



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 9, 2011
Continued from the APRIL 28, 2011 Hearing

Date: June 2, 2011
Case No.: **2010.1118 DD**
Project Address: **952 MISSION STREET**
Zoning: C-3-G (Downtown, General Commercial)
160-F Height and Bulk District
Block/Lot: 3704 / 017
Project Sponsor: Clayton Kopp, Grass Roots Non-Profit Collective Inc.
c/o Hallinan and Hallinan
345 Franklin Street
San Francisco, CA 94102
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Take Discretionary Review and Approve the MCD with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

This case was continued from the April 28, 2011 hearing with direction to staff to investigate the possibility that a community clubhouse or neighborhood center that primarily serves persons less than 18 years of age may be located within 1,000 feet of the Project Site and examine the possible concentration of MCDs in the vicinity. The Commission also wants to engage in a policy discussion with Supervisor Mirkarimi and other Board Members to review and expand the City's policies regarding MCDs including balancing the distribution of facilities and more clearly defined location criteria.

Community Centers: Planning Code Section 209.4 defines a Community Clubhouse or a Neighborhood Center as, "not publicly owned but open for public use, in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction or education". The definition excludes schools, churches or other institutional uses defined by the Planning Code. Staff investigated the five sites mentioned at the Commission meeting as well as other possible centers in the area that may serve persons less than 18 years of age.

- CHALK SF, Communities in Harmony Advocating for Learning and Kids, 965 Mission Street, provides job training and placement services to youth between 14 and 17 years of age. The organization is a social service provider and not a recreation facility or clubhouse. The 965 Mission Street location is not open to the public and serves as the offices for the organization. Any youth at the site are employees of the organization.

- Asian American Recovery Service (AARS), provides substance abuse treatment services to youth and adults. The programs sponsored by AARS do not primarily serve persons less than 18 years of age and the organization is a social service provider and not a recreation facility or clubhouse. AARS program sites are located in the 2000 and 2100 blocks of Hayes Street and are not within 1,000 feet of the Project Site.
- Bayanihan Community Center, 1010 Mission Street, is a non-profit community center serving San Francisco's Filipino American community. The Center offers a variety of services to adults and youth including a rental hall for events. The Bayanihan Community Center does not primarily serve persons less than 18 years of age.
- Alsabeel Masjid Noor Al-Islam Temple, 48 Golden Gate Avenue, is a religious institution serving the Muslim community in San Francisco. The Temple provides programming for youth but does not primarily serve persons less than 18 years of age. The Temple is defined as a religious institution pursuant to Planning Code Section 217(j) and medical cannabis dispensaries may locate within 1,000 of such institutions.
- John D. Scott Vocal School, 965 Mission Street, is a music instruction school providing vocal instruction to youth and adults and is defined as a Personal Service establishment under Planning Code Section 790.116. The School does not serve as a community center and does not primarily serve persons less than 18 years of age.
- Hub Bay Area, 901 Mission Street, provides meeting and office space and opportunities for innovation in the economy and work place. Hub offers programs for adults and youth over the age of 18.

Concentration of Medical Cannabis Dispensaries: Planning Code Section 217(k) requires that MCDs not locate within 1,000 feet of an elementary or secondary school or a community clubhouse that primarily serves persons less than 18 years of age. Due to these requirements some neighborhoods, such as the Mid-Market and South of Market areas, that historically developed for industrial and commercial uses and have few if any schools or community clubhouses, have many locations where MCDs can be located. Staff investigated the number and location of Medical Cannabis Dispensaries within one half mile of the Project site and, while a concentration of MCDs downtown and South of Market is possible, such a condition does not currently exist near the project site. Only one MCD, the Green Door, is operating within one-quarter mile of the project site at 843 Howard Street between Fourth and Fifth Streets. Two facilities are within one half mile of the project site, one, SPARC, at 1252 Mission Street between Eighth and Ninth Streets and a second, Sanctuary 669 at 669 O'Farrell Street near Hyde Street.

Other approved MCDs in the area but more than one half mile from the Project Site include Green Cross at 230 11th Street, Hope Net at 223 9th Street, Re-Leaf at 1284 Mission Street, Igzactly at 527 Howard Street, and SF Medical Cannabis Clinic at 122 10th Street. Green Cross operates only as a delivery service.

CURRENT PROPOSAL

The proposal has not changed since the April 28, 2011 hearing. The proposal is to establish a new Medical Cannabis Dispensary (MCD) (d.b.a. "Grass Roots Cannabis") at 952 Mission Street. No physical expansion is proposed for the structure. The proposed Medical Cannabis Dispensary (MCD) would sell cannabis and cannabis foodstuffs. It would not allow on-site smoking or vaporizing on the premises. Modifications would be made in connection with this property to comply with Mayor's Office of Disability requirements. Grass Roots Non-Profit Collective Inc. (Project Sponsor) has been operating a MCD at 1077 Post Street for over five years.

The new location would operate in a similar fashion to the existing facility. The dispensary would be open seven days per week from 10:00 a.m. to 7:00 p.m. and San Francisco Police Special Officers would be hired to provide security at the door. Neighboring businesses and property owners would be provided with 24-hour contact information for Grassroots staff. The Patrol Special Officers would be instructed to communicate regularly with neighboring businesses. The dispensary would have eight to ten employees on site at all times including one reception person to check identification, five counter staff, two security officers and one manager. Grassroots expects to employ up to 16 new people at this facility. The dispensary would not have deliveries as part of its regular business however, delivery can be arranged in extreme cases where patients are physically unable to travel to the facility due to the severity of their medical conditions. No on-site consumption of medical cannabis would be allowed.

Cameras and lighting would be installed in the front and rear of the facility, oriented to cover a significant portion of Mission Street in both directions. Cameras would also be positioned throughout the interior of the MCD to ensure patient safety. Any evidence of criminal behavior captured by the cameras would be provided to San Francisco Police Department.

Grassroots intends to undertake a streetscape improvement project, which would begin by paying for tree planting on the sidewalks of the 900 block of Mission Street. They also intend to contract with the Central Market Community Benefit District (CMCBD) to incorporate this portion of Mission Street into the CBD. This would provide CMCBD Community Guides on Mission Street as well as increased neighborhood services including regular street cleaning and power washing. Toward this end, Grassroots has requested proposals from the Central Market Community Benefit District and the Friends of Mint Plaza specifically for providing increased neighborhood services including Community Guides for Mission Street, security for Mint Plaza, power washing, graffiti abatement, sanitation services, and tree planting on Mission Street.

REQUIRED COMMISSION ACTION

Planning Code Section 217(k) states that all MCDs are required to be heard by the Planning Commission, which would consider whether to exercise their discretionary review powers over the building permit application. In order for the project to proceed, the Commission must take Discretionary Review and approve the permit for the proposed MCD with conditions to allow a Medical Cannabis Dispensary within the C-3-G (Downtown, General Commercial).

