUARRY TILE, CERAMIC TILE, APPROVED SHEET GOODS).
- PROVIDE SMOOTH, WASHABLE, LIGHT - COLORED WALL AND CEILING CEILING SURFACES, WITH 70% LIGHT REFLECTIVE VALUE IN THE ABOVE AREAS. (F.R.P., STAINLESS STEEL, CERAMIC TILE, LIGHT WASHABLE PAINTED SURFACES) EXCEPTION - ALCOHOL BEVERAGE AREAS.
- SUMIT SAMPLE OF FLOOR BASE, WALL AND CEILING FINISHES, INCLUDING PAINT PRODUCTS FOR HEALTH DEPARTMENTS APPROPRIOR TO INSTALLATION.
- PROVIDE FLOOR DRAIN AT COOKING LINE WHERE TYPE-I HOOD MAY BE LOCATED TYP.
- PROVIDE NSF APPROVED EQUIPMENT OF EQUIVALENT EQUIPMENT.
- PROVIDE APPROVED DRAINAGE AT FLOOR SINKS WITH A ON INCH MIN. AIR GAP FOR EQUIPMENT DISCHARGE (IE: REFRIGERATORS, ICE MACHINES, ICE BINS, COFFEE AND ESPRESSO MACHINES, STEAM TABLES, ETC.)
- COMPLY WITH HEALTH REQUIRED NOISE ORDINANCE FOR MECHANICAL EQUIPMENT MOUNTED AT EXTERIOR OF BUILDING.
- PROVIDE ADEQUATE FOOD PROTECTION AT SERVICES AREAS, SNEEZE GUARDS AND OTHER MEANS OF PROTECTION WHERE REQUIRED.
- DESIGNATE CHANGING AREA FOR EMPLOYEES WITH LOCKERS.
- PROVIDE APPROVE DRY AND COLD FOOD STORAGE AREAS.
- PROVIDE APPROVED GARBAGE STORAGE AREA OR GARBAGE ROOM.

SHATARA ARCHITECTURE INC.

524 SECOND ST. SAN FRANCISCO CA 94107
TEL (415) 512-7566

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TENANT IMPROVEMENT

ADDRESS: **550 DIVISADERO ST. BLOCK: 1203 LOT: 037 &**

542 DIVISADERO ST. SAN FRANCISCO, CA BLOCK: 1203 LOT: 024

PROJECT DIRECTORY

ARCHITECT: SHATARA ARCHITECTURE INC. 524 SECOND ST. SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: MBL SOUHEIL SHATARA

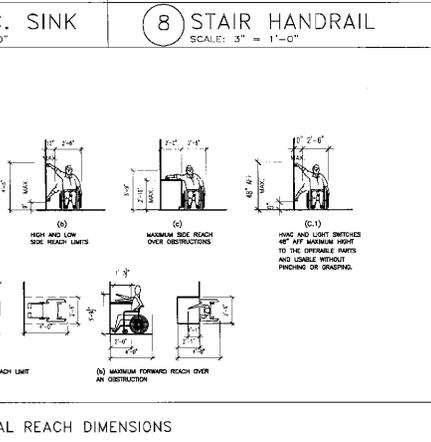
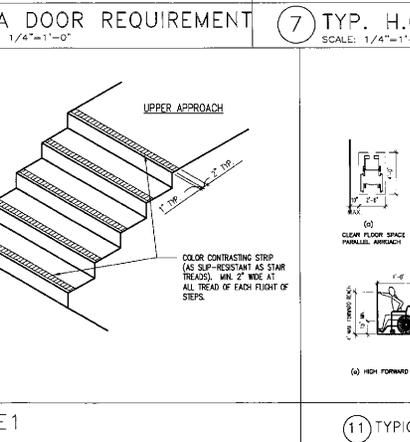
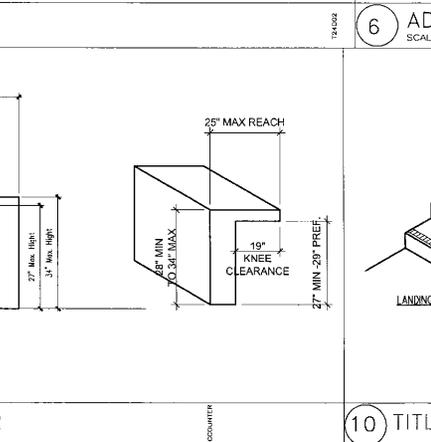
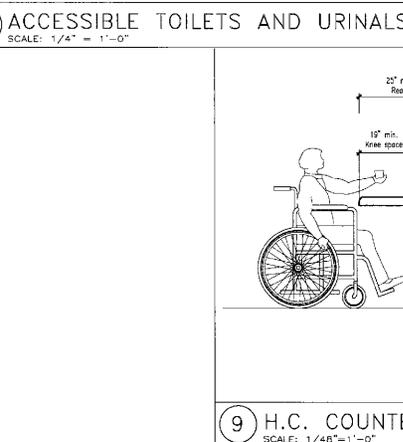
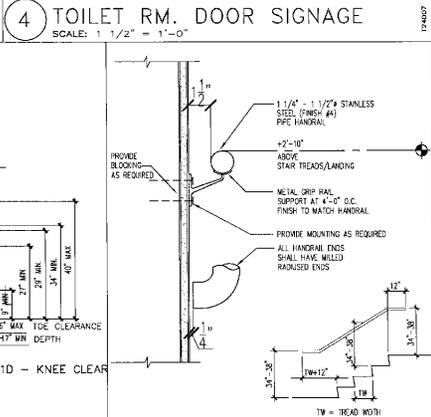
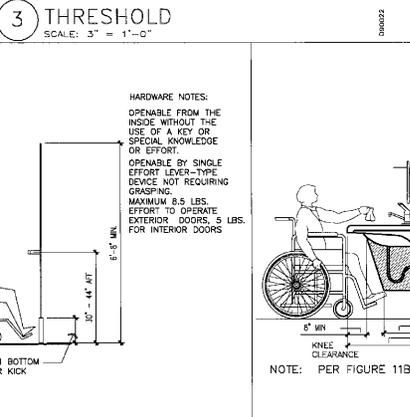
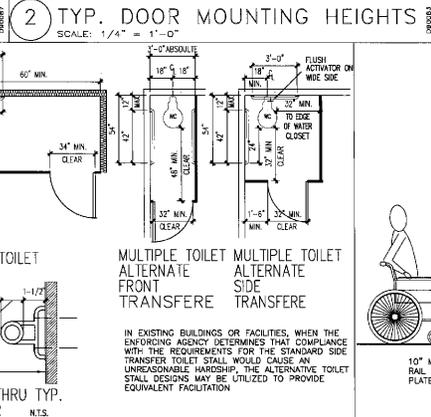
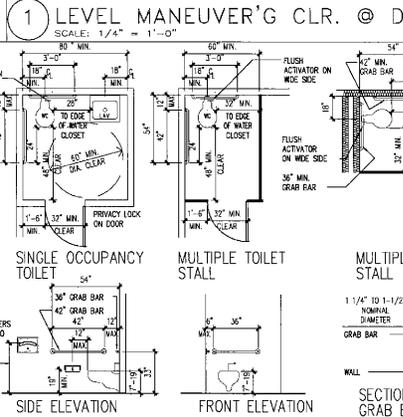
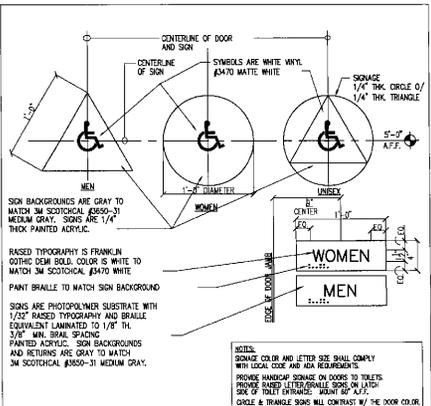
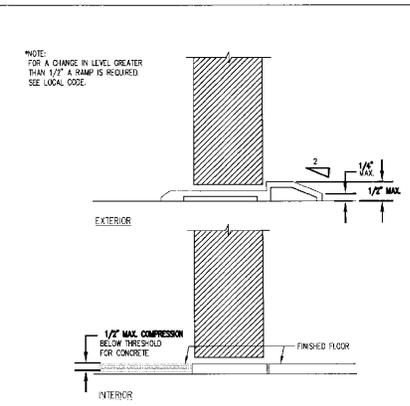
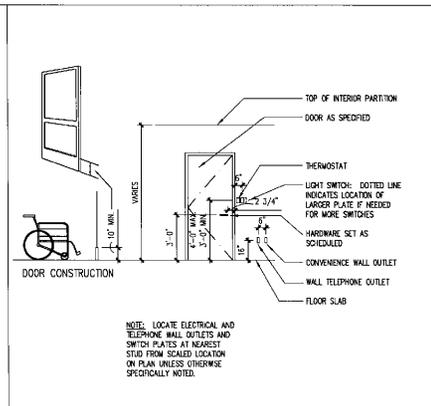
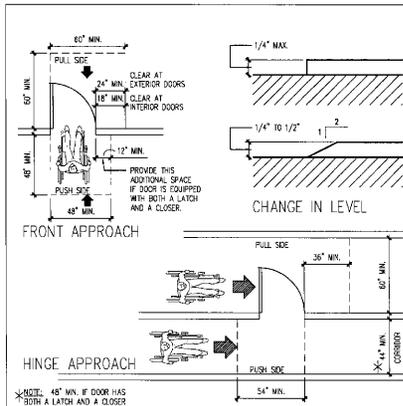
OWNER: CONTACT ARCHITECT

ISSUED DATE NO.
PLANNING 05.03.2012
PLANNING 06.11.2012

NO. 024700
REVISED 05/11/12

SHIRT DISCOUNT
COVER SHEET

A0.0



SHATARA ARCHITECTURE INC.

