

ABBREVIATIONS

Table of abbreviations for architectural and engineering drawings, including terms like PROPERTY LINE, CHANNEL, ANGLE, etc.

SYMBOLS

Table of symbols for architectural drawings, including symbols for NORTH ARROW, CENTER LINE, ELEVATION, etc.

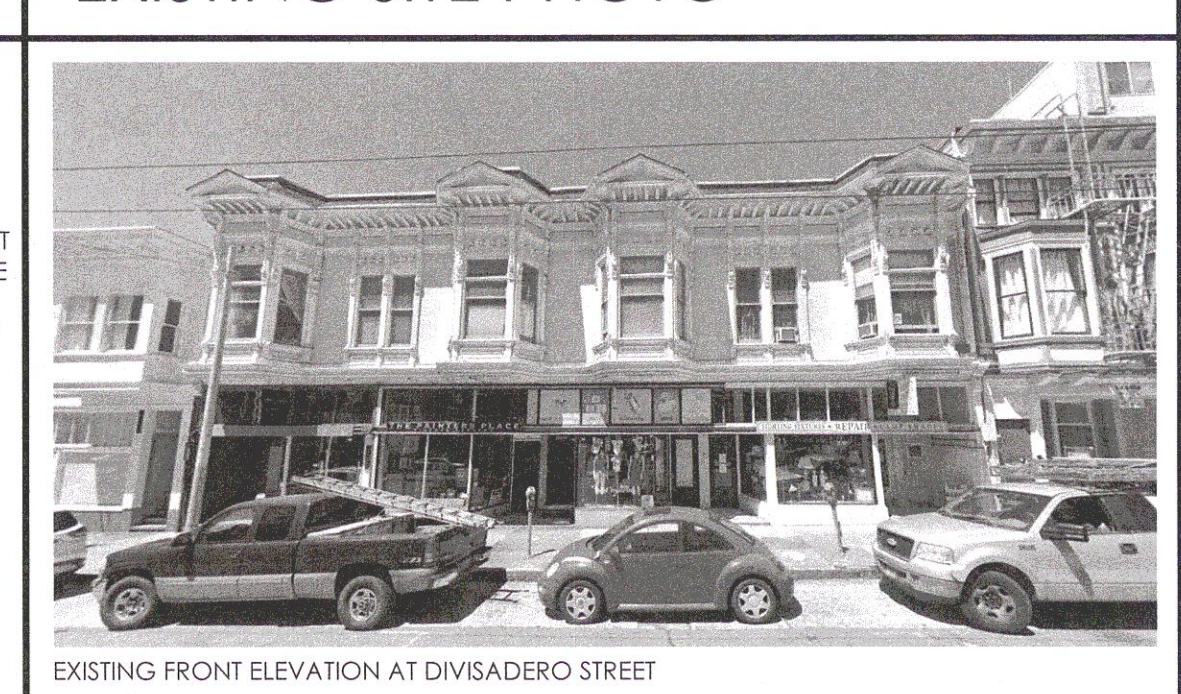
GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND ORDINANCES.
2. CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL LICENSES AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL CITY AND LOCAL CODES AND LAWS.
3. PRIOR TO COMMENCING WORK, THE CONTRACTOR, IN CONFERENCE WITH BUILDING MANAGEMENT, SHALL PREPARE A LIST OF HIS ACTIVITIES THAT WILL, IN ANY WAY, AFFECT THE NORMAL OPERATIONS OF THE BUILDING AND NEIGHBORING TENANTS...

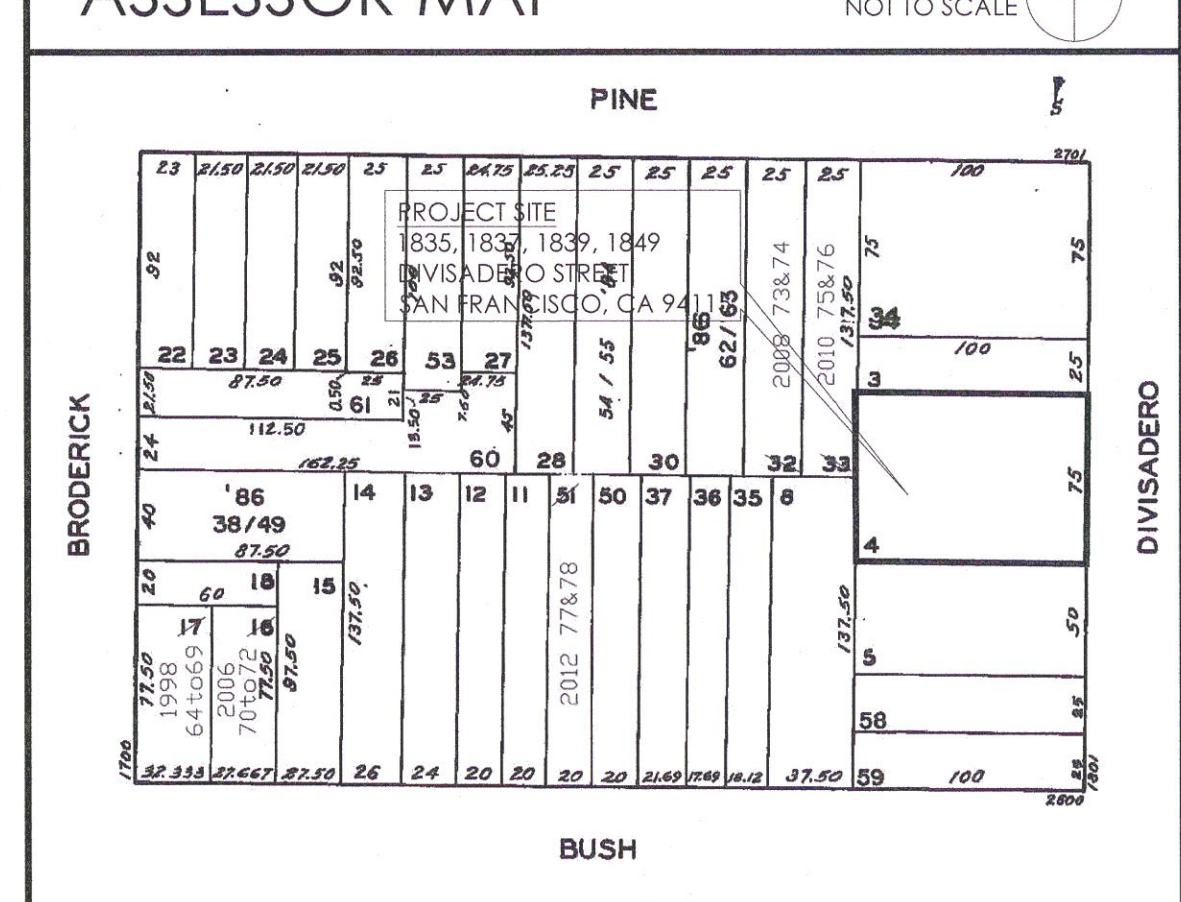
ADDITIONAL NOTES

DESIGN WITHOUT CONSTRUCTION PHASE SERVICES:
SINCE DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INCLUDED AS PART OF THE DESIGNER/ARCHITECT'S BASIC SERVICES, IT IS UNDERSTOOD THAT SUCH RESPONSIBILITIES WILL BE ASSUMED BY OTHERS...

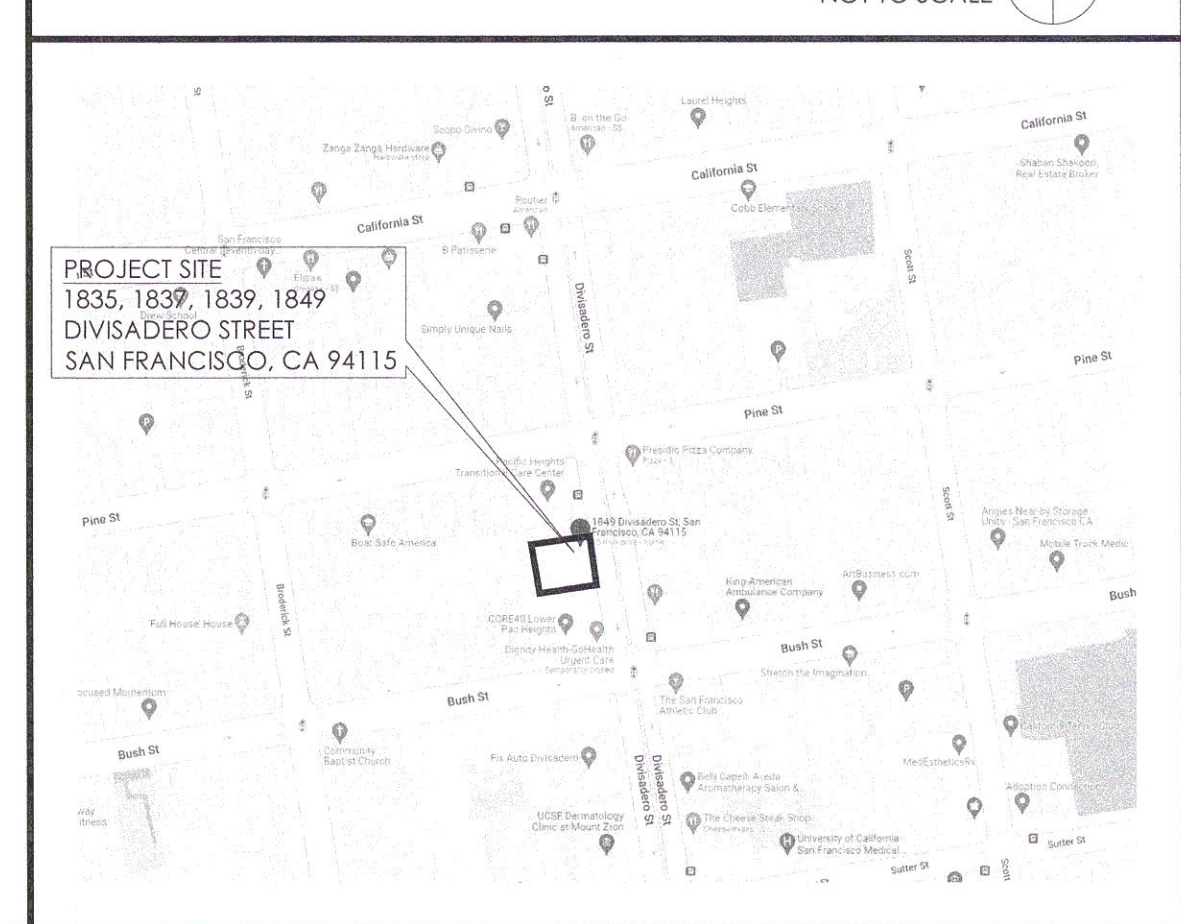
EXISTING SITE PHOTO



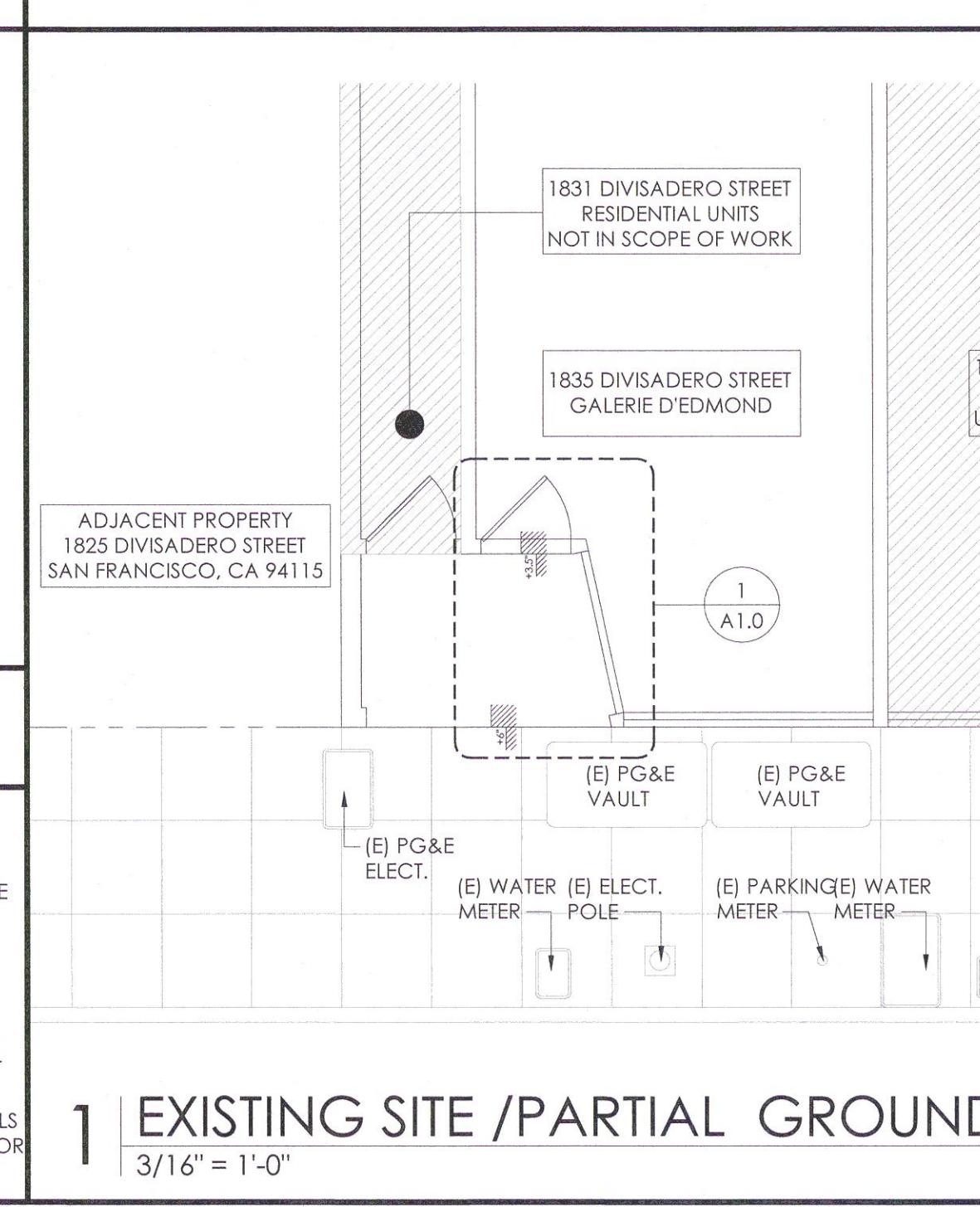
ASSESSOR MAP



VICINITY MAP



EXISTING SITE / FLOOR PLAN



- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839
1835/1839

DIVISADERO STREET
SAN FRANCISCO, CA 94115
(BLOCK 1049 / LOT 004)

PROJECT DESCRIPTION PROJECT DATA

ADA BARRIER REMOVAL AT FOUR (E) COMMERCIAL GROUND FLOOR TENANT SPACES, PER SF DBI ACCESSIBLE BUSINESS ENTRY (ABE) PROGRAM REQUIREMENTS.
LOCATION: 1835, 1839 DIVISADERO STREET SAN FRANCISCO, CA 94115
BLOCK / LOT: 1049/004
ZONING: NC-2 - NEIGHBORHOOD COMMERCIAL, SMALL SCALE

PROJECT TEAM DRAWING INDEX

Table listing project team members (OWNER/CLIENT, ARCHITECT) and drawing index items (A0.0 to A1.1).

- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839
DIVISADERO STREET
SAN FRANCISCO, CA 94115
BLOCK/LOT: 1049/004

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET,
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
www.DSCHEME.com

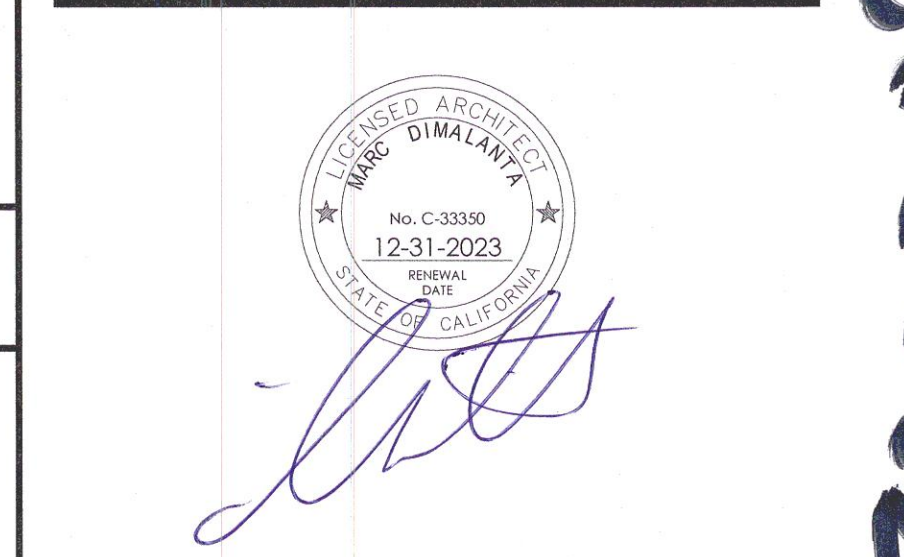


Table of permit and approval dates: 07.14.2023 ABE BUILDING PERMIT, 09.15.2023 ABE BUILDING PERMIT.

STAMP

RECEIVED stamp from DEPT. OF BUILDING INSPECTION, dated OCT 04 2023. Includes signature of Sebastian Bendezu, DBI, and drawing index information.

Vertical text on the right edge: 202308255286, 882578288



1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

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*[Handwritten Signature]*

07.14.2023 ABE BUILDING PERMIT  
09.15.2023 ABE BUILDING PERMIT

STAMP

RECEIVED  
OCT 04 2023  
DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR REPRODUCTION  
ACCEPTED

JOB NUMBER: DRAWN BY: RK/HMJ

DATE: 11.04.2022 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE:

ABE CHECKLIST  
1835 DIVISADERO STREET

SHEET NUMBER:

OCT 06 2023 A0.1

SECTION 1 - ADMINISTRATIVE INFORMATION

BLOCK / LOT NUMBER 1049 / 004

BUILDING ADDRESS(ES) 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849 Divisadero St  
If this property has multiple addresses, please provide here or as an attachment.

ENTRY ADDRESS 1835 Divisadero Street # of entries total 1

OWNER INFORMATION

5 Family Stones, LLC c/o Joe Harney  
Owner name(s)

1701 El Nido #686, Diablo, CA 94528  
Owner mailing address

415-659-7118 joe@rrca.co  
Owner telephone Owner email

Owner telephone Owner email

TENANT/AGENT INFORMATION

Tenant/Agent name(s)

Tenant/Agent mailing address

Tenant/Agent telephone Tenant/Agent email

Any required work will be done by (check one):  Owner  Tenant  Both Tenant and Owner

Does this Category Checklist Compliance Form replace or supplement a previously submitted Form for the same building and Place of Public Accommodation? Yes No

SECTION 2 - STREET VIEW OF ENTRY

Attach digital photographs of unobstructed street view of primary entry or entries.

Photo taken on: 10/4/2022  
Date

SECTION 3 - PRIMARY ENTRY COMPLIANCE CHECKLIST

CBC Section 202: ENTRANCE. Any access point to a building or portion of a building or facility used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform, the entrance platform itself, vestibule if provided, the entry door or gate, and the hardware of the entry door or gate.

CBC Section 202: PRIMARY ENTRANCE. The principal entrance through which most people enter the building, as determined by the Building Official.

SECTION 4 - CATEGORY DETERMINATION

Determine which Compliance Category the primary entry most closely falls into and check the appropriate box below:

CATEGORY ONE: If all of the checklist items in SECTION 3 were checked either Yes or N/A and there are no steps or other barriers, check this box.

CATEGORY TWO: If any of the checklist items in SECTION 3 were checked No and there are no steps, check this box. (Note: A ramp that has a slope greater than 1:10 for a distance of more than 5 feet, or a slope greater than 1:6 for a distance of more than 13 inches shall be considered a step. See Below.) If there are only minor corrections such as changing the door hardware or removing a door stop in the 10 inch smooth surface, please correct these items and submit as Category One.

CATEGORY THREE: If the entry has one step, check this box. (Note: A ramp that has a slope greater than 1:10 for a distance of more than 5 feet, or a slope greater than 1:6 for a distance of more than 13 inches shall be considered a step.)

