



**CHINESE HOSPITAL**  
**845 JACKSON STREET**  
**SAN FRANCISCO, CALIFORNIA 94133**  
**TEL (415) 982-2400**  
**FAX (415) 217-4188**

**RECEIVED**

JUN 23 2014

**CITY & COUNTY OF S.F.**  
**PLANNING DEPARTMENT**

To: Scott Sanchez  
Zoning Administrator  
City and County of San Francisco

From: Linda Schumacher  
Chief Operating Officer  
Chinese Hospital

Date: June 19, 2014

Re: Institutional Master Plan Update

Dear Mr. Sanchez,

Please find attached an update to the Chinese Hospital Institutional Master Plan for your review. As indicated in the Planning Code for the City and County of San Francisco Section 304.5 (b) requires that an Institutional Master Plan (IMP) be filed with the Planning Department and thereafter be updated or modified at least every two years and a full IMP be filed every ten years. Additionally, the Zoning Administrator shall be notified whenever the following occur to determine whether a new Institutional Master Plan or an update shall be required: there are significant revisions to the information contained in the Institutional Master Plan; or 10 years have passed since the last Institutional Master Plan. Significant revisions may include plans to construct new facilities that were not previously discussed in the IMP, plans to demolish existing facilities that were not discussed in the IMP, closure of an existing unit, opening a new unit, change in use of an existing unit or inpatient facility, an increase in the institutions size by 10,000 square feet or 25% of total square footage (whichever is less), or significant changes in use of existing facilities that were not discussed in the IMP. A full IMP for Chinese Hospital was submitted to the Planning Department in September 2010 and accepted by the Planning Commission in May 2011. An update to the full IMP was submitted in September 2012.

In Section 304.5 (f), the Planning Code defines the frequency and the components of the updated IMP. The Update shall include a description of all projects that: (1) have been completed since the most recent submission; (2) are ongoing, including a description of the status and estimated timetables for completion of such projects; (3) are scheduled to begin in the upcoming 24 months, including estimated timetables for the

commencement, progress, and completion of such projects, and, (4) are no longer being considered by the institution. The Update will not require a public hearing, although the document will be made publically accessible. The updates contained in this memo do not require submission to the Department of Public Health, as none of the changes completed or contemplated involve "the addition or removal of any licensed or staffed hospital beds and emergency services, and transfer of services..." as described in Section 304.5 (g) of the Planning Code.

I have included 20 copies of the IMP update.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script that reads "Linda Schumacher".

Linda Schumacher  
Chief Operating Officer  
Chinese Hospital



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To: Scott Sanchez  
Zoning Administrator  
City and County of San Francisco

From: Linda Schumacher  
Chief Operating Officer  
Chinese Hospital

Date: June 19, 2014

Re: Institutional Master Plan Update

**Background:**

In accordance with Section 304.5 (b) of the San Francisco Planning Code, health care organizations are required to file an Institutional Master Plan (IMP) with the Planning Department and update or modify it at least every two years and file a full IMP every ten years. Additionally, the Zoning Administrator shall be notified whenever the following occur to determine whether a new Institutional Master Plan or an update shall be required: there are significant revisions to the information contained in the Institutional Master Plan; or 10 years have passed since the last Institutional Master Plan. Significant revisions may include plans to construct new facilities that were not previously discussed in the IMP, plans to demolish existing facilities that were not discussed in the IMP, closure of an existing unit, opening a new unit, change in use of an existing unit or inpatient facility, an increase in the institutions size by 10,000 square feet or 25% of total square footage (whichever is less), or significant changes in use of existing facilities that were not discussed in the IMP. A full IMP for Chinese Hospital was submitted to the Planning Department in September 2010 and accepted by the Planning Commission in May 2011.

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not require submission to the Department of Public Health, as none of the changes completed or contemplated involve “the addition or removal of any licensed or staffed hospital beds and emergency services, and transfer of services...” as described in Section 304.5 (g) of the Planning Code.

Additionally, an ordinance amending the San Francisco Planning Code (Ordinance No. 300-10) was passed by the Board of Supervisors in November 2010 which required the preparation of a Health Care Services Master Plan (HCSMP). The HCSMP was to identify the current and projected needs for, locations of, health care services within San Francisco and recommend a process to achieve and maintain appropriate distribution of and equitable access to services. In this ordinance, any change of use to a Medical Use, as defined, that will occupy a space exceeding 10,000 gross square feet of floor area, or an expansion of an existing Medical Use by at least 5,000 gross square feet of floor area must obtain a Consistency Determination from the Planning Commission or the Planning Department.

#### Completed Projects:

- Additional administrative and general construction office space has been leased at 835 Pacific Avenue. The owner of 835 Pacific Avenue has completed some tenant improvements so that building can be used for these purposes. The work included the removal of non-structural walls, addition of two ADA compliant bathrooms, construction of new non-structural partitions, new fixtures and cosmetic finishes. A Temporary Use Determination was provided by the Planning Department regarding this work because of existing building conditions of floor area, a history of uninterrupted single tenant occupancy and administrative use of the building. The anticipated leasing of administrative space was noted in the IMP but not the exact location. This space has been occupied since the end of September 2012. **(See Institutional Master Plan Section 2, Item F, Page 21)**
- As noted in the IMP update filed in 2012, Chinese Hospital has opened an East West Medicine Center (a community acupuncture clinic) at 632 Commercial Street, San Francisco. This use is a permitted use under the Planning code as the building was previously occupied by a physical therapy service. The current owner has completed the tenant improvements such as painting, new fixtures and other cosmetic finishes. The space entails a total of 1,600 square feet including storage space and has been occupied since mid-2013. **(See Institutional Master Plan Section 2, Item C, Pages 11 and 12).**
- There are a number of modifications to the 1979 building that are required to facilitate the construction of the new hospital. These projects were approved by the Office of Statewide Health Planning and Development (OSHPD) and have been completed. They include the relocation of the mammography suite and physicians’ lounge and library, the East wall window infill, and upgrades to the

loading dock. The renovations to the hospital kitchen will not start until after the new hospital is completed as the work would be too disruptive to current operations. The completed projects were finished and approved for occupancy by OSHPD and CDPH by mid-2013.

#### **Projects Currently Underway:**

The following projects were referenced in the 2011 IMP or in the 2012 IMP update and are currently underway.

- Additional modifications to the 1979 building have been identified and are in various stages of design, waiting for OSHPD approval or are under construction. These include the portal connections between the two buildings, creation of the IT server rooms and a low voltage implementation plan, kitchen storage, and additional modifications to the loading dock area. These modifications will be completed by early 2016.
- The construction of the new hospital tower is proceeding on schedule and substantial completion of construction is expected in Q1 2016. The structural steel was installed and the topping out ceremony for the placement of the last beam was held on February 25, 2014. The concrete decks are being poured, the pre-cast exterior panels will be installed in October 2014 and the entire building will be dried in by Thanksgiving 2014. Interior construction will commence with the completion of the exterior.