524 SECOND ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566

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PROJECT: **TENANT IMPROVEMENT**

ADDRESS: **550 DIVISADERO ST. BLOCK: 1203 LOT: 037**

ADDRESS: **542 DIVISADERO ST. SAN FRANCISCO, CA BLOCK: 1203 LOT: 024**

PROJECT DIRECTORY

ARCHITECT: SHATARA ARCHITECTURE INC. 524 SECOND ST. SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: MRS. SUHEIL SHATARA

OWNER: CONTACT ARCHITECT

ISSUED DATE NO.

PLANNING 05.03.2012

PLANNING 06.11.2012

REGISTERED ARCHITECT

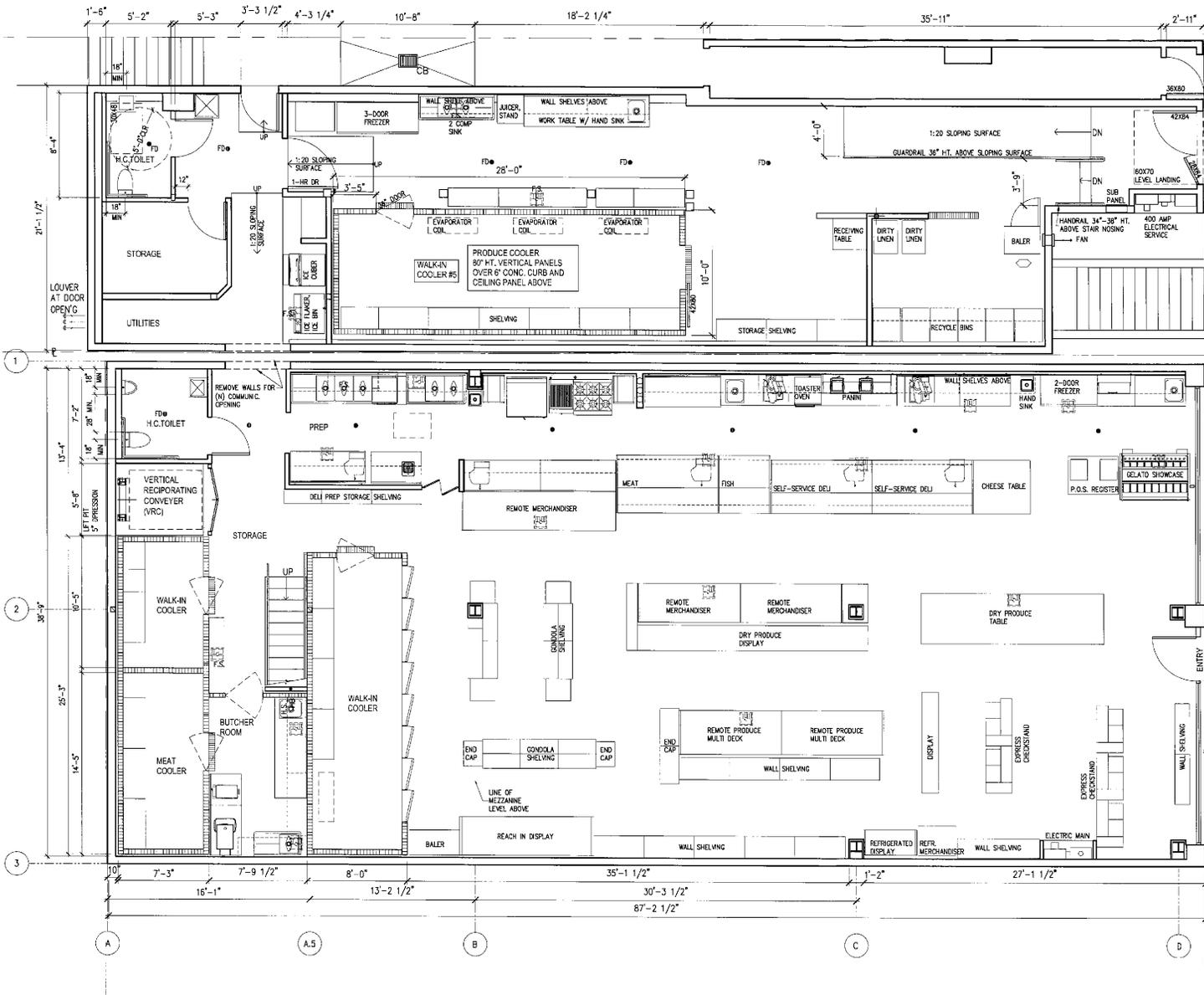
NO. C24700

ISS. 06/01/11

STATE OF CALIFORNIA

SHEET DESCRIPTION: **DISABLED ACCESS GUIDELINES**

A0.1



EXISTING/ DEMO FIRST FLOOR PLAN

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

542 DIVISADERO STREET

550 DIVISADERO STREET

(E) NEWLY PLANTED 15 CAL TREES UNDER DIVISADERO ST. IMPROVEMENT

(E) NEWLY PLANTED 15 CAL TREES UNDER DIVISADERO ST. IMPROVEMENT

DETAILS SHEET NOTES

- 1. WALL TYPES DMS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWS.
- 2. FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.M.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.M. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.M. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

- 1 WALL TYPE SEE SHEET A2.3
- 999 DOOR NUMBER SEE SHEET A4.1
- WINDOW NUMBER SEE SHEET A4.1
- SECTION
- ELEVATION
- FLOOR/CEILING ASSEMBLY TYPE, SEE SHEET A2.3

- (E) WALL TO BE DEMOLISHED
- ==== (E) WALL TO REMAIN
- (N) WALL

SHATARA ARCHITECTURE INC.

524 SECOND ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

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TENANT IMPROVEMENT
ADDRESS
**550 DIVISADERO ST.
BLOCK: 1203
LOT: 037**
&
**542 DIVISADERO ST.
SAN FRANCISCO, CA
BLOCK: 1203
LOT: 024**

PROJECT DIRECTORY
ARCHITECT
SHATARA ARCHITECTURE INC.
524 SECOND ST.
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: MR. SUHEIL SHATARA
OWNER
CONTACT ARCHITECT

ISSUED	DATE	NO.
PLANNING	05.03.2012	
PLANNING	06.11.2012	



EXISTING/ DEMO
FIRST FLOOR PLAN

A1.1

**SHATARA
ARCHITECTURE
INC.**

524 SECOND ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

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PROJECT
**TENANT
IMPROVEMENT**
ADDRESS
**550 DIVISADERO ST.
BLOCK: 1203
LOT: 037
&
542 DIVISADERO ST.
SAN FRANCISCO, CA
BLOCK: 1203
LOT: 024**

PROJECT DIRECTORY
ARCHITECT
SHATARA ARCHITECTURE INC.
524 SECOND ST.
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: MR. SHEHEL S-HATARA
OWNER
CONTACT ARCHITECT