BASIS FOR RECOMMENDATION

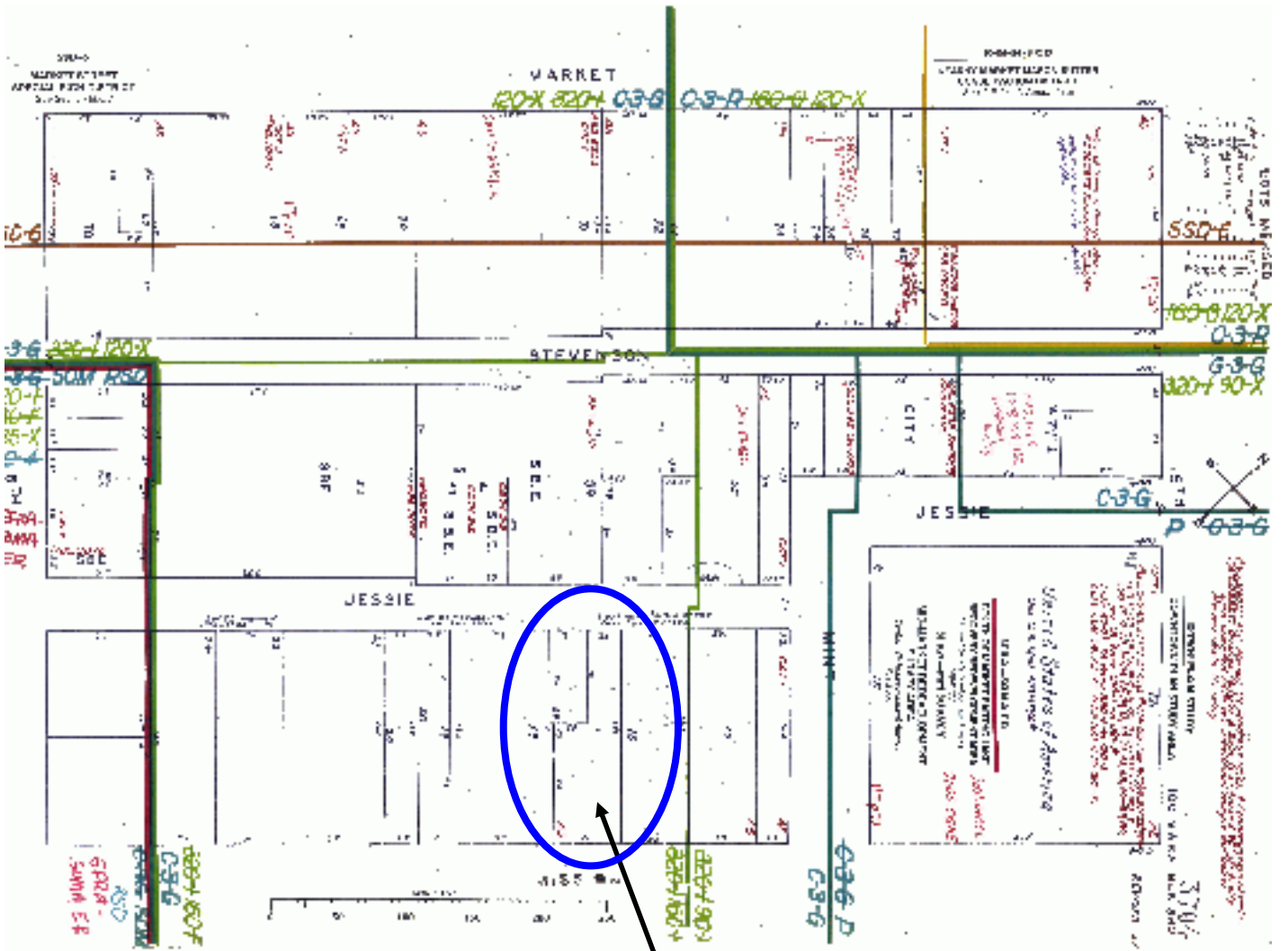
- The MCD complies with all standards and requirements of the Planning Code and advances the objectives and policies of the General Plan.
- To minimize the potential impact of the proposed use on the surrounding commercial area the following conditions are recommended for imposition on the project:
 1. 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.
 2. While smoking or vaporizing will not occur at the facility, 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.
 3. 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.

RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions

Attachments:

Approved Medical Cannabis Dispensary permits Near 952 Mission Street Map

Parcel Map

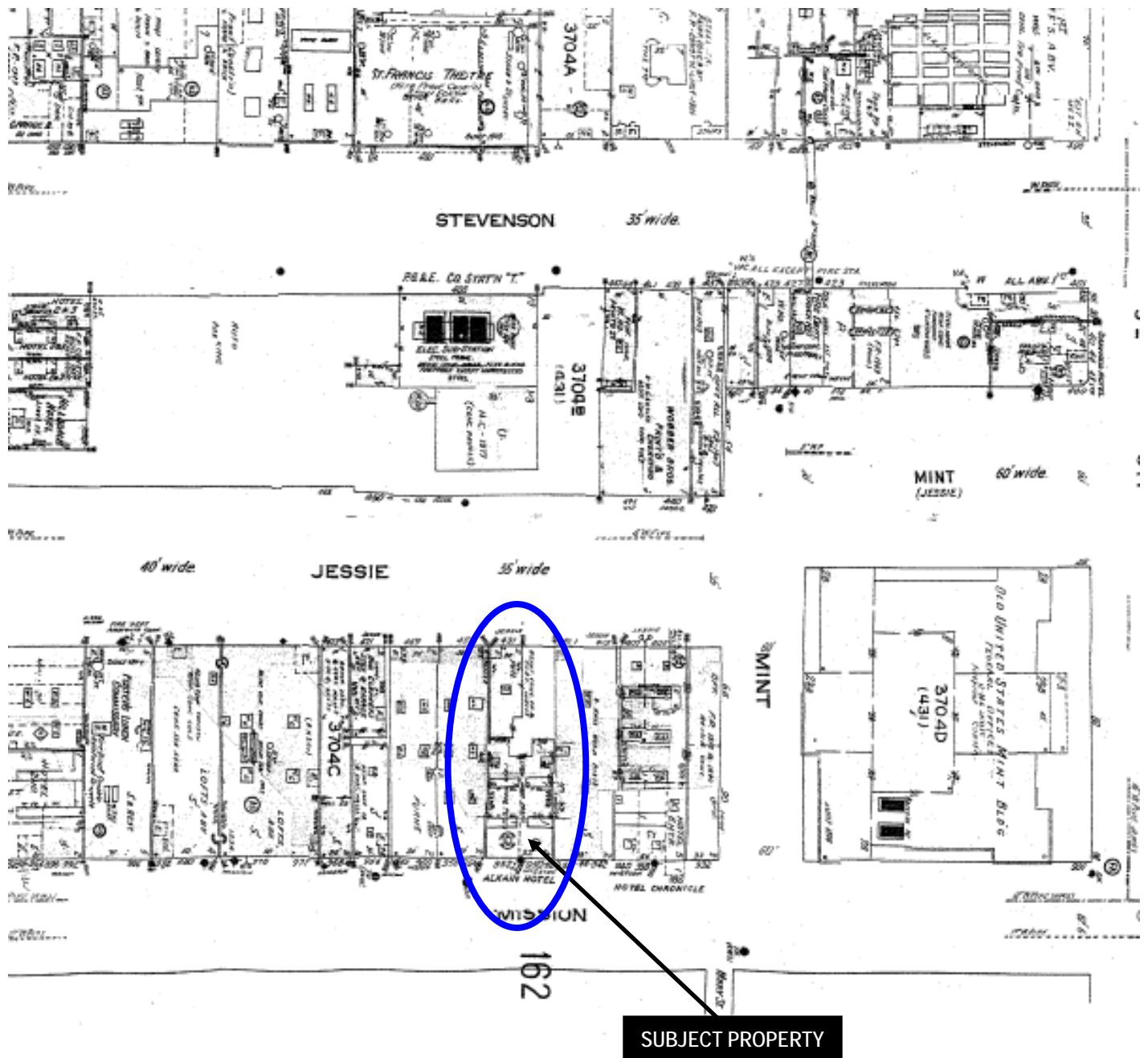


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.1118DD
952 Mission Street MCD

Sanborn Map*



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



Discretionary Review Hearing
Case Number 2010.1118DD
952 Mission Street MCD

Zoning Map



ZONING USE DISTRICTS

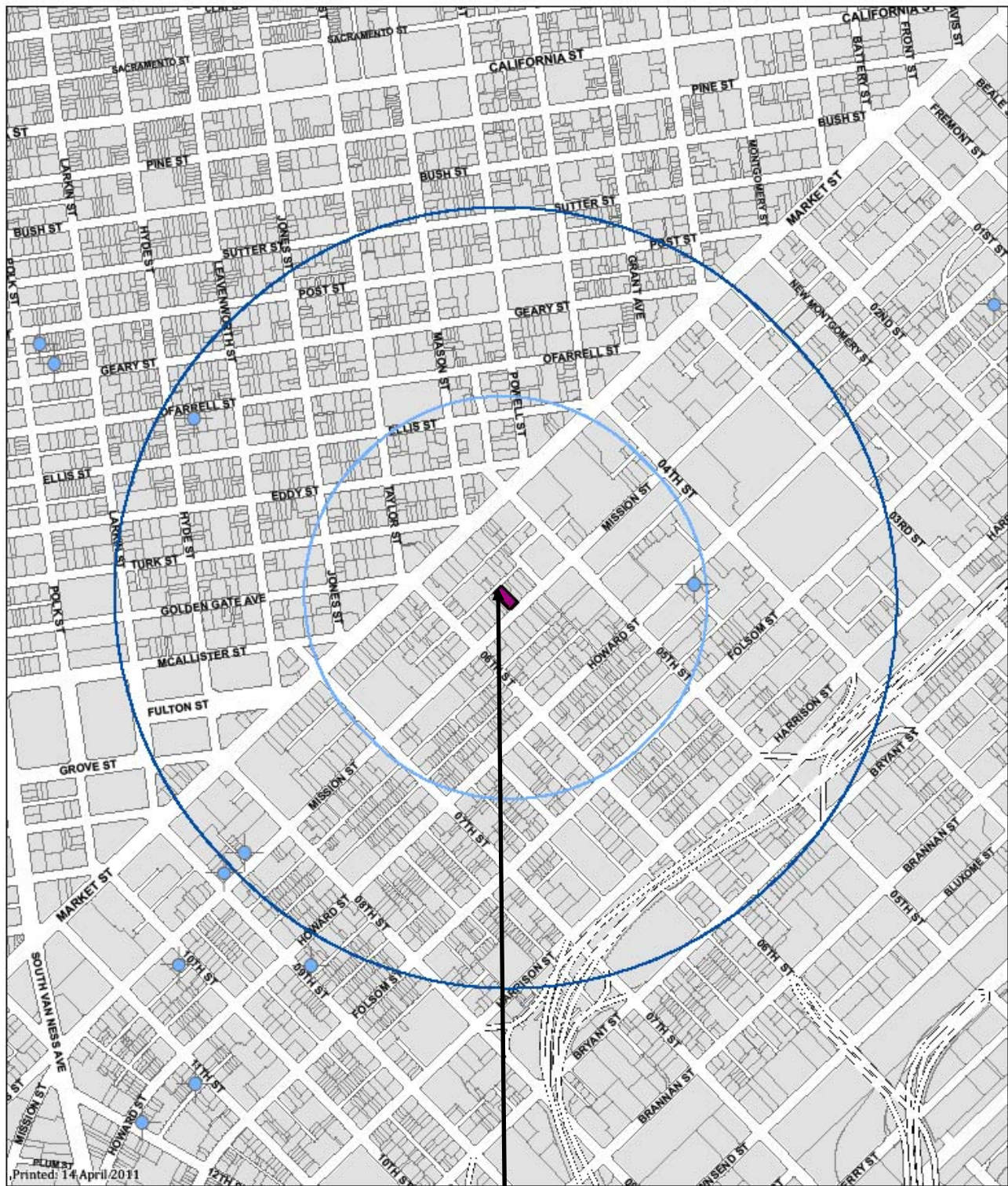
RESIDENTIAL, HOUSE DISTRICTS				
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS				
RM-1	RM-2	RM-3	RM-4	
NEIGHBORHOOD COMMERCIAL DISTRICTS				
NC-1	NC-2	NC-3	NCD	NC-S
SOUTH OF MARKET MIXED USE DISTRICTS				
SPD	RED	RSD	SLR	SLI
SSO				
COMMERCIAL DISTRICTS				
C-2	C-3-S	C-3-G	C-3-R	C-3-O
C-3(O)SD				
INDUSTRIAL DISTRICTS				
C-M	M-1	M-2		