#### **Additional Projects (continuation of current services)**

- Chinese Hospital has submitted plans to the San Mateo Building Department for an Out Patient Diagnostic Center that will be located at 386 Gellert Blvd, Daly City, CA 94015. This Center will include the following services: family practice primary care clinic, Radiology services including mammography and ultrasound, an out patient pharmacy and optical services. Construction is expected to start in June 2014 and will be completed in 2015. While this location is outside of the City and County of San Francisco, it is an important addition to the network of clinics operated by Chinese Hospital to further demonstrate Chinese Hospital's efforts to meet the health care needs of the community in general.
- Chinese Hospital currently operates two (2) family practice/internal medicine primary care clinics in San Francisco. These clinics are located in the Sunset District and the Excelsior District. The Patient Protection and Affordable Care Act and the subsequent creation of Covered California have had a significant impact on Chinese Hospital and Chinese Community Health Plan (CCHP). Chinese Community Health Plan is owned by Chinese Hospital and was one of the insurance carriers who qualified to provide insurance products through Covered California. Over 15,400 new patients have chosen CCHP as their insurance

carrier and as a result, our current primary care offices and the private primary care physicians in our community are experiencing a significant increase in demand for services. When the property at 933 Clement St. went on the market, CCHP made the decision to purchase the building with a plan to build a primary care clinic to meet the need for additional primary care providers in the Richmond District since many CCHP members reside in this District. The full extent of the services that will be offered in this location are still under discussion but will consist of related medical services such as mammography, general x-ray, ultrasound, phlebotomy, etc.

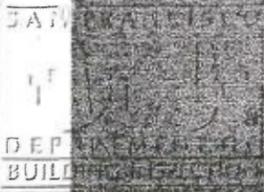
Since the building is less than 10,000 square feet and is not an expansion of an existing medical service of at least 5,000 feet, this project does not require a Consistency Determination under the HCSMP. The zoning requirements for the Inner Richmond District indicate that a Medical Use is principally permitted on the first floor of the building and a conditional use will be required to develop and use the second floor for medical services. The full extent of the services that will be provided at this location will be presented as part of the conditional use application process. The existing floor plans and plot plan for 933 Clement is attached for your information.

The estimated completion of construction at this site is mid-2016.

#### **Project no longer considered**

There are no projects that were identified in the full IMP accepted by the Board of Supervisors in 2011 or in the update filed in 2012 that have been removed from our plans.

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# REFURBISH EXISTING RESTAURANT FOR 933 CLEMENT STREET SAN FRANCISCO, CA

ONE STOP  
REVIEWED BY FIRE DEPT.  
*[Signature]* 5/2/01  
FIRE DEPT INSPECTIONS  
NOT REQUIRED  
MANUEL PEGUEROS SFFD

REVISIONS	BY

1442  
48  
RM-1

### DRAWING INDEX

- LEGEND, GENERAL NOTES, DRAWING INDEX
- PLOT PLAN
- HC. RULE AND CHECK LIST FORMS 1
- HC. RULE AND CHECK LIST FORMS 2
- EXISTING GROUND FLOOR PLAN
- EXISTING UPPER FLOOR PLAN
- ALTERED GROUND FLOOR PLAN & REFURBISH EXISTING RESTAURANT
- ALTERED UPPER FLOOR PLAN
- ALTERED GROUND FLOOR - TABLE LAYOUT PLAN
- ALTERED UPPER FLOOR - TABLE LAYOUT PLAN
- EXISTING STORE FRONT ELEVATION
- ALTERED STORE FRONT ELEVATION
- ENTRANCE DOOR AND WALL DETAILS
- HANDICAPPED RESTROOM DETAILS

### LEGEND

- EXISTING WALL TO BE REMIAN
- EXISTING WALL TO BE REMOVED
- NEW STUD WALL (2" X 6" OR 2" X 4")
- (E) EXISTING
- (N) NEW
- FAN UNIT CONNECT TO LIGHT
- SINGLE POLE SWITCH
- (E) FLOOR SINK
- (E) FLOOR DRAIN
- ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING
- (E) POST

### GENERAL NOTES:

- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ALL DIMENTIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL BE THE RESPONSIBLY OF THE CONTRACTOR, TO NOTIFY THE OWNER OR DESIGNER IF ANY DISCRIPANCE FOR CORRECTION.
- USE DF #2 FOR STUDS AND BLOCKINGS, AND SEE S.F. BUILDING CODES FOR SCHEDULE OF MINIMUM PERMISSIBLE CONNECTIONS AND REQUIREMENT IF NOT SPECIFIED HEREIN.
- PROVIDE QUARRY TILE FLOORING FOR:
  - WORKING AREA
  - KITCHEN AREA.
  - H.C. ACCESSIBLE REST ROOM.
- SWITCHING FOR LIGHT FIXTURES SHALL MEET TITLE 24 ENERGY REQUIREMENT.
- PROVIDE ONE ACCESSIBLE RESTROOM FOR EACH SEX SERVING TO MEET TITLE 24 REQUIREMANT.
- PROVIDE H.C. SEAT PER 25 SEATS REQUIREMENT TOTAL 10 SEATS TO COMPLY WITH TITLE 24.
- ALL INTERIOR MATERIALS AND EQUIPMENTS TO BE DIRECTED BY OWNER OTHERWISE STATED.
- SHOULD AND ERROR OR INCONSISTENCY APPEARS OR OCCURS IN THE WORK, THE CONTRACTORS SHALL NOTIFY THE OWNER FOR PROPER ADJUSTMENT, AND NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINLY.

**APPROVED**  
DEPARTMENT OF BUILDING INSPECTION  
MAY 2 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR

APPROVED  
*[Signature]*  
PLANNING DEPARTMENT  
5/2/01

*- All Work in Food Service Areas  
ARE TO COMPLY WITH HEALTH REQUIREMENTS*

*CLG SF Health  
252-3814 5/2/01*

2001/05/02/8268

LEGEND, GENERAL AND NOTES

933 CLEMENT STREET  
SAN FRANCISCO, CA

APRIL 2001

AS SHOWN

0295







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1B Page 1 of 2

Checklist Set #1: Projects Which Are Valued Under The Threshold

Schedule 1B: Required Accessibility Upgrades Will Be Provided With This Project

Note: Complete only one Schedule per project. Reproduce this Schedule on the cover sheet of the plan set.