Check here if entry has a ramp that qualifies as a step.

CATEGORY FOUR: If the entry has more than one step or any other major barriers, check this box.

CATEGORY ONE: If you checked Category One, complete SECTIONS 1, 2, 3, 4, and 6 and submit this form to dbi.abe@sfgov.org. Be sure to include a photograph of the entry.

CATEGORIES TWO THROUGH FOUR: Complete the information asked in ALL SECTIONS and submit this form by the date of Compliance Schedule. Full plans are not required at this time. If required, plans will be submitted with a permit application when applying for a permit.

SECTION 5 - PROPOSED BARRIER REMEDIATION

This section must be completed by the California licensed design professional or CASp in consultation with the Owner or Tenant.

Any box checked "No" in SECTION 3 will require a remedy and must be addressed. Please give a concise description of all non-compliant elements and propose the work needed to make the entry useable. Attach any additional information or sketches needed to this form. This is a rough proposal for the removal of barriers and a full set of plans is not required at the time of checklist submittal.

You may use any equivalency offered in the San Francisco Administrative Bulletins or Information Sheets and the Division of the State Architect's 2016 California Access Compliance Reference Manual as applicable. Some "equivalencies" based upon the 1998 California Building Code are discussed in the Technical Specifications Guidelines, but these only apply if allowed and approved at the time of construction or alteration.

IMPORTANT NOTE: Before submitting this proposal to the Disability Access Compliance Unit for review, it is recommended that you consult with the San Francisco Planning Department to determine if the proposed remedies will be in compliance with the Planning Code. Your building may be classified as having historic significance, which could restrict how the entry may be altered. You may be eligible for use of the California Historic Building Code. Please see the manual section "Use of the California Historic Building Code."

Complete the following clearly and legibly, and/or attach a separate document with the address clearly listed at the top of all pages. This form and all attachments will be kept by the Department and will not be returned to the owner/applciant, make any copies necessary prior to submittal.

Note: The architect/engineer/CASp shall make a good faith effort to identify the primary entry and when they submit the building permit, to comply with the ABE ordinance, DBI will determine then if that is the primary entry. DBI will not "pre-determine" for the licensed design professional.

This section is an inventory of existing conditions and is intended to assist in determining which Compliance Category the entrance will be classified as and identify the barrier removal work required. Complete this section for the primary entry to all public accommodations.

Check ONE box for each item listed below.

Table with 3 columns: CODE REQUIREMENTS, DOES THE ENTRY COMPLY?, and checkboxes for Yes, No, N/A. Items include Site Arrival, Site Arrival - Sidewalks, Entry Approach - Exterior Ramps, Entry Approach - Exterior Lifts, Level landings, Thresholds, Floor levels, Doorway sized, Door smooth surface, and Hardware operable.

5.1 PROPOSED BARRIER REMEDIATION

On the lines provided, please enter all of the items checked "No" on the checklist and enter a proposed remediation next to the number.

Please itemize the numbers and remedies in the order they appear on the checklist.

Example: Item 2: Sidewalk smooth firm and level. Repair 4 damaged cracked and warped flags of sidewalk.  
Item 6: Threshold to be replaced with a maximum 1/2" high threshold  
Item 12: Per Information Sheet DA-04 power door operator  
Item 14: See Item 12

The barriers listed herein will be remedied as noted below:

- Item 5: Level landings both sides of door to be provided
Item 6: Threshold to be replaced with a maximum 1/2" high threshold / See Item 5
Item 7: Existing vertical elevation changes to be removed
Item 10: Hardware to be changed with one hand, single motion, no grasping, pinching, or twisting
Item 14: Maneuvering space both sides of door to be provided

Table with 3 columns: CODE REQUIREMENTS, DOES THE ENTRY COMPLY?, and checkboxes for Yes, No, N/A. Items include Door hardware, Door operating force, Panic Hardware, Maneuvering space, Recessed doormats, Vestibules and doors, Automatic / Power doors, Turnstiles, rails, and pedestrian controls, Historic Buildings, and CONCLUSION.

2 REQUEST FOR TECHNICAL INFEASIBILITY OR UNREASONABLE HARDSHIP

I will submit to DBI a building permit with plans by December 31, 2022 (with or without additional work) to document the Request for Approval of an Unreasonable Hardship or Technical Infeasibility exists.

Unreasonable Hardship Technical Infeasibility

Permit fees will be per SFBC Section 110A. In addition, AAC and/or other applicable fees from other departments will apply.

SECTION 6 - VERIFICATION AND SIGNATURES

6.1 LICENSED DESIGN PROFESSIONAL/CASP

Under penalty of perjury, I certify that the information provided in Sections 3, 4, and 5 of this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

MARC DIMALANTA (D-SCHEME STUDIO)

Professional name

415-252-0888 M.DIMALANTA@DScheme.COM  
Professional telephone Professional email

Signature Date 11/16/2022

C-33350 12/31/2023  
Certification Number Expiration date

(NOTE: For CASp inspectors, provide certification number and expiration date)

6.2 OWNER / AGENT

Under penalty of perjury, I certify that the information provided in Sections 1 and 2 of this form is correct to the best of my knowledge.

Owner / Property Manager

Agent Agent Authorization Form (see Attachment C) is attached

Signature Date 11/16/2022

Date received by DBI:

Sebastian Bendezu, DBI

OCT 06 2023

FOR DBI USE ONLY

DBI has received the materials submitted and filed under "Mandatory Disability Access Improvement Program" per Ordinance No. 50-16, Ordinance No. 102-18 and Ordinance 60-20.

11/16/2022

Date received by DBI:



1835/1839

DIVISADERO STREET  
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BLOCK/LOT: 1049/004

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*[Handwritten signature]*

Table with permit dates and descriptions: 07.14.2023 ABE BUILDING PERMIT, 09.15.2023 ABE BUILDING PERMIT

STAMP



JOB NUMBER: 11.04.2022  
DATE: 11.04.2022  
SCALE: AS NOTED  
SHEET TITLE: ABE CHECKLIST 1839 DIVISADERO STREET

ABE CHECKLIST  
1839 DIVISADERO STREET

SHEET NUMBER: A0.2

OCT 06 2023

SECTION 1 - ADMINISTRATIVE INFORMATION

Block / Lot Number: 1049 / 004  
Building Address(es): 1831, 1833, 1835, 1837, 1839, 1841, 1843, 1845, 1847, 1849 Divisadero St  
Entry Address: 1839 Divisadero Street  
Owner Information: Family Stones, LLC c/o Joe Harney  
Tenant/Agent Information: [Blank]

SECTION 2 - STREET VIEW OF ENTRY

Attach digital photographs of unobstructed street view of primary entry or entries.  
Photo taken on: 10/4/2022

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CATEGORY THREE: If the entry has one step, check this box.  
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SECTION 5 - PROPOSED BARRIER REMEDIATION

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Check ONE box for each item listed below.

Table with 3 columns: CODE REQUIREMENTS, DOES THE ENTRY COMPLY?, and checkboxes for Yes, No, N/A. Items include Site Arrival, Entry Approach, Level Landings, Thresholds, Floor Levels, Doorway Size, and Hardware.

5.1 PROPOSED BARRIER REMEDIATION

On the lines provided, please enter all of the items checked "No" on the checklist and enter a proposed remediation next to the number.  
Please itemize the numbers and remedies in the order they appear on the checklist.  
Example: Item 2: Sidewalk smooth firm and level. Repair 4 damaged cracked and warped flags of sidewalk.

The barriers listed herein will be remedied as noted below:

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2 REQUEST FOR TECHNICAL INFEASIBILITY OR UNREASONABLE HARDSHIP

I will submit to DBI a building permit with plans by December 31, 2022 (with or without additional work) to document the Request for Approval of an Unreasonable Hardship or Technical Infeasibility exists.

Permit fees will be per SFBC Section 110A. In addition, AAC and/or other applicable fees from other departments will apply.

SECTION 6 - VERIFICATION AND SIGNATURES

6.1 LICENSED DESIGN PROFESSIONAL/CASP: Marc Dimalanta (D-Scheme Studio)
6.2 OWNER / AGENT: [Signature]
FOR DBI USE ONLY: Sebastian Bendezu, DBI

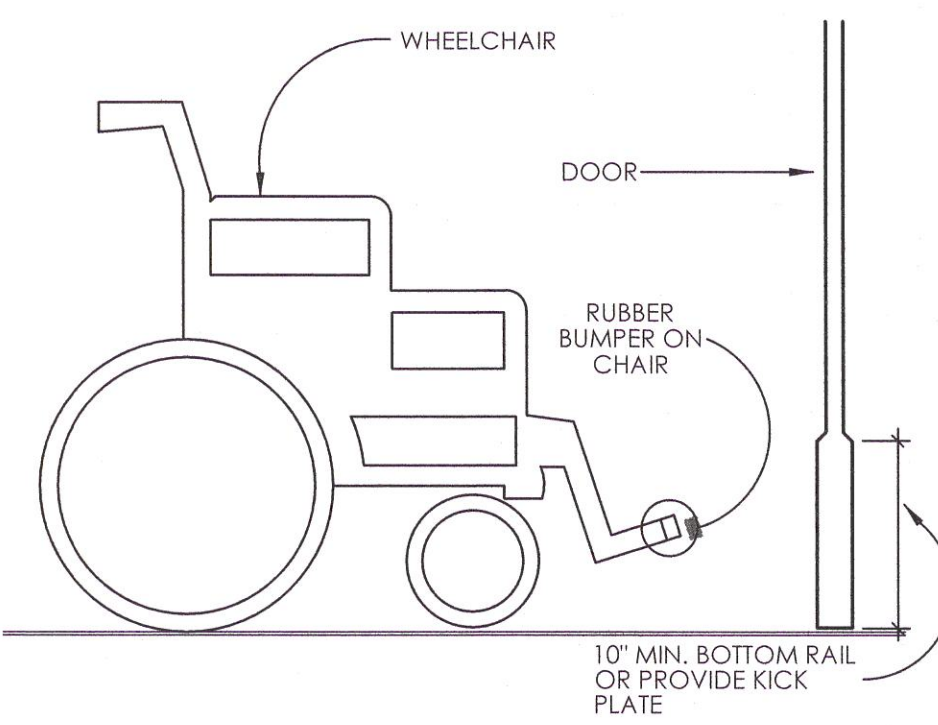
Date received by DBI: 11/16/2022



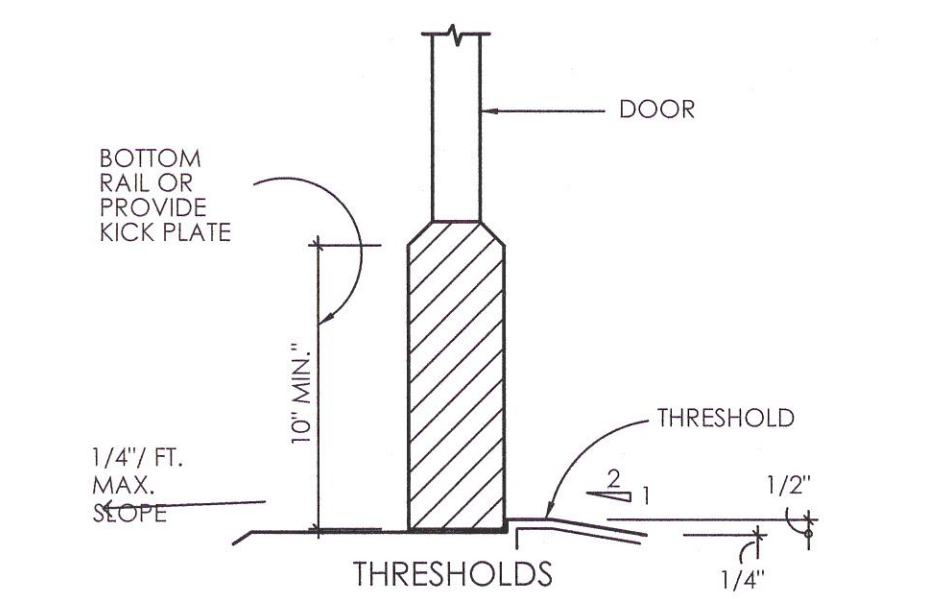
TYPICAL ACCESSIBILITY NOTES - FOR REFERENCE

A. DOORS

- DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90° AND SHALL BE SO ADJUSTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT LESS THAN 32".
- MINIMUM ALLOWABLE DISTANCE FROM FINISH FLOOR TO THE BOTTOM OF THE DOOR CLOSER WHERE REQUIRED TO BE 78". (PER CBC 2016 SECTION 11B-404.2.3 EXCEPTION 2.)
- DOOR SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- ALL OPERABLE DOOR HARDWARE PARTS (INCLUDING BUT NOT LIMITED TO HANDLES, PULLS, LATCHES, LOCKS) SHALL BE POSITIONED A MINIMUM OF 34" AND MAXIMUM 44" ABOVE THE FINISHED FLOOR. (PER CBC 11B-404.2.7)
- DOORS/GATES WITH CLOSERS REQUIRE A MINIMUM OF 5 SECONDS FOR A DOOR/GATE TO CLOSE FROM THE 90° POSITION TO THE 12° POSITION. DOORS/GATES WITH SPRING HINGES REQUIRE A MINIMUM OF 1.5 SECONDS TO CLOSE FROM THE 70° TO THE CLOSED POSITION. (PER CBC 11B-404.2.8.1)
- HINGED DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
- PAIR OF DOORS: WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
- PUSH EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS, COMPENSATING DEVICES CENTER PLANE OF SLIDING OR FOLDING DOORS, COMPENSATING OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL NOT EXCEED 15 LBS. (PER CBC 11B-404.2.9)
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC & SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION.
- ALL HANDICAP ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



1. DOOR CONSTRUCTION  
DOOR CONSTRUCTION SHALL HAVE 10 INCHES SMOOTH AND UNINTERRUPTED BOTTOM RAIL OR INSTALL 10 INCHES KICK PLATE ON PUSH SIDE OF THE DOOR FOR NARROW FRAME DOORS.



2. THRESHOLDS  
THRESHOLDS SHALL BE 1/2" HIGH MAXIMUM, U.O.N.

D. HARDWARE

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

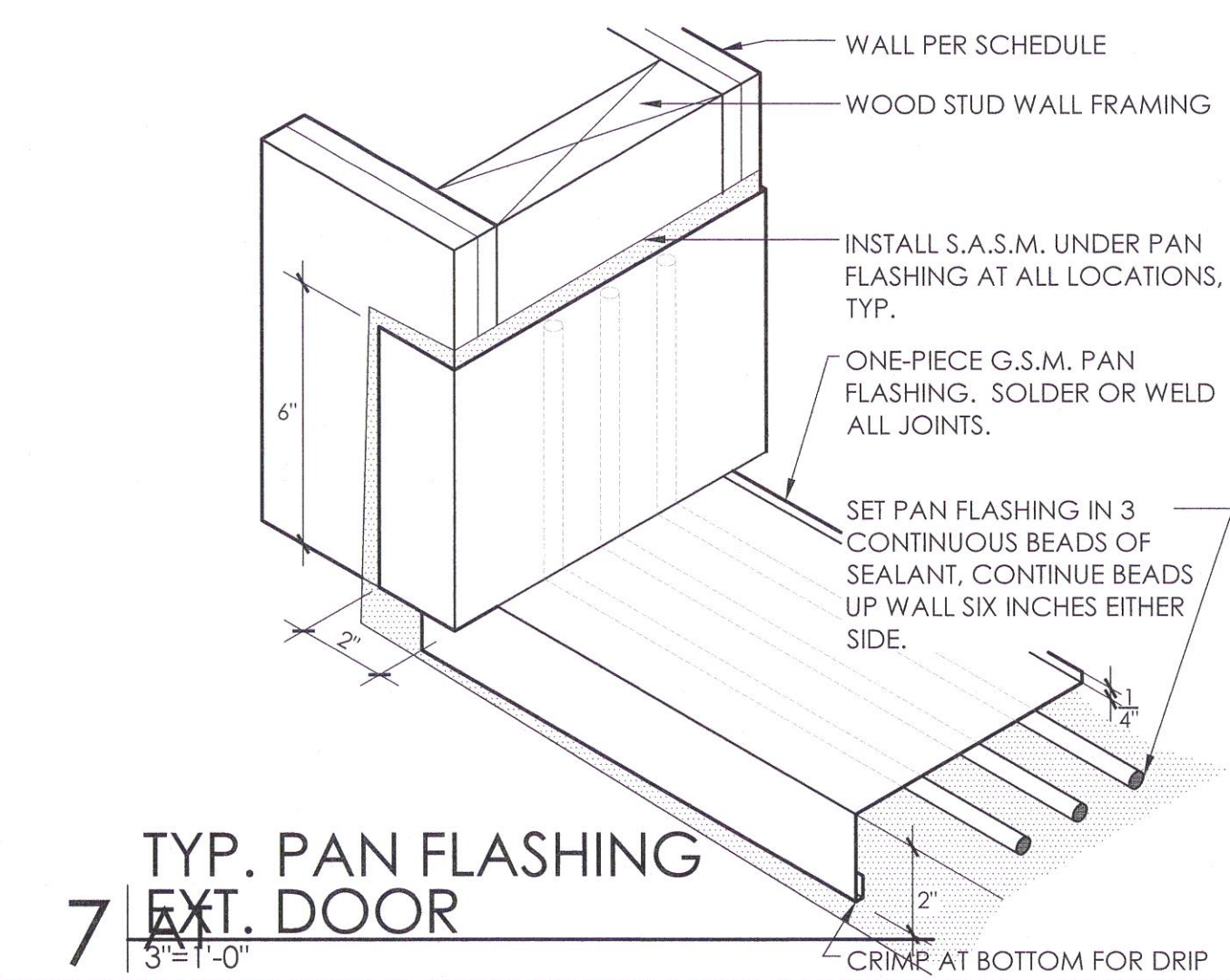
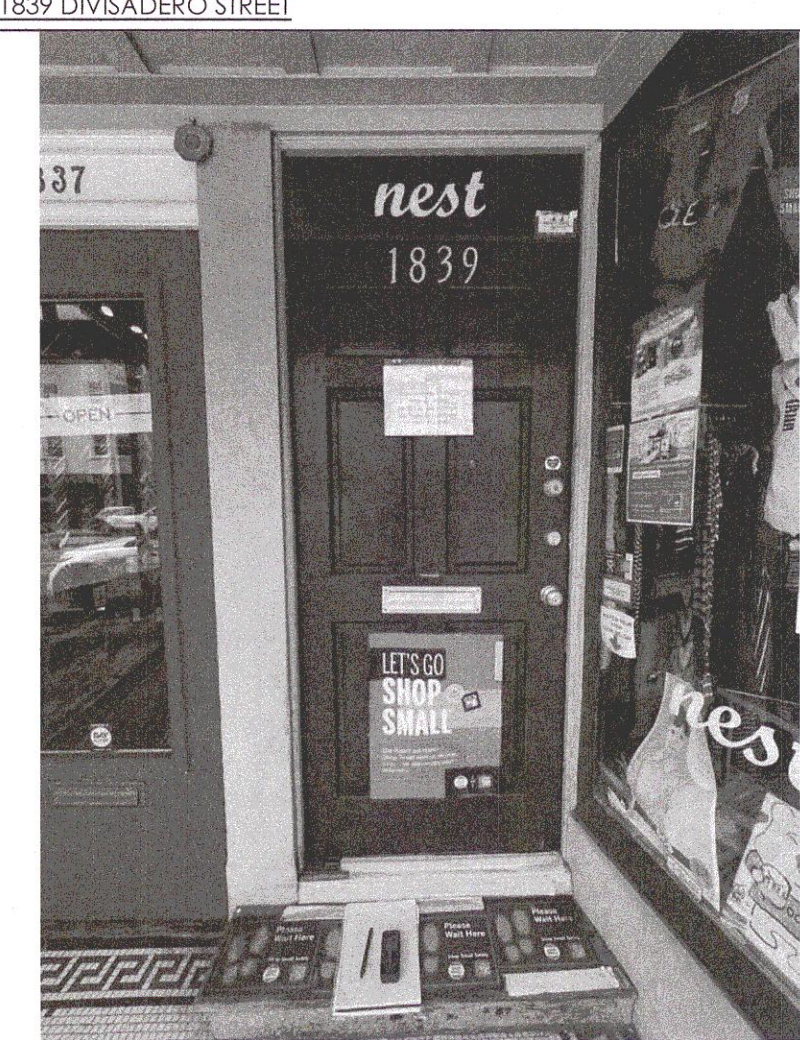
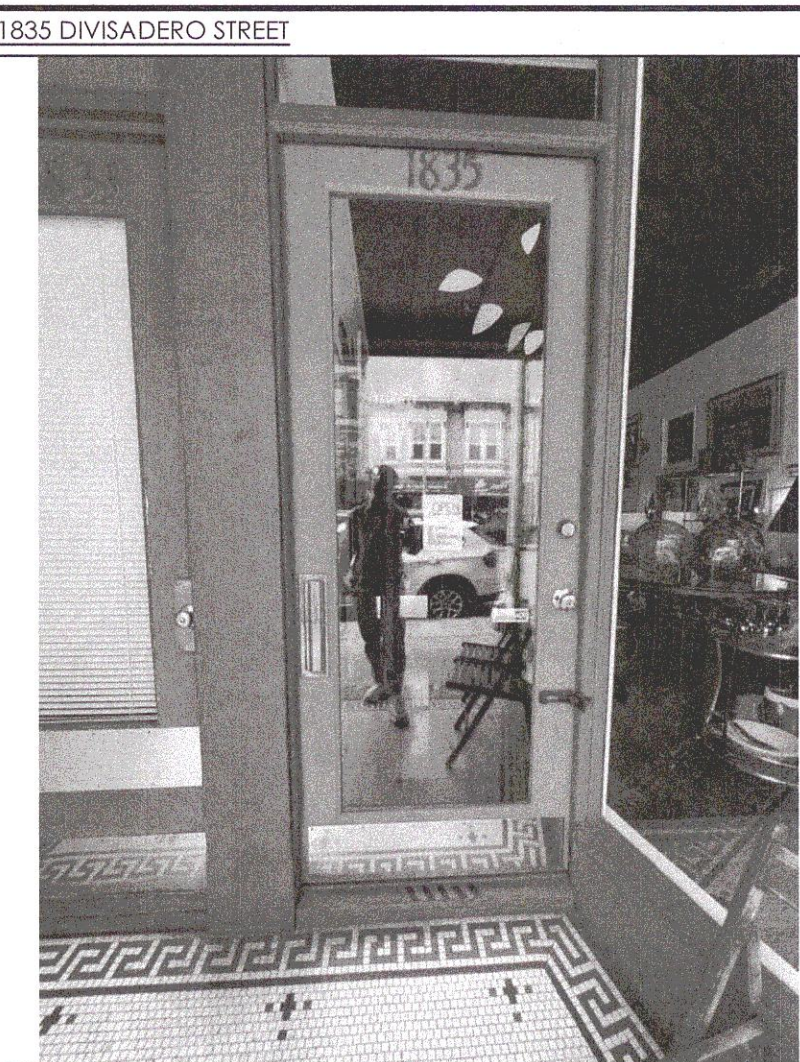
GENERAL DOOR NOTES