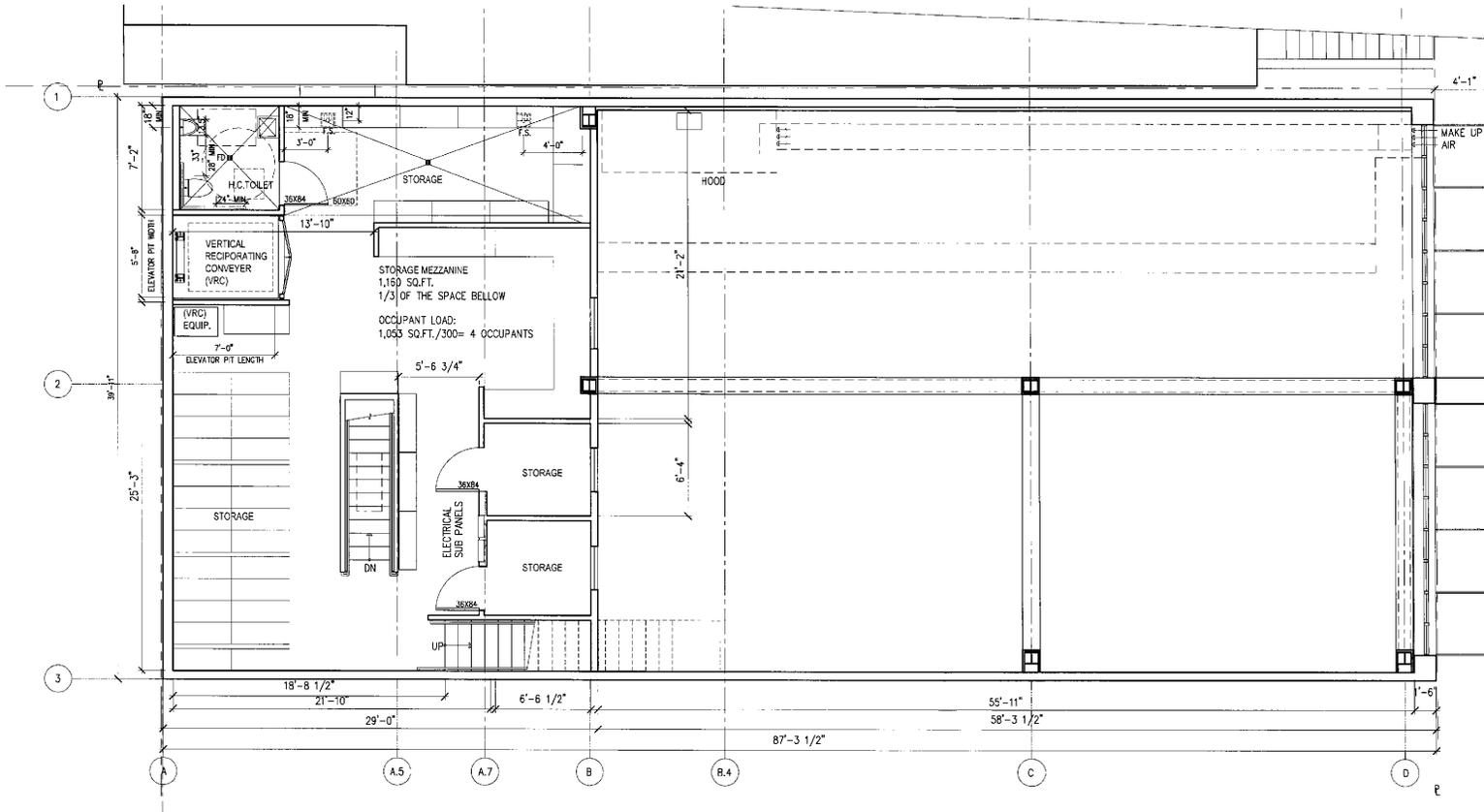
ISSUED	DATE	NO.
PLANNING	05.03.2012	
PLANNING	06.11.2012	



4"=1" DESCRIPTION

**EXISTING
MEZZANINE
PLAN**

A1.2



542 DIVISADERO STREET

550 DIVISADERO STREET

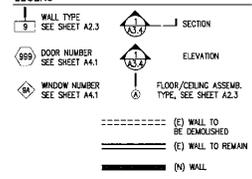
DETAILS SHEET NOTES

1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
2. FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

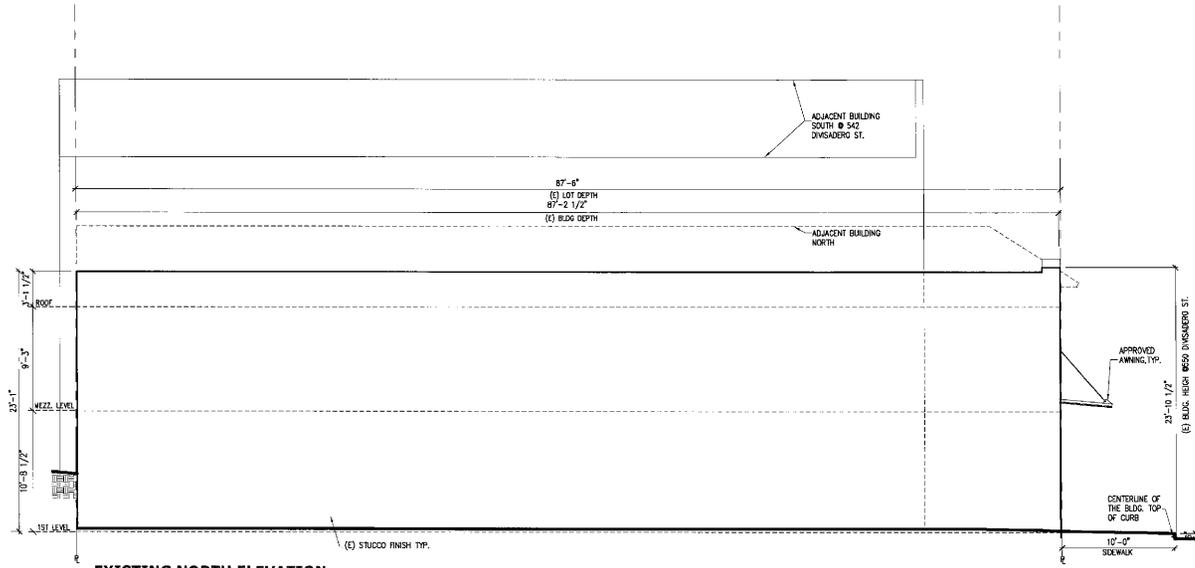
1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.M.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.M. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.M. REFER TO WALL TYPES TABS FOR EXCEPTIONS.

LEGEND



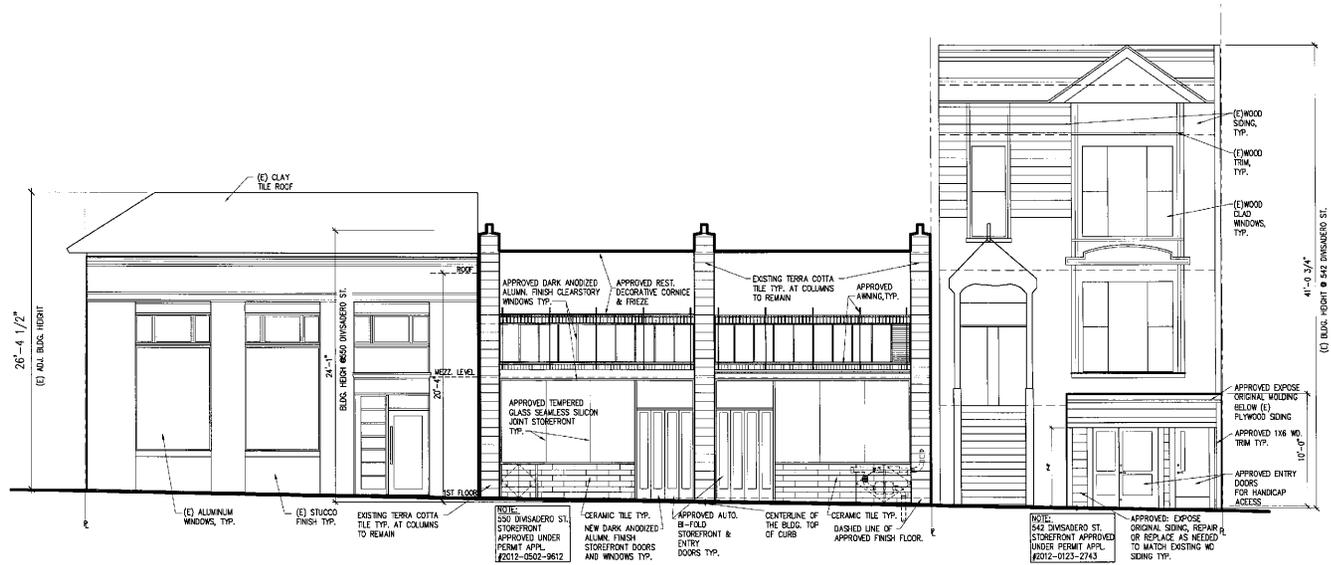
EXISTING MEZZANINE PLAN
SCALE: 1/4"=1'-0"





EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



EXISTING WEST (FRONT) ELEVATION

SCALE: 3/16"=1'-0"

SHATARA ARCHITECTURE INC.

