



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 9, 2017

Date: January 25, 2017
Case No.: **2016-008781CUA**
Project Address: **1183 Ocean Avenue**
Zoning: NCT (Ocean Avenue Neighborhood Commercial Transit) District
45-X Height and Bulk District
Block/Lot: 6944/061
Project Sponsor: Ariane Sanders
Stantec Architecture
1340 Treat Blvd
Walnut Creek, CA 94597
Staff Contact: Todd Kennedy – (415) 5575-9125
todd.kennedy@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The applicant proposes to establish a new formula retail use in the existing 2,000 square foot vacant commercial storefront on the ground floor at the corner of Ocean Avenue and Brighton Avenue. The subject use will be a financial services bank use (d.b.a. Wells Fargo). The project proposes interior tenant improvements, as well as the addition of an exterior ATM and signage.

SITE DESCRIPTION AND PRESENT USE

The project is located on the ground floor of an existing four-story building on a corner lot that occupies the entire block face that faces Ocean Avenue and Brighton Avenue, Block 6944, Lot 061. The property is located within the NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District and the 45-X Height and Bulk District. The subject building contains one ground floor commercial storefront and three upper floors for residential units.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject site is located within the Ocean Avenue neighborhood along a commercial corridor. The primary land use pattern in this area is one to three-story buildings featuring ground-floor neighborhood-serving retail and upper-floor residential uses. The subject site is located across the street from a grocery market and is on same street frontage as several restaurants and retail stores. City College of San Francisco is located nearby.

The subject site is located within the Ocean Avenue Neighborhood Commercial Transit (NCT) Zoning District, which is intended to provide goods and services that are convenient to the surrounding neighborhoods. This is a mixed-use area and has a varied range of goods and services offered that combines street-fronting retail businesses on the ground floor while housing development is encouraged to be located on the upper-floors. The range of goods and services offered include specialty retail stores, restaurants, and neighborhood services.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	01/20/17	01/09/17	30 days
Posted Notice	20 days	01/20/17	01/20/17	20 days
Mailed Notice	30 days	01/09/17	01/09/17	30 days

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

PUBLIC COMMENT

- To date, the Department has received no communication with the public.

ISSUES AND OTHER CONSIDERATIONS

- Within the surrounding NCT Zoning District, there are several similar Formula Retail Uses located nearby. They include a Gas Station and Convenience Store, a Grocery Store, a fast-food restaurant, a Bank ATM location, and a paint store.
- Based on a survey of the immediately surrounding NCD Zoning District, there are numerous ground floor commercial storefronts in the surrounding NCT Zoning District, approximately 5 of which appear to be formula retail uses. Those formula retail uses account for 4 percent of all ground floor commercial uses.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a new formula retail use within the NCT (Ocean Avenue Neighborhood Commercial Transit) District, pursuant to Planning Code Sections 303.1 and 703.2 and 703.4.

BASIS FOR RECOMMENDATION

- The project will improve the exterior appearance of the subject property by creating a more open and attractive storefront activated by the proposed business.
- The project would provide the kinds of traditional banking services necessary to serve the new residents of the neighborhood in an area underserved by banking options.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The project would increase the amount of Formula Retail to 6% within a ¼ mile radius of the proposed site.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs
CU Application
Formula Retail Affidavit
Formula Retail Map
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 | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Formula Retail Uses Map | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Support Letters | <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

TCK
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 Motion No. XXXXX

HEARING DATE: FEBRUARY 9, 2017

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303.1 AND 703.2, 703.4, AND 737 OF THE PLANNING CODE TO ESTABLISH A NEW FORMULA RETAIL FINANCIAL SERVICES USE (D.B.A. WELLS FARGO) WITHIN AN NCT (OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, AND 45-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 7, 2016, Ariane Sanders (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303.1 and 703.2 to allow the establishment of a new formula retail use (d.b.a. Wells Fargo) within an NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District and a 45-X Height and Bulk District.

On February 9, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing of a regularly scheduled meeting on Conditional Use Application No. 2016-008781CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2016-008781CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the ground floor of an existing four-story building on a corner lot that occupies the entire block face that faces Ocean Avenue and Brighton Avenue, Block 6944, Lot 061. The property is located within the NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District and the 45-X Height and Bulk District. The subject building contains one ground floor commercial storefront and three upper floors for residential units.
3. **Surrounding Properties and Neighborhood.** The subject site is located in the Ocean View neighborhood along a commercial corridor of Ocean Avenue. The primary land use pattern in this area is one to three-story buildings featuring ground-floor neighborhood-serving retail and uses. The subject site is located across the street from a grocery store and is located near City College of San Francisco.

The subject site is located within the Ocean Avenue Neighborhood Commercial Transit (NCT) Zoning District, which is intended to provide goods and services that are convenient to the surrounding neighborhoods. This is a mixed-use area that combines street-fronting retail businesses on the ground floor while housing development is encouraged to be located on the upper-floors. The range of goods and services offered include specialty retail stores, restaurants, and neighborhood services. This range of goods and services is intended to serve the residents of the area as well as residents from surrounding areas.

4. **Project Description.** The applicant proposes to establish a new formula retail use in the existing 2,000 square foot vacant commercial storefront on the ground floor at the corner of Brighton Avenue and Ocean Avenue. The subject use will be a financial services bank use (d.b.a. Wells Fargo). The project proposes interior tenant improvements, as well as the addition of exterior ATMs and signage.

By having a banking facility with 24-hour ATMs, this will provide walking distance convenience to the surrounding residential neighbors, the shoppers from the surrounding retailers and City College of San Francisco located nearby.

5. **Public Comment.** To date, the Department has not received any comment from the public about this proposal.
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. **Walk-up Facility.** Planning Code Section 737.24 allows walk-up facilities including Automatic Teller Machines.

The Project proposes an ATM on the Ocean Avenue street frontage that is setback 10 feet from the front property line.

- B. **Formula Retail.** Planning Code Section 303.1 defines Formula Retail as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or service mark. Planning Code Section 303.1 requires Conditional Use authorization for Formula Retail Uses.

The proposed project is for a Formula Retail Financial Services use (d.b.a. Wells Fargo).

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

The project sponsor has proposed two wall signs stating the name of the proposed bank. This will be one sign per street frontage.

- D. **Planning Review.** Currently, there are no active building permit applications on file with the Planning Department. Any alterations/improvements shall be subject to applicable planning requirements.

The project sponsor has proposed both internal and exterior façade improvements.

7. **Planning Code Section 303.1** 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 proposed Wells Fargo Bank is necessary and desirable for and compatible with the neighborhood and community. This new Wells Fargo Branch will provide a convenience for the tenants in the upper floors of the subject building, shoppers in the surrounding businesses and students at City College. The nearest Wells Fargo are an ATM located on the City College Campus and a branch located in the Excelsior District located more than a mile away at the intersection of Ocean Avenue and Mission Street.

- 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;

There will be no changes to the existing size or shape of the building. The existing structure will essentially remain unchanged except for interior tenant improvements and new signage on the building's exterior façade. These internal improvements will activate the ground floor at the Property, replacing the current façade with a more contemporary store design that emphasizes active uses and is designed to invite pedestrians into the branch.

- 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 site is within easy walking distance of many potential customers and is well served by public transit. The KT, 29, 91, and K-OWL lines run along Ocean Avenue in front of the Property. There is no parking at the Property for retail use, and no parking will be added by the Project. It is anticipated that the Project will not generate a noticeable increase in traffic volumes and patterns.

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

The Project entails minor interior alterations to an existing building. It will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor, and will provide proper venting for the space in compliance with the San Francisco Building Code standards.

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

The Project will improve the exterior appearance of the Property by creating a more open and attractive storefront activated by the uses inside the Project store, and improving signage. All exterior signage will be consistent with the master plan aesthetic, and will complement the proposed use.

- 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. The project as a whole is consistent with the objectives and policies of the General Plan as detailed below.

8. **Planning Code Section 703.4** requires formula retail projects in the Excelsior Outer Mission NCD zoning district to obtain Conditional Use authorization from the Planning Commission. Formula retail use is defined as a type of use that includes 11 or more establishments in the United States that maintain two or more of the following standardized features: array of merchandise, façade, décor, uniform apparel, signage, trademark or service mark. The Project proposes a Umpqua Bank store which qualifies as a formula retail use.

Section 303(i) requires that, with respect to an application for Conditional Use Authorization for a formula retail use, the Planning Commission shall consider the following:

- a. The existing concentrations of formula retail uses within the existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project.

There are a variety of formula retail uses along Ocean Avenue from Howth Street to Capitol Avenue, but there is a small concentration. The Formula Retailers include Chase Bank, Whole Foods Market, McDonald's Restaurant, Sherwin Williams Paint Store, Walgreen's, and a Union 76 Gas Station. The existing businesses include locally owned restaurants, martial arts studios, and Laundromats. The areas to the north and south of the Ocean Avenue corridor are both residential uses. City College is located just to the east of the subject site.

- b. The availability of other similar retail uses within the district and within the vicinity of the proposed project.

There is approximately one (1) existing bank along Ocean Avenue neighborhood, which is a formula retailer. The presence of another formula retailer bank in this neighborhood will not detrimentally affect any non-formula retail bankers in the neighborhood.

- c. The compatibility of the proposed formula retail use within the existing architectural and aesthetic character of the district.

The new Wells Fargo branch will be compatible with and contribute to the architectural and aesthetic character of Ocean Avenue's main retail corridor. As detailed on the plans attached as

Exhibit B, Wells Fargo will renovate the existing storefront along both Ocean Avenue and Brighton Avenue. The reoriented front façade will include code-compliant and modest signage.

- d. The existing retail vacancy rates within the district and within the vicinity of the proposed project.

It is difficult to determine retail vacancy rates in the area, as most of the buildings do not contain signage indicating retail spaces or vacancies.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district and within the vicinity of the proposed project.

Most of the Ocean Avenue commercial district features neighborhood-serving restaurants, markets, and shops. There are relatively few citywide-serving retail uses in the neighborhood, and the infrastructure does not exist to support a large citywide-serving retailer. The Project would add a modestly-sized Wells Fargo store in a vacant but prominent location along Ocean Avenue, activating a portion of the pedestrian realm and providing a much-needed fresh take on banking to the neighborhood.

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

NEIGHBORHOOD COMMERCE

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 that 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 proposed development will provide a desirable service to the neighborhood and will provide employment opportunities to community residents. The proposed commercial activity will add a bank to an

area that is underserved by financial services. No undesirable consequences that cannot be mitigated are anticipated by the proposed financial services use.

OBJECTIVE 2:

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

Policy 2.1:

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

The project will replace a vacant storefront with a commercial activity that is consistent with the character and uses of the surrounding NCT Zoning District.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project will provide additional employment opportunities for local residents at varying skill levels.

OBJECTIVE 6:

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

Policy 6.1:

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

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

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

No neighborhood-serving retail uses will be displaced by the Project, which will move into a currently-vacant commercial unit, and the Project will provide employment opportunities for San Francisco residents. The Project store will add to the diversity of existing retail uses in the neighborhood.

- 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, which is a retail use in an existing mixed-use building with residential uses on its top two floors, will have no effect on housing.

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

The project will have no effect on affordable housing.

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

The Project is a neighborhood-serving retail bank, and not a major generator of commuter traffic.

- 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 proposes no office use. The Project will contribute to a diverse economic base by adding a unique banking experience in a neighborhood commercial district in which there are a number of vacancies. Wells Fargo will provide job opportunities for San Franciscans. The tenant improvement work will create new temporary construction jobs, and the store itself will create a number of part-time and full-time positions.

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

The Project will conform to the structural and seismic requirements of the San Francisco Building Code, and thus meet this requirement.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely alter any landmark building, contributory building, or architecturally significant building on the Project site or in the vicinity.

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

The Project does not involve any expansion of the existing building and will therefore have no effect on parks or open space, or their access to sunlight and views.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-000768CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 24, 2014, 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. 19143. 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 5, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 9, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a new formula retail use (d.b.a. Umpqua Bank) located at 4598 Mission Street, Lot 006 in Assessor's Block 3148 pursuant to Planning Code Section(s) 303.1 and 703.2 within the Excelsior Outer Mission Neighborhood Commercial (NCD) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated October 24, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014-000768CUA and subject to conditions of approval reviewed and approved by the Commission on April 30, 2015 under Motion No XXXXX. 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 April 30, 2015 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

6. **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

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

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

OPERATION

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

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

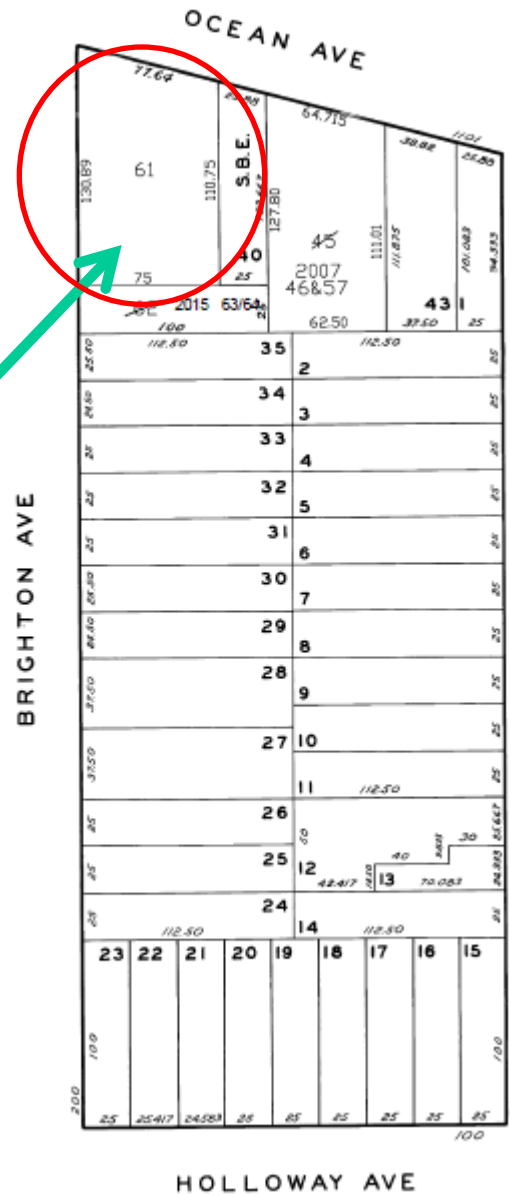
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