- ALL THRESHOLDS SHALL BE 1/2" HIGH MAXIMUM, U.O.N. THE FORCE FOR PUSHING OR PULLING OPEN AN INTERIOR OR EXTERIOR DOOR OR GATE SHALL BE 5 POUNDS MAXIMUM PER CBC 11B-404.2.9.
- DOOR HARDWARE SHALL NOT REQUIRE GRASPING OR TWISTING TO OPERATE. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON GRASP HARDWARE (I.E. LEVER) CENTERED BETWEEN 34"-44" ABOVE FINISH FLOOR PER SECTION 11B-404.2.7. HARDWARE ON ALL DOORS SHALL BE SCHLAGE L-SERIES WITH 17 LEVER. PROVIDE CUT SHEETS ON ALL DOOR HARDWARE AS SOON AS POSSIBLE FOR LANDLORD REVIEW AND APPROVAL. ALL DOOR HARDWARE SHOULD BE BUILDING STANDARD.
- FIELD VERIFY OPENING DIMENSIONS PRIOR TO FABRICATION, ESPECIALLY VERTICAL DIMENSIONS.
- NOT USED.
- EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY THUMB TURN, OR SPECIAL KNOWLEDGE OR EFFORT. PER CBC 1008.1.9. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED UNLESS ANY OF THE CONDITIONS UNDER SECTION 1008.1.9.4 ARE MET.
- CLEAR OPENINGS MUST BE BETWEEN THE DOOR IN ITS 90 DEGREE OPEN POSITION AND THE FACE OF THE STOP. REFER TO SHEET B/A1.1 FIGURES.
- PROVIDE INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRY DR., PER CBC-11B.703.
- EGRESS DOORS SHALL BE PROVIDED WITH PANIC HARDWARE FOR AN ASSEMBLY OCCUPANCY EXCEPT THE MAIN EXIT DOOR OR DOORS, WHICH IS PERMITTED TO BE EQUIPPED WITH "KEY-OPERATED LOCKING DEVICES" FROM THE EGRESS SIDE PROVIDED:
  - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED
  - A READILY VISIBLE, DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATION: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- PANIC OR FIRE EXIT HARDWARE TO COMPLY WITH THE FOLLOWING. PER CBC 1008.1.10:
  - PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305;
  - FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305;
  - THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH; AND
  - THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
- PROVIDE STRIKE-SIDE DOOR CLEARANCE FOR ALL NEW DOORS. REFER TO B/A1.1 FOR REQUIRED CLEARANCE DIMENSIONS.
- DOORS WITH CLOSERS TO COMPLY WITH CBC 11B-404, FOR ALLOWABLE CLOSING SPEED AND PRESSURE.
- 10" KICKPLATE AT BOTTOM OF GLAZED STOREFRONT DOOR, PER CBC-404.2.10.

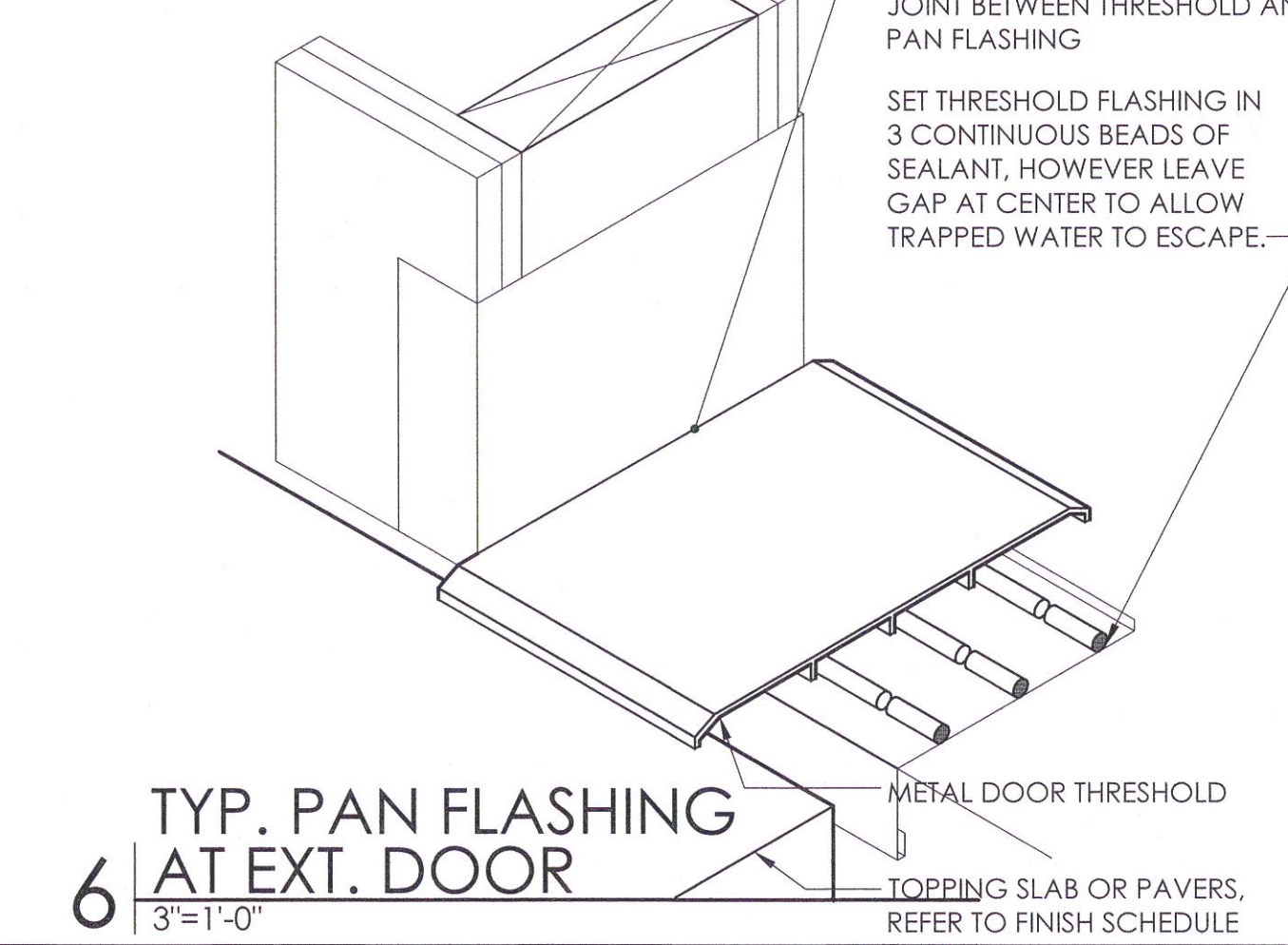
GENERAL WINDOW NOTES

- FIELD VERIFY OP DIMS PRIOR TO FABRICATION, ESPECIALLY VERTICAL DIMS.
- WINDOW SUPPLIER SHALL BE RESPONSIBLE FOR COMPLIANCE W/ APPLICABLE STATE, LOCAL CODES, BUILDING CODES & THE CALIFORNIA TITLE 24.
- WINDOW TO COMPLY WITH STC RATINGS PER A COUSTICAL CONSULTANT.
- ALL WINDOWS AND WINDOW DOOR COMBO UNITS SHALL BE INSTALLED PER MFR SPECS AND RECOMMENDATIONS AND IN ACCORDANCE WITH ALL CODES AND REGULATIONS.
- GLAZING WITHIN 24" OF EITHER SIDE OF ANY DOOR, GREATER THAN 9 S.F. IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE AND HORIZONTALLY WITHIN 36" OF A WALKING SURFACE SHALL BE SAFETY GLAZED.