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PROJECT
TENANT IMPROVEMENT
550 DIVISADERO ST.
BLOCK: 1203
LOT: 037
&
542 DIVISADERO ST.
SAN FRANCISCO, CA
BLOCK: 1203
LOT: 024

PROJECT DIRECTORY
ARCHITECT
SHATARA ARCHITECTURE INC.
524 SECOND ST.
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: MR. SUHEIL SHATARA
OWNER
CONTACT ARCHITECT

ISSUED	DATE	NO.
PLANNING	05.03.2012	
PLANNING	05.11.2012	



SHEET DESCRIPTION:

EXISTING ELEVATIONS

A1.3

**SHATARA
ARCHITECTURE
INC.**

524 SECOND ST.
SAN FRANCISCO
CA 94107

TEL: (415) 512-7566

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OR PURPOSES WHATSOEVER WITHOUT THE
WRITTEN CONSENT OF SHATARA ARCHITECTURE
INC.

**TENANT
IMPROVEMENT**

ADDRESS
**550 DIVISADERO ST.
BLOCK: 1203
LOT: 037**
&
**542 DIVISADERO ST.
SAN FRANCISCO, CA
BLOCK: 1203
LOT: 024**

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
524 SECOND ST.
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: MR. SHELLE S-HATARA
OWNER
CONTACT ARCHITECT

ISSUED DATE NO.

PLANNING 05.03.2012

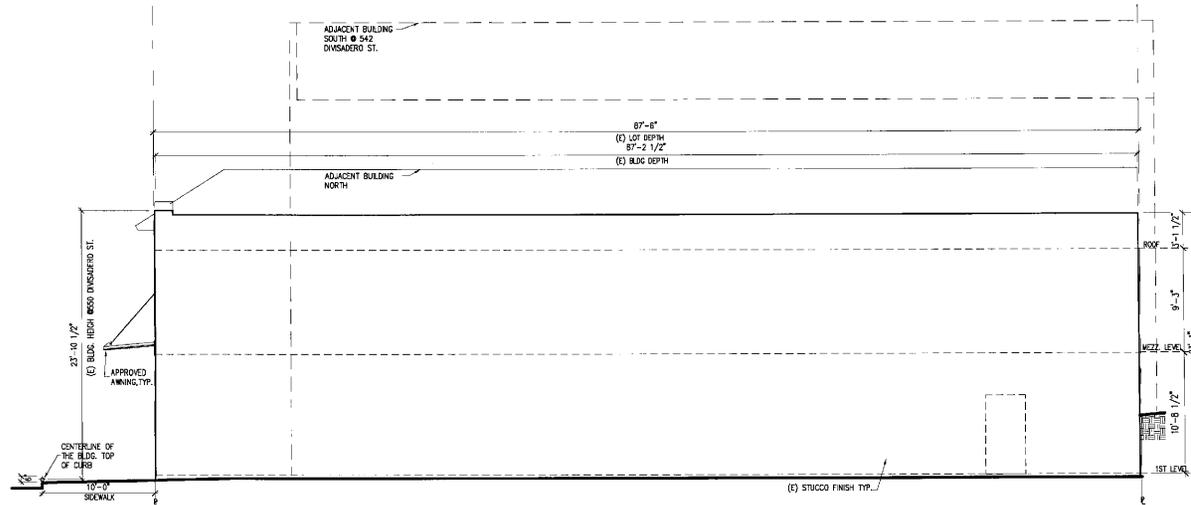
PLANNING 06.11.2012



SHEET DESCRIPTION:

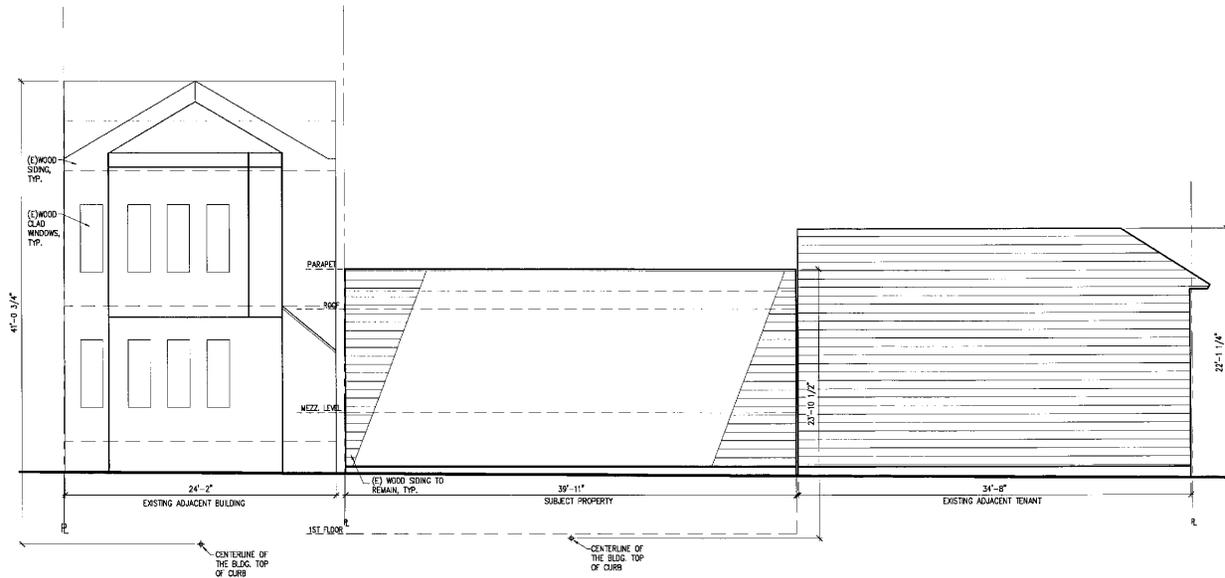
**EXISTING
ELEVATIONS**

A1.4



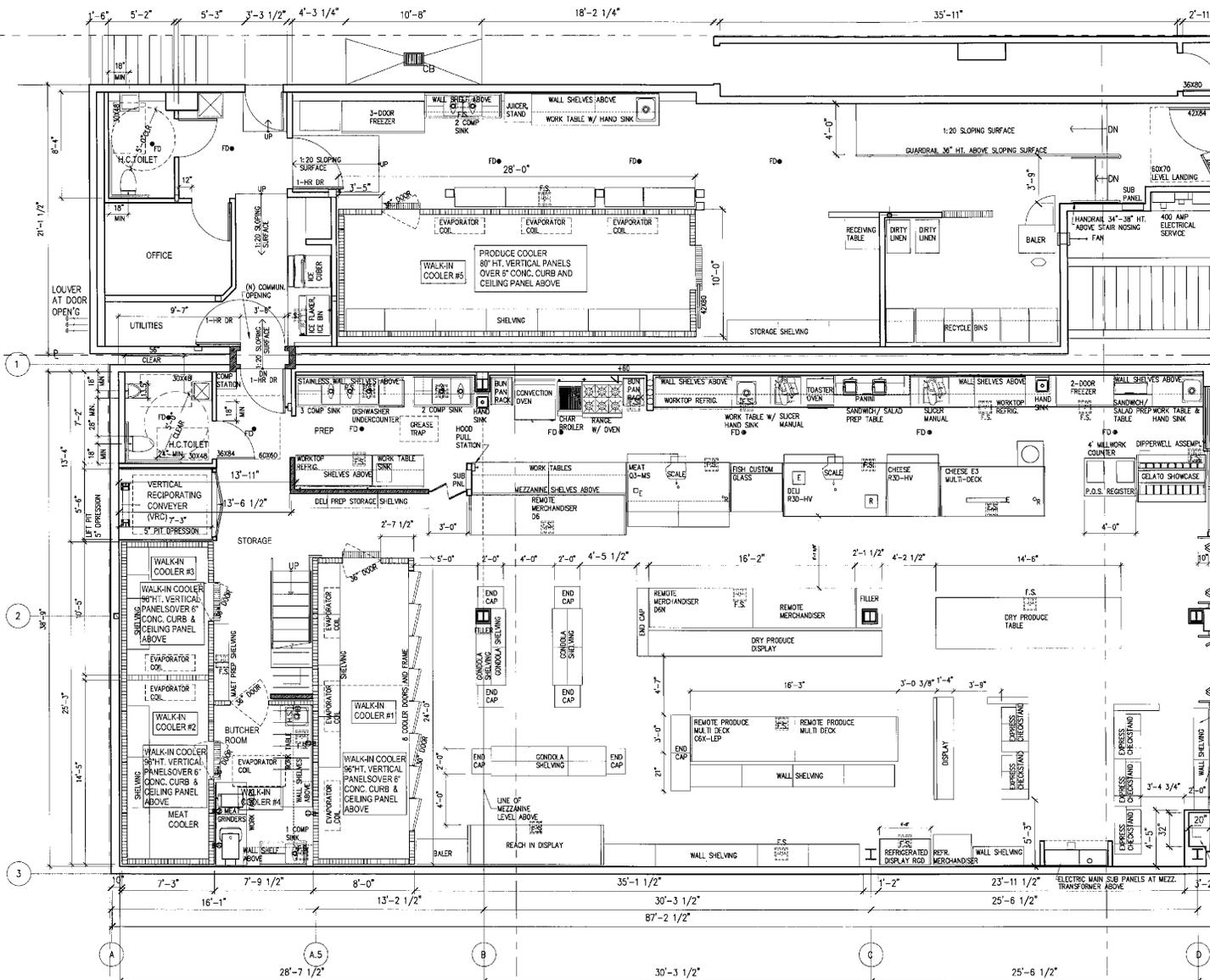
EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"