SUBJECT PROPERTY



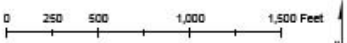
Discretionary Review Hearing
 Case Number 2010.1118DD
 952 Mission Street MCD

Approved Medical Cannabis Dispensary Permits Near 952 Mission St



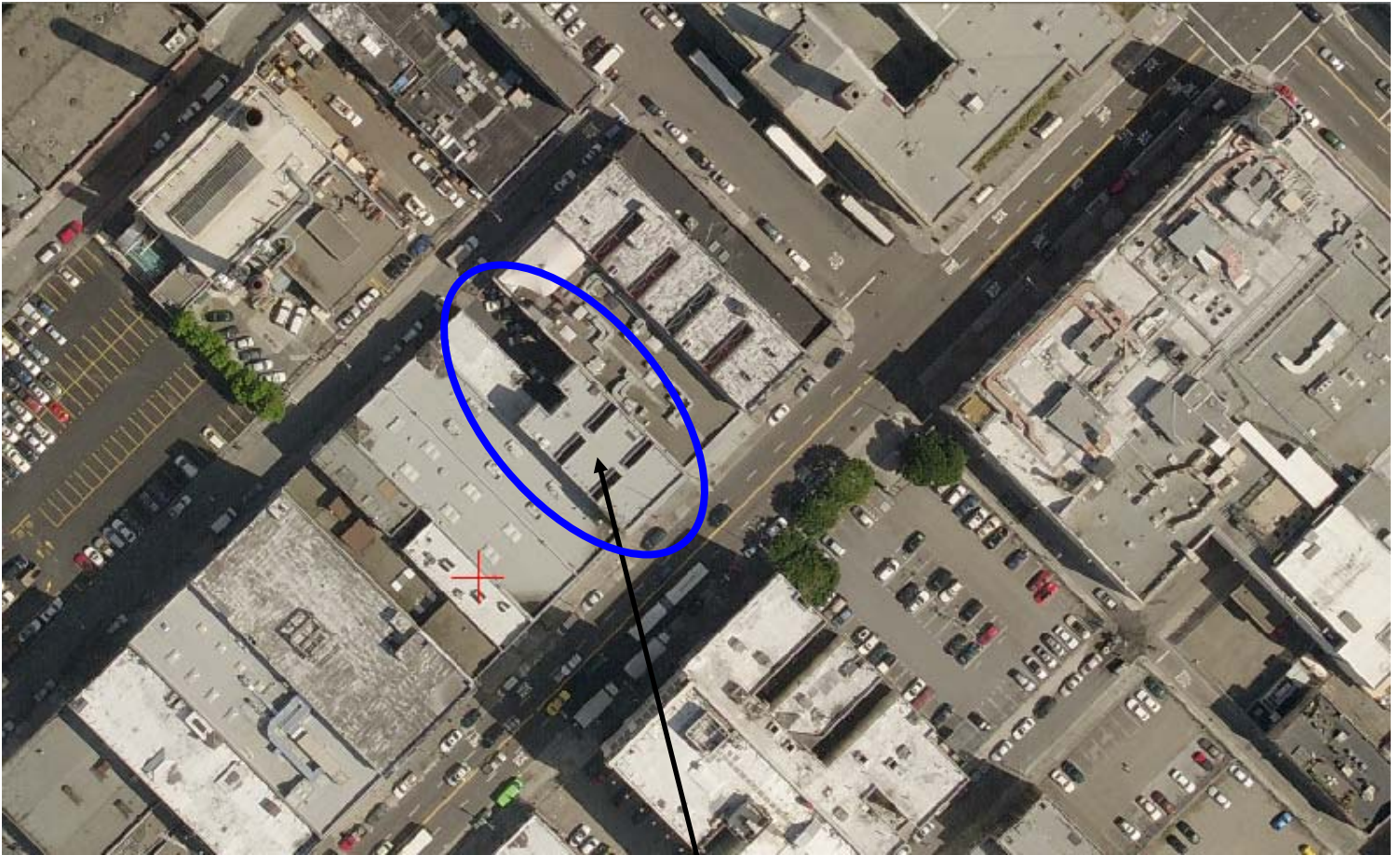
-  952 Mission St
-  Approved Medical Cannabis Dispensary Permits
-  0.5 Miles from 952 Mission St
-  0.25 Miles from 952 Mission St

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.1118DD
952 Mission Street MCD

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.1118DD
952 Mission Street MCD

Context Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2010.1118DD
952 Mission Street MCD

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2010.1118DD
952 Mission Street MCD

GENERAL NOTES:

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exists.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included:
Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

Alterations:
If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential
All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission.

PROJECT DATA:

JOB ADDRESS: 952 MISSION ST.
SAN FRANCISCO, CA

BLOCK: _____ 3704

LOT: _____ 017

ZONING: _____ C3G

TYPE OF CONSTRUCTION: V-A

OCCUPANCY: - B

DRAWING INDEX:

- A-1: GENERAL NOTES
- A-2: SITE PLAN, D.A. CHECK LIST
- A-3: EXISTING FLOOR PLAN
- A-4: PROPOSED FLOOR PLAN
- A-5: FRONT ELEVATION & ADA RESTROOM PLAN & ELEVATION ARCHITECTURAL DETAILS
- A-6: ROOM FINISHED & DOOR SCHEDULES ADA COMPLIANCE DETAILS

SCOPE OF WORK:

PERMIT FOR NEW MEDICAL CANNABIS DISPENSARY (MCD) AT 952 MISSION STREET SAN FRANCISCO, CA.