Parcel Map



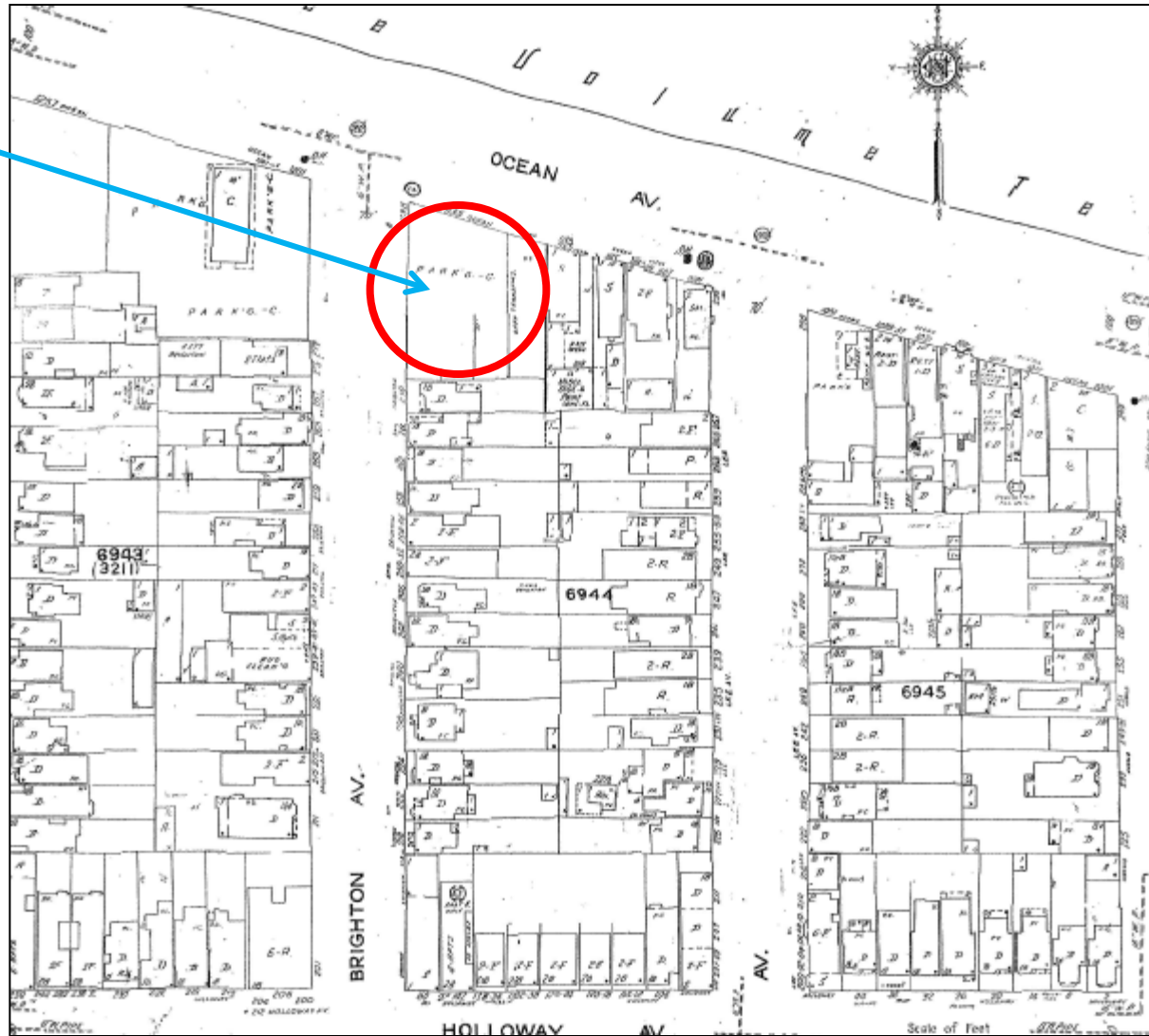
SUBJECT PARCEL



Conditional Use Hearing
Case Number 2016-008781CUA
1183 Ocean Avenue

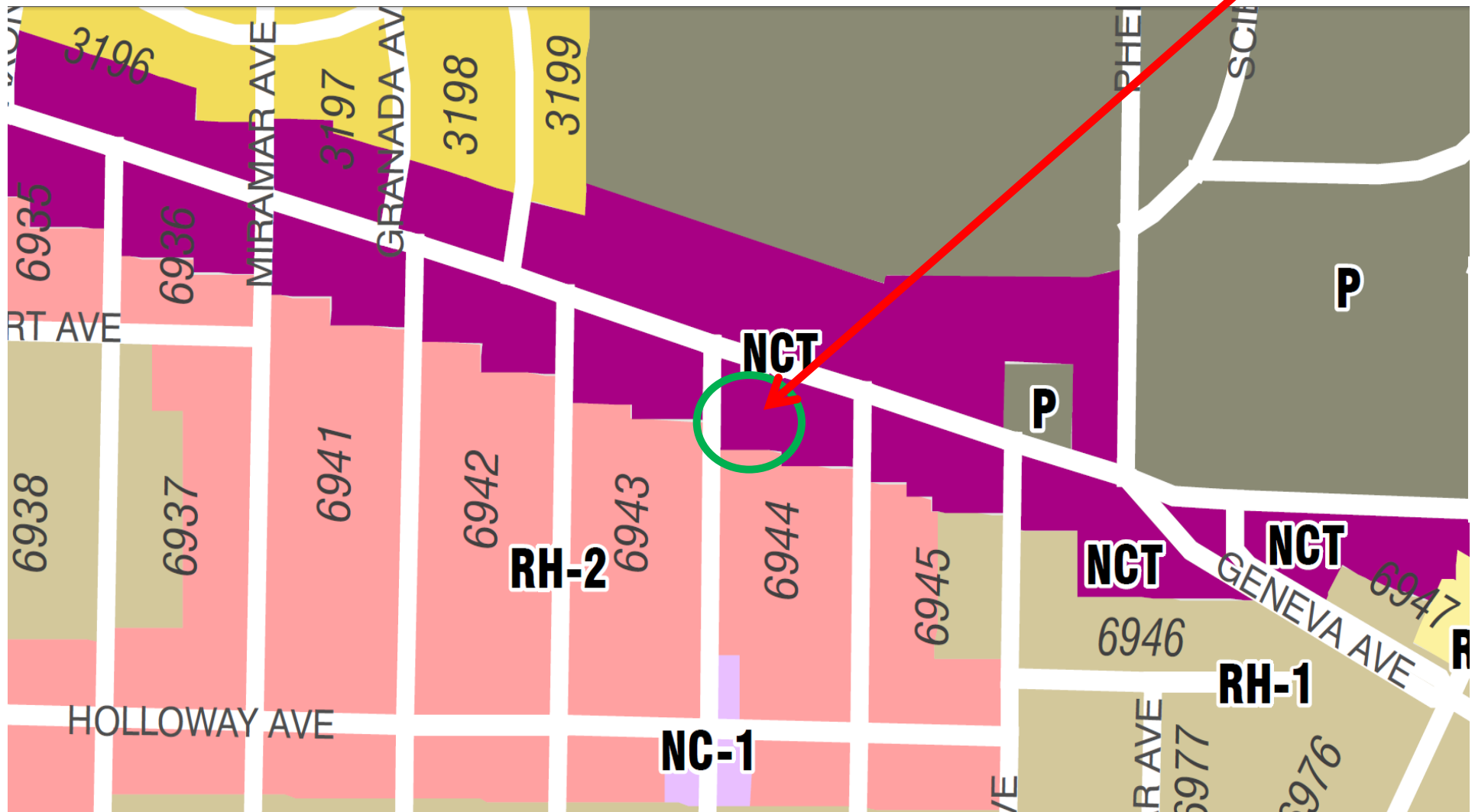
Sanborn Map*

SUBJECT PROPERTY

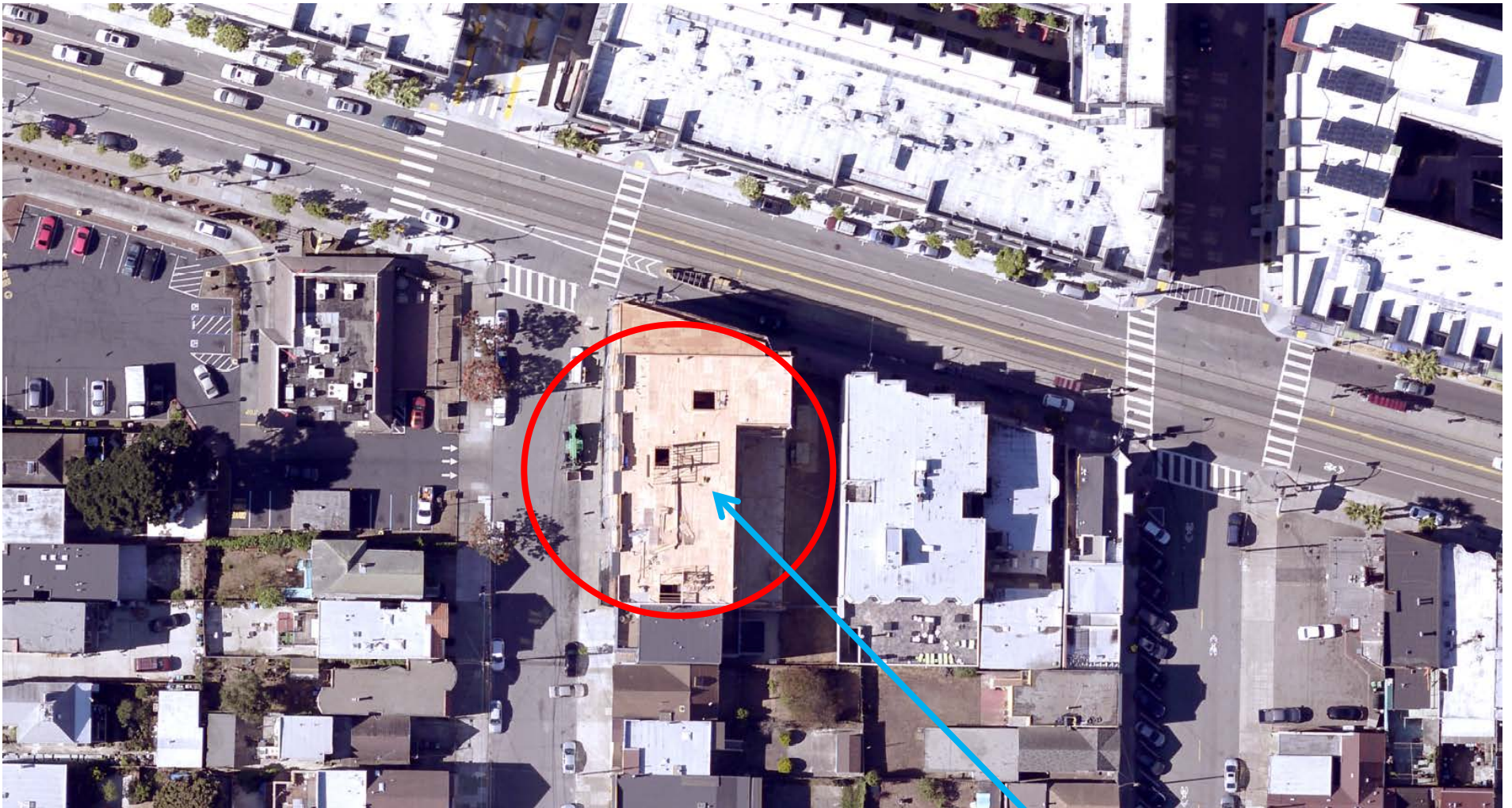


Zoning Map

Subject Site



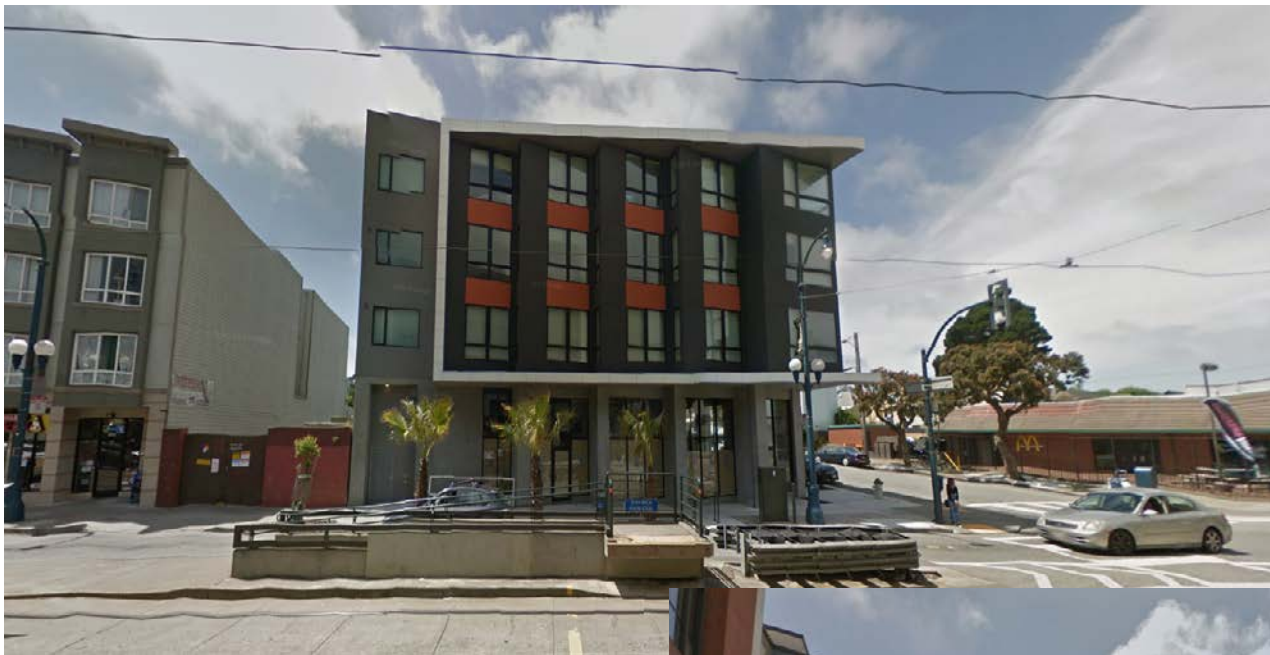
Aerial Photo



SUBJECT SITE



Site Photos



APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Clarito & Elvira Realica c/o MDL Property Management, LLC - Contact: Manuel De Leon	
PROPERTY OWNER'S ADDRESS: PO Box 360994 Milpitas, CA 95036	TELEPHONE: (408) 834-5531 EMAIL: brighton280@yahoo.com

APPLICANT'S NAME: Robert Shine, Wells Fargo		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 1220 Concord Ave., 6th Floor Concord, CA 94520	TELEPHONE: (925) 686-7832 EMAIL: robert.shine@wellsfargo.com	

CONTACT FOR PROJECT INFORMATION: Ariane Sanders, Stantec		Same as Above <input type="checkbox"/>
ADDRESS: 1340 Treat Blvd., Walnut Creek, CA 94597	TELEPHONE: (925) 296-2149 EMAIL: ariane.sanders@stantec.com	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 1183 Ocean Ave, San Francisco, CA	ZIP CODE: 94112
CROSS STREETS: Brighton Ave	

ASSESSORS BLOCK/LOT: 6944 / 061	LOT DIMENSIONS: 130.9 x77.6	LOT AREA (SQ FT): 9,062	ZONING DISTRICT: NCT	HEIGHT/BULK DISTRICT: 45-X
------------------------------------	--------------------------------	----------------------------	-------------------------	-------------------------------

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: VACANT	
		PROPOSED USE: BANK BRANCH	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	N/A			
Hotel Rooms	N/A			
Parking Spaces	N/A			
Loading Spaces	N/A			
Number of Buildings	N/A			
Height of Building(s)	N/A			
Number of Stories	N/A			
Bicycle Spaces	N/A			
GROSS SQUARE FOOTAGE (GSF)				
Residential	N/A			
Retail	2,060 SF			2,060 SF
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>				
Parking				
Other (Specify Use)				
TOTAL GSF	2,060 SF			2,060 SF
Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed) The existing vacant tenant space is built out to a new bank branch with exterior ATMs.				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

A Conditional Use Authorization is required because this is a Formula Retail Use.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
 2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
 3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.
1. Having a banking facility with 24 hour access ATMs will provide walking distance convenience to the surrounding residential neighbors, the grocery shoppers from Whole Foods across the street and the city college near by.
 2. The existing building is new construction with residential units above. The branch will be contained within the vacant tenant space and have minimal effect on the health, safety or welfare of the neighborhood.
 3. As an allowable use there will be no effect on the Master plan.
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Wells Fargo hires local employees and promotes from within. There will be many opportunities for local residents to apply for employment and advance within the company.

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

There will be no change to the local neighborhood character as a result of this project. The bank will be inside the existing tenant space. The area of the retail/commercial space does not change.

3. That the City's supply of affordable housing be preserved and enhanced;

This project will have no impact on the city's supply of affordable housing. This project is using tenant space that is allocated for retail/commercial.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This project will have minimal impact on commuter traffic or Muni transit service. This project is intended to serve local residents. It is anticipated that most of the bank's customers will walk to the bank or take public transportation.

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

This project will have no negative impact on local industry or services. The project intends to fill in the vacant retail space with a bank branch. The project enhances and diversifies the area that is surrounded by the grocery store and several restaurants.

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

This project will have no impact on the city's preparedness for earthquakes. Wells Fargo will follow all required protocols.

7. That landmarks and historic buildings be preserved; and

This project will have no impact on landmarks and historic building. This Wells Fargo branch will be located at the ground floor of a new built building that has residential units in the three floors above.

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

This project will have no impact on parks or open spaces. This Wells Fargo branch will be located at the ground floor in a vacant existing tenant space of a new built building that has residential units in the three floors above.

Estimated Construction Costs

TYPE OF APPLICATION: C. U. Authorization for Formula Retail Use.	
OCCUPANCY CLASSIFICATION: B (Business)	
BUILDING TYPE: V. B. Sprinklered	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 2,060 SF	BY PROPOSED USES: business - banking - retail
ESTIMATED CONSTRUCTION COST: \$ 293,420.-	
ESTIMATE PREPARED BY: Robert Shine, V. P. Wells Fargo	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 6/8/16

Print name, and indicate whether owner, or authorized agent:

Robert Shine / Authorized Agent

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent and a department staff person.

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: <i>reapp</i> Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

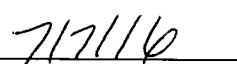
For Department Use Only

Application received by Planning Department:

By: _____



Date: _____



AFFIDAVIT FOR Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT: 1183 Ocean Ave		
ASSESSORS BLOCK/LOT: 6944 / 061	ZONING DISTRICT: NCT	HEIGHT/BULK DISTRICT: 45-x

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Banking	
PROPOSED BUSINESS NAME: Wells Fargo	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: a new bank branch in existing vacant retail space of +/- 2,060 sf	
BUILDING PERMIT APPLICATION NO.: (if applicable)	PLANNING DEPARTMENT CASE NO.: (if applicable)

3. Quantity of Retail Locations

3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	TOTAL 6,200 nationally none outside the USA
3.b	How many of the above total locations are in San Francisco?	40 branches

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G	Uniform Apparel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL		8	

Enter the total number of Yes/No answers above.

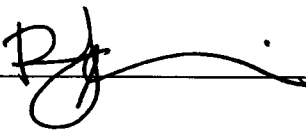
If the total YES responses are two (2) or more, then the proposed use is a Formula Retail Use.


5. Applicant's Affidavit

NAME: Robert Shine, Wells Fargo		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 1220 Concord Ave., 6th Floor			
PHONE: (925) 686-7832		EMAIL: robert.shine@wellsfargo.com	

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature:  Date: 6/8/16

PLANNING DEPARTMENT USE ONLY	
PLANNING CODE SECTION(S) APPLICABLE:	
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?	
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required	
COMMENTS:	
VERIFIED BY:	
Signature: <u></u>	Date: <u>1/9/17</u>
Printed Name: <u>Todd Korney</u>	Phone: <u>1/9/17</u>



**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

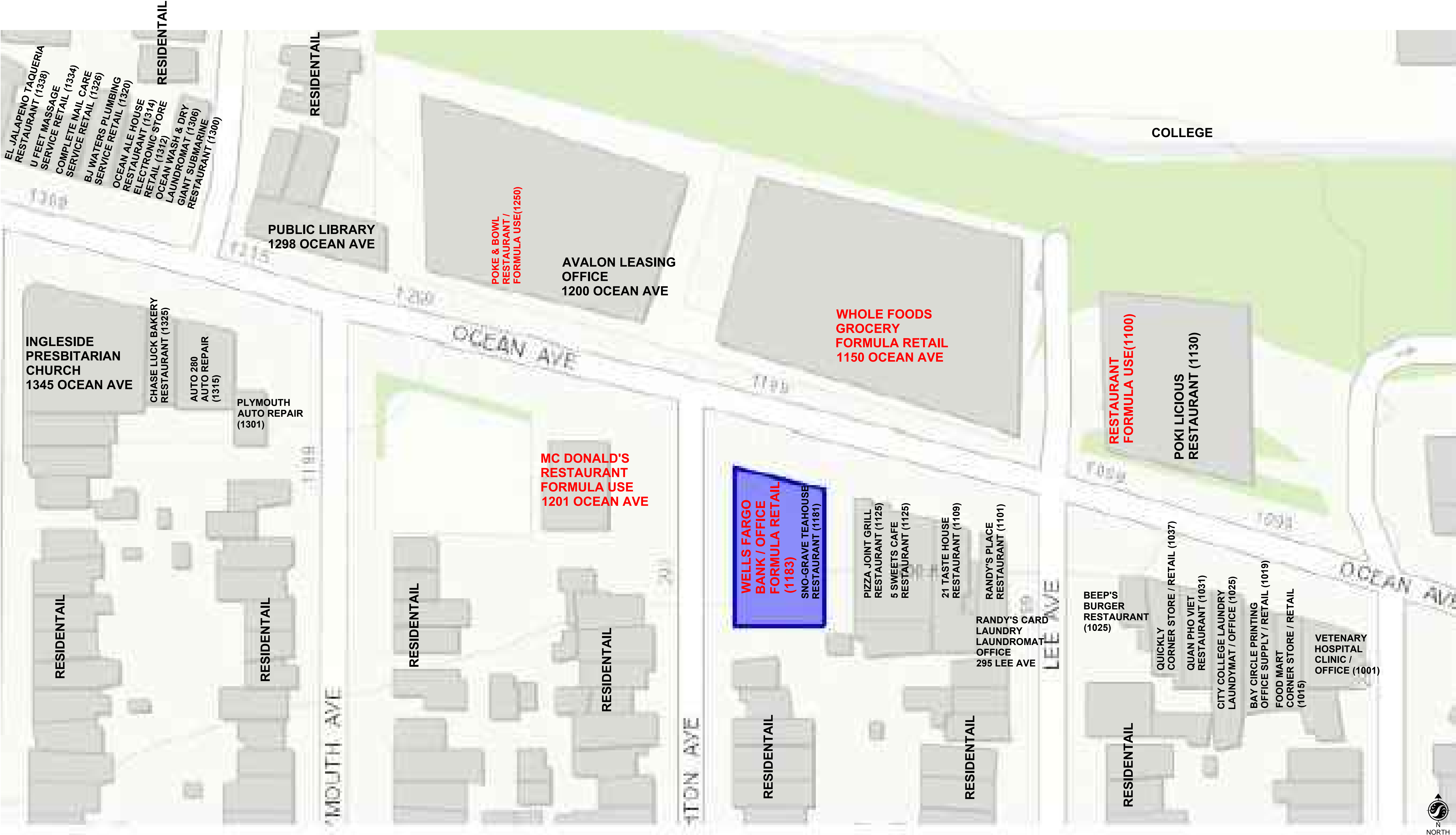
TEL: 415.558.6378
FAX: 415 558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

FORMULA RETAIL MAP AT 1183 OCEAN AVE FOR WELLS FARGO BANK

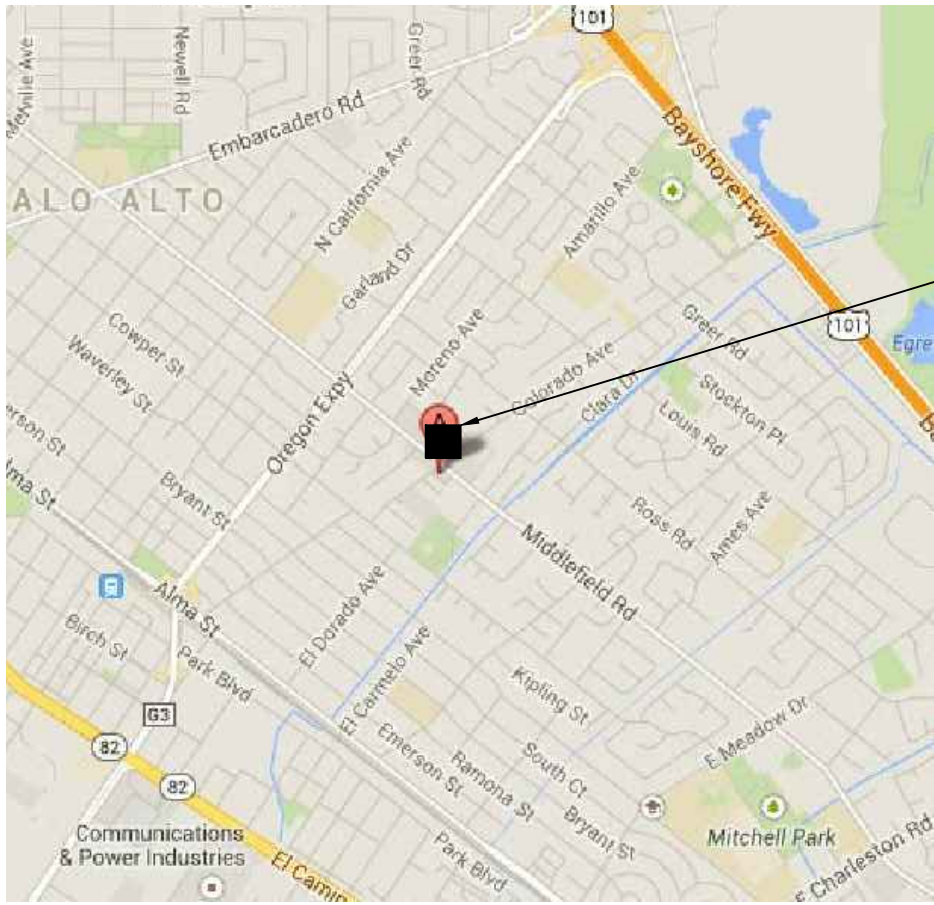


WELLS FARGO, INGLESIDE TENANT IMPROVEMENTS

1183 OCEAN AVE
SAN FRANCISCO, CA

PROJECT NUMBER: 300773
PLANNING SUBMITTAL
DATE: 07/07/2016

VICINITY MAP



PROJECT SITE



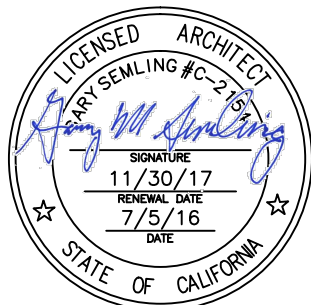
BUILDING AND SITE DATA

MUNICIPAL JURISDICTION:	CITY OF SAN FRANCISCO SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION 1660 MISSION STREET SAN FRANCISCO, CA 94103 TEL : 415.558.6088 FAX: 415.558.6401
CODE:	ALL CONSTRUCTION SHALL COMPLY W/ 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE 2013 GREEN BUILDING CODE AND LOCAL ORDINANCES 2013 SAN FRANCISCO CODE AMENDMENTS
ASSESSOR'S PARCEL NO.:	6944061
ZONING:	NCT - OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT
SITE AREA:	9,062 SF
SETBACKS:	STREET - NONE REAR & INTERIOR - NONE ABUTTING RESIDENTIAL - NONE
MAX. HEIGHT:	45'
BUILDING AREA:	EXISTING FOUR-STORY BUILDING; 29,020 S.F. APPROX.: 8,620 S.F. AT GROUND FLOOR FOR RETAIL/GARAGE APPROX.: 20,400 S.F. EXISTING RESIDENTIAL UNITS AT SECOND-FORTH FLOOR
CONSTRUCTION TYPE:	PROPOSED BANK BRANCH V-B SPRINKLERED EXISTING RESIDENTIAL V-B SPRINKLERED EXISTING PARKING GARAGE TYPE III
OCCUPANCY CLASSIFICATION:	NEW BANK BRANCH: B OCCUPANCY ADJACENT FUTURE TENANT: B/M OCCUPANCY (SPECULATIVE) EXISTING RESIDENTIAL: R-2 EXISTING PARKING GARAGE: S-2
TENANT AREA:	APPROX.: 2,060 SF
OCCUPANT LOAD:	21 OCCUPANTS 2,060 SF/100 = 21 OCC.

EXISTING FLOOR AREAS:				
GROUND FLOOR	VACANT : 2,060 SF PROPOSED WELL FARGO SPACE	VACANT: 1,430 SF	OFFICE / STAIRS: 1,850 SF	GARAGE: 3,280 SF
SECOND FLOOR	RESIDENTIAL UNITS: ±6,800 SF			
THIRD FLOOR	RESIDENTIAL UNITS: ±6,800 SF			
FOURTH FLOOR	RESIDENTIAL UNITS: ±6,800 SF			

INDEX OF DRAWINGS

A0.0	COVER
A0.1	REFERENCE PHOTOS
A0.2	GENERAL NOTES, PROJECT DATA
ARCHITECTURAL	
A1.0	REFERENCE SITE PLAN AND BUILDING PLAN
A2.0	DEMOLITION PLAN
A3.0	FLOOR PLAN
A3.1	REFLECTED CEILING PLAN
A4.0	EXISTING EXTERIOR NORTH ELEVATION
A4.1	PROPOSED EXTERIOR NORTH ELEVATION
A4.2	EXISTING EXTERIOR WEST ELEVATION
SIGNAGE	
SEE SIGNAGE PACKAGE	



SCOPE OF WORK:

- NEW TENANT IMPROVEMENTS FOR A BANK W/ EXTERIOR ATMS, MINOR STOREFRONT REMODEL AND SIGNAGE.

WELLS
FARGO

333 MARKET STREET
SAN FRANCISCO, CA 94105
CONTACT: ROBERT SHINE
TEL: 925.686.7832

Stantec
Stantec Architecture Inc.
1340 TREAT BOULEVARD SUITE 300
WALNUT CREEK, CA 94597

Tel. 925.296.2120
Fax. 925.941.1401
www.stantec.com
CONTACT: ARIANE SANDERS
Tel. 925.296.2149

MEP CONSULTANTS:

ROBISON ENGINEERING, INC
20300 19TH AVE N.E.
SHORELINE, WA 98155

Tel. 206.364.3343
Fax. 206.364.3363
www.robisonengineering.com
CONTACT: PAUL ROBISON

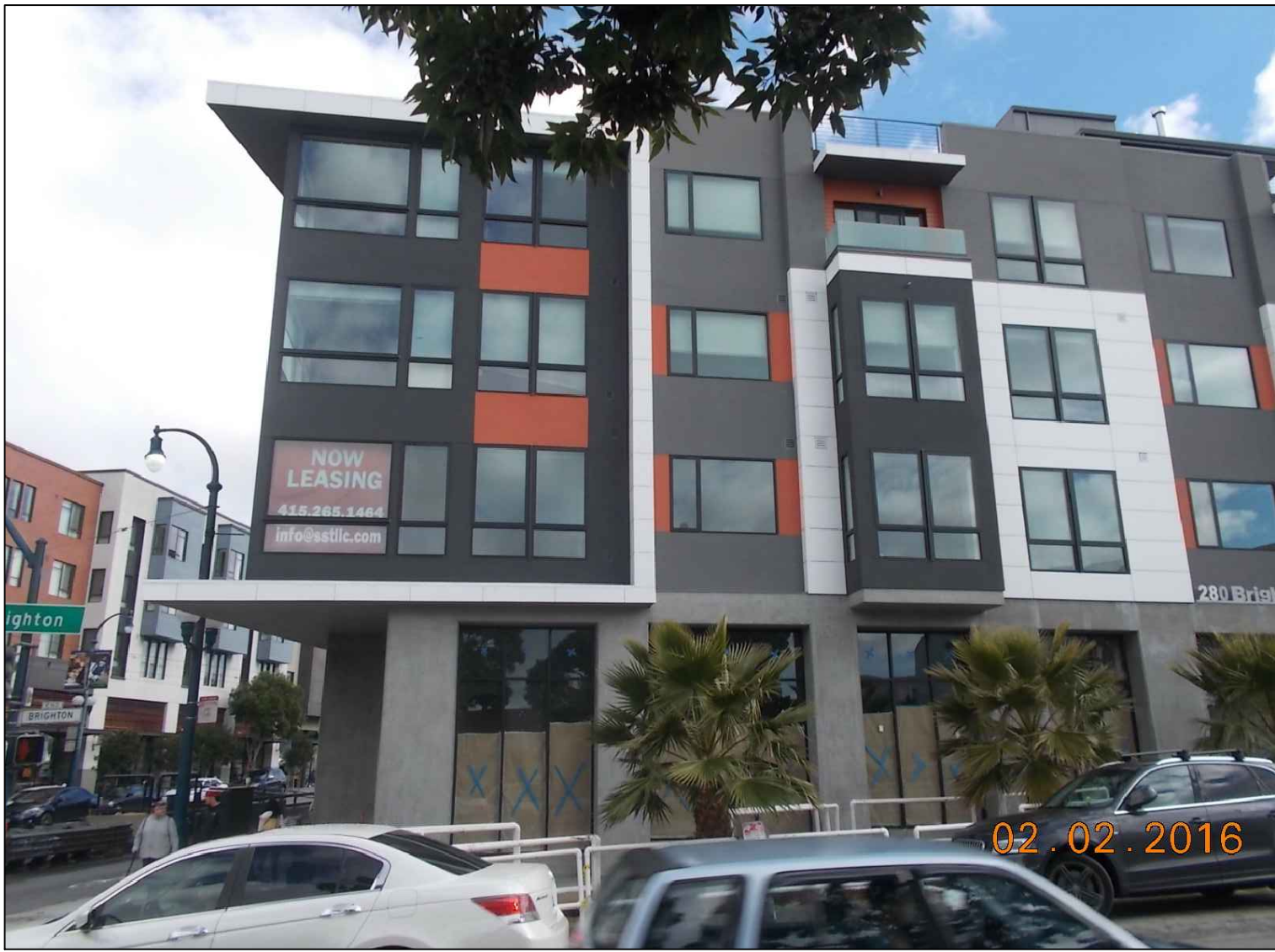
LANDLORD:

MDL PROPERTY MANAGEMENT, LLC

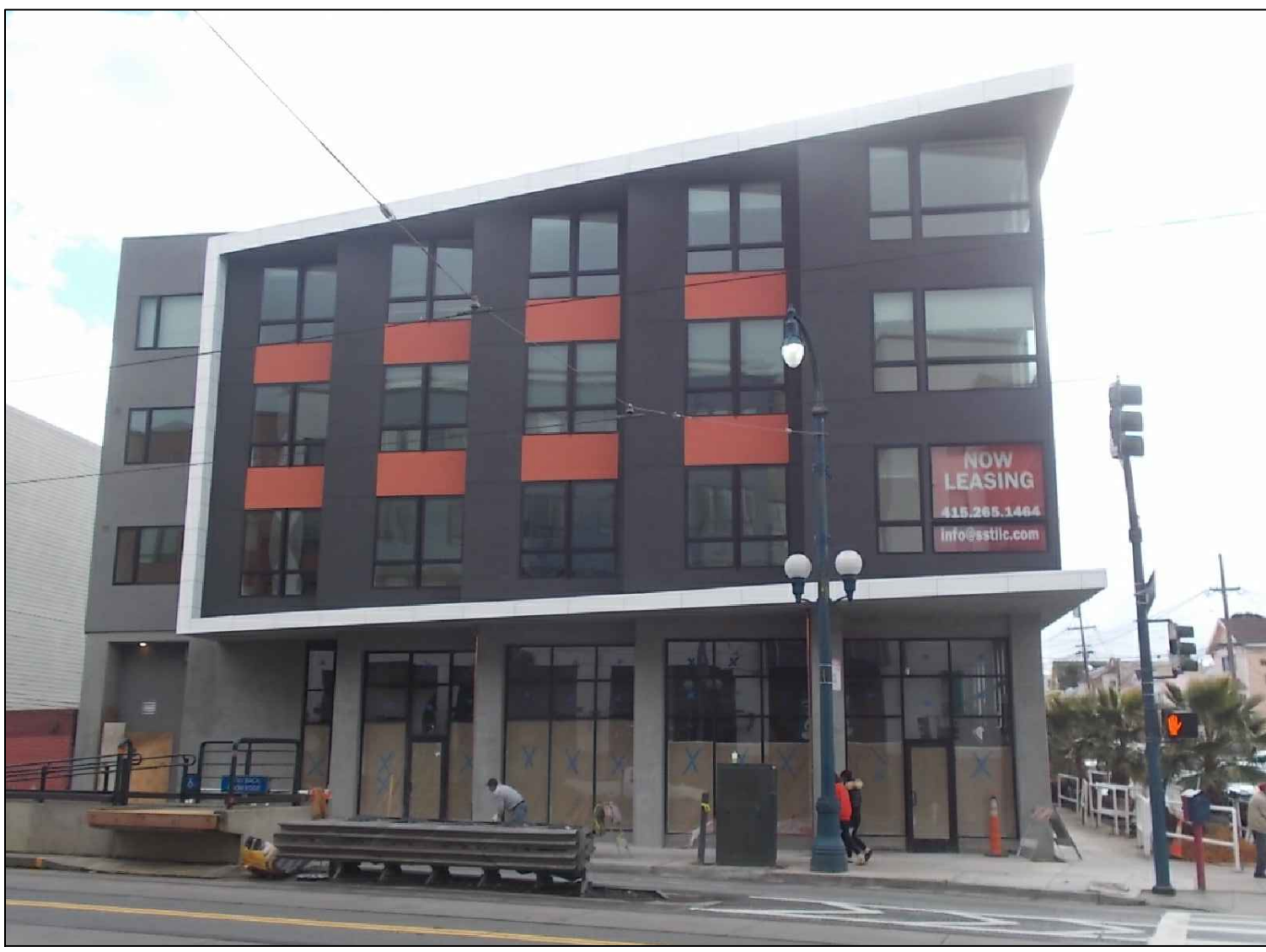
PO BOX 360994
MILPITAS, CA 95036

Tel. 408.834.5528
CONTACT: MANUEL DE LEON

U:\2007\2007666004\architecture\drawing\A0.1 Photos(CIP).dwg
2016/07/06 6:12 PM By: Sanders, Ariane



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION – OVERALL



EXISTING ACROSS BRIGHTON AVE



EXISTING ENTRY ELEVATION



EXISTING ADJACENT BUILDING



EXISTING ACROSS OCEAN AVE

WELLS
FARGO

INGLESIDE DENOVO

1183 OCEAN AVE
SAN FRANCISCO, CA

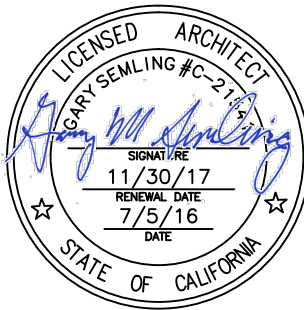


Stantec

Stantec Architecture Inc.
1383 N. McDowell Blvd., Suite 250
Petaluma CA U.S.A.
94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

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DO NOT scale the drawing - any errors or omissions shall be
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authorized by Stantec is forbidden.



REVISIONS

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	7-7-16

DATE ISSUED: 02-09-2016

REVIEWED BY:

DRAWN BY: AKS

DESIGNED BY: AKS

WELLS FARGO BE NUMBER
.....
109418

SHEET TITLE

REFERENCE
PHOTOS

SHEET NUMBER

A0.1

ARCHITECT'S PROJECT NUMBER
2007666004

SYMBOLS LEGEND:

OPEN OFFICE 103

ROOM NAME
ROOM NUMBER

2

KEYNOTE TAG

A

WINDOW TYPE

1

DOOR TAG

WF 1

FINISH CALLOUT

HEIGHT DATUM

#

REVISION TAG

1
A0.2

DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN

1
A2.5

SECTION NUMBER
SHEET WHERE SECTION IS DRAWN

A3.3

ELEVATION NUMBER
SHEET WHERE ELEVATION IS DRAWN

1

BUILDING GRID LINE

ABBREVIATIONS:	
ACOUST	ACOUSTICAL
A.F.F.	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
B.O.	BOTTOM OF
B.U.R.	BUILT UP ROOFING
C.C.	CASEWORK CONTRACTOR
C.L.	CENTER LINE
CLG	CEILING
CLR	CLEAR
C.G.	CORNER GUARD
COL	COLUMN
CON.	CONTACT
CONT.	CONTINUOUS
DIA.	DIAMETER
DIM	DIMENSIONS
DN	DOWN
DR	DOOR
D.S.	DOWNSPOUT
D/T	DRIVE THRU
DWG(S)	DRAWING(S)
(E)	EXISTING
EA	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
EQ	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
ETR.	EXISTING TO REMAIN
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STEEL
FRC	FIBER REINFORCED CONCRETE
GA	GAUGE
FT	FOOT OR FEET
FTG.	FOOTING
FUT.	FUTURE
F.V.	FIELD VERIFY
G.C.	GENERAL CONTRACTOR
OSM	GALVANIZED SHEET METAL
GYP/GWB	GYPSUM BOARD
GYP. BD.	GYPSUM BOARD
I.D.	INTERIOR DESIGN
INT	INTERIOR
O.C.	ON CENTER
MAX.	MAXIMUM
MFR/MANUF.	MANUFACTURER
MIN.	MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
SIM.	SIMILAR
S.STL.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
P.O.C.	POINT OF CONNECTION
P.O.S.	POINT OF SALES SYSTEM
PTD	PAINTED
P.LAM	PLASTIC LAMINATE
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
T.O.	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
V.I.F.	VERIFY IN FIELD

CODE DATA:

OCCUPANCY LOAD:

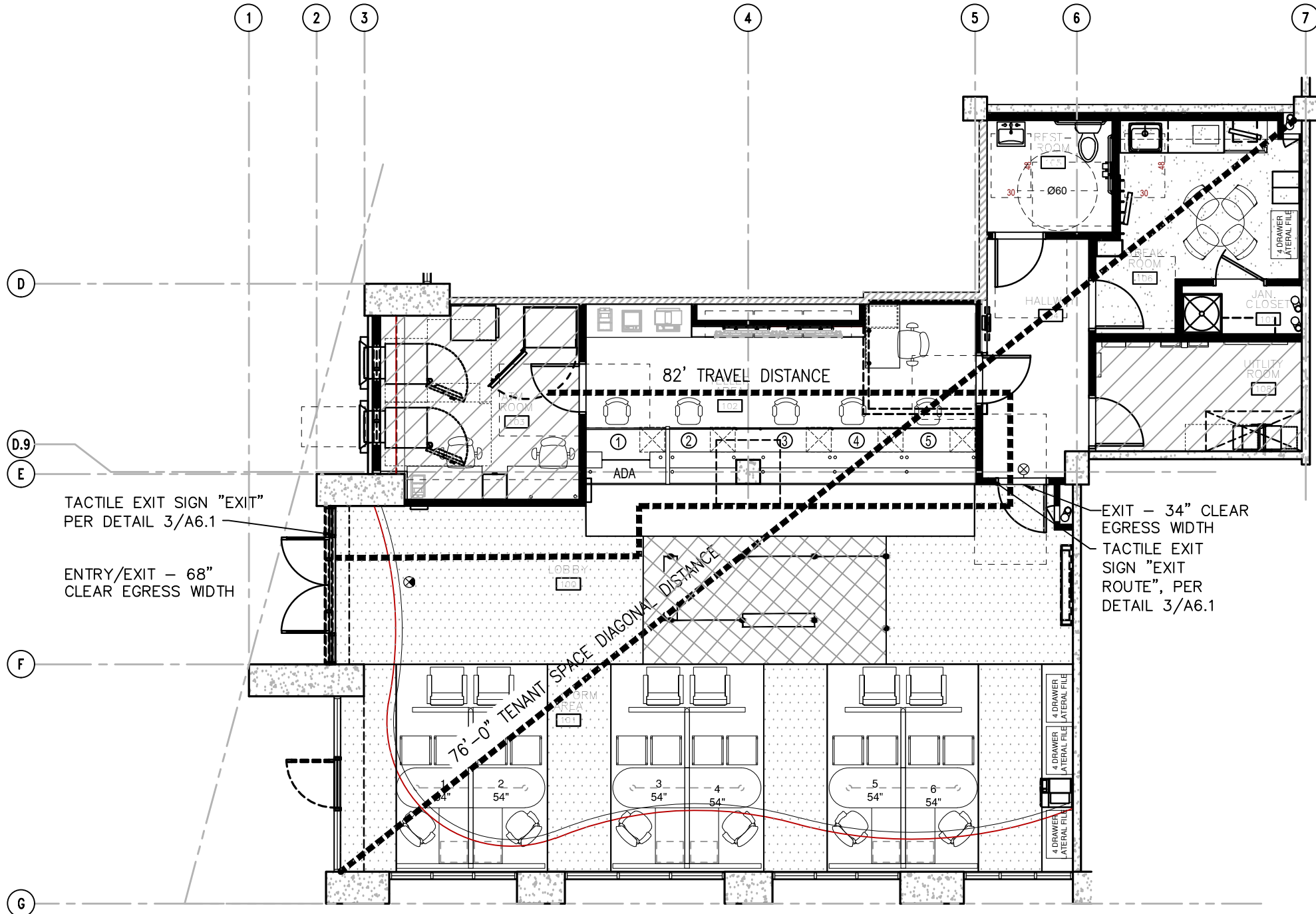
NAME	OCC. LOAD FACTOR	AREA	OCC. LOAD
PLATFORM AREA	100	394 SF	4
TELLER LINE AREA	100	269 SF	3
BUSINESS CIRCULATION	100	489 SF	5
QUEUE LINE	5	122	25
BREAKROOM	15	130	9
STORAGE	300	234	1
ACCESSORY AREAS: RESTROOMS / HALLWAY	EXCLUDED	±150	
		TOTAL OCCUPANCY LOAD =	47

PLUMBING FIXTURES:

FIXTURES REQUIRED PER 422.2 EXCEPTION (3) CPC CHAPTER 4: OCCUPANTS ARE 50 OR LESS THEREFORE ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

FIXTURES PROVIDED:
(2) WATER CLOSET, (2) LAVATORY

- A. MINIMUM EGRESS REQUIREMENTS:
1. MINIMUM OF TWO EXITS ARE REQUIRED WHEN TOTAL OCCUPANCY LOAD EXCEEDS 49 (BASED ON OFFICE USE GROUP)
- B. EXIT DOOR WIDTH REQUIREMENTS
1. 47 x 0.2 = 9.4 INCHES OF EXIT DOOR WIDTH ARE REQUIRED
2. 68 AND 34 INCHES OF EXIT DOOR WIDTH ARE PROVIDED



BUSINESS

BUSINESS CIRCULATION

UNCONCENTRATED ASSEMBLY W/O FIXED SEATING

ACCESSORY STORAGE

CONCENTRATED ASSEMBLY (STANDING)

1
A0.1

LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"

0 4 8 16 FT

NORTH

DESIGN-BUILD FIRE ALARM SYSTEM:

CONTRACTOR SHALL FURNISH/REMODEL A DESIGN AND BUILD A REMOTELY MONITORED FIRE ALARM SYSTEM AS REQUIRED BY THE LOCAL POLICE & FIRE DEPARTMENT. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE LOCAL FIRE MARSHALL, WELLS FARGO BANK, INSURANCE UNDERWRITERS AND ANY OTHER AGENCIES PRIOR TO ANY INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE OPERATIONAL SYSTEM.

DESIGN-BUILD FIRE SPRINKLER SYSTEM:

CONTRACTOR SHALL FURNISH/REMODEL A DESIGN AND BUILD A HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL RETAIN A STATE LICENSED FIRE SPRINKLER CONTRACTOR TO PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE OWNER, INSURANCE UNDERWRITERS, LOCAL FIRE MARSHALL AND ANY OTHER AGENCIES PRIOR TO ANY INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE OPERATIONAL SYSTEM. SUPPLY AN APPROVED SET OF PLANS TO OWNER FOR APPROVAL PRIOR TO COMMENCING WORK. CONTRACTOR TO COORDINATE ALL WORK WITH LANDLORD' FIRE SPRINKLER CONTRACTOR'S SCOPE OF WORK. CONTRACTOR TO VERIFY IF REQUIRED TO USE LANDLORD'S FIRE SPRINKLER CONTRACTOR. FIRE SPRINKLER CONTRACTOR TO SUBMIT COMPLETE FIRE SPRINKLER PLANS TO LOCAL FIRE AUTHORITY.

GENERAL NOTES:

- ALL WORK IS NEW UNLESS SPECIFICALLY NOTED AS EXISTING. ALL WORK SHALL BE BY G.C. UNLESS SPECIFICALLY NOTED BY OWNER, BY OTHERS, OR BY N.I.C.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO HIS BID TO DETERMINE ACTUAL JOB SITE CONDITIONS AND REQUIRED EXTENT OF WORK FOR THIS PROJECT.
- CONTRACTOR SHALL VERIFY BANK REQUIREMENTS AND SCOPE OF WORK, FOR WORK HOURS, ETC. WITH BANK MANAGEMENT PRIOR TO BIDDING AND COMMENCEMENT OF WORK. CONTRACTOR SHALL COMPLY WITH ALL BANK REQUIREMENTS. CONTRACTOR SHALL ALSO VERIFY ALL JOB SITE REQUIREMENTS OF LANDLORD PRIOR TO BIDDING.
- CONTRACTOR SHALL PROVIDE A JOB SITE PHONE WITHIN 5 WORKING DAYS AND INFORM ARCHITECT OF PHONE NUMBER AS SOON AS PHONE IS INSTALLED. G.C. SHALL MAINTAIN A COMPUTER W/ EMAIL CAPABILITIES ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND NOTING ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS PRIOR TO BIDDING THE PROJECT. CONTRACTOR SHALL CONTACT ARCHITECT FOR RESOLUTION PRIOR TO PROCESSING WITH RELATED WORK. OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CORRECTIONS AT NO EXTRA COST TO OWNER.
- WHERE DEMOLITION WORK IS REQUIRED, CONTRACTOR SHALL REMOVE ALL ITEMS NOT SHOWN TO BE RETAINED. IF EXISTING PARTITIONS CONTAIN WATER LINES CONDENSATE LINES, TRANSFORMERS, ETC., NOT CLEARLY SHOWN TO BE REMOVED OR RELOCATED ON DRAWINGS, CONTRACTOR SHALL ARCHITECT FOR INSTRUCTIONS.
- WHERE DEMOLITION WORK OCCURS, CONTRACTOR SHALL REMOVE (PER CODE) OR CAP ALL UTILITIES, ELECTRICAL CONDUITS, ETC., NOT SHOWN TO BE REUSED, BELOW FLOORS, INSIDE WALLS OR ABOVE CEILINGS.
- G.C. SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL FINISH MATERIALS AS SPECIFIED HEREIN. ANY DEVIATION IN COST DUE TO SHIPPING DELAYS, MATERIAL UPGRADES, SHALL BE BORN BY THE G.C. ALL MATERIALS NOT IDENTIFIED AS PROBLEMS PRIOR TO BID, SHALL BE THE RESPONSIBILITY OF THE G.C. TO SUPPLY AS NOTED ON THE BID FORM.
- ALL DEMOLITION IS INCLUDED IN THE BASE BID. CONTRACTOR SHALL PROVIDE ALL DEMOLITION NECESSARY TO COMPLETE ALL NEW WORK AS INDICATED ON THE PLANS. SAWCUT (E) SLABS AS REQ'D TO INSTALL NEW UTILITIES.
- AT PROJECT CLOSE OUT G.C. TO PROVIDE AS-BUILTS TO ARCHITECT AND TWO (2) COPIES OF WARRANTIES AND GUARANTEES TO BE PROVIDED IN BINDERS. RETENTION WILL BE HELD UNTIL AS-BUILTS AND BINDERS HAVE BEEN GIVEN TO THE ARCHITECT, REVISED AND SUBMITTED TO OWNER.

NOTE TO CONTRACTOR:

BEFORE SUBMITTING THE BID, EACH BIDDER SHALL PERSONALLY INSPECT THE SITE OF THE PROPOSED WORK TO ARRIVE AT A CLEAR UNDERSTANDING OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. CONTRACTOR SHALL BE HELD TO HAVE COMPARED THE PREMISES AND SITE WITH THE DOCUMENTS AND TO HAVE SATISFIED HIMSELF/HERSELF AS TO THE CONDITIONS OF THE PREMISES, EXISTING CONSTRUCTION, THE ACTUAL ELEVATIONS AND ANY OTHER CONDITIONS AFFECTING THE CARRYING OUT OF HIS WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE THE DELIVERY OF THE PROPOSAL. NO EXTRA CONSIDERATION WILL SUBSEQUENTLY BE ALLOWED BY REASON OF ERROR OR OVERSIGHT ON THE PART OF THE CONTRACTOR OR ON ACCOUNT OF INTERFERENCE BY EITHER OWNER'S OR OTHER CONTRACTOR'S ACTIVITIES.

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL ADJACENT WORK AND SHALL COORDINATE WITH ALL OTHER TRADES SO AS TO FACILITATE THE GENERAL PROGRESS OF THE WORK. EACH TRADE SHALL AFFORD ALL OTHER TRADES EVERY REASONABLE OPPORTUNITY FOR THE INSTALLATION OF THEIR WORK AND FOR THE STORAGE OF THEIR MATERIAL. OWNER'S CONTRACTORS SHALL ALSO MAN THE PROJECT AND THEN GENERAL CONTRACTOR SHALL COORDINATE ALL WORK.

COORDINATE SCOPE OF WORK WITH THE FOLLOWING:

ATM:
XXX
WELLS FARGO
525 MARKET STREET, 21ST FLOOR
SAN FRANCISCO, CA 94105
PHONE: 415-XXX

BANK EQUIPMENT:
DOUG ALEXANDER
PROJECT AND SECURITY SOLUTIONS, INC
1627 SOUTH CENTRAL AVE
GLENDALE, CA 91204
PHONE: 510-455-0383

FURNITURE:
ROXANNE BREWER
CRI
130 SUTTER STR. 3RD FLOOR
SAN FRANCISCO, CA 94104
PHONE: 925-330-4883

WELLS FARGO

INGLESIDE DENOVO

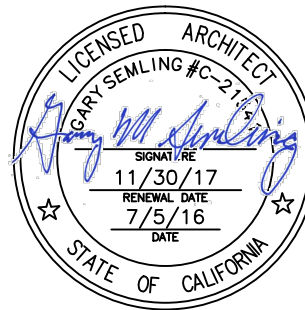
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NO.	DESCRIPTION	DATE
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DATE ISSUED: 02-09-2016

REVIEWED BY:

DRAWN BY: AKS

DESIGNED BY: AKS

WELLS FARGO BE NUMBER
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109418

SHEET TITLE

GENERAL NOTES
PROJECT DATA

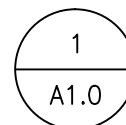
SHEET NUMBER

A0.2

ARCHITECT'S PROJECT NUMBER

2007666004

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2016/07/06 6:12 PM By: Sanders, Arlene

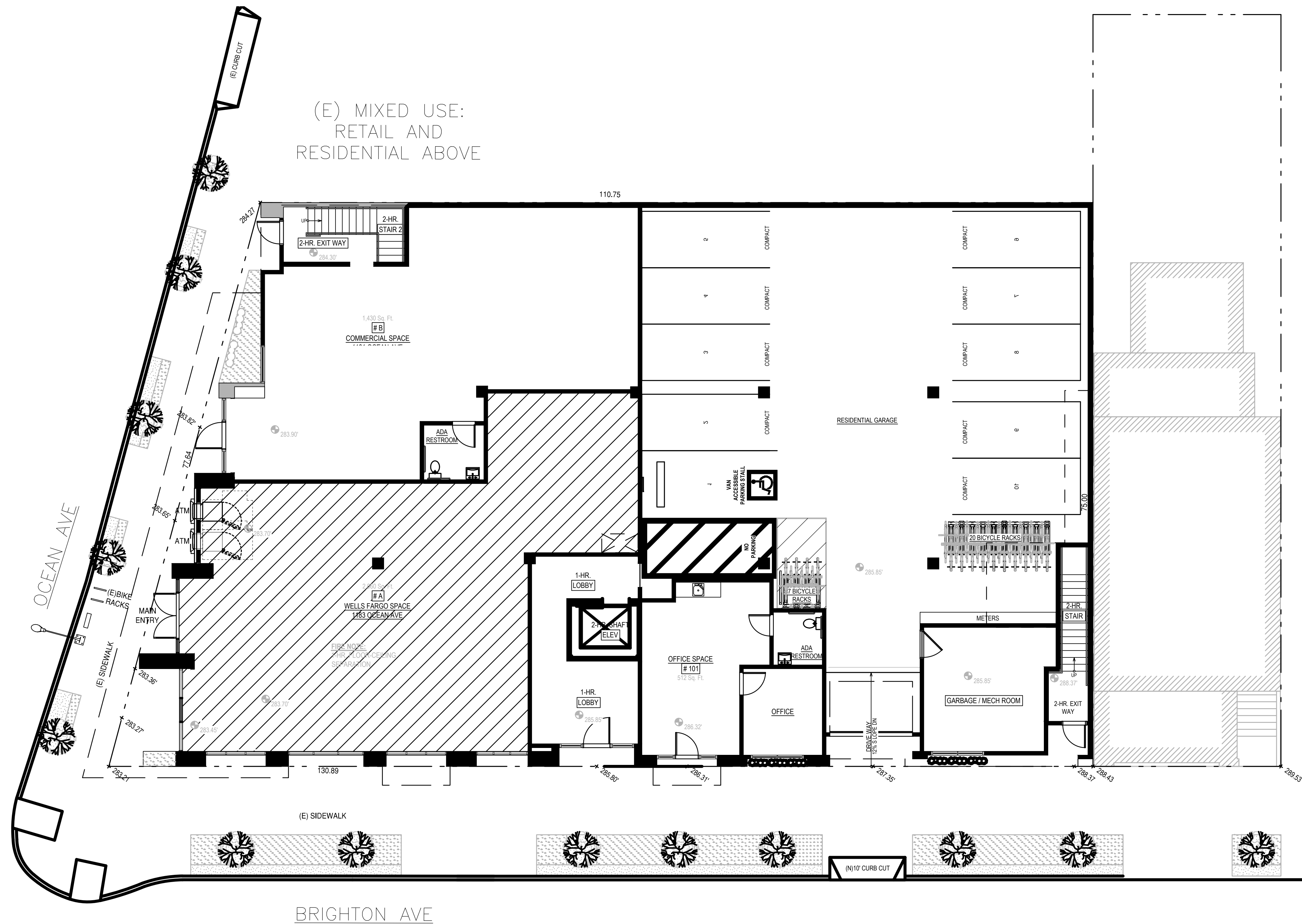


REFERENCE SITE AND BUILDING PLAN

SCALE: 1/8" = 1'-0"



ACROSS:
(E) RETAIL —
WHOLE FOODS
W/ RESIDENTIAL
ABOVE



ACROSS:
(E) RESTAURANT —
MCDONALD'S



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DESIGNED BY: AKS

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SHEET TITLE

REFERENCE SITE
AND BUILDING
PLAN

SHEET NUMBER

A1.0

ARCHITECT'S PROJECT NUMBER
2007666004

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2016/07/06 6:12 PM By: Sanders, Arlene

1

A2.0

DEMOLITION PLAN (2,060 SF)

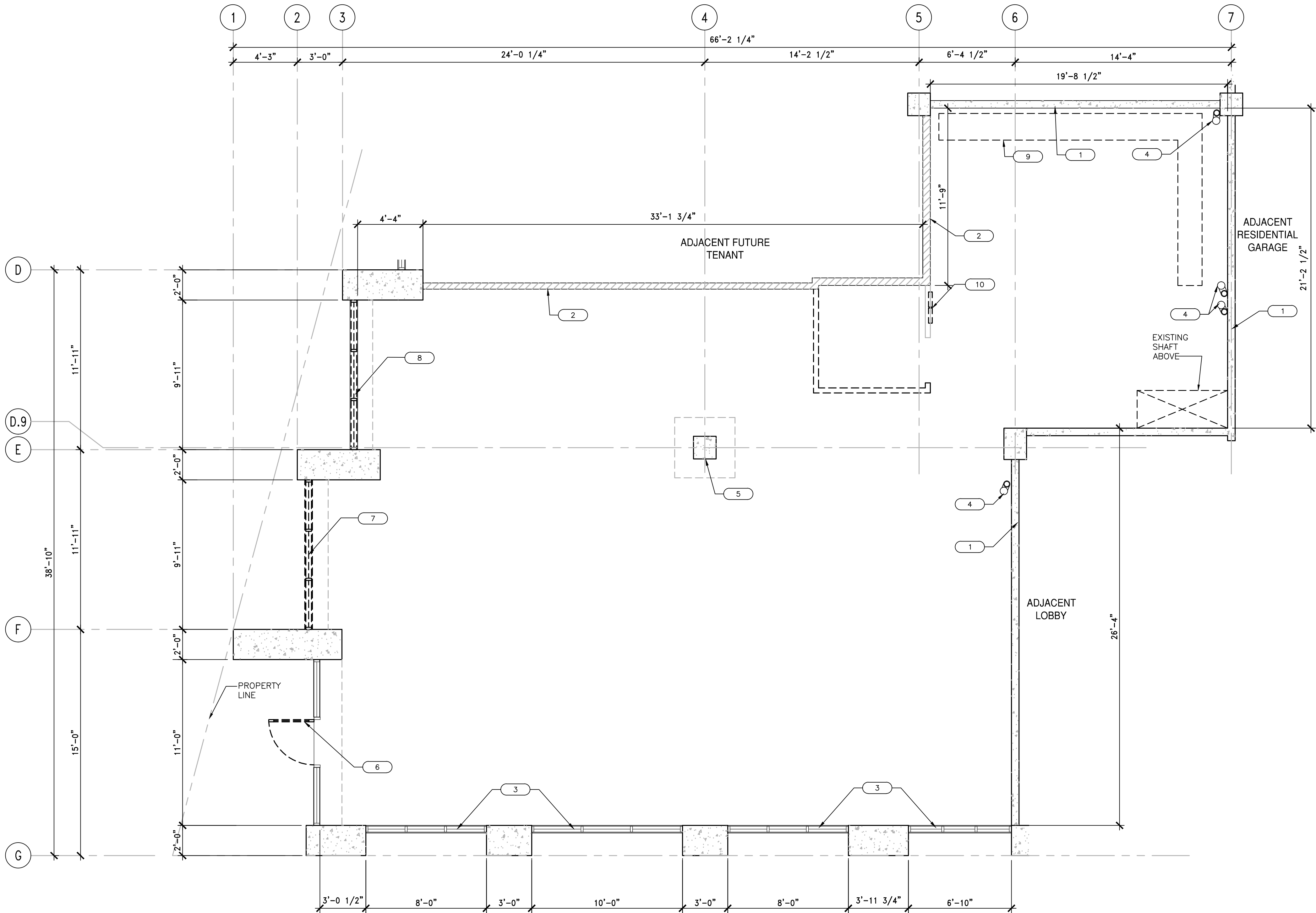
SCALE: 1/4" = 1'-0"

0

4'

8'

12'



FLOOR PLAN KEYNOTES

- 1

(E) EXTERIOR / CONCRETE WALL TO REMAIN.
- 2

(E) DEMISING WALL TO REMAIN. VERIFY AND ENSURE THAT 1-HOUR FIRE RESISTIVE CONSTRUCTION IS PROVIDED INCLUDING SOUND INSULATION.
- 3

(E) STOREFRONT TO REMAIN.
- 4

(E) DRAINS TO REMAIN. PROTECT IN PLACE.
- 5

(E) CONCRETE COLUMN TO REMAIN. PROTECT IN PLACE.
- 6

(E) STOREFRONT DOOR TO BE REMOVED.
- 7

(E) STOREFRONT TO BE REMODELED AND CONCRETE SILL TO BE SAW CUT TO ACCOMMODATE NEW ENTRY DOOR. VERIFY EXISTING SIDEWALK WILL MEET ADA REQUIREMENTS.
- 8

(E) STOREFRONT TO BE REMODELED TO ACCOMMODATE NEW ATMS AND TONE ON TONE WALL. VERIFY EXISTING SIDEWALK WILL MEET ADA REQUIREMENTS.
- 9

SAWCUT PORTION OF CONCRETE SLAB AS REQUIRED TO ACCOMMODATE NEW PLUMBING.
- 10

(E) ELECTRICAL PANELS TO BE RELOCATED.

GENERAL DEMOLITION NOTES

1. DEMOLITION IS REQUIRED OF ALL BUILDING COMPONENTS WHICH ARE INDICATED BY DASHED LINES.
2. REMOVE FROM SITE PROMPTLY & LEGALLY ALL ITEMS NOT NOTED FOR RE-USE/RE-INSTALLATION OR DELIVERY TO OWNER.
3. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, LAWS AND ORDINANCES AND WELLS FARGO GUIDELINES. THE INTEGRITY OF LIFE SAFETY AND EXISTING SYSTEMS IS TO BE MAINTAINED IN ACCORDANCE WITH THESE CODES AND REGULATIONS.
4. THIS DRAWING HAS BEEN PREPARED USING CADD DRAWING FILES PROVIDED BY OTHERS. WHILE THIS DRAWING GENERALLY REPRESENTS THE NATURE OF THE EXISTING CONSTRUCTION TO BE DEMOLISHED, ALL EXISTING CONDITIONS AS INDICATED MANY NOT HAVE BEEN VERIFIED AND NOT EVERY DETAIL OF EXISTING CONSTRUCTION IS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS, INCLUDING THE LOCATIONS AND CONFIGURATION OF STRUCTURAL, FLOOR FINISH, PARTITION/WALL, CEILING AND MECHANICAL (HVAC), ELECTRICAL & PLUMBING, COMPONENTS AND ACCESSORIES.
5. IT IS THE INTENT OF THIS DRAWING TO INDICATE THE EXTENT OF DEMOLITION OF FLOOR FINISHES, INTERIOR WALL PARTITIONS, INTERIOR DOORS & WINDOWS, AND CEILING FINISHES AND FIXTURES. PERFORM DEMOLITION ACTIVITIES WITH A CAREFUL UNDERSTANDING OF SUBSEQUENT NEW CONSTRUCTION REQUIREMENTS IN AREAS WHERE ADJACENT OR SUBSTRATE CONSTRUCTION IS TO REMAIN AS PART OF THE FINISHED WORK.
6. GENERAL CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT EXISTING WORK NOT SHOWN TO BE DEMOLISHED (OR THOSE UNDER CONSTRUCTION BY OTHERS, IF APPLICABLE) IS NOT DAMAGED. ANY SUCH DAMAGED WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR TO THE ORIGINAL CONDITION TO THE LANDLORD'S AND WELLS FARGO'S SATISFACTION.
7. REMOVE EXISTING ELECTRICAL, PHONE, DATA AND/OR LIGHTING EQUIPMENT AND CABLING/WIRING IN COORDINATION WITH LIMITS OF NEW CONSTRUCTION.
8. REMOVE ALL (E) FLOOR FINISHES WHERE REQUIRED IN COORDINATION WITH LIMITS OF NEW CONSTRUCTION. REMOVE GLUE & ADHESIVES, TEST FOR WATER PENETRATION AND MOISTURE CONTENT IN SLAB. PREP FOR INSTALLATION OF NEW FLOORING.
9. THE CONTRACTOR SHALL VERIFY THE CONDITION OF ANY MATERIAL BEING SALVAGED FOR REUSE AND STORE IN A LOCATION THAT WILL NOT ADVERSELY AFFECT ITS REUSE. CLEAN AND REPAIR SALVAGED MATERIALS AS NECESSARY PRIOR TO INSTALLATION. ALL FINISHES AND ASSEMBLIES SCHEDULED TO REMAIN SHALL BE RECONSTRUCTED OR REPAIRED TO LIKE-NEW CONDITION.

PARTITION LEGEND

- EXISTING CONCRETE WALL TO REMAIN
- EXISTING DEMISING WALL TO REMAIN
- DEMOLITION



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DRAWN BY: AKS

DESIGNED BY: AKS

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109418

SHEET TITLE

DEMOLITION
PLAN

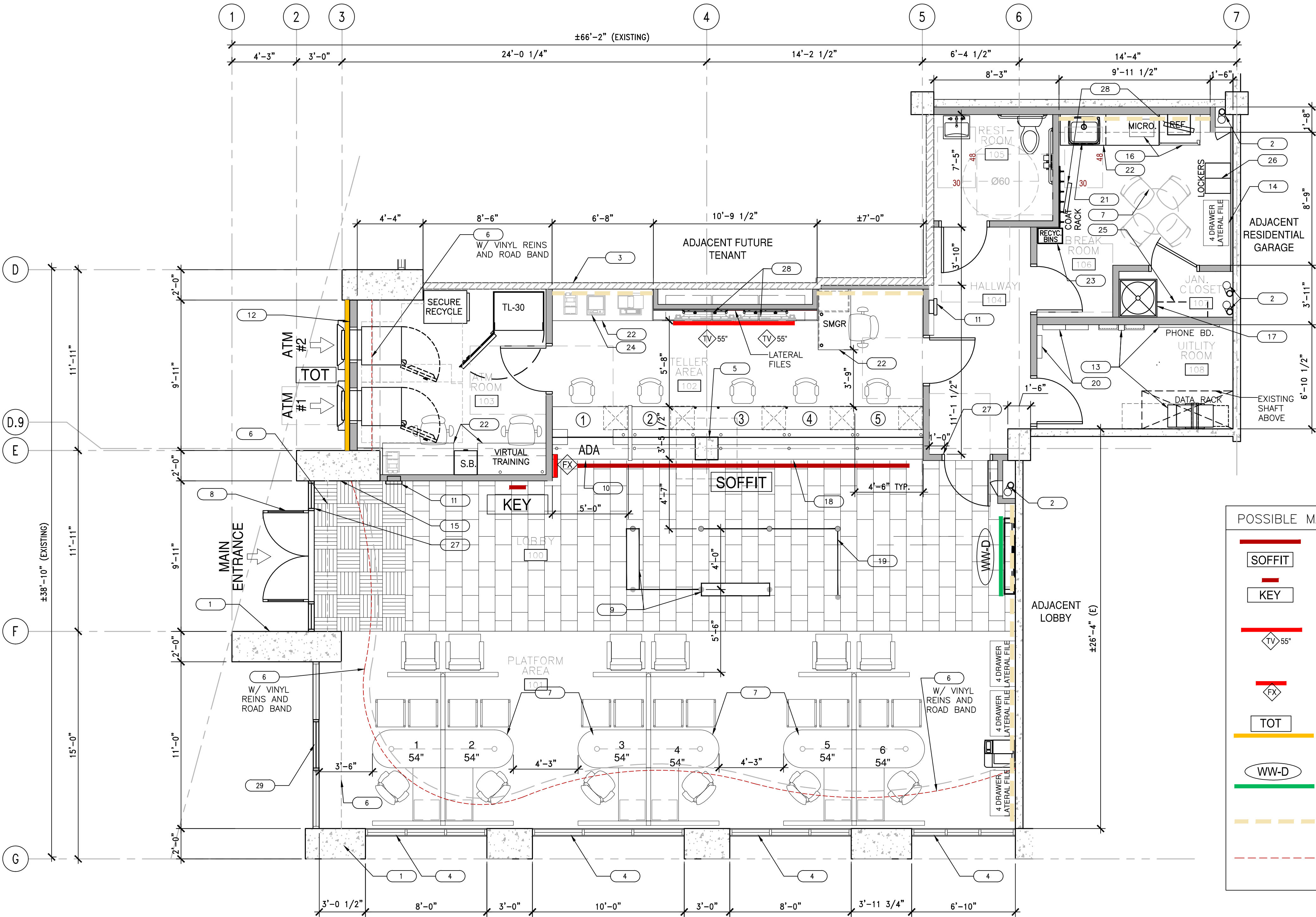
SHEET NUMBER

A2.0

ARCHITECT'S PROJECT NUMBER

2007666004

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2016/07/06 6:12 PM By: Sanders, Arlene



1 FLOOR PLAN (2,060 SF)
A3.0 SCALE: 1/4" = 1'-0" 0 4' 8' 12'



FLOOR PLAN KEYNOTES

- EXISTING EXTERIOR WALL TO REMAIN.
- EXISTING DRAINS TO REMAIN. PROVIDE ACCESS PANEL DOORS.
- EXISTING DEMISING WALL TO REMAIN.
- EXISTING EXTERIOR STOREFRONT SYSTEM.
- EXISTING CONCRETE COLUMN TO REMAIN. PAINT.
- LINE OF SOFFIT ABOVE.
- FURNITURE BY TENANT. PROVIDE ELECTRICAL AND DATA PER ELECTRICAL DRAWINGS. PROVIDE BASE AFTER INSTALLATION.
- STOREFRONT DOOR. PROVIDE DOOR ACCESSIBILITY REQUIREMENTS PER SHEETS A6.0 - A6.1, INCLUDING TACTILE EXIT SIGN AND ADA SYMBOL.
- (2) INLINE CHECK DESKS BY TENANT. ONE SHALL BE MOUNTED AT 2'-10" A.F.F. MAX.
- ACCESSIBLE TELLER STATION BY TENANT. COORDINATE WITH C.C.
- FIRE EXTINGUISHER AND CABINET: MP10 4A-80B:C. VERIFY AND GET APPROVAL FOR EXACT LOCATION FROM LOCAL FIRE MARSHALL.
- REMODEL EXISTING STOREFRONT TO ACCOMMODATE ATM MACHINES AND TONE ON TONE WALL.
- TELEPHONE / DATA EQUIPMENT.
- TACK BOARD / WHITEBOARD. PROVIDE BACKING.
- EVACUATION PLAN BY TENANT.
- REFRIGERATOR AND MICROWAVE, BY G.C.
- MOP SINK AND WATER HEATER, SEE PLUMBING DRAWINGS.
- TELLER LINE CASEWORK. COORDINATE WITH C.C. PROVIDE ELECTRICAL DATA PER ELECTRICAL DRAWINGS. PROVIDE BASE AFTER INSTALLATION.
- TELLER LINE STANCHIONS BY TENANT.
- ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS.
- COUNTERTOP SINK. PROVIDE 30" X48" CLEAR FLOOR SPACE UNDER THE COUNTER AND CONTINUED THE FLOOR FINISH.
- MILLWORK. COORDINATE ELECTRICAL AND DATA PER ELECTRICAL DRAWINGS. PROVIDE BASE AFTER INSTALLATION.
- RECYCLE BIN BY TENANT.
- EQUIPMENT BY TENANT.
- SHELVING BY TENANT. PROVIDE BLOCKING AS REQUIRED.
- 3 THREE-TIER LOCKERS BY G.C. TRIPLE TIER SCHOOL LOCKER W/ LEGS; COLOR BEIGE - SCHOOLLOCKERS.COM
- TACTILE EXIT SIGN.
- TV PANELS BY TENANT. PROVIDE BLOCKING AS REQUIRED.
- STOREFRONT WINDOW REMODEL. SEE EXTERIOR ELEVATIONS.

FLOOR PLAN GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS AS A COMPLETE SET.
- DIMENSIONS ARE TO FINISH WALL OR CENTER LINE OF COLUMN U.O.N.
- ARCHITECTURAL CONCRETE IS TO BE WELL VIBRATED, CLEAR OF ANY HONEYCOMBS AND TO HAVE A SMOOTH EVEN TEXTURED FINISH OR AS NOTED ON DRAWINGS. FOR TRENCH INFILL AT SAWCUTTING, SEE DETAIL 1/A5.1.
- GENERAL CONTRACTOR TO REVIEW ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND IS RESPONSIBLE FOR ALL ADDITIONAL OPENINGS THRU ROOFS, WALLS AND/OR FLOORS FOR MECHANICAL REQUIREMENTS, ELECTRICAL RISERS, EXHAUST RISERS, AND OTHER OPENINGS NOT SHOWN ON DWGS. PATCH AND MAKE GOOD.
- PROVIDE REQUIRED BACKING AT WALL HUNG FIXTURES, EQUIPMENT AND CABINETS.
- INSTALL CORNER GUARDS AT ALL INTERIOR PARTITION CORNERS. CORNER TYPE B (U.O.N.)
- PROVIDE LOCKING ACCESS BOX AT THIS LOCATION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. PROVIDE FIRE EXTINGUISHER AS DIRECTED BY LOCAL FIRE DEPARTMENT.
- PROVIDE METAL END CAP TO MATCH MULLION WHERE INTERIOR PARTITIONS ARE INDICATED TO TERMINATE AT WINDOW MULLIONS. ALIGN AS INDICATED ON THE PLAN.
- TV MOUNTS AT TELLER LINE AND IN EMPLOYEE LOUNGE BY TENANT.
- PROVIDE AND INSTALL RUBBER BASE AT ROOM DIVIDER.
- PROVIDE CORE DRILLS FOR PARTITIONS. COORDINATE LOCATION WITH C.C.

PARTITION LEGEND

- | | |
|--|----------------------------------|
| | EXISTING CONCRETE WALL TO REMAIN |
| | EXISTING DEMISING WALL TO REMAIN |
| | NEW INTERIOR PARTITIONS |

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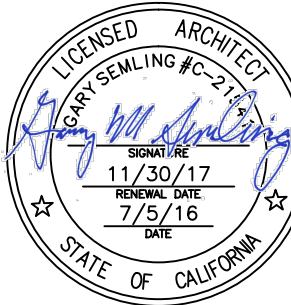


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DESIGNED BY: AKS

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109418

SHEET TITLE

FLOOR
PLAN

SHEET NUMBER

A3.0

ARCHITECT'S PROJECT NUMBER
2007666004

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2016/07/06 6:12 PM By: Sanders, Arlene

1

A3.1

REFLECTED CEILING PLAN

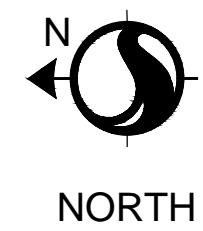
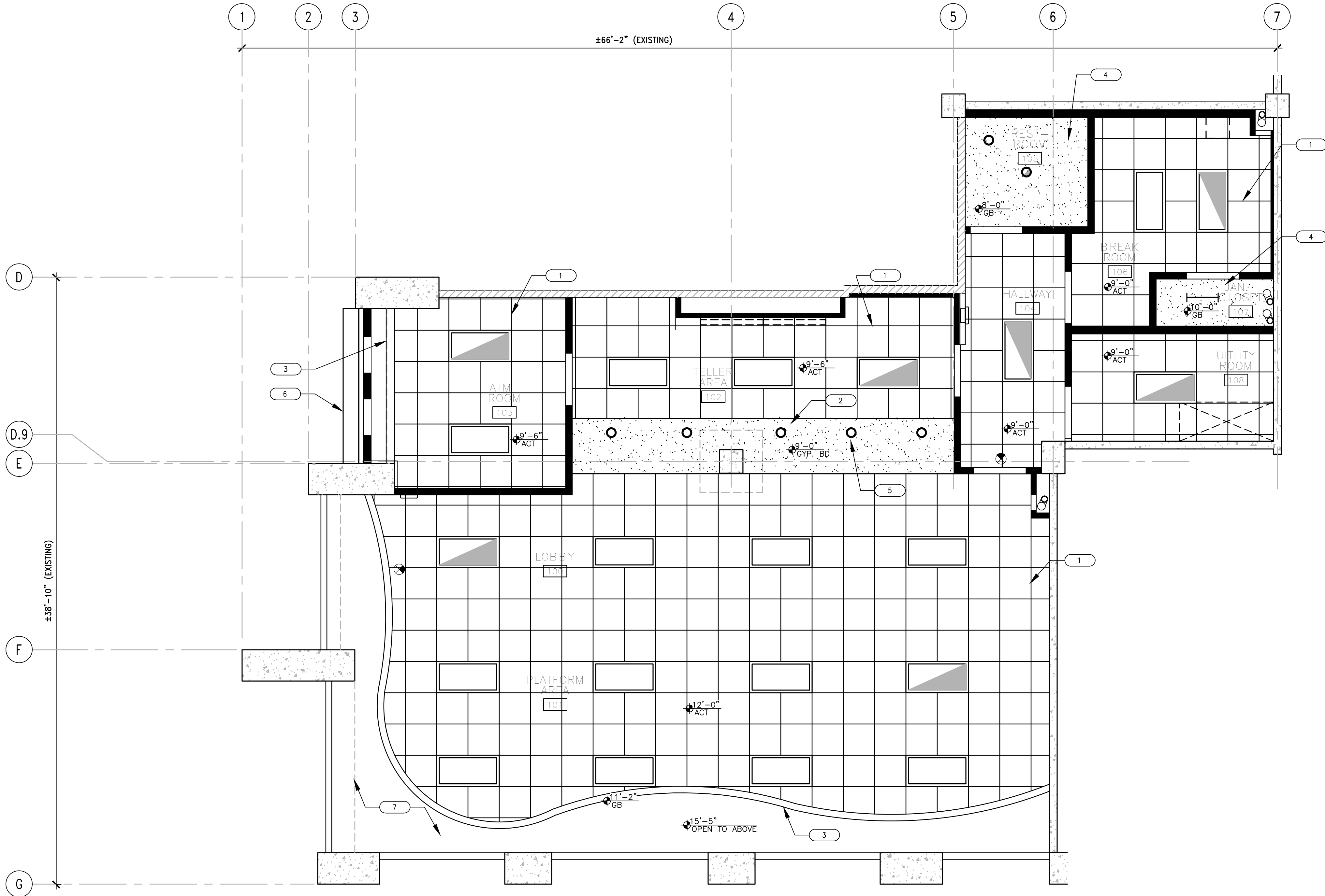
SCALE: 1/4" = 1'-0"

0

4'

8'

12'



CEILING PLAN KEYNOTES

- 1 SUSPENDED ACOUSTICAL CEILING.
- 2 GYP. BD. SOFFIT, ALIGN W/ TELLER LINE BELOW, TAPE TEXTURE AND PAINT.
- 3 GYP. BD. SOFFIT, PAINT, PREP FOR VINYL REIGNS AND ROAD BAND. COORDINATE WITH TENANT VENDOR.
- 4 GYP. BD. CEILING, PAINT
- 5 COORDINATE EXACT LOCATION OF FIXTURE W/ MILLWORK CC.
- 6 LIGHTBAR AT TONE ON TONE WALL BY TENANT VENDOR.
- 7 EXISTING CONCRETE CEILING AND SOFFIT TO BE PAINTED.

CEILING PLAN SYMBOLS LEGEND

- 2' x 2' ACOUSTICAL LAY-IN CEILING - ARMSTRONG "ULTIMA" - SQUARE LAY-IN 1910 HRC WITH PRELUDE 15/16 GRID SUSPENSION SYSTEM - PRELUDE XL. SEE FINISH SCHEDULE F1.1 FOR MORE INFORMATION.
- GYP. BOARD CEILING - PAINT, SEE FINISH SCHEDULE.
- DOWNLIGHT FIXTURE
- DOWNLIGHT NIGHT LIGHT FIXTURE AND OR EMERGENCY FIXTURE
- WALL MOUNTED EXIT SIGN, ARROWS AS INDICATED
- STRIP FLUORESCENT LIGHTING FIXTURE, CHAIN MOUNTED
- 2'x4' LED FIXTURE NIGHT LIGHT FIXTURE AND OR EMERGENCY FIXTURE
- 2'x4' LED FIXTURE
- STRIP FLUORESCENT UNDER CABINET LIGHT FIXTURE (HARD WIRED), LENGTH AS SHOWN

CEILING PLAN GENERAL NOTES

1. CENTER CEILING GRID IN ROOM OR AREA AS INDICATED ON THE PLAN, UNLESS NOTED OTHERWISE.
2. COORDINATE LIGHT FIXTURE LOCATIONS WITH LOBBY TELLER MILLWORK. REFER TO INTERIOR ELEVATION AND DETAILS OF TELLER MILLWORK.
3. REFER TO ELECTRICAL FOR MOUNTING HEIGHTS OF FIXTURES. COORDINATE WITH ARCHITECTURAL SECTIONS.
4. POWER CABLING FOR DRIVE THROUGH SIGNAL LIGHTING TO RUN CONCEALED WITHIN ALUMINUM BEAM.
5. PLACEMENT OF ALL DEVICES PER ARCH. PLANS.
6. REFER TO FINISH PLANS FOR LOCATION ON WINDOW BLINDS.
7. SUSPENDED CEILNGS ARE TO BE INSTALLED TO ASTM STANDARD, ASCE 7-10 13.2.5 OR 13.2.6, ASTM C 636, CBC 803.1.1 AND THE CISCA GUIDELINES FOR SEISMIC RESTRAINT FOR DIRECT HUNG SUSPENDED CEILING ASSEMBLIES FOR SEISMIC ZONE D.
8. A HEAVY DUTY T-GRID SYSTEM IS REQUIRED. SEE PROJECT MANUAL SECTION 9510.
9. CEILINGS IN EXCESS OF 1,000 SF SHALL HAVE HORIZONTAL RESTRAINT ABOVE THE CEILING TO THE STRUCTURAL SYSTEM. SEE DETAIL 8/A5.1.
10. SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 INCH OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATELY, A SWING JOINT THAT CAN ACCOMMODATE 1 INCH IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
11. PROVIDE POSITIVE CEILING BRACING AT ANY CHANGES IN THE CEILING ELEVATION.
12. CABLE TRAYS AND ELECTRICAL CONDUITS MUST BE SUPPORTED INDEPENDENTLY OF THE CEILING.

PARTITION LEGEND

-
- EXISTING CONCRETE WALL TO REMAIN
-
- EXISTING DEMISING WALL TO REMAIN
-
- NEW INTERIOR PARTITIONS

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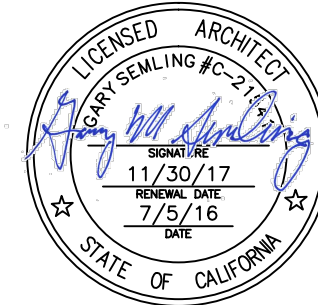
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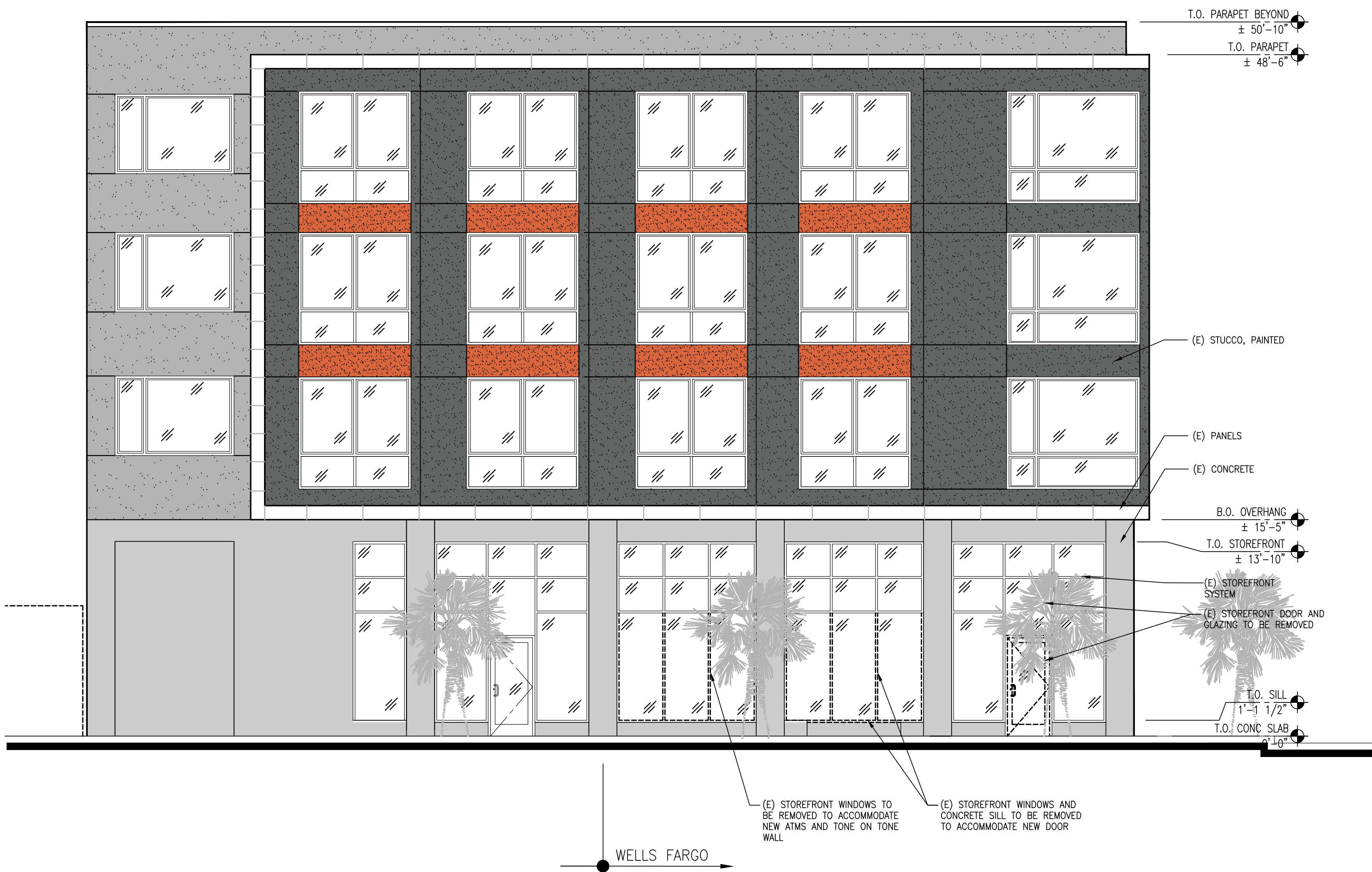
SHEET NUMBER

A3.1

ARCHITECT'S PROJECT NUMBER
2007666004

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2016/07/06 6:12 PM By: Sanders, Arlene

1
A4.0
EXISTING NORTH ELEVATION (FACING OCEAN AVE)
SCALE: 3/16" = 1'-0"



WELLS
FARGO

INGLESIDE DENOVO

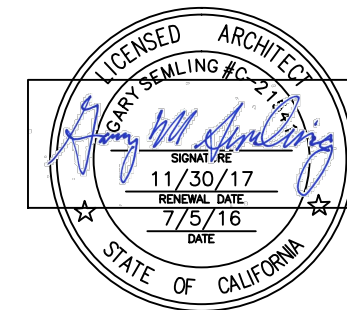
1183 OCEAN AVE
SAN FRANCISCO, CA



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1383 N. McDowell Blvd., Suite 250
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REVISIONS

NO.	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	7-7-16

DATE ISSUED: 02-09-2016

REVIEWED BY:

DRAWN BY: AKS

DESIGNED BY: AKS

WELLS FARGO BE NUMBER
109418

SHEET TITLE

EXISTING
EXTERIOR
NORTH ELEVATION

SHEET NUMBER

A4.0

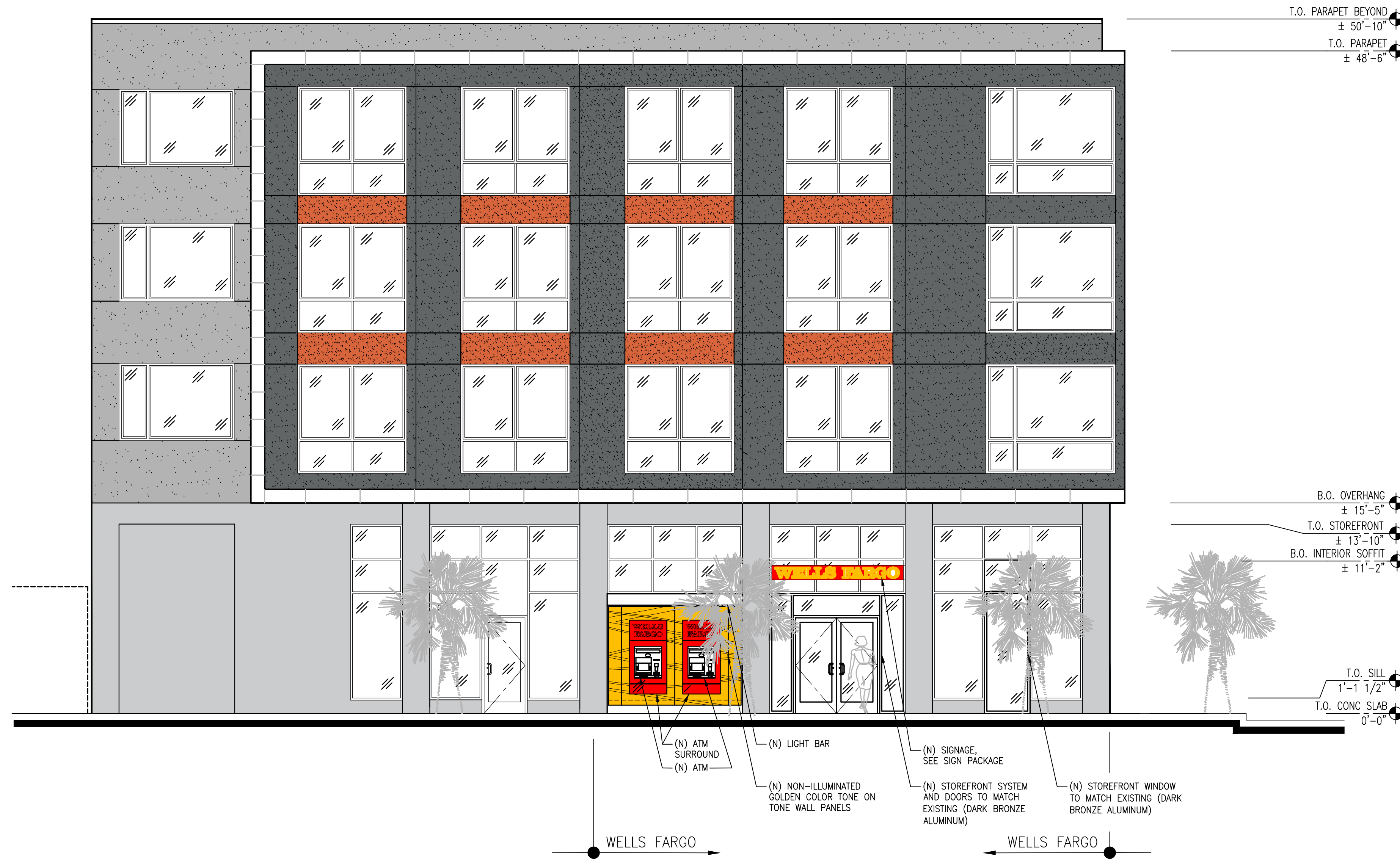
ARCHITECT'S PROJECT NUMBER
2007666004

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2016/07/06 6:12 PM By: Sanders, Arlene

1
A4.1

PROPOSED NORTH ELEVATION (FACING OCEAN AVE)

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



WELLS
FARGO

INGLESIDE DENOVO

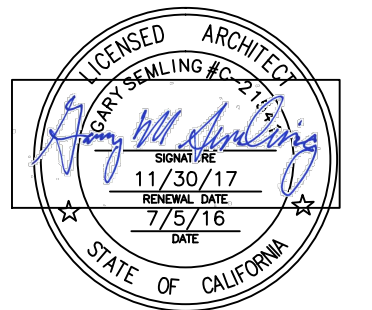
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SAN FRANCISCO, CA

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REVISIONS

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DATE ISSUED: 02-09-2016

REVIEWED BY:

DRAWN BY: AKS

DESIGNED BY: AKS

WELLS FARGO BE NUMBER
.....
109418

SHEET TITLE

PROPOSED
EXTERIOR
NORTH ELEVATION

SHEET NUMBER

A4.1

ARCHITECT'S PROJECT NUMBER
2007666004

WELLS
FARGO

INGLESIDE DENOVO

1183 OCEAN AVE
SAN FRANCISCO, CA

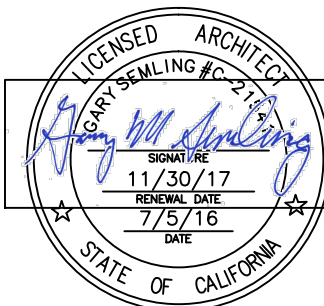


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REVISIONS

NO.	DESCRIPTION	DATE
	PLANNING SUBMITTAL	7-7-16

DATE ISSUED: 02-09-2016

REVIEWED BY:

DRAWN BY: AKS

DESIGNED BY: AKS

WELLS FARGO BE NUMBER
109418

SHEET TITLE

EXISTING
EXTERIOR
WEST ELEVATION

SHEET NUMBER

A4.2

ARCHITECT'S PROJECT NUMBER
2007666004

T.O. PARAPET BEYOND
± 50'-10"
T.O. PARAPET
± 48'-6"

B.O. OVERHANG
± 15'-5"
T.O. STOREFRONT
± 14'-2"
B.O. INTERIOR SOFFIT
± 11'-2"

T.O. CONCRETE
SLAB
0'-0"

(E) CONCRETE

(N) SIGNAGE,
SEE SIGN PACKAGE

(E) STOREFRONT SYSTEM TO
REMAIN

WELLS FARGO

1
A4.2 EXISTING WEST ELEVATION (FACING BRIGHTON AVE)

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