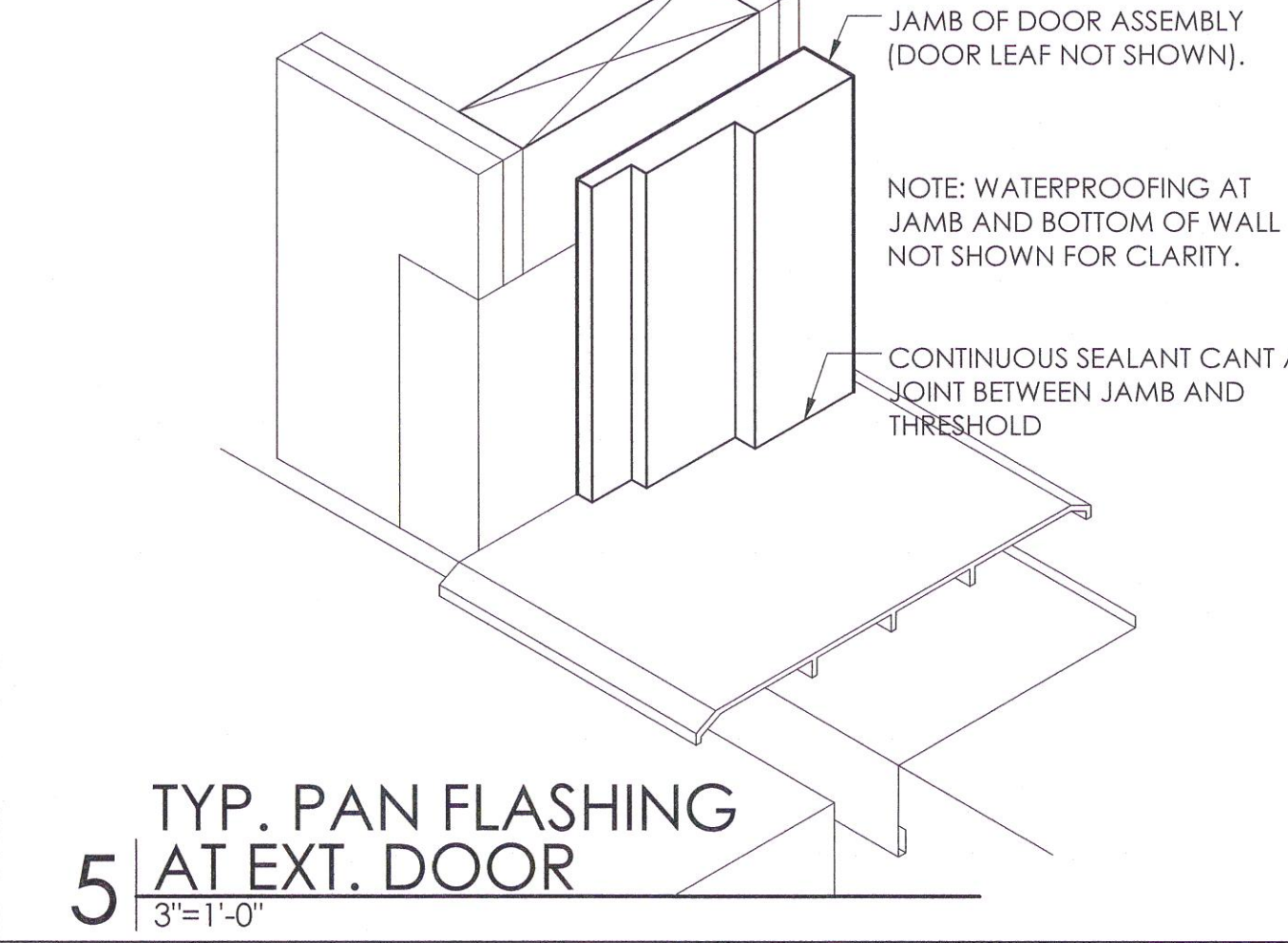
EXISTING EXT. PHOTOS



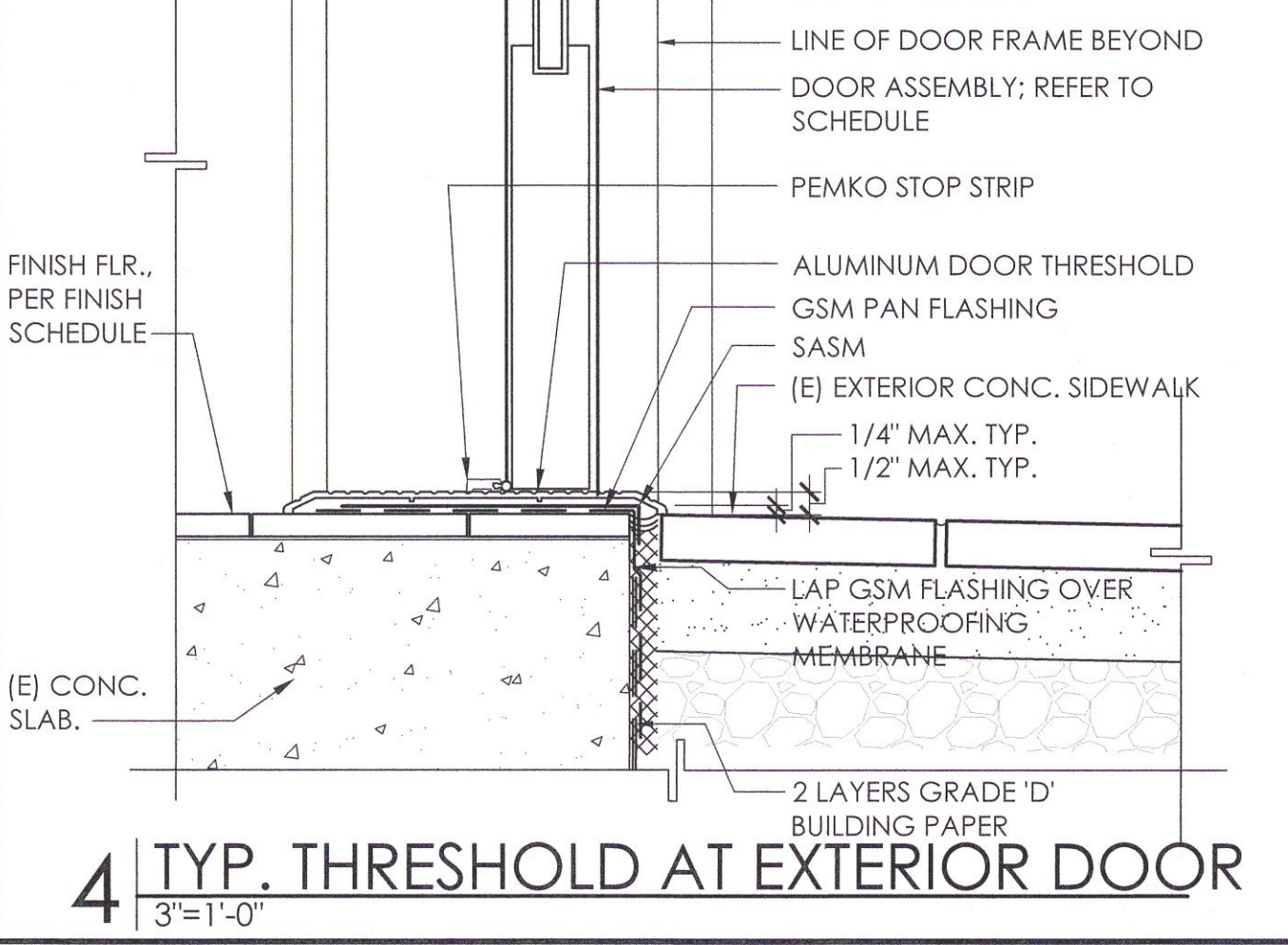
7 TYP. PAN FLASHING AT EXT. DOOR



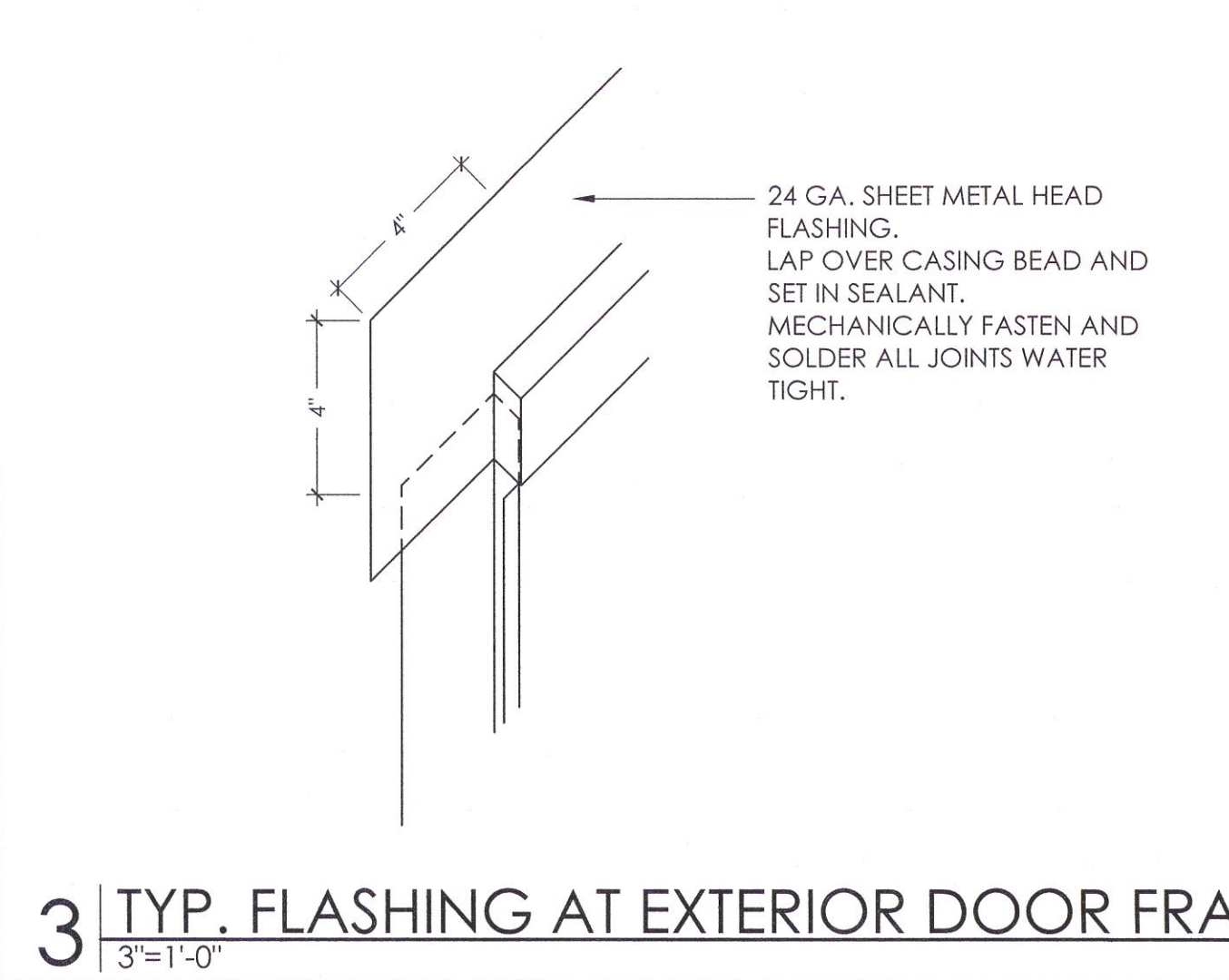
6 TYP. PAN FLASHING AT EXT. DOOR



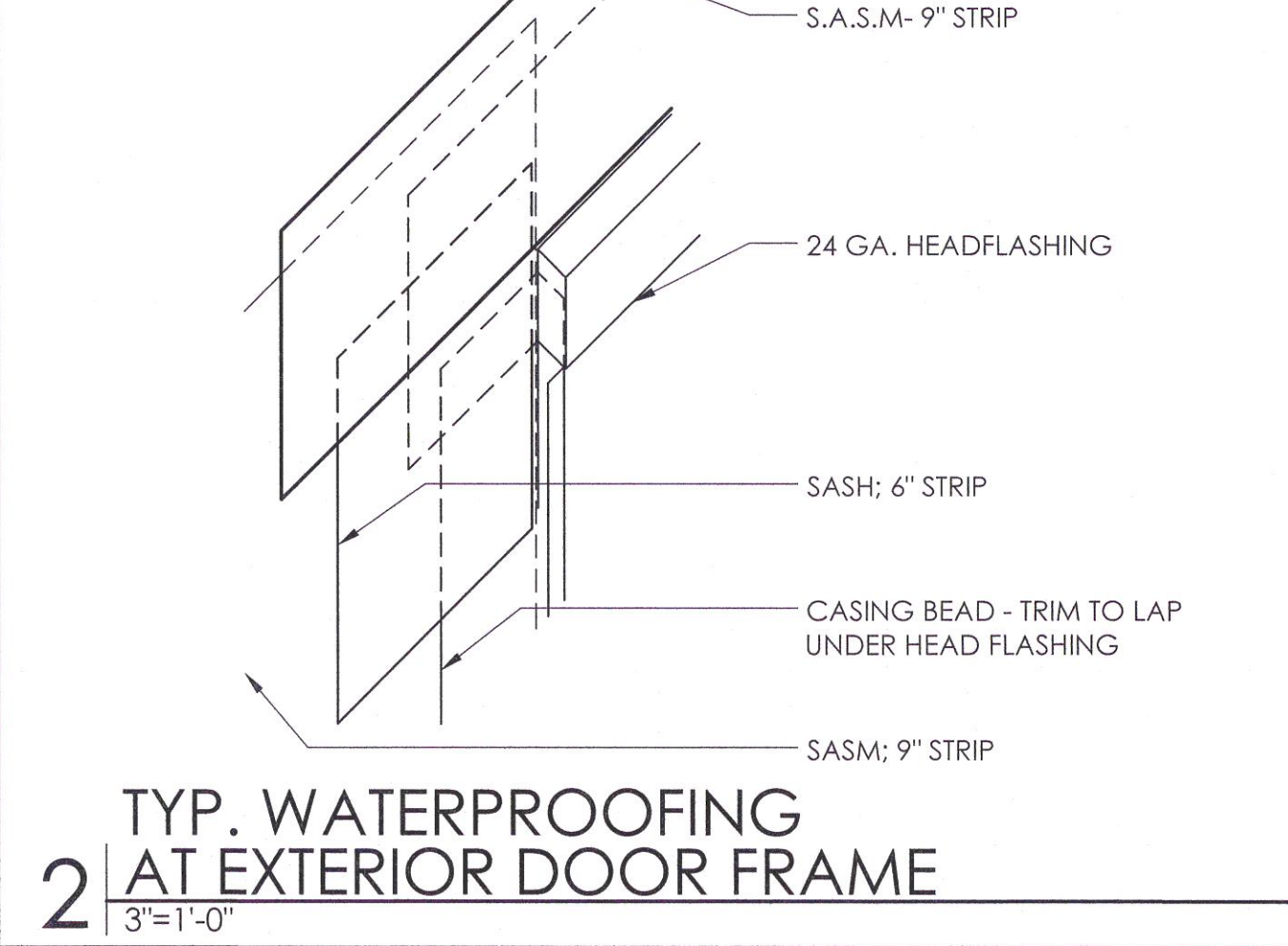
5 TYP. PAN FLASHING AT EXT. DOOR



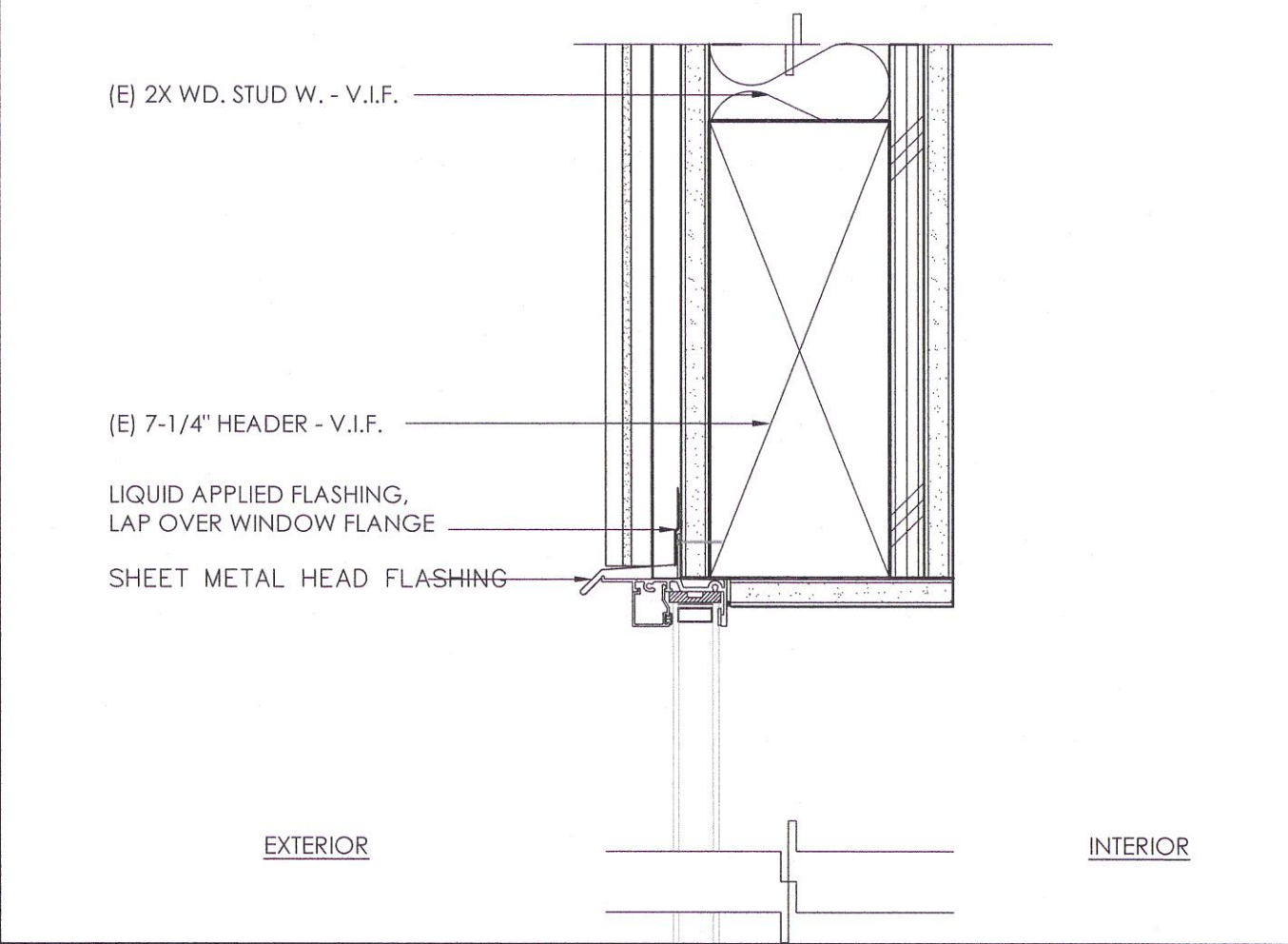
4 TYP. THRESHOLD AT EXTERIOR DOOR



3 TYP. FLASHING AT EXTERIOR DOOR FRAME



2 TYP. WATERPROOFING AT EXTERIOR DOOR FRAME



1 TYP. EXT. WINDOW SECTION DETAIL

- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

D-Scheme Studio  
Dream :: Design :: Develop

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
www.DSCHEME.com



07.14.2023	ABE BUILDING PERMIT
09.15.2023	ABE BUILDING PERMIT

STAMP



DATE: 11.04.2022  
SCALE: 3/16" = 1'-0"

TYPICAL ACCESSIBILITY NOTES AND TYPICAL DETAILS

SHEET NUMBER:

A0.3



STRUCTURAL ENGINEER'S LETTER



August 7, 2023

City and County of San Francisco  
Department of Building Inspection  
1660 Mission Street, 2nd Floor  
San Francisco, CA 94103

Project Address: 1835-1839-1879 Divisadero Street, San Francisco, CA

To whom it may concern:

Sierra Engineering Group was asked to review the proposed entry revisions for the subject project. It is our understanding that the purpose of the work is to reframe or rebuild the entries to make them ADA compliant.

From a structural standpoint, it appears that given the existing building conditions the entries at all locations will need to be substantially altered and the existing floor framing reconfigured to comply with the stated purpose. Due to the limited, confined space at each location, the entries will essentially be blocked during construction until substantial completion is completed and approved. This will likely deny entry to the tenant spaces during that time.

This work will have a significant impact on the tenant's use of these spaces. Temporary displacement during construction as well as design and construction in our opinion will incur a prohibitive financial burden to the building owners.

If you have any questions in this regard, please do not hesitate to contact the undersigned.

Jesus Sierra, S.E.  
President  
Sierra Engineering Group



▲ 2600 Central Avenue Suite M, Union City, California 94587 Ph: 510.445.0550 ▲

EQUIVALENT FACILITATION REQUEST NO. 1  
- 1835 DIVISADERO STREET

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

APPROVAL OF EQUIVALENT FACILITATION REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Approval of a design, product or technology alternative to the prescriptive details of the Disabled Access Regulations as per CBC section 11B-103

- 1. Site Address: 1835 DIVISADERO ST. 2. Floor: (E) GROUND FLOOR
- 3. Permit Application No.: 2023-0825-5286 4. Request No.: 1
- 5. Existing Use: (E) RETAIL 6. Proposed Use: (E) RETAIL (NO CHANGE)
- 7. Existing Occupancy: M 8. Proposed Occupancy: M (NO CHANGE)
- 9. Description of proposed work or path of travel upgrade for which equivalent facilitation is requested:  
PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO (E) TENANT UNIT 1835 DIVISADERO ST. ENTRY DOOR.

CBC 11B-103, nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility or usability. See CBC Chapter 2, section 202; Equivalent Facilitation

We request that the following be approved as an equivalent facilitation to the prescriptive regulations. This equivalency will provide equal or greater accessibility and usability. This equivalency provides for the maximum independence of the persons with disabilities while presenting the least risk of harm injury or other hazards to such persons or others.

- 10. Detailed description of the requested equivalency. (Provide details, documents and drawings if required) REFER TO SHEET A1.0. THE REQUIRED PUSH SIDE CLEARANCE AT ENTRANCE DOOR CANNOT BE ACHIEVED DUE TO EXISTING BUILDING IS CATEGORIZED AS HISTORIC PER PLANNING AND EXISTING STOREFRONT CANNOT BE ALTERED. THEREFORE, THE FOLLOWING ITEMS TO BE UPGRADED TO CURRENT ACCESSIBILITY CODES: (N) H/L-DW DOOR ACTUATOR AT (E) EXTERIOR & (E) INTERIOR ENTRY.

- 11. This Equivalent Facilitation is addressed by:
  - Information Sheet DA- 05  Administrative Bulletin AB-
  - AB-005 Local Equivalency
  - Other

Note: Ratification by the Access Appeals Commission is not required for Equivalent Facilitation Request.

- 12. Applicant's Name (Print): MARC DIMALANTA
  - Owner  Tenant  Agent

Applicant's Signature:

- 13. Applicant's Address: D-SCHEME STUDIO, 222 8TH STREET, SAN FRANCISCO, CA 94103

- 14. Applicant's Phone: 415-252-0888 Applicants Email: M.DIMALANTA@DScheme.COM

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APPROVAL OF EQUIVALENT FACILITATION REQUEST (page 2)

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This equivalent facilitation request is:  
 APPROVED  DENIED

Plans reviewed by (print name): Sebastian Bendezu, DBI

Signature of the Plans Examiner: Date: OCT 06 2023

Approved for the following reason(s):

Denied for the following reason(s):

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

If your Request for Approval of Equivalent Facilitation has been denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

If your Request for Approval of Equivalent Facilitation has been denied, you may file an appeal with the Access Appeals Commission. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for complete information on this process.

Please submit appeals in person to: Secretary, Access Appeals Commission  
1660 Mission Street, 1st Floor  
San Francisco, CA 94103  
(415) 575-6923

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UNREASONABLE HARDSHIP REQUEST NO. 1  
- 1835 DIVISADERO STREET

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

UNREASONABLE HARDSHIP REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Exceptions to Disabled Access Regulations as per section 11B 202.4 exception 8, Title 24 (Page 1 of 2)

- 1. Site Address: 1835 DIVISADERO ST. 2. Floor: (E) GROUND FLOOR
- 3. Permit Application No.: 2023-0825-5286 4. Hardship Request No.: 1
- 5. Existing Use: (E) RETAIL 6. Proposed Use: (E) RETAIL (NO CHANGE)
- 7. Existing Occupancy: M 8. Proposed Occupancy: M (NO CHANGE)
- 9. Description of proposed work which triggers access compliance upgrades:  
PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO (E) TENANT 1835 DIVISADERO ST. ENTRY DOOR;  
MULTIPLE ELEVATION CHANGES FROM EXISTING SIDEWALK TO EXISTING INTERIOR FINISH FLOOR.

CBC Section 11B-202.4, exception 8. When the adjusted construction cost exceeds the current valuation threshold, and the Department determines that the cost of compliance with section 11B-202.4 is an unreasonable hardship...full compliance shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship. In no case shall the cost of compliance be less than 20% of the adjusted construction cost.

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

- 10. The access feature(s) that will not be provided is (are):
  - a. Accessible Entrance.  b. An accessible route to the area of remodel.
  - c. Accessible restrooms.  d. Accessible public pay phones.
  - e. Accessible drinking fountain.  f. Accessible signage.
  - g. Visual alarms, storage and additional parking.

- 11. Detailed description of the accessible feature(s) that will not be provided. What is the condition now? Note location on the plans or provide attachments if necessary. REFER TO EXHIBIT A ON SHEET A0.7B. AN ACCESSIBLE PATH OF TRAVEL FROM THE SIDEWALK TO THE TENANT SPACE SHALL NOT BE PROVIDED DUE TO THE EXISTING 6" STEP UP TO THE EXISTING EXTERIOR ENTRY ALCOVE AND AN ADDITIONAL 3.5' STEP UP INTO EXISTING TENANT SPACE. PROVIDING FULL COMPLIANCE WILL REQUIRE MAJOR STRUCTURAL WORK TO THE EXISTING BUILDING'S FOUNDATION. PLEASE REFER TO THE STRUCTURAL ENGINEER'S LETTER ON SHEET A0.4A.

- 12. Total adjusted cost of construction for the project: \$102,300.00

- 13. A. Cost of the accessible feature(s), which will not be provided: \$80,000.00

B. Percentage of total cost shown on Line 12 (divide line 13 by line 12): 78%

- 14. Reference drawings and give a description of how compliance will be provided to the maximum extent possible: REFER TO SHEET A1.0. THE FOLLOWING ITEMS TO BE UPGRADED TO CURRENT ACCESSIBILITY CODES: (N) H/L-DW DOOR ACTUATOR AT (E) EXTERIOR & (E) INTERIOR ENTRY AND AS PER THE BUILDING MANAGEMENT AND OWNERS HAVE AGREED, THE TENANT ENTRY TO HAVE AN EMPLOYEE OR ATTENDANT TO HELP ASSIST EMPLOYEES OR PATRONS THAT REQUIRE ASSISTANCE. TENANT ALSO HAS AN ONLINE PRESENCE WHERE CUSTOMERS CAN PURCHASE THROUGH THEIR WEBSITE AND HAVE ITEMS DELIVERED. <https://www.choirish.com/shop/galerieedmond>

Note: Ratification by the Access Appeals Commission is required for all Unreasonable Hardship Requests. Refer to the 2019 California Building Code Section 11B-202.4 Exception 8.

- 14 -

UNREASONABLE HARDSHIP REQUEST (Page 2 of 2)

- 15. Applicant's Name (Print): JOSEF WITTEB, DSCHEME STUDIO
  - Owner  Tenant  Agent

Applicant's Signature:

- 16. Applicant's Address: 222 8TH ST, SAN FRANCISCO, CA 94103

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

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

Based on Section(s): of the San Francisco Building Code, 2016 Edition

Plans reviewed by (print name): Sebastian Bendezu, DBI

Signature of the Plans Examiner: Date: OCT 06 2023

Denied for the following reason(s):

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

All Unreasonable Hardship requests will be submitted to the Access Appeals Commission for ratification unless it is denied.

If your Unreasonable Hardship Request is denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial. If the Department denies your request for an Unreasonable Hardship, you may file an appeal with the Access Appeals Commission.

To file an appeal with the Access Appeals Commission (AAC), please pay a filing fee of \$347.82 and submit a document package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by any member of the public.

Please submit appeals in person to: Secretary, Access Appeals Commission  
1660 Mission Street, 1st Floor  
San Francisco, CA 94103  
(415) 575-6923

- 15 -

Sebastian Bendezu, DBI  
OCT 06 2023

- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

D-Scheme Studio  
Dream :: Design :: Develop

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
www.DSCHEME.com



07.14.2023	ABE BUILDING PERMIT
09.15.2023	ABE BUILDING PERMIT

STAMP



JOB NUMBER: \_\_\_\_\_ DRAWN BY: RK/HMJ

DATE: 11.04.2022 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE:  
1835 DIVISADERO STREET  
UNREASONABLE HARDSHIP  
REQUEST # 1

SHEET NUMBER:

Sebastian Bendezu, DBI  
OCT 06 2023

A0.4A



UNREASONABLE HARDSHIP REQUEST NO. 1 - EXHIBIT A - FULL COMPLIANCE PLANS  
(FOR REFERENCE ONLY)

**6 ENLARGED PROPOSED PARTIAL SECTION**

**5 ENLARGED EXISTING/DEMO PARTIAL SECTION**

**4 ENLARGED PARTIAL PROPOSED ELEVATION**

**3 ENLARGED PARTIAL EXISTING/DEMO ELEVATION**

**2 ENLARGED PARTIAL PROPOSED GROUND FLOOR PLAN**

**1 ENLARGED PARTIAL EXISTING/DEMO GROUND FLOOR PLAN**

**DEMOLITION PLAN KEY NOTES**

- PORTION OF 2ND FLOOR TO BE DEMOLISHED PER THIS WORK.
- PORTION OF ENTRY ALCOVE TO BE REMOVED & LOWERED TO MATCH (N) SIDEWALK GRADE LEVEL PER THIS WORK.
- REMOVE LANTERN AND REUSE ENTRY ALCOVE FLOOR TILE PER THIS WORK.
- REMOVE ENTRY DOOR & TRANSOM WINDOW ABOVE TO BE REMOVED PER THIS WORK.
- REMOVE TRANSOM WINDOW ABOVE TO BE REMOVED PER THIS WORK.