APPLICABLE CODES:

CURRENT SAN FRANCISCO ZONING ORDINATES:
CALIFORNIA BUILDING CODE,2007 EDITION
CALIFORNIA MECHANICAL CODE,2007 EDITION
CALIFORNIA PLUMBING CODE,2007 EDITION
CALIFORNIA ELECTRIC CODE,2007 EDITION
AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINE
THE SAN FRANCISCO HOUSING CODE,2007 EDITION
CALIFORNIA ENERGY CODE,2008 EDITION
CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

LEGEND:

SYMBOLS	DESCRIPTION
Ⓜ 110V	Smoke detector Hard wire w/battery back-up
Ⓜ	Recessed outlet
Ⓜ WP.	Weatherproof outlet
Ⓜ OR	Fluorescent light
Ⓜ	Fluorescent light
Ⓜ	Drop chord light
Ⓜ	High efficacy light
Ⓜ	Single switch
Ⓜ	Three way switch
Ⓜ	Switch w/ dimmer
Ⓜ	Switch CONTROLLED BY MANUAL-OH MOTION SENSOR
Ⓜ	Wall outlet 110V
Ⓜ	Wall outlet 220V
Ⓜ	Exhaust fan

LEGEND

SYMBOL	DESCRIPTION
_____	REMAIN WALL
██████████	NEW WALL
▨	LEVEL CHANGE
① A-1	SHEET NO. SECTION NO.
① A-1	SHEET NO. DETAIL
①	REVISION

Mayor's Office on Disability Project Intake



Gavin Newsom
Mayor
Susan Mizner
Director

Project Name:	GRASS ROOTS MCD
MOD Intake Date:	
MOD Project Number:	2006-

Contact Information:

Project Address: 952 MISSION STREET SAN FRANCISCO, CA			
CCSF Sponsor/ funder: N/A	Phone:	Fax:	Email :
Project Manager Name: Kevin Johnson	Phone: (415)577-1524	Fax:	Email :
Organization:	Phone:	Fax:	Email :

Contact address: 952 MISSION STREET SAN FRANCISCO, CA

Project Owner: Dan Kopp	Phone: (415)602-4667	Fax:	Email :
Project Architect: John W. Lau	Phone: (415)831-7180	Fax: (415)831-7181	Email : dicksongroup@yahoo.com
Firm:	Phone:	Fax:	Email :

Project Description:

Brief Narrative Description:		
Project Funding Sources:	Amount: \$50,000	Source: PRIVATE
Federal:	N/A	
State:	N/A	
City:	N/A	
Other:	N/A	
TOTAL:	\$50,000	All Sources PRIVATE

401 Van Ness, Room 300, San Francisco, CA 94102
415.554.6789 415.554.6799 TTY 415.554.6159 fax MOD@sfgov.org

Mayor's Office on Disability DISABILITY ACCESS COMPLIANCE APPROVAL



Gavin Newsom
Mayor
Susan Mizner,
Director

PROJECT: GRASS ROOTS MCD
Project Address: 952 MISSION STREET SAN FRANCISCO, CA

Number: FY2006: _____

THE MAYOR'S OFFICE ON DISABILITY HAS REVIEWED AND APPROVED:

- _____ Site Permit Plans
- _____ Final Construction Plans

ACCESSIBILITY COMPLIANCE AT THE SITE HAS BEEN APPROVED IN THE FOLLOWING FORM:

- _____ Temporary Certificate of Occupancy (TCO)
- _____ Final Signoff
- _____ Certificate of Final Completion (CFC)

By: Jim Whipple _____ Date: _____

Rev: March 05 401 Van Ness, Suite 300 San Francisco, CA 94102 415.554.6789 415.554.6799 TTY 415.554.6159 Fax MOD@sfgov.org

Common/AdminMod/Forms/Project signoff-Disability Access Compl.Approval-2006

MOD Project Intake

Housing/ Dormitory Project Information:

Residential Units Y(N)	If yes, complete this section	Dwelling units	Beds	Total
	Fully Accessible (504, UFAS) Adaptable (FHAA, T24)			
	Visual/ Hearing Accessible			
	Inaccessible			
	Total			

Project Scope:

Barrier removal only	Y/N:
New Construction	Y/N:
Renovation under Title 24 threshold	Y/N:
Renovation over Title 24 threshold	Y/N:
Commercial usage included	Y/N:
Public accommodation included	Y/N:
Number of floors	1
Floor plate over 3,000 sq. ft.	Y/N:
Approximate total square footage of project	1427
One or more elevators in project	Number: 0

Other Comments:

Submitted by: _____

Date: _____

E-mail form to: MOD@sfgov.org (Note: Review of Projects submitted to MOD prior to payment cannot be processed until payment has been received).

Fee Schedule (Effective August 29, 2005)

Project	Fee
<input checked="" type="checkbox"/> Small Projects (Valuation up to \$100,000)	Flat Fee: \$150.00
<input type="checkbox"/> Medium Projects (Valuation of \$100,001 to \$1,000,000)	0.15% of Development Cost
<input type="checkbox"/> Large Projects (Valuation of \$1,000,001 to \$10,000,000)	\$1,600.00 + .05% of Development Cost
<input type="checkbox"/> Extra Large Projects (Valuation of \$10,000,001 and up)	\$10,000.00 + .015% of Development Cost

Fee Calculation: _____ x _____ = _____

Please make check payable to: **City and County of San Francisco**
Submit Project and Payment (check only) to: Mayor's Office on Disability, Monday - Friday, 8:30 am - 4:30 pm
401 Van Ness Avenue, Room 300, San Francisco, CA 94103; Phone: (415) 554-6789

Projects submitted to MOD must include payment. Projects submitted without payment will not be processed.

Fee Submitted _____ Check # _____ Date Submitted _____

REVISIONS BY
03.28.2011 DOWN SCOPE JH
DICKSON CONSULTING GROUP
5616 Geary Blvd, Suite 201
San Francisco, Ca. 94121
Phone: (415) 831-7180
Fax: (415) 831-7181

GENERAL NOTES

BLOCK:3704, LOT:017
952 MISSION STREET
SAN FRANCISCO, CA 94116

DATE 12.06.10
SCALE AS NOTED
DRAWN CK
JOB

A-1
OF SHEETS

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

The address of the project is 952 MISSION STREET SAN FRANCISCO, CA

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

- The proposed use of the project is MEDICAL CANNABIS DISPENSARY (MCD) (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: GROUND FLOOR
- The construction cost of this project *excluding* disabled access upgrades is \$ 50,000.00, which is (check one) more than / less than the Accessibility Threshold amount of \$ 128,410.86 based on the 2007 ENR Construction Cost Index* (The cost index & threshold are updated annually).
2010
- 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):

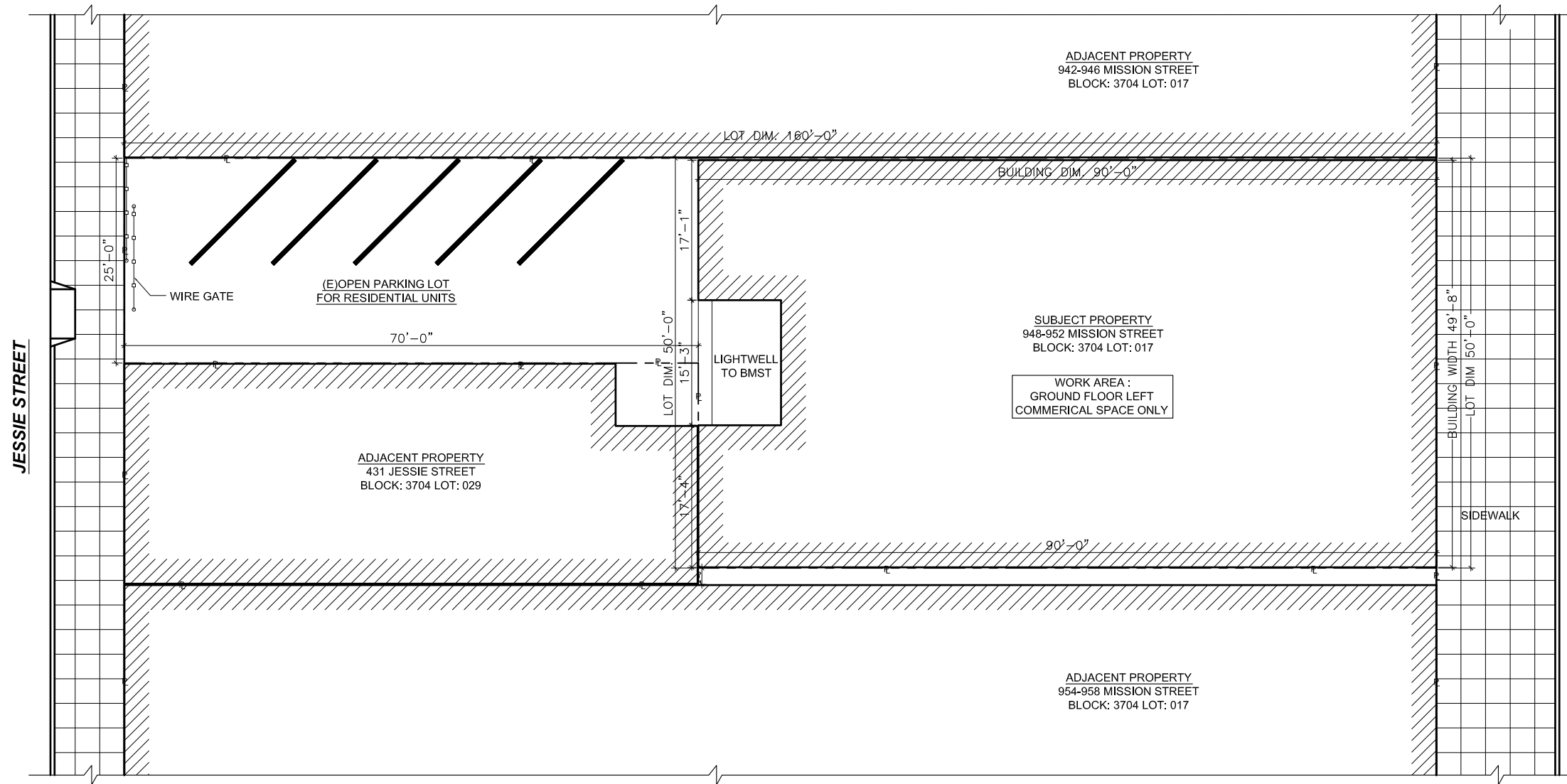
- A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
- B:** All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
- C:** Proposed project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

