



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 1, 2016

CONSENT CALENDAR

Date: November 5, 2016
Case No.: **2016-011223CUA**
Project Address: **1844 Market Street**
Zoning: NCT-3 (Moderate-Scale Neighborhood Commercial Transit District)
85-X Height and Bulk District
Market and Octavia Plan Area
Block/Lot: 0871/016
Project Sponsor: Thad Adcock
SF Codes
237 Kearny Street
San Francisco, CA 94108
Staff Contact: Nicholas Foster – (415) 575-9167
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed ("Project") is to establish a new ATM vestibule (Financial Services Use) for a formula retail establishment (d.b.a. "Bank of America") within the ground-floor of in a newly-constructed mixed-use building. This development was previously approved by the Planning Commission in 2006 (Case No. 2004.0892ECK); construction concluded in 2013. The ATM vestibule would be situated within a vacant space measuring approximately 500 square feet, within the existing building envelope. The Project would place two (2) ATMs located within the vestibule, including space for ADA-compliant ramp within the vestibule due to the small change in grade at street-level. The ATM vestibule would be open 24hrs/day and would utilize card access control procedures, meaning only individuals possessing an ATM card could access the ATM vestibule.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site") is located on the north side of Market Street, between Octavia Boulevard and Laguna Street, Lot 016 in the Assessor's Block 0871. The subject property is located within the Moderate-Scale Neighborhood Commercial Transit District (NCT-3) and the 85-X Height and Bulk District. The property is developed with an eight-story, mixed-use building with approximately 150,000 square feet of uses, including 5,500 square feet of space allocated for ground floor retail uses and 113 dwelling units located above the ground floor. Of the two designated, ground-floor retail spaces, only one is occupied (the other remains vacant). The subject tenant space was previously allocated as storage space for 35 Class I bicycle parking spaces, as required by Motion No. 17245 (Case No. 2004.0892ECK). However, in a June 23, 2013 Letter of Determination, the Zoning Administrator determined that the required Class I bicycle parking space could be relocated to another location within the subject building, so long as bicyclists

could conveniently access the secure bicycle storage from Market Street without needing to utilize the building's auto ramps. Since that Letter of Determination, the 35 Class I bicycle parking spaces were relocated to Level B1 of the building, thereby making the approximately 500 square foot subject space available as a retail tenant space.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. Nearby land uses along both sides of Market Street consist primarily of buildings with housing over neighborhood-serving commercial/retail uses. Commercial retail uses include Other Sales and Service Uses (e.g. specialty groceries, self-service laundromats, apparel and accessory stores, etc.); Personal Service Uses (e.g. salons, cosmetic services, and gyms); Institutional Uses; and Restaurants and Limited Restaurants. Buildings in the vicinity typically range from two to seven stories in height. The site is immediately west of the San Francisco Lesbian Gay Bisexual Transgender Community Center ("SF LGBT Center"). The Project Site is well-served by transit; the MUNI F-line runs directly in front of the subject property and two MUNI stations (Church and Van Ness) are located within 5 blocks of the property.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 28, 2016	October 28, 2016	34 days
Posted Notice	20 days	October 28, 2016	October 28, 2016	34 days
Mailed Notice	30 days	October 18, 2016	October 16, 2016	36 days

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

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any communications in reference to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- **Formula Retail Use.** The proposed establishment (d.b.a. "Bank of America") is considered a formula retail use. Bank of America is a large, global financial institution headquartered in Charlotte, North Carolina, with over 5,000 locations located across 35 countries. The financial institution maintains 50 locations—including both ATMs and bank branches—throughout San Francisco and maintains one location within the NCT-3 District (1525 Market Street; corner of Market Street and Van Ness Avenue). Within the NCT-3 District, there are 130 ground-floor, commercial storefronts with retail uses. Of those 130 storefronts, 83 storefronts contain land uses

that are subject to formula retail controls. 13 of the 84 storefronts are formula retail uses, leading to an existing concentration of formula retail uses within the NCT-3 District of approximately 16%. As measured by linear feet, the concentration of formula retail uses within the District is approximately 42%. The difference in the percentages (# of commercial storefronts versus linear feet of commercial frontage) is likely attributable to the large amount of street frontage possessed by a few of the formula retail business (e.g. Safeway, Whole Foods, and Pet Food Express). Within 300 feet of the subject property, there are no existing formula retail uses. With the addition of one new formula retail use, the concentration of formula retail uses within the District would increase by approximately 0.3% (as measured by linear feet) or by 1.2% (as measured by number of commercial storefronts); the concentration of formula retail uses within 300 feet of the subject property would increase by approximately 2.2% (as measured by linear feet) or by 4.8% (as measured by number of commercial storefronts).

- **Availability of similar retail uses in the general vicinity.** The following locations provide ATMs within approximately 1/2 Mile of the subject property (includes locations outside of the NCT-3 District):
 - 1859 Market Street, Empire Liquors (ATM located within a Retail Sales and Service Use);
 - 2020 Market Street, Wells Fargo (bank branch and ATMs located within Safeway);
 - 16 Valencia Street, Valmar Supermarket (ATM located within a Retail Sales and Service Use);
 - 299 Valencia Street, Chase Bank (bank branch and ATMs located in vestibule);
 - 1525 Market Street, Bank of America (bank branch and ATMs located on exterior of building);
 - 2017 Mission Street, Bank of America (ATM located on exterior of building);
 - 3027 16th Street, Wells Fargo (bank branch and ATMs located on exterior of building);
 - 463 Gough Street, Wells Fargo (ATM located on exterior of building).

While there are eight (8) similar retail uses located within 1/2 Mile of the subject property, this particular section of Market Street (roughly midway between Van Ness and Church Street MUNI Stations) is currently underserved by the similar retail uses.

- **City-wide retail uses and daily needs-serving retail uses.** The existing mix of daily needs-serving uses (defined as: Limited Restaurants; Other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus city-wide retail uses (defined as all other uses) is fairly balanced within the NCT-3 District at 56% to 44%, respectively. Within 300 feet of the subject property, the balance of uses is tipped towards more towards daily needs-serving retail uses (68%). The proposed use (ATM)—while defined by the Planning Code as a Financial Services Use because its size (approximately 500 square feet) slightly exceeds the quantitative threshold for Limited Services Uses—will function more like a true Limited Services Use, thereby increasing the concentration of daily needs-serving retail uses within the NCT-3 District to 52% (68% within 300 feet of the subject property).

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of new ATM vestibule (Financial Services Use) for a formula retail establishment (d.b.a.

“Bank of America”) within the NCT-3 Zoning District, pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 790.110.

BASIS FOR RECOMMENDATION

- The subject tenant space is currently vacant and would not displace an existing tenant.
- The project would help contribute to the vitality of the overall neighborhood by providing a daily-serving retail use.
- The proposed use would increase the concentration of formula retail uses (as measured by number of storefronts) by approximately 1.2% within the NCT-3 District, and by approximately 4.8% within 300 feet of the subject property; the increase is considered nominal.
- The project meets the requirements of the Planning Commission’s Performance-Based Design Guidelines (*Commission Guide for Formula Retail*).
- The project site is well-served by public transit.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
CEQA Categorical Exemption Determination
CUA Notice
Conditional Use Authorization Application (and Prop M findings)
Formula Retail Affidavit
Formula Retail Map
Reduced Plans (and Signage Program)

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 checked="" 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 checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

NF
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 checked="" type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.3, 703.4, 790.110 OF THE PLANNING CODE TO ALLOW THE ESTABLISHMENT OF NEW ATM VESTIBULE (FINANCIAL SERVICES USE) FOR A FORMULA RETAIL ESTABLISHMENT (D.B.A. "BANK OF AMERICA") WITHIN THE MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT (NCT-3) ZONING DISTRICT AND A 85-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 31, 2016, Thad Adcock on behalf of SF Codes (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.3, 703.4, and 790.110 to allow the establishment of new ATM vestibule (Financial Services Use) for a formula retail establishment (d.b.a. "Bank of America") within the NCT-3 Zoning District and a 85-X Height and Bulk District.

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

On December 1, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-011223CUA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-011223CUA, 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 site (“Project Site”) is located on the north side of Market Street, between Octavia Boulevard and Laguna Street, Lot 016 in the Assessor’s Block 0871. The subject property is located within the Moderate-Scale Neighborhood Commercial Transit District (NCT-3) and the 85-X Height and Bulk District. The property is developed with an eight-story, mixed-use building with approximately 150,000 square feet of uses, including 5,500 square feet of space allocated for ground floor retail uses and 113 dwelling units located above the ground floor. Of the two designated, ground-floor retail spaces, only one is occupied (the other remains vacant). The subject tenant space was previously allocated as storage space for 35 Class I bicycle parking spaces, as required by Motion No. 17245 (Case No. 2004.0892ECK). However, in a June 23, 2013 Letter of Determination, the Zoning Administrator determined that the required Class I bicycle parking space could be relocated to another location within the subject building, so long as bicyclists could conveniently access the secure bicycle storage from Market Street without needing to utilize the building’s auto ramps. Since that Letter of Determination, the 35 Class I bicycle parking spaces were relocated to Level B1 of the building, thereby making the approximately 500 square foot subject space available as a retail tenant space.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. Nearby land uses along both sides of Market Street consist primarily of buildings with housing over neighborhood-serving commercial/retail uses. Commercial retail uses include Other Sales and Service Uses (e.g. specialty groceries, self-service laundromats, apparel and accessory stores, etc.); Personal Service Uses (e.g. salons, cosmetic services, and gyms); Institutional Uses; and Restaurants and Limited Restaurants. Buildings in the vicinity typically range from two to seven stories in height. The site is immediately west of the San Francisco Lesbian Gay Bisexual Transgender Community Center (“SF LGBT Center”). The Project Site is well-served by transit; the MUNI F-line runs directly in front of the subject property and two MUNI stations (Church and Van Ness) are located within 5 blocks of the property.

4. **Project Description.** The proposed “Project” is to establish a new ATM vestibule (Financial Services Use) for a formula retail establishment (d.b.a. “Bank of America”) within the ground-floor of in a newly-constructed mixed-use building. This development was previously approved by the Planning Commission in 2006 (Case No. 2004.0892ECK); construction concluded in 2013. The ATM vestibule would be situated within a vacant space measuring approximately 500 square feet, within the existing building envelope. The Project would place two (2) ATMs located within the vestibule, including space for ADA-compliant ramp within the vestibule due to the small change in grade at street-level. The ATM vestibule would be open 24hrs/day and would utilize card access control procedures, meaning only individuals possessing an ATM card could access the ATM vestibule. A Code-compliant signage program has been reviewed by the Planning Department, and the proposed signage program was found to be consistent with the Planning Commission’s Performance-Based Design Guidelines (*Commission Guide for Formula Retail*). Bank of America is a large, global financial institution headquartered in Charlotte, North Carolina, with over 5,000 locations located across 35 countries. The financial institution maintains 50 locations—including both ATMs and bank branches—throughout San Francisco.
5. **Public Comment.** The Department has not received any communications in reference to the 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 Size (Section 121.2).** Planning Code permits non-residential uses up to 5,999 square feet and requires Conditional Use Authorization for 6,000 square feet or above.

The project does not occupy more than 6,000 square feet of floor area, and is therefore not required to submit a Conditional Use Authorization for use size.

- B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC 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 subject commercial space has approximately 26-feet of linear frontage on Market Street, although all by 10 feet of that frontage is physically separated from the street by an existing (PG&E) gas meter

room that serves the building. As the gas meter room physically blocks the subject retail space from the street by a depth of approximately 7 feet, only 6 feet of the retail space is visible from Market Street. The approximately 6-foot wide frontage is devoted to the entrance and adjacent window space. The windows are clear and unobstructed. The proposal would active a previously vacant space that was not originally designed to function as an active retail frontage. Therefore, the proposal would adaptively reuse an underutilized space with limited street frontage.

- C. **Off-Street Parking and Loading (Section 151).** Planning Code requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The proposed use does not occupy more than 5,000 square feet of floor area, and is therefore not required to provide off-street parking.

- D. **Hours of Operation (Section 731.27).** Planning Code has established no limit on the hours of operation within the NCT-3 District.

The ATM vestibule would be open 24hrs/day and would utilize card access control procedures, meaning only individuals possessing an ATM card could access the ATM vestibule.

- E. **Signage (Section 607.1).** Planning Code states that the number of projecting signs shall not exceed one per business. The area of such sign, as defined in Planning Code Section 602.1(a), shall not exceed 32 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curb-line, or six feet six inches, whichever is less. Such signs may be non-illuminated, indirectly, or directly illuminated.

The Project includes one (1) projecting business sign. The Sign is approximately 18 square feet in size with 8" lettering, is halo-lit (indirectly illuminated), and does not extend beyond the limitations established by Code Section 607.1. The sign was reviewed by the Planning Department, and the sign was found to be consistent with the Planning Commission's Performance-Based Design Guidelines (Commission Guide for Formula Retail).

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed use would establish a formula retail use at the site. The Project is desirable because it provides a centrally-located retail service use for a widely-used financial institution. The use is compatible with the surrounding commercial and residential uses.

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

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

The size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

- 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 will not affect public transit or overburden the existing supply of parking in the neighborhood. The Project will attract residents and visitors from outside of the neighborhood; however, this area is well-served by transit.

- iii. 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 and dust.

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

The Project would not alter the site's landscaping, open spaces, parking and loading areas, service areas or lighting. New signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.

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

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

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

The proposed project is consistent with the stated purpose of the NCT-3 District in that the intended use will provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

8. **Formula Retail.** 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 concentrations of Formula Retail uses within the district.

Within the NCT-3 District, there are 130 ground-floor, commercial storefronts with retail uses. Of those 130 storefronts, 83 storefronts contain land uses that are subject to formula retail controls. 13 of the 84 storefronts are formula retail uses, leading to an existing concentration of formula retail uses within the NCT-3 District of approximately 16%. As measured by linear feet, the concentration of formula retail uses within the District is approximately 42%. The difference in the percentages (# of commercial storefronts versus linear feet of commercial frontage) is likely attributable to the large amount of street frontage possessed by a few of the formula retail business (e.g. Safeway, Whole Foods, and Pet Food Express). Within 300 feet of the subject property, there are no existing formula retail uses. With the addition of one new formula retail use, the concentration of formula retail uses within the District would increase by approximately 0.3% (as measured by linear feet) or by 1.2% (as measured by number of commercial storefronts); the concentration of formula retail uses within 300 feet of the subject property would increase by approximately 2.2% (as measured by linear feet) or by 4.8% (as measured by number of commercial storefronts).

Table No. 1: Ground-floor Commercial Frontage Survey within NCT-3 and Vicinity (as measured in linear feet).¹

Land Use Category	Zoning District Frontage Total (feet) (within NCT-3 District)	Zoning District %	300 Foot Vicinity Frontage Total (feet)	Vicinity %
Automotive	1,065	7.1%	0	0.0%
Bar*	374	2.5%	220	13.5%
Business or Professional Service	578	3.9%	99	6.1%
Financial Services*	90	0.6%	0	0.0%
Medical Service	681	4.5%	23	1.4%
Institutional	1,673	11.2%	308	18.9%
Limited Financial Services*	55	0.4%	55	3.4%
Limited Restaurants*	663	4.4%	60	3.7%
Motel	745	5.0%	0	0.0%
Other Retail, Sales and Services*	6,007	40.1%	401	24.6%
Personal Services*	606	4.0%	264	16.2%
Restaurants*	1,262	8.4%	203	12.4%
Specific Trade Shops	881	5.9%	0	0.0%
Storage	293	2.0%	0	0.0%
Total	14,973	100.0%	1,633	100.0%

¹ Land Use Table was developed using data collected by and reviewed by the Planning Department staff in 2016.

Vacant	943	6.3%	125	7.7%
City-wide Serving Retail Uses	6,761	45.2%	853	52.2%
Daily-Serving Retail Uses	8,212	54.8%	780	47.8%
Total Land Uses Subject to Formula Retail Controls	9,057	60.5%	1,203	73.7%
(Existing) Formula Retail Uses*	3,759	41.5%	0	0.0%
(New) Formula Retail Uses*	3,785	45.2%	26	2.2%
Difference	26	0.3%	26	2.2%

Table No. 2: Ground-floor Commercial Frontage Survey within NCT-3 and Vicinity (as measured in # storefronts).²

Land Use Category	Zoning District Count Total (#) (within NCT-3 District)	Zoning District %	300 Foot Vicinity Count Total (#)	Vicinity %
Automotive	8	6.2%	0	0.0%
Bar*	5	3.8%	2	8.3%
Business or Professional Service	6	4.6%	1	4.2%
Financial Services*	1	0.8%	0	0.0%
Medical Service	8	6.2%	1	4.2%
Institutional	10	7.7%	1	4.2%
Limited Financial Services*	1	0.8%	0	0.0%
Limited Restaurants*	13	10.0%	1	4.2%
Motel	4	3.1%	0	0.0%
Other Retail, Sales and Services*	38	29.2%	10	41.7%
Personal Services*	13	10.0%	5	20.8%
Restaurants*	12	9.2%	3	12.5%
Specific Trade Shops	8	6.2%	0	0.0%
Storage	3	2.3%	0	0.0%
Total	130	100.0%	24	100.0%
Vacant	12	9.2%	1	4.2%
City-wide Serving Retail Uses	57	43.8%	8	33.3%
Daily-Serving Retail Uses	73	56.2%	16	66.7%
Total Land Uses Subject to Formula Retail Controls	83	63.8%	21	87.5%
(Existing) Formula Retail Uses*	13	15.7%	0	0.0%
(New) Formula Retail Uses*	14	16.9%	1	4.8%
Difference	1	1.2%	1	4.8%

² Land Use Table was developed using data collected by and reviewed by the Planning Department staff in 2016.

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

Within the NCT-3 District, there are only two (2) locations with similar retail uses. Within approximately 1/2 Mile of the subject property (includes locations outside of the NCT-3 District), there are eight (8) locations with similar retail uses. This particular section of Market Street (roughly midway between Van Ness and Church Street MUNI Stations) is currently underserved by the similar retail uses.

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

The proposal would active a previously-vacant space that was not originally designed to function as an active retail frontage. Therefore, the proposal would adaptively reuse an underutilized space with limited street frontage. New signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.

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

There are 12 other vacancies within the NCT-3 District (8% vacancy rate) and 1 vacancy within the 300 foot vicinity (4% vacancy rate).

- E. The existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project.

The existing mix of daily needs-serving uses (defined as: Limited Restaurants; Other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus city-wide retail uses (defined as all other uses) is fairly balanced within the NCT-3 District at 56% to 44%, respectively. Within 300 feet of the subject property, the balance of uses is tipped towards more towards daily needs-serving retail uses (68%). The proposed use (ATM)—while defined by the Planning Code as a Financial Services Use because its size (approximately 500 square feet) slightly exceeds the quantitative threshold for Limited Services Uses—will function more like a true Limited Services Use, thereby increasing the concentration of daily needs-serving retails uses within the NCT-3 District to 52% (68% within 300 feet of the subject property).

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

The proposed use would only increase the concentration of formula retail uses (as measured by number of storefronts) by approximately 1.2% within the NCT-3 District, and by approximately 4.8% within 300 feet of the subject property; the increase is considered nominal. With the addition of one new formula retail use, the concentration of formula retail uses within the District would increase by approximately 0.3% (as measured by linear feet) or by 1.2% (as measured by number of commercial storefronts); the concentration of formula retail uses within 300 feet of the subject property would increase by approximately 2.2% (as measured by linear feet) or by 4.8% (as measured by number of

commercial storefronts). These calculations do not include non-retail establishments, such as residential uses, or parking lots.

- G. For Formula Retail uses of 20,000 gross square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7 and 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of this Code.

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

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 proposal will provide desirable goods and services to the neighborhood. As the proposed use will function as a daily needs-serving retail use within the NCT-3 District, the establishment of the new use will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial Transit District and is thus consistent with activities in the commercial land use plan.

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 proposal would active a previously vacant space that was not originally designed to function as an active retail frontage. Therefore, the proposal would adaptively reuse an underutilized space with limited street frontage.

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. The proposal will provide the neighborhood with a retail store for a popular financial services provider.

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.

The proposal would not displace an existing neighborhood-serving retail as the subject tenant space is currently vacant. Employment opportunities may stem from the operation needs of the new use—supporting/restocking the ATM machines on a regular basis.

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

The existing units in the surrounding neighborhood would not be adversely affected. The Project should benefit the residents of the subject building by providing a Financial Services Use within the ground-floor of the subject building.

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

The Project does not propose the elimination of any dwelling units; housing supply is unaffected.

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

The creation of an ATM vestibule within the subject tenant space will not impact MUNI service or overburden the streets or neighborhood parking as users of the ATM are intended to be arriving by foot (and not by automobile).

- 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 any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The subject building was constructed in 2013 and employs modern building technologies to safeguard the building (and its users) from seismic events. The proposal calls for minor tenant improvements with no change to the building envelope. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building was constructed in 2013; a landmark or historic building does not occupy the Project site.

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

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

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. 2016-011223CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 10, 2016, 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. XXXXX. 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 December 1, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 1, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the establishment of new ATM vestibule (Financial Services Use) for a formula retail establishment (d.b.a. "Bank of America") located at 1844 Market Street, within Lot 016 of Assessor's Block 0871, within the NCT-3 District and a 85-X Height and Bulk District, pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 790.110; in general conformance with plans, dated March 10, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-011223CUA and subject to conditions of approval reviewed and approved by the Commission on December 1, 2016 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 December 1, 2016 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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PROVISIONS

8. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

9. **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

10. **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

11. **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>

- 12. 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>

- 13. Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

- 14. Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 15. 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.

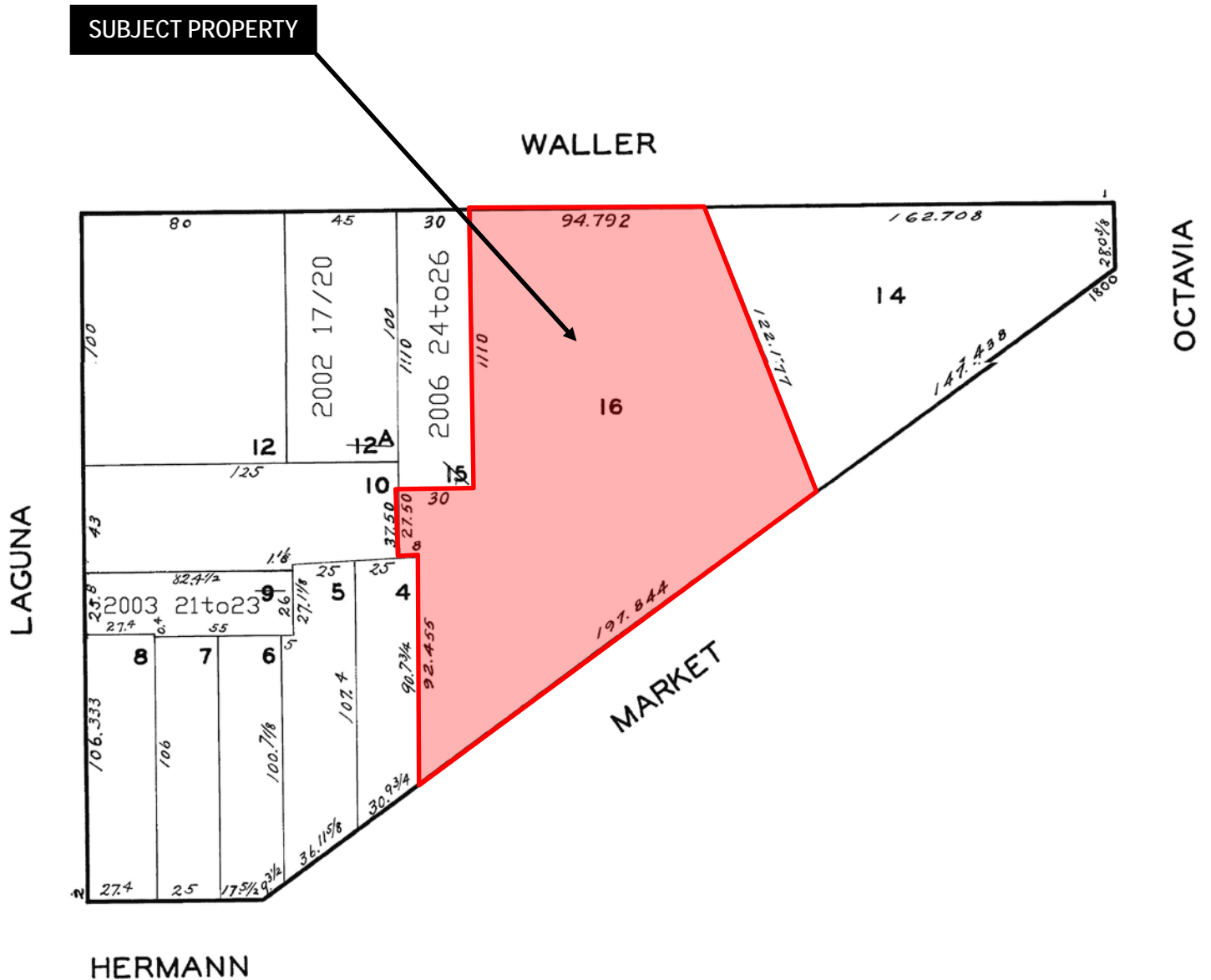
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 16. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

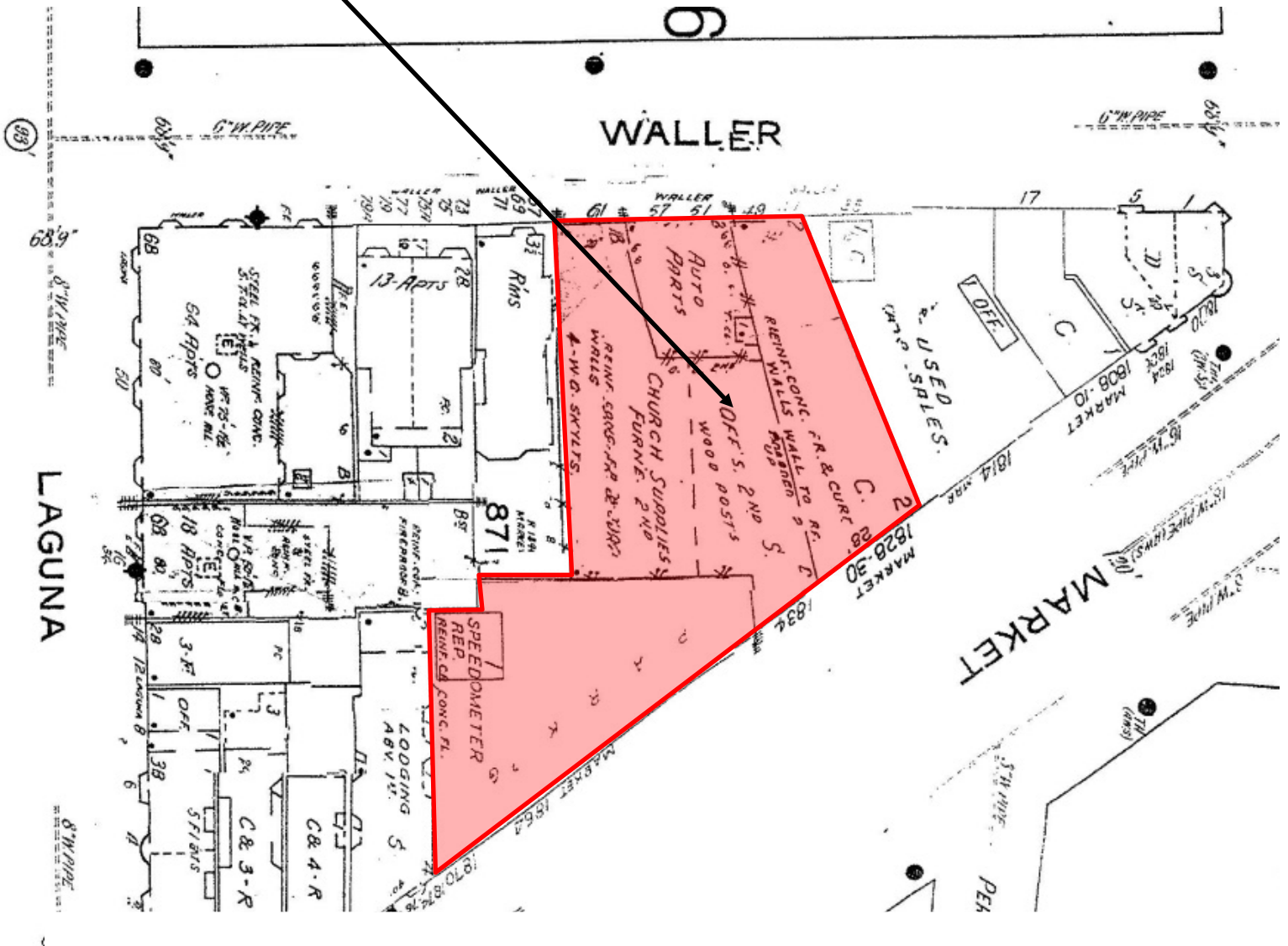
Exhibits

Parcel Map



Sanborn Map*

SUBJECT PROPERTY

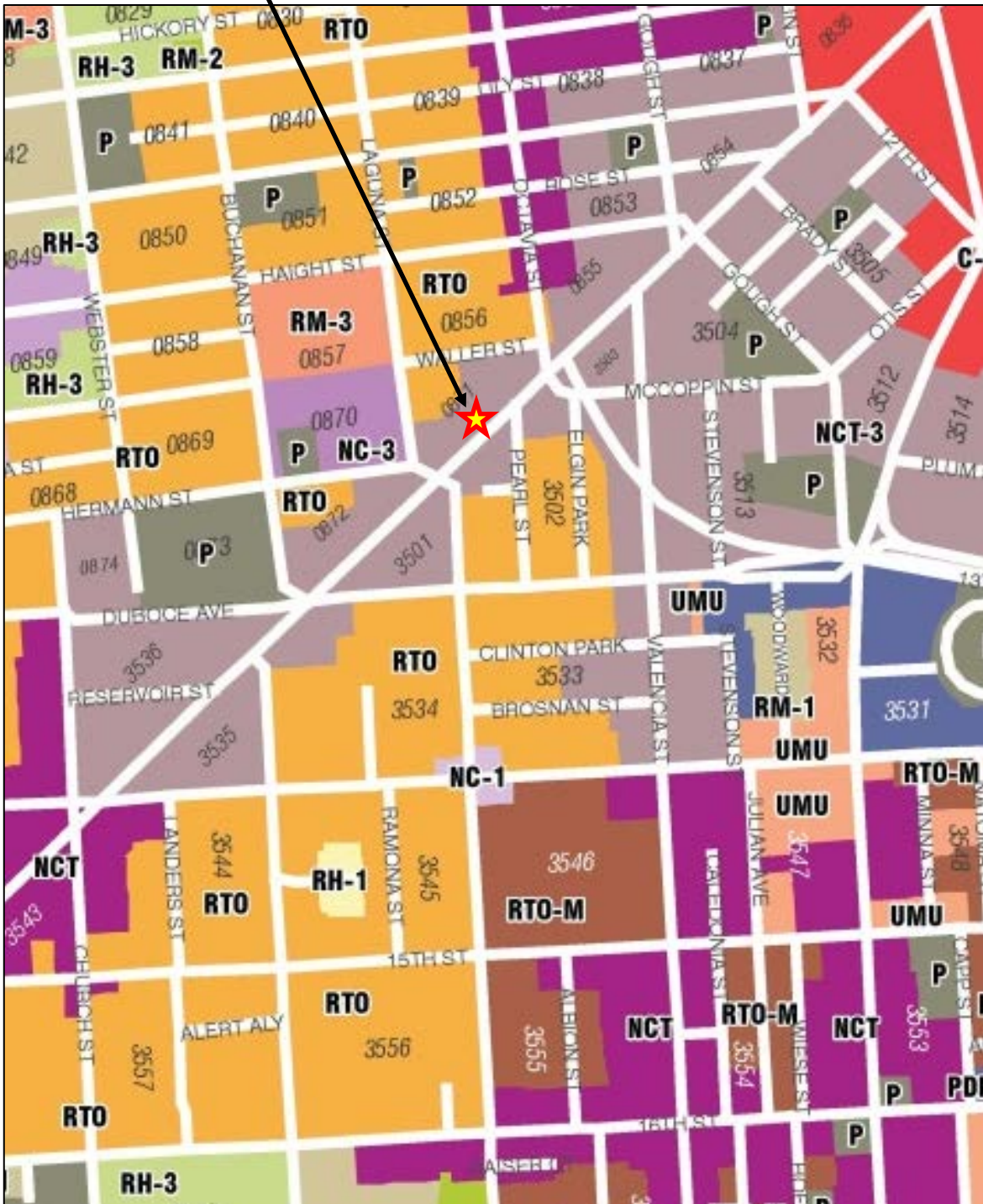


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2016-011223CUA
1844 Market Street

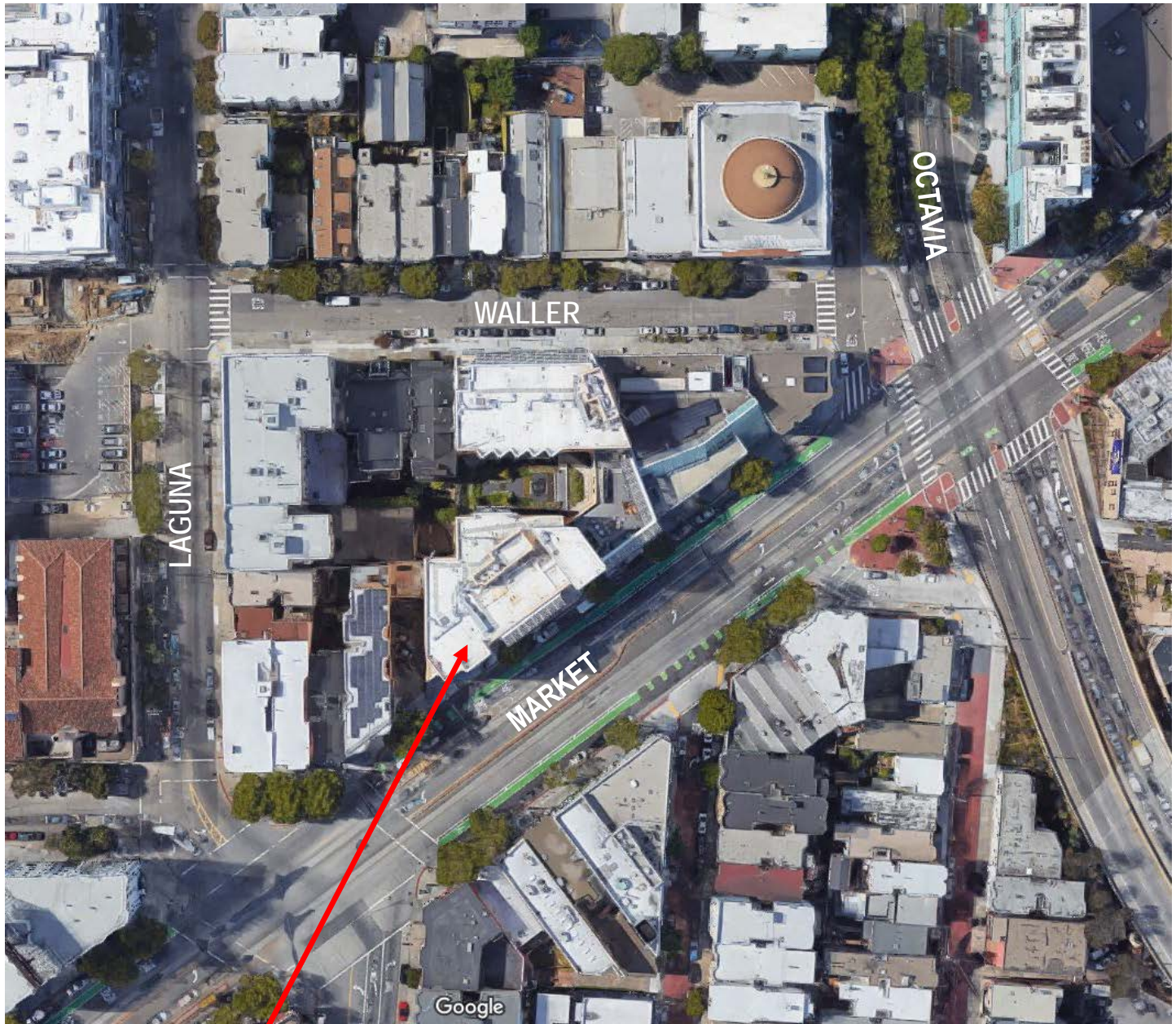
Zoning Map

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2016-011223CUA
 1844 Market Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2016-011223CUA
1844 Market Street

Site Photos

SUBJECT TENANT SPACE

SUBJECT PROPERTY



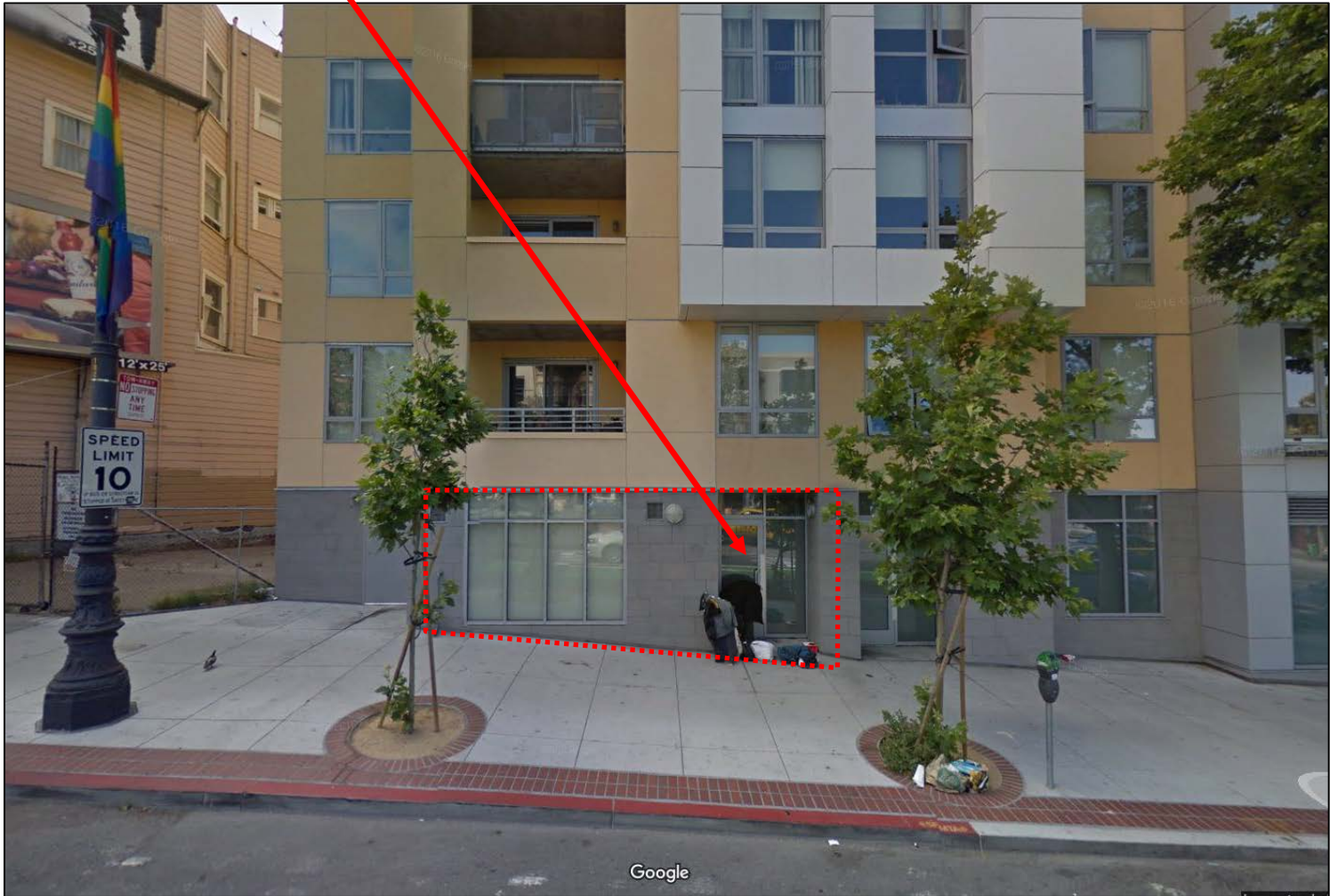
Street View of 1844 Market Street (in front of subject property).



Conditional Use Authorization
Case Number 2016-011223CUA
1844 Market Street

Site Photos

SUBJECT TENANT SPACE



Street View of 1844 Market Street (in front of subject property).



Conditional Use Authorization
Case Number 2016-011223CUA
1844 Market Street

Site Photos

SUBJECT TENANT SPACE



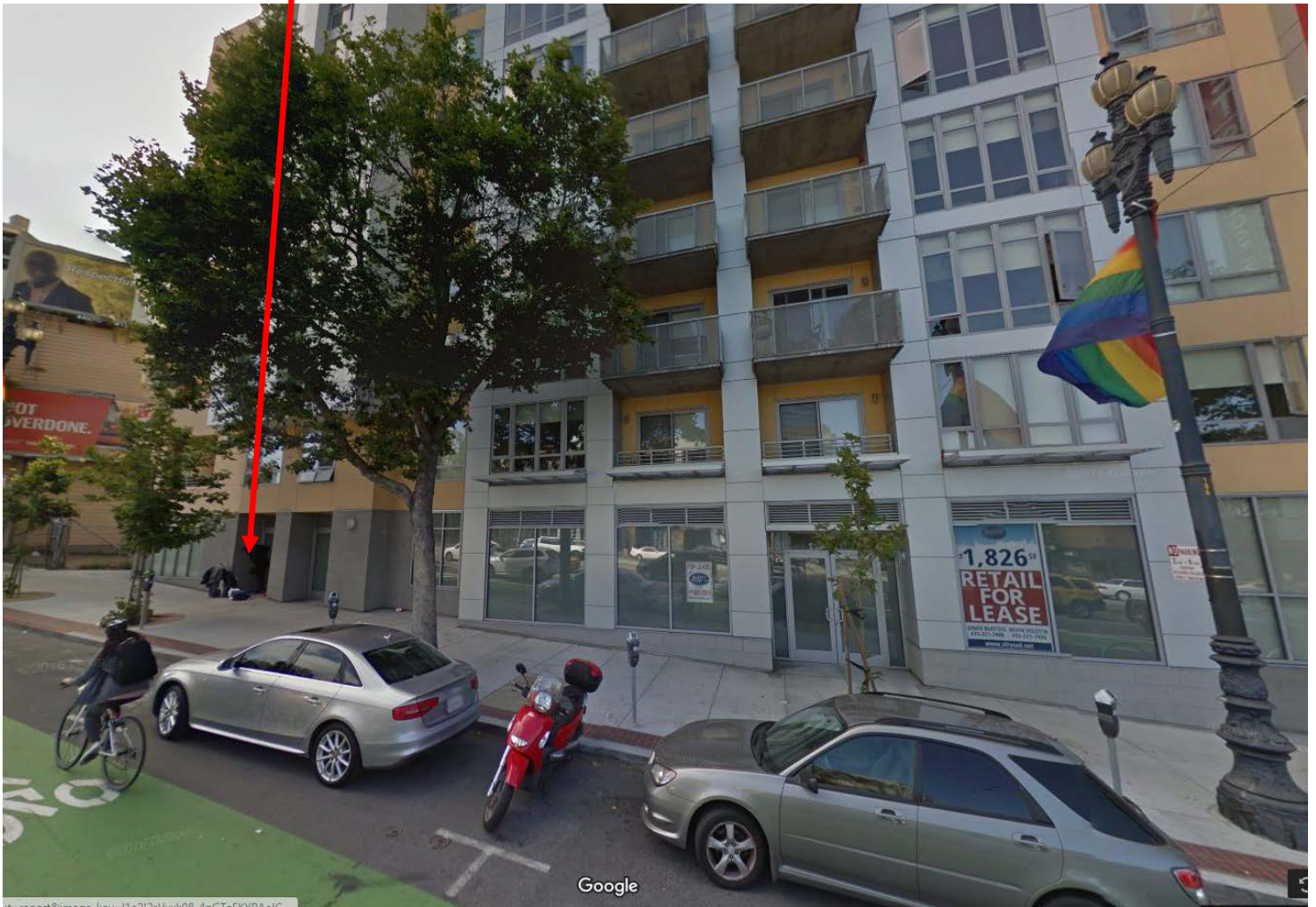
Street View of 1844 Market Street (in front of subject property).



Conditional Use Authorization
Case Number 2016-011223CUA
1844 Market Street

Site Photos

SUBJECT TENANT SPACE



Street View of 1844 Market Street (in front of subject property).



Conditional Use Authorization
Case Number 2016-011223CUA
1844 Market Street

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ____

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, November 17, 2016**

Time: **Not before 12:00 PM (noon)**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1844 Market Street	Case No.:	2016-011223CUA
Cross Street(s):	Octavia Blvd./Laguna St.	Building Permit:	2016.03.21.2579
Block /Lot No.:	0871/016	Applicant:	Thad Adcock
Zoning District(s):	NCT-3/85-X	Telephone:	(415) 496-6390
Area Plan:	Market and Octavia	E-Mail:	thadius.adcock@gmail.com

PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 790.110 to establish a new Financial Services Use (ATM vestibule) for a formula retail establishment (d.b.a. "Bank of America") within the ground-floor of in a newly-constructed mixed-use building. This development was previously approved by the Planning Commission in 2006 (Case No. 2004.0892ECK); construction concluded in 2013. The ATM vestibule would be situated within a vacant commercial tenant space measuring approximately 500 square feet, within the existing building envelope.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: nicholas.foster@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

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CASE NUMBER:

2016-011223CUA

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:**Martin W. Elliott****PROPERTY OWNER'S ADDRESS:****121 Spear Street, #500
San Francisco, CA 94105****TELEPHONE:****(415) 836-2706****EMAIL:****APPLICANT'S NAME:****Anna Han****APPLICANT'S ADDRESS:****2101 Webster Street, Suite 2000
Oakland, CA 94612****TELEPHONE:****(510) 625-7407****EMAIL:****anna_han@gensler.com**Same as Above ☐**CONTACT FOR PROJECT INFORMATION:****SF Codes****ADDRESS:****237 Kearny Street****TELEPHONE:****(415) 496-6390****EMAIL:****sfcodes@gmail.com**Same as Above ☐**COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):****SF Codes****ADDRESS:****237 Kearny street,
San Francisco, CA 94108****TELEPHONE:****(415) 496-6390****EMAIL:****sfcodes@gmail.com**Same as Above ☐

2. Location and Classification

STREET ADDRESS OF PROJECT:**1844 Market Street****ZIP CODE:****94102****CROSS STREETS:****Pearl Street****ASSESSORS BLOCK/LOT:****0871 / 016****LOT DIMENSIONS:****LOT AREA (SQ FT):****23,078****ZONING DISTRICT:****NCT-3****HEIGHT/BULK DISTRICT:****85X**

3. Project Description

(Please check all that apply)		PRESENT OR PREVIOUS USE:
<input type="checkbox"/> Change of Use	ADDITIONS TO BUILDING:	Vacant - Commercial
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Rear	PROPOSED USE:
<input type="checkbox"/> New Construction	<input type="checkbox"/> Front	Group - B remote ATM
<input checked="" type="checkbox"/> Alterations	<input type="checkbox"/> Height	BUILDING APPLICATION PERMIT NO.:
<input type="checkbox"/> Demolition	<input type="checkbox"/> Side Yard	DATE FILED:
<input checked="" type="checkbox"/> Other Please clarify: Formula Retail		

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	Approx. 113	Approx. 113		
Hotel Rooms	N.A.	N.A.		
Parking Spaces	90	90		
Loading Spaces	NA	NA		
Number of Buildings	1	1		
Height of Building(s)				
Number of Stories	8	8		
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	n/a			
Retail	Approx. 3,600	Approx. 3,600	Approx. 500	
Office	n/a			
Industrial/PDR <small>Production, Distribution, & Repair</small>	n/a			
Parking				
Other (Specify Use)				
TOTAL GSF			Approx. 140,380	

Please describe any additional project features that are not included in this table:
(Attach a separate sheet if more space is needed)

Estimated Construction Costs

TYPE OF APPLICATION:

Alteration

OCCUPANCY CLASSIFICATION:

Group - B

BUILDING TYPE:

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

500

BY PROPOSED USES:

Commercial - Remote ATM

ESTIMATED CONSTRUCTION COST:

\$90,000

ESTIMATE PREPARED BY:

General contractor

FEE ESTABLISHED:

\$90,000

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:

M W Elliott

Date:

8/1/16

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

MARTIN W. ELLIOTT
Owner / Authorized Agent (circle one)

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;

Bank of America ATM vestibule is in congruence with preservation of existing retail use. Design shall enhance retail use as design complies with formula retail standards. The ATM Vestibule and corresponding "ATM Room" will facilitate jobs through the collection of monies inside the vestibule where the security personnel will refill monies and collect deposits.

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

ATM vestibule should not impact existing neighborhood and housing character. In fact, it will serve those residents that occupy the diverse neighborhoods and existing housing.

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

N/a this is a commercial project

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

The ATM store will not impact the existing transit service & parking because this is an unoccupied retail location for walk-up traffic. End users will be pedestrian foot traffic.

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;

ATM Vestibule will maintain dedicated retail use and will not impede economic diversity. No office use shall apply. This is simply a convenience for pedestrians conducting frequently other diverse business locations. The vestibule will facilitate monetary transactions within the area.

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

This building was constructed in 2013 & met prevalent code at that time. Additionally, the ATM has a security system requiring ATM card for entry. Cameras will also be employed to capture ATM uses.

7. That landmarks and historic buildings be preserved; and

N/A. The Existing building is not a landmark, nor it is a historical building.

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

Alteration will have no impact to the parks & access to sun light.

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 type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input 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>Formula Retail Affidavit</i>	<input checked="" type="checkbox"/>
<p><small>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)</small></p>	

N/A @ intake

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: *[Signature]*

Date: *8/31/16*

AFFIDAVIT FOR Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 1844 MARKET ST		
ASSESSORS BLOCK/LOT: 0871 / 016	ZONING DISTRICT: NCT-3	HEIGHT/BULK DISTRICT: 85X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): GROUP-B REMOTE ATM	
PROPOSED BUSINESS NAME: BANK OF AMERICA	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: ATM VESTIBULE	
BUILDING PERMIT APPLICATION NO.: (if applicable)	CONDITIONAL USE CASE NO.: (if applicable)

3. Quantity of Retail Locations

		TOTAL
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.	5000+
3.b	How many of the above total locations are in San Francisco?	25

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 utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input 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 type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL			

Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

SF CODES, LLC

NAME: GALLET GILHARD - S.F.C.		<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 380 WATERVIEW PL, BAY POINT, CA 94565		
PHONE: (925) 286-3340	EMAIL: THAD@SFCODES.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: _____

8/31/57

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 (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED? <input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: _____		Date: _____	
Printed Name: _____		Phone: _____	



**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)

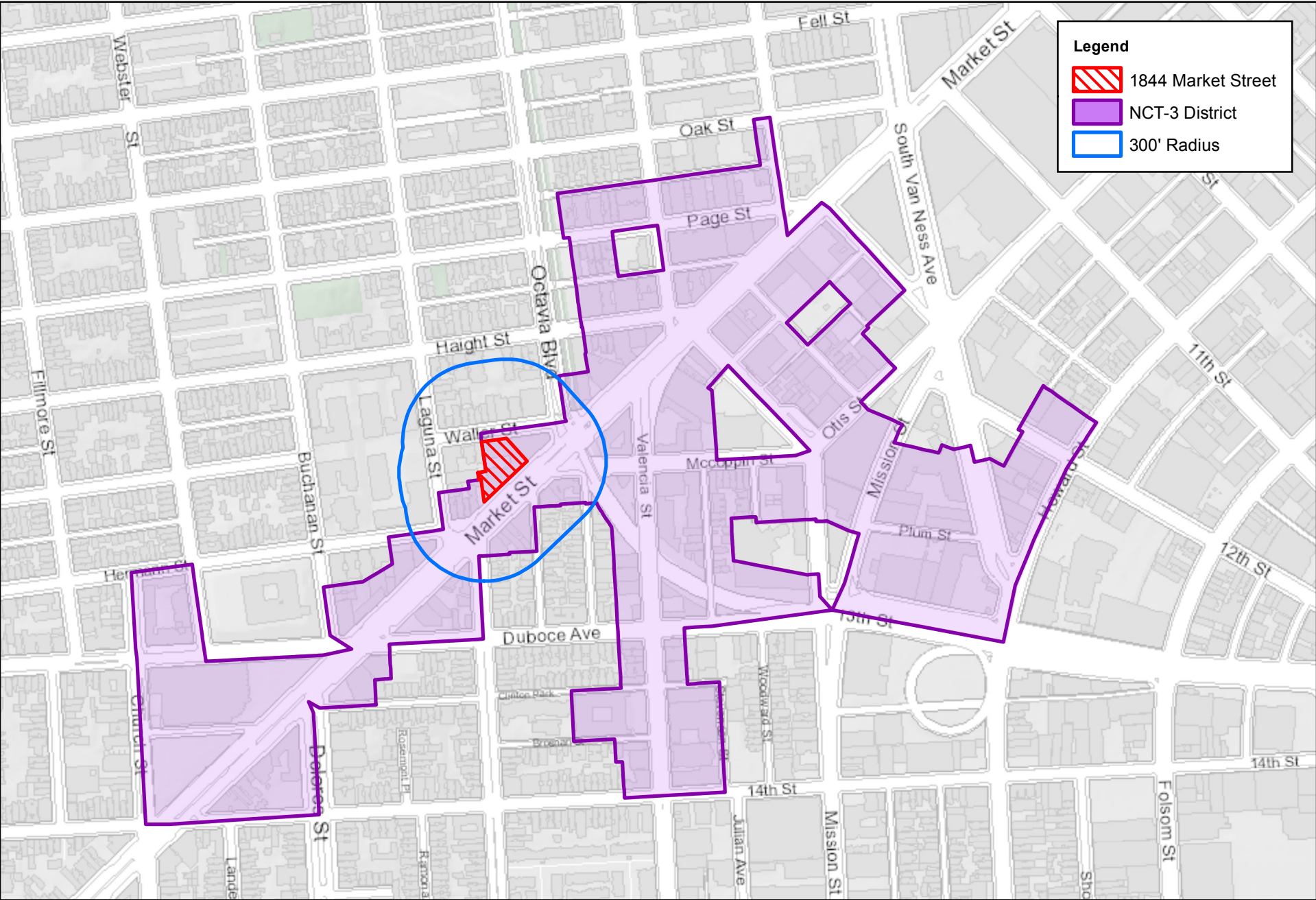
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

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

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1844 Market Street: Formula Retail Survey Map



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

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Bank of America



1844 Market (ATM)

Site ID: CAW-F17

1844 Market Street
San Francisco, CA 94102

Project Number: 33.0809.011

Issue for Permit
03.10.16

Bank of America

1844 Market (ATM)

1844 Market Street
San Francisco, CA 94102

Gensler

2101 Webster Street
Suite 2000
Oakland, CA 94612
Tel: 510.625.7400
Fax: 510.625.7499

PROJECT INFORMATION

PROJECT DESCRIPTION: BANK OF AMERICA
INTERIOR FIT OUT - REMOTE ATM

BUILDING ADDRESS: 1844 MARKET STREET
SAN FRANCISCO, CA 94102

FLOOR: GROUND FLOOR

OCCUPANCY TYPE: BUSINESS GROUP B

CONSTRUCTION TYPE: II-N

PROJECT AREA: 502 SF

APPLICABLE CODES:
CALIFORNIA BUILDING CODE 2013 CBC
CALIFORNIA FIRE CODE 2013 CFC
CALIFORNIA MECHANICAL CODE 2013 CMC
CALIFORNIA ELECTRIC CODE 2013 CEC
CALIFORNIA PLUMBING CODE 2013 CPC
CALIFORNIA ENERGY CODE - T24 2013

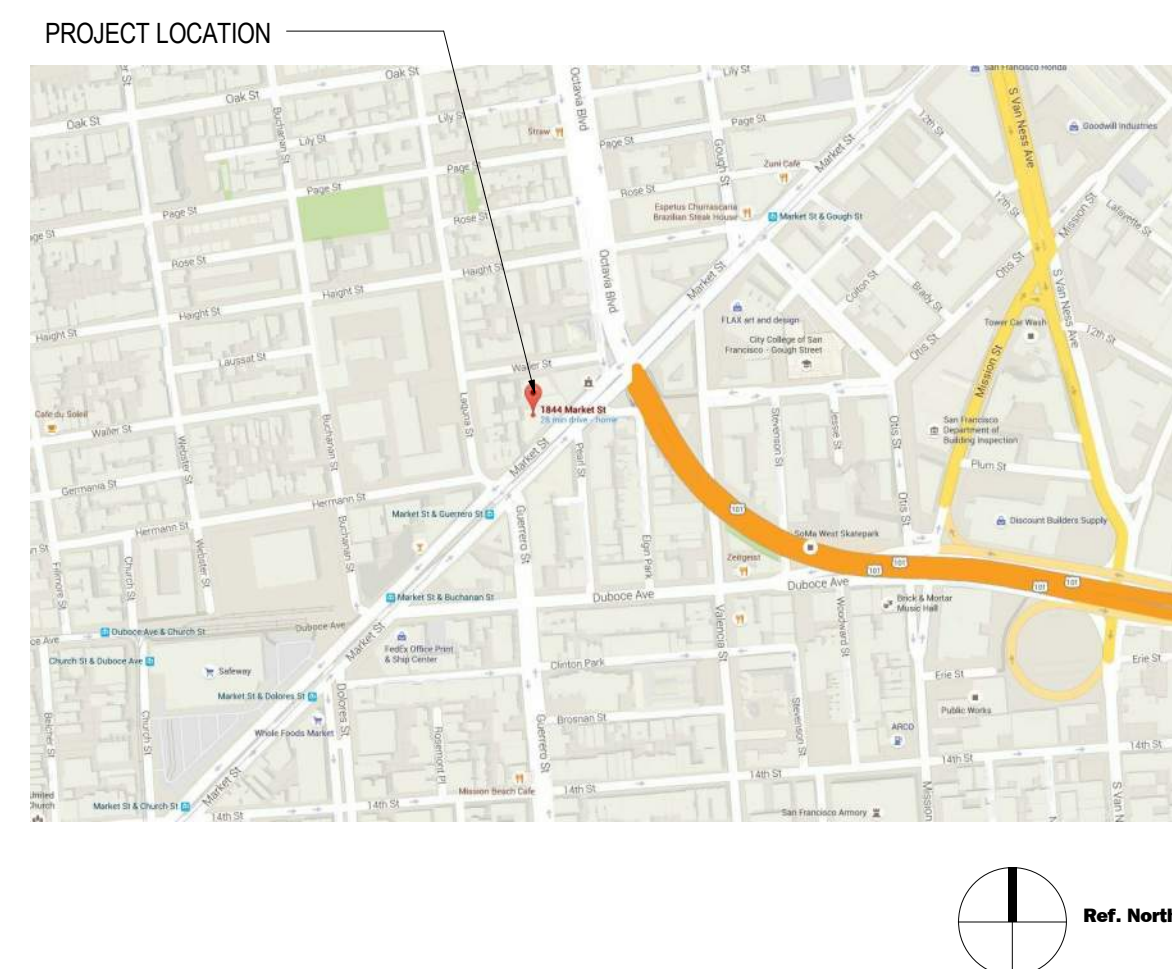
ALL APPLICABLE CITY OF SAN FRANCISCO, LOCAL AND STATE LAWS AND REGULATIONS

SCOPE OF WORK

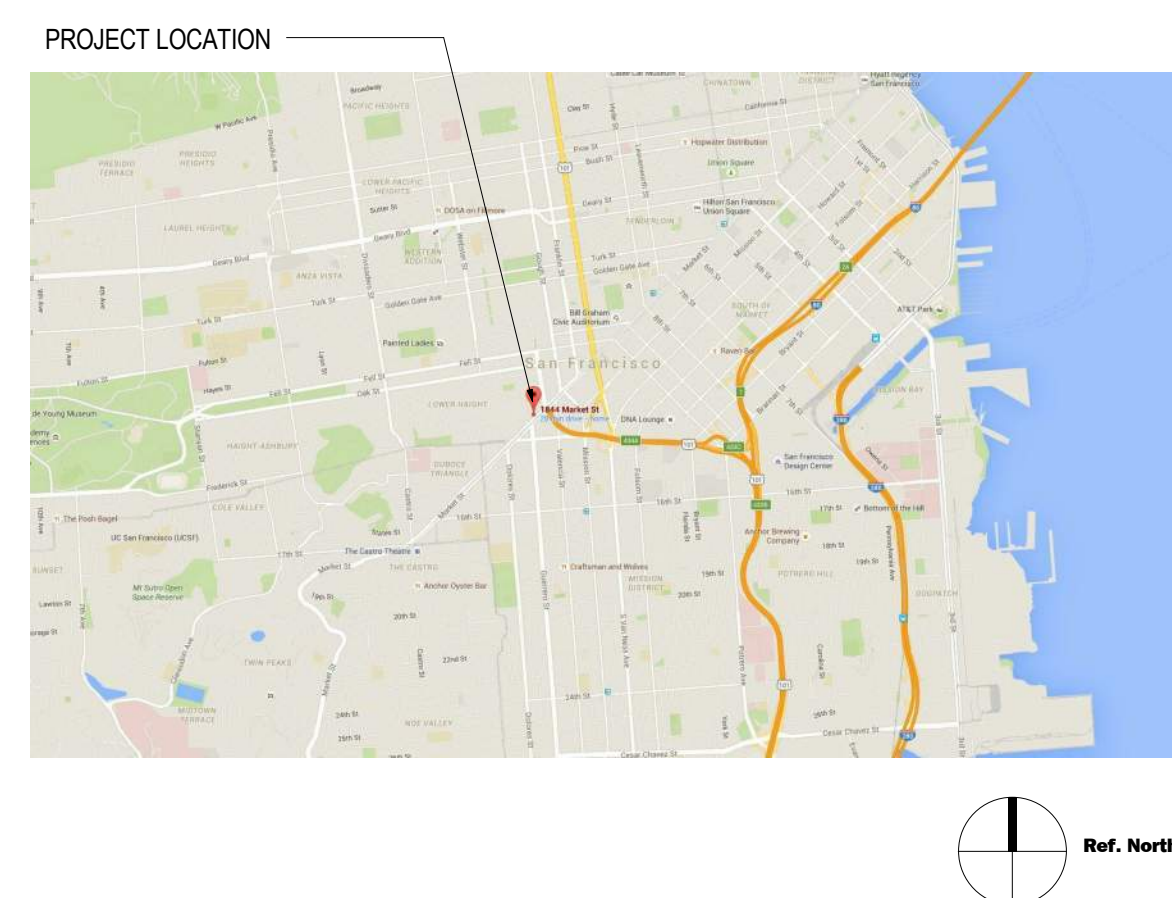
INTERIOR FIT-OUT FOR BANK OF AMERICA'S REMOTE ATM, INCLUDING:
24-HR ATM VESTIBULE
TWO (2) WALK-UP ATMS
ATM ROOM
FINISHES
HVAC
ELECTRICAL

* SIGNAGE UNDER DEFERRED SUBMITTAL

VICINITY MAP



LOCATION MAP



DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	CURRENT ISSUE DATE	CURRENT ISSUE DESCRIPTION
GENERAL			
A00.00	PROJECT INFORMATION, TEAM, DRAWING INDEX, MAPS & SCOPE OF WORK	03/10/16	Issue for Permit
A00.01	DA CHECKLIST, INDOOR WATER USE	03/10/16	Issue for Permit
A00.10	GENERAL NOTES	03/10/16	Issue for Permit
A00.40	ACCESSIBILITY INFORMATION	03/10/16	Issue for Permit
ARCHITECTURAL			
A00.50	SITE PLAN	03/10/16	Issue for Permit
A02.01	CONSTRUCTION PLAN AND INTERIOR ELEVATIONS	03/10/16	Issue for Permit
A03.01	FINISH PLAN AND REFLECTED CEILING PLAN AND DETAILS	03/10/16	Issue for Permit
A04.01	ENLARGED PLAN AND DETAILS	03/10/16	Issue for Permit
STRUCTURAL			
S01.00	GENERAL NOTES, ABBREVIATIONS, SYMBOLS & DRAWING INDEX	03/10/16	Issue for Permit
S01.01	PARTIAL FIRST FLOOR PLAN AND DETAILS	03/10/16	Issue for Permit
MECHANICAL			
M0.1	MECHANICAL LEGENDS, NOTES, SCHEDULES AND DETAILS	03/10/16	Issue for Permit
M0.2	MECHANICAL SPECIFICATIONS	03/10/16	Issue for Permit
M0.3	ENERGY COMPLIANCE FORMS	03/10/16	Issue for Permit
M2.0	MECHANICAL FLOOR PLAN	03/10/16	Issue for Permit
ELECTRICAL			
E-0	SITE PLAN - POWER	03/10/16	Issue for Permit
E-0.1	SPECIFICATIONS	03/10/16	Issue for Permit
E-0.2	TITLE-24 COMPLIANCE FORMS	03/10/16	Issue for Permit
E-0.3	TITLE-24 COMPLIANCE FORMS	03/10/16	Issue for Permit
E-1	POWER & LIGHTING PLAN	03/10/16	Issue for Permit
E-4	SINGLE LINE & SCHEDULES	03/10/16	Issue for Permit
E-6	DETAILS	03/10/16	Issue for Permit

PROJECT TEAM

JLL

FACILITY PARTNER
2000 CLAYTON ROAD
BUILDING "D"
CONCORD, CA 94520
E-MAIL: CHARMI.DEEPAK@AM.JLL.COM
CONTACT: CHARMI DEEPAK

GENSLER

ARCHITECT
2101 WEBSTER STREET
SUITE 2100
OAKLAND, CA 94612
TELEPHONE: 510.625.7400
EMAIL: ANNA_HAN@GENSLER.COM
CONTACT: ANNA HAN

ACIES ENGINEERING

MECHANICAL, ELECTRICAL AND PLUMBING
111 W. EVELYN AVE
SUITE301
SAN FRANCISCO, CA 94103
TELEPHONE: 408.522.5255
EMAIL: WILSON@ACIES.NET
CONTACT: WILSON LEE

PARADIGM

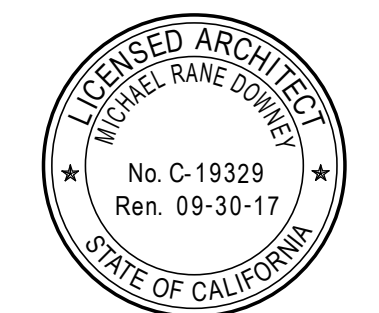
STRUCTURAL
639 FRONT STREET
4TH FLOOR
SAN FRANCISCO, CA 94111
TELEPHONE: 415.362.8977
EMAIL: JYOKOYAMA@PARADIGMSE.COM
CONTACT: JON YOKOYAMA

GSC INC.

GENERAL CONTRACTOR
1658 WATSON COURT
MILPITAS, CA 95035
CONTACT: JOHN CARUSO
TELEPHONE: 408.946.3311

Issue #	Issue Date	Issue Description
1	03/10/16	Issue for Permit

Seal/Signature



Project Name
1844 Market (ATM)

Project Number
33.0809.011

Description
PROJECT INFORMATION, TEAM, DRAWING INDEX, MAPS & SCOPE OF WORK

Scale
1:1

A00.00

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PROJECT TEAM

VERIFICATION

D.A. CHECKLIST (p. 1 of 2): The address of the project is : 1844 MARKET STREET

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

1. The proposed use of the project is RETAIL - BANKING (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: NEW WALK-UP ATM IN EMPTY RETAIL SUITE
3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 90,000 which is : (check one) ☐ more than / ☒ less than the Accessibility Threshold amount of \$150,244.00 based on the "2016 ENR Construction Cost Index" (The cost index & threshold are updated annually).
4. Is this a City project and/or does it receive any form of public funding? Check one: ☐ Yes / ☒ No
Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

☐ **A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required:
Fill out page 2 of D.A. Checklist

☐ **B:** Project Adjusted cost of construction is greater than the current valuation threshold:
Fill out and attach page 2 of D.A. Checklist and any other required forms to plans

☒ **C:** Project adjusted cost of construction is less than or equal to the current valuation threshold:
Fill out page 2 of D.A. Checklist and attach Form C to plans

☐ **D:** Proposed project consists entirely of Barrier removal:
Fill out and attach Barrier removal form to Plans

☐ **E: Proposed project** is minor revision to previously approved permit drawings only.
(Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible - An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship - When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AIC.

6

D.A. CHECKLIST (p. 2 of 2): The address of the project is : 1844 MARKET STREET

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

	Existing Fully Complying	Will be Up-graded to full Compliance	Removal of existing elements will provide full access	Compliance is Technically Infeasible	Approved exceptions with immediately preceding code	Not required by Code (per current building)	Not required by Code (per current building)	Must be ratified by AIC	Location of detail(s) - include detail no. & drawing sheet (do not draw this part HERE!!) Also certification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		REF A00.40 AND A00.50
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NO DESIGNATED PARKING
C. At least one accessible restroom for each sex or a single unisex restroom, serving the area of remodel.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE EXISTING
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE EXISTING
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE EXISTING
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		NONE EXISTING
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.		

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here, _____ and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

7

Form C: DISABLED ACCESS 20% RULE

This form is only required for projects equal to or under the valuation threshold when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and any required form(s) on the plans.

Based on CBC Section 11B-202.4 Exception 8, only projects with a construction cost less than or equal to the valuation threshold (current EN R Construction Cost Index Amount) are eligible for the 20% rule. In choosing which accessible elements to provide, priority should be as listed on p. 2 of the D.A. Checklist.

In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 11B-202.4 Exceptions1 through 8 for other exceptions).

CBC Section 11B-202.4, Exception 9 (*abbreviated*): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 8, even if the value of the project exceeds the valuation threshold in Exception 8. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding Alterations to the Path of Travel as required by 11B-202.4)	\$ 90,000	\$
B) 20% of A) :	\$ 18,000	\$
List the Upgrade Expenditures and their respective construction cost below:		
1. HAND RAIL AT EXISTING RAMP	\$ 9,000	\$
2.	\$	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
Total Upgrade Expenditures <small>Should be approximately equal to, but not to exceed Line B.</small>	\$ 9,000	\$

8

GREEN BUILDING COMPLIANCE PROFESSIONAL OF RECORD FOR ARCHITECTURAL MEASURES:

I HAVE BEEN RETAINED BY THE PROJECT SPONSOR TO ASSURE THAT APPROVED CONSTRUCTION DOCUMENTS AND CONSTRUCTION FULLFILL THE REQUIREMENTS OF SAN FRANCISCO BUILDING CODE CHAPTER 13C. IT IS MY PROFESSIONAL OPINION THAT THE GREEN BUILDING REQUIREMENTS OF THE SAN FRANCISCO BUILDING CODE WILL BE MET. I WILL NOTIFY THE DEPARTMENT OF BUILDING INSPECTION IF THE PROJECT WILL, FOR ANY REASON, NOT SUBSTANTIALLY COMPLY WITH THESE REQUIREMENTS, OR IF I AM NO LONGER THE GREEN BUILDING COMPLIANCE PROFESSIONAL OF RECORD FOR THE PROJECT.

MICHAEL DOWNEY

NAME

GENSLER & ASSOCIATES

FIRM

C-19329

ARCHITECTURAL OR ENGINEERING LICENSE NUMBER

LICENSE PROFESSIONAL: SIGN & DATE

AFFIX PROFESSIONAL STAMP:



CITY AND COUNTY OF SAN FRANCISCO GREEN BUILDING SUBMITTAL

ARCHITECTURE

INSTRUCTIONS TO APPLICANT:

Check the box by each measure to indicate that you intend to comply with the listed requirement. For each requirement, use the "Plan Set Location" column to indicate where in the submittal documents compliance with the requirement can be verified. (If items in the "Reference" column are not applicable, indicate "N/A."

An abbreviated summary of each requirement is included for reference. Projects seeking LEED certification may voluntarily use the "LEED" submittal as an alternative to this form.

REQUIRED MEASURES	OTHER NEW NON-RESIDENTIAL	ADDITION >2,000 SF OR ALTERATION >\$500,000	SHEET REFERENCE	COMMENTS
TYPE OF PROJECT: RENOVATION OF EXISTING BANK OF AMERICA TO CONVERT TO EXPRESS BRANCH				
CONSTRUCTION WASTE MANAGEMENT: 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000
RECYCLING BY OCCUPANTS: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable, and landfill materials. (13C.5.4.10.1, et al) - See Administrative Bulletin 088.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000
ADHESIVES, SEALANTS, & CAULKS: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulation Title 17 for aerosol adhesives (CalGreen 5.714.4.4.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000
PAINTS AND COATINGS: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (Calgreen 5.714.4.4.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000
CARPET: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOC's (Specification 01350) 3. NSF/ANSI 140 at the Gold Level AND Carpet Cushion must meet CRI Green Label. AND Carpet Adhesive must not exceed 50 g/L VOC content. (CalGreen 5.714.4.4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000
COMPOSITE WOOD: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000
RESILIENT FLOORING SYSTEMS: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore Program (13C.5.504.4.6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		N/A: COST OF ALTERATION LESS THAN \$500,000

Bank of America
1844 Market (ATM)

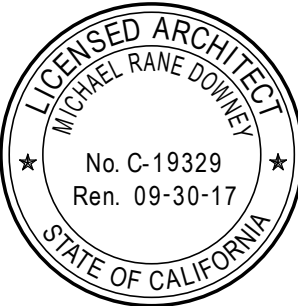
1844 Market Street
San Francisco, CA 94102

2101 Webster Street
Suite 2000
Oakland, CA 94612
Tel: 510.625.7407
Fax: 510.625.7499

Gensler

Issue #	Issue Date	Issue Description
1	03/10/16	Issue for Permit

Seal/Signature



Project Name

1844 Market (ATM)

Project Number

33.0809.011

Description

DA CHECKLIST, INDOOR WATER USE

Scale

NO SCALE

A00.01

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BANK OF AMERICA SECURITY GUIDELINE

NOTE: THE FOLLOWING INFORMATION ARE GUIDELINES ONLY AND ARE NOT OFFICIAL BANK STANDARDS

CONSTRUCTION/ELECTRICAL

1. AMICO OR SECURITY MESH "SUPER MAX" OR EQUIVALENT. (ASM, 75-9F HEAVY) FOR INSTALLATION IN BETWEEN ALL SURROUNDING WALL MATERIALS AND CEILING SPACES. THE PRODUCT MUST BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS WITH THE SPECIFIED SECURITY CLIP HARDWARE. CONSIDERATION MUST BE GIVEN TO ANY HVAC/VENTILATION OPENINGS OR SHAFTS THAT ENTER THE SPACE. ADDITIONAL CONSTRUCTION MATERIALS MAY BE REQUIRED.
2. STEEL SERVICE ROOM ENTRANCE DOOR AND STEEL FRAME. SERVICE ROOM ENTRANCE DOORS MUST HAVE A CONTINUOUS HINGE ON THE DOOR TO REDUCE THE RISK OF TAMPERING.
3. PICK RESISTANT HIGH SECURITY COMMERCIAL GRADE ADA STYLE LOCKSET. (MUST MEET UL 437 STANDARD)
4. HIGH SECURITY COMMERCIAL GRADE DEADBOLT WITH A MINIMUM 1" THROW. (MUST MEET UL 437 STANDARD)
5. LATCH GUARD COVERING BOTH THE LOCKSET AND DEADBOLT
6. DOOR CLOSER
7. DOOR SCOPE OR TURRET STYLE ADJUSTABLE VIEWFINDER
8. ADDITIONAL CONSTRUCTION MATERIALS MAY BE REQUIRED DEPENDING UPON THE INSTALLATION OR SECURITY RISK.
9. MOTION ACTIVATED SENSOR TO ACTIVATE LIGHTING IN THE ATM SERVICE ROOM. ENSURE LIGHTING IN THE ATM SERVICE ROOM CANNOT MANUALLY BE TURNED OFF.

ALARM HARDWARE

1. ALARM PANEL WITH 80 HOURS OF BATTERY BACK-UP
2. WALL/CEILING PLENUM MOUNTED MOTION SENSORS. IF THERE IS A CEILING PLENUM AREA ABOVE ANY CEILING TILE, GRIDS, ETC. A SECONDARY MOTION SENSOR MUST BE INSTALLED WITHIN THE PLENUM AREA
3. SERVICE ROOM ENTRANCE DOOR CONTACT DEVICE
4. DUAL TECH STYLE SEISMIC/THERMAL SENSOR INSTALLED INSIDE OF EACH ATM. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR ATMS
5. UPLINK CELLULAR BACK-UP. CONCEAL WIRING INSIDE THE WALL. MOUNT UPLINK PANEL ON AN OPPOSITE WALL AND CONCEAL OUT OF VIEW AND OUT OF REACH. WITHIN THE CEILING PLENUM AREA IF POSSIBLE. OR IN ANOTHER SECURE OUT OF VIEW LOCATION
6. NON-LATCHING DOUBLE SQUEEZE HOLD-UP/DURESS ALARM.

CCTV

1. DAY/NIGHT DOME CAMERAS INSIDE OF THE ATM ROOM
2. TRANSACTION CAMERAS
3. DAY/NIGHT EXTERIOR OVERVIEW CAMERA MONITORING THE SERVICE ROOM ENTRANCE DOOR AND APPROACHES TO THE ATMS.

FIRE DEPARTMENT NOTES

1. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
2. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
3. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
4. DOOR OPENINGS INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20 MINUTE RATING AND SHALL BE SELF-CLOSING.
5. 20-MINUTES DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.
6. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREAS.
7. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED END POINT FLAME SPREAD RATING.
8. CLASS I, FLAME SPREAD 0-25, SMOKE DENSITY 150, FOR MATERIALS INSTALLED IN VERTICAL EXITS.
9. CLASS II, FLAME SPREAD 26-75, SMOKE DENSITY 300, FOR MATERIALS INSTALLED IN HORIZONTAL EXITS.
10. CLASS III, FLAME SPREAD 76-200, SMOKE DENSITY OF 450, FOR MATERIALS INSTALLED IN ANY OTHER LOCATION.
11. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
12. WOOD BLOCKING SHALL BE FIRE-TREATED IN ACCORDANCE WITH APPLICABLE CODES.
10. HEARING IMPAIRED: FLASHING VISUAL WARNINGS SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE, AND SHALL BE SYNCHRONIZED.
11. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FINISHES FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
12. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES AND ALL FIRE RATE WALLS WITH CORRESPONDING HOURLY RATINGS BY EITHER INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: "1 HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS." NOTE: IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF THREE (3) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.

DISABLED ACCESS NOTES

1. THE AMERICANS WITH DISABILITIES ACT (A.D.A.) PROVIDES THAT ALL ALTERATIONS TO A FACILITY MUST BE MADE IN SUCH A MANNER THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE ALTERED PORTIONS OF THE FACILITY ARE READILY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. BANK AND GENERAL CONTRACTOR ACKNOWLEDGES THAT THE REQUIREMENTS OF A.D.A. WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE ARCHITECT THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORTS TO INTERPRET A.D.A. REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES ORDNANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT BANK OF AMERICA WILL COMPLY WITH ALL INTERPRETATIONS OF THE A.D.A. REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT.
2. THE SCOPE OF WORK INDICATED IN THESE DRAWINGS IS FOR SPECIFIC ITEMS SELECTED BY BANK OF AMERICA FOR CUSTOMER ACCESS TO GOODS AND SERVICES. NOTE THAT SOME AREAS OF ACCESS HAVE NOT BEEN MODIFIED TO MEET A.D.A. REQUIREMENTS. ALL OTHER AREAS OF A.D.A. UPGRADE THAT MAY BE REQUIRED AT THIS TIME ARE NOT IN THIS CONTRACT AND ARE NOT INDICATED ON THESE DOCUMENTS. SEE BANK OF AMERICA FOR ADDITIONAL INFORMATION CONCERNING OTHER AREAS OF A.D.A. SCOPE OF WORK.
3. IN BUILDING AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.
4. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
5. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE, SHALL BE NOT LESS THAN 44" IN WIDTH.
6. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NOT GREATER THAN 1:2.
7. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER. TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 34" AND 44" ABOVE FLOOR FINISH.
8. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 34" AND 44" ABOVE THE FLOOR.
9. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
10. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
11. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL NOT BE LESS THAN 3' IN WIDTH IN NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
12. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
13. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
14. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
15. FLOORS AND LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
16. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER TREAD OF EACH INTERIOR STAIR WITH A STRIP OF CLEARLY CONTRASTING COLOR AT LEAST 2" WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
17. LOCATE BOTTOM OF CENTER ELECTRICAL RECEPTACLE OUTLET BOXES NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (A.D.A.) ALONG WITH ALL STATE, COUNTY, AND LOCAL APPLICABLE CODES, ORDERS, ORDINANCES AND REGULATIONS. NOTIFY ARCHITECT PRIOR TO START OF WORK OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CODE. ALL WORK SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENT.
2. BEFORE COMMENCING WORK, CONTRACTOR SHALL BECOME FAMILIAR WITH DRAWINGS SCOPE OF WORK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL SUBMIT TO BANK OF AMERICA PROJECT MANAGER AND ARCHITECT AN ITEMIZED COST BREAKDOWN OF ALL SCOPE ITEMS AND A CONSTRUCTION SCHEDULE. WORK TO BE SCHEDULED TO MEET BANK OF AMERICA REQUIREMENTS.
4. ALL WORK DESCRIBED OR INDICATED IN THESE DOCUMENTS AND ALL WORK DEPENDENT UPON OR NECESSARY TO COMPLETE THIS WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER CONSISTENT WITH THE BEST STANDARDS OF THE TRADE INVOLVED AND BE OF ITEMS AND MATERIALS SUITED FOR THE PURPOSE INTENDED.
5. TRADESMEN, CRAFTSMEN, INSTALLERS, FOREMEN, AND SUPERVISORS ARE TO BE SKILLED, EXPERIENCED AND LICENSED IF REQUIRED IN THE WORK THEY WILL BE PERFORMING.
6. PROJECT CONSTRUCTION ITEMS TO BE NEW, UNLESS OTHERWISE NOTED. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS COMPLETE DESCRIPTIONS OF ITEMS, INCLUDING DRAWINGS, TEST DATA, SAMPLES, COST AND SCHEDULE CHANGES ARE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ANY ITEM NOTED ON THE DRAWINGS THAT ARE NOT AVAILABLE OR WOULD CAUSE A TIME DELAY SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND THE ARCHITECT NOTIFIED.
7. TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE U.N.O. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
8. DIMENSION LINES ARE TO FACE OF FINISH ON EXISTING AND NEW WORK, UNLESS NOTED AS FACE OF STUD OR MASONRY OR CENTERLINE OR OTHERWISE. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE AND LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
9. PROVIDE SHOP DRAWINGS WHERE INDICATED AND FOR ALL METAL FABRICATION OR WHERE THEY ARE CALLED OUT FOR ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS TO THE ARCHITECT WITH AMPLE TIME TO REVIEW. REQUIRED CORRECTIONS WILL BE NOTED AND A COPY WILL BE RETURNED TO THE CONTRACTOR WHO SHALL REVISE DRAWINGS AND RESUBMIT FOR FINAL APPROVAL PRIOR TO FABRICATION.
10. CONTRACTOR TO SUBMIT SAMPLES OF ALL FINISH MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS NOTING DEVIATIONS BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS AND NEW CONSTRUCTION OF ALL TRADES AND DELIVER TO BANK OF AMERICA AT END OF PROJECT. GENERAL CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS WITH THE MOST CURRENT CONSTRUCTION DOCUMENTS THROUGHOUT THE PROJECT, INCLUDING ALL REVISIONS.
12. CONTRACTOR TO NOTIFY ARCHITECT AND BANK OF AMERICA PROJECT MANAGER OF ALL REVISIONS TO THE DRAWINGS AND CHANGES WITH THE SCOPE OF WORK OR SCHEDULE REQUIRED BY GOVERNING AGENCIES, FIELD CONDITIONS OR BANK OF AMERICA PERSONNEL REGARDLESS OF EXTENT. ALL REVISIONS TO BE IN WRITING AS CHANGE ORDERS AND APPROVED PRIOR TO STARTING WORK.
13. CONTRACTOR TO PROVIDE EQUIPMENT TO ENSURE LIFE SAFETY OF PUBLIC, TENANTS AND WORKERS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT PEDESTRIANS.
14. CONTRACTOR TO VERIFY EXISTING STRUCTURAL CONDITIONS AND REQUIREMENTS OF NEW CONSTRUCTION PRIOR TO START OF WORK. CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK AND SHALL BE FULLY RESPONSIBLE FOR SAME, UNLESS SPECIFICALLY DETAILED IN THE DRAWINGS. CONTRACTOR SHALL PROVIDE BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORTS AS NECESSARY FOR ALL FIXTURES, EQUIPMENTS AND ALL OTHER ITEMS REQUIRING SAME.
15. SITE AND BUILDING SHALL BE MAINTAINED IN A CLEAN, SAFE MANNER. DIRTY/ NOISY WORK SHALL BE PERFORMED AT SUCH TIME AS DIRECTED PER THE OWNER AND/OR CITY WHEN THE WORK VARIOUS SECTIONS ARE COMPLETED, AND AT OTHER TIMES AS DIRECTED BY BANK OF AMERICA, OR OWNER. ALL TRASH DEBRIS, SURPLUS MATERIAL, TOOLS AND EQUIPMENT TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. LEAVE PREMISES IN A CONDITION ACCEPTABLE TO BANK OF AMERICA OR OWNER.
16. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE. WHERE EXISTING CONSTRUCTION, FINISHES OR EQUIPMENT IS DAMAGED BY WORK IN THIS CONTRACT, THEY SHALL BE PATCHED, REPAIRED OR REPLACED AS REQUIRED TO MATCH EXISTING, BY TRADE WHOSE WORK IS DAMAGED AT NO COST TO BANK OF AMERICA.
17. LOCATION AND ELEVATION OF ALL WORK TO BE CONSTRUCTED ARE SHOWN ON DRAWINGS AND UNLESS DISCREPANCIES ARE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER LOCATION AND ELEVATIONS AS SHOWN AND INTENDED.
18. THE CONTRACTOR SHALL LAYOUT THE WORK AND SHALL ESTABLISH AND MAINTAIN NECESSARY MARKERS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME. THE CONTRACTOR SHALL LAYOUT, AS A GUIDE TO ALL TRADES AND TO HIS SUBCONTRACTORS, THE EXACT LOCATIONS OF NEW OR REMODEL WORK WITH RESPECT TO CHANGES TO EXISTING.
19. INSTALL AND APPLY ITEMS, MATERIALS, EQUIPMENT, FINISHES, ETC. INCLUDING THE PREPARATION OF SURFACES IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS AND INSTALLATION REQUIREMENTS.
20. PERTAINING TO EQUIPMENT: GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND RELOCATION OF ANY EXISTING EQUIPMENT OR CONSTRUCTION AS NECESSARY FOR A COMPLETE INSTALLATION.
21. ACCESS PANELS SHALL BE PROVIDED FOR ALL EQUIPMENT SWITCHES, VALVES AND OTHER CONTROL DEVICES THAT ARE CONCEALED. EXACT LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
22. BESIDES GUARANTEES REQUIRED ELSEWHERE, THE CONTRACTOR SHALL, HEREBY DOES, GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK WITH ANY OTHER WORK, WHICH MAY BE DISPLACED IN SO DOING, THAT MAY PROVE DEFECTIVE IN WORKMANSHIP AND/OR MATERIALS WITHIN A MINIMUM OF ONE YEAR PERIOD FROM THE DATE OF ACCEPTANCE WITHOUT EXPENSE, TO BANK OF AMERICA.
23. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
24. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
25. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
26. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM INSTALLATIONS.
27. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
28. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
29. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
30. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, UNLESS OTHERWISE NOTED.
31. CONCEALED INSULATING MATERIALS INSTALLED WITHIN WALL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
32. INSULATING MATERIALS WHICH ARE SUBJECT TO DIRECT EXPOSURE TO POTENTIAL FIRE ON THE INSIDE OF THE BUILDING DUE TO INSTALLATION IN UNCONCEALED SPACES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
33. MATERIALS EXPOSED WITHIN PLENUMS ARE REQUIRED TO BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.



1844 Market (ATM)

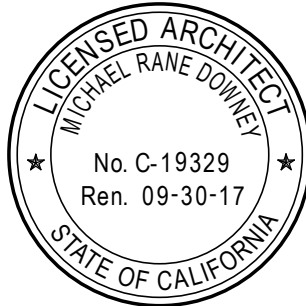
1844 Market Street
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Fax: 510.625.7499

Issue #	Issue Date	Issue Description
1	03/10/16	Issue for Permit

Seal/Signature



Project Name
1844 Market (ATM)

Project Number
33.0809.011

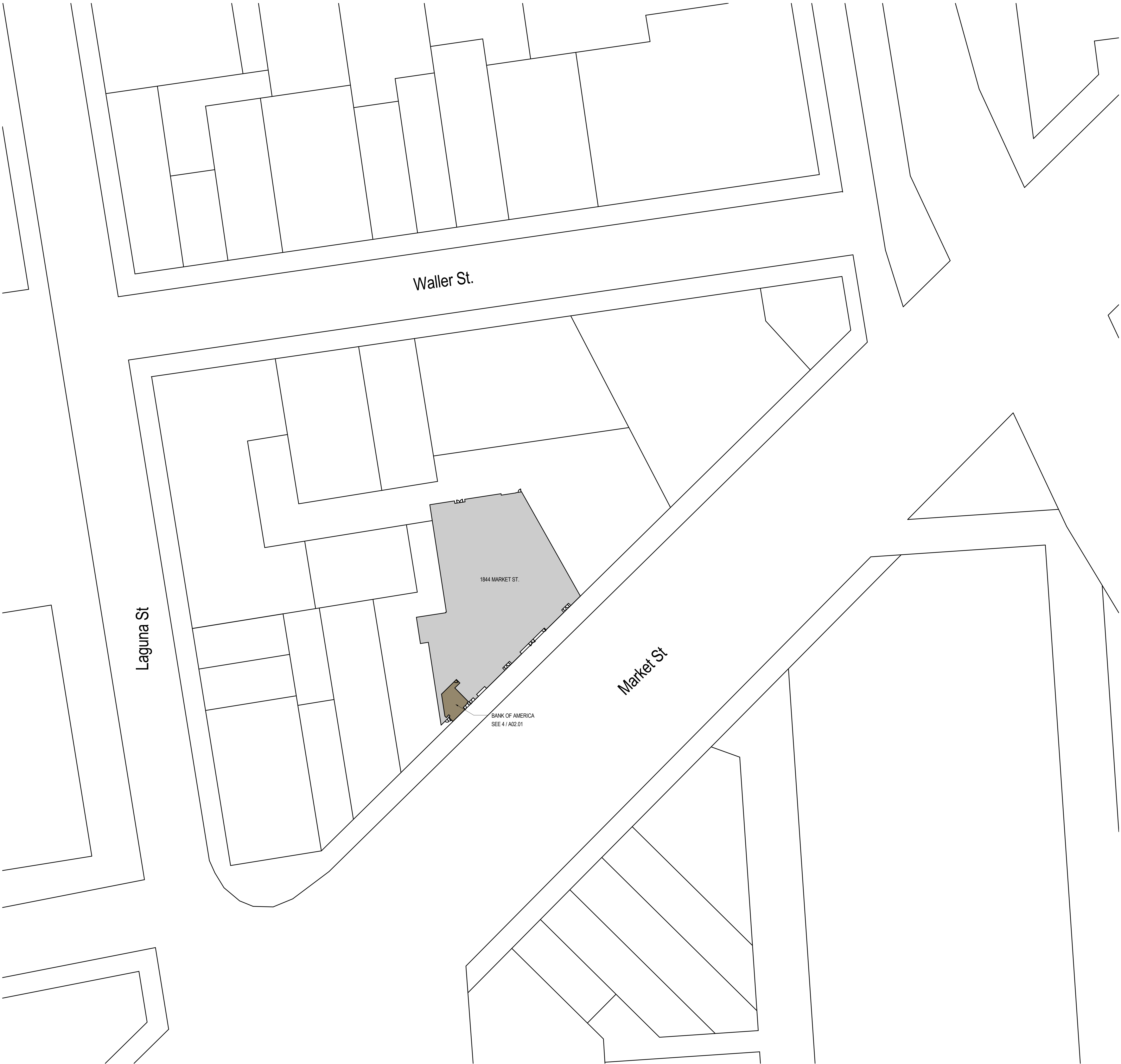
Description
GENERAL NOTES

Scale

A00.10

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SITE PLAN

SCALE: 1" = 40'-0"

04

KEY NOTES

SHEET NOTES



1844 Market (ATM)

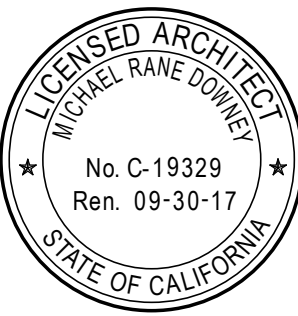
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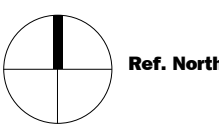
Project Name
1844 Market (ATM)

Project Number
33.0809.011

Description
SITE PLAN

Scale
1" = 40'-0"

A00.50



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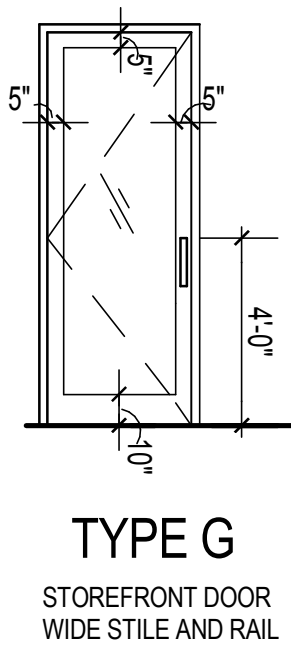
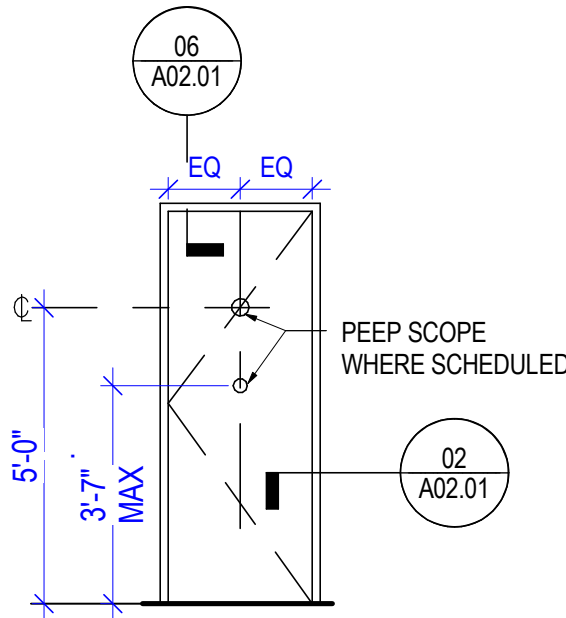
EQUIPMENT SCHEDULE

NUMBER	DESCRIPTION	MANUF/MODEL NO.	DIMENSION	NOTES
1	EQUIPMENT BY BANK SECURITY VENDOR- HAMILTON, DIEBOLD, & NCR			
56	ATM-WALK UP- VESTIBULE	DIEBOLD 7750 VESTIBULE TERMINAL CENL (8")	-	-
2	EQUIPMENT BY SECURITY VENDOR			
100	CARD READER	PARABIT ACS-2-KIT-IP-SR-S	-	-
3	EQUIPMENT BY CONTRACTOR			
FEC-1	FIRE EXTINGUISHER CABINET- FRONT OF HOUSE		-	RECESSED, PAINTED TO MATCH WALL

DOOR SCHEDULE

Assembly	Door	NEW EXISTING	Location	Dimensions	Material	Finish	Details	Frame	Assembly Rating	Hardware Set
Number	Type			Width Height Thickness			Head Jamb Sill	Material Finish	Fire Rating Temp Rise Smoke Label	
100A	G	EXISTING	ATM VESTIBULE	3'-0" 7'-0" 1 3/4"	ALUM/GLASS	-	- - -	ALUMINUM -		AL-1
100B	A	EXISTING	ATM VESTIBULE	3'-0" 7'-0" 1 3/4"	WOOD	P-2	- - -	HOLLOW METAL P-2		
122	A	NEW	ATM ROOM	3'-0" 7'-0" 1 3/4"	WOOD	P-2	06/A02.01 02/A02.01 10/A03.01	HOLLOW METAL P-2		11-C

DOOR TYPE



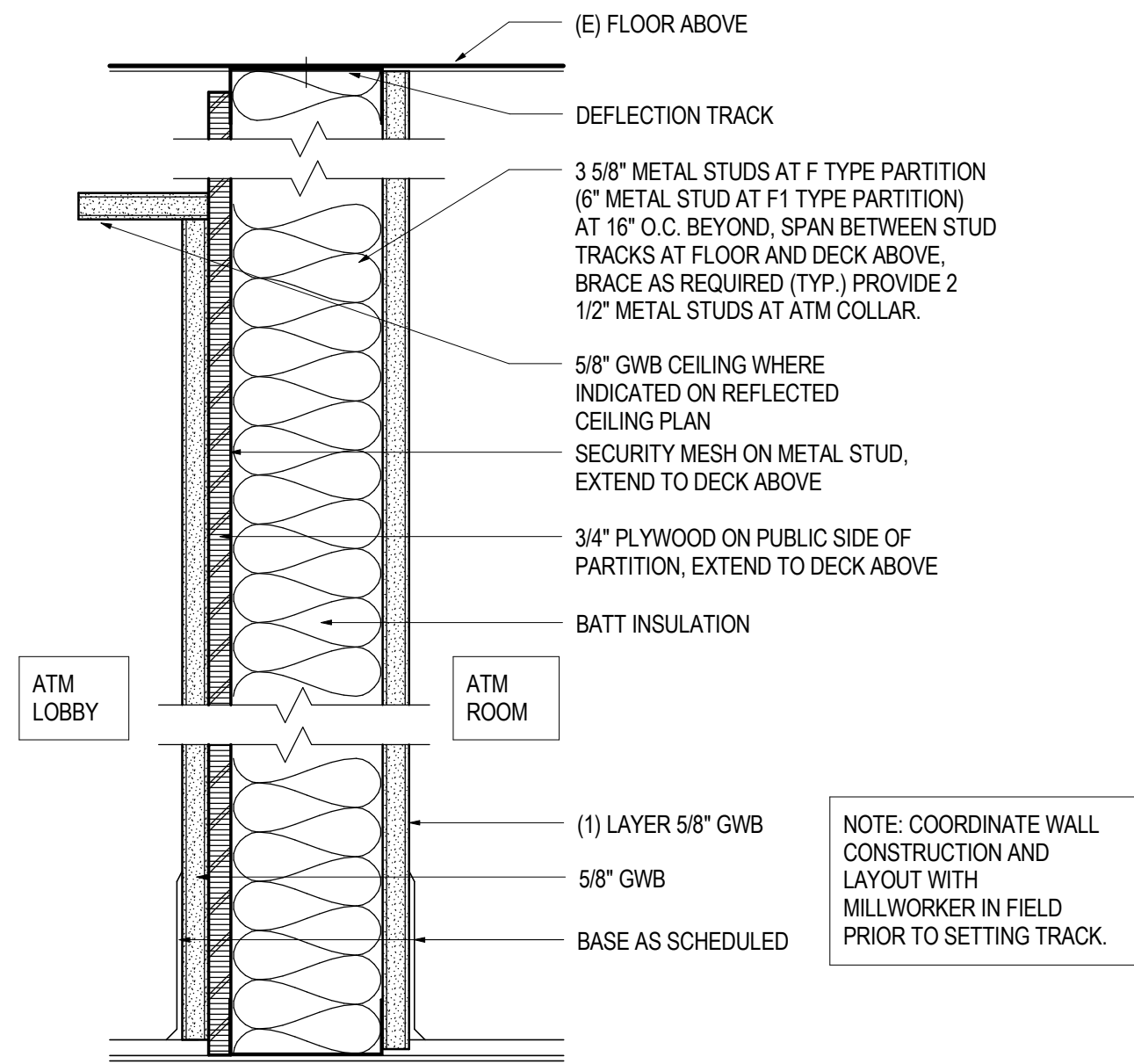
DOOR HARDWARE

Hardware Group No. 11C Provide each SGL door(s) with the following:

Quantity	Description	Model Number	Finish	Mfr
4	EA HINGE	BB1279 4.5 X 4.5	26D	HAG
1	EA STOREROOM LOCK	ND80HD SPA	626	SCH
1	EA SFIC EV B CORE ONLY	80-037	626	SCH
1	EA SURFACE CLOSER	4011	689	LCN
1	EA OVERHEAD STOP	100S	630	GLY
1	EA DOOR SCOPE	DS2000-ALS	AL	MIS
3	EA SILENCER	SR64	GRY	IVE

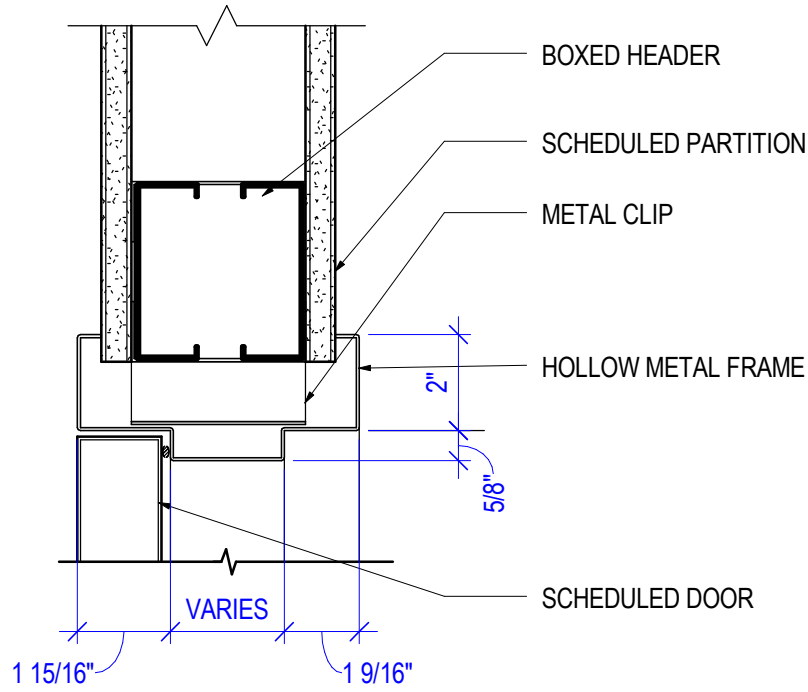
Hardware Group No. AL-1 Provide each SGL door(s) with the following. Substitutions are not permitted:

Quantity	Description	Model Number	Finish	Mfr
1	EA POWER TRANSFER	EPT-2	689	VON
1	EA MORTISE CYLINDER	80-132	626	SCH
1	EA RIM CYL W/CONST CORE	80-159	626	SCH
1	EA SFIC EV B CORE ONLY	80-037	626	SCH
1	EA SURFACE CLOSER	4111 SCUSH	689	LCN
1	EA MOUNTING PLATE	4110-18	689	LCN
1	EA CUSH SHOE SUPPORT	4110-30	689	LCN
1	EA BLADE STOP SPACER	4110-61	689	LCN
1	EA KEYSWITCH	653-14-NS-L2	630	SCE
1	EA POWER SUPPLY	PS914-2RS	GRY	VON
1	EA CARD READER	BY SECURITY CONTRACTOR		
1	EA DOOR POSITION SWITCH	BY SECURITY CONTRACTOR		
1	CUSTOM WIRING DIAGRAM	BY HARDWARE SUPPLIER		



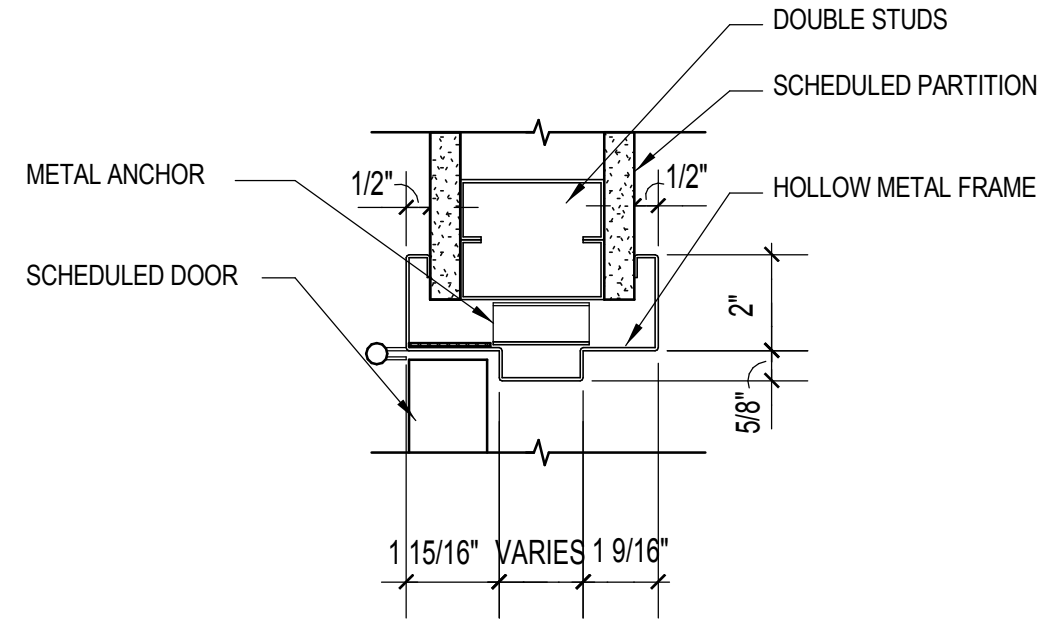
PARTITION TYPE F
SCALE: 3" = 1'-0"

01



HEAD AT HOLLOW METAL FRAME
SCALE: 3" = 1'-0"

06



JAMB AT HOLLOW METAL FRAME
SCALE: 3" = 1'-0"

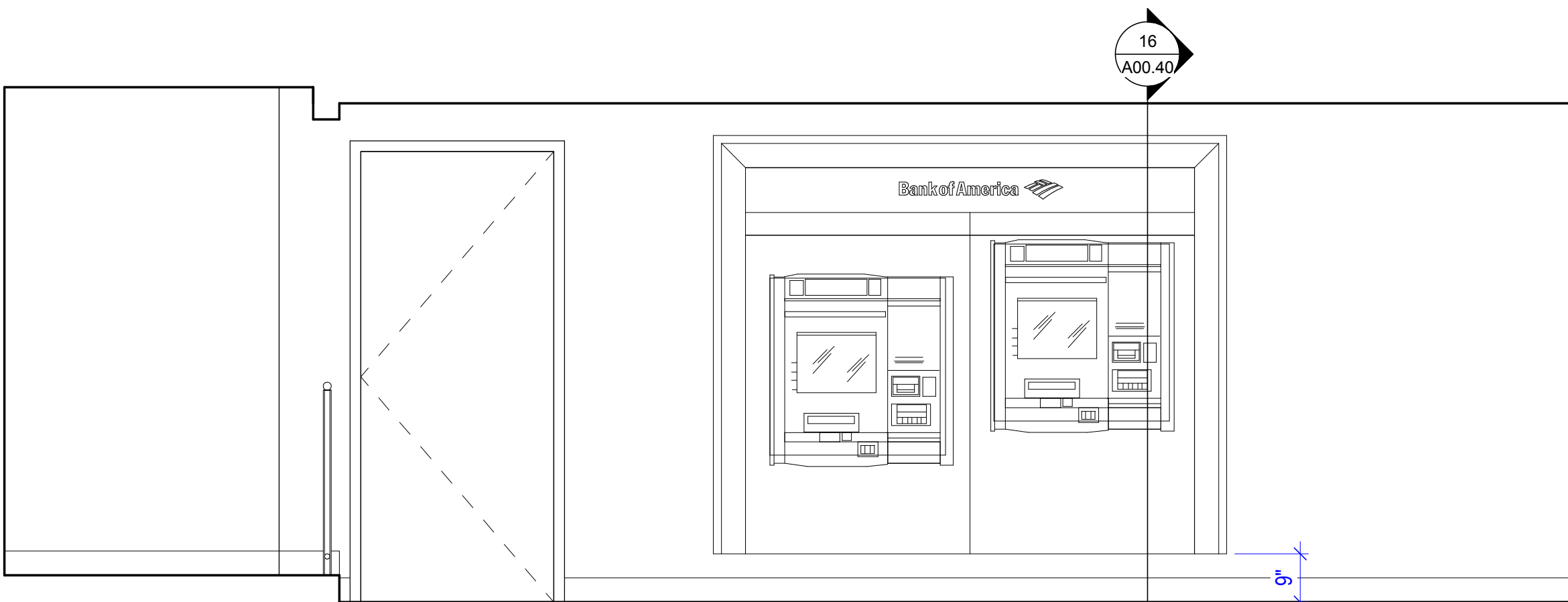
02

ELEVATION AT CHECK DESK
SCALE: 3/8" = 1'-0"

15

ELEVATION AT ATM ROOM
SCALE: 3/8" = 1'-0"

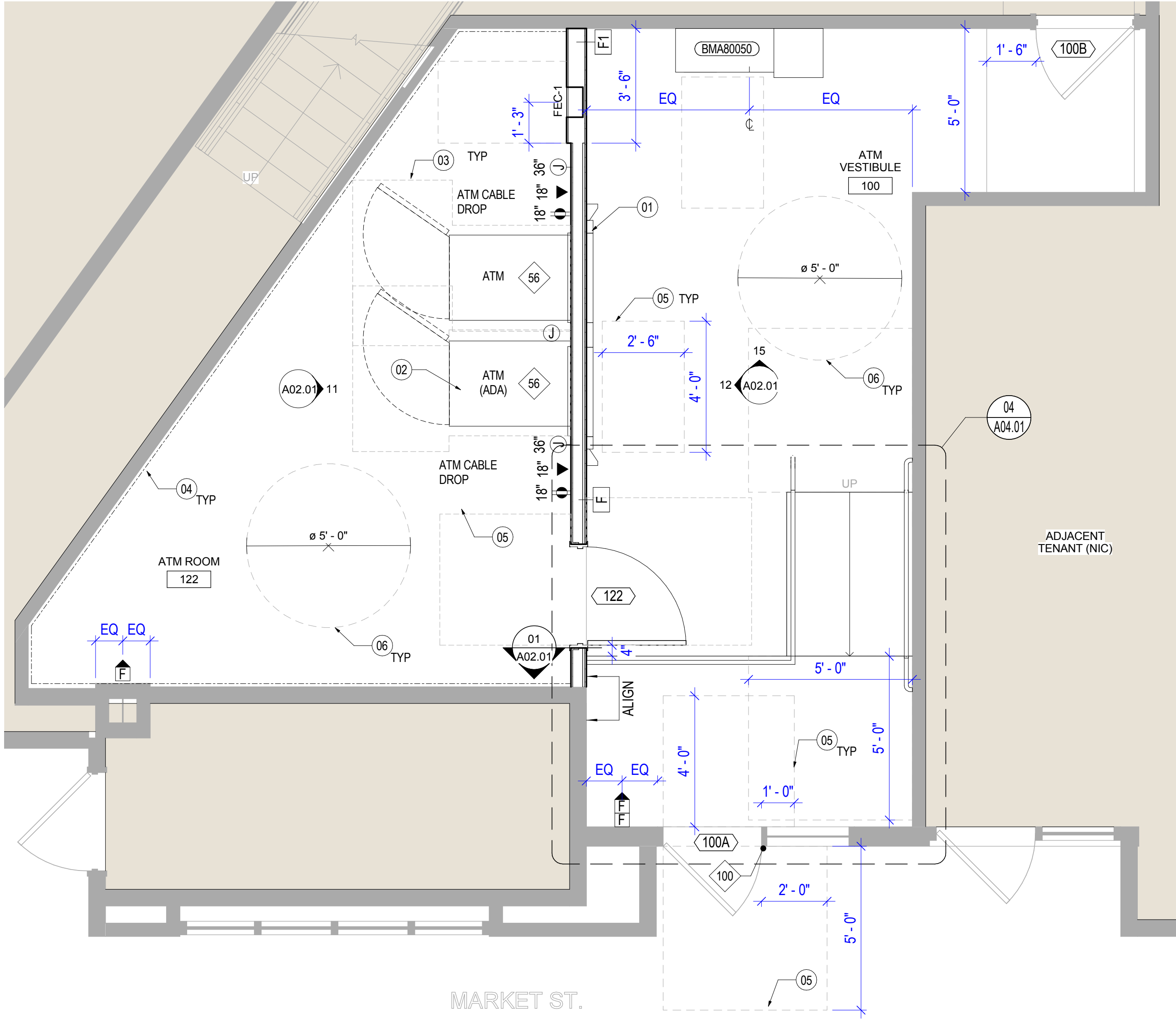
11



ELEVATION AT ATM WALL
SCALE: 1/2" = 1'-0"

12

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



GRAPHIC SYMBOLS

- NEW DOOR
- EXISTING DOOR TO REMAIN
- EXISTING WALL TO REMAIN
- NOT IN CONTRACT
- NEW PARTITION
- REFERENCE TO PARTITION TYPE
- OFFICE
- ROOM NAME
- ROOM NUMBER
- DOOR NUMBER
- KEY NOTES
- REVISION REFERENCE
- DIRECTION OF ELEVATION
- ELEVATION NUMBER ON SHEET
- SHEET WHERE SHOWN
- DETAIL NUMBER
- SHEET WHERE SHOWN
- DESCRIPTION OF SIMILAR OR OPPOSITE
- AREA TO BE DETAILED
- ALIGN
- FIRE EXTINGUISHER CABINET (F.E.C.)
- WALL MOUNTED DUPLEX
- WALL MOUNTED FOURPLEX
- WALL MOUNTED 1 TELE / 2 DATA RECEPTACLE: DUAL DROP
- WALL MOUNTED TELE/DATA RECEPTACLE: SINGLE DROP
- FLUSH WALL MOUNTED POWER JUNCTION BOX WITH HARDWARE CONNECTION
- EQUIPMENT WITH POWER SUPPLY
- FIRE ALARM PULL BOX
- FIRE ALARM HORN/STROBE

KEY NOTES

- (N) FRAME-R-SUR-5454 DOUBLE-SHORT SURROUND.
- REFER TO A00.40 FOR ACCESSIBILITY INFORMATION
- REQUIRED CLEARANCE AROUND ATM, TYP
- ADD SECURITY MESH AT THE INSIDE FACE OF EXISTING WALL. BRACE AS REQUIRED (TYP.) PROVIDE 2 1/2" METAL STUDS AT ATM COLLAR.
- LEVEL LANDING. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
- 5" TURNING RADIUS. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION

SHEET NOTES

A DESIGNATE UNIQUE MERCHANDISING NUMBER SYSTEM FOR ITEMS PROVIDED BY OWNER. REFER TO KEY BELOW:

MILLWORK COMPONENT #	MILLWORK COMPONENT DESCRIPTION
BMA80050	LOBBY CHECK DESK 54 IN



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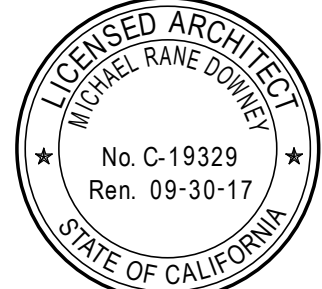
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Seal/Signature



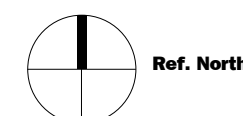
Project Name
1844 Market (ATM)

Project Number
33.0809.011

Description
CONSTRUCTION PLAN AND INTERIOR ELEVATIONS

Scale
As indicated

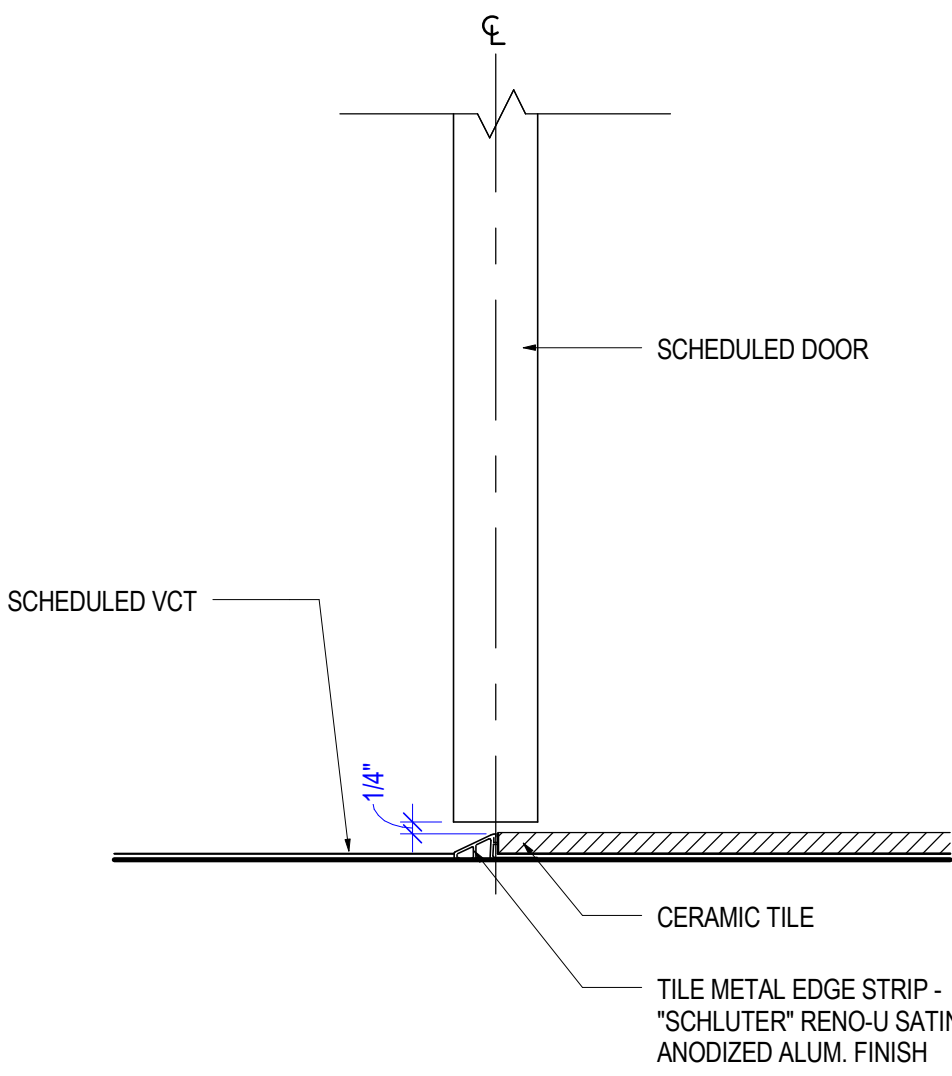
A02.01



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FINISH SCHEDULE

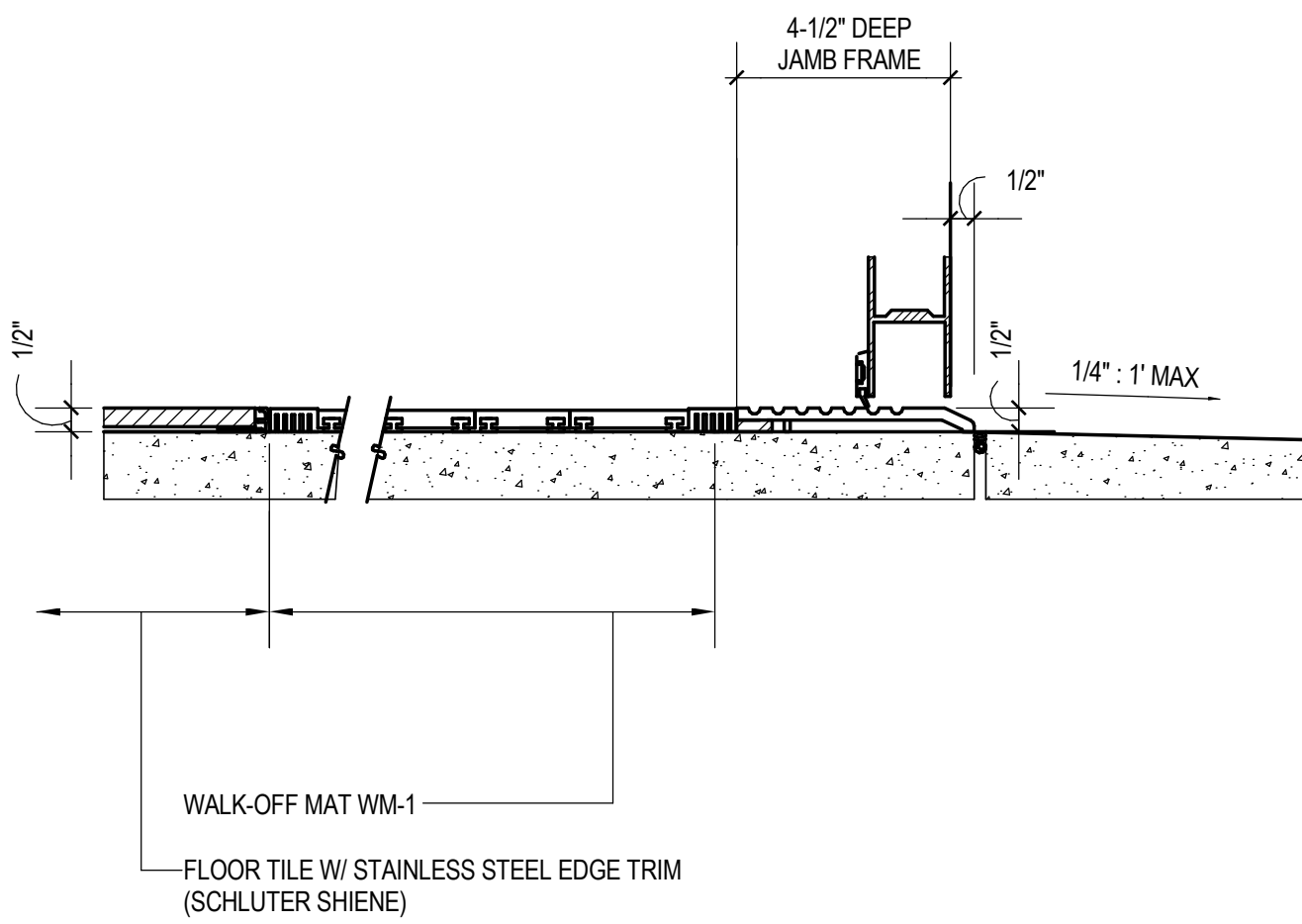
ITEM	PRODUCT (SEE CONTRACTOR NOTES)
CERAMIC TILE (BAC PROPRIETARY)	
	CONTACT INFO: EMAIL: NATIONAL_ACCOUNT@DALTILE.COM, TOLL FREE NUMBER: 877.556.5728, FAX: 214.309.4228
CT-1	FIELD TILE: 13" X 20" DAL TILE: VERNADA 3/8" THICK TILE, SAND P505 - SKU#P50513201P/ GROUT (G1): STARQUARTZ QUARTZLOCK2 255 SOLID BUFF - SKU#9999630741
CT-2	ACCENT TILE: 3" X 20" DAL TILE: VERANDA 3/8" THICK TILE, GRAVEL P501 - SKU#P5013201P/ GROUT (G1): STARQUARTZ QUARTZLOCK2 255 SOLID BUFF - SKU#9999630741
CT-3	PERIMETER TILE: 13" X 20" DAL TILE: VERANDA 3/8" THICK TILE, SUEDE P524 - SKU#P52413201P/ GROUT (G2): STARQUARTZ QUARTZLOCK2 290 CHESTNUT - SKU#9999630756
VINYL COMPOSITION TILE (BAC PRESRIPTIVE)' BASIS OF DESIGN"	
	CONTACT INFO: ETEVA BALDWIN, CUSTOMER SERVICE REP, PHONE: 800-241-2262 EXT. 6581 FAX: 706-625-6210, EMAIL: ETEVA_BALDWIN@MANNINGTON.COM
VCT-1	MANNINGTON COMMERCIAL, ESSENTIALS, 219 TOFFEE 12"X12", 1/8" GAUGE,
WALL BASE (BAC PRESRIPTIVE)' BASIS OF DESIGN"	
B-2	JOHNSONITE WALL BASE, RUBBER, 4" X 1/8", 283-TOAST
B-4A	JOHNSONITE FLEXIBLE WALL BASE, RUBBER, 4 1/2" X 3/8", #68 WHITE SAND
B-4B	JOHNSONITE FLEXIBLE WALL BASE, RUBBER, 4 1/2" X 3/8", #66 EITHER ORE
PAINT (BAC PRESRIPTIVE)' BASIS OF DESIGN"	
P-1	BENJAMIN MOORE: ECO SPEC WB INTERIOR LATEX EGGSHELL ENAMEL NO. OC-122. COLOR: COTTON BALLS
P-2	BENJAMIN MOORE: ECO SPEC WB INTERIOR LATEX SEMI-GLOSS ENAMEL NO. OC-122. COLOR: COTTON BALLS
P-13	ARMOURCOAT: CLEARSEAL GLOSS COLOR: PLB Y5851
WALK-OFF MAT (BAC PROPRIETARY)	
WM-1	REESE PERFEC MAT/RUBBER HINGE/ TREAD RAILS: ANODIZED ALUMINUM, CLEAR/ POLYPROPYLENE BRUSH, GRAY/SQUARE VINYL EDGE, BLACK



VCT / CERAMIC TILE TRANSITION

SCALE: 3\"/>

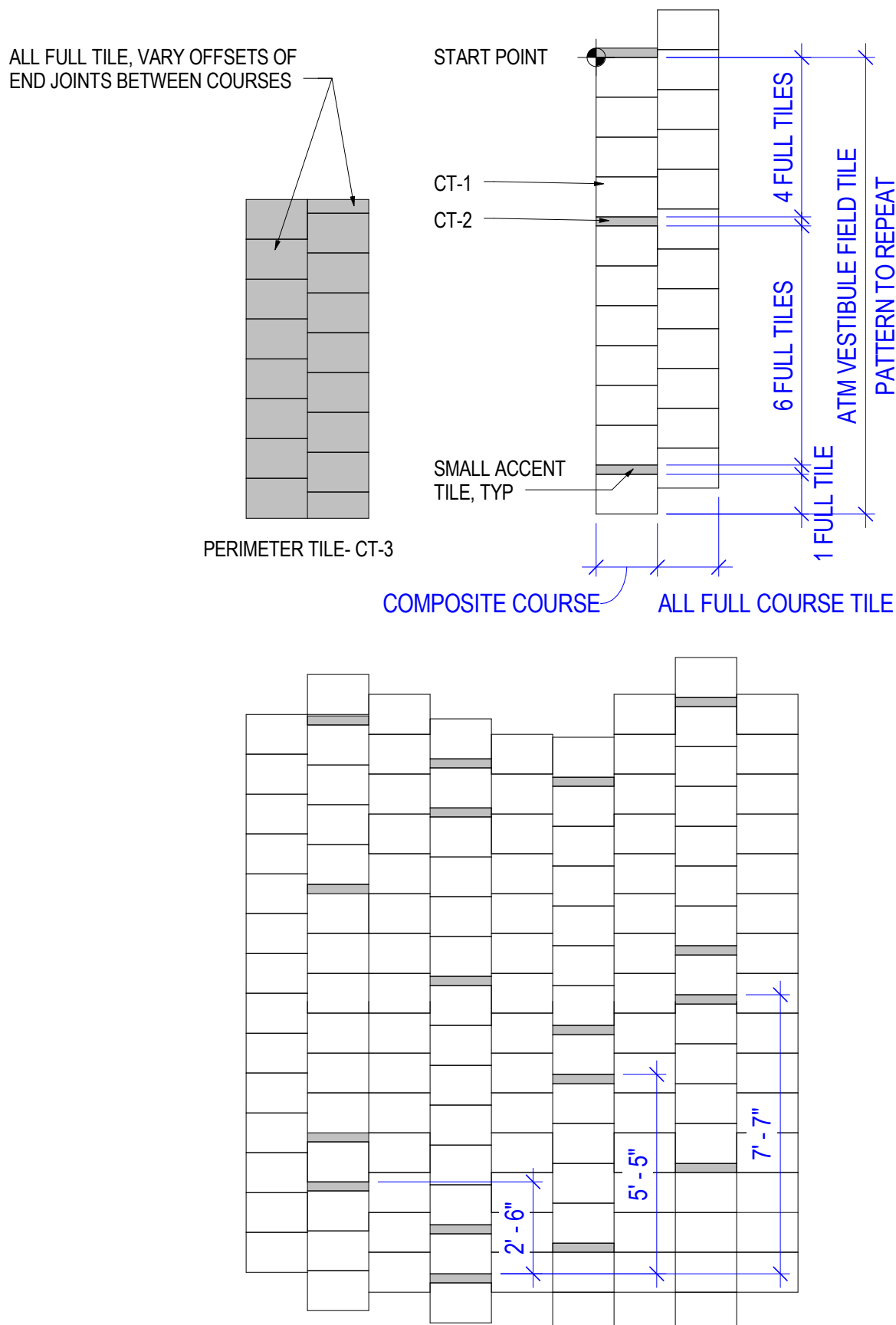
10



CERAMIC TILE / WALK OFF MAT TRANSITION

SCALE: 3\"/>

06



TILE LAYOUT STRATEGY

SCALE: 1/4\"/>

02

KEY NOTES

- 01 (E) EXPOSED CEILING.
- 02 CONTINUE CT-1 ALONG ALL VERTICAL RAMP AND LANDING RISER
- 03 REFER TO 02/A03.01 FOR TILE LAYOUT STRATEGY. INSTALL MOVEMENT RESISTANT MEMBRANE UNDER CERAMIC TILE.

SHEET NOTES

- REFER TO FINISH SCHEDULE ON A03.01
- REFER TO SHEET A00.00 FOR EXTENT OF FINISHES AND FOR ADDITIONAL NOTES
- ALL PARTITIONS SHALL BE PAINTED, P-1 AND TO RECEIVE WALL BASE B-4A UON
- ALL EXPOSED SURFACES OF SOFFIT AND BULKHEADS SHALL BE PAINTED P-3
- REFER TO DETAIL 10/A03.01 FOR CERAMIC TILE TO VCT TRANSITION
- ALL SOLID WOOD DOORS AND HOLLOW METAL FRAMES TO BE PAINTED P-2, UON
- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED

GRAPHIC SYMBOLS

- GYPSUM BOARD SOFFIT
- DIMENSION OF CEILING ABOVE FLOOR FINISH
- EXHAUST AIR
- SUPPLY AIR
- RETURN AIR
- 2'X4' LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- RECESSED DOWNLIGHT
- EXIT SIGN
- PASSIVE INFRARED WALL SWITCH OCCUPANCY SENSOR
- LIGHT SWITCH
- DIMMER SWITCH
- THERMOSTAT
- DIMMING SENSOR
- SPEAKER
- MOTION DETECTOR
- SECURITY CAMERA
- DOME CAMERA
- CHANGE IN FLOOR FINISH
- WALL FINISH TAG
- WALL FINISH BASE FINISH
- EXTENT OF WALL FINISH
- FLOOR FINISH
- ALIGN
- TILE STARTING POINT



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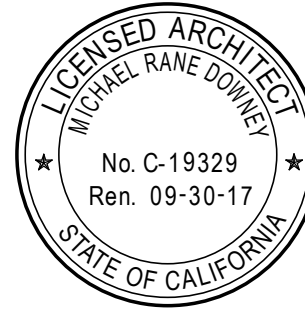
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1	03/10/16	Issue for Permit

Seal/Signature



Project Name
1844 Market (ATM)

Project Number
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Description
FINISH PLAN AND REFLECTED CEILING PLAN AND DETAILS

Scale
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A03.01

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REFLECTED CEILING PLAN

SCALE: 3/8\"/>

12

FLOOR FINISH PLAN

SCALE: 3/8\"/>

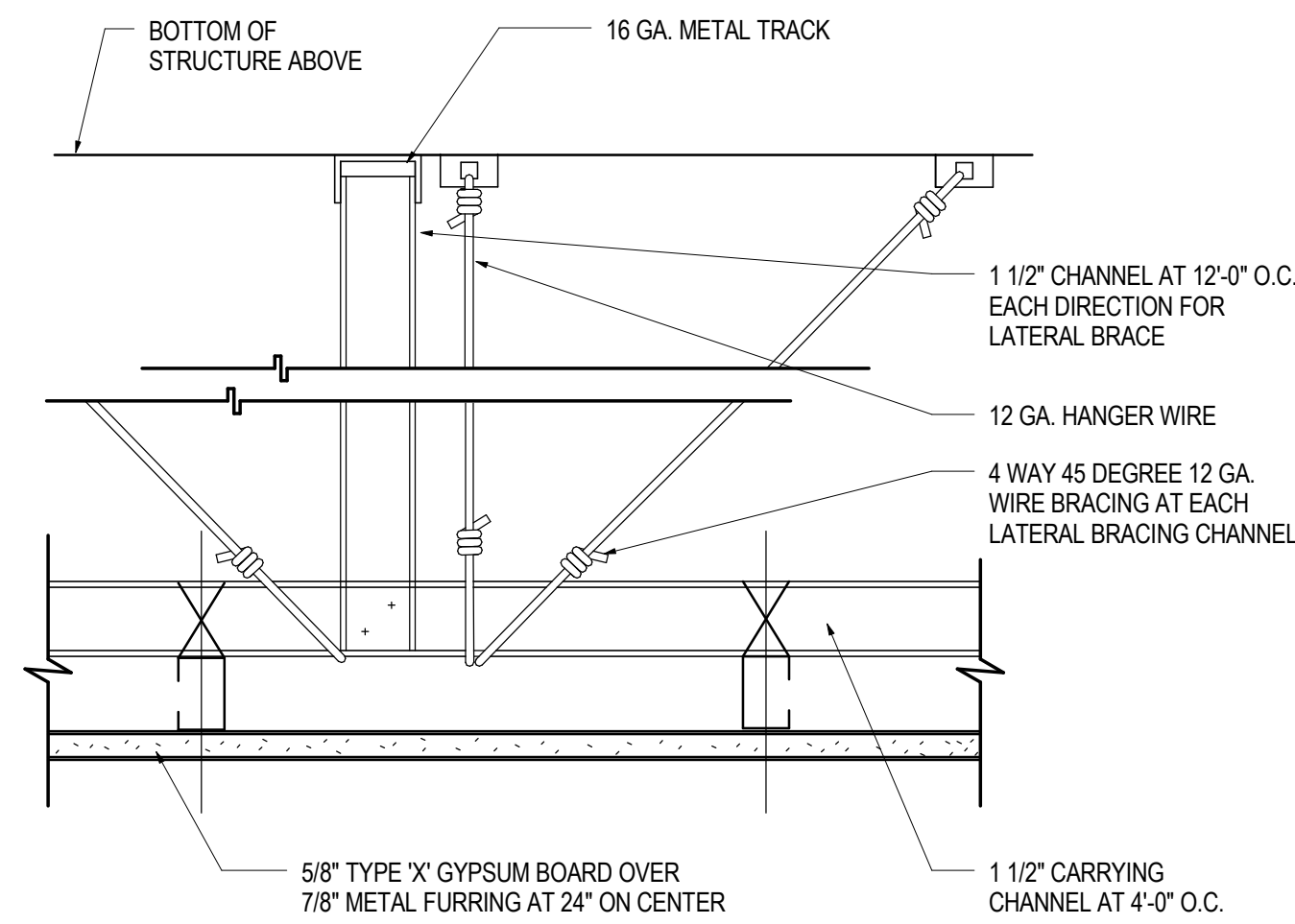
MARKET ST.

04

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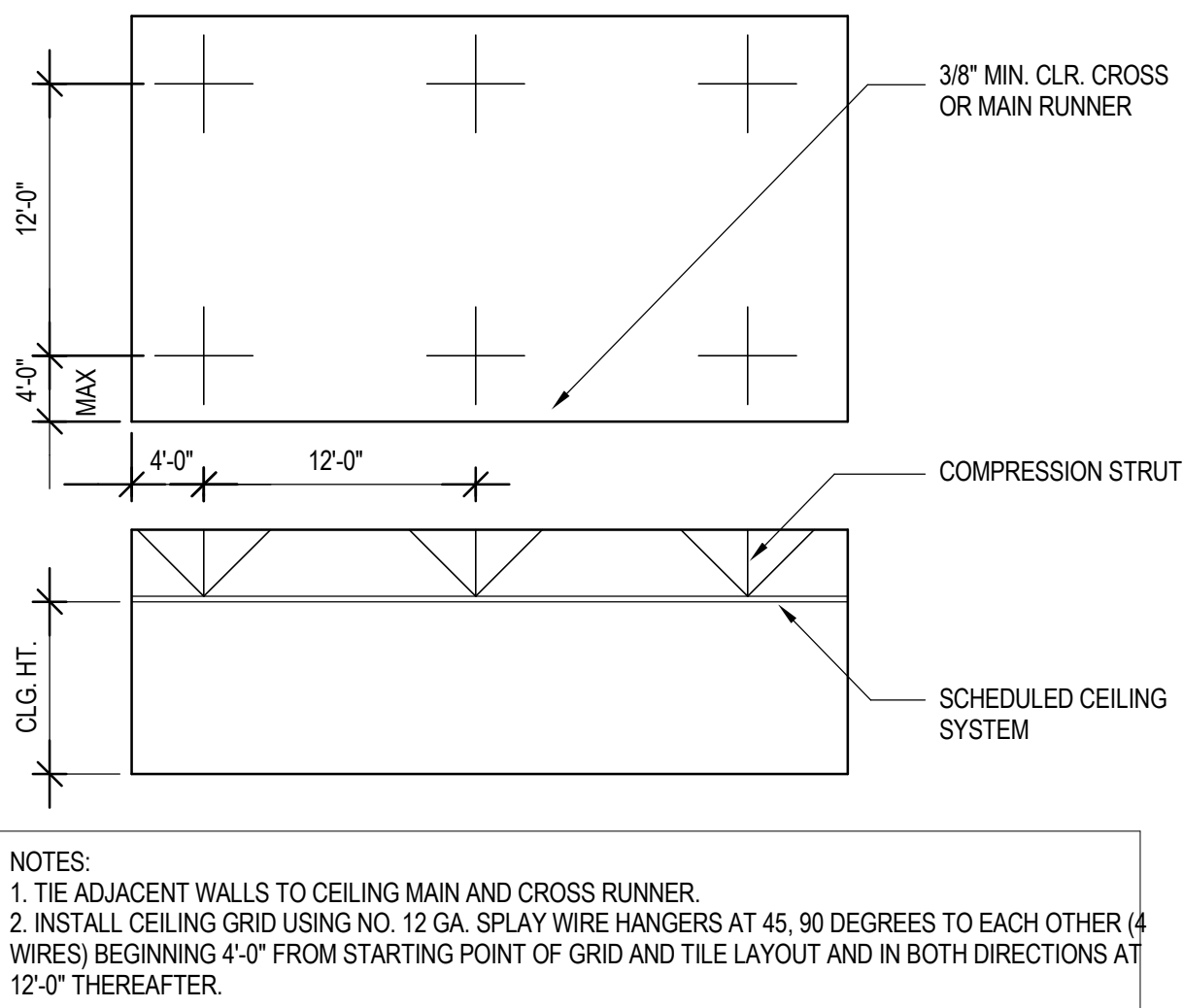
SEE COAST SIGN
DRAWINGS FOR LED
HALO REVERSED
LETTERS & SIGN
SPECIFICATION



PARTIAL EXTERIOR ELEVATION
NO SCALE

05 TYP. SEISMIC GYP BOARD CEILING
SCALE: 3" = 1'-0"

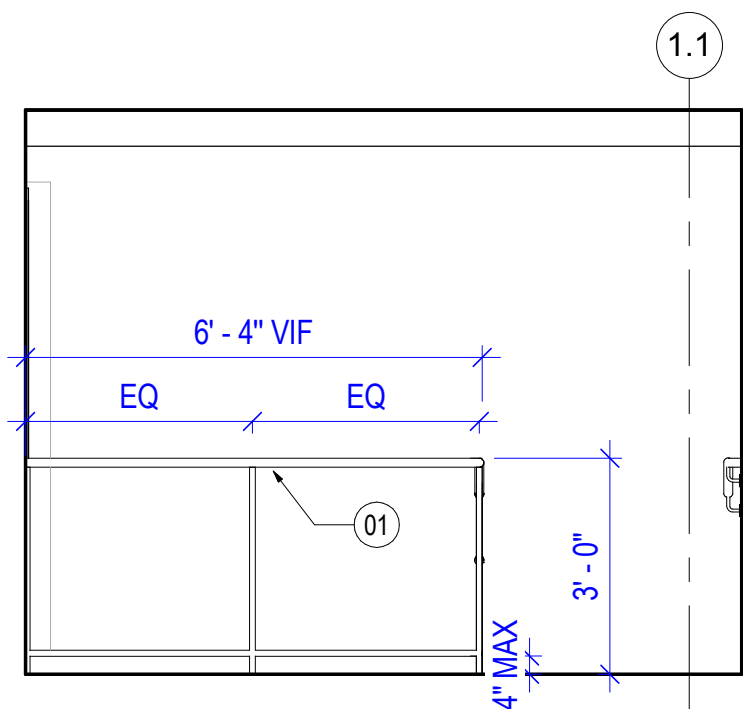
01 SHEET NOTES



NOTES:
1. TIE ADJACENT WALLS TO CEILING MAIN AND CROSS RUNNER.
2. INSTALL CEILING GRID USING NO. 12 GA. SPLAY WIRE HANGERS AT 45, 90 DEGREES TO EACH OTHER (4 WIRES) BEGINNING 4'-0" FROM STARTING POINT OF GRID AND TILE LAYOUT AND IN BOTH DIRECTIONS AT 12'-0" THEREAFTER.

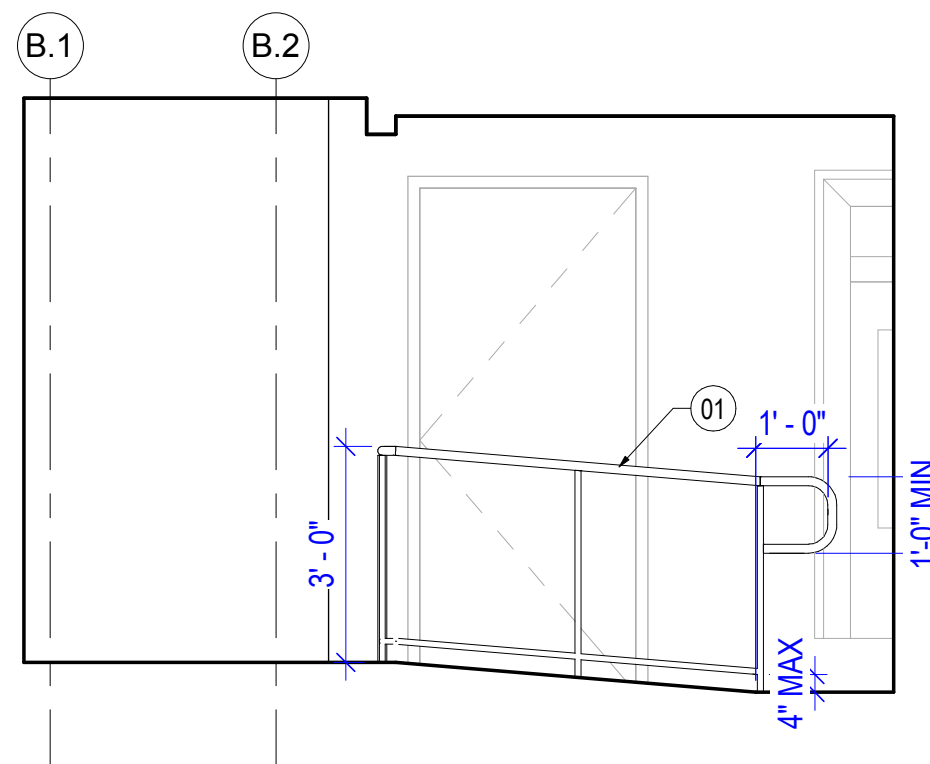
SEISMIC CEILING BRACING DETAIL
SCALE: 3" = 1'-0"

14



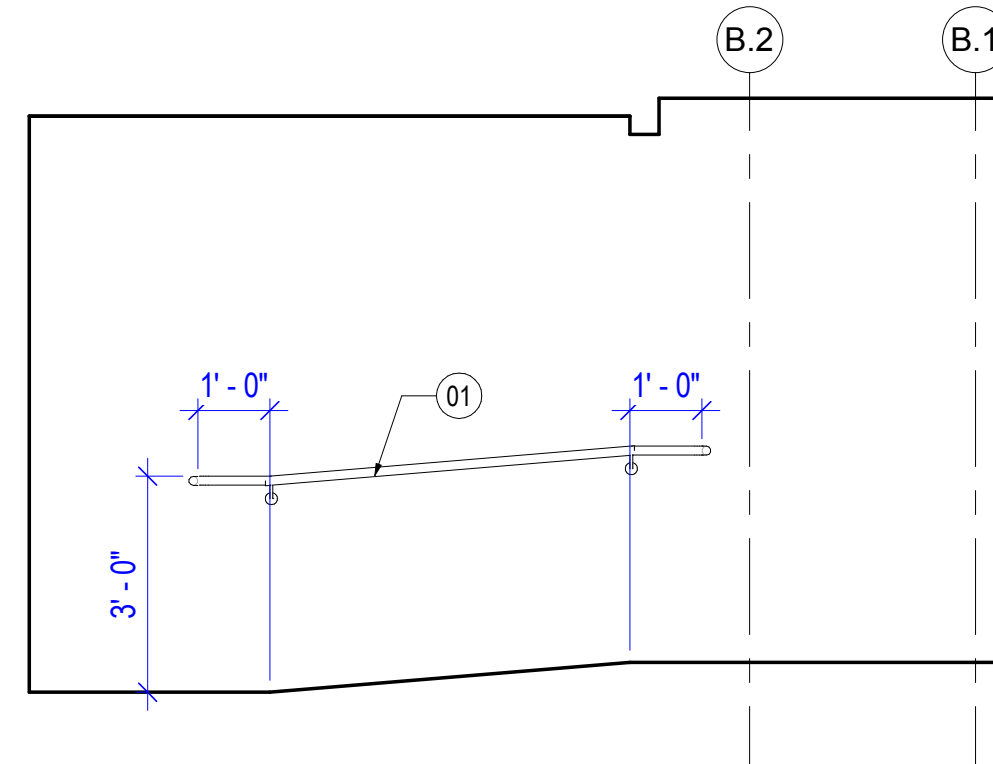
ELEVATION AT GUARDRAIL
SCALE: 3/8" = 1'-0"

10



ELEVATION AT GUARDRAIL
SCALE: 3/8" = 1'-0"

06

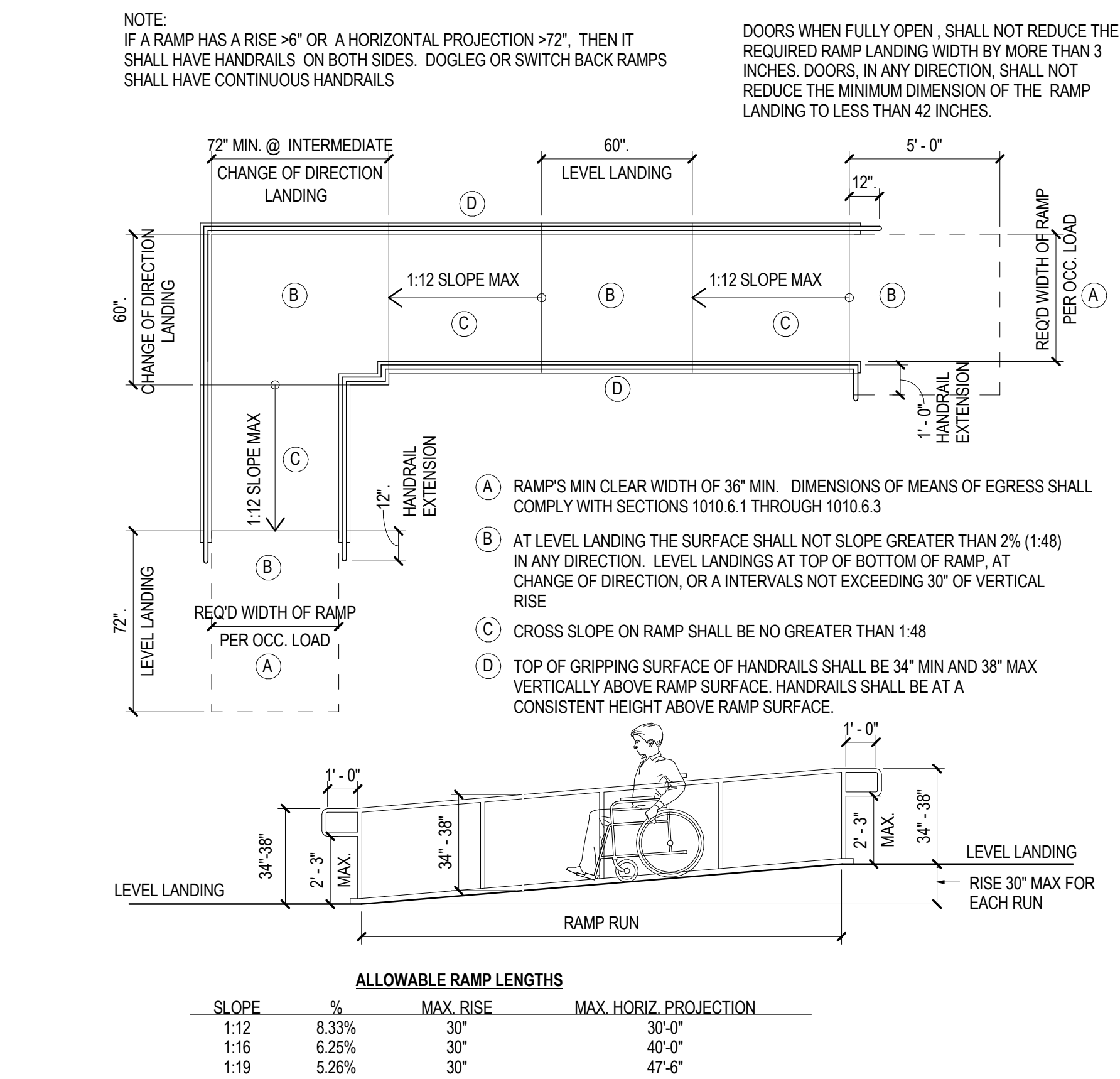


ELEVATION AT HANDRAIL
SCALE: 3/8" = 1'-0"

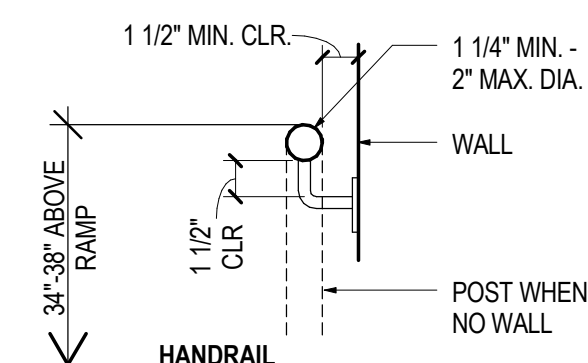
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GRAPHIC SYMBOLS

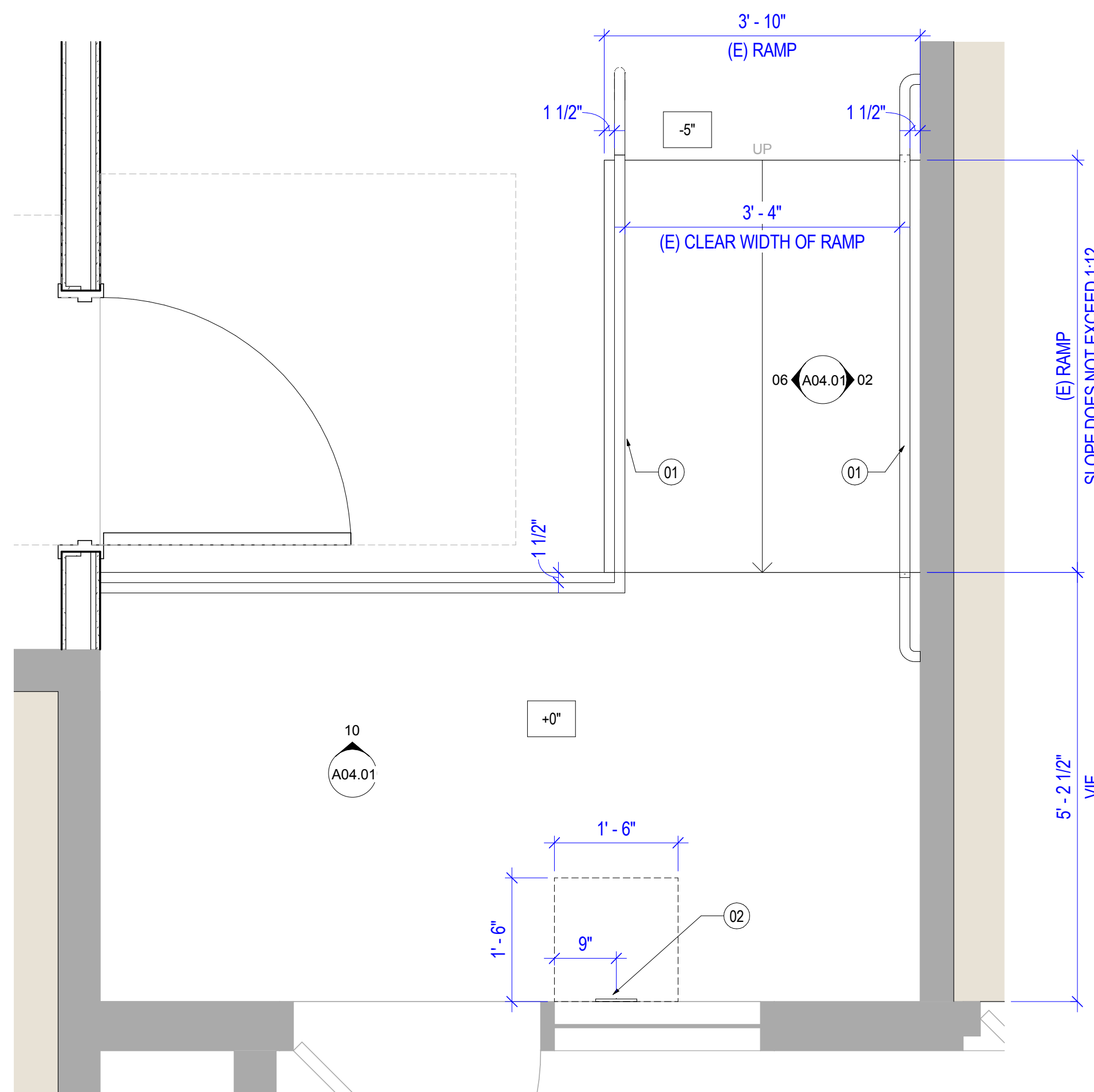
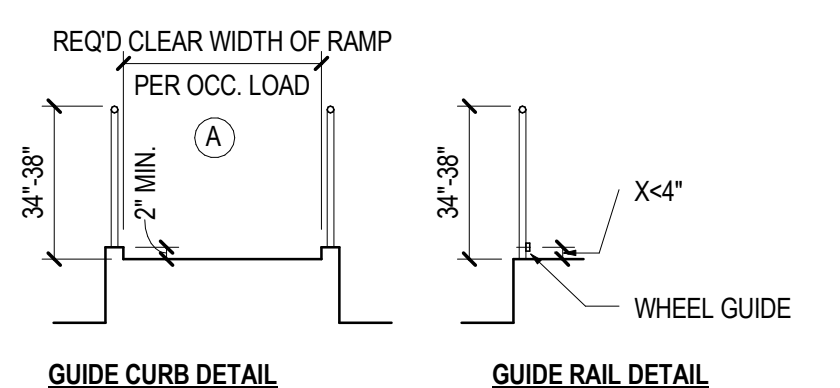
Issue #	Issue Date	Issue Description
1	03/10/16	Issue for Permit
2	11/16/16	REVISED EXTERIOR SIGN



NOTE: EDGES OF HANDRAILS SHALL BE SMOOTH, HAVE A MINIMUM RADIUS OF 1/8", AND NOT ROTATE WITHIN FITTINGS



NOTE: MIN. 2" HIGH CURB OR WHEEL GUIDES FOR RAMPS AND LANDINGS WHERE RAMPS ARE NOT BOUND BY A WALL



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

12 ENLARGED PLAN AT EXISTING RAMP
SCALE: 3/4" = 1'-0"

04

KEY NOTES

- 01 REPLACE (E) HANDRAIL WITH (N) HANDRAIL, REF 12/A04.01
- 02 (N) TACTILE EXIT SIGN, MAINTAIN 18"X18" CLEAR FLOOR SPACE, REF 09/A00.40

Bank of America

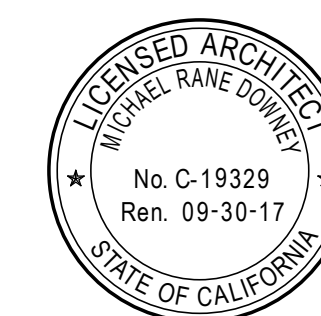
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Suite 2000
Oakland, CA 94612
Tel: 510.625.7407
Fax: 510.625.7499

Seal/Signature



Project Name
1844 Market (ATM)

Project Number
33.0809.011

Description
ENLARGED PLAN AND DETAILS

Scale
As indicated

A04.01

© 2016 Gensler

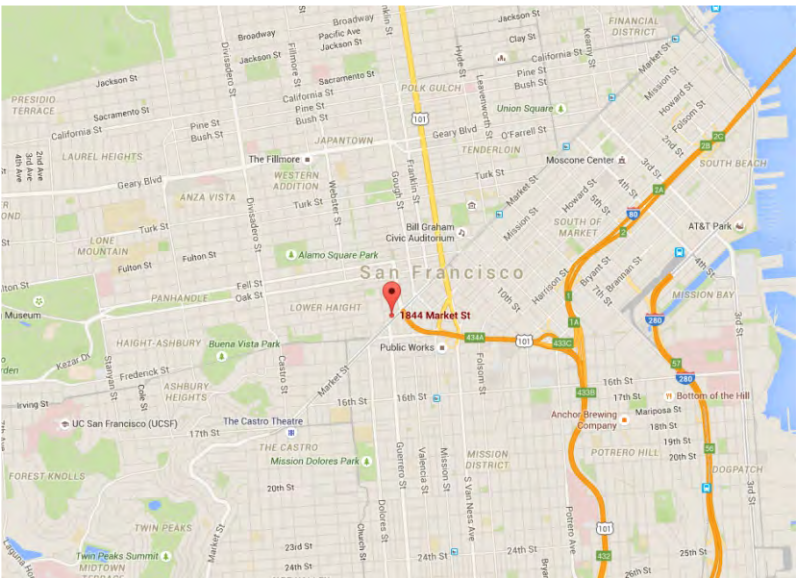
SITE PLAN



SIGNAGE SPECIFICATIONS

- (A) REVERSE HALO CH/LTRS ON RED BACK PANEL**
Manufacture and Install (1) set ch/ltrs on red backer panel
- (B) DOOR/WINDOW VINYL & PARABIT**
Manufacture and Install (1) set of Door/Window Vinyl & Parabit

AREA MAP





COAST SIGN
INCORPORATED
1500 West Embassy St. Anaheim, CA 92802
(714) 520-9144 FAX: (714) 520-5847

Date:	8-27-15	Project Name:	Bank of America
Scale:	NTS	Address:	1844 Market Street
Drawn:	HA	City / State / Zip:	San Francisco, CA 94102
Sales:	ER	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1	HA	8-31-15	Refer to PathFinder.
2	HA	9-4-15	Refer to PathFinder.
3	JJ	09-28-16	Refer to PathFinder.
4	John A.	11-11-16	Refer to PathFinder.
5			
6			

No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

DESIGN DRAWING 1 of 4
Request Number:
DEV-BOA2-00347-R4
File Location:
W:\Account\Art\Drawings\

EXISTING PHOTO- SIGN A & B



PHOTO ENHANCEMENT- SIGN A & B



CONCEPTUAL IMAGE ONLY. SURVEY WILL BE NEEDED FOR ACCURATE REPRESENTATION



COAST SIGN

INCORPORATED

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(714) 520-9144 FAX: (714) 520-5847

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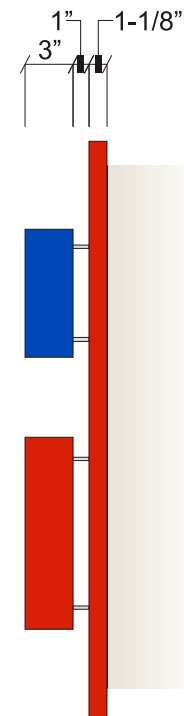
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5				11			
6				12			

DESIGN DRAWING 2 of 4

Request Number:
DEV-BOA2-00347-R4

File Location:
W:\Account\Art\Drawings\



GENERAL NOTES:

- 1.) INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UL48 AND/OR OTHER APPLICABLE LOCAL CODES.
- 2.) BRANCH CIRCUIT:
 - A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
 - B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
 - C.) PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
- 3.) U.L. AND DATA LABELS REQUIRED.

COLOR SPECIFICATIONS:

-  PAINT: MP #2167 BLUE SATIN FINISH
-  PAINT: MP #49696 RED SATIN FINISH
-  PAINT: LEP WHITE

A FRONT VIEW @ "G" CUSTOM TIER2 REVERSE HALO CH/LTRS ON RED BACK PANEL

Scale: 1"=1'-0"

HALO REVERSE LETTERS SPECIFICATIONS:

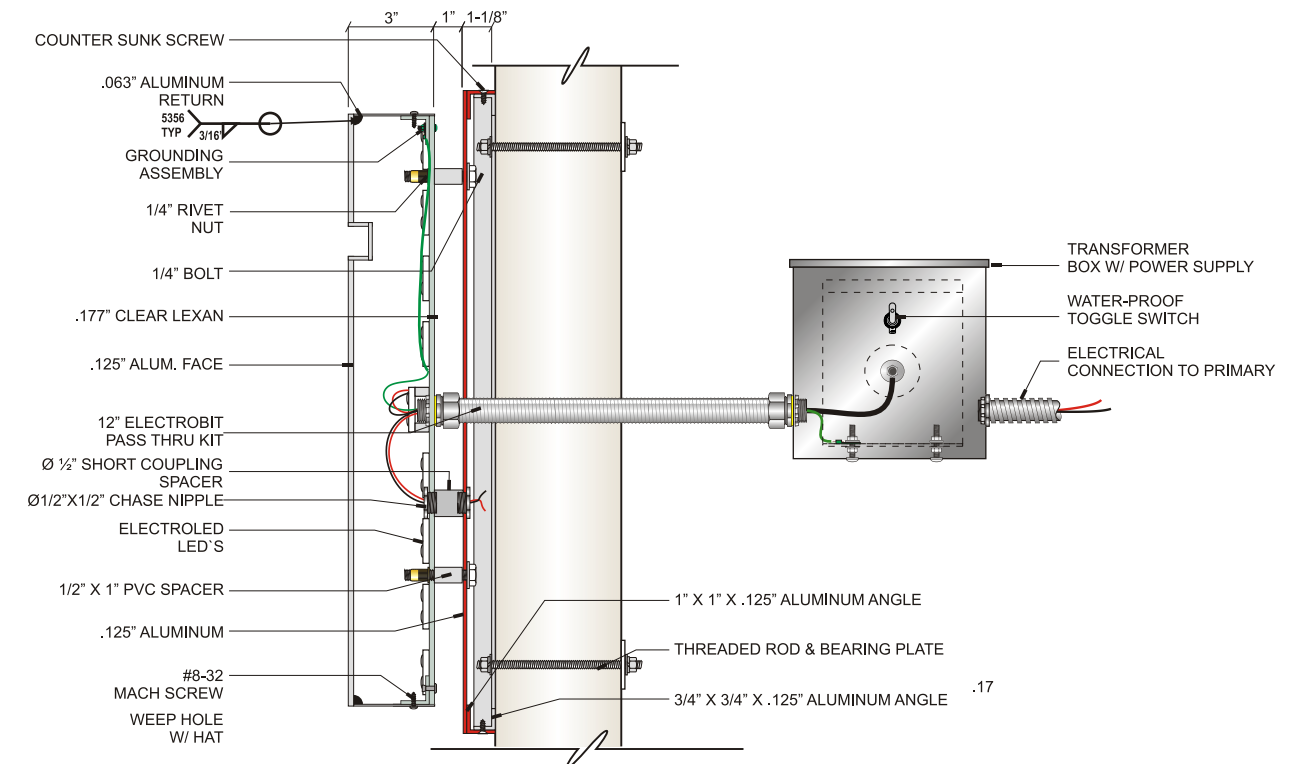
FACES:..... .125" ALUMINUM PAINTED MP 21670R6595 BLUE SATIN FINISH LETTERS & BLUE LOGO ELEMENTS. MP 49696 SATIN FINISH RED LOGO ELEMENTS.
RETURNS:..... .063" ALUMINUM PAINTED TO MATCH FACES.
BACKS:177" CLEAR LEXAN WITH SECOND SURFACE 3635-70 DIFFUSER
ILLUMINATION:.. LED
PANEL:..... .125" ALUMINUM ON 1" X 1" X .125" FRAME & 3/4" X 3/4" X .125" BACK FRAME PAINTED 49696 RED SATIN FINISH

ELECTRICAL SPECIFICATIONS:

(37") WHITE LED
(1) C2240-12 12V POWER SUPPLY @ 2 AMPS EA.
(1) CUSTOMER PROVIDED 120V/20A/60Hz
DEDICATED CIRCUIT REQUIRED

TOTAL CIRCUIT LOAD:
2 AMPS @ 120 VAC

SIDE VIEW



SECTION DETAIL @ LETTER

Scale: NOT TO SCALE



Date: 8-27-15 Project Name: Bank of America
Scale: NTS Address: 1844 Market Street
Drawn: HA City / State / Zip: San Francisco, CA 94102
Sales: ER Client Approval: Date:

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6				12			

DESIGN DRAWING 3 of 4
Request Number:
DEV-BOA2-00347-R4
File Location:
W:\Account\Art\Drawings\

16-1/16" (HOURS TEXT)

1" "B" Bank of America

3/4" "A" ATM open

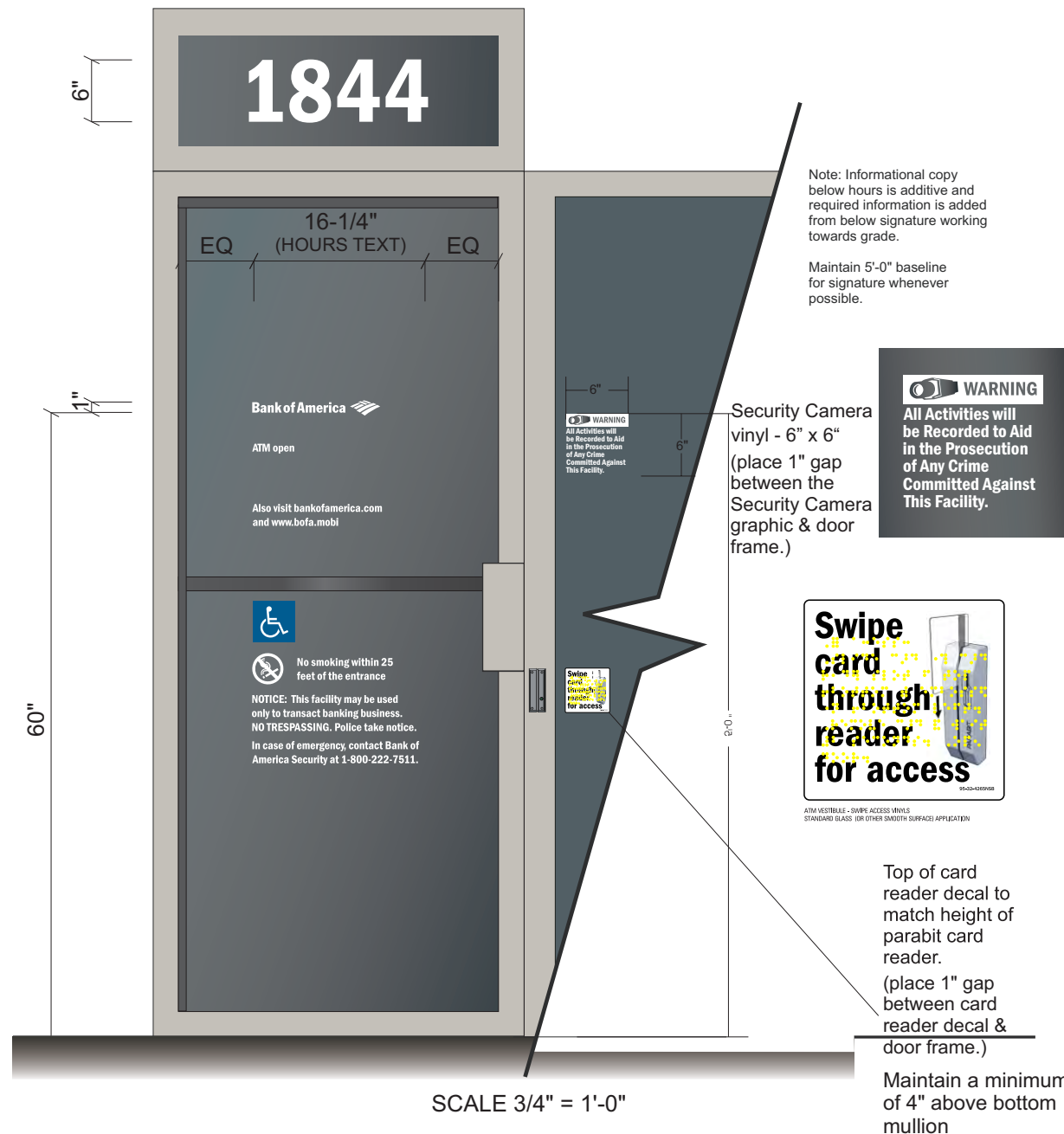
Also visit bankofamerica.com
and www.bofa.mobi



3" 4" No smoking within 25 feet of the entrance

NOTICE: This facility may be used only to transact banking business. NO TRESPASSING. Police take notice.

In case of emergency, contact Bank of America Security at 1-800-222-7511.



B FIRST SURFACE VINYL, CARD READER DECAL & SECURITY CAMERA VINYL
Scale: 3/4"=1'-0"

Date:	8-27-15	Project Name:	Bank of America
Scale:	NTS	Address:	1844 Market Street
Drawn:	HA	City / State / Zip:	San Francisco, CA 94102
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