**LEGEND**

(N) WALL TO REMAIN  
(D) WALL AREA TO BE DEMOLISHED  
(R) DOOR TO BE REMOVED

**PROPOSED PLAN KEY NOTES**

- IN ACCESSIBLE AUTOMATIC SLIDE VERTICAL ACTUATOR BAR DOOR OPERATOR SWITCH FOR 2ND FLOOR PROVIDE VERTICAL ACTUATOR OPERATOR SWITCH. OPERABLE PORTION SHALL BE LOCATED TO THE BOTTOM & 5 INCHES MAXIMUM ABOVE THE FLOOR AND 12 INCHES MINIMUM ABOVE THE FLOOR.
- IN RAMP TO MATCH (N) SIDEWALK GRADE.
- PROVIDE (N) COMBATING STRIP AT ALL EXTERIOR CORNERS. EXTERIOR CORNERS SHALL HAVE THE COMBATING STRIP EXTEND TO THE GRADE BY 2 INCHES MINIMUM TO BE FULLY CONTACTED. THE STRIP SHALL BE A MINIMUM OF 2 INCHES TO A MAXIMUM OF 4 INCHES PLACED PERPENDICULAR TO THE FACE OF THE CORNER. THE STRIP SHALL EXTEND THE FULL WIDTH OF THE CORNER OR UPPER APPROACH AND SHALL BE MAXIMUM 1/2 INCHES TO 1 INCHES PERPENDICULAR TO THE OTHER SIDE OF THE CORNER. APPROACH SHALL BE 4 INCHES MINIMUM.
- IN 3" x 3" 2" O.C. V.G. ENTRY DOOR TO MATCH (N) DOOR FINISH.
- IN RAMP: MAX. 1:12 SLOPE. PROVIDE HANDRAIL AT 36" H. A.F.F. PROVIDE HANDRAIL BRACKET 12" MIN. AT BOTTOM LANDING AND 12" MIN. AT TOP LANDING.

**EXISTING EXTERIOR PHOTO**

EXISTING FRONT EXTERIOR OF BUILDING 1835 DIVISADERO STREET - 1840'

**ACCESSIBLE BUSINESS ENTRANCE -**

**1835/1837**  
**1839/1849**

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

**D-Scheme Studio**  
Dream :: Design :: Develop

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
www.DSCHEME.com

07.14.2023 ABE BUILDING PERMIT

STAMP

EXHIBIT A  
PER BLDG.  
INFEASIBILITY  
REQUEST NO. 1

JOB NUMBER: DRAWN BY: ROK/ML  
DATE: 11.04.2022 CHECKED BY: MD  
SCALE: 3/16" = 1'-0"  
SHEET TITLE: EXISTING & PROPOSED GROUND FLOOR PLAN 1835 DIVISADERO STREET  
SHEET NUMBER:

**A1.0**

- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

**D-Scheme Studio**  
Dream :: Design :: Develop

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SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
www.DSCHEME.com



*Reynaldo Ortega, DBI*

07.14.2023 ABE BUILDING PERMIT  
09.15.2023 ABE BUILDING PERMIT

GENERAL CONTRACTOR'S PROPOSAL

**ESTIMATE#60/2023**

ESTIMATE SUBMITTED BY:  
**MARCELO ESTRADA**  
ESTRADA DESIGN BUILD  
582 MARKET ST. SUITE 1500  
SAN FRANCISCO CA. 94104  
PH. 415.885.9656  
www.estradadesignbuild.org

TO: **JOE HARNEY**  
5 FAMILY STONES, LLC  
1707 EL NIDO #686  
DIABLO, CA. 94528  
T: 415.659.7118 EMAIL: JOE@RRFA.CO

ESTIMATE: # 60/2023  
DATE: 09/14/23

We hereby submit specifications and estimate to do the following work at the mentioned address.

**GENERAL CONSTRUCTION:** 1835 DIVISADERO ST.  
**INFEASIBILITY SCOPE OF WORK:** SAN FRANCISCO CA. 94115

**DEMO - INTERIOR & EXTERIOR WORK:**  
Demo and removal of portion of existing flooring, to be removed to receive new ramp per (N) work  
Portion of existing entry alcove to be removed & lowered to match existing sidewalk grade level per (N) work  
Remove, salvage and reuse entry alcove floor tile per (N) work  
Existing entry door and existing transom window above to be removed per (N) work  
Hauling and dump fees of all construction and demolition debris. \$ 15,800.00

**FRAMING AND GENERAL CONSTRUCTION:**  
Forms and pour new concrete pad at entrance of retail space  
Supply and installation of new door (3'0" x 7'0") to match existing  
Does include framing work to adjust door to new elevation and door hardware.  
Framing new interior wood ramp per plans.  
Supply and installation of contrast stripping at exterior stairs per plans  
Supply and installation of new Metal Handrail per plans  
Supply and installation of new door actuator at new door per code (wired motor/wireless buttons) ADA compliance  
Does include provide dedicated power for the new ADA door opener.  
Prime and Paint new door and door trim to match existing. \$ 84,000.00

**GENERAL CONDITIONS:**  
Contractor Fee (miscellaneous) \$ 3,300.00  
Insurance (additional insured) \$ 1,200.00 \$ 4,500.00

**EXCLUDED FROM THIS ESTIMATE:**  
BUILDING DEPT. PERMITS FEES OR ARCHITECTURAL FEES. ANY WORK NOT MENTIONED ABOVE.  
ENCROACHMENT PERMIT FEES - STRUCTURAL WORK

**INCLUDED IN THIS ESTIMATE:**  
Demo, framing, concrete, electrical, metal work, new door, new door operator, painting, hauling/dump fees and labor.

**ANYTHING NOT DESCRIBED ABOVE WILL BE ADDED AS CHANGE ORDER DOCUMENT AND SIGN BY BOTH PARTIES**

**TOTAL \$ 102,300.00**

ONE HUNDRED AND TWO THOUSAND THREE HUNDRED DOLLARS 00/100

CONDITIONS: Following payments schedule, job must be fully paid upon completion of job. Our contract is not subject to any other agreement made between Owner and any other party.  
In the event Owner shall fail to pay any periodic or installment payment due hereunder, we the contractor may cease work without breach pending payment or resolution of any dispute.  
All work is to be completed in a workmanlike manner according to standard practices.  
Any alterations to the above conditions involving extra costs will be executed only upon written orders (signed work) signed by both parties. We will not be charged an extra charge over the above estimate.

**PAYMENT SCHEDULE**

TO SIGN CONTRACT/PULL PERMIT	\$ 28,000.00
START DEMOLITION/FRAMING	\$ 85,300.00
NEW DOOR INSTALLATION/RAMP	\$ 22,000.00
AFTER COMPLETION	\$ 14,000.00
<b>TOTAL</b>	<b>\$ 102,300.00</b>

ACCEPTANCE OF PROPOSAL: The above prices specifications and conditions under this contract are hereby accepted. We are authorized to do the work as specified above.  
Payments are to be done as per agreement.

SIGNATURE: *[Signature]*  
DATE: 9/14/2023

STRUCTURAL ENGINEER'S PROPOSAL

**SIERRA ENGINEERING GROUP**

September 8, 2023

5 Family Stones, LLC  
1707 El Nido #686,  
Diablo, CA 94528  
Attn.: Mr. Joe Harney

Re.: Structural Engineering Services for Entry Remodel at 1835 & 1839 Divisadero Street, San Francisco, CA  
SEG Proposal No. 301-23-079.00

Dear Josef:

Sierra Engineering Group is pleased to submit the following proposal for structural engineering services for the subject project. The project consists of reconfiguring the entry to both spaces to meet ADA requirements. Due to the differences in elevation between exterior grade and interior floor space the work will require introducing a long ramp within the interior portion of the space.

We anticipate our scope of work as follows:

**Included:**

**Discovery Phase:**

- Obtain dimensioned plans from Architect.
- Obtain any other available building, site or design parameter information.
- Obtain any existing structural plans if available.
- Make a field visit to observe existing conditions.
- Generate existing structural plans.

**Construction Documents:**

- Attend one meeting with Architect, client and other consultants as needed.
- Obtain CAD backgrounds from Architect.
- Generate structural details for new framing along exterior and interior ramp and guardrail.
- Generate new foundation details as necessary.
- Generate structural calculations as necessary.
- Submit signed structural calculations, plans and details for permit submittal.
- Respond to building department comments as necessary.

**Construction Administration Phase:**

- Respond to RFI's as necessary.
- Review shop drawings (as needed).

5 Family Stones, LLC  
1835-1839 Divisadero Street, San Francisco  
SEG Proposal 301-23-079.00  
September 8, 2023  
Page 2 of 2

- Make two site visits during construction.
- Issue field reports.
- Issue final compliance letter.

**Not Included:**

- Any additional engineering required to review any contractor or owner proposed changes and substitutions, after design plans are submitted for permit.
- Any additional engineering as a result of contractor omissions.
- Additional engineering required as a result of unforeseen field conditions.
- Value engineering.
- In person meetings at building department.
- Temporary shoring design (this is considered means and methods of construction and it's the contractor's responsibility).

We propose to provide the scope of services outlined above as follows:

**Discovery Phase (Fixed Fee):** \$ 2,500.00  
**Construction Documents (Fixed Fee):** \$ 6,850.00  
**Construction Administration (Hourly NTE):** \$ 3,000.00

**Expenses** outlined on the attached Expenses Fee Schedule are not included in the fees outlined above and will be charged separately.

Please sign in the space provided and initial each page and attachments if you are in agreement with the proposal above and the attached terms and conditions and return one signed copy to our office as authorization to begin work.

We look forward to working with you on this project.

Sincerely, *[Signature]* Agreed to by: *[Signature]*

Print Name: **Sebastian Bendezu, DBI**  
Date Signed: **OCT 06 2023**

Jesus F. Sierra, S.E.  
President  
Sierra Engineering Group

▲ 2600 Central Avenue Suite M Union City, California 94587 Ph: 510-445-0550 ▲

STAMP



JOB NUMBER: DRAWN BY: RK/HMJ  
DATE: 11.04.2022 CHECKED BY: MD  
SCALE: AS NOTED  
SHEET TITLE: 1835 DIVISADERO STREET EXHIBIT A - FULL COMPLIANCE PLANS & PROPOSALS  
SHEET NUMBER:

**A0.4B**



STRUCTURAL ENGINEER'S LETTER



August 7, 2023

City and County of San Francisco  
Department of Building Inspection  
1660 Mission Street, 2<sup>nd</sup> Floor  
San Francisco, CA 94103

Project Address: 1835-1839-1879 Divisadero Street, San Francisco, CA

To whom it may concern:

Sierra Engineering Group was asked to review the proposed entry revisions for the subject project. It is our understanding that the purpose of the work is to reframe or rebuild the entries to make them ADA compliant.

From a structural standpoint, it appears that given the existing building conditions the entries at all locations will need to be substantially altered and the existing floor framing reconfigured to comply with the stated purpose. Due to the limited, confined space at each location, the entries will essentially be blocked during construction until substantial completion is completed and approved. This will likely deny entry to the tenant spaces during that time.

This work will have a significant impact on the tenant's use of these spaces. Temporary displacement during construction as well as design and construction in our opinion will incur a prohibitive financial burden to the building owners.

If you have any questions in this regard, please do not hesitate to contact the undersigned.

*[Signature]*

Jesus Sierra, S.E.  
President  
Sierra Engineering Group



▲ 2600 Central Avenue Suite M, Union City, California 94587 Ph: 510.445.0550 ▲

EQUIVALENT FACILITATION REQUEST NO. 2  
- 1839 DIVISADERO STREET

City and County of San Francisco  
Department of Building Inspection

London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

APPROVAL OF EQUIVALENT FACILITATION REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Approval of a design, products or technologies alternative to the prescriptive details of the Disabled Access Regulations as per CBC section 11B-103

- Site Address: 1839 DIVISADERO ST. 2. Floor: (E) GROUND FLOOR
  - Permit Application No.: 2023-0825-5288 4. Request No.: 2
  - Existing Use: (E) RETAIL 6. Proposed Use: (E) RETAIL (NO CHANGE)
  - Existing Occupancy: M 8. Proposed Occupancy: M (NO CHANGE)
9. Description of proposed work or path of travel upgrade for which equivalent facilitation is requested:  
PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO (E) TENANT UNIT 1839 DIVISADERO ST. ENTRY DOOR.

CBC 11B-103, nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility or usability. See CBC Chapter 2, section 202; *Equivalent Facilitation*

We request that the following be approved as an equivalent facilitation to the prescriptive regulations. This equivalency will provide equal or greater accessibility and usability. This equivalency provides for the maximum independence of the persons with disabilities while presenting the least risk of harm injury or other hazards to such persons or others.

- Detailed description of the requested equivalency. (Provide details, documents and drawings if required) REFER TO SHEET A1.1. THE REQUIRED PUSH SIDE CLEARANCE AT ENTRANCE DOOR CANNOT BE ACHIEVED DUE TO EXISTING BUILDING IS CATEGORIZED AS HISTORIC PER PLANNING AND EXISTING STOREFRONT CANNOT BE ALTERED. THEREFORE, THE FOLLOWING ITEMS TO BE UPGRADED TO CURRENT ACCESSIBILITY CODES: (N) HI-LOW DOOR ACTUATOR AT (E) EXTERIOR & (E) INTERIOR ENTRY.
- This Equivalent Facilitation is addressed by:  
 Information Sheet DA-05  Administrative Bulletin AB-  
 AB-005 Local Equivalency  
 Other

Note: Ratification by the Access Appeals Commission is not required for Equivalent Facilitation Request.

- Applicant's Name (Print): MARC DIMALANTA  Owner  Tenant  Agent

Applicant's Signature: *[Signature]*

Applicant's Address: D-SCHEME STUDIO, 222 8TH STREET, SAN FRANCISCO, CA 94103

Applicant's Phone: 415-252-0888 Applicants Email: M.DIMALANTA@DScheme.COM

- 10 -

APPROVAL OF EQUIVALENT FACILITATION REQUEST (page 2)

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

This equivalent facilitation request is:  
 APPROVED  DENIED

Plans reviewed by (print name): Sebastian Bendezu, DBI

Signature of the Plans Examiner: *[Signature]* Date: OCT 06 2023

Approved for the following reason(s):

Denied for the following reason(s):

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

If your Request for Approval of Equivalent Facilitation has been denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial.

If your Request for Approval of Equivalent Facilitation has been denied, you may file an appeal with the Access Appeals Commission. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for complete information on this process.

Please submit appeals in person to: Secretary, Access Appeals Commission  
1660 Mission Street, 1<sup>st</sup> Floor  
San Francisco, CA 94103  
(415) 575-6923

- 11 -

UNREASONABLE HARDSHIP REQUEST NO. 2  
- 1839 DIVISADERO STREET

City and County of San Francisco  
Department of Building Inspection

London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

UNREASONABLE HARDSHIP REQUEST

For Projects with an Adjusted Construction Cost Exceeding the Current Valuation Threshold and Requesting Exceptions to Disabled Access Regulations as per section 11B 202.4 exception 8, Title 24 (Page 1 of 2)

- Site Address: 1839 DIVISADERO ST. 2. Floor: (E) GROUND FLOOR
  - Permit Application No.: 2023-0825-5288 4. Hardship Request No.: 2
  - Existing Use: (E) RETAIL 6. Proposed Use: (E) RETAIL (NO CHANGE)
  - Existing Occupancy: M 8. Proposed Occupancy: M (NO CHANGE)
9. Description of proposed work which triggers access compliance upgrades:  
PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO (E) TENANT 1839 DIVISADERO ST. ENTRY DOOR;  
MULTIPLE ELEVATION CHANGES FROM EXISTING SIDEWALK TO EXISTING INTERIOR FINISH FLOOR.

CBC Section 11B-202.4, exception 8. When the adjusted construction cost exceeds the current valuation threshold, and the Department determines that the cost of compliance with section 11B-202.4 is an unreasonable hardship, full compliance shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship. In no case shall the cost of compliance be less than 20% of the adjusted construction cost.

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

- The access feature(s) that will not be provided is (are):  
 a. Accessible Entrance.  b. An accessible route to the area of remodel.  
 c. Accessible restrooms.  d. Accessible public pay phones.  
 e. Accessible drinking fountain.  f. Accessible signage.  
 g. Visual alarms, storage and additional parking.

- Detailed description of the accessible feature(s) that will not be provided. What is the condition now? Note location on the plans or provide attachments if necessary. REFER TO EXHIBIT B ON SHEET A0.8B. AN ACCESSIBLE PATH OF TRAVEL FROM THE SIDEWALK TO THE TENANT SPACE SHALL NOT BE PROVIDED DUE TO THE EXISTING 7.5" STEP UP INTO EXISTING TENANT SPACE. PROVIDING FULL COMPLIANCE WILL REQUIRE MAJOR STRUCTURAL WORK TO THE EXISTING BUILDING'S FOUNDATION. PLEASE REFER TO THE STRUCTURAL ENGINEER'S LETTER ON SHEET A0.5A.

12. Total adjusted cost of construction for the project: \$105,500.00

13. A. Cost of the accessible feature(s), which will not be provided: \$66,000.00

B. Percentage of total cost shown on Line 12 (divide line 13 by line 12): 63%

- Reference drawings and give a description of how compliance will be provided to the maximum extent possible: REFER TO SHEET A1.1. THE FOLLOWING ITEMS TO BE UPGRADED TO CURRENT ACCESSIBILITY CODES: (N) HI-LOW DOOR ACTUATOR AT (E) EXTERIOR & (E) INTERIOR ENTRY AND AS PER THE BUILDING MANAGEMENT AND OWNERS HAVE AGREED, THE TENANT ENTRY TO HAVE AN EMPLOYEE OR ATTENDANT TO HELP ASSIST EMPLOYEES OR PATRONS THAT REQUIRE ASSISTANCE. THE EXISTING 3" STEP UP ONTO THE EXISTING ENTRY ALCOVE WILL BE ADDRESSED BY REGRADING THE EXISTING SIDEWALK TO ALIGN WITH ENTRY ALCOVE LEVEL PER BPA# 2023-0825-5290. TENANT ALSO HAS AN ONLINE PRESENCE WHERE CUSTOMERS CAN PURCHASE THROUGH THEIR WEBSITE AND HAVE ITEMS DELIVERED. <http://www.nesi-maternitv.com/index.html>

Note: Ratification by the Access Appeals Commission is required for all Unreasonable Hardship Requests. Refer to the 2019 California Building Code Section 11B-202.4 Exception 8.

- 14 -

UNREASONABLE HARDSHIP REQUEST (Page 2 of 2)

- Applicant's Name (Print): JOSEF WITIG, D SCHEME STUDIO  Owner  Tenant  Agent

Applicant's Signature: *[Signature]*

Applicant's Address: 222 8TH ST SAN FRANCISCO CA 94103

FOR THE DEPARTMENT OF BUILDING INSPECTION STAFF USE ONLY

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

Based on Section(s): \_\_\_\_\_ of the San Francisco Building Code, 2016 Edition

Plans reviewed by (print name): Sebastian Bendezu, DBI

Signature of the Plans Examiner: *[Signature]* Date: OCT 06 2023

Denied for the following reason(s):

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

All Unreasonable hardship requests will be submitted to the Access Appeals Commission for ratification unless it is denied.

If your Unreasonable Hardship Request is denied, the plans examiner shall inform you of the reasons for denying that request. In addition, the plans examiner's group supervisor shall provide you with a second opinion regarding the denial. If the Department denies your request for an Unreasonable Hardship, you may file an appeal with the Access Appeals Commission.