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

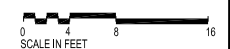
Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex.1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade Hardship	Equivalent Facilitation Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal/ NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank!). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SHEET A-3&4
2. An accessible route to the area of remodel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SHEET A-4
2a. path of travel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2f. other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SHEET A-4 (ADDING 1 GRAB BAR & RELOCATING 2 SINKS & 1 DOOR)
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
5. Accessible drinking fountains (hi-low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6. Signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SHEET A-4&6
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
8. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Others: path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A

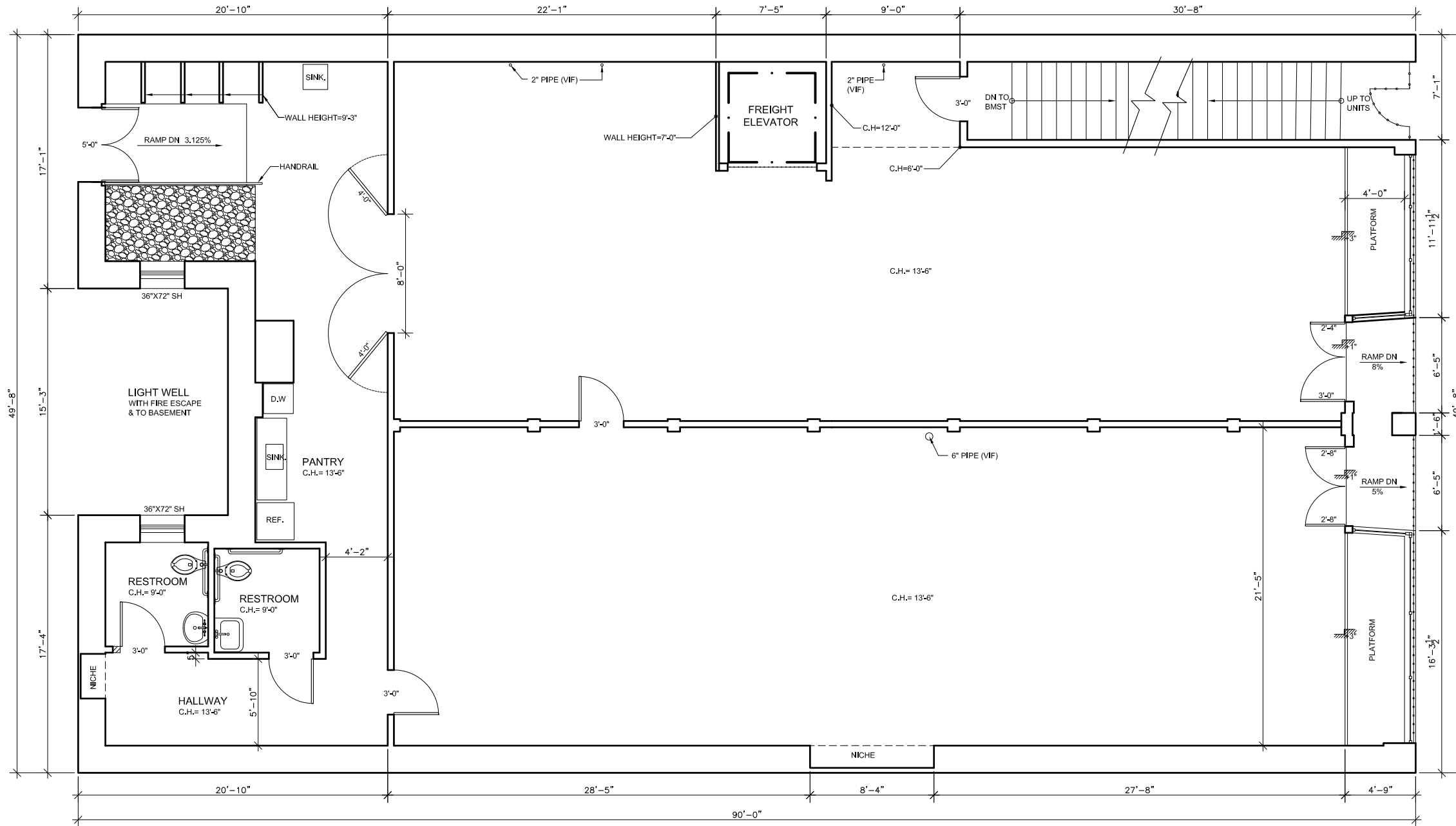
If details are provided from a set of City approved reference drawings, provide its permit application number here: _____



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



<p>REVISIONS BY</p> <p>03.28.2011 DOWN SCOPE JH</p>	<p>DICKSON CONSULTING GROUP</p> <p>5616 Geary Blvd, Suite 201 San Francisco, Ca. 94121 Phone: (415) 831-7180 Fax: (415) 831-7181</p>
<p>EXISTING SITE PLAN D.A. CHECKLIST</p>	
<p>BLOCK: 3704, LOT: 017 952 MISSION STREET SAN FRANCISCO, CA 94116</p>	
<p>DATE 12.06.10</p> <p>SCALE AS NOTED</p> <p>DRAWN CK</p> <p>JOB</p>	<p>A-2 OF SHEETS</p>



EXISTING 1ST. FLOOR PLAN
 SCALE: 1/4" = 1'-0" (GROSS AREA: 4257SQ.FT.)
 - - - - - (E) WALL TO REMOVE

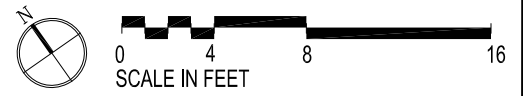
REVISIONS	BY
△ 03.28.2011	JH
DOWN SCOPE	JH

DICKSON CONSULTING GROUP
 5616 Geary Blvd, Suite 201
 San Francisco, Ca. 94121
 Phone: (415) 831-7180
 Fax: (415) 831-7181

EXISTING FLOOR PLAN

BLOCK:3704, LOT:017
 952 MISSION STREET
 SAN FRANCISCO, CA 94116

DATE	12.06.10
SCALE	1/4"=1'-0"
DRAWN	CK
JOB	



REVISIONS	BY
△ 03.28.2011	JH
DOWN SCOPE	JH

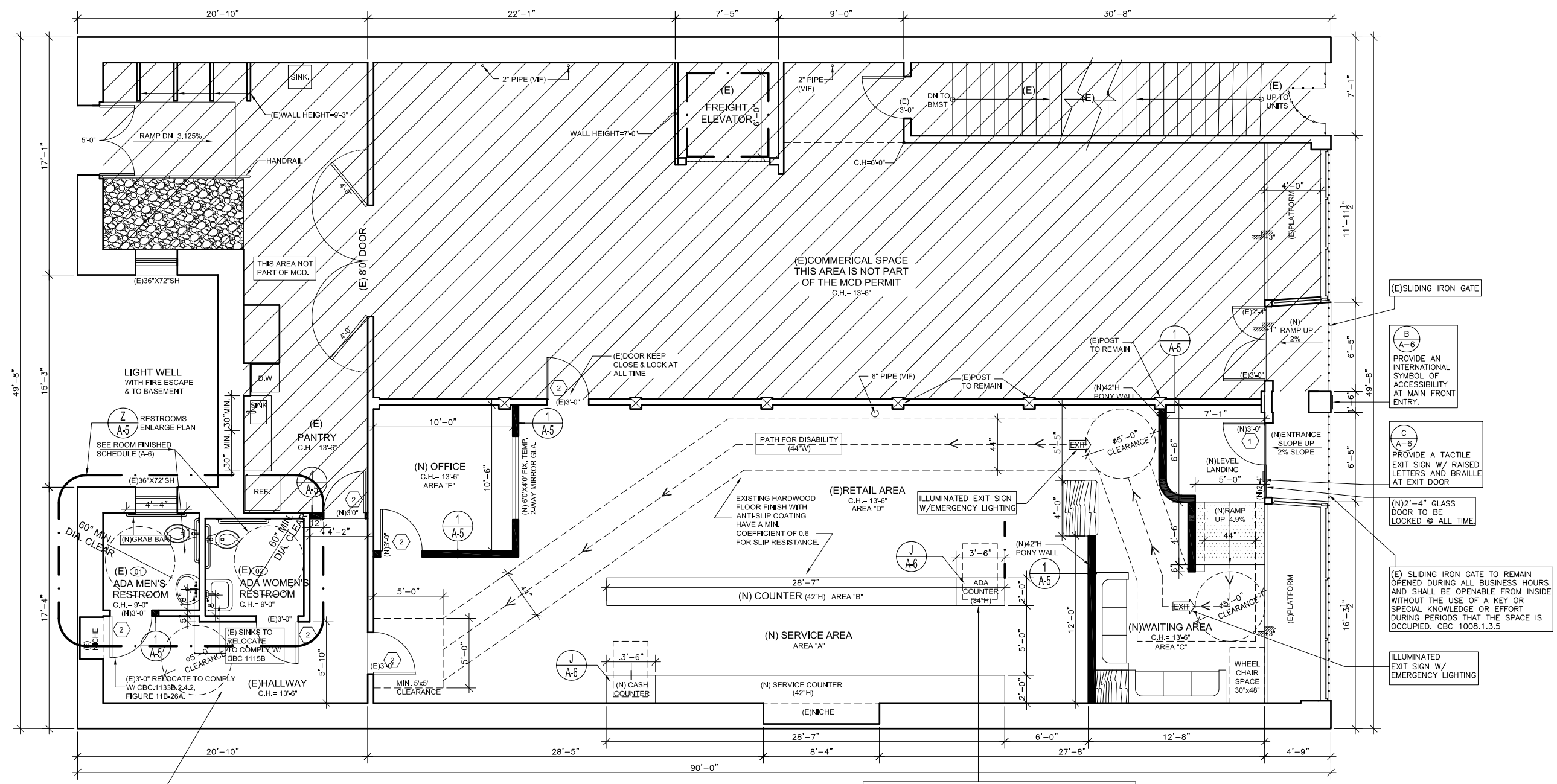
DICKSON CONSULTING GROUP
 5616 Geary Blvd, Suite 201
 San Francisco, Ca. 94121
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PROPOSED FLOOR PLAN