EXISTING EAST (REAR) ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR AREA RATIO (FAR) CALCULATIONS:
1.4:1 IS LESS THAN 2.5

GROSS FLOOR AREA: 9,497 SQ.FT.
550 DIVISADERO ST.: 5,427 SQ.FT.
560 DIVISADERO ST.: 4,030 SQ.FT.
LOT AREA: 6,562.5 SQ.FT.
87.5x75: 6,562.5 SQ.FT.
FAR = 9,497 / 6,562.5 = 1.441

542 DIVISADERO STREET

550 DIVISADERO STREET

- DETAILS SHEET NOTES**
1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
 2. FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.
- SHEET NOTES**
1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2x8 U.S.G. INTERIOR WALLS TO BE FRAMED WITH 2x4 U.S.G. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

- LEGEND**
- WALL TYPE SEE SHEET A2.3
 - DOOR NUMBER SEE SHEET A4.1
 - WINDOW NUMBER SEE SHEET A4.1
 - SECTION
 - ELEVATION
 - FLOOR/CEILING ASSEMBLY SEE SHEET A2.3
 - (E) WALL TO BE DEMOLISHED
 - (F) WALL TO REMAIN
 - (N) WALL

SHATARA ARCHITECTURE INC.
524 SECOND ST. SAN FRANCISCO CA 94107
TEL (415) 512-7566

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PROJECT: **TENANT IMPROVEMENT**
ADDRESS: **550 DIVISADERO ST. BLOCK: 1203 LOT: 037 & 542 DIVISADERO ST. SAN FRANCISCO, CA BLOCK: 1203 LOT: 024**

PROJECT DIRECTORY
ARCHITECT: SHATARA ARCHITECTURE INC. 524 SECOND ST. SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: MR. SUJITH SHATARA
OWNER: CONTACT ARCHITECT

ISSUED DATE NO.
PLANNING 05.03.2012
PLANNING 06.11.2012



PROPOSED FIRST FLOOR PLAN

A2.1

**SHATARA
ARCHITECTURE
INC.**

524 SECOND ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

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ASSIGNMENT OF SHATARA ARCHITECTURE INC.

PROJECT
**TENANT
IMPROVEMENT**
ADDRESS:
**550 DIVISADERO ST.
BLOCK: 1203
LOT: 037
&
542 DIVISADERO ST.
SAN FRANCISCO, CA
BLOCK: 1203
LOT: 024**

PROJECT DIRECTORY
ARCHITECT
SHATARA ARCHITECTURE INC.
524 SECOND ST.
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TEL 415-512-7566
CONTACT: MR. SURESH SHATARA

OWNER
CONTACT ARCHITECT

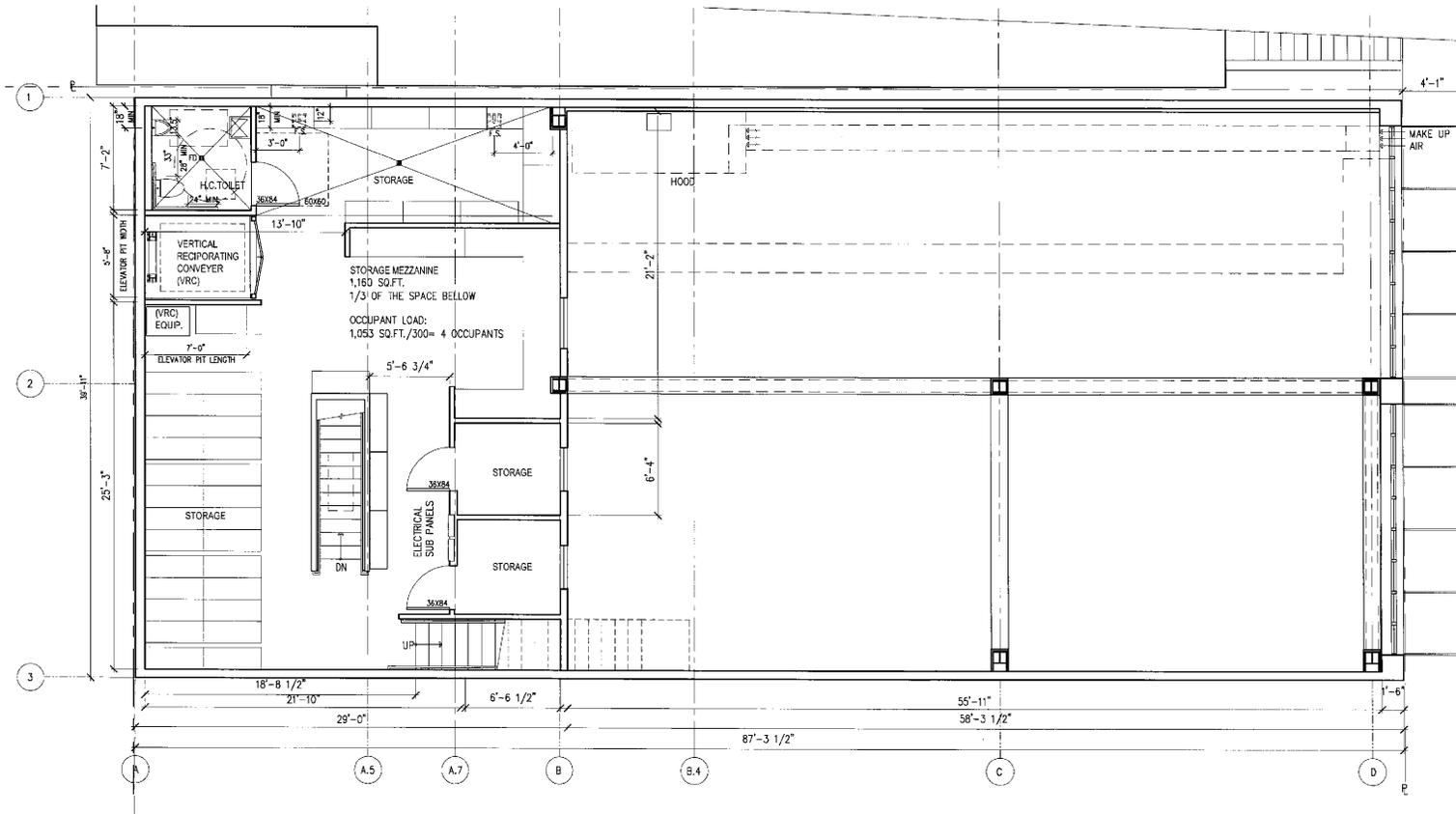
ISSUED	DATE	NO.
PLANNING	05.03.2012	
PLANNING	06.11.2012	



SHEET DESCRIPTION:

**PROPOSED
MEZZANINE
PLAN**

A2.2



542 DIVISADERO STREET

550 DIVISADERO STREET

GLASS AND STEEL CANOPY

DETAILS SHEET NOTES

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

- 1 WALL TYPE SEE SHEET A2.3
- 999 DOOR NUMBER SEE SHEET A4.1
- 999 WINDOW NUMBER SEE SHEET A4.1
- SECTION
- ELEVATION
- FLOOR/CEILING ASSEMBLY TYPE, SEE SHEET A2.3
- (E) WALL TO BE DEMOLISHED
- (R) WALL TO REMAIN
- (N) WALL