To file an appeal with the Access Appeals Commission (AAC), please pay a filing fee of \$347.82 and submit a document package consisting of eight individually bound notebooks. Please refer to the Access Appeals Commission Information Guide, available at the Customer Services desk, for more complete information. These appeal copies will be distributed by the Secretary of the AAC to each of the Commissioners. One copy is kept on file with the Secretary to the Commission for review as requested by any member of the public.

Please submit appeals in person to: Secretary, Access Appeals Commission  
1660 Mission Street, 1<sup>st</sup> Floor  
San Francisco, CA 94103  
(415) 575-6923

Sebastian Bendezu, DBI

- 15 -

- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

D-Scheme Studio  
Dream :: Design :: Develop

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
www.DSCHEME.com



*[Signature]*

07.14.2023 ABE BUILDING PERMIT  
09.15.2023 ABE BUILDING PERMIT

STAMP

RECEIVED

OCT 04 2023

DEPT OF BUILDING INSPECTION  
THIS PLAN MEETS THE CITY  
STANDARD FOR REPRODUCTION  
ACCEPTED

JOB NUMBER: \_\_\_\_\_ DRAWN BY: RK/HMJ

DATE: 11.04.2022 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: 1839 DIVISADERO STREET  
UNREASONABLE HARDSHIP  
REQUEST #2

SHEET NUMBER: \_\_\_\_\_

OCT 06 2023

A0.5A



UNREASONABLE HARDSHIP REQUEST NO. 2 - EXHIBIT B - FULL COMPLIANCE PLANS  
(FOR REFERENCE ONLY)

6 ENLARGED PROPOSED PARTIAL SECTION  
5 ENLARGED EXISTING/DEMO PARTIAL SECTION  
4 ENLARGED PARTIAL PROPOSED ELEVATION  
3 ENLARGED PARTIAL EXISTING/DEMO ELEVATION  
2 ENLARGED PARTIAL PROPOSED GROUND FLOOR PLAN  
1 ENLARGED PARTIAL EXISTING/DEMO GROUND FLOOR PLAN

**DEMOLITION PLAN KEY NOTES**

- (1) PORTION OF (B) FLOOR TO BE DEMOLISHED PER (N) WORK.
- (2) REMOVE EXISTING (B) EXTERIOR SLOPE. REGRADE AREA FOR (N) GRADE PER (N) WORK.
- (3) (B) ENTRY DOOR TO BE REMOVED PER (N) WORK.
- (4) (B) EXTERIOR SLOPE TO BE REMOVED PER (N) WORK.
- (5) (B) SPFG ACCESS PANEL TO BE REMOVED PER (N) WORK.
- (6) (B) CONCRETE STEP TO BE DEMOLISHED PER (N) WORK.

**LEGEND**

- (B) WALL TO REMAIN
- (B) WALL TO BE REMOVED
- (B) DOOR TO BE REMOVED

**PROPOSED PLAN KEY NOTES**

- (1) (N) ACCESSIBLE AVOIDANCE SINGLE VERTICAL ACTUATOR BAR DOOR OPERATOR OPERABLE (B) ENTRY FLOOR. PROVIDE RECESSED OPERABLE MODEL OPERABLE OPERATOR SHALL BE LOCATED TO THE EXTERIOR (L) RECESSED HANDBAR ABOVE THE FLOOR AND THE TOP 6.35 INCHES MINIMUM ABOVE THE FLOOR.
- (2) (N) RAMP TO MATCH (B) REGRADE FROM (B).
- (3) PROVIDE (N) CONCRETE SLAB AT (B) STEP. CONCRETE SHALL HAVE THE UPPER APPROACH AND BE RECESSED BY 1/4" FROM RECESSED CLEAR FLOOR. CONCRETE SHALL BE A MINIMUM OF 2" WIDE TO A MINIMUM OF 4" THICK RECESSED TO MATCH EXISTING RECESSED FROM RECESSED OF (B) STEP. CONCRETE SHALL BE RECESSED BY 1/4" FROM RECESSED CLEAR FLOOR. APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER SIDE OF THE STEP. A WARPED STEP SHALL BE ACCEPTABLE.
- (4) (N) 3'-0" X 7'-0" (N) ENTRY DOOR TO MATCH (B) DOOR FINISH.
- (5) (N) RAMP: MAX. 1:12 SLOPE. PROVIDE HANDRAIL AS (N) A.F.F. PROVIDE HANDRAIL EXTENSION 12" MIN. AT BOTTOM LANDING AND 24" MIN. AT TOP LANDING.

**EXISTING EXTERIOR PHOTO**

EXISTING FROM EXTERIOR OF BUILDING 1839 DIVISADERO STREET - TENANT

- ACCESSIBLE BUSINESS ENTRANCE -

**1835/1837  
1839/1849**

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

**D-Scheme Studio**  
Dream :: Design :: Develop

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SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
www.DSCHEME.com

11.23.2022 ABE BUILDING PERMIT

EXHIBIT B  
PER BLDG.  
INFEASIBILITY  
REQUEST NO. 2

DATE: 11.04.2022  
SCALE: 3/16" = 1'-0"

EXISTING & PROPOSED  
GROUND FLOOR PLAN  
1839 DIVISADERO STREET

**A1.1**

- ACCESSIBLE BUSINESS ENTRANCE -

1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

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*Reynaldo Ortega, DBI*

07.14.2023 ABE BUILDING PERMIT  
09.15.2023 ABE BUILDING PERMIT

GENERAL CONTRACTOR'S PROPOSAL

**ESTIMATE#62/2023**

ESTIMATE SUBMITTED BY:  
**MARCELO ESTRADA**  
ESTRADA DESIGN BUILD  
582 MARKET ST. SUITE 1500  
SAN FRANCISCO CA. 94104  
PH. 415.885.9656  
www.estradaesignbuild.org

TO: **JOE HARNEY**  
5 FAMILY STONES, LLC  
1707 EL NIDO #686  
DIABLO, CA. 94528  
T: 415.659.7118 EMAIL: JOE@BREA.CO

Feasibility Scope of Work  
ESTIMATE # 62/2023  
DATE: 09/14/23

ESTIMATE # 62/2023  
DATE: 09/14/23

We hereby submit specifications and estimate to do the following work at the mentioned address.

**GENERAL CONSTRUCTION:** 1839 DIVISADERO ST.  
**INFEASIBILITY SCOPE OF WORK:** SAN FRANCISCO CA. 94115

**DEMO - INTERIOR & EXTERIOR WORK:**  
Demo and removal of portion of existing flooring, to be removed to receive new ramp per (N) work  
Re-grade existing sidewalk to align with existing entry (exterior step right at the door to be removed)  
Remove, salvage and reuse entry alcove floor tile per (N) work  
Existing entry door and existing transom window above to be removed per (N) work  
Hauling and dump fees of all construction and demolition debris. \$ 17,800.00

**FRAMING AND GENERAL CONSTRUCTION:**  
Forms and pour new concrete pad at entrance of retail space  
Supply and installation of new door (3'0"x7'0") to match existing  
Does include framing work to adjust door to new elevation and door hardware.  
Framing new interior wood ramp per plans.  
Supply and installation of contrast striping at exterior stairs per plans  
Supply and installation of new Metal Handrail per plans  
Supply and installation of new door actuator at new door per code (wired motor/wireless buttons) ADA compliance  
Does include provide dedicated power for the new ADA door opener.  
Prime and Paint new door and door trim to match existing. \$ 76,200.00

**GENERAL CONDITIONS:**  
Contractor Fee (miscellaneous) \$ 9,300.00  
Insurance (additional insured) \$ 2,200.00 \$ 11,500.00

**EXCLUDED FROM THIS ESTIMATE:**  
BUILDING DEPT. PERMITS FEES OR ARCHITECTURAL FEES. ANY WORK NOT MENTIONED ABOVE.  
ENCHROACHMENT PERMIT FEES - STRUCTURAL WORK  
**INCLUDED IN THIS ESTIMATE:**  
Demo, framing, concrete, electrical, metal work, new door, new door operator, painting, hauling/dump fees and labor.

**ANYTHING NOT DESCRIBED ABOVE WILL BE ADDED AS CHANGE ORDER DOCUMENT AND SIGN BY BOTH PARTIES**

**TOTAL \$ 105,500.00**

**ONE HUNDRED AND FIVE THOUSAND FIVE HUNDRED DOLLARS 00/100**

CONDITIONS: Following payments schedule, job must be fully paid upon completion of job. Our contract is not subject to any other agreement made between Owner and any other party.  
In the event Owner shall fail to pay any periodic or installment payment due hereunder, we the contractor may cease work without breach pending payment or resolution of any dispute.  
All work is to be completed in a workmanlike manner according to standard practices.  
Start DEMO/CONCRETE/FRAMING \$ 40,000.00  
NEW DOOR INSTALLATION/RAMP \$ 23,500.00  
AFTER COMPLETION \$ 17,000.00  
**TOTAL \$ 105,500.00**

ACCEPTANCE OF PROPOSAL: The above prices specifications and conditions under this contract are hereby accepted. We are authorized to do the work as specified above.  
Payments are to be done as per agreement.

SIGNATURE: \_\_\_\_\_  
DATE: 9/14/2023

STRUCTURAL ENGINEER'S PROPOSAL

**SIERRA ENGINEERING GROUP**

September 8, 2023

5 Family Stones, LLC  
1707 El Nido #686,  
Diablo, CA 94528  
Attn: Mr. Joe Harney

Re.: Structural Engineering Services for Entry Remodel at  
1835 & 1839 Divisadero Street, San Francisco, CA  
SEG Proposal No. 301-23-079.00

Dear Josef:

Sierra Engineering Group is pleased to submit the following proposal for structural engineering services for the subject project. The project consists of reconfiguring the entry to both spaces to meet ADA requirements. Due to the differences in elevation between exterior grade and interior floor space the work will require introducing a long ramp within the interior portion of the space.

We anticipate our scope of work as follows:

**Included:**

- Discovery Phase:**
  - Obtain dimensioned plans from Architect.
  - Obtain any other available building, site or design parameter information.
  - Obtain any existing structural plans if available.
  - Make a field visit to observe existing conditions.
  - Generate existing structural plans.
- Construction Documents:**
  - Attend one meeting with Architect, client and other consultants as needed.
  - Obtain CAD backgrounds from Architect.
  - Generate structural details for new framing along exterior and interior ramp and guardrail.
  - Generate new foundation details as necessary.
  - Generate structural calculations as necessary.
  - Submit signed structural calculations, plans and details for permit submittal.
  - Respond to building department comments as necessary.
- Construction Administration Phase:**
  - Respond to RFI's as necessary.
  - Review shop drawings (as needed).

**Not Included:**

- Make two site visits during construction.
- Issue field reports.
- Issue final compliance letter.
- Any additional engineering required to review any contractor or owner proposed changes and substitutions, after design plans are submitted for permit.
- Any additional engineering as a result of contractor omissions.
- Additional engineering required as a result of unforeseen field conditions.
- Value engineering.
- In person meetings at building department.
- Temporary shoring design (this is considered means and methods of construction and it's the contractor's responsibility).

We propose to provide the scope of services outlined above as follows:

<b>Discovery Phase (Fixed Fee):</b>	<b>\$ 2,500.00</b>
<b>Construction Documents (Fixed Fee):</b>	<b>\$ 6,850.00</b>
<b>Construction Administration (Hourly NTE):</b>	<b>\$ 3,000.00</b>

Expenses outlined on the attached Expenses Fee Schedule are not included in the fees outlined above and will be charged separately.

Please sign in the space provided and initial each page and attachments if you are in agreement with the proposal above and the attached terms and conditions and return one signed copy to our office as authorization to begin work.

We look forward to working with you on this project.

Sincerely, \_\_\_\_\_ Agreed to by: \_\_\_\_\_

Print Name: Sebastian Bendezu, DBI  
Date Signed: OCT 06 2023

Jesus F. Sierra, S.E.  
President  
Sierra Engineering Group

▲ 2600 Central Avenue Suite M Union City, California 94587 Ph: 510-445-0550 ▲

STAMP



JOB NUMBER: \_\_\_\_\_ DRAWN BY: RK/HMJ  
DATE: 11.04.2022 CHECKED BY: MD  
SCALE: AS NOTED

SHEET TITLE:  
1839 DIVISADERO STREET  
EXHIBIT B - FULL COMPLIANCE  
PLANS & PROPOSALS

SHEET NUMBER: \_\_\_\_\_

**A0.5B**



1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

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*Sebastian Bendezu*

07.14.2023	ABE BUILDING PERMIT
09.15.2023	ABE BUILDING PERMIT

Sebastian Bendezu, DBI  
OCT 06 2023

STAMP



JOB NUMBER: DRAWN BY: RK/HMJ  
DATE: 11.04.2022 CHECKED BY: MD  
SCALE: 3/16" = 1'-0"

SHEET TITLE:  
EXISTING & PROPOSED  
GROUND FLOOR PLAN  
1835 DIVISADERO STREET

SHEET NUMBER:

A1.0

DEMOLITION PLAN KEY NOTES

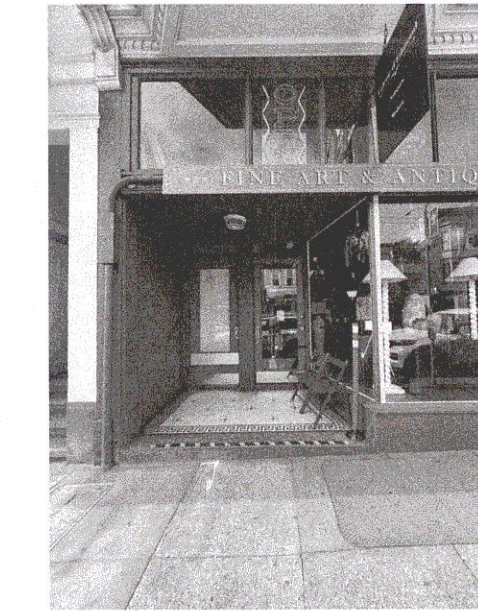
LEGEND

- (E) WALL TO REMAIN
- (E) WALL / ITEM TO BE REMOVED
- (E) DOOR TO BE REMOVED

PROPOSED PLAN KEY NOTES

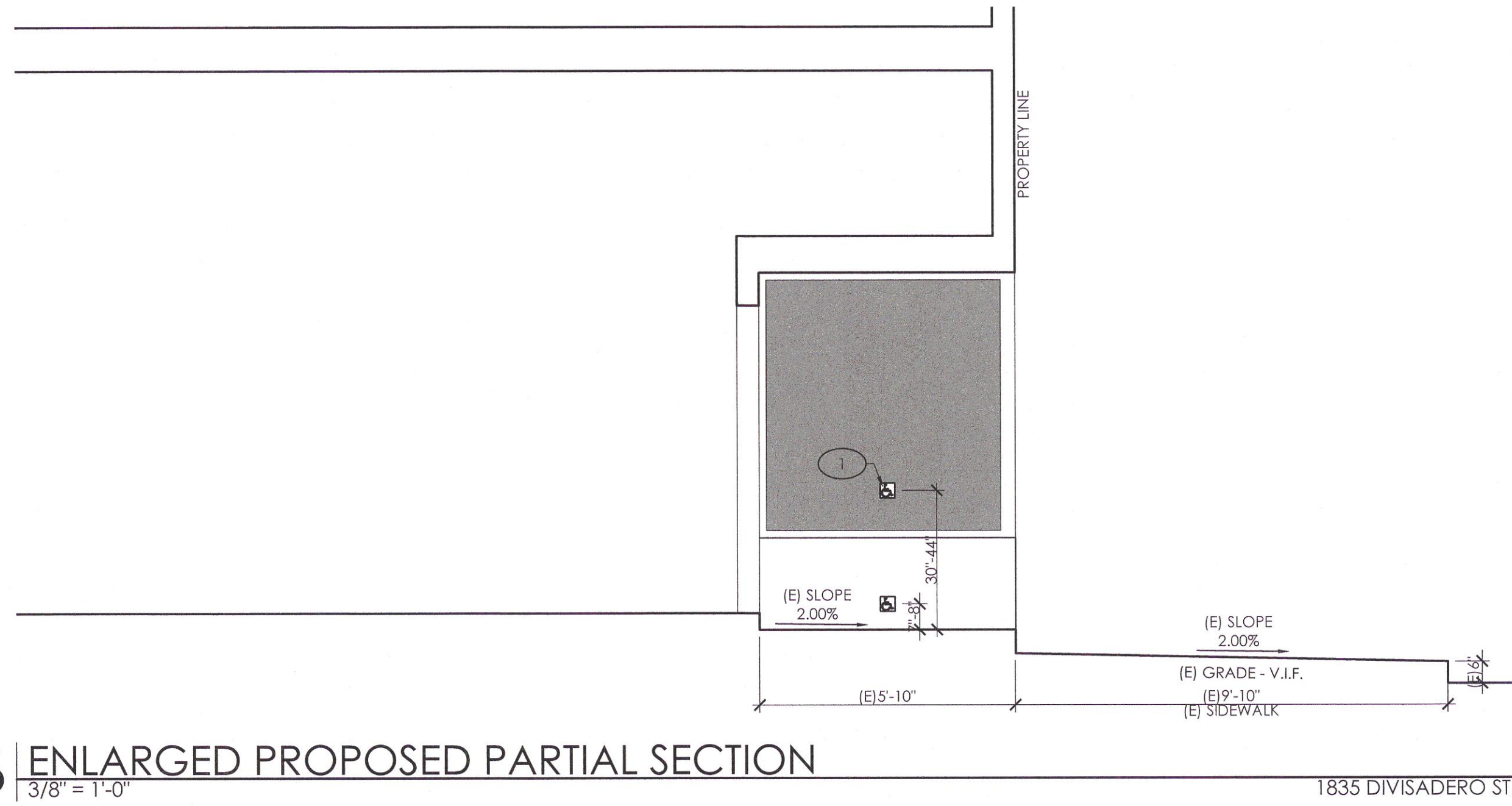
- 1 (N) ACCESSIBLE AUTOMATIC SINGLE VERTICAL ACTUATOR DOOR OPENER SWITCH FOR (E) ENTRY DOOR. PROVIDE WIRELESS/BATTERY OPERATED MODEL. REFER TO 6/A1.0 FOR OPERABLE PORTION MOUNTING HEIGHTS.