BLOCK:3704, LOT:017
 952 MISSION STREET
 SAN FRANCISCO, CA 94116

DATE	12.06.10
SCALE	1/4"=1'-0"
DRAWN	CK
JOB	

A-4
 OF SHEETS

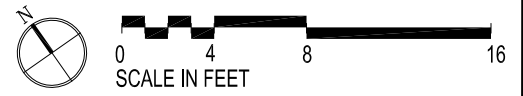


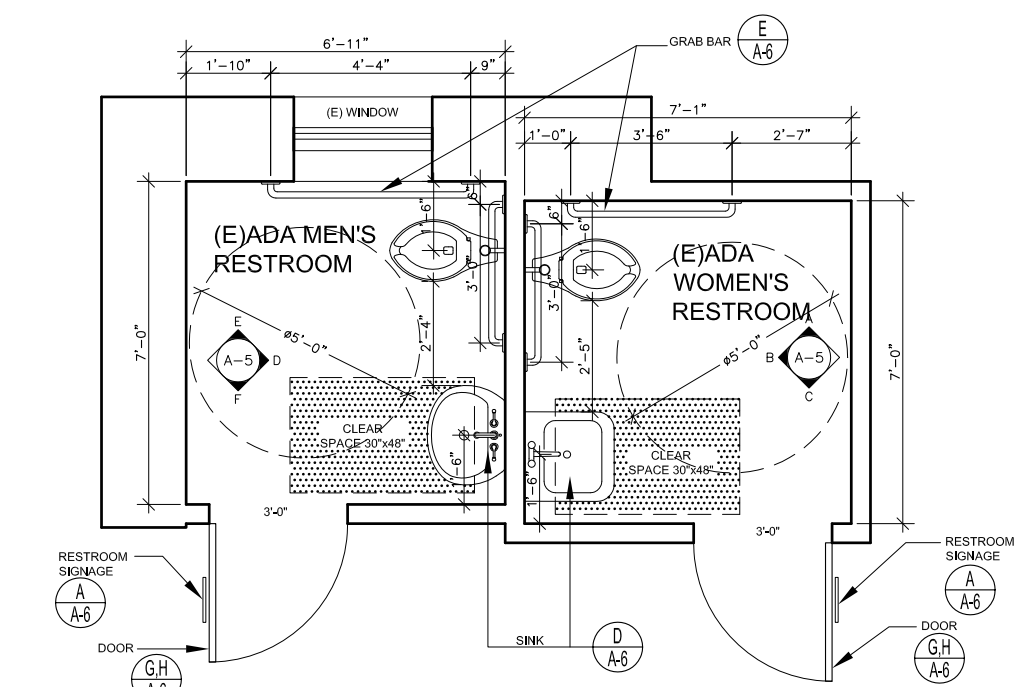
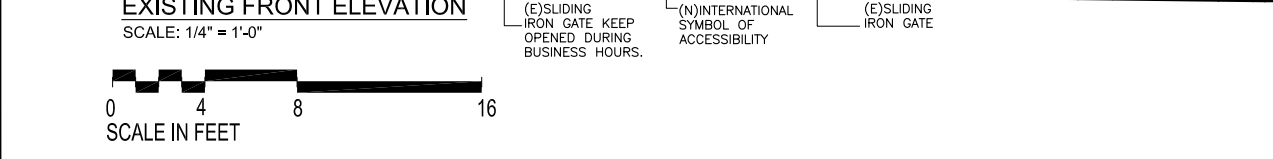
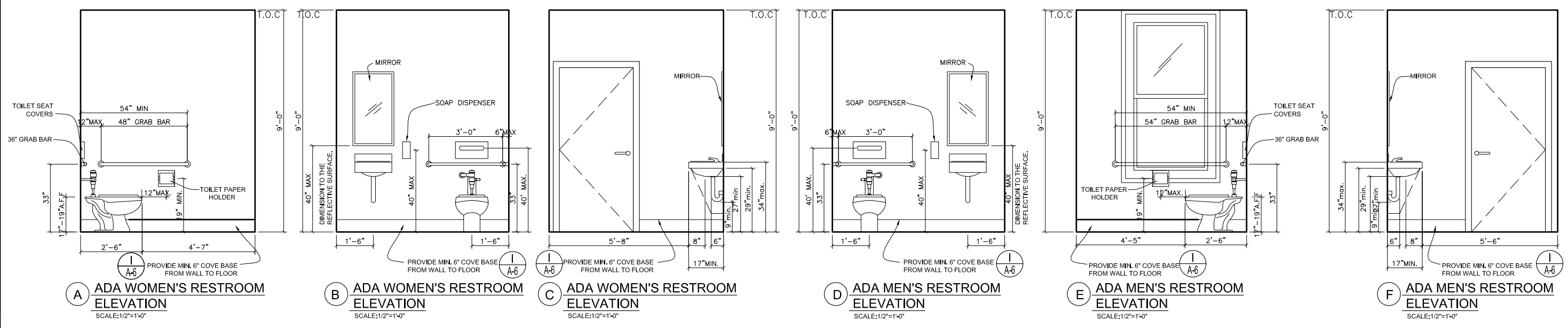
PROPOSED 1ST. FLOOR PLAN
 SCALE: 1/4" = 1'-0" (GROSS AREA: 4257SQ.FT.)