X The construction cost of this project is 75,000, which is less than \$86,770 "1998 ENR Construction Cost Index". (The cost index is updated annually.)

X This project will provide upgraded disabled access compliance.

	Existing Complying	Upgrade to Complying	Details Shown on Sheet Number(s)
1. At least one Accessible Entrance Serving the Area of Remodel Note: This should be a primary entrance. Additional upgrade may be required if it is not.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. An Accessible Route to the Area of Remodel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. At Least One Accessible Restroom for Each Sex Serving the Area of Remodel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Accessible Telephone	<input type="checkbox"/> N/A	<input type="checkbox"/>	
5. Accessible Drinking Fountain	<input type="checkbox"/> N/A	<input type="checkbox"/>	
6. Signage	<input type="checkbox"/> N/A	<input type="checkbox"/>	
7. Visual Alarm	<input type="checkbox"/> N/A	<input type="checkbox"/>	
8. Others (Describe means of compliance such as parking spaces, elevator, etc.)			

APPROVED  
DEPARTMENT OF BUILDING INSPECTION

MAY 2 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR

RECEIVED  
MAY 02 2001  
DEPT. OF BUILDING INSPECTION THIS PLAN SET MEETS THE QUALITY STANDARD FOR MICROFILM ACCEPTED

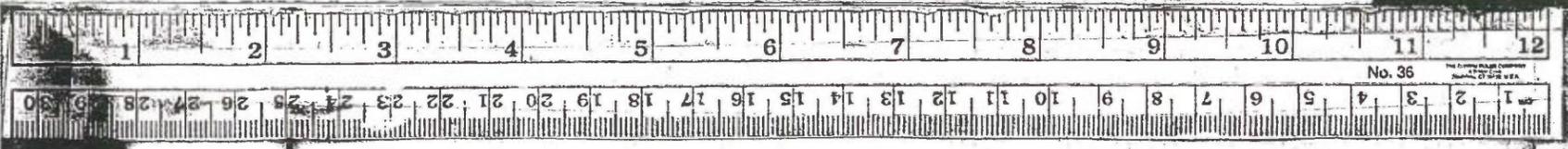
REVISIONS	BY

HC. RULE AND CHICK LIST FORMS  
937-933 CLEMENT STREET  
SAN FRANCISCO, CA

4

Recommended by the Board of Supervisors (3/98)

0298



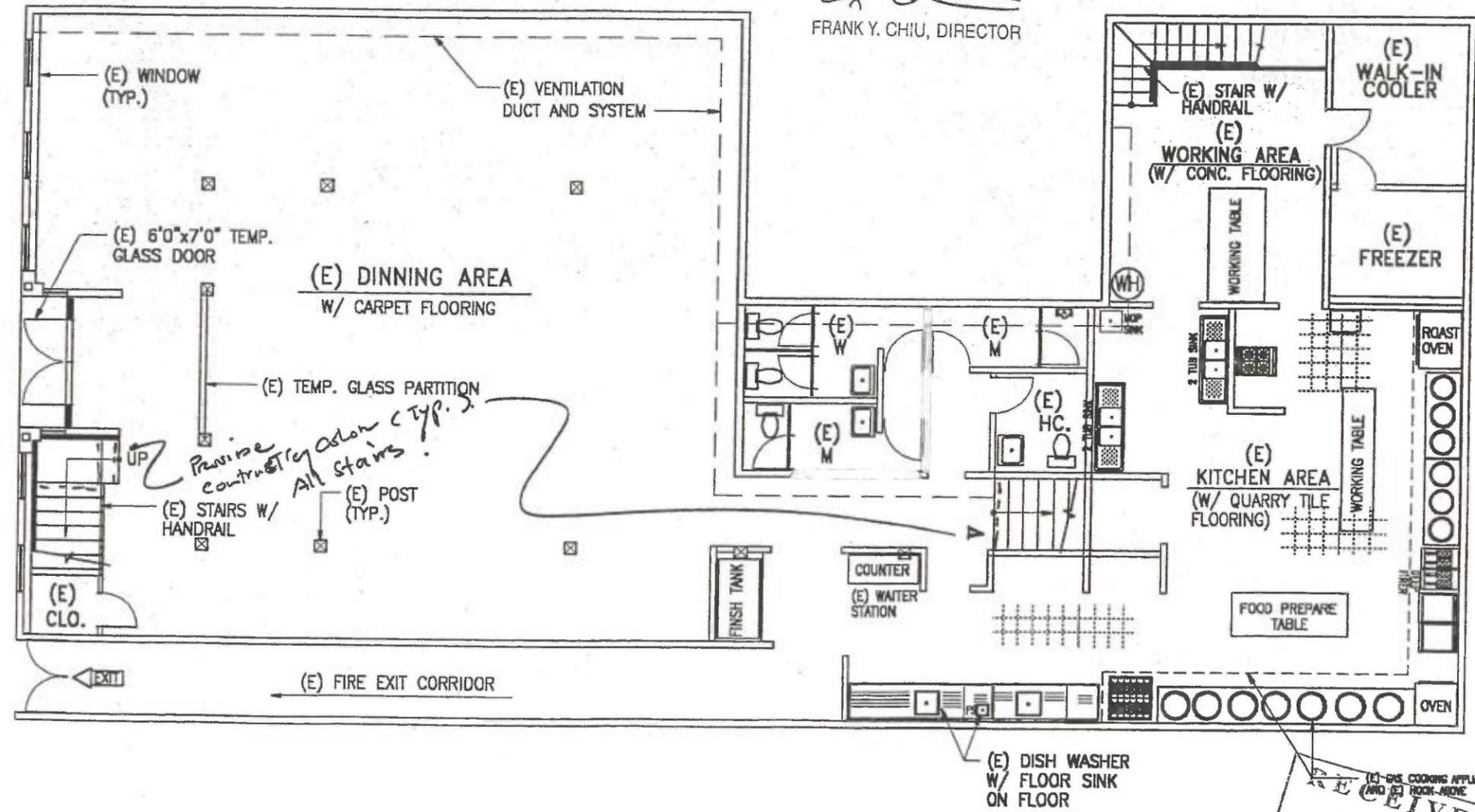
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**APPROVED**

DEPARTMENT OF BUILDING INSPECTION

MAY 2 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR



EXISTING GROUND FLOOR PLAN  
1/8"=1'-0"

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MAY 02 2001  
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REVISION	BY

