



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 21, 2013

Date: March 14, 2013
Case No.: **2012.0564 C**
Project Address: **1513 SLOAT BOULEVARD**
Zoning: NC-S (Neighborhood Commercial, Shopping Center)
Lakeshore Plaza Special Use District
26-40-X Height and Bulk District
Block/Lot: 7255/002
Project Sponsor: Francisco Ortiz
4G Wireless
8871 Research Drive
Irvine, CA 92618
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approval 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

PROJECT DESCRIPTION

The applicant proposes to establish a 4G Wireless formula retail phone store (d.b.a. Verizon) within the Lakeshore Plaza Shopping Center. The 850 square foot store, is located in the northeast portion of the shopping center near the northerly entry door of the Lucky's grocery store and replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at 1513 Sloat Boulevard within the Lakeshore Plaza Shopping Center, on the south side of Sloat Boulevard, between Everglade Drive and Clearfield Drive in a NC-S (Neighborhood Commercial, Shopping Center) District, the Lakeshore Plaza Special Use District (SUD) and a 26-40 Height and Bulk District.

Lakeshore Plaza is a nine acre property bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive and Everglade Drive that is occupied by an approximately 220,000 square foot, auto oriented, two-story commercial shopping center comprised of three buildings surrounding a large surface parking lot. The shopping center provides a variety of goods and services to the Lakeshore Acres, Crestlake, and Merced manor neighborhoods. The shopping center includes many national retailers and is anchored by a Luckys supermarket. The project would occupy space within the shopping center previously occupied by Lakeshore Cleaners.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood surrounding the shopping center is characterized primarily by mid-20th century, detached, two-story, single-family dwellings with larger front setbacks. The streets are wide to facilitate vehicular movement and are aligned in a grid. The surrounding properties are located within the RH-1 (Residential House, One-Family) and RH-1(D) (Residential House, One-Family, Detached) Districts.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 1, 2013	February 27, 2013	22 days
Posted Notice	20 days	March 1, 2013	March 1, 2013	20 days
Mailed Notice	10 days	March 1, 2013	February 27, 2013	22 days

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

PUBLIC COMMENT

- To date, the Department has not received any comments from the public regarding this project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed formula retail store replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza so no local business will be displaced by the project. The proposed Verizon store would be the only phone store in the shopping center.
- Thirty-one of the 36 businesses in the shopping center remain formula retail uses.
- The project maintains the existing balance of commercial uses in the shopping center.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a formula-retail store within the NC-S, (Neighborhood Commercial, Shopping Center District) and the Lakeshore Plaza Special Use District pursuant to Planning Code Sections 303 and 703.4.

BASIS FOR RECOMMENDATION

- The proposed formula retail store replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza so the project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.

- The project maintains the existing balance of commercial uses in the shopping center. Thirty-one of the 36 businesses in the shopping center remain formula retail uses.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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- Attachments:**
Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

_____ RC _____

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: MARCH 21, 2013

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Case No.: **2012.0564 C**
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Zoning: NC-S (Neighborhood Commercial, Shopping Center)
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 703.4 OF THE PLANNING CODE TO ALLOW A 4G WIRELESS FORMULA RETAIL STORE, (D.B.A. VERISON) WITHIN THE LAKESHORE SHOPPING CENTER, WITHIN THE NEIGHBORHOOD COMMERCIAL – SHOPPING CENTER DISTRICT (NC-S), THE LAKESHORE PLAZA SPECIAL USE DISTRICT AND A 26-40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 26, 2012 Francisco Ortiz (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303(i), and 703.4, to allow the a 4G Wireless formula retail store, (d.b.a. /Verison) within the Lakeshore Shopping Center, within a Neighborhood Commercial – Shopping Center District (NC-S), the Lakeshore Plaza Special Use District and a 26-40-X Height and Bulk District. A Building Permit Application has not been filed for the project.

On March 21, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0564C.

The project is categorically exempt as a Class 1 exemption under CEQA Guidelines.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0564C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located at 1513 Sloat Boulevard within the Lakeshore Plaza Shopping Center, on the south side of Sloat Boulevard, between Everglade Drive and Clearfield Drive in a NC-S (Neighborhood Commercial, Shopping Center) District, the Lakeshore Plaza Special Use District (SUD) and a 26-40 Height and Bulk District.

Lakeshore Plaza is a nine acre property bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive and Everglade Drive that is occupied by an approximately 220,000 square foot, auto oriented, two-story commercial shopping center comprised of three buildings surrounding a large surface parking lot. The shopping center provides a variety of goods and services to the Lakeshore Acres, Crestlake, and Merced manor neighborhoods. The shopping center is anchored by a Luckys supermarket and includes many other national retailers. The project would occupy space within the shopping center previously occupied by Lakeshore Cleaners.

3. **Surrounding Properties and Neighborhood.** The neighborhood surrounding the shopping center is characterized primarily by mid-20th century, detached, two-story, single-family dwellings with larger front setbacks. The streets are wide to facilitate vehicular movement and are aligned in a grid. The surrounding properties are located within the RH-1 (Residential House, One-Family) and RH-1(D) (Residential House, One-Family, Detached) Districts.
4. **Project Description.** The applicant proposes to establish a 4G Wireless formula retail phone store (d.b.a. Verison) within the Lakeshore Plaza Shopping Center. The 850 square foot store, is located in the northeast portion of the shopping center near the northerly entry door of the Lucky's grocery store and replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza.

5. **Public Comment.** To date, the Department has not received any comments from the public regarding this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Formula Retail.** Planning Code Section 703.3 states that a Conditional Use Authorization is required for Formula Retail Uses within this District. The proposed use, Sushi Avenue is a national chain establishment with more than eleven stores. Section 303(i) requires that, with respect to an application for Conditional Use authorization for formula retail use, the Planning Commission shall consider the following criteria:

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

The proposed formula retail store replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza. Thirty-one of the 36 businesses in the shopping center remain formula retail uses.

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

Lakeshore Plaza does not currently have a wireless communications store. The proposed formula retail store replaces a dry cleaners (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza.

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

The project is a tenant improvement of an existing retail space within an established shopping center. The project would not alter the existing architectural and aesthetic character of the District.

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

The proposed formula retail store replaces a dry cleaners (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza and would not affect the number vacant storefronts in the District. Thirty-one of the 36 businesses in the shopping center are formula retail.