EXISTING EXTERIOR PHOTO

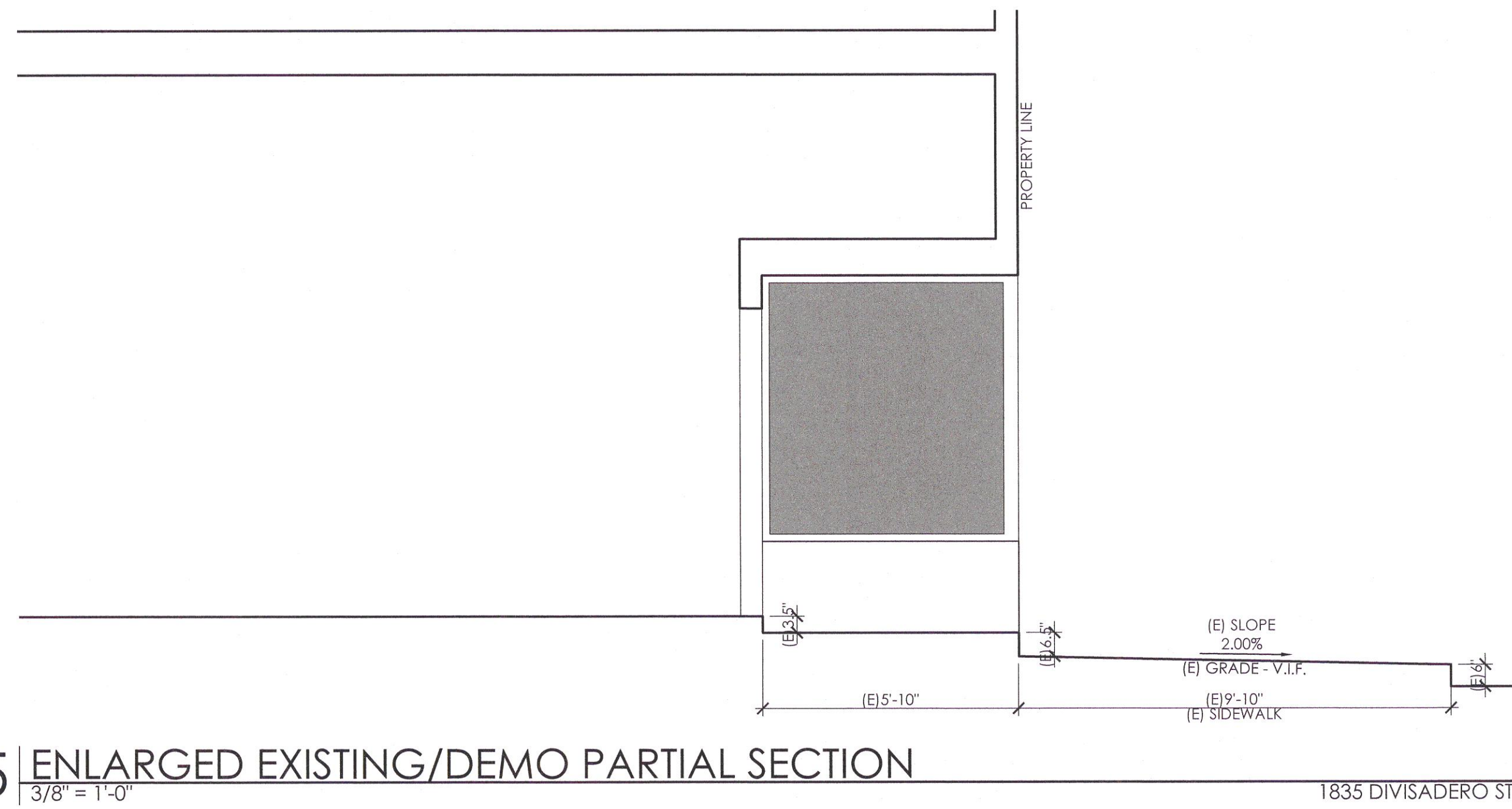


EXISTING FRONT EXTERIOR OF BUILDING  
1835 DIVISADERO STREET - TENANT

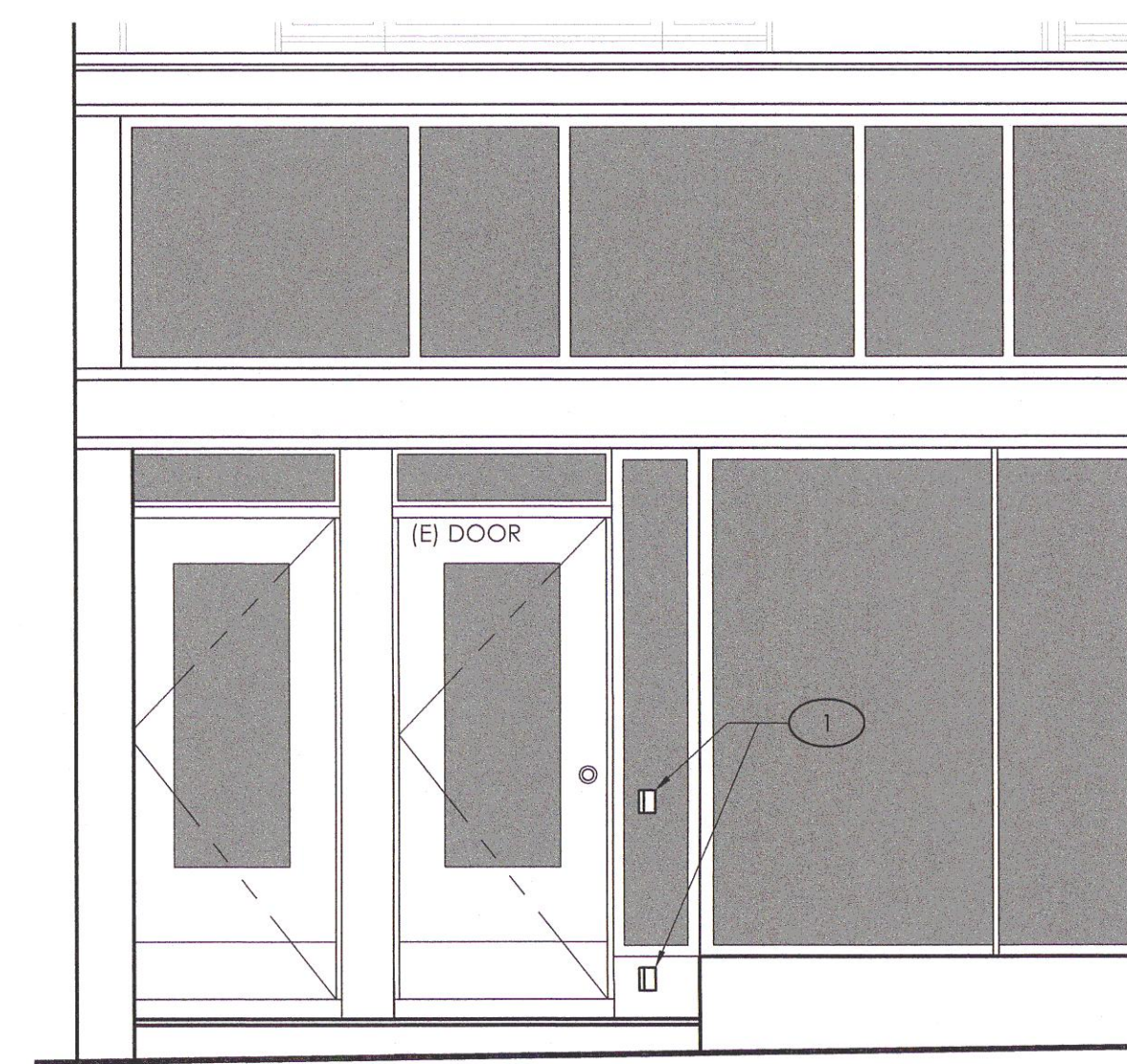
6 ENLARGED PROPOSED PARTIAL SECTION  
3/8" = 1'-0"



5 ENLARGED EXISTING/DEMO PARTIAL SECTION  
3/8" = 1'-0"



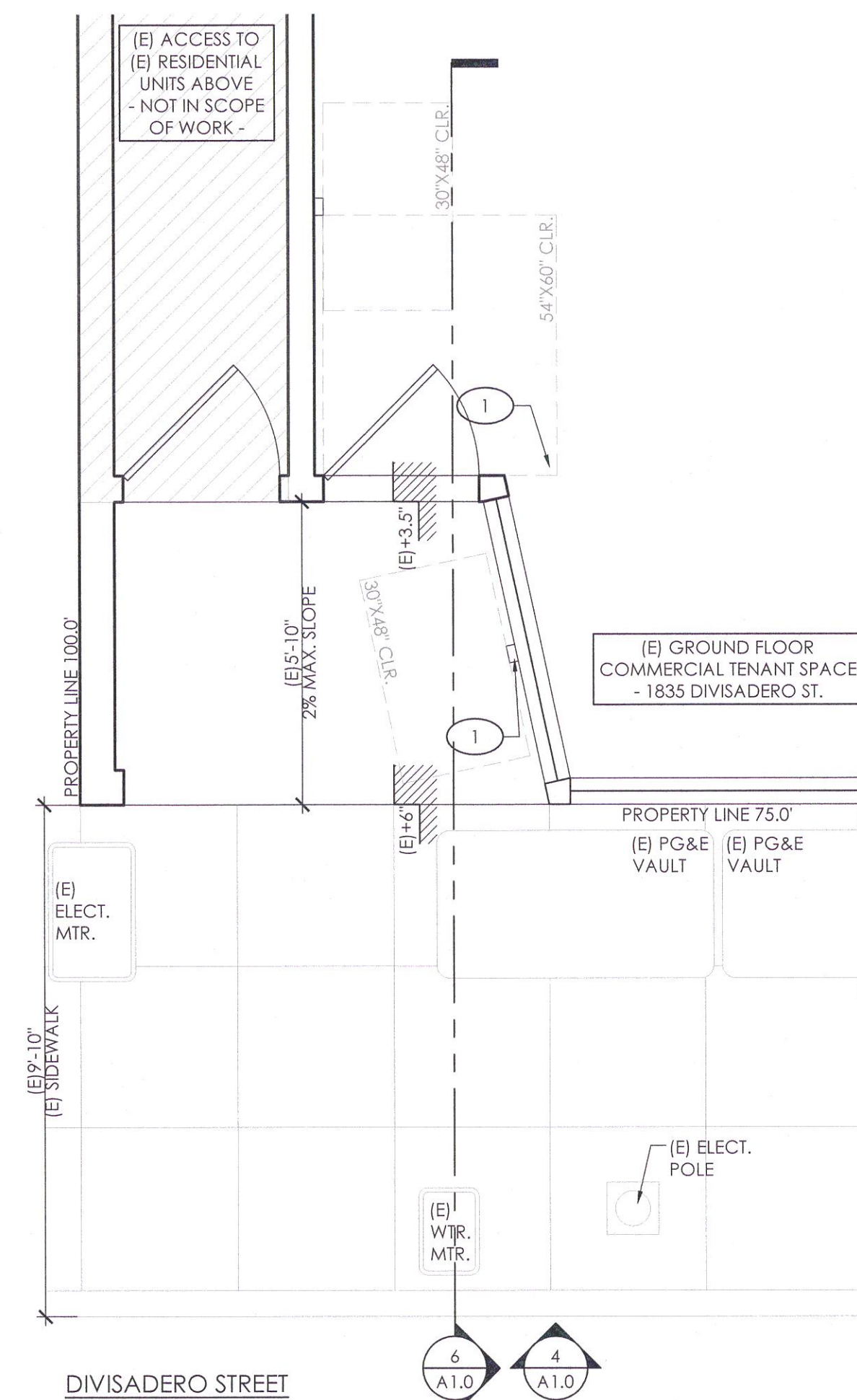
4 ENLARGED PARTIAL PROPOSED ELEVATION  
3/8" = 1'-0"



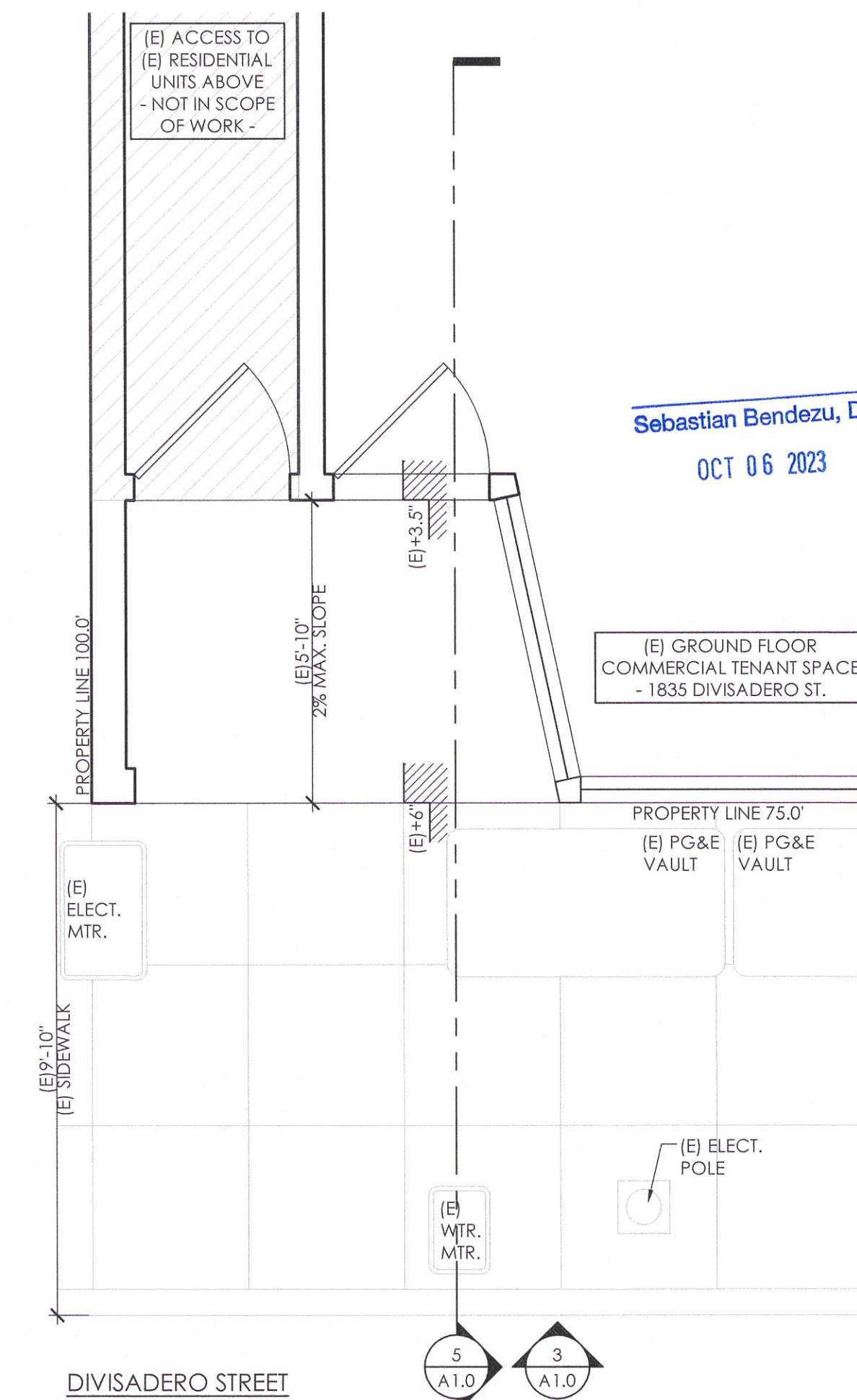
3 ENLARGED PARTIAL EXISTING/DEMO ELEVATION  
3/8" = 1'-0"



2 ENLARGED PARTIAL PROPOSED GROUND FLOOR PLAN  
3/8" = 1'-0"



1 ENLARGED PARTIAL EXISTING/DEMO GROUND FLOOR PLAN  
3/8" = 1'-0"





# 1835/1839

DIVISADERO STREET  
SAN FRANCISCO, CA 94115

BLOCK/LOT: 1049/004

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*Sebastian Bendezu*

07.14.2023 ABE BUILDING PERMIT  
09.15.2023 ABE BUILDING PERMIT

Sebastian Bendezu, DBI  
OCT 06 2023

Reynaldo Ortega, DBI  
OCT 06 2023

STAMP

**RECEIVED**  
OCT 04 2023  
DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR REPRODUCTION  
ACCEPTED

APPROVED BY BRIDGET TICKS  
OCT 04 2023  
PLANNING DEPARTMENT

JOB NUMBER: DRAWN BY: RK/HMJ  
DATE: 11.04.2022 CHECKED BY: MD  
SCALE: 3/16" = 1'-0"

SHEET TITLE:  
EXISTING & PROPOSED  
GROUND FLOOR PLAN  
1839 DIVISADERO STREET

SHEET NUMBER:

# A1.1

### DEMOLITION PLAN KEY NOTES

(D1) (E) SIDEWALK TO BE RE-GRADED TO ALIGN WITH (E) ENTRY ALCOVE LANDING IN REFERENCE TO BPA #2023-0825-5290.

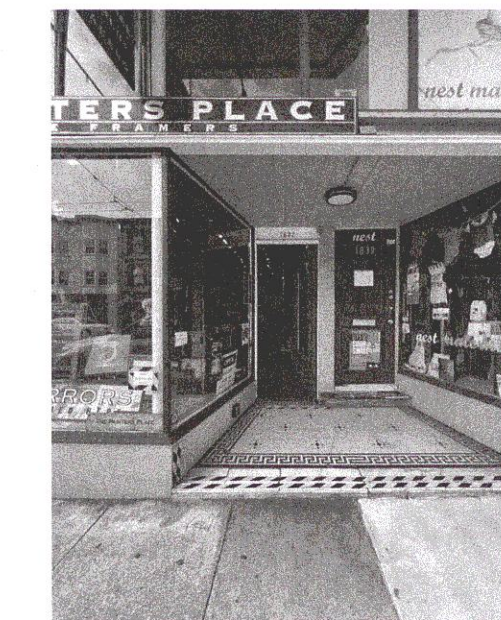
### LEGEND

- (E) WALL TO REMAIN
- (E) WALL / ITEM TO BE REMOVED
- (E) DOOR TO BE REMOVED

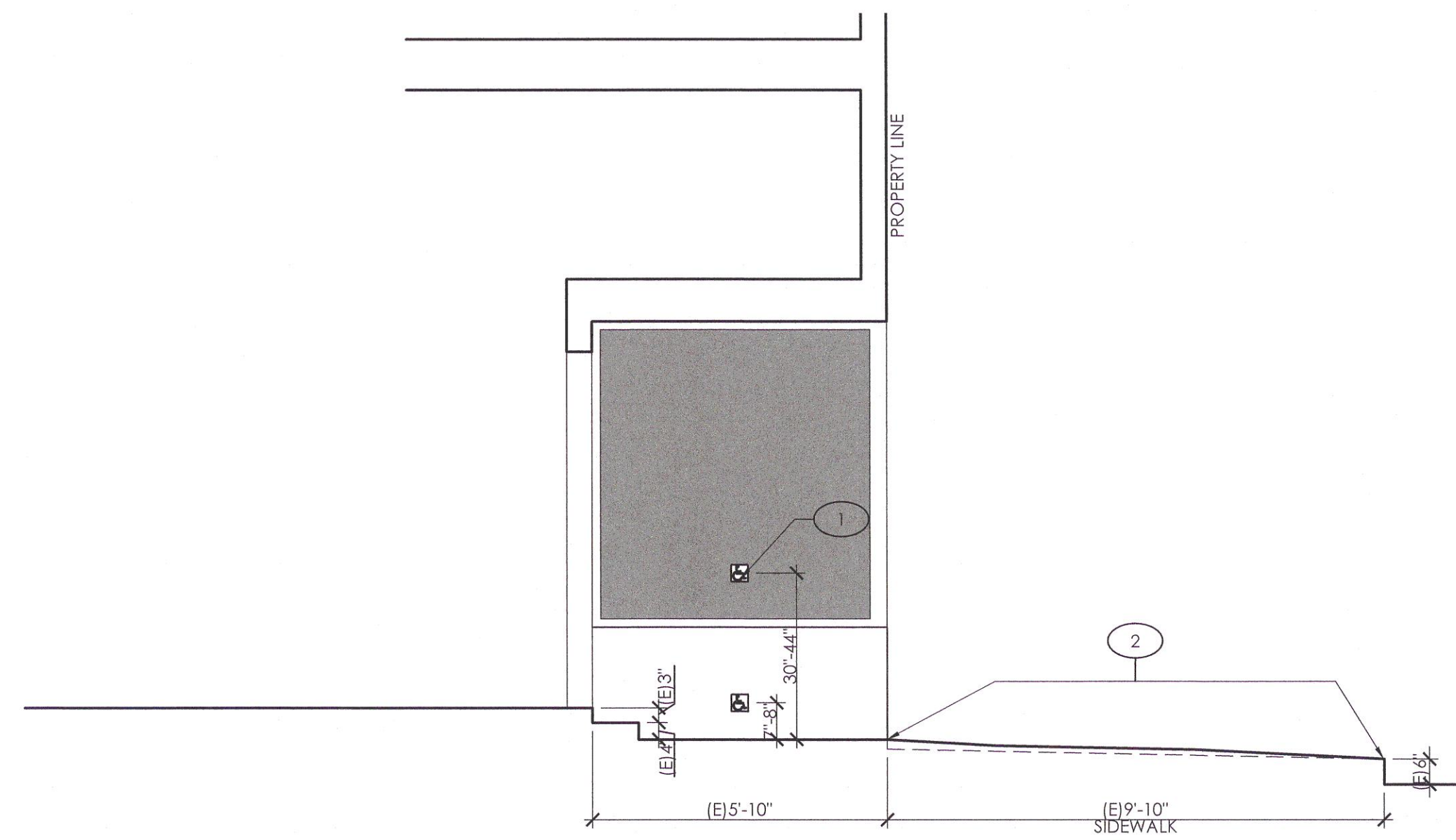
### PROPOSED PLAN KEY NOTES

- (1) (N) ACCESSIBLE AUTOMATIC SINGLE VERTICAL ACTUATOR BAR DOOR OPENER SWITCH FOR (E) ENTRY DOOR. PROVIDE WIRELESS/BATTERY OPERATED MODEL. OPERABLE PORTION SHALL BE LOCATED SO THE BOTTOM IS 5 INCHES MAXIMUM ABOVE THE FLOOR AND THE TOP IS 35 INCHES MINIMUM ABOVE THE FLOOR.
- (2) RE-GRADED SIDEWALK IN REFERENCE TO BPA #2023-0825-5290