OCCUPANT LOAD CALCULATIONS

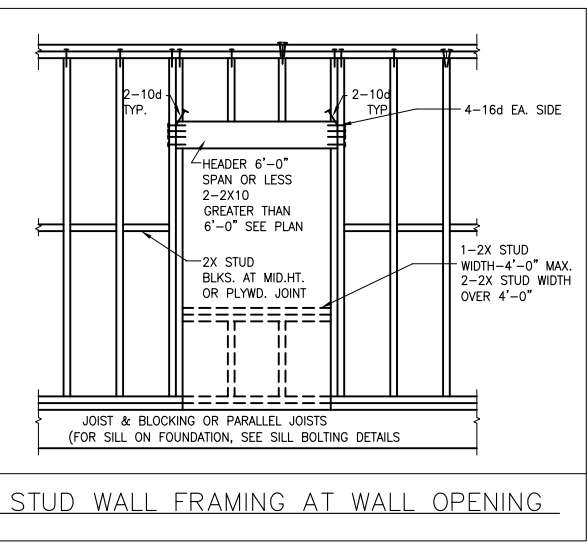
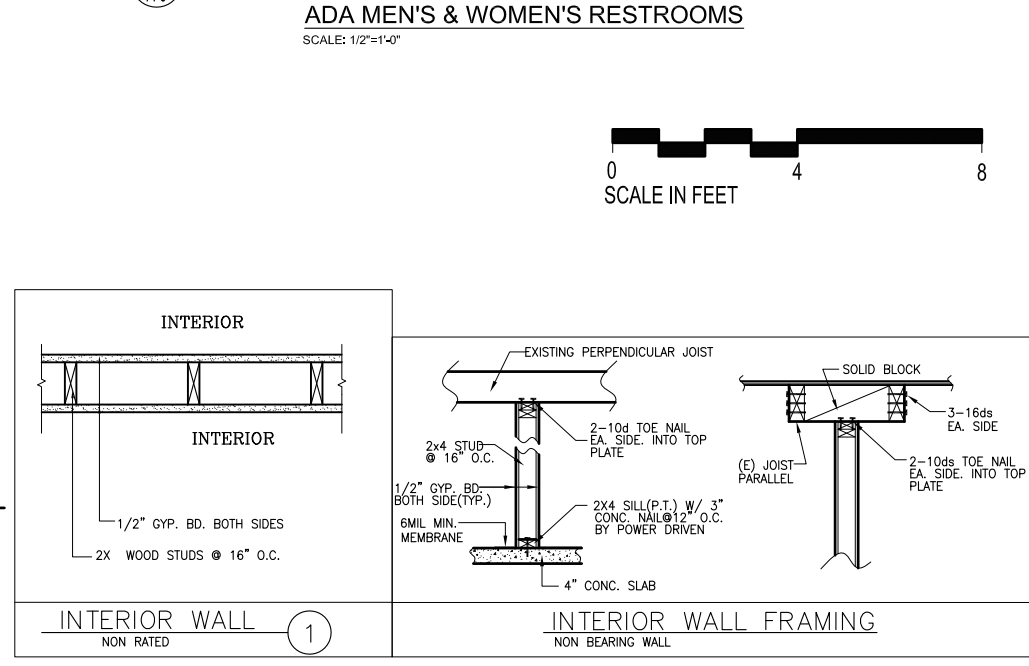
AREA	SQ.FT./LN.FT	OCCUPANT LOAD
A	142 SQ.FT.	142 / 100 = 1.42
B	28'-7" LN.FT COUNTER	28'-7" / 18" = 19
C	237 SQ.FT.	237 / 15 = 15.8
D	614 SQ.FT. w/o 4' AROUND COUNTER	614 / 100 = 6.14
E	105 SQ.FT.	105/100 = 1.05
TOTAL		43

5% BUT NEVER LESS THAN ONE, MUST BE ACCESSIBLE SEATING. (CBC 1122B.1)
 *CLEAR SPACE: 30"x48"(CBC 1122B.2)
 *KNEE SPACE: 27"H X 30"W X 19"D TO BE KEPT (CBC 1122B.3)





- TOILET ROOM GENERAL NOTES:**
1. THE TOILET ROOM SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO HANDICAPPED ACCESSIBILITY REGULATIONS.
 2. ALL TOILET ROOM ACCESSORIES AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL CONSTRUCTION AND MOUNTING HEIGHTS SHALL COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL ACCESSIBILITY REGULATIONS. COORDINATE WITH ARCHITECT FOR ALL QUESTIONABLE MOUNTING HEIGHTS.
 3. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION AND SPECIFICATIONS REGARDING PLUMBING FIXTURES.
 4. ALL TOILET ROOM FINISHES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO FINISH SCHEDULE FOR FINISHES.
 5. THE PLUMBING CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH LANDLORD'S CRITERIA FOR THIS LOCATION AND INCLUDE ANY WORK REQUIRED OF THIS CRITERIA (IF APPLICABLE), WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.
 6. CONTRACTOR TO PROVIDE CONCEALED WOOD BLOCKING OR 20 GA. METAL BACKING PLATES AT ALL MOUNTED TOILET ROOM ACCESSORIES.
 7. CAULK ALL BATHROOM FIXTURES AND ACCESSORIES WITH WHITE DAP 90 YEAR PREMIUM ELASTOMERIC LATEX SEALANT.
 8. G.C. TO VERIFY THAT WATER CLOSET FLUSH CONTROL HANDLE IS LOCATED ON THE ACCESSIBLE SIDE OF THE TOILET (NOT WALL SIDE).



ROOM FINISH SCHEDULE

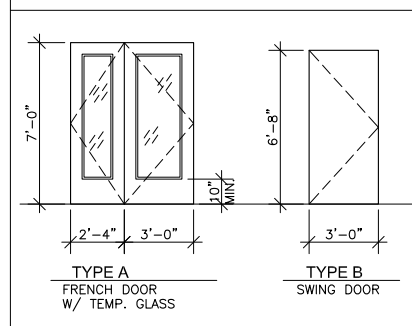
NO.	ROOM	ROOM AREA	CEILING HEIGHT	FINISHES
01	(E) ADA MEN'S RESTROOM	48.4 SQFT	9 FT	FLOOR: EXISTING QUARRY TILE A MIN. COEFFICIENT OF 0.6 FOR SLIP RESISTANCE REQUIRED. PROVIDE ANTI-SLIP COATING IF NEEDED. (V.I.F.) BASE: EXISTING 4" HEIGHT QUARRY TILE (V.I.F.) WALLS: INTERIOR LATEX SEMI-GLOSS PAINT FOR TOP PORTION OF WALL - (V.I.F.) CEILING: INTERIOR LATEX SEMI-GLOSS - (V.I.F.)
02	(E) ADA WOMEN'S RESTROOM	49.6 SQFT	9 FT	FLOOR: EXISTING LINOLEUM FLOORING A MIN. COEFFICIENT OF 0.6 FOR SLIP RESISTANCE REQUIRED. PROVIDE ANTI-SLIP COATING IF NEEDED. (V.I.F.) BASE: EXISTING 6" HEIGHT LINOLEUM COVE BASE (V.I.F.) WALLS: INTERIOR LATEX SEMI-GLOSS PAINT FOR TOP PORTION OF WALL - (V.I.F.) CEILING: INTERIOR LATEX SEMI-GLOSS - (V.I.F.)

DOOR SCHEDULES

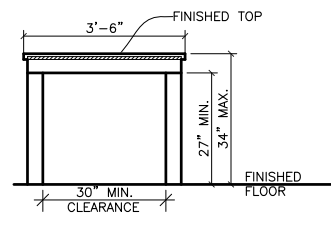
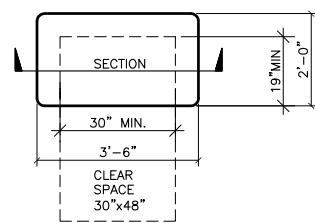
SYMBOL	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	HARDWARE	REMARKS
1	A	2'-4" & 3'-0"	7'-0"	0'-1 3/4"	WOOD S.C. WOOD H.C. HOL. MTL. WOOD & GL. WOOD CLOSER LATCH	THRESHOLDS SEE DETAIL F/A-6	CLEAR TEMPERED GLASS
2	B	3'-0"	6'-8"	0'-1 3/8"			1 HR. FIRE RATED

- NOTE:
- SEE DETAIL M.N.O./ A-6 FOR APPROPRIATE MANEUVERING CLEARANCE AT DOOR
 - SEE DETAIL G, H/A-6 FOR DOOR CONSTRUCTION & HARDWARE
 - SEE DETAIL F/A-6 FOR THRESHOLD