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

The proposed formula retail store replaces a dry cleaners (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza and would not alter the mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

- B. **NC-S (Neighborhood Commercial Shopping Center District).** Section 713 of the Planning Code describes the purpose of the NC-S Districts as areas intended to serve as small shopping centers or supermarket sites, which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts include small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings, which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for medium-size commercial uses in low-scale buildings. Rear yards are not required for new development. Most neighborhood-serving retail businesses are permitted at the first and second stories, but limitations apply to fast-food restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is permitted. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.

- C. **Signage.** Any proposed signage would be subject to the review and approval of the Planning Department.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project is necessary and desirable because it maintains the existing balance of commercial uses in the shopping center. The proposed formula retail store replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza.

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

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The size, shape, and arrangement of structures on the property would not be altered as part of this project. The project is located inside an existing business

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

The project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood. The project is not intended as a destination store but rather serves the existing shopping center customers. The existing parking at the subject property, an auto-oriented shopping center, is adequate for the project.

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

The project would not produce noxious or offensive emissions related to noise, glare, and dust.

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

The project would not alter the landscaping, open spaces, parking, loading, lighting, or signs in the existing shopping center.

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

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

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

The proposed project is consistent with the stated purposes of NC-S District in that the intended use is located at the ground floor, would provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours, and is consistent with the limitations of the Lakeshore Plaza SUD.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3

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

The project would provide desirable goods and services to the neighborhood and would provide resident employment opportunities to those in the community. Conditions of approval would ensure that the use meets minimum reasonable performance standards. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 3:

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

Policy 3.1:

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

The proposed formula retail store replaces a dry cleaner (d.b.a. Lakeshore Cleaners) that relocated to another space in Lakeshore Plaza and provides resident employment opportunities for to those in the community.

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

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

The proposed formula retail store replaces a dry cleaners (d.b.a. Lakeshore Cleaners). that relocated to another space in Lakeshore Plaza.

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

The project is a tenant improvement of an 850 square foot retail space within an existing shopping center and would have no effect on the character or diversity of the neighborhood.

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

No housing is removed for this project.

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

The project would not adversely affect transit service or overburden neighborhood parking as the use is within the existing shopping center, the site is well served by transit on Sloat Boulevard and, the site is well served by existing off-street parking.

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

The project would not include an office use and would not displace any service or industry establishment.

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

The project is designed and would be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal would not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project Site.

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

The project would have no negative impact on existing parks and open spaces. The project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0564C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 8, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 21, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 21, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a 4G Wireless Formula Retail store (d.b.a. Verizon) located at 1513 Sloat Boulevard, Block 7255, Lot 002 pursuant to Planning Code Sections 303 and 703.4 within the NC-S District, Lakeshore Plaza Special Use District and a 26-40-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on March 21, 2013 under Motion No XXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 21, 2013 under Motion No. XXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no

independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

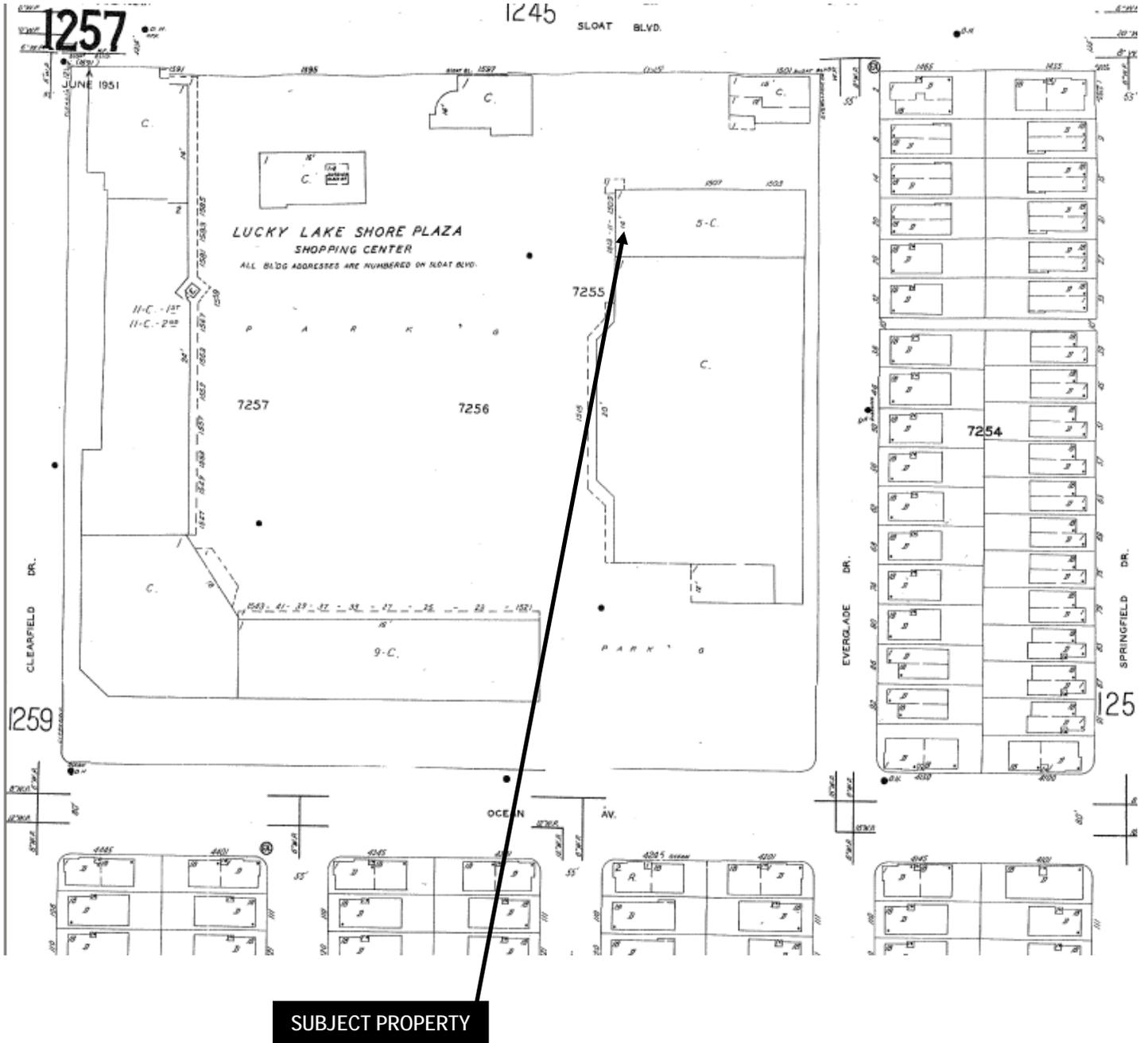
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