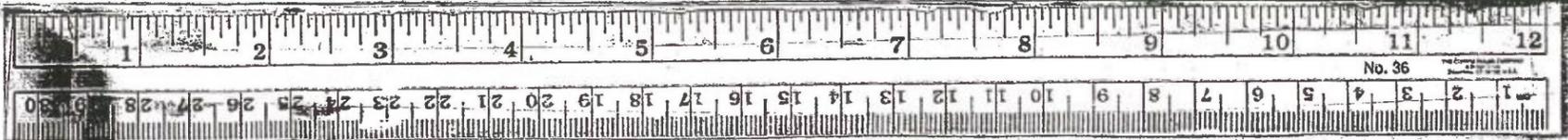
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RM-1

EXISTING GROUND FLOOR PLAN  
987-933 CLEMENT STREET  
SAN FRANCISCO, CA  
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APRIL 2001  
AS SHOWN  
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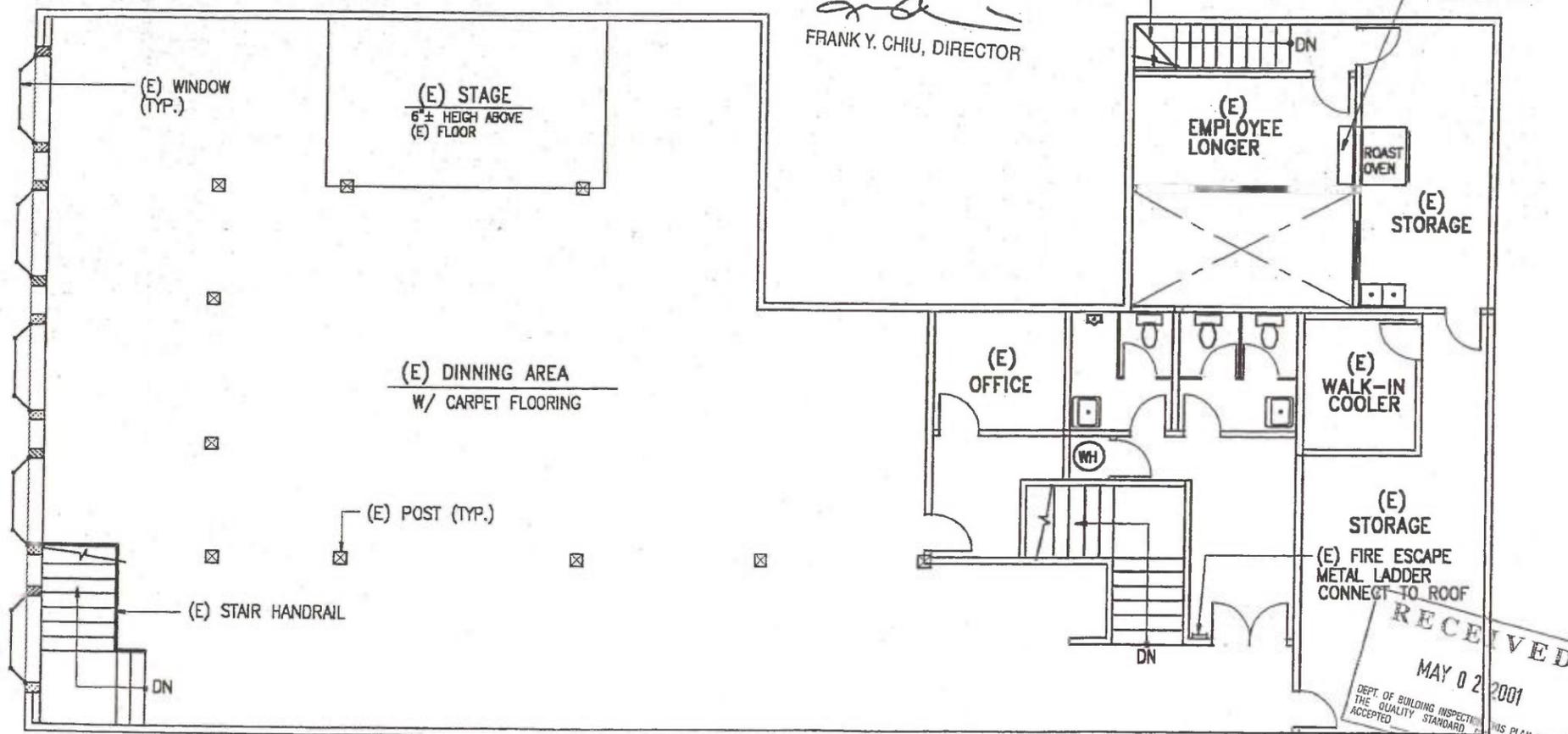
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DEPARTMENT OF BUILDING INSPECTION

MAY 2, 2001

*Frank Y. Chiu*  
FRANK Y. CHIU, DIRECTOR



EXISTING UPPER FLOOR PLAN  
1/8"=1'-0"