PROPOSED MEZZANINE PLAN

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



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ISSUED	DATE	NO.
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PLANNING	06.11.2012	

DETAILS SHEET NOTES

1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
2. FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

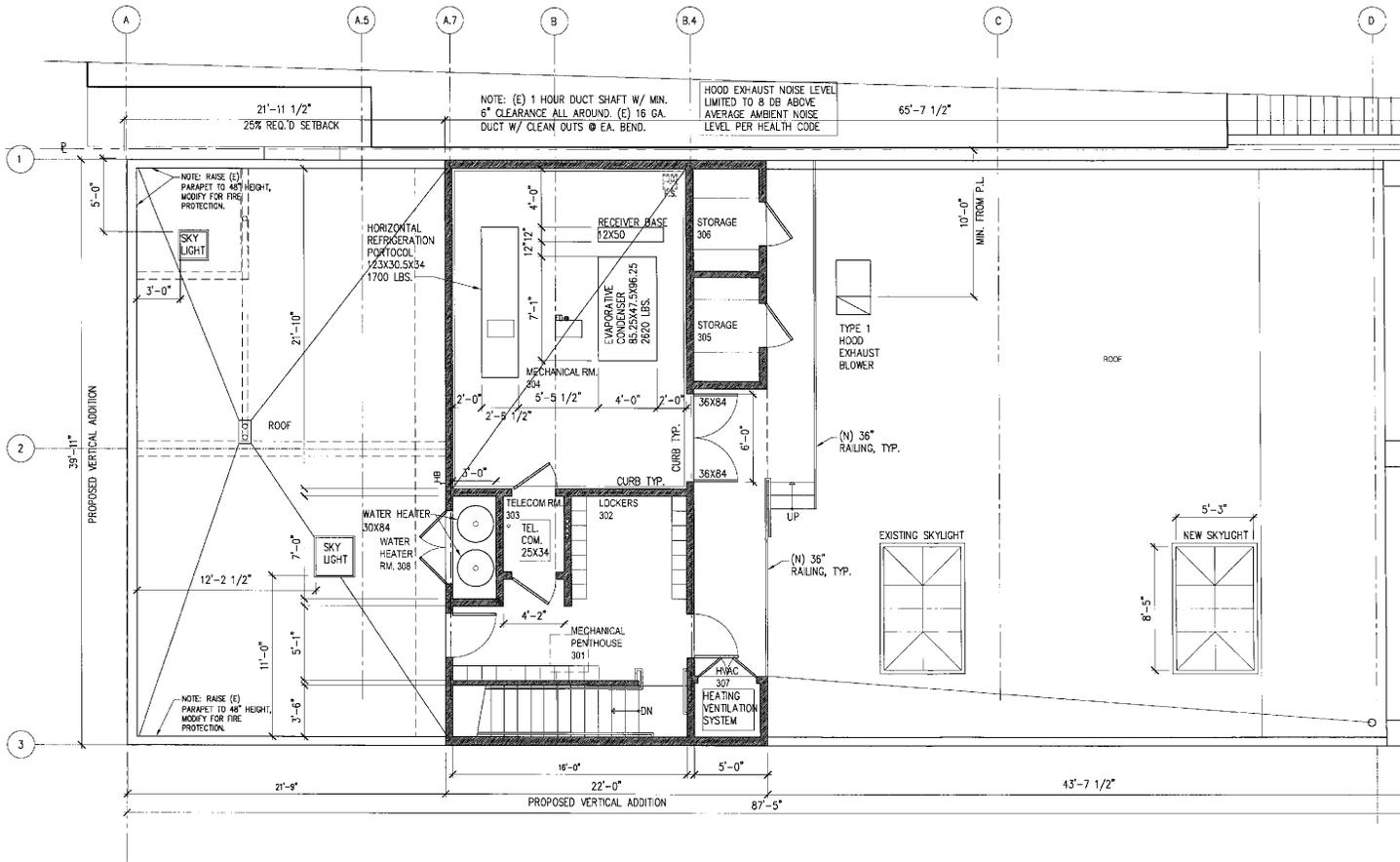
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2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 BULK. INTERIOR WALLS TO BE FRAMED WITH 2X4 UNLESS NOTED TO WALL TYPES TAGS FOR EXCEPTIONS.



SHEET DESCRIPTION:

**PROPOSED
ROOF PLAN**

A2.3



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



542 DIVISADERO STREET

550 DIVISADERO STREET

DETAILS SHEET NOTES

1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
2. FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

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2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 BULK. INTERIOR WALLS TO BE FRAMED WITH 2X4 UNLESS NOTED TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

- 1 WALL TYPE
2 SEE SHEET A2.3
- 999 DOOR NUMBER
SEE SHEET A4.1
- WINDOW NUMBER
SEE SHEET A4.1
- SECTION
- ELEVATION
- FLOOR/CEILING ASSEMBLY
TYPE, SEE SHEET A2.3
- (E) WALL TO BE DEMOLISHED
- (R) WALL TO REMAIN
- (N) WALL

SHATARA ARCHITECTURE INC.

524 SECOND ST.
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ISSUED	DATE	NO.
PLANNING	05.03.2012	
PLANNING	06.11.2012	

DETAILS SHEET NOTES

- WALL TYPES DIMS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DIMS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DIMS.

SHEET NOTES

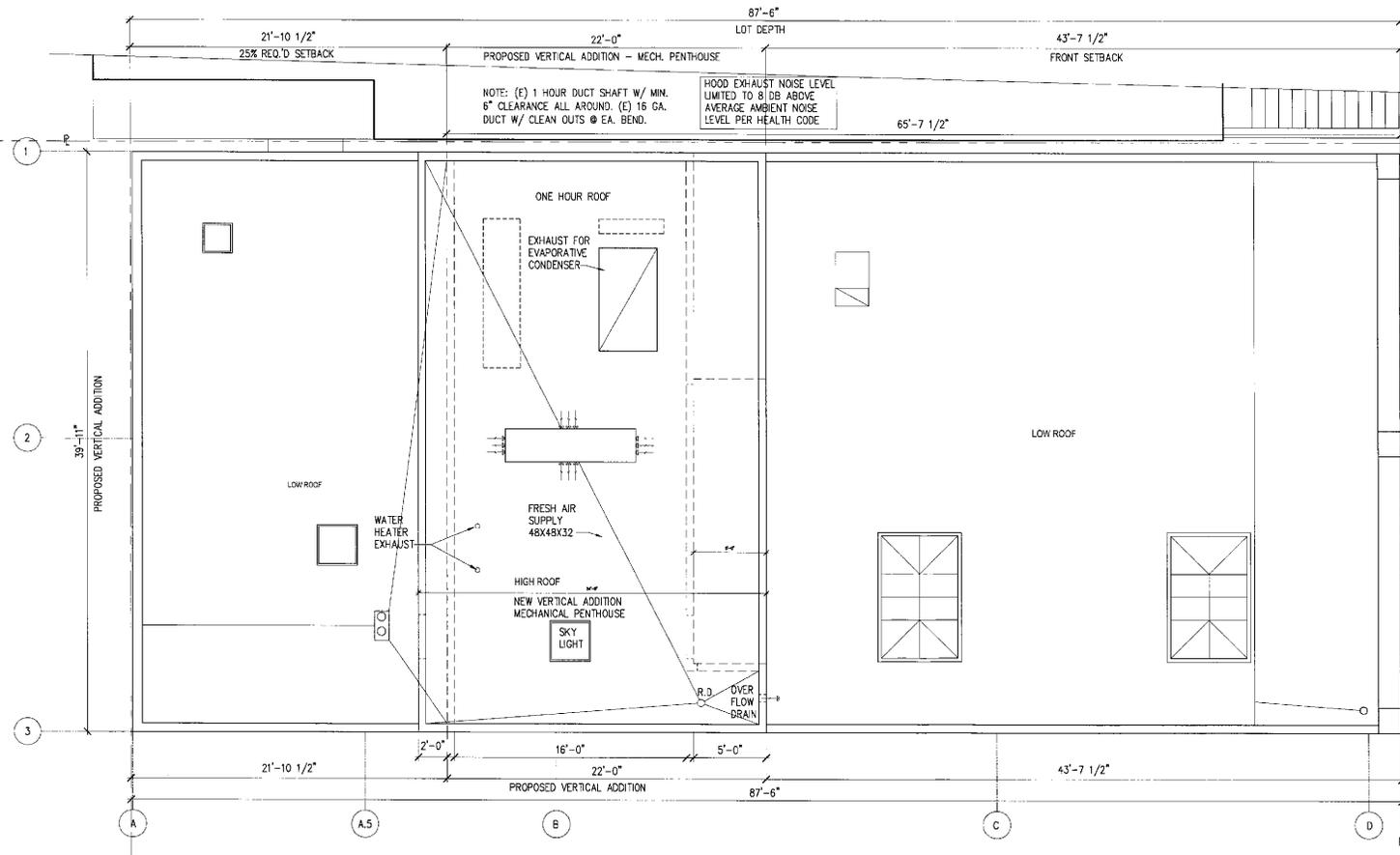
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- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
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SHEET DESCRIPTION:

PROPOSED HIGH ROOF PLAN

A2.4



PROPOSED HIGH ROOF PLAN
SCALE: 1/4"=1'-0"

542 DIVISADERO STREET

550 DIVISADERO STREET

DETAILS SHEET NOTES

- WALL TYPES DIMS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DIMS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DIMS.