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

Sanborn Map*

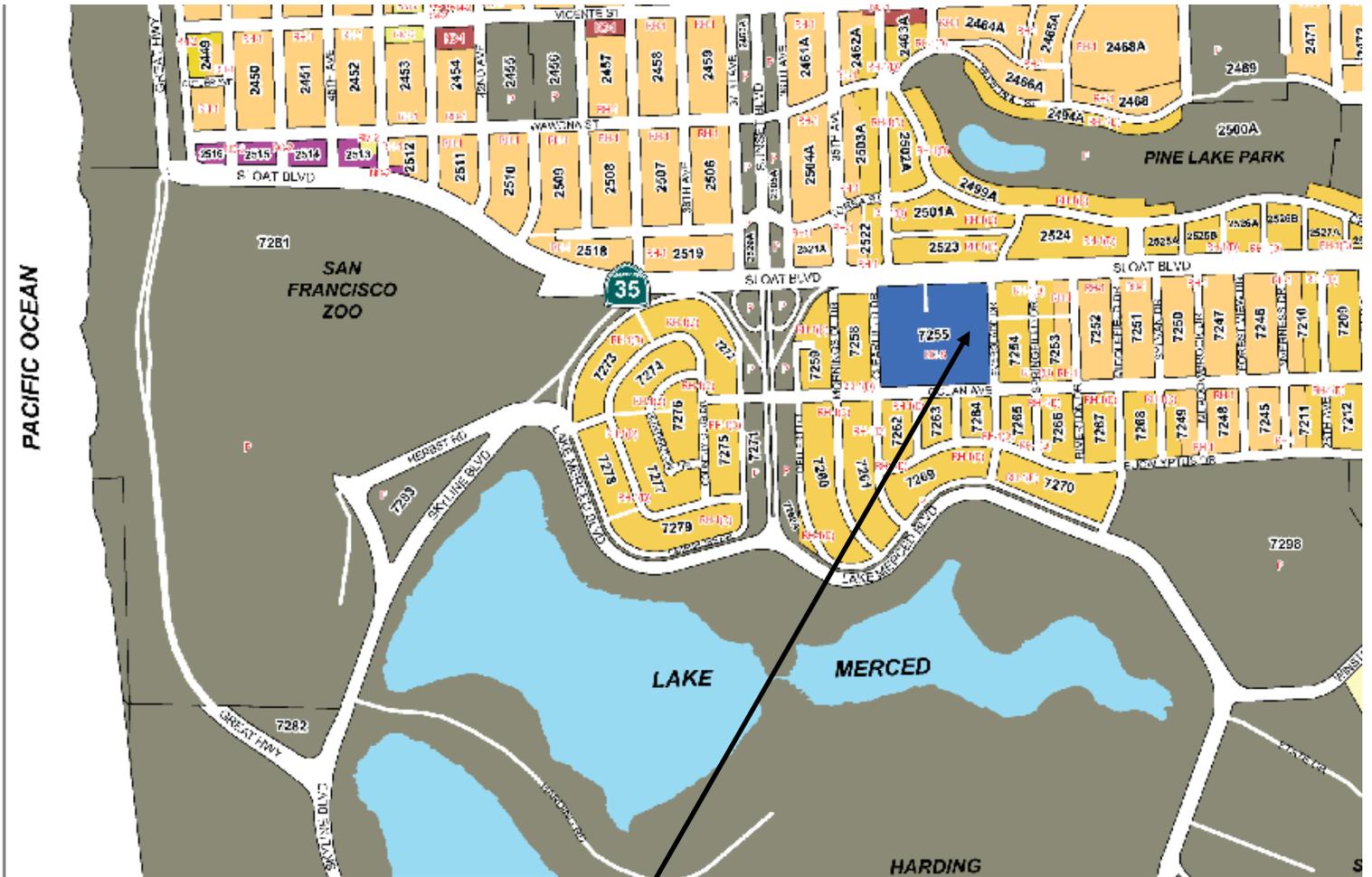


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2012.0564C
4G Wireless (d.b.a Verison)
1513 Sloat Boulevard

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0564C
4G Wireless (d.b.a Verizon)
1513 Sloat Boulevard

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0564C
4G Wireless (d.b.a Verison)
1513 Sloat Boulevard

ContextPhoto



Conditional Use Authorization
Case Number 2012.0564C
4G Wireless (d.b.a Verizon)
1513 Sloat Boulevard

Site Photo



Conditional Use Authorization
Case Number 2012.0564C
4G Wireless (d.b.a Verison)
1513 Sloat Boulevard

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 exist.

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/Engineer's written permission.

APPLICABLE CODES:

CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA ELECTRIC CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2008 EDITION
AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINE

PROJECT DATA:

JOB ADDRESS: 1513 SLOAT BLVD.
SAN FRANCISCO, CA

BLOCK: 7255; LOT: 001.

TYPE OF CONSTRUCTION: VB

ZONING: NC-S

EXISTING OCCUPANCY: VACANT

PROPOSED OCCUPANCY: M (RETAIL)

G/F SQUARE FOOTAGE: 840 SQ.FT

SALES FLOOR: 630 SQ.FT/30
= 21

STORAGE: 157 SQ.FT/300
= 1

OCCUPANT LOAD: 22

4 OR FEWER EMPLOYEES - 1 UNISEX RESTROOM REQUIRES

AUTO SPRINKLER: YES

SCOPE OF WORK:

INTERIOR REMODEL OF A VACANT SPACE.
CONSTRUCT WALL TO SEPARATE SALE AREA AND STORAGE ROOM. INSTALL LAMINATE FLOORING.

DRAWING INDEX:

A-1. GENERAL NOTE, SITE PLAN, DA CHECK LIST.