REVISION	BY

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RM-1

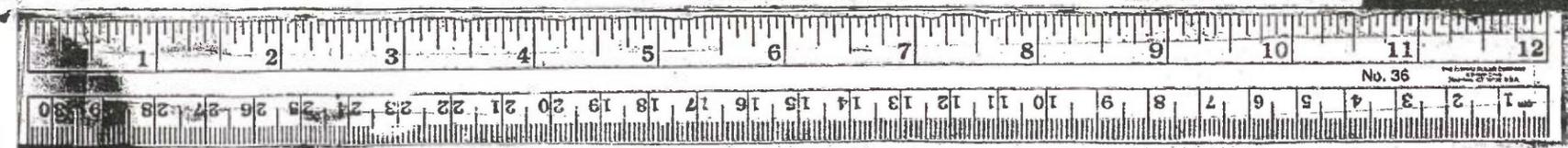
EXISTING UPPER FLOOR PLAN  
931-933 CLEMENT STREET  
SAN FRANCISCO, CA

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THE QUALITY STANDARD  
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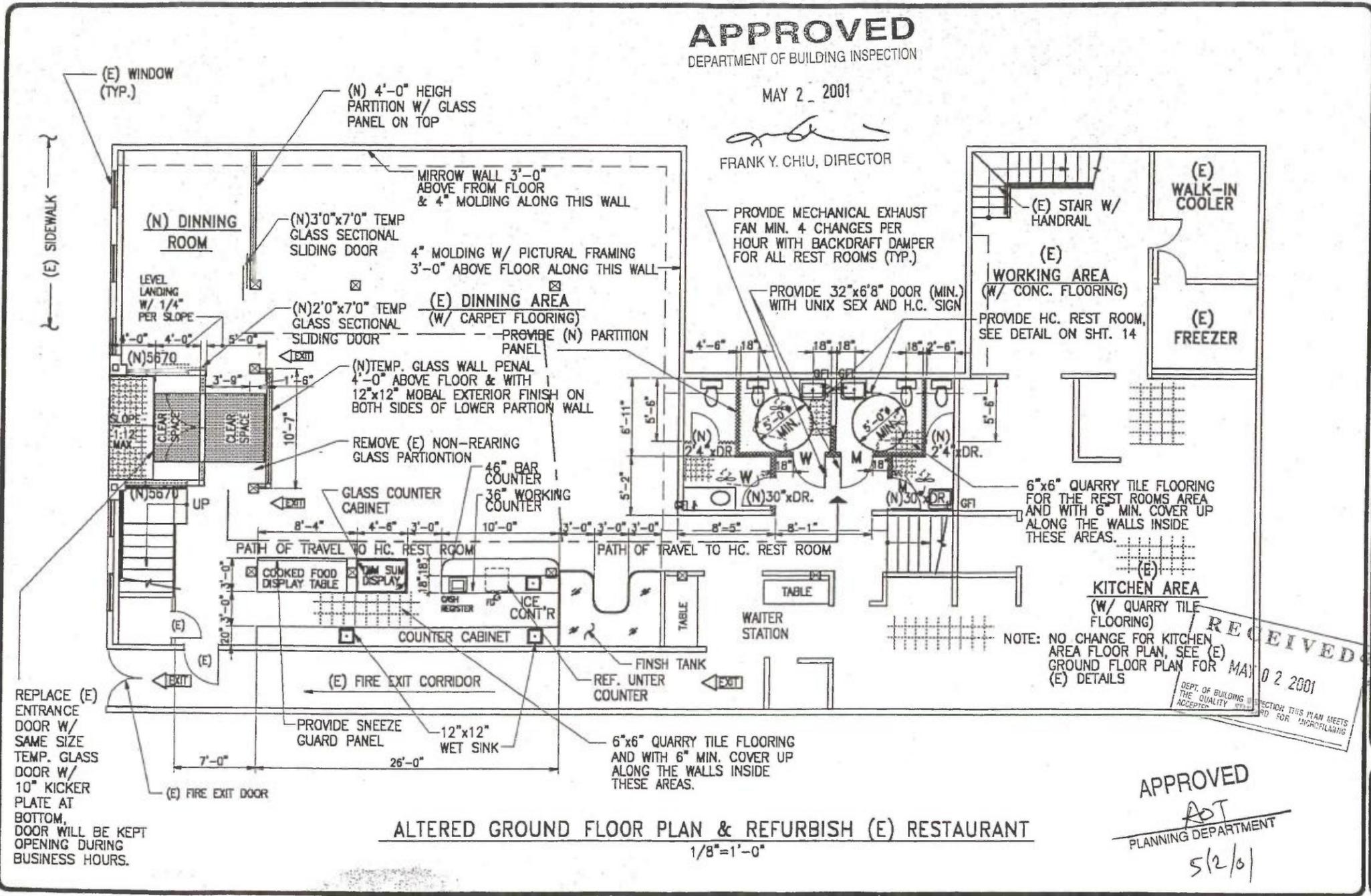


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**APPROVED**  
DEPARTMENT OF BUILDING INSPECTION

MAY 2 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR



ALTERED GROUND FLOOR PLAN & REFURBISH (E) RESTAURANT

1/8"=1'-0"

APPROVED  
*[Signature]*  
PLANNING DEPARTMENT  
5/2/01

REVISION	BY

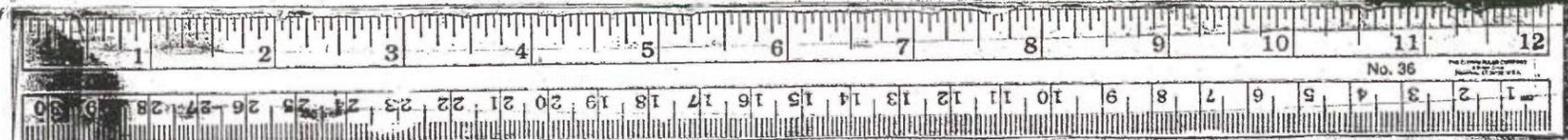
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ALTERED GROUND FLOOR PLAN & REFURBISH EXISTING RESTAURANT  
933 CLEMENT STREET  
SAN FRANCISCO, CA

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MAY 02 2001  
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THE QUALITY CONTROL DIVISION  
FOR ARCHITECTURAL

APRIL 2001
AT 5:00 PM
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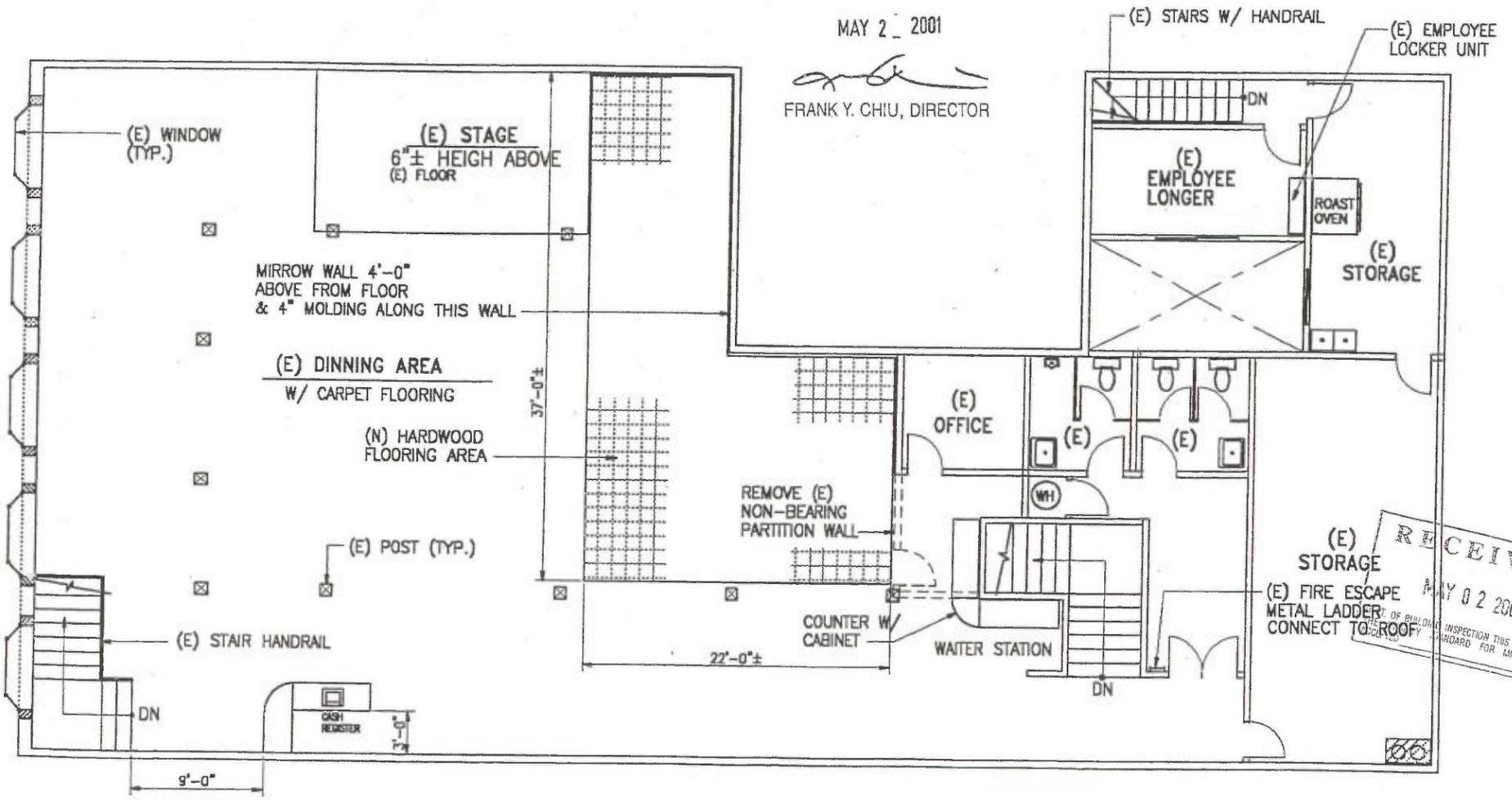
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DEPARTMENT OF  
BUILDING INSPECTION