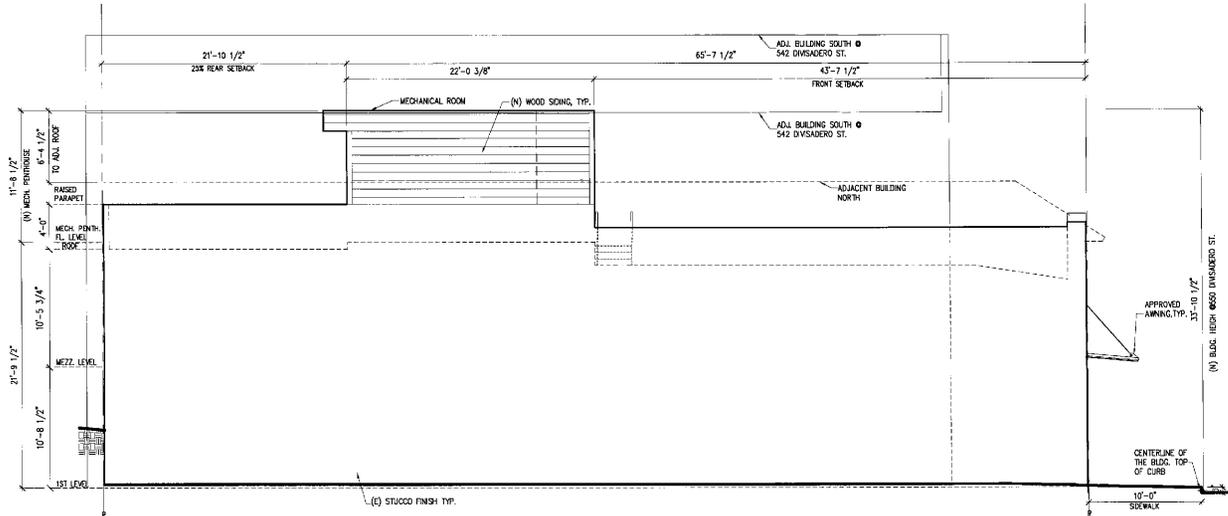
SHEET NOTES

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LEGEND

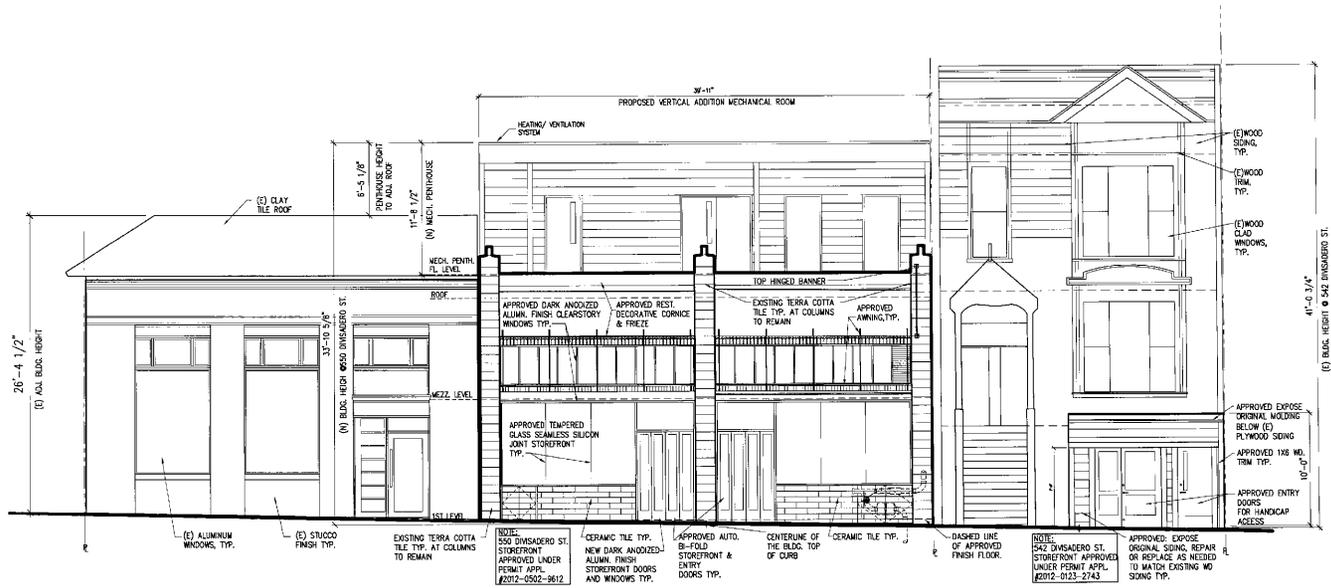
1	WALL TYPE	SECTION
2	SEE SHEET A2.3	
009	DOOR NUMBER	ELEVATION
	SEE SHEET A4.1	
10	WINDOW NUMBER	FLOOR/CEILING ASSEMB.
	SEE SHEET A4.1	TYPE, SEE SHEET A2.3

----- (E) WALL TO BE DEMOLISHED
 ===== (C) WALL TO REMAIN
 ===== (N) WALL



PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED WEST (FRONT) ELEVATION

SCALE: 3/16"=1'-0"

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CONTACT: IRE, SURELL SHATARA
OWNER
CONTACT ARCHITECT

ISSUED DATE NO.

PLANNING 05.03.2012

PLANNING 06.11.2012



SHEET DESCRIPTION:

PROPOSED ELEVATIONS

A3.1

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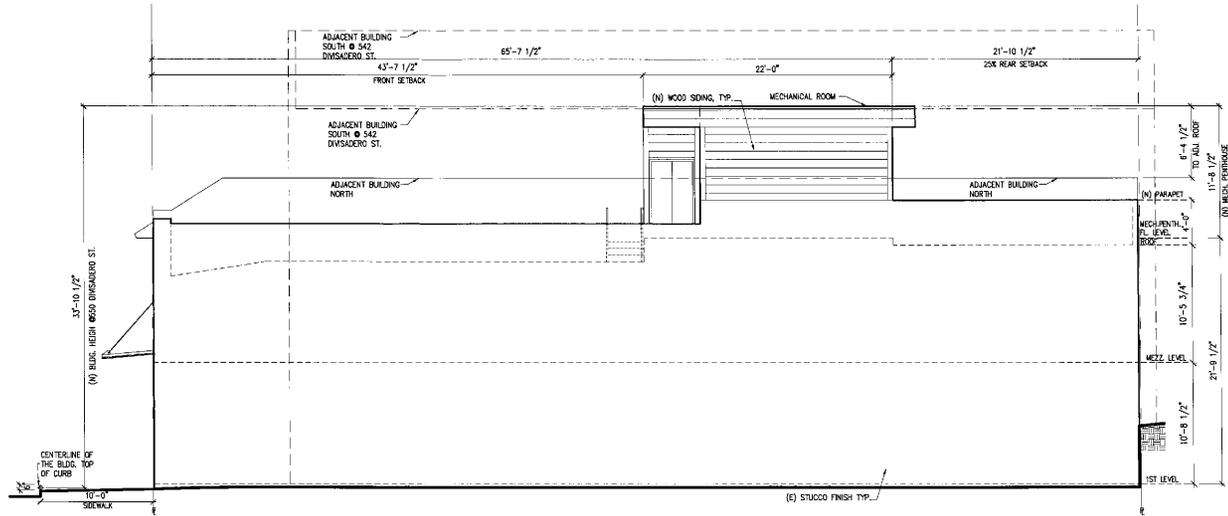
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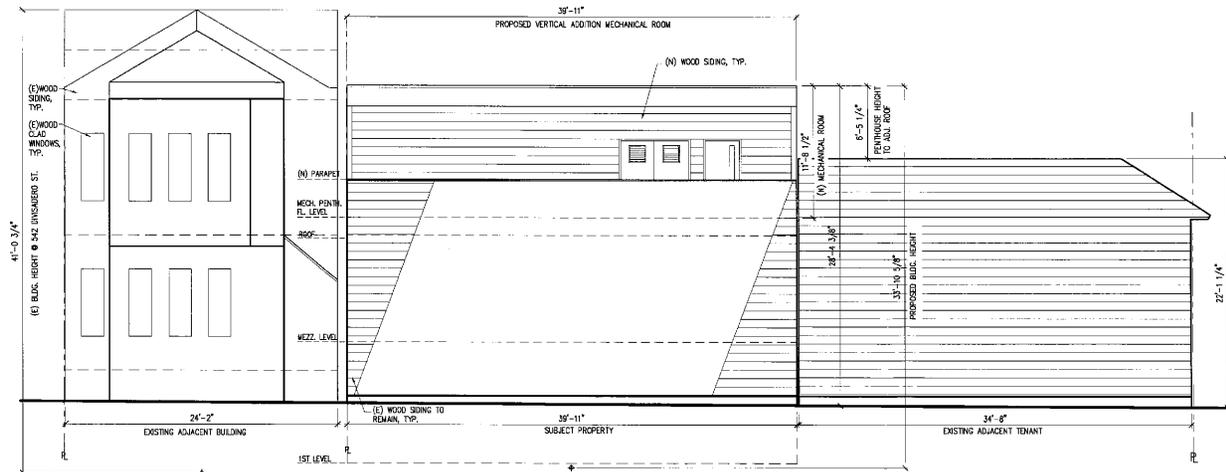
SHEET DESCRIPTION:

**PROPOSED
ELEVATIONS**

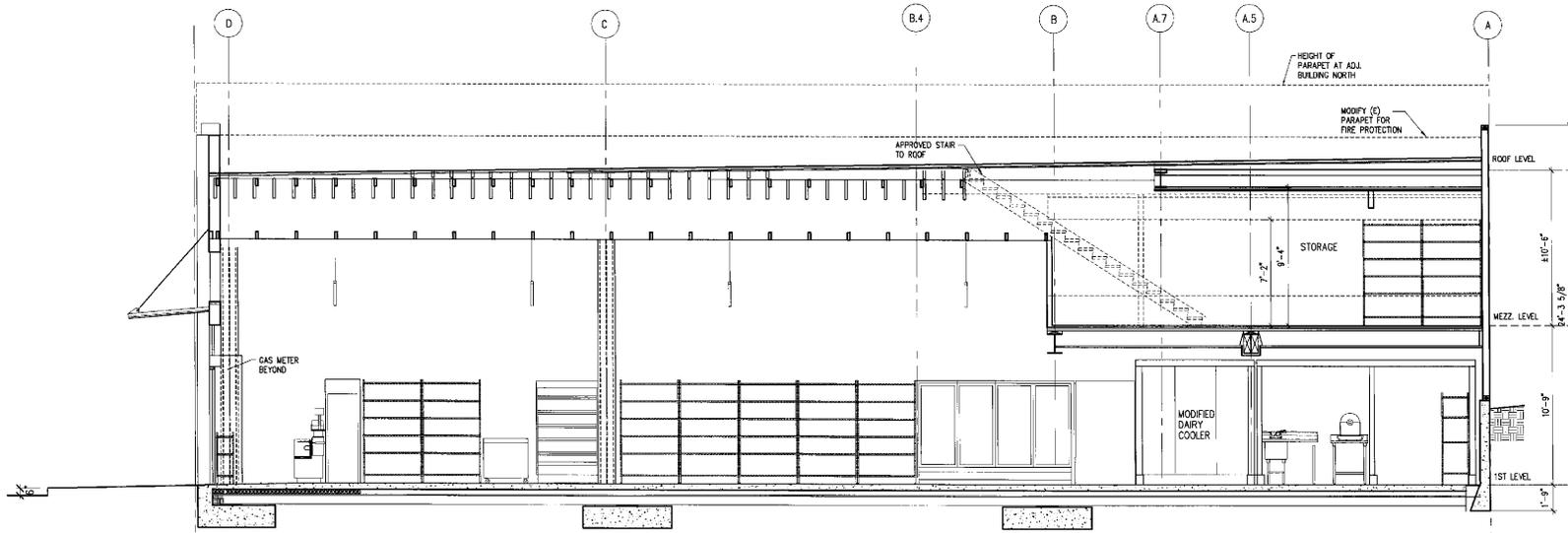
A3.2



PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

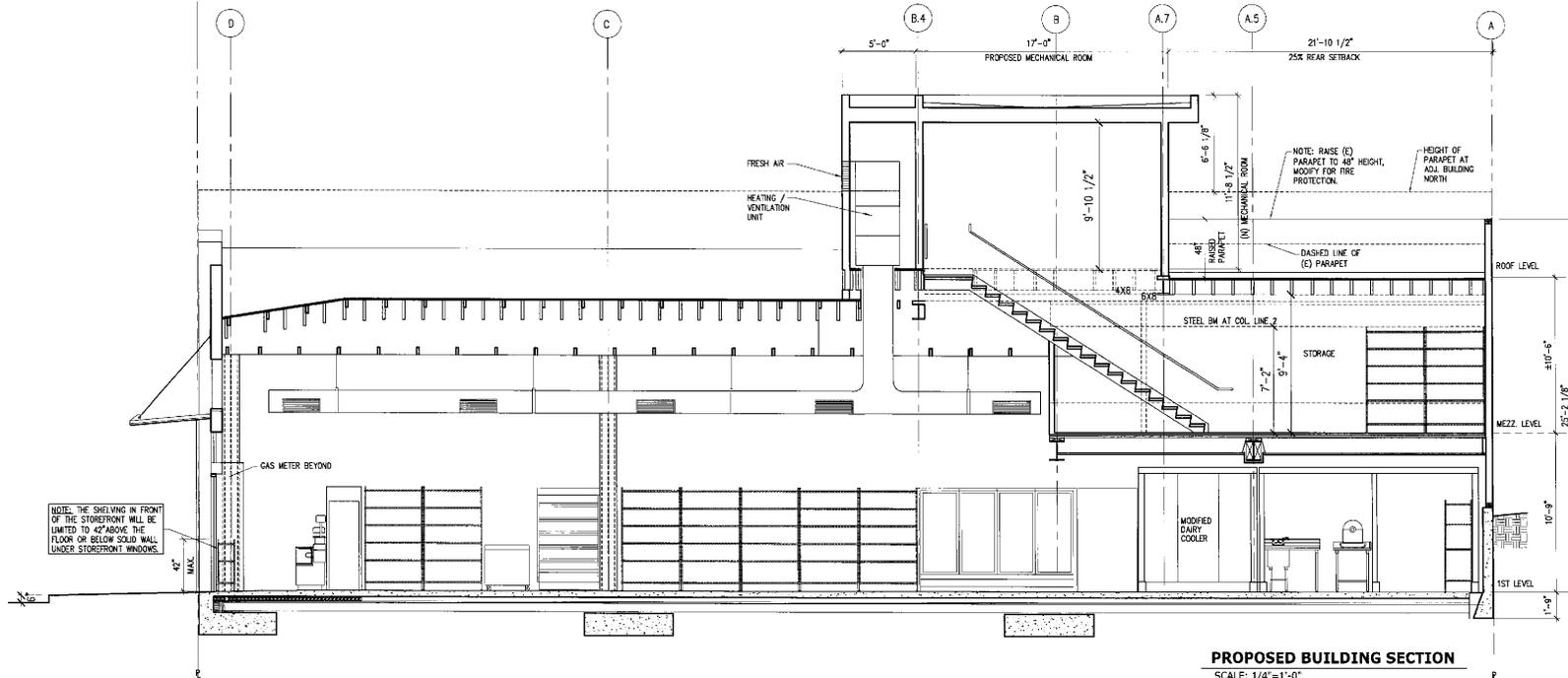


PROPOSED EAST (REAR) ELEVATION
SCALE: 3/16"=1'-0"



EXISTING BUILDING SECTION

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



PROPOSED BUILDING SECTION

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

NOTE: THE SHELVING IN FRONT OF THE STOREFRONT WILL BE LIMITED TO 42" ABOVE THE FLOOR OR BELOW SOLID WALL UNDER STOREFRONT WINDOW.

SHATARA ARCHITECTURE INC.

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OWNER
CONTACT ARCHITECT

ISSUED	DATE	NO.
PLANNING	05.03.2012	
PLANNING	06.11.2012	



SHEET DESCRIPTION:
EXISTING & PROPOSED BUILDING SECTIONS

A3.3