A-2. EXISTING & PROPOSED FLOOR PLAN.
REFLECTED CEILING PLAN

A-3. EXISTING RESTROOM ENLARGE PLAN & ELEVATION, ADA COMPLIANCE DETAILS

NOTE:

ANY SPRINKLER OR MECHANICAL WORKS TO BE UNDER SEPARATE PERMIT IF NECESSARY

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

The address of the project is 1513 SLOAT BLVD.

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

1. The proposed use of the project is RETAIL STORE (e.g. Retail, Office, Restaurant, etc.)

2. Describe the area of remodel, including which floor: GROUND FLOOR

3. The construction cost of this project excluding disabled access upgrades is \$ 3,000.00 (check one) more than / less than the Accessibility Threshold amount of \$ 132,536.28 based on the 2011 ENR Construction Cost Index* (The cost index & threshold are updated annually).

4. 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

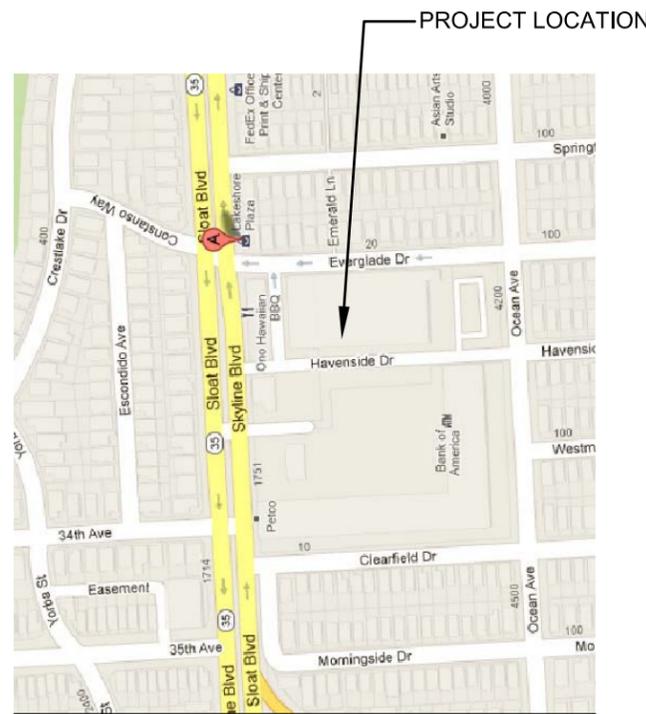
5. Read A through G below carefully and check the most applicable box (one box only):
- A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
 - B: All existing conditions serving the area of remodel that do not fully comply with 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-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):

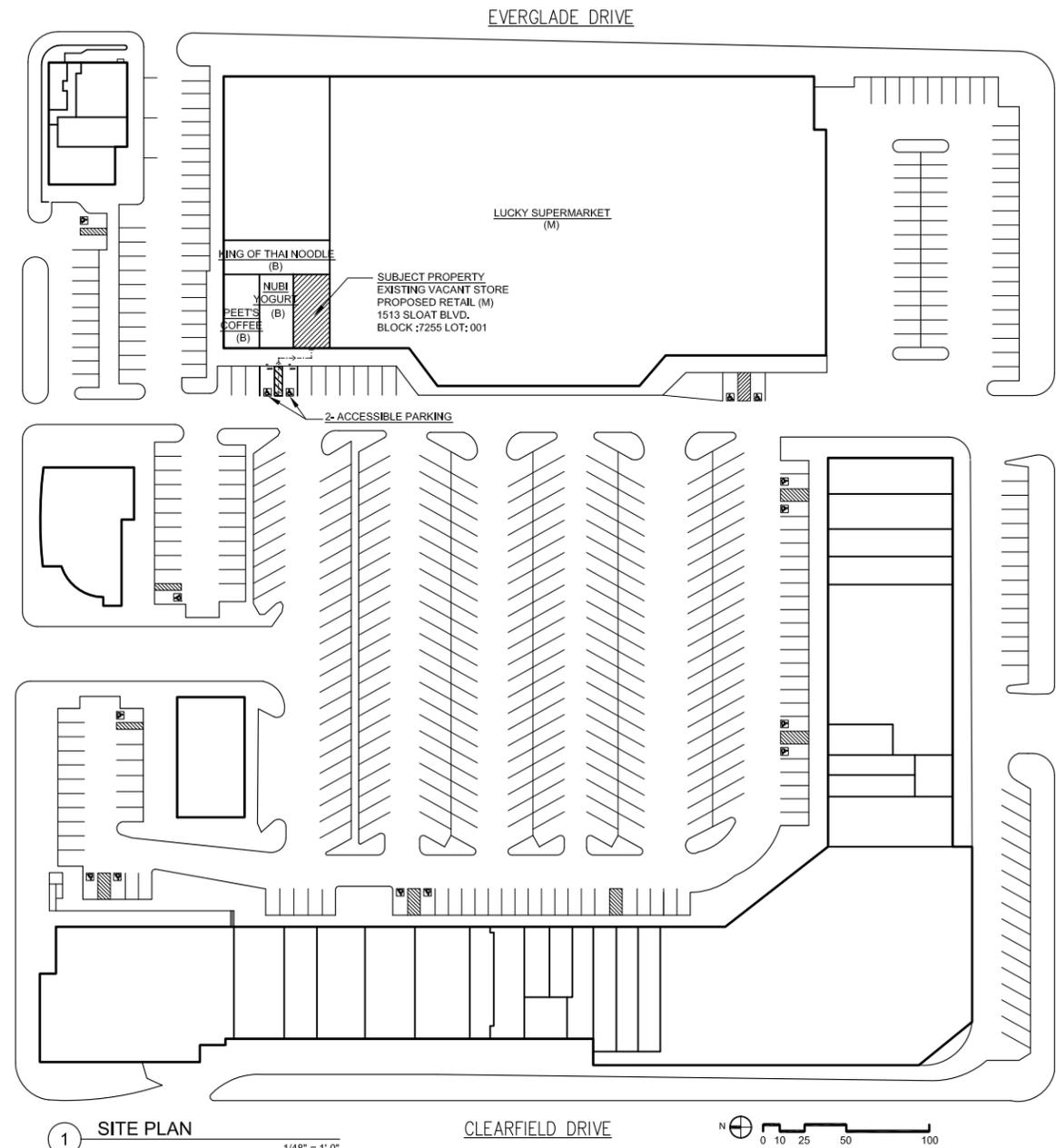
Check all applicable boxes and specify where on the drawings the details are shown:

Notes: 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 checked="" 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
2. An accessible route to the area of remodel:									
2a. path of travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
2b. ramps	<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"/>	
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 ENLARGE RESTROOM FLOOR PLAN & ELEVATION 1-5 / A-3
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 FLOOR PLAN A-2, A-3
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. Others:									
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
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: _____



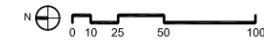
VICINITY MAP



1 SITE PLAN

1/48" = 1'-0"

CLEARFIELD DRIVE



REVISIONS BY

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GENERAL NOTE, SITE PLAN
DA CHECK LIST

INTERIOR ALTERATION
BLOCK:7255, LOT:001
1513 SLOAT BLVD.
SAN FRANCISCO, CA 94132

DATE 12.21.12

SCALE AS SHOWN

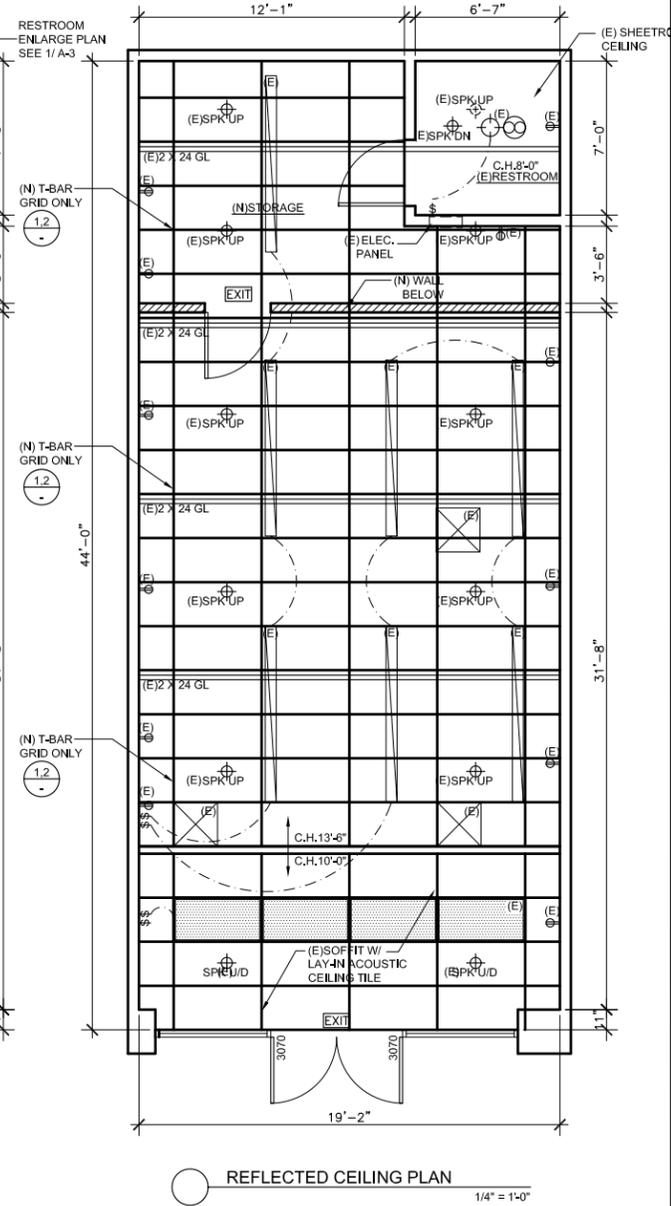
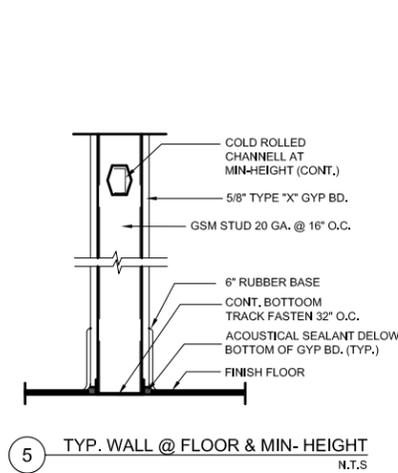
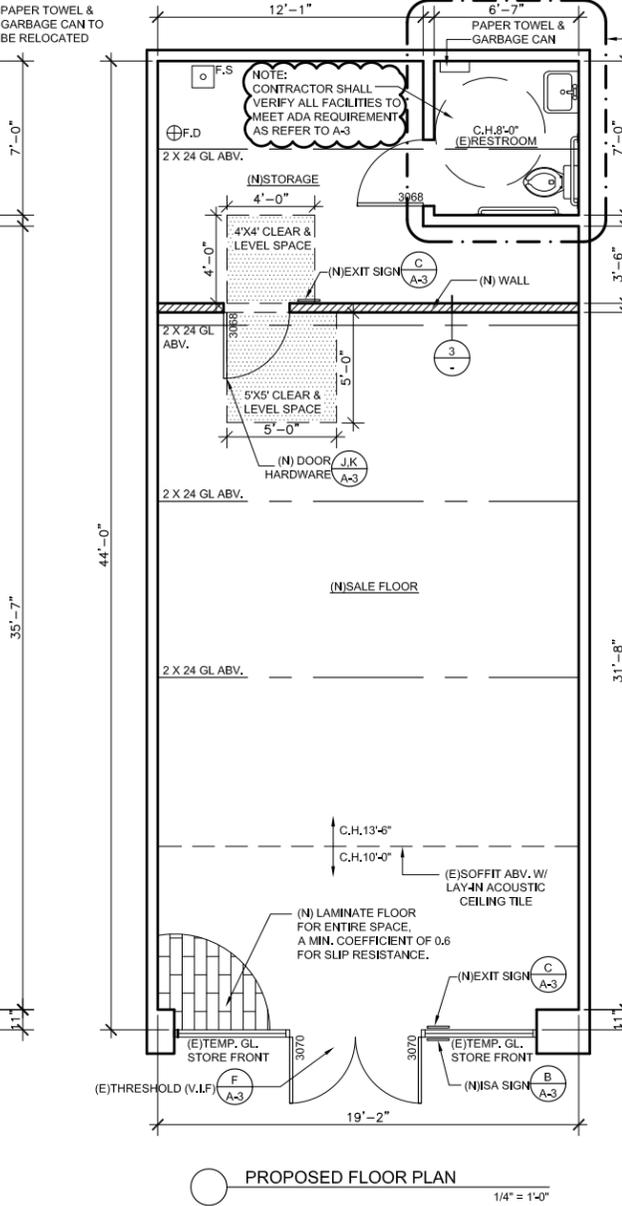
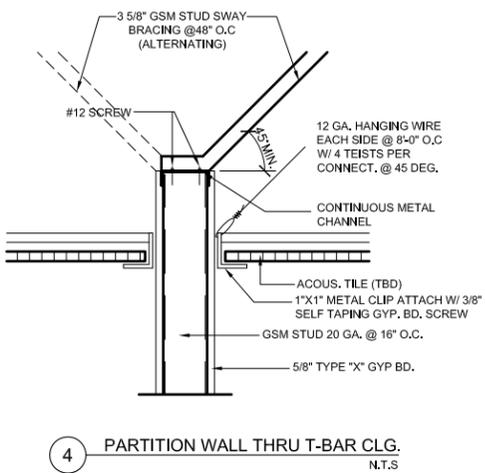
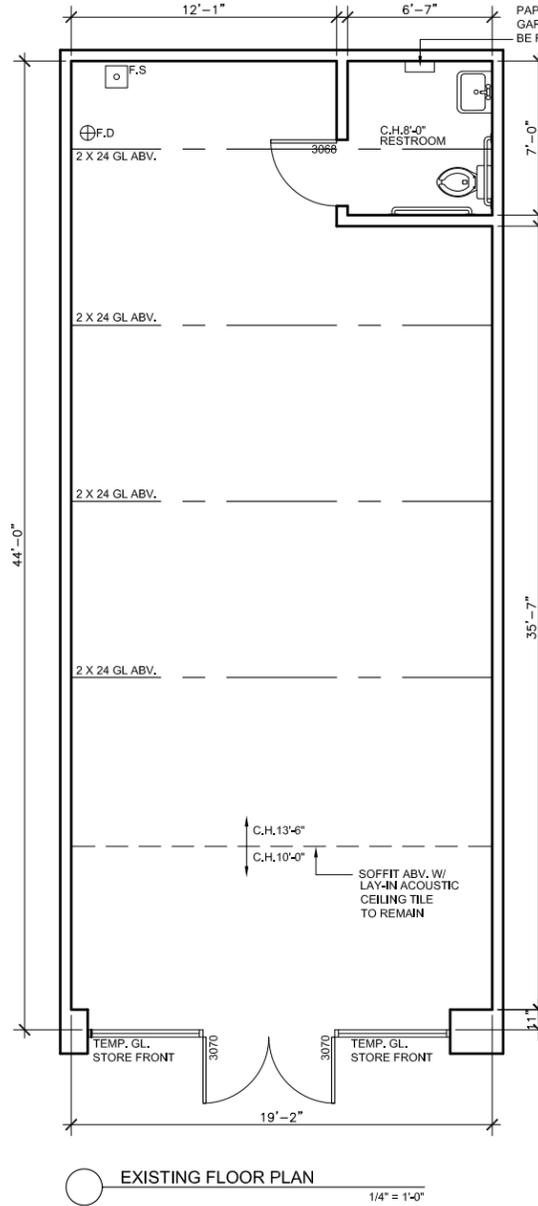
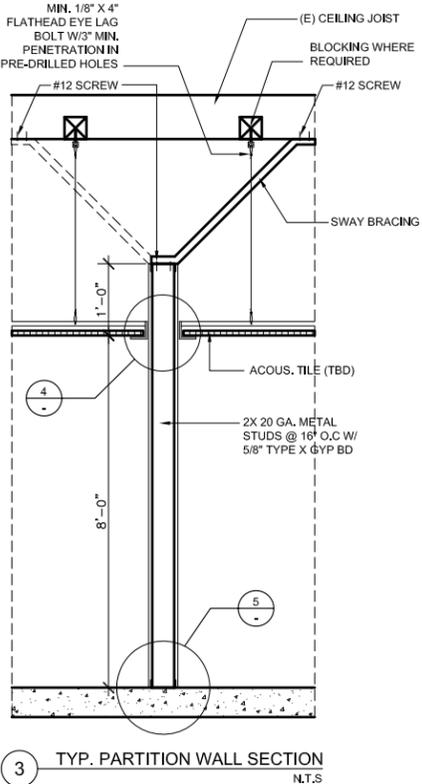
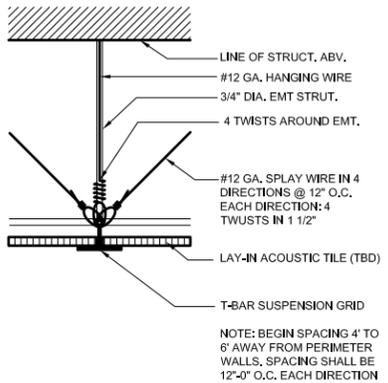
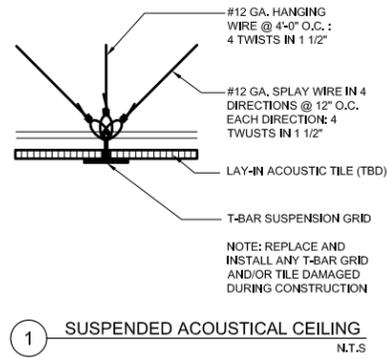