**APPROVED**

DEPARTMENT OF BUILDING INSPECTION

MAY 2, 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR



ALTERED UPPER FLOOR PLAN  
1/8"=1'-0"

APPROVED  
AOT  
PLANNING DEPARTMENT  
5/2/01

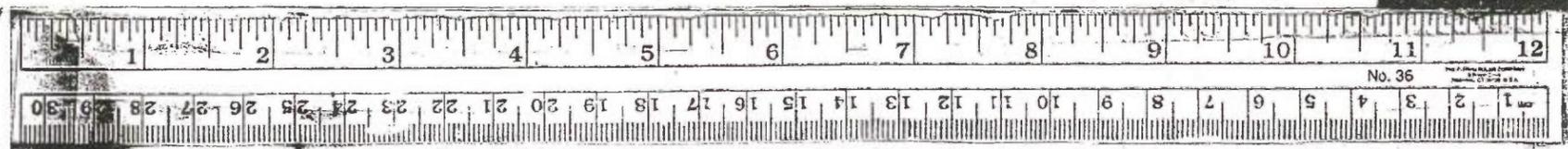
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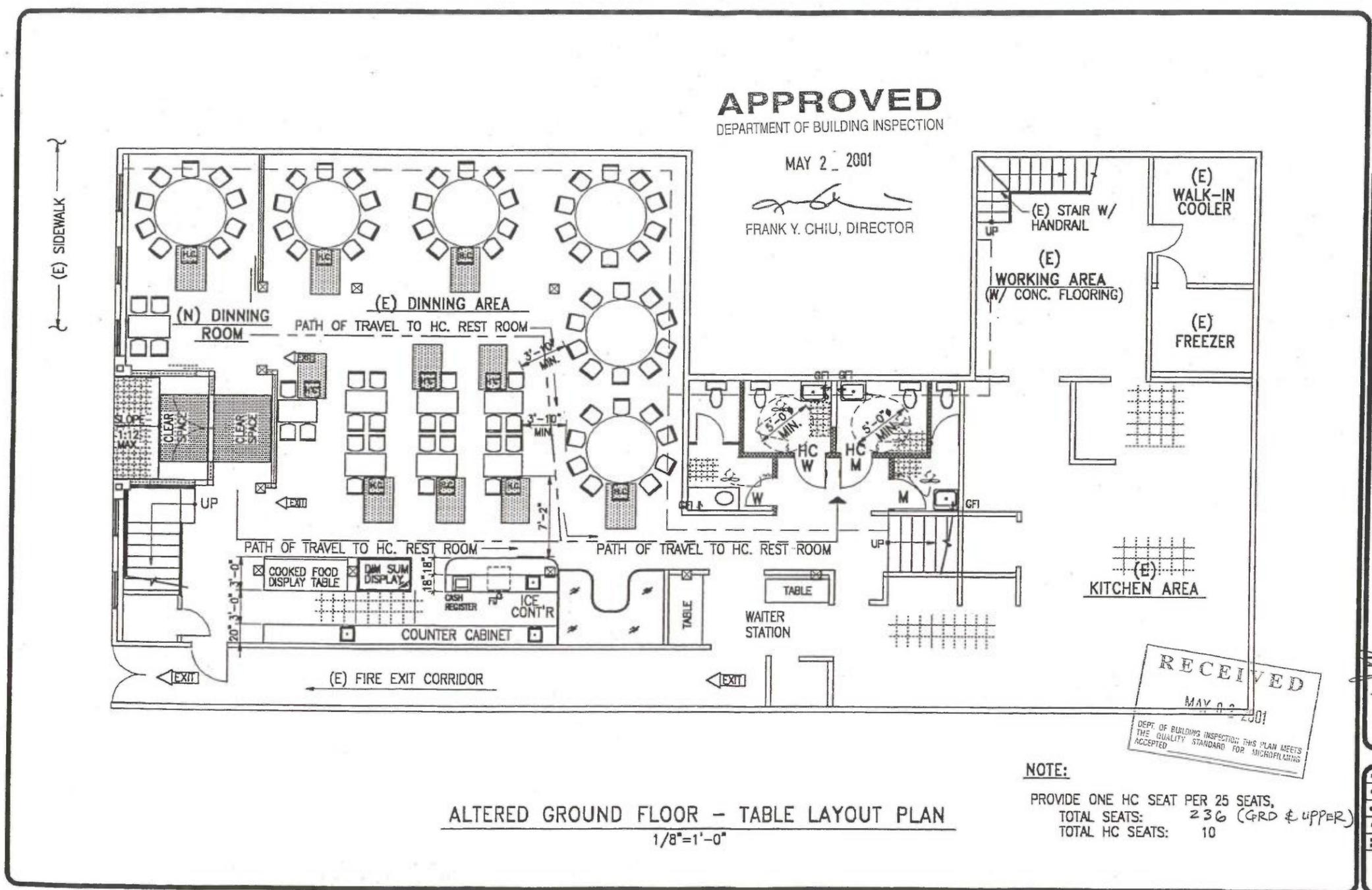
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EXISTING UPPER FLOOR PLAN  
931-933 CLEMENT STREET  
SAN FRANCISCO, CA  
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APRIL 2001  
AS SHOWN  
SHEET