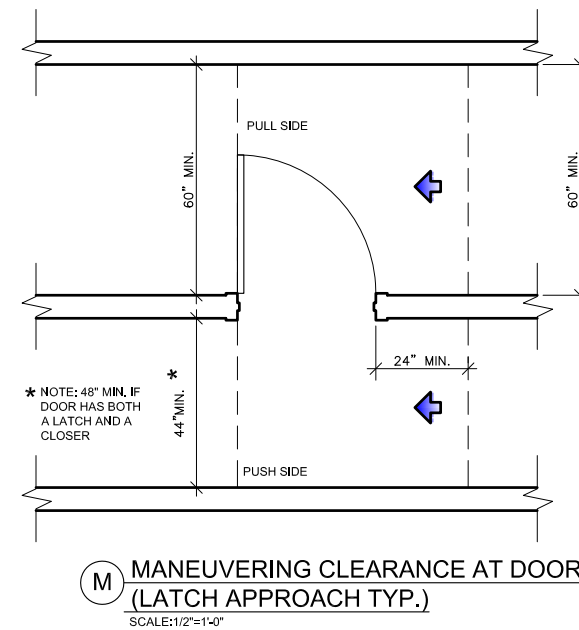
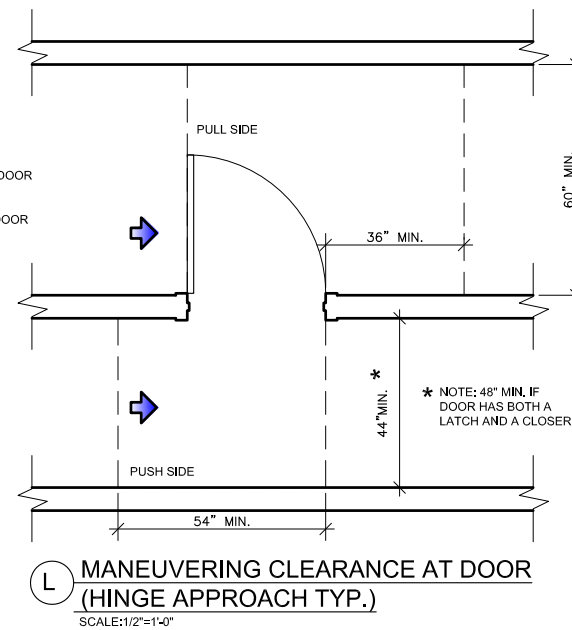
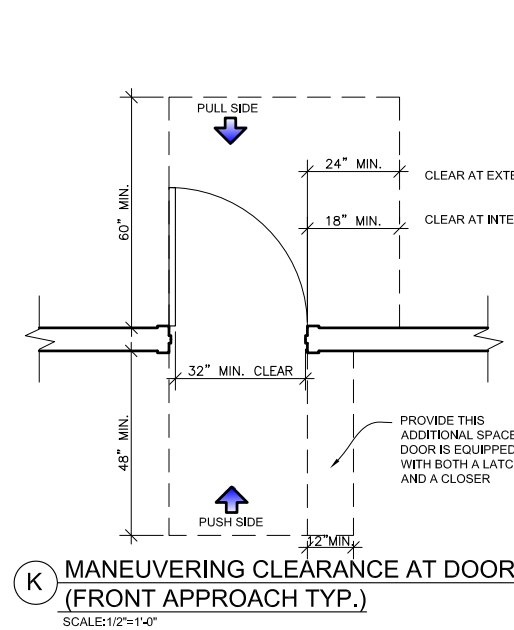
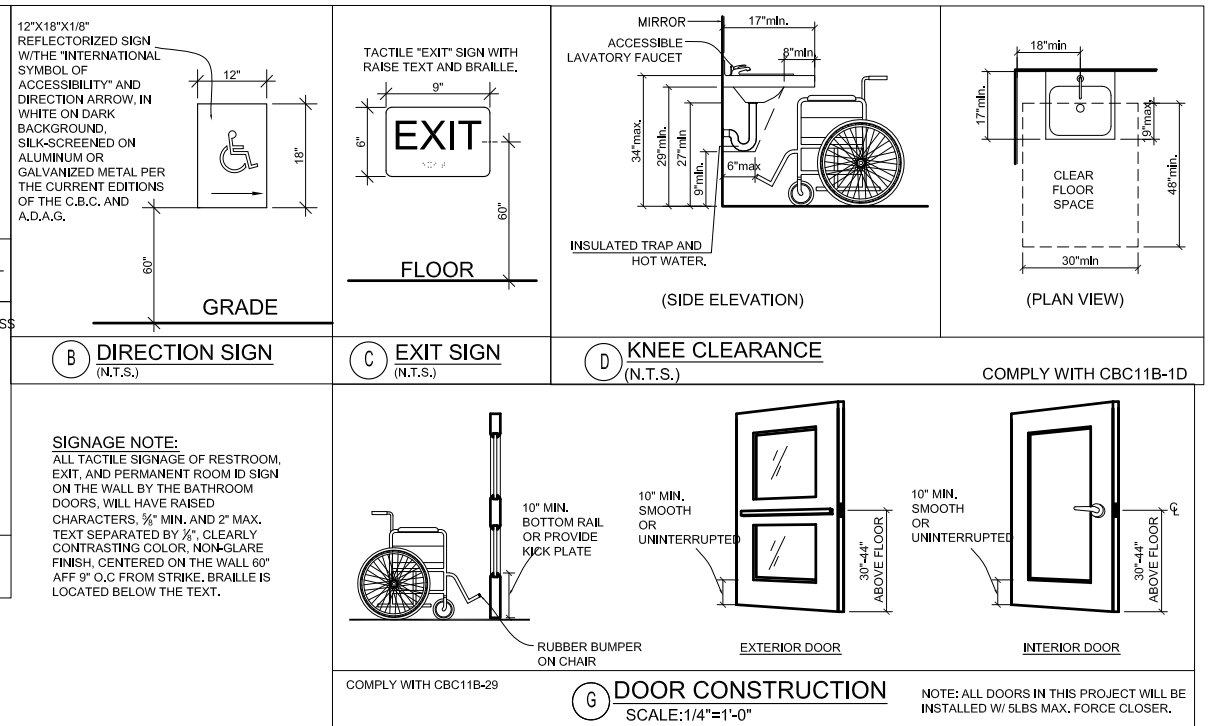
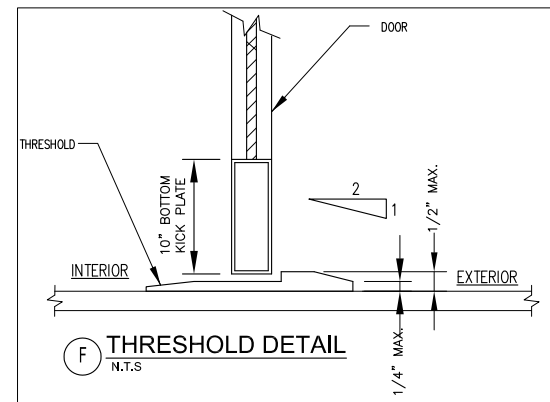
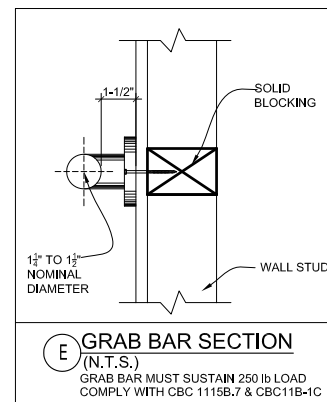
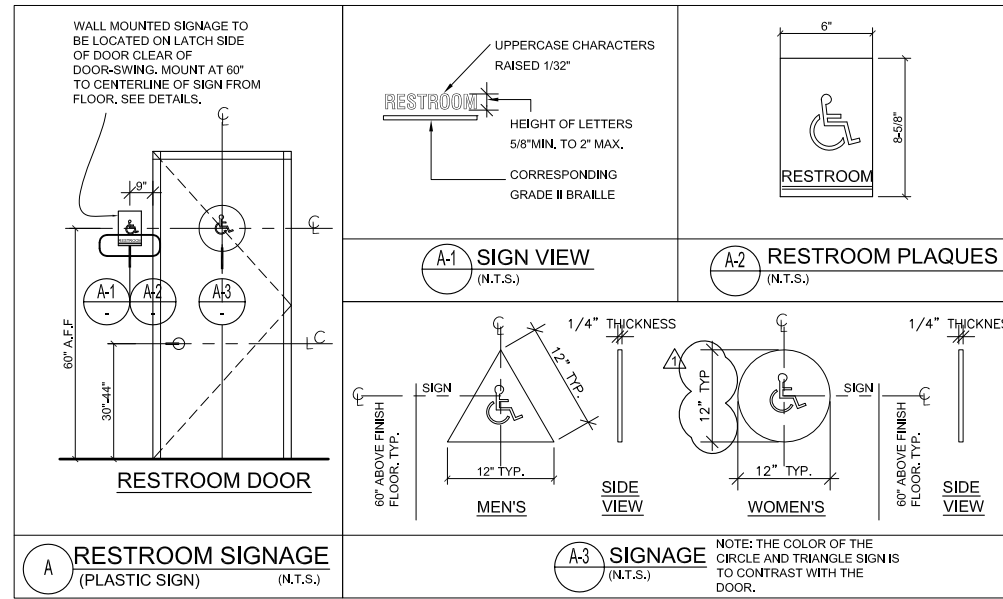
DOOR TYPE:



- NOTE:
- ALL DOORS HAVE A MAX 5 POUNDS OF FORCE.
 - SWITCHES AND ELECTRICAL OUTLETS AT AREA OF REMODEL WILL BE WITHIN REQUIRED REACH RANG WITHIN 48" OF THE FLOOR.
 - HAVC CONTROLS AVAILABLE TO THE OCCUPANTS DO NOT REQUIRE GRASPING AND TWISTING AND ARE LOCATED ARE LOCATED WITHIN 48" OF FLOOR.
 - ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.



CASH COUNTER VIEW PLAN (N.T.S.) **CASH COUNTER SECTION** (N.T.S.)



REVISIONS	BY
03.28.2011	JH
DOWN SCOPE	

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**ROOM FINISHED SCHEDULE
DOOR SCHEDULE
ADA COMPLIANCE DETAILS**

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952 MISSION STREET
SAN FRANCISCO, CA 94116

DATE	12.06.10
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DRAWN	CK
JOB	