DRAWN JH

JOB

A-1
OF SHEETS

- THE CEILING SYSTEM IS CLASSIFIED AS INTERMEDIATE DUTY USE 12 GA (MIN.) HANGER WIRES FOR UP TP AND INCLUDING 4 FEET X 4 FEET GRID SPACING ALONG MAIN RUNNERS. DO NOT SPLICE ANY HANGER WIRES.
 - PROVIDE 12 GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8 FT. FROM THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA.
 - PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGER STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB SHALL HAVE COUNTER SLOPING WIRES.
 - ATTACH CEILING GRID MEMBERS TO NOT MORE THAN 2 ADJACENT WALLS. KEEP CEILING GRID MEMBER AT LEAST 1/2 INCH FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHALL BE FREE AND 1/2 INCH CLEAR OF WALL.
 - AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 15 INCH. GUIDE WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED, WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL IS LESS THAN 12 FEET, THIS INTERLOCK IS NOT REQUIRED.
 - PROVIDE SET OF FOUR 12 GA. SPACING BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT THE FOLLOWING SPACING:
 - FOR HOSPITAL BUILDINGS, PLACE SET S OF BRACING WIRES NOT MORE THAN 8 FEET BY 12 FEET ON CENTER.
 - PROVIDE BRACING WIRES AT LOCATION NOT MORE THAN 1/2 THE SPACES GIVEN IN (A) FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS.

THE SLOPE OF THESE WIRES SHALL NOT EXCEED 45 DEGREE FROM THE PLANE OF THE CEILING AND SHALL BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. SPLICE IN WIRE ARE NOT PERMITTED.
 - FASTEN HANGER WIRES WITH NO LESS THAN 3 TIGHT TURNS. FASTEN BRACING WIRES WITH NO LESS THAN 4 TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1-1/2 INCHES. INSTALL HANGERS OR BRACING WIRE ANCHORS TO THE STRUCTURE IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCES ACTING ON THE WIRE.
 - SEPARATE ALL CEILING HANGER AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES CONDUITS ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4 INCH NOMINAL DIAMETER TO HANGER WIRES USING 16 GA. WIRE WITH NOT LESS THAN 3 TIGHT TURNS.
 - WHEN DRILL-IN CONCRETE ANCHORS OR SHOT-IN ANCHORS ARE USED IN REINFORCE CONCRETE FOR HANGER WIRES, 1 OUT OF 10 MUST BE FIELD TESTED FOR 200 POUND OF TENSION. WHEN DRILL-IN CONCRETE ANCHORS ARE USED FOR BRACING WIRES, 1 OUT OF 2 MUST BE FIELD TESTED FOR 440 POUNDS IN TENSION. SHOT-IN ANCHORS ARE NOT PERMITTED FOR BRACING WIRES. IF NAY SHOT-IN OR DRILL-IN ANCHORS FAIL, ALL ADJACENT ANCHORS MUST BE TESTED.
- NOTE: DRILL-IN OR SHOT-IN ANCHORS REQUIRE SPECIAL OSA/SSS APPROVAL WHEN USED IN PRESTRESS CONCRETE.
- ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
 - SUPPORT FLUSH OF RECESSED LIGHT FIXTURES AND AIR TERMINAL OR SERVICES WIGHTING LESS THAN 56 POUNDS DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM. IN ADDITION, ATTACH A MINIMUM OF TWO 12 GA. SLACK SAFETY WIRES TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE, ALL 4 FEET X 4 FEET. LIGHT FIXTURES SHALL HAVE SLACK SAFETY WIRES AT EACH CORNER.
- INDEPENDENTLY SUPPORT ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OF SERVICES WEIGHING 56 POUNDS OR MORE BY NOT LESS THEN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE CEILING GRID SYSTEM USED.
- THE 4 TAUT 12 GA. WIRES, INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE MUST BE CAPABLE SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.
- INDEPENDENTLY SUPPORT ALL FIXTURES AND AIR TERMINALS OR SERVICES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEM BY NOT LESS THAN 4 TAUT 12 GA. WIRES EACH ATTACHED TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE.
 - SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 GA. WIRE EACH ATTACHED TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTED.
 - SUPPORT PENDENT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT FIXTURE AND CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE FIXTURE. (ALSO SEE NOTE 10)



ELECTRICAL LEGEND:

SYMBOLS	DESCRIPTION
⊖	Wall Duplex 110V
⊖	Wall Duplex 220V
⊖	Exhaust Fan
⊖	Fluorescent Light
⊖	2'X4' Recessed Fluorescent Light
⊖	8' Pendant Fluorescent Light
⊖	Supply Air Register
\$	Single Pole Switch
\$T	Single Pole Switch/Timer
\$M	Single Pole Switch / Dimmer
EXIT	Illuminated exit sign w/ emergency lighting
EXIT	Illuminated exit sign w/ emergency lighting & direction
⊖	Auto Sprinkler U=Up / D=Down

LEGEND

SYMBOL	DESCRIPTION
---	DEMOLITION
---	REMAIN WALL
---	NEW WALL
---	LEVEL CHANGE
1	SHEET NO. SECTION NO.
1	SHEET NO. DETAIL
---	MIN. CLEAR & LEVEL SPACE FOR WHEELCHAIR
---	PATHOF TRAVEL

* Mean of egress illumination level shall not be less than 1 foot-candle at the walking surface level. In the event of power supply failure, an emergency electrical system shall automatically illuminate aisle, exterior egress components, exterior landing, etc.

REVISIONS BY

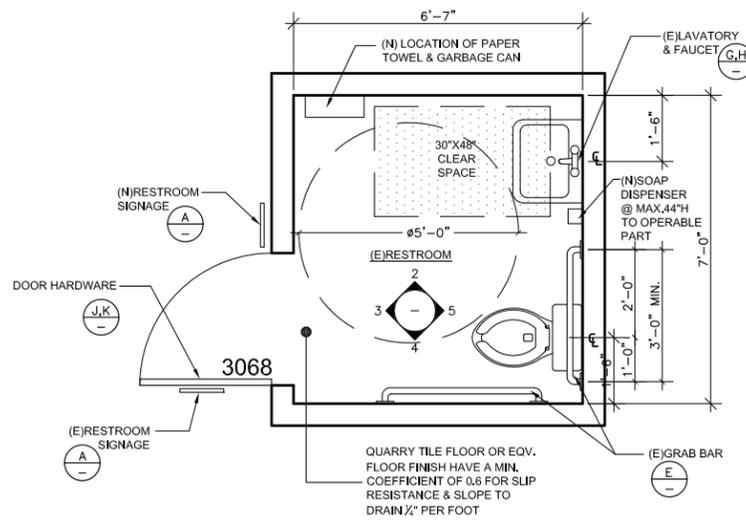
DESIGN CONSULTANTS GROUP
3900 Geary Blvd, Suite 201
San Francisco, Ca. 94118
Phone: (415) 831-7180
Fax: (415) 831-7181

EXISTING & PROPOSED GROUND FLOOR PLAN

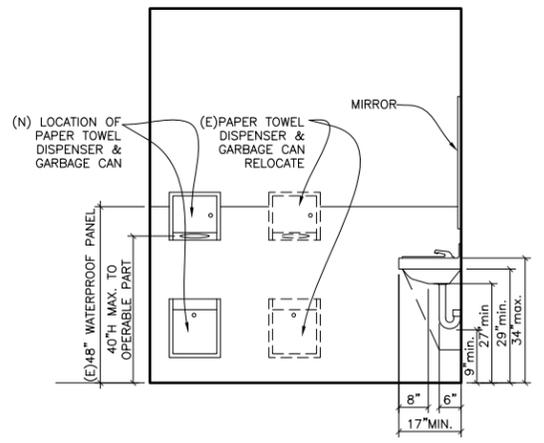
INTERIOR ALTERATION
BLOCK:7255, LOT:001
1513 SLOAT BLVD.
SAN FRANCISCO, CA 94132

DATE 12.21.12
SCALE AS SHOWN
DRAWN JH
JOB

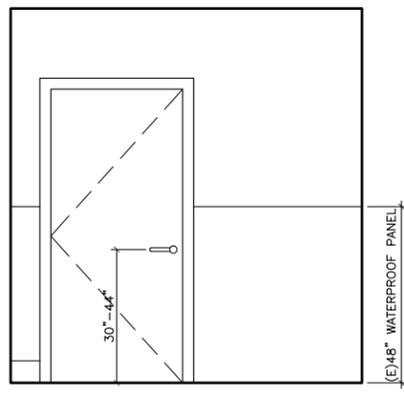
A-2
OF SHEETS



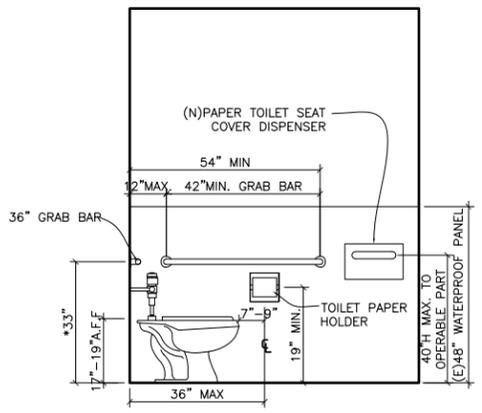
1 PROPOSED UNISEX RESTROOM PLAN
SCALE: 1/2" = 1'-0"



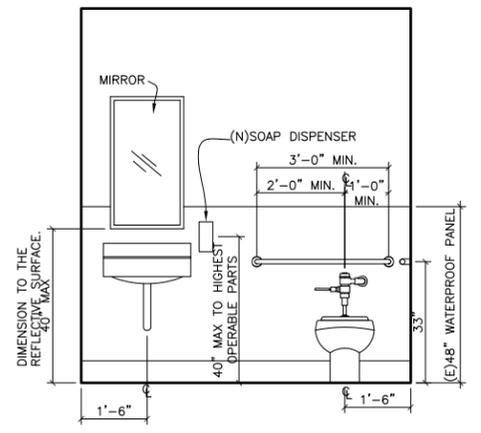
2 UNISEX RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



3 UNISEX RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



4 UNISEX RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



5 UNISEX RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



<p>WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING. MOUNT AT 60" TO CENTERLINE OF SIGN FROM FLOOR. SEE DETAILS.</p> <p>A1 SIGN VIEW (N.T.S.)</p>	<p>A2 RESTROOM PLAQUES (N.T.S.)</p>	<p>"INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND, THE BLUE SHALL BE EQUAL TO COLOR No. 15090 IN FEDERAL STANDARD 595B.</p> <p>B ISA SIGN (N.T.S.)</p>	<p>TACTILE "EXIT" SIGN WITH RAISE TEXT AND BRAILLE.</p> <p>C EXIT SIGN (N.T.S.)</p>	<p>TACTILE "ROOM" SIGN WITH RAISE TEXT AND BRAILLE.</p> <p>D ROOM SIGN (N.T.S.)</p>	<p>E GRAB BAR SECTION (N.T.S.) GRAB BAR MUST SUSTAIN 250 LB LOAD COMPLY WITH CBC 1115B.7 & CBC 11B-1C</p>	<p>F THRESHOLD DETAIL (N.T.S.)</p>
<p>RESTROOM DOOR</p>	<p>A3 SIGNAGE (N.T.S.)</p>	<p>UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4" THICK AND 12 INCHES IN DIAMETER WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12-INCH DIAMETER. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND, THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND, PER CBC 1115B.6.3</p> <p>NOTE: THE COLOR OF THE CIRCLE AND TRIANGLE SIGN IS TO CONTRAST WITH THE DOOR. NO RAISED CHARACTERS OR BRAILLE ARE NEEDED</p>	<p>J DOOR CONSTRUCTION SCALE: 1/4" = 1'-0"</p>	<p>K DOOR HARDWARE</p>	<p>NOTE: HAND ACTIVATED LATCHING AND LOCKING DOORS ALONG A PATH OF TRAVEL SHALL (N.T.S.) BE OPERABLE WITH A SINGLE EFFORT BY LEVEL TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR HARDWARE.</p>	
<p>G KNEE CLEARANCE (N.T.S.)</p>	<p>H ACCESSIBLE LAVATORY FAUCET DETAIL</p>	<p>LEVEL OPERATED OR EQV. SEE BELOW</p> <p>FAUCETS SHALL BE LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. IF SELF-CLOSING VALVES ARE USED THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).</p>	<p>COMPLY WITH CBC 11B-29</p> <p>NOTE: ALL DOORS IN THIS PROJECT WILL BE INSTALLED W/ 5LBS MAX. FORCE CLOSER.</p>			
<p>G KNEE CLEARANCE (N.T.S.)</p>	<p>COMPLY WITH CBC 11B-1D</p>	<p>H ACCESSIBLE LAVATORY FAUCET DETAIL</p>				

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Phone: (415) 831-7180
Fax: (415) 831-7181

**EXISTING RESTROOM ENLARGE PLANS
ADA COMPLIANCE DETAILS**

**INTERIOR ALTERATION
BLOCK: 7255, LOT: 001
1513 SLOAT BLVD.
SAN FRANCISCO, CA 94132**

DATE 12.21.12
SCALE AS SHOWN
DRAWN JH
JOB