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REVISIONS	BY

1442  
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GROUND FLOOR TABLE LAYOUT PLAN  
 937-933 CLEMENT STREET  
 SAN FRANCISCO, CA  
© COMMERCIAL DESIGNERS ASSOCIATION OF SAN FRANCISCO, CA

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 MAY 02 2001  
DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR MICROFILMING

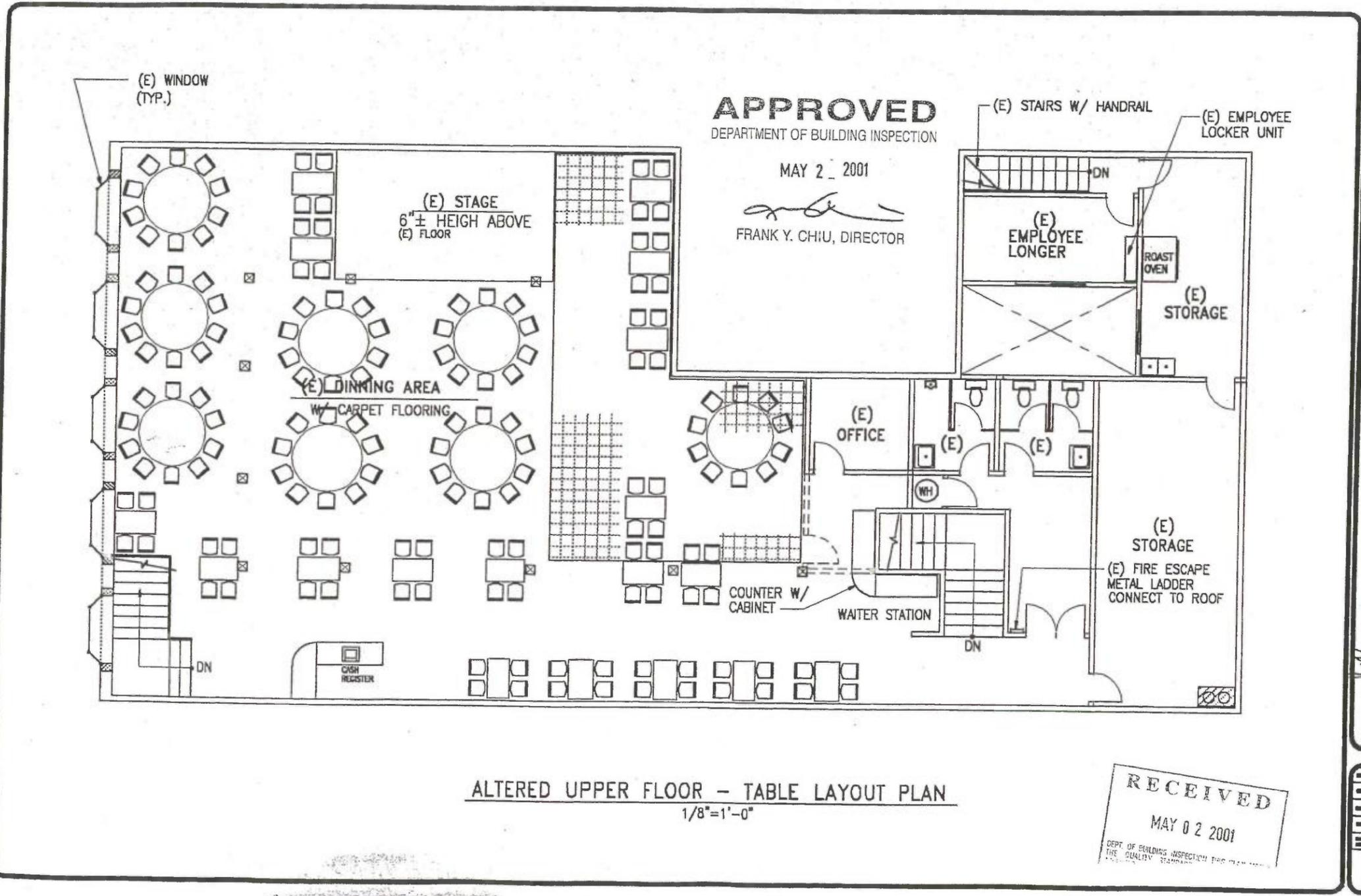
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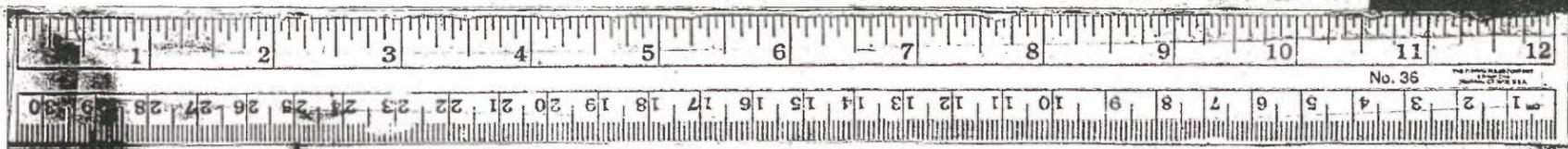
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UPPER FLOOR TABLE LAYOUT PLAN  
931-933 CLEMENT STREET  
SAN FRANCISCO, CA  
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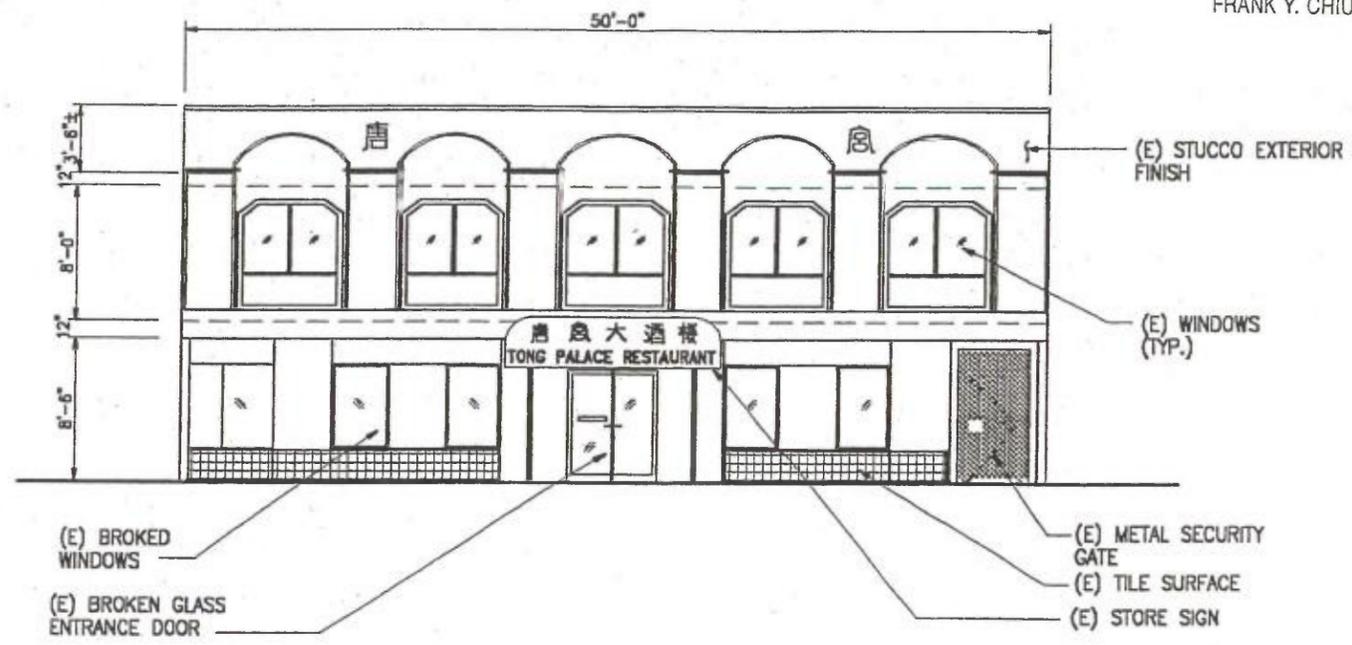
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**APPROVED**  
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MAY 2 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR



EXISTING STORE FRONT ELEVATION

1/8"=1'-0"

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MAY 02 2001  
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THE QUALITY STANDARDS FOR MICROFILMING  
ACCEPTED

KEYWORDS	BY

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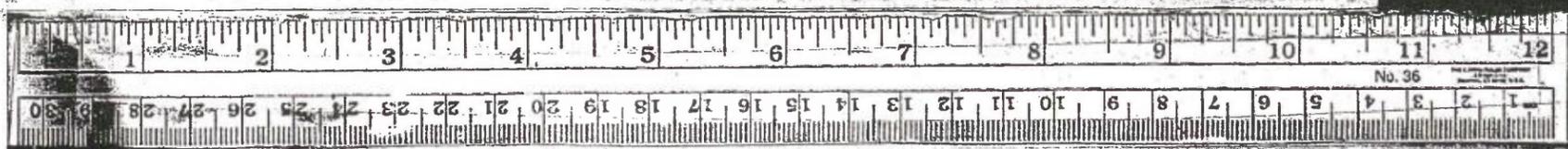
EXISTING STORE FRONT ELEVATION

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SAN FRANCISCO, CA

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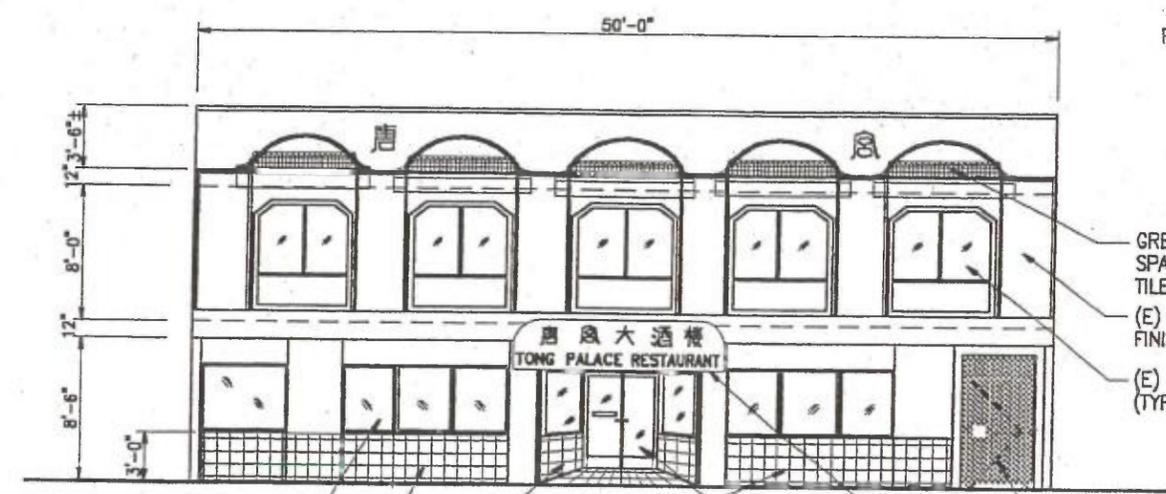


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BUILDING

**APPROVED**  
DEPARTMENT OF BUILDING INSPECTION

MAY 2 2001

*[Signature]*  
FRANK Y. CHIU, DIRECTOR



REPLACE (E)  
WINDOWS

(N) GREEN COLOR  
MORBEL EXTERIOR  
FINISH FOR FRONT  
LOWER PORTION WALL

GREEN COLOR  
SPANISH ROOF  
TILE  
(E) STUCCO EXTERIOR  
FINISH  
(E) WINDOWS TO BE REMAINED  
(TYP.)

(E) METAL SECURITY  
GATE

(E) STORE SIGN TO BE REMAINED

INSTALL (N) 6'-0"x7'-0"  
TEMP. GLASS SWING DOOR  
WITH 10" KICKER PLATE  
AT THE BOTTOM AND HC  
HARDWARD HANDLE

**ALTERED STORE FRONT ELEVATION**

1/8"=1'-0"

REVISIONS	BY

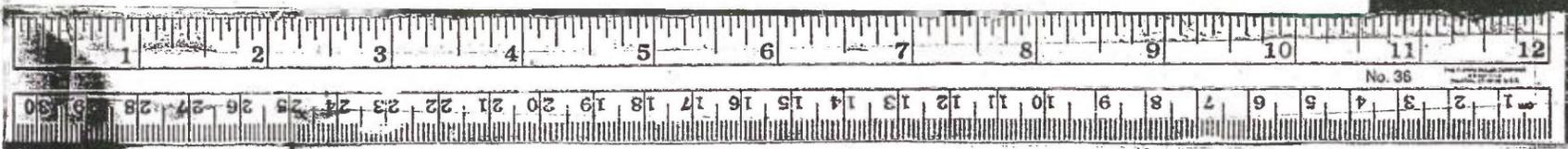