### EXISTING EXTERIOR PHOTO



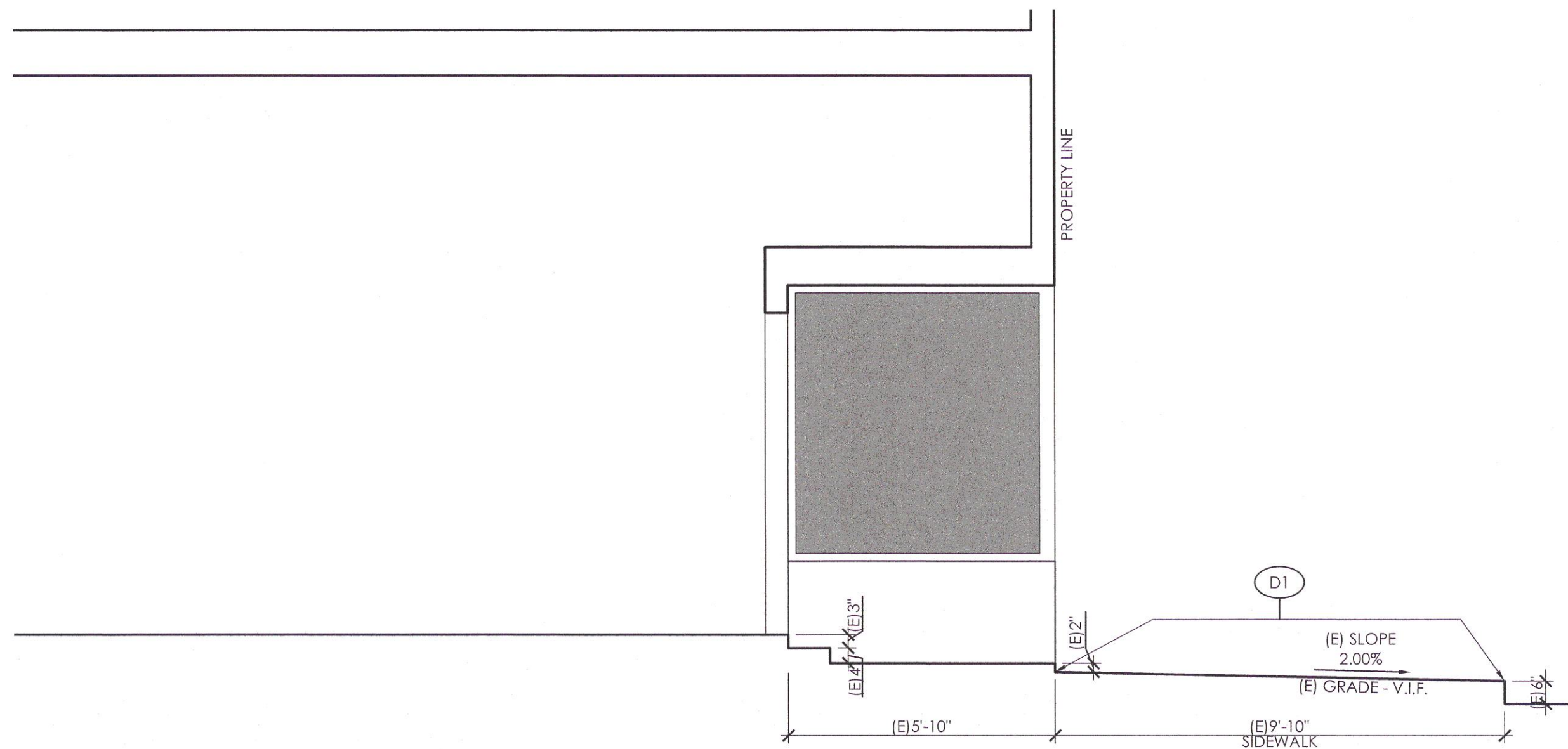
EXISTING FRONT EXTERIOR OF BUILDING  
1839 DIVISADERO STREET - TENANT



6 ENLARGED PROPOSED PARTIAL SECTION

3/8" = 1'-0"

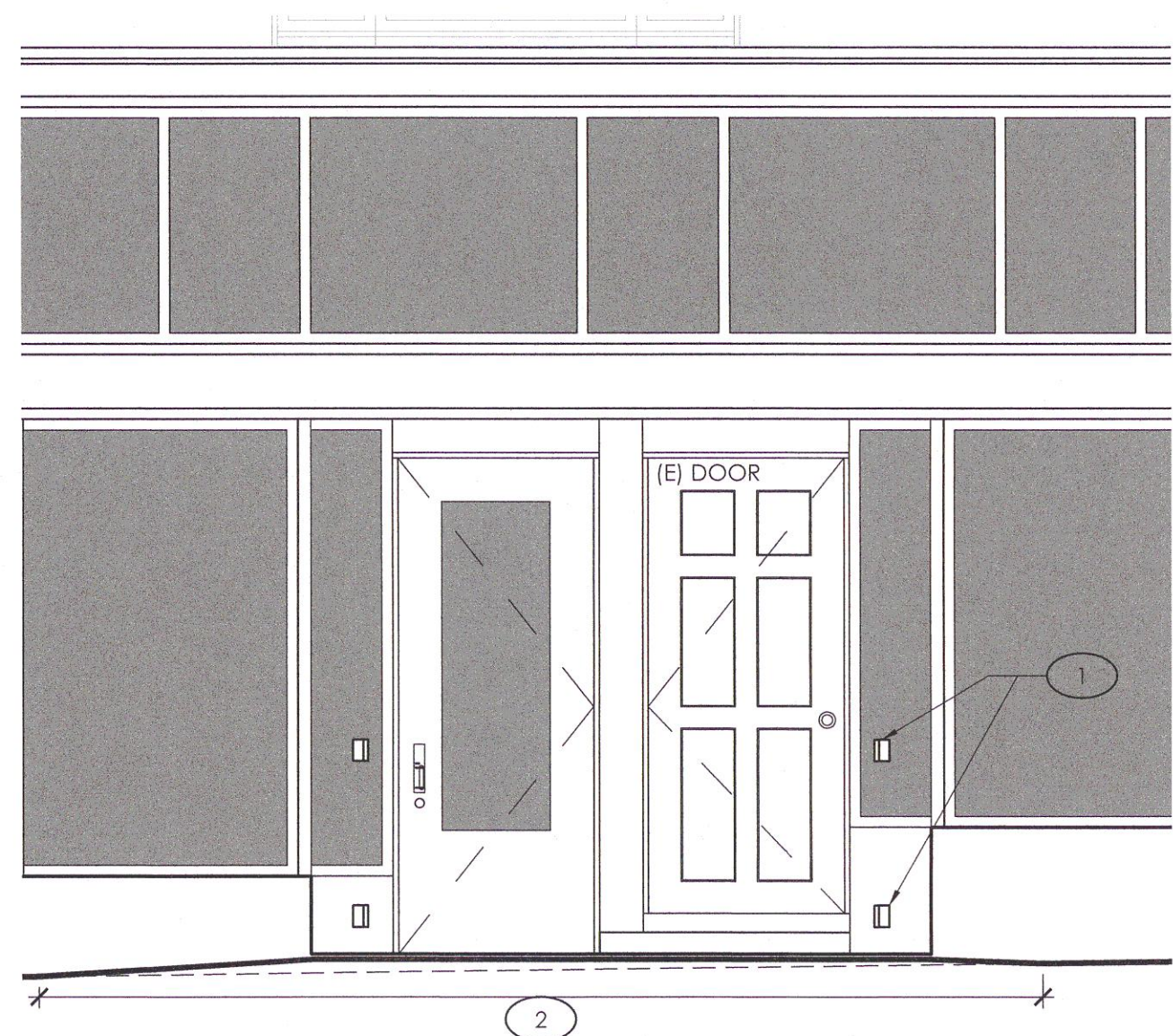
1839 DIVISADERO ST.



5 ENLARGED EXISTING/DEMO PARTIAL SECTION

3/8" = 1'-0"

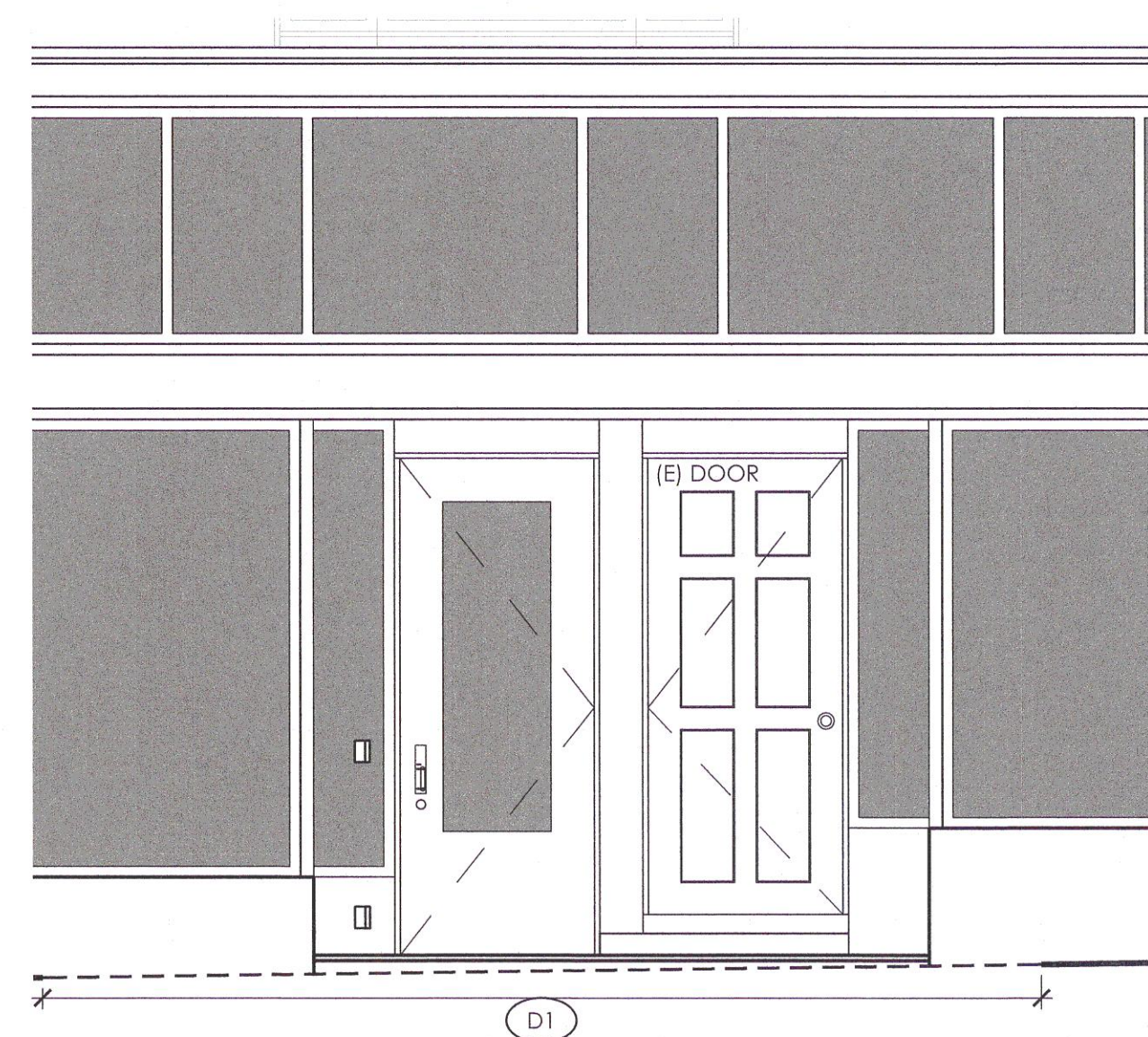
1839 DIVISADERO ST.



4 ENLARGED PARTIAL PROPOSED ELEVATION

3/8" = 1'-0"

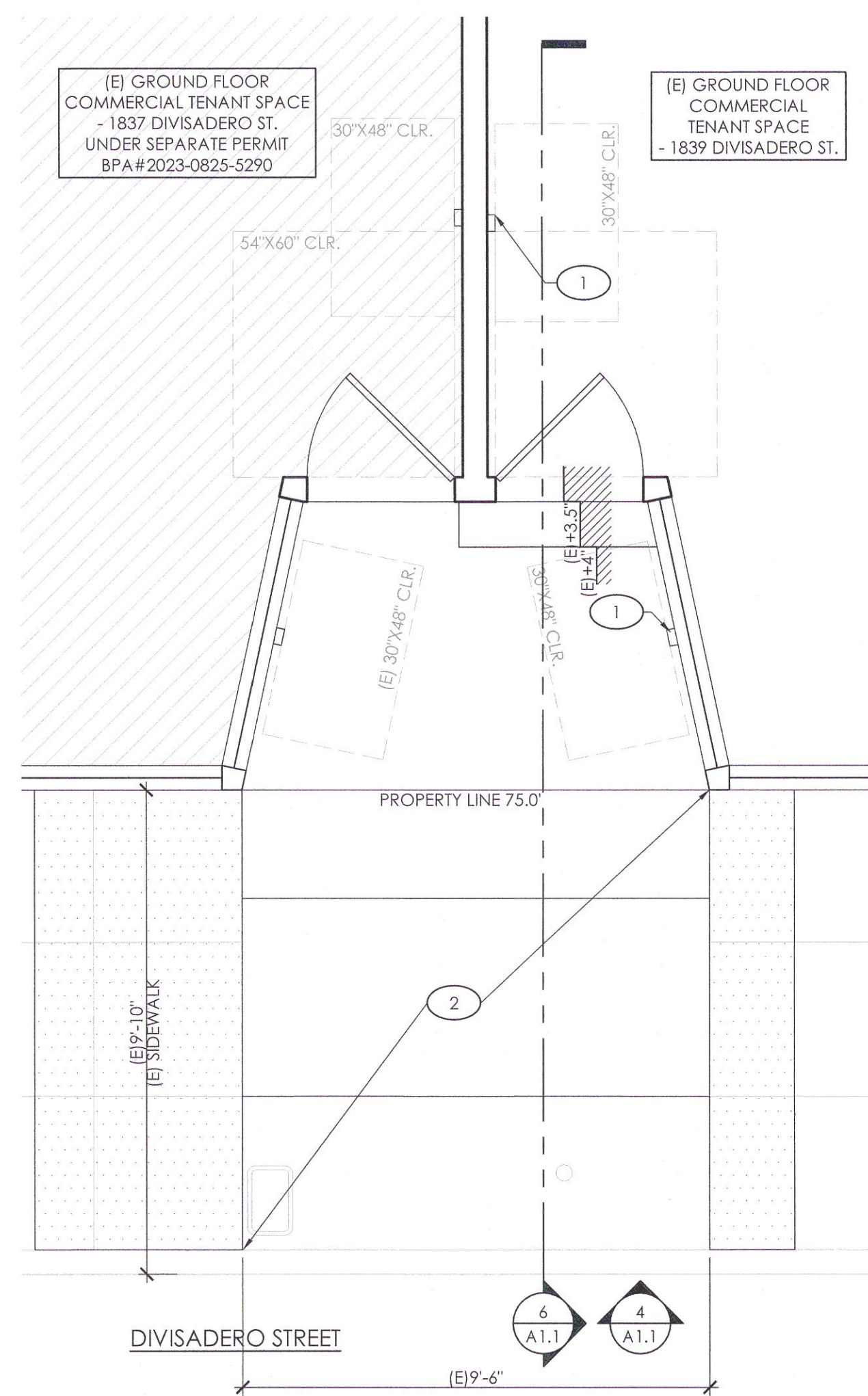
1839 DIVISADERO ST.



3 ENLARGED PARTIAL EXISTING/DEMO ELEVATION

3/8" = 1'-0"

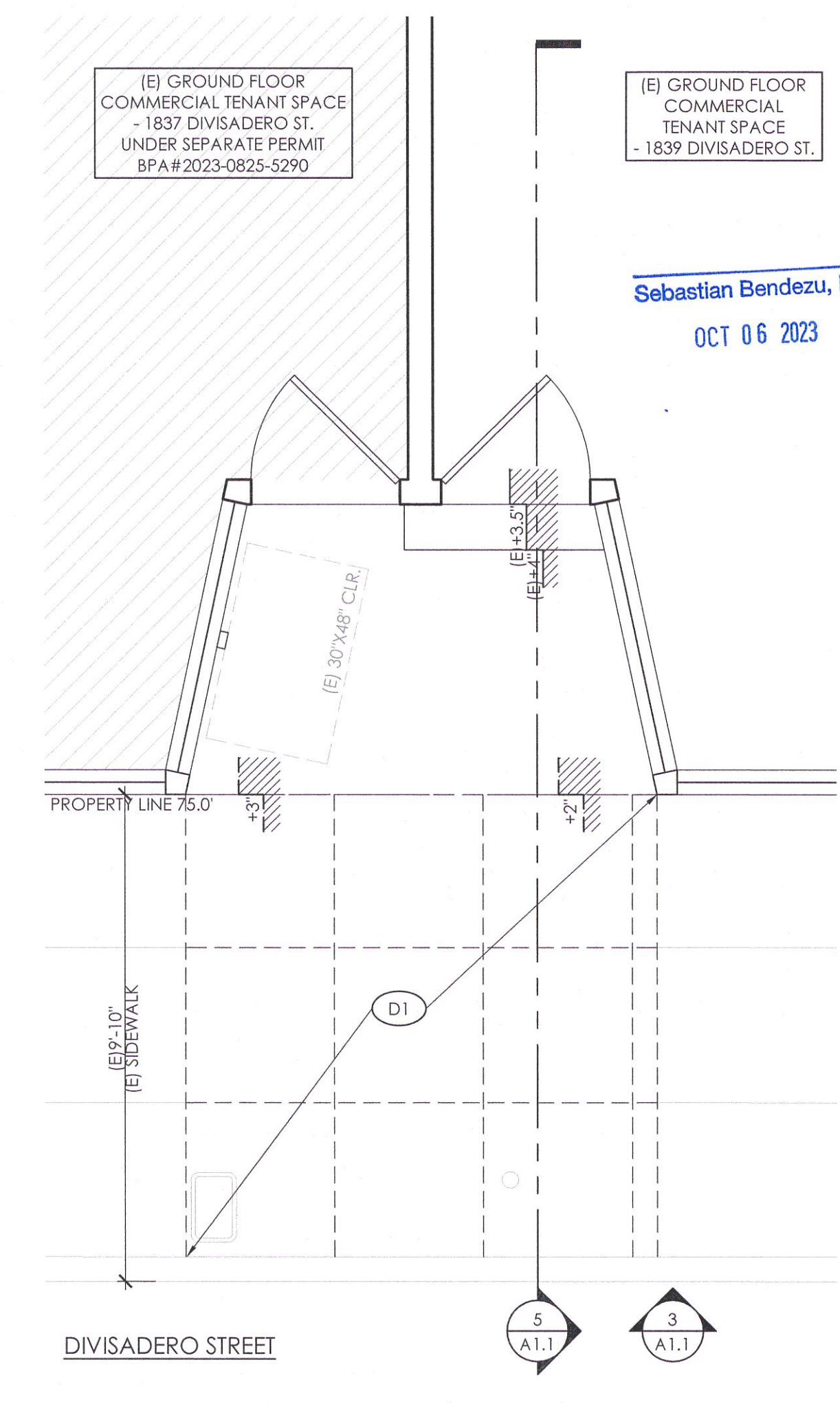
1839 DIVISADERO ST.



2 ENLARGED PARTIAL PROPOSED GROUND FLOOR PLAN

3/8" = 1'-0"

1839 DIVISADERO ST.



1 ENLARGED PARTIAL EXISTING/DEMO GROUND FLOOR PLAN

3/8" = 1'-0"

1839 DIVISADERO ST.