



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization CONSENT

HEARING DATE: 08/23/2018

Record No.: 2018-001243CUA
Project Address: 645 08TH ST
Zoning: UMU (Urban Mixed Use District)
68-X Height and Bulk District
Block/Lot: 3783/012
Applicant: Amit Srivastava
1071 Robbia Drive, Sunnyvale, Ca 94084
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@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 proposed project would authorize a 2,878 square-foot Formula Retail Personal Services use (d.b.a. Club Pilates) in a vacant ground floor tenant space in a newly constructed six-story, mixed-use building. The total floor area of the space will not change with this Project. The Project will include new signage.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish a Formula Retail Personal Service use in the UMU (Urban Mixed Use) Zoning District, pursuant to Planning Code Sections 303, 303.1, 843.45 and 843.46.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received no comments on this project.
- **Subject Space:** The subject tenant space is permitted as a “Retail Sales and Service” space, which includes Personal Services uses. The subject tenant space has never been occupied as the building is newly constructed.
- **Formula Retail Concentration:** The total concentration of Formula Retail uses within the larger vicinity of the site (1/4 mile radius) would be approximately 12% if the project is approved, which is less than the 20% recommended maximum of Section 303.1.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the intent of the UMU Zoning District and the Objectives and Policies of the General Plan. The project will provide a needed Personal Services use to the surrounding neighborhood without displacing any existing non-formula retail uses. Additionally, the project would not result in the total concentration of Formal Retail uses exceeding 20%.

Executive Summary
Hearing Date: 08/23/2018

CASE NO. 2018-001243CUA
645 08TH ST

ATTACHMENTS:

Draft Motion – Conditional Use Authorization

Exhibit A: Conditions of Approval

Exhibit B: Project Plans



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 845.45, AND 845.46, TO ESTABLISH A FORMULA RETAIL PERSONAL SERVICES USE (DBA. CLUB PILATES), LOCATED AT 855 BRANNAN STREET / 645 8TH STREET, LOT 001 IN ASSESSOR'S BLOCK 3783, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 22, 2018, Amit Srivastava (hereinafter "Project Sponsor") filed Application No. 2018-001243CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Personal Services use (hereinafter "Project"), dba Club Pilates, at 855 Brannan Street/645 8th Street, Block 3783 Lot 001 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-001243CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 23, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-001243CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-001243CUA, 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. **Project Description.** The proposed project would authorize a 1,529 square-foot Formula Retail Personal Services use (d.b.a. Club Pilates) in a vacant ground floor tenant space in a newly constructed six-story, mixed-use building. The total floor area of the space will not change with this Project. The Project will include new signage.
3. **Site Description and Present Use.** The Project Site, Lot 001 in Assessor's Block 3783, is located on the southeast side of Brannan Street, between 7th and 8th Streets in the UMU Zoning District in the South of Market neighborhood. The site is developed with a newly constructed six-story mixed-use building consisting of 432 dwelling units, approximately 19,650 square feet of retail and 422 off-street parking spaces approved on January 31, 2013 per Planning Commission Motion No. 18793 (See Case No. 2012.0700X for 801 Brannan Street). The building has street frontage on Brannan, 7th, and 8th Streets. The subject storefront is located at the southern corner of the subject property. Club Pilates is the first proposed tenant for the subject storefront.
4. **Surrounding Properties and Neighborhood.** The neighborhood is characterized by one- to six-story industrial, commercial, office, and mixed-use buildings. The north side of Brannan Street, opposite the subject site, includes a four-story, three-story, and three, two-story mixed-use buildings including office and retail uses. Lots across the street from Brannan and Townsend are zoned UMU while lots across the street from 8th Street are zoned PDR-1-G and lots across from 7th Street are zoned SALI and RED-MX.
5. **Public Outreach and Comments.** The Department has received no comments on 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. **Use – Sales and Services, Retail.** Planning Code Section 890.104 defines a sales and services retail use as a commercial use which provides goods and/or services directly to the consumer and not for resale and is accessible to the general public.

The project is considered Retail Sales and Services Land Use Category, as defined in Planning Code Section 890.104, which is a principally permitted use in the UMU District per Planning Code Section 843.45.
 - B. **Use Size.** Section 843.45 establishes size limits for all Retail Sales and Services uses in the UMU District. Within the District, Conditional Use Authorization is required for any Retail Sales and Services use that exceeds 25,000 square feet.

The proposal is going to occupy a 1,529 square-foot vacant ground floor establishment. The proposed use size is below the 25,000 square-foot size limit and is therefore principally permitted.

- C. **Formula Retail.** Planning Code Sections 303.1 and 843.46 requires a Conditional Use Authorization for the establishment or expansion of a new formula retail use in the UMU District.

Club Pilates is a fitness services company which includes more than 390 locations in the United States and is therefore considered a formula retail establishment. Club Pilates seeks a Conditional use Authorization for the establishment of a new formula retail use.

- D. **Off-Street Parking.** Pursuant to Planning Code Section 843.10, no off-street parking is required for non-residential uses in the UMU Zoning District.

Club Pilates is a non-residential use and thus does not require any off-street parking spaces. There will be no off-street parking added as part of this Project.

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

The proposed studio would locate in an existing retail space meeting the transparency requirements of the Planning Code. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines. There are no changes proposed to the commercial frontage.

- F. **Signage.** Section 607.2 of the Planning Code permits business signs to be located within Mixed Use Districts with limitations based on the type of signage. In addition to the Planning Code, the *Commission Guide for Formula Retail* provides additional limitations for signs located on formula retail storefronts. One sign per tenant is permitted, unless the establishment is a corner storefront, in which case it may have one sign per frontage.

Club Pilates has provided a signage plan demonstrating compliance with Section 607.2.

5. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the Project complies with said criteria in that:

- i. 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, and compatible with, the neighborhood or the community.

The proposed Formula Retail use is compatible with and desirable for the surrounding community because it would allow an active use of a ground floor tenant space in a mixed-use building in the SoMa neighborhood, and provide a centrally located personal services use. The authorization of this business would not result in the displacement of any existing tenant since the proposed tenant would occupy a vacant storefront in a newly constructed mixed-use building and would activate a new storefront.

- ii. The proposed Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- a) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The proposed Project will not affect the building envelope. The Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The establishment of this Formula Retail Use is not anticipated to significantly affect any existing fitness studios in the area.

- 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;

The Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing off-street commercial parking will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The Formula Retail activities would be within an enclosed building, providing ample sound insulation.

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

The Project will not alter the site's vehicle parking, loading areas, or service areas. Signs will require a permit and must comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines.

- iii. 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.

- iv. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

The project is consistent with the stated purpose of the UMU Zoning District in that the intended use is located at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours; the Formula Retail use will provide a compatible business for the immediately surrounding neighborhoods. The Code allows for the full range of commercial uses provided that the use size generally is limited to 25,000 square feet; the proposed use is 1,529 square feet.

6. **Formula Retail Use.** Formula Retail uses within the UMU Zoning District require a Conditional Use Authorization. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

- a. The existing concentration of Formula Retail uses within the District.

There are 9 existing ground story Formula Retail establishments out of 49 retail establishments within the Urban Mixed Use Zoning District in the immediate area. Therefore, the existing intensity of Formula Retail uses is approximately 18.34% of all businesses within the district. The proposed establishment would increase the concentration of Formula Retail establishments to approximately 20%, which is a nominal increase in the Formula Retail commercial frontage in this district of 1.66%.

There are 51 existing ground story Formula Retail establishments out of 443 retail establishments within the ¼ mile vicinity. Therefore, the existing intensity of Formula Retail uses is approximately 11.48% of all businesses within the vicinity. The proposed establishment would increase the concentration of Formula Retail establishments to approximately 12%, which is a nominal increase in the Formula Retail commercial frontage within the vicinity of 0.5%.

- b. The availability of other similar retail uses within the District.

There are 13 other Personal Service uses in the vicinity out of a total of 354, representing 3.67% of the total commercial frontages in the vicinity. Other uses include a yoga studio and a Crossfit studio. While some other fitness studios exist in the area, they are not in the direct vicinity.

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The project seeks to occupy a commercial space in a new development and no exterior alterations are proposed. The project includes new signage. Proposed signage will be limited to comply with the Commission Guide for Formula Retail. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the district.

- d. The existing retail vacancy rates within the District.

There are currently five (5) vacant lots or approximately 9.5% of storefronts within the UMU District. There are currently 40 vacant lots or approximately 8.5% within the ¼ mile vicinity.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

Daily Needs: There are currently 53 daily needs-businesses within a ¼ mile vicinity of the subject property. This is approximately 11% of the number of storefronts in this same area. There are currently 9 daily needs-businesses within the UMU District. This is approximately 17% of the number of storefronts in the UMU District.

Citywide Services: There are currently 378 citywide service-businesses within a ¼ mile vicinity of the subject property. This is approximately 80% of the number of storefronts in this same area. There are currently 39 citywide service-businesses within the UMU District. This is approximately 74% of the number of storefronts in the UMU District.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Table 1. UMU District and Vicinity Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	URBAN MIXED USE (UMU) FRONTAGE TOTAL (FT.)	UMU %	¼ MILE VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0%	0	0%
Business / Professional	3469	50%	14029	38%
Financial	0	0%	675	2%

¹ The Urban Mixed Use Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2018.

Institutional	52	1%	4922	13%
Limited Restaurant / Restaurant	559	8%	1800	5%
Medical	0	0%	26	0%
Other Retail	1034	15%	9658	26%
Personal Service	181	3%	1341	4%
Vacant	1661	24%	4531	12%
Total	6956	100%	36981	100%

The use mix is varied in the Urban Mixed Use District. Businesses providing professional services comprise 50% of the ground floor frontage, followed by vacant establishments comprising 24% of the ground floor frontage and other retail comprising 15%. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section [303](#)(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this project.

- 7. **General Plan Compliance.** The Project is, on balance, consistent with the 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 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 Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the project site is located within a Mixed Use District which promotes a vibrant mix of uses.

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 add a new commercial activity into a vacant retail space in a newly constructed mixed-use building and will enhance the diverse economic base of the City. Opening this SOMA location will contribute to the overall diversity of retail sales and services within the District and City at large. Furthermore, by establishing a new commercial activity in a vacant space, the neighborhood retains a commercial use at this site and enables the Project to enhance the economic base of the City and immediate area.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

LAND USE

OBJECTIVE 1.1

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES

Policy 1.1.2

In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.

Policy 1.1.6

Allow for active ground floor uses and a more neighborhood commercial character in newly designated mixed use areas within Showplace Square.

855 Brannan Street is located in the northern part of Showplace Square and is proposing a limited amount of retail use to further diversify the mixed use area it is located within. The interior renovations will activate the ground floor, which is currently vacant.

8. **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 complies 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 Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would enhance the District by providing a convenient location for a Personal Services use which supports the viability of other businesses in the area. The Project will provide desirable services and will provide employment opportunities to those in the community.

- 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 not anticipated to adversely affect the character or diversity of the neighborhood. There are no changes proposed to the façade other than the new signage.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

There is off-street commercial parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit including 8, 8AX, 8BX, 9, 9R, 10, 12, 14X, 19, 27, 47, 83X, and 90 MUNI bus lines. The nearest BART station is 0.8-miles away at Civic Center Station. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- 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 will not displace or adversely affect any service sector or industrial businesses as the Project will occupy a vacant ground floor tenant space in a newly constructed mixed-use building.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

Neither a landmark nor historic building occupies the project site.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

9. 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.
10. 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 Authorization Application No. 2018-001243CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 22, 2018, 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. 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 August 23, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Personal Services use (d.b.a. Club Pilates) located at 855 Brannan Street / 645 8th Street, Block 3783, Lot 001 pursuant to Planning Code Section(s) 303, 303.1, 845.45, and 845.46 within the UMU District and a 68-X Height and Bulk District; in general conformance with plans, dated January 22, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2018-001243CUA and subject to conditions of approval reviewed and approved by the Commission on August 23, 2018 under Motion No XXXXXX. 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 August 23, 2018 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX 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

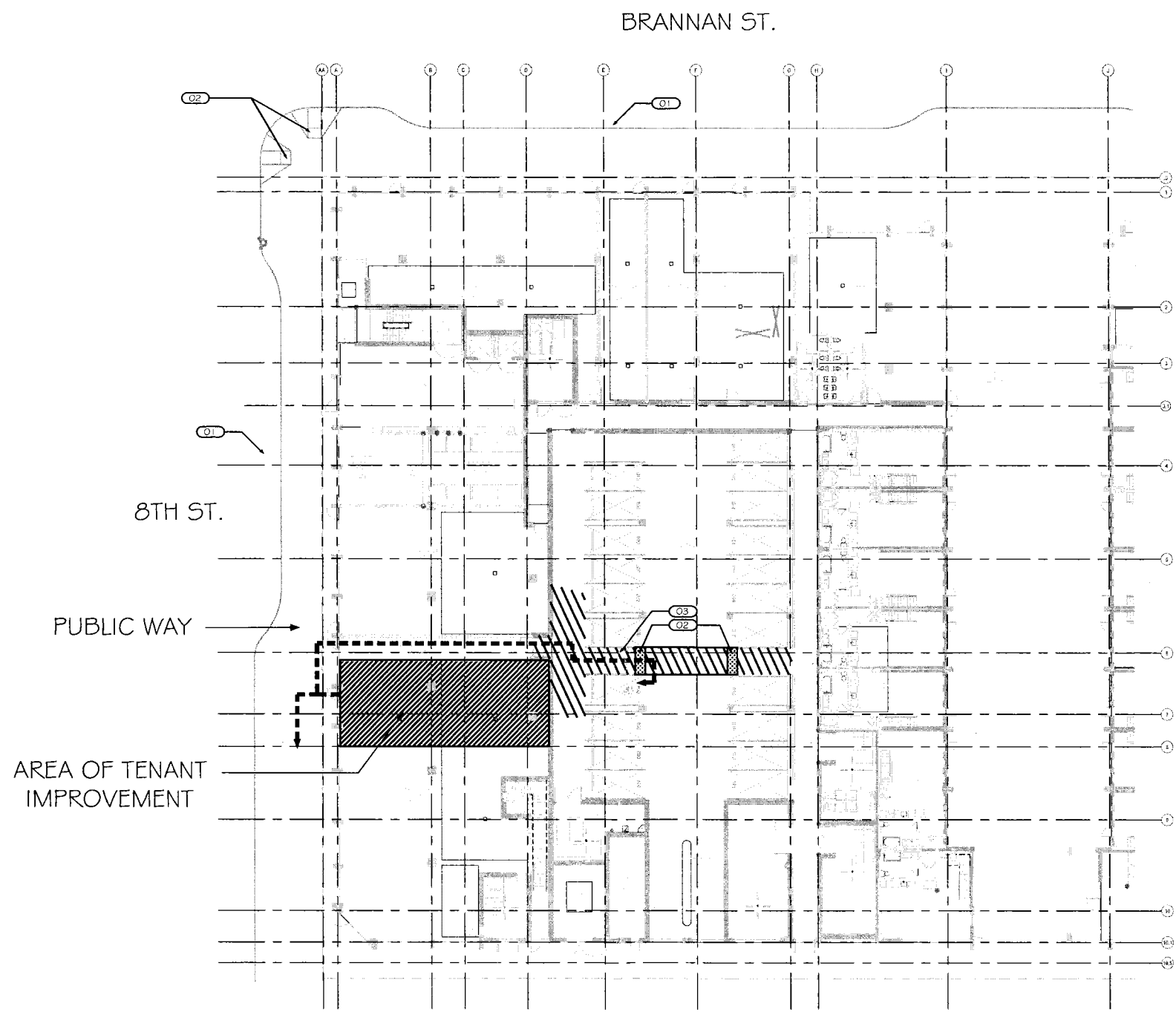
MONITORING - AFTER ENTITLEMENT

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
8. **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

CONSULTANT



Club Pilates
645 Eighth Street, Suite A2
San Francisco, CA 94103




KEYNOTES

- O1** STREET PARKING.
- O2** FULLY COMPLIANT DETECTABLE WARNING.
- O3** FULLY COMPLIANT 4" WIDE WHITE OR BLUE PAINTED STRIPES, MAXIMUM 36" APART AT 8' WIDE ACCESS AISLE.

LEGEND

-  ACCESSIBLE PARKING SPACE.
-  ACCESSIBLE PATH OF TRAVEL.

NOTES

1. ALL ACCESSIBLE WALKWAYS SHALL HAVE A MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL (RUNNING SLOPE) OF 1:20 WITH A MAXIMUM CROSS SLOPE OF 1:48 WHERE TWO WALKWAYS JOIN PER CBC SECTION 11B-403.3. THE SLOPE OF THE LEVEL LANDING SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
2. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS PER CBC SECTION 11B-216.6
3. PROVIDE 90" MIN. VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS PER CBC SECTION 11B-502.5
4. ALL THRESHOLDS TO COMPLY WITH CBC SECTION 11B-303. REFER TO 



SITE PLAN (FOR REFERENCE ONLY)

1"=20'-0"

DATE	DESCRIPTION
ISSUED	12.22.17
PROJECT #	170903
FILE NAME	A5101_cpsb.dwg
DRAWN BY	K/IAS
CHECKED BY	KF
SCALE	1"=20'-0"
SHEET TITLE	

SITE PLAN FOR REFERENCE ONLY

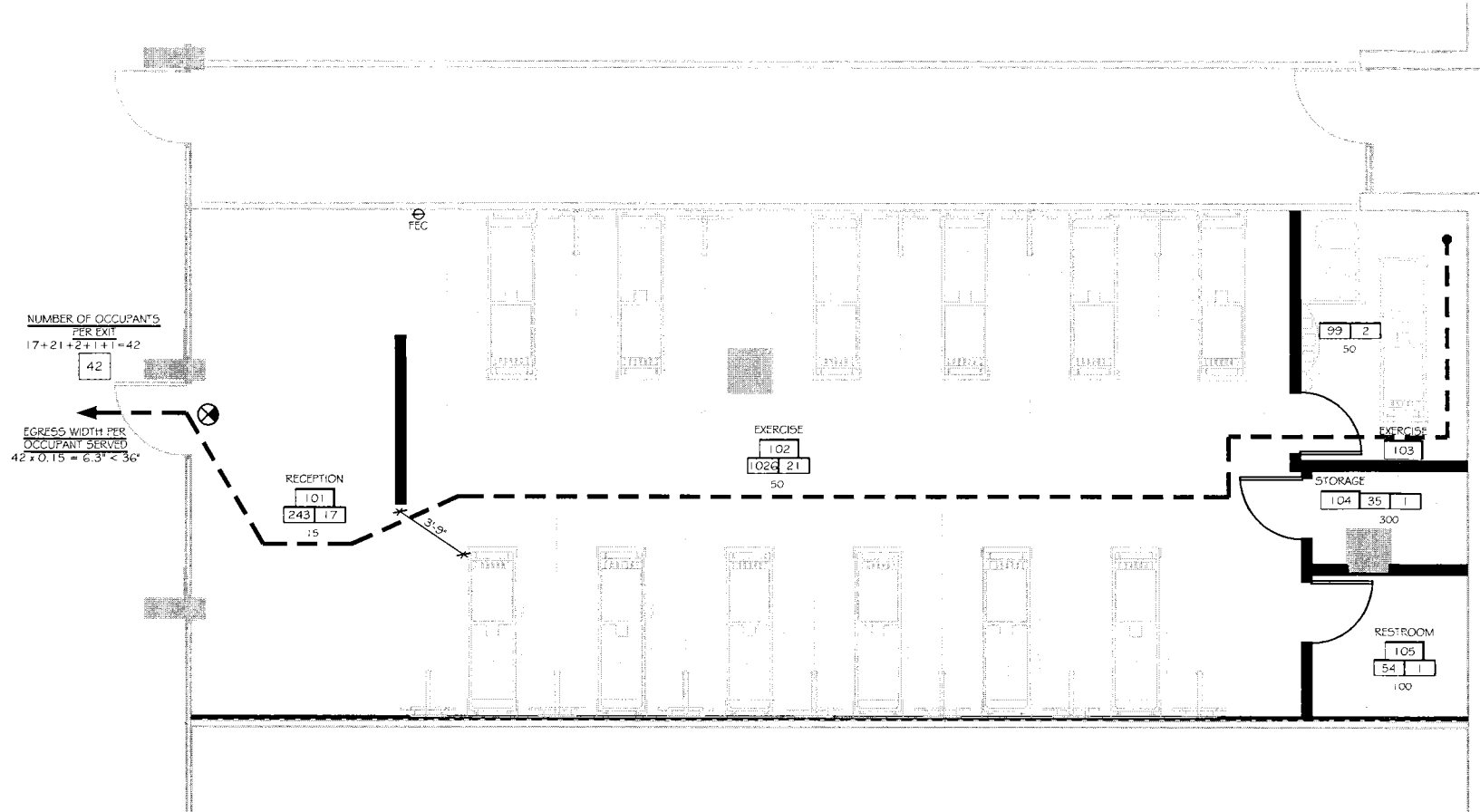
SHEET NAME

AS101

CONSULTANT

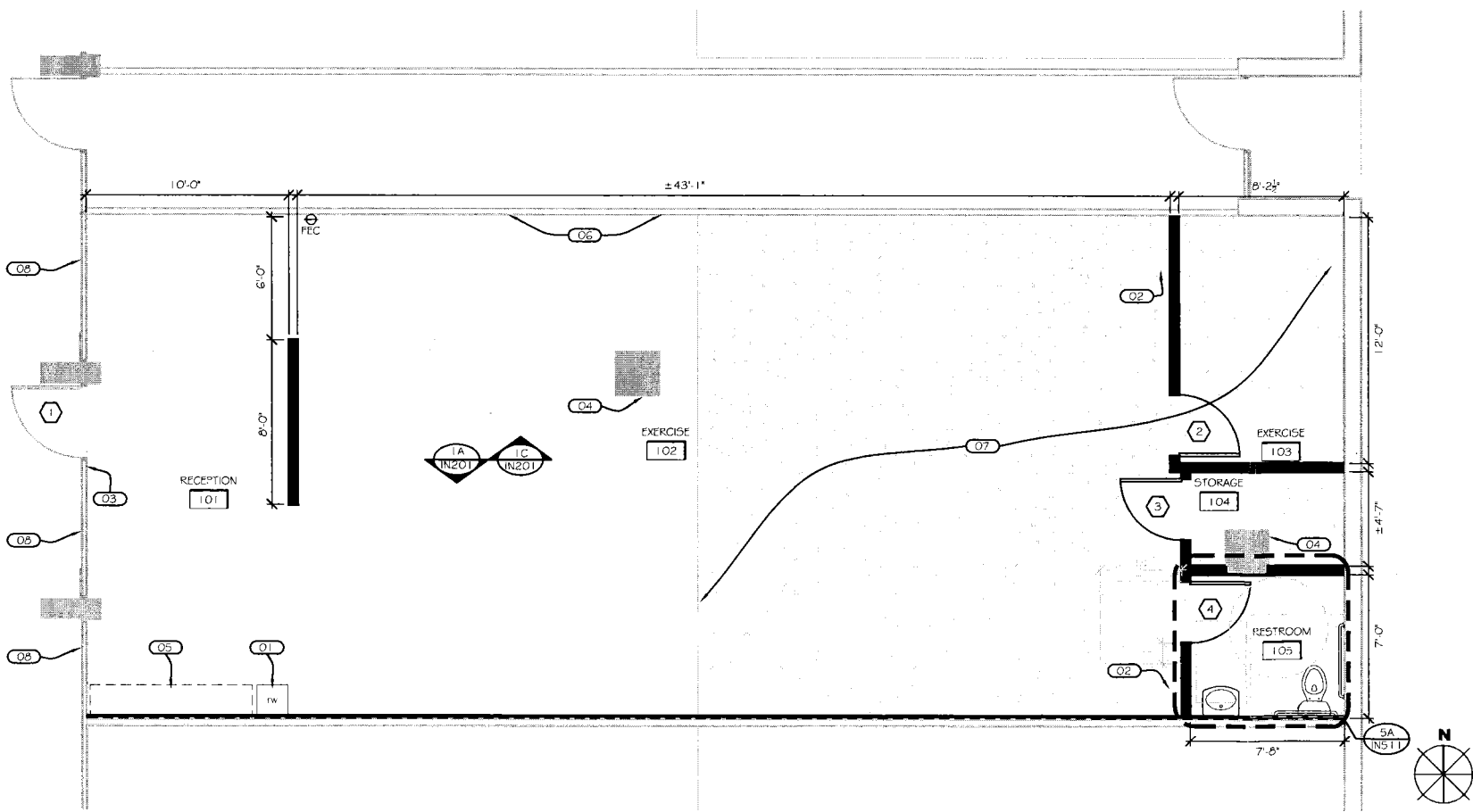


Club Pilates
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San Francisco, CA 94103



EXITING ANALYSIS

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



FLOOR PLAN

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

NOTES

- CONTRACTOR SHALL ENSURE THAT EXTERIOR WALLS IN AREA OF TENANT IMPROVEMENT ARE INSULATED WITH A MINIMUM VALUE OF R-19 AS PER TITLE 24 DOCUMENTATION. ENTIRE ROOF SHALL BE INSULATED WITH A MINIMUM VALUE OF R-30 ATTACHED DIRECTLY TO UNDERSIDE OF ROOF STRUCTURE SUCH THAT NO ATTIC IS FORMED. PROVIDE NEAT INSULATION AT EXPOSED CEILING AREAS. TUCK ALL CORNERS AND EDGES. NO ROUGH OR TORN EDGES WILL BE ACCEPTED.
- CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS WITH A MIN. RATING OF 2A-10BC IN SEMI-RECESSED CABINETS, AND HAVE A MAX. TRAVEL DISTANCE NOT TO EXCEED 75' TO ALL INTERIOR PORTIONS OF THE SPACE OR WHERE DIRECTED BY FIRE DEPARTMENT INSPECTOR.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE APPROVAL OF TENANT. VERIFY PARTITIONS LAYOUT IN PROJECT AREA, BEFORE FRAMING PARTITIONS. LAYOUT ALL PARTITIONS BEFORE PROCEEDING. REVIEW WITH TENANT "CHALKED" PARTITIONS BEFORE FRAMING.
- CONTRACTOR SHALL NOTIFY TENANT OF ANY CONFLICTS PRIOR TO START OF WORK OR BE RESPONSIBLE FOR CORRECTING WORK FOUND TO BE IN CONFLICT AS DETERMINED BY TENANT.
- DOORS SHALL BE LOCATED SO AS TO ALLOW A FULL 90 DEGREE OPENING AT A MAXIMUM OF 4" FROM ADJACENT WALLS OR PARTITIONS WITHOUT INTERFERENCE FROM LATCHSETS, DOORS, OR OTHER HARDWARE.
- ALL FREESTANDING FURNITURE SHOWN TO BE PROVIDED BY TENANT, U.O.N.
- COORDINATE LOCATION AND PROVIDE BLOCKING, BACKINGS AND / OR REINFORCEMENTS IN PARTITIONS FOR ALL WALL MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING AND STRUCTURING ALL WALL, BULKHEAD AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE SEISMIC CODE REQUIREMENTS.
- WHERE OCCURS, CONTRACTOR SHALL PROVIDE METAL STUD FRAMING OF PARTITION WALLS AND BULKHEADS ETC., IN ACCORDANCE WITH DETAILED REQUIREMENTS SET FORTH IN THE CURRENT EDITION OF THE ICC RESEARCH REPORT APPLICABLE TO THE MANUFACTURER OF THE METAL STUDS USED ON THE JOB. ANY DISCREPANCY BETWEEN REQUIREMENTS STATED IN THE ICC REPORT AND THE DRAWINGS AS SHOWN SHALL BE BROUGHT TO THE ARCHITECT'S OR ENGINEER'S ATTENTION FOR RESOLUTION.

KEYNOTES

- 01 WATER COOLER BY FLOWATER VENDOR TO PROVIDE WATER CONNECTIONS AS NEEDED
REQUIRED VENDOR: FLOWATER
CONTACT: Craig Rushing
craig@myflowater.com, 562-884-1132
- 02 LOCATION OF SPEAKERS TO BE MOUNTED AT ±9'-0". COORDINATE WITH TENANT.
- 03 TACTILE EXIT SIGNAGE SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS PER CBC SECTION 1013.4:
1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD: "EXIT"
SEE DETAIL: 6C (INSIT)
- 04 EXISTING CONCRETE COLUMN. ALIGN WITH NEW WALL WHERE OCCURS
6C (INSIT)
- 05 SLAT WALL DISPLAY PROVIDED BY CLIENT, INSTALLED BY OTHERS.
- 06 PROVIDE FULL BATT INSULATION AND TYPE 'X' GYPSUM BOARD AT EXISTING DEMISING WALL PER LANDLORD WORK LETTER. REFER TO SIMILAR DETAIL: 5D (INSIT)
- 07 PROVIDE NEW SLAB AT DEPRESSED AREA: 5" CONCRETE TOPPING SLAB WITH #4'S @ 12" O.C., EACH WAY OVER COMPRESSIVE 60 PSI STYROFOAM OR PEA GRAVEL. SEE 1A (INSIT)
- 08 PROVIDE OPAQUE BLACK FILM INSIDE OF STOREFRONT GLASS ABOVE THE 1' HIGH HORIZONTAL MULLION

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION TO EXTEND 6" ABOVE CEILING GRID
6D (INSIT)
- NEW ACOUSTIC BARRIER AT EXISTING DEMISING PARTITIONS TO UNDERSIDE OF ROOF DECK
5D (INSIT)
- WALL MOUNTED FIRE EXTINGUISHER
REFER TO 2A (INSIT) FOR F.E. MOUNTING HEIGHT
- ROOM NAME
- ROOM NUMBER
- OCCUPANT LOAD
- OCCUPANT LOAD FACTOR USED (AU=AUXILIARY USE)
- SQUARE FOOTAGE
- EXIT ACCESS TRAVEL DISTANCE - THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL. CBC SECTION 1017.1

ACCESSIBLE DOOR NOTES

- ALL THRESHOLDS TO COMPLY WITH CBC SECTION 11B-303.
- DOOR HARDWARE - HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. 2016 CBC 1010.1.9.1
HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" A.F.F. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. 2016 CBC 1010.1.9.2
DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. 2016 CBC 1010.1.10
- THE FORCE FOR PUSH OR PULL SIDE OF DOOR IS 5 POUNDS MAXIMUM INCLUDING AUTOMATIC SLIDING AND POWER ASSISTED DOORS. (THE AGENCY HAVING JURISDICTION CAN INCREASE THE MAXIMUM EFFORT TO OPERATE FIRE DOORS TO ACHIEVE POSITIVE LATCHING BUT FORCE IS NOT TO EXCEED 15 LBS.) LATCH BOLTS AND OTHER DEVICES HOLDING THE DOOR CLOSED DO NOT NEED TO COMPLY WITH THE 5 POUNDS MAX FORCE TO OPERATE. 2016 CBC 11B-404.2.9
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. 2016 CBC 11B-404.2.8.1
- DOOR AND GATE SURFACES, SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED NICK PLATES SHALL BE CAPPED. 2016 CBC 11B-404.2.10
- DOOR HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN AND 44" MAX ABOVE THE FINISH FLOOR. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 2016 CBC 11B-404.2.7
- THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND. (2016 CBC SECTION 1006.1.9.3.2.2)

DOOR LEGEND

- 1 (E) STOREFRONT DOOR TO REMAIN
- 2 3'-0" x 6'-8" SOLID CORE WOOD DOOR, PRIMED FOR PAINT, FRONT SIDE DIGITAL IMAGE, BACK SIDE PAINT TO MATCH ADJACENT WALL (SEMI-GLOSS). SOLID WOOD CASING PAINTED TO MATCH ADJACENT WALL (SEMI-GLOSS). LEVER PASSAGE SET, BRUSHED NICKEL FINISH, WALL STOP.
- 3 3'-0" x 6'-8" SOLID CORE WOOD DOOR, PRIMED FOR PAINT, FRONT SIDE DIGITAL IMAGE, BACK SIDE PAINT TO MATCH ADJACENT WALL (SEMI-GLOSS). SOLID WOOD CASING PAINTED TO MATCH ADJACENT WALL (SEMI-GLOSS). LEVER LOCK SET, BRUSHED NICKEL FINISH, WALL STOP.
- 4 3'-0" x 6'-8" SOLID CORE WOOD DOOR, PRIMED FOR PAINT, FRONT SIDE DIGITAL IMAGE, BACK SIDE PAINT TO MATCH ADJACENT WALL (SEMI-GLOSS). SOLID WOOD CASING PAINTED TO MATCH ADJACENT WALL (SEMI-GLOSS). LEVER PRIVACY SET, BRUSHED NICKEL FINISH, CLOSER, WALL STOP. PROVIDE RESTROOM SIGNAGE. REFER TO DETAIL: 1B (INSIT)

DATE	DESCRIPTION
ISSUED	12.22.17
PROJECT #	170903
FILE NAME	IN101 cpsb.dwg
DRAWN BY	KSVAS
CHECKED BY	KF
SCALE	1/4" = 1'-0"
SHEET TITLE	

FLOOR PLAN & EXITING ANALYSIS

SHEET NAME

IN101



KEYNOTES

(O1) ALIGN LIGHT FIXTURE WITH CENTER LINE OF WALL MOUNTED TRX (TYP.). SEE ELEVATIONS ON SHEET IN201.

LEGEND

(XX1) FINISH DESIGNATION
 ↑ DIRECTION OF PATTERN / LINES OF FLOORING
 NEW 2'x4' SUSPENDED ACOUSTICAL CEILING W/ STANDARD GRID. REFER TO DETAIL. (2D IN501)
 CEILING HEIGHT = +11'-0" OR ALIGN WITH HORIZONTAL MULLION OF (E) STOREFRONT.
 PAINTED GYPSUM BOARD CEILING. REFER TO DETAIL. (6D IN501)

FINISH LEGEND

FLOORING

(LVT1) TYPE MANUFACTURER LUXURY VINYL TILE RFS, Inc.
 PATTERN/STYLE IMPACT LVT PLANKS
 COLOR ELJA
 SIZE 3.6' W X 37.4' L
 CONTACT Draw White drew@fitnessfishes.com 404-304-0086
 NOTES/APPLICATION PLANKS SHOULD RUN FROM SIDE WALL TO SIDE WALL, PARALLEL TO THE FRONT WALL. PLANKS ARE TO BE INSTALLED IN A RANDOM PATTERN RUNNING FROM *PLAN NORTH TO SOUTH*. PLEASE CONFIRM WITH FRANCHISEE OR CLUB PILATES CORPORATE ON INSTALLATION DESIGN INTENT PRIOR TO INSTALL. DIRECT GLUE DOWN WITH ADHESIVE BY RFS.
 (CT1) TYPE MANUFACTURER CERAMIC TILE OR SHEET VINYL RFS: CP15201 or DAL TILE VOLUME 1.0
 PATTERN/STYLE DAL TILE VOLUME 1.0
 COLOR SONIC WHITE VL75 GLAZED PORCELAIN
 SIZE 12" X 12"
 CONTACT Provide 6" integral coved tile base in restroom.
 (B1) TYPE MANUFACTURER WOOD BASE
 PATTERN/STYLE
 COLOR
 SIZE 5"
 CONTACT PAINT WHITE (SEMI-GLOSS)
 (PT1) TYPE MANUFACTURER PAINT SHERWIN WILLIAMS
 PATTERN/STYLE SW6501 REGALE BLUE (LIGHT BLUE)
 COLOR
 SIZE
 CONTACT SEMI-GLOSS FINISH, LOCATOR # 177-C4
 FOR THE AREA WHERE SPRINGBOARDS AND MIRRORS WILL GO, NO NEED TO PAINT ENTIRE WALL. PAINT BLUE FROM THE FLOORING BASE UP THE WALL 1', THEN START PAINTING BLUE AT 8' UP THE WALL TO THE CEILING.
 (PT2) TYPE MANUFACTURER PAINT SHERWIN WILLIAMS
 PATTERN/STYLE SW6515 LEISURE BLUE (DARKER BLUE)
 COLOR
 SIZE
 CONTACT SEMI-GLOSS FINISH, LOCATOR # 184-C5
 (PT3) TYPE MANUFACTURER PAINT SHERWIN WILLIAMS
 PATTERN/STYLE SW7757 HIGH REFLECTIVE WHITE (WHITE)
 COLOR
 SIZE
 CONTACT SEMI-GLOSS FINISH, LOCATOR # 256-C1
 (FRP1) TYPE MANUFACTURER FIBER REINFORCED PANELS
 PATTERN/STYLE
 COLOR WHITE
 SIZE
 CONTACT EGG SHELL FINISH
 NOTES/APPLICATION

NEW 2' X 4' LED FIXTURE. ORDER FROM: <https://www.1000bulbs.com/product/174633/COOP-1112374.html>
 NEW 1' X 4' LED SURFACE MOUNTED FIXTURE.
 NEW 6" LED DIMMABLE RECESSED CAN LIGHT
 CEILING SUSPENDED ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS AS INDICATED. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. TO ENSURE THIS CONTINUOUS ILLUMINATION, THE EXIT SIGN MUST BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. CBC SECTION 101.3.6.3

NOTES

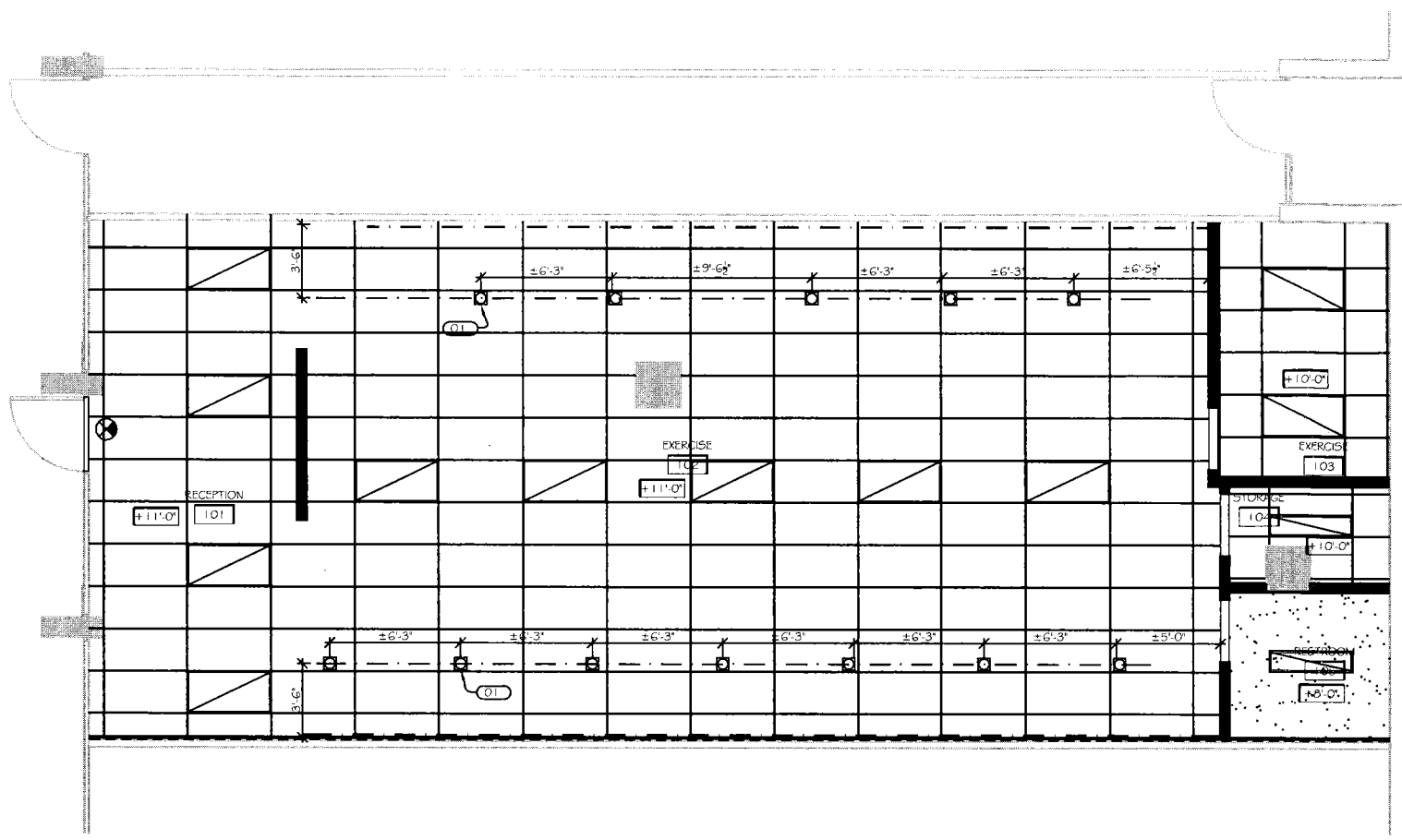
- REFER TO ENGINEERING DWGS FOR DESCRIPTION OF LIGHT FIXTURES AND MECHANICAL ELEMENTS.
- REFER TO FIRE SPRINKLER DRAWINGS FOR SPRINKLER HEADS NOT SHOWN.
- CENTER SUSPENDED ACOUSTICAL CEILING SYSTEM WITHIN ROOM AS SHOWN, UNLESS NOTED OR DIMENSIONED ON REFLECTED CEILING PLAN.
- CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES TO MAINTAIN SCHEDULED CEILING HEIGHTS AND REQUIRED CLEARANCES FOR FIXTURES, DUCTS, SUSPENSION SYSTEMS, PIPING, ETC.
- FINISHED CEILINGS TO BE LEVEL WITHIN A TOLERANCE OF 1/8" IN 12'-0".
- SPRINKLER HEADS, LIGHT FIXTURES AND OTHER CEILING ELEMENTS TO BE LOCATED IN CENTER OF INDIVIDUAL CEILING TILE OR CEILING TILE GRID (UNLESS OTHERWISE DIMENSIONED). CEILING FIXTURE AND CEILING ELEMENT LOCATIONS WHICH CONFLICT WITH CEILING GRID LOCATION SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR RESOLUTION.
- CONTRACTOR TO PROVIDE FOR ALL CEILING GRID REVISIONS CAUSED BY RELOCATING FIXTURES DUE TO LIGHT FIXTURE CONFLICTS.
- PROVIDE CEILING ACCESS AS INDICATED AND/OR AS REQUIRED FOR EQUIPMENT MAINTENANCE. VERIFY MANUFACTURER RECOMMENDATIONS.
- PROVIDE BLOCKING / BACKING AND REINFORCEMENT ABOVE CEILINGS FOR SUPPORT OF LIGHT FIXTURES, PROJECTION SCREENS AND ANY OTHER CEILING MOUNTED ITEM.
- WHERE START OF CEILING GRID IS NOT OTHERWISE INDICATED, GRID SHALL BE LOCATED SO THAT A FULL CEILING TILE IS CENTERED IN BOTH DIRECTIONS WITHIN THE ROOM OR SPACE. PRIOR TO INSTALLATION OF CEILING GRID IN OPEN CORRIDOR AND OFFICE AREAS VERIFY CORRECT ALIGNMENT(S) WITH ARCHITECT.
- WHEREVER DIAGONAL BRACING IS INDICATED, INSTALL BRACING UNEXPOSED TO VIEW, OVER A SUSPENDED OR GYPSUM BOARD CEILING AREA. DO NOT BRACE INTO AN AREA WHERE NO CEILING IS TO BE INSTALLED OR INTO THE MORE "OPEN" AND VISIBLE SIDE OF BULKHEAD WHERE BOTH SIDES SHALL BE WITHOUT A CEILING.
- ALL LIGHTING FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING SYSTEM PER CBC 806.1.1.1, ASTM C635, ASTM C636, ASCE 7-05, NEC 410.16. REFER TO DETAIL (IN501).
- LIGHT SWITCHES AND ELECTRICAL RECEPTACLES ON CIRCUITS OF 30 AMPS MAX ARE 15" TO 48" MAX A.F.F., MEASURED TO THE BOTTOM 4" TOP OF THE SWITCH OR OUTLET BOX. VERIFY LOCATIONS WITH ARCHITECT AND ENGINEER. VERIFY COLOR AND DESIGN.
- FIREBLOCKING IS TO BE PROVIDED AT CONCEALED SPACES AT MAXIMUM 10' O.C. INTERVALS BOTH HORIZONTALLY AND VERTICALLY. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, AND AT VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING LEVELS PER CBC 716.2.
- PROVIDE DRAFTSTOPPING IN CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET IN COMBUSTIBLE CONSTRUCTION PER CBC SECTION 716.4.
- CONTRACTOR SHALL INSPECT EXISTING CEILING & REPAIR SUSPENSION GRID AS REQUIRED. MAIN TEES & CROSS TEES SHALL BE STRAIGHTENED OR LEVELED AS REQUIRED AND REPLACED IF CRACKED, BROKEN, SOILED, STAINED, OR OTHERWISE DAMAGED. CONTRACTOR SHALL COORDINATE INSPECTION OF CEILING WITH TENANT AND BUILDING MANAGER PRIOR TO START OF WORK.

DATE	DESCRIPTION
ISSUED	12.22.17
PROJECT #	170903
FILE NAME	IN102 cpsb.dwg
DRAWN BY	KB/AS
CHECKED BY	KP
SCALE	1/4" = 1'-0"

REFLECTED CEILING PLAN & FINISH PLAN

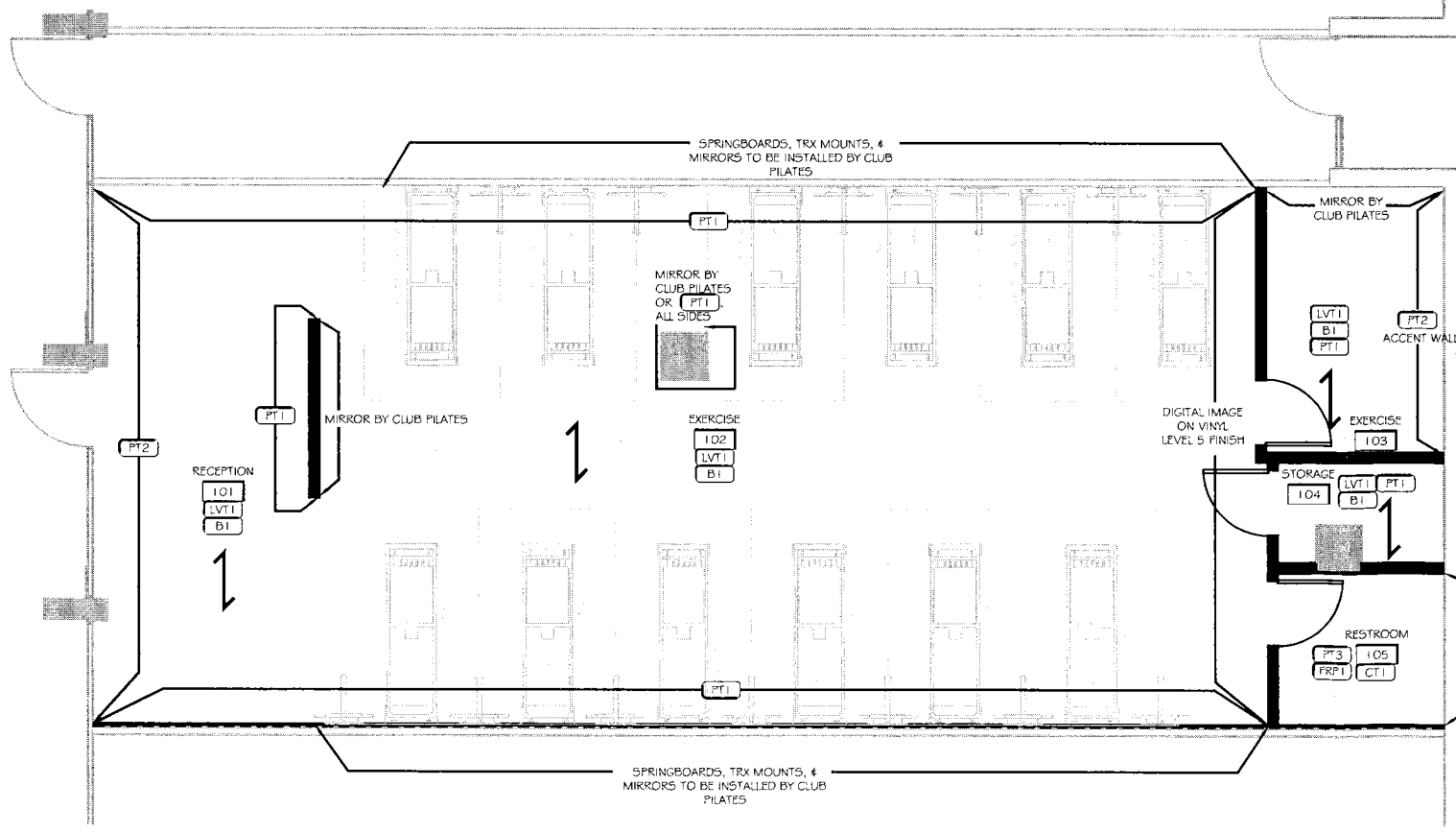
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IN102



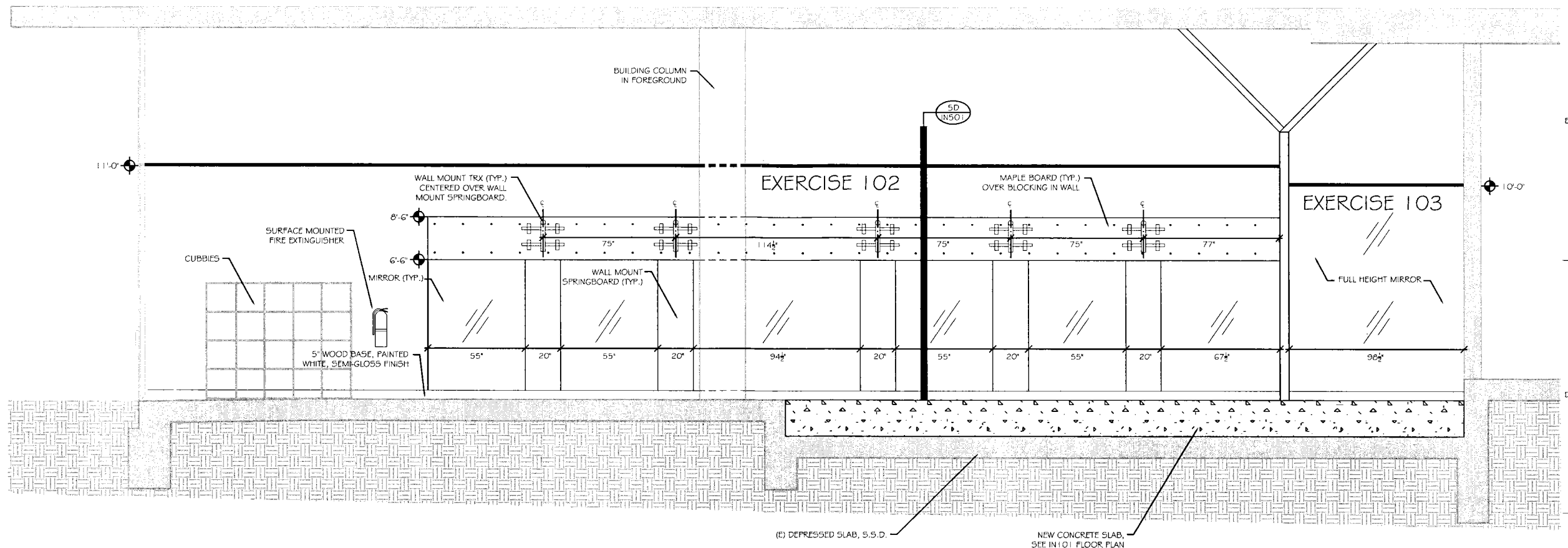
REFLECTED CEILING PLAN

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



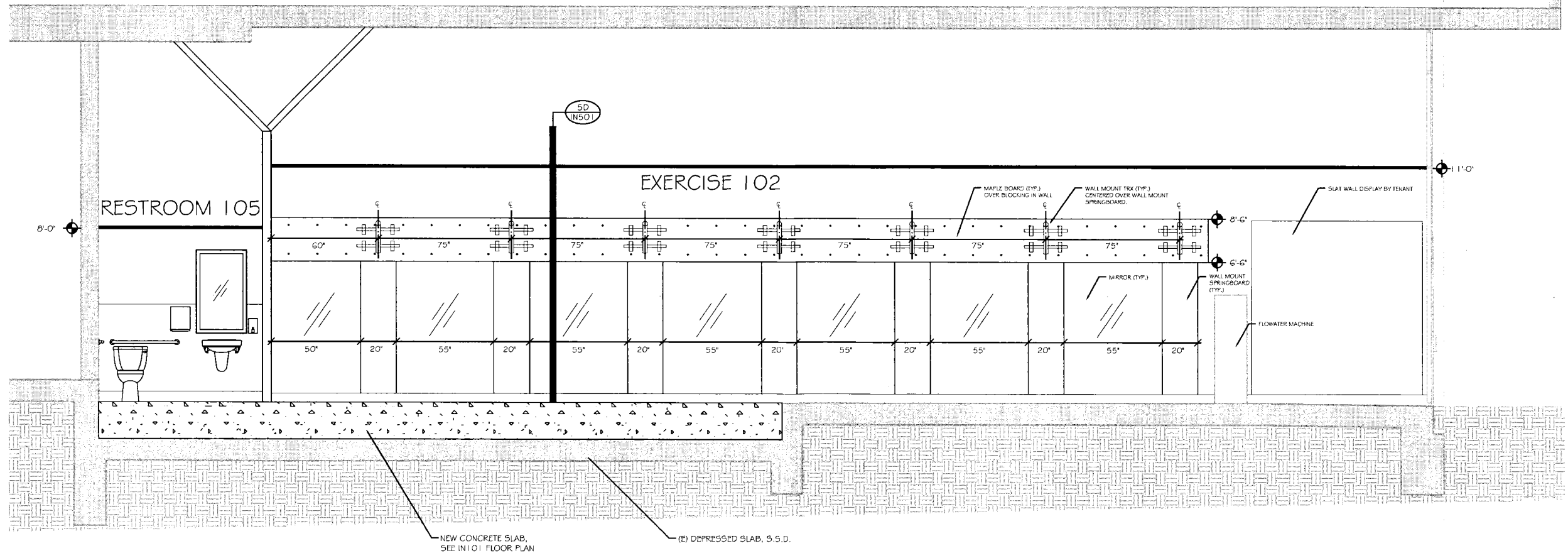
FINISH PLAN

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



1C NORTH WALL ELEVATION

SCALE: 3/8" = 1'-0"



1A SOUTH WALL ELEVATION

SCALE: 3/8" = 1'-0"



CONSULTANT



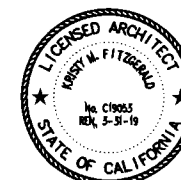
Club Pilates
645 Eighth Street, Suite A2
San Francisco, CA 94103

DATE	DESCRIPTION
ISSUED	12.22.17
PROJECT #	170903
FILE NAME	IN201_cpsb.dwg
DRAWN BY	KBIAS
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SCALE	3/8" = 1'-0"
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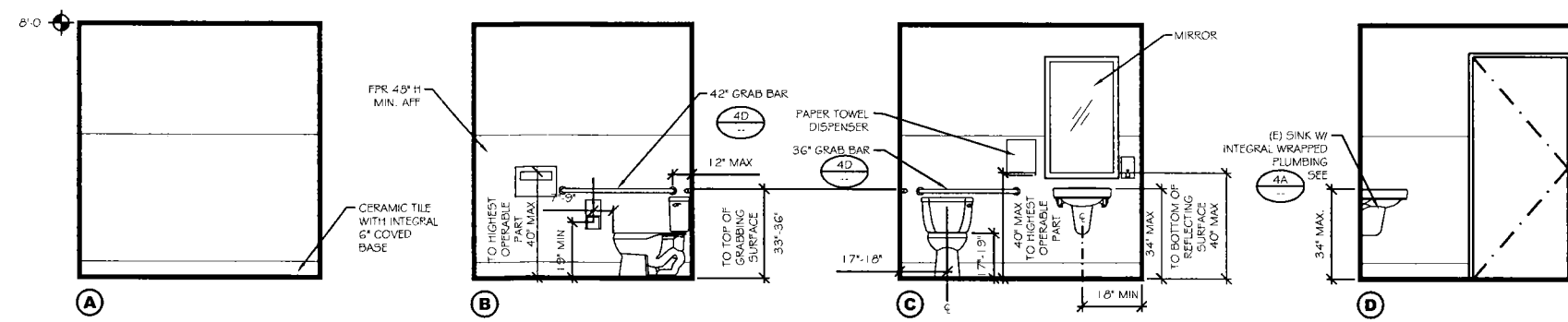
INTERIOR ELEVATIONS

SHEET NAME

IN201

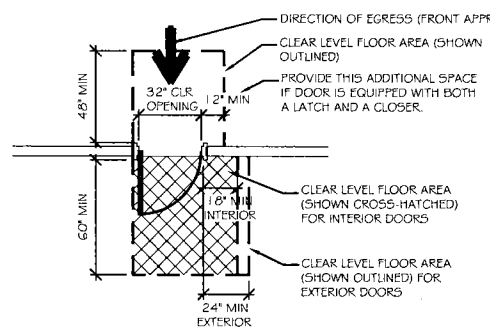


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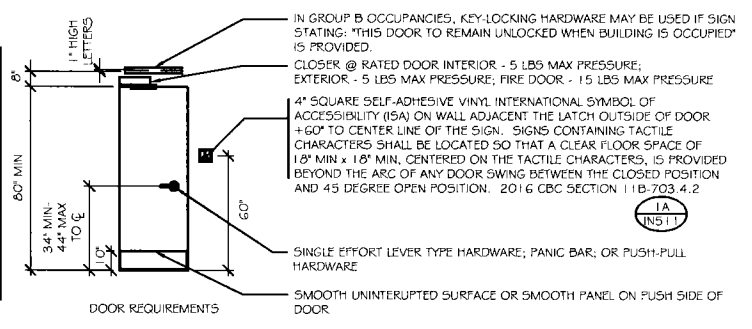


3D RESTROOM #105
REFER ALSO TO DETAIL SC, THIS SHEET.

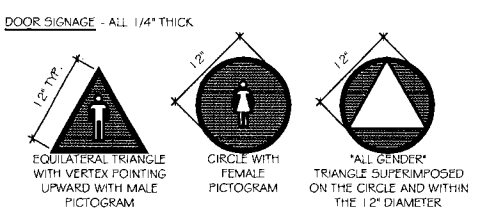
3/8" = 1'-0"



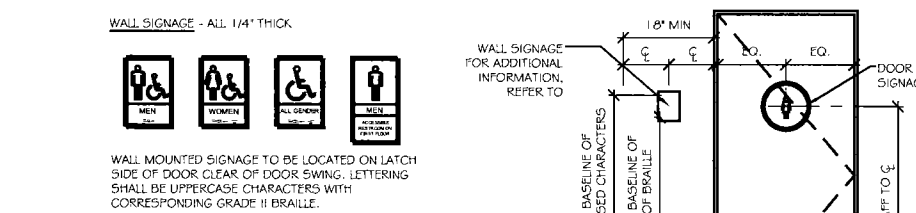
NOTES:
SURFACE SLOPE OF THE LEVEL AREA TO HAVE A MAXIMUM SLOPE OF 1:48
DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR AT LEAST 5 SECONDS TO CLOSE FROM A 90° POSITION TO A 12° POSITION



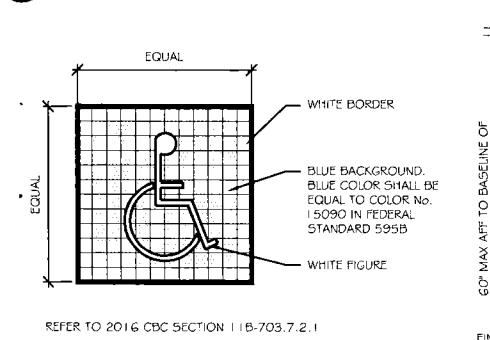
1C DOOR CLEARANCES AND REQUIREMENTS



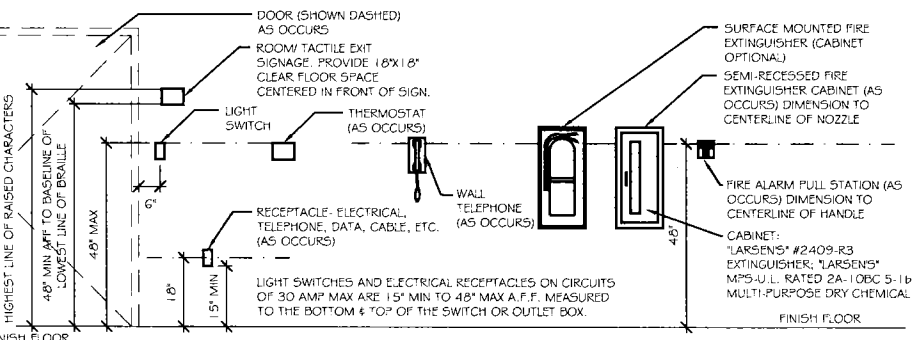
FINISH AND CONTRAST
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-SLARE FINISH. CHARACTERS AND PICTOGRAMS SHALL CONTRAST WITH THEIR BACKGROUND.
2016 CBC SECTION 11B-703.5.1 (CHARACTERS)
2016 CBC SECTION 11B-703.6.2 (PICTOGRAMS)



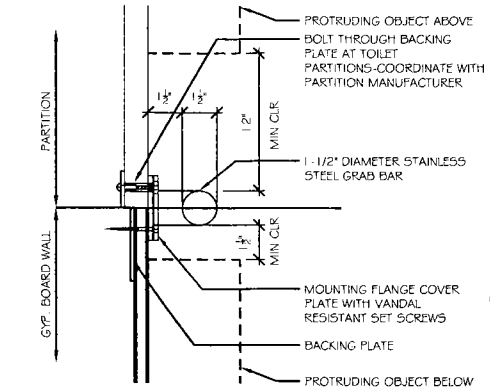
1B ACCESSIBLE SIGNAGE



1A INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)
1" = 1'-0"

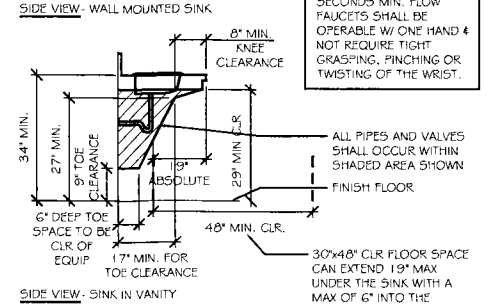
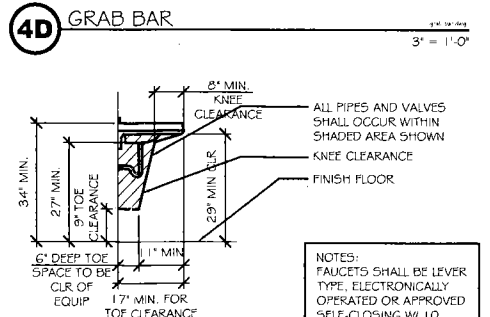


2A MOUNTING HEIGHTS
1/2" = 1'-0"

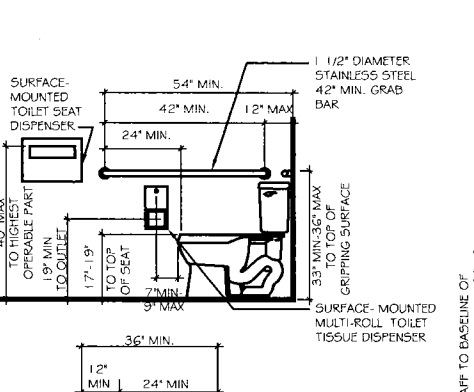


4D GRAB BAR

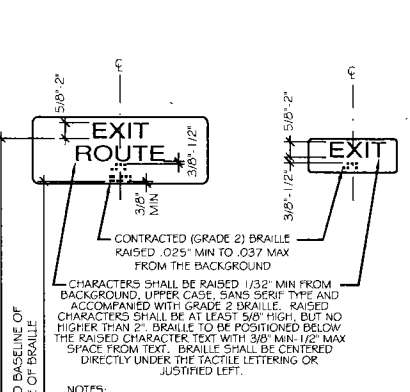
11B-609.2.1 CIRCULAR CROSS SECTION: GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" MIN TO 2" MAX
11B-609.5 SURFACE HAZARDS: GRAB BARS AND ANY OTHER WALL OR SURFACES ADJACENT TO GRAB BARS SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
11B-609.6 FITTINGS: GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
11B-609.7 INSTALLATION: GRAB BARS SHALL BE INSTALLED IN ANY MANNER THAT PROVIDES A GRIPPING SURFACE AT THE SPECIFIED LOCATIONS AND THAT DOES NOT OBSTRUCT THE REQUIRED CLEAR FLOOR SPACE.
11B-609.8 STRUCTURAL STRENGTH: THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SEWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS:
ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.



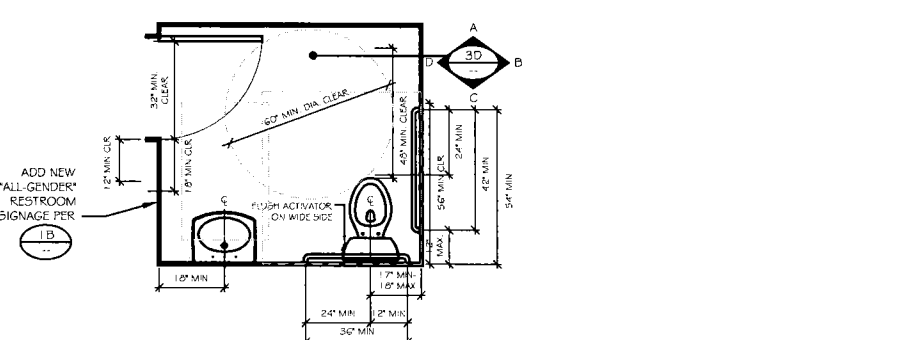
4A SINK AND VANITY
GENERAL CLEARANCE AND DIMENSIONS
1/2" = 1'-0"



5C ACCESSIBLE ACCESSORIES
GENERAL CLEARANCE AND DIMENSIONS
1/2" = 1'-0"



6C TACTILE EXIT SIGN
NO SCALE



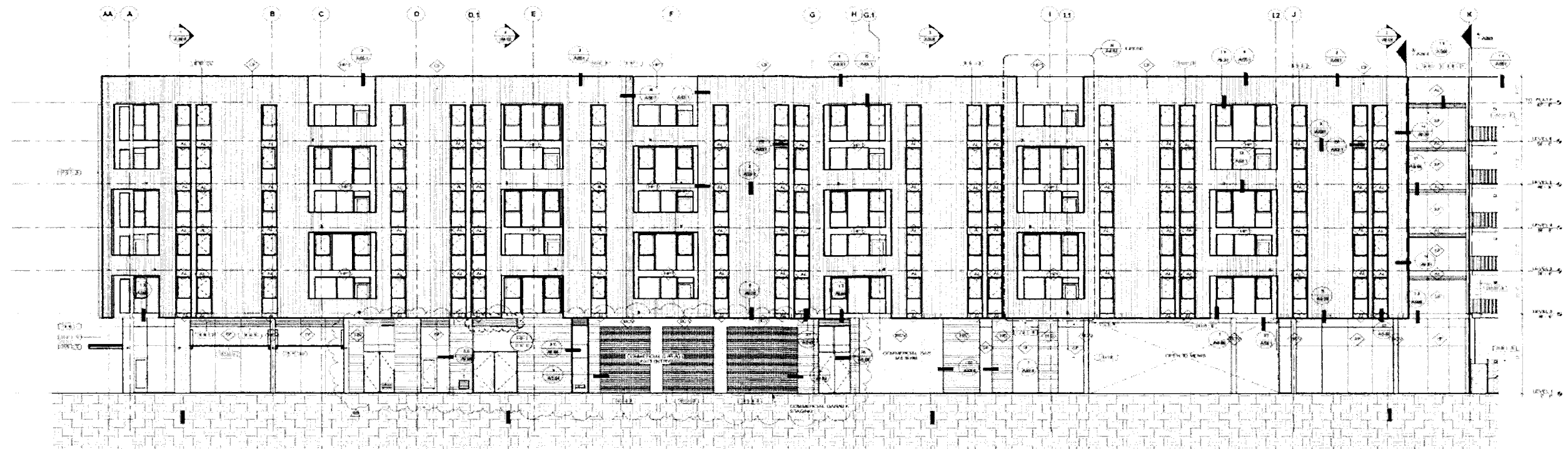
5A ENLARGED (E) RESTROOM PLAN
3/8" = 1'-0"

DATE	DESCRIPTION
ISSUED	1.2.22.17
PROJECT #	170903
FILE NAME	IN511.cpsb.dwg
DRAWN BY	KBAS
CHECKED BY	KF
SCALE	SHOWN
SHEET TITLE	

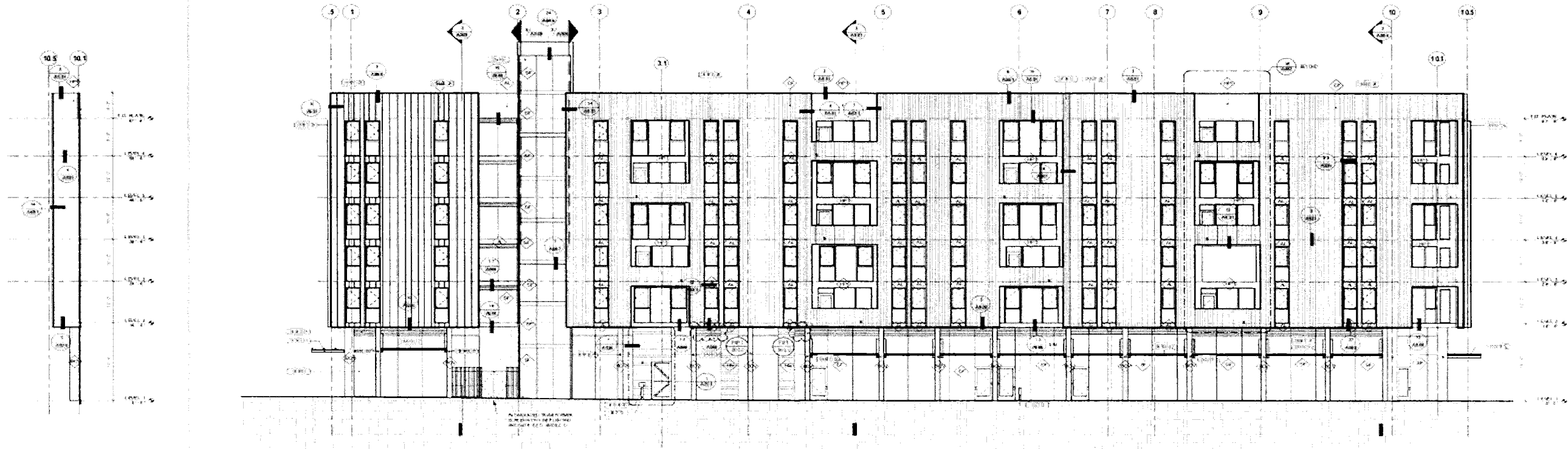
ELEVATIONS & ACCESSIBILITY INFORMATION

SHEET NAME

IN511



SOUTH ELEVATION A - PRIVATE ALLEY 2



EAST ELEVATION A - PRIVATE ALLEY 3

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	...	11	...	21	...
2	...	12	...	22	...
3	...	13	...	23	...
4	...	14	...	24	...
5	...	15	...	25	...
6	...	16	...	26	...
7	...	17	...	27	...
8	...	18	...	28	...
9	...	19	...	29	...
10	...	20	...	30	...



DAVID BAKER ARCHITECTS
 david@dba.com
 951 S. GARDEN STREET # 127
 SAN FRANCISCO, CALIFORNIA 94107
 415.896.8700 fax 415.896.8703



A 31-03
 CONFORMANCE SET

801 Brannan Street
 Equity Residential
 801 Brannan Street, San Francisco, CA

NO.	DESCRIPTION	DATE
1
2
3
4
5
6
7
8
9
10

NO.	DESCRIPTION	DATE
1
2
3
4
5

BUILDING ELEVATIONS

DATE: 12/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: EQUITY RESIDENTIAL
 SHEET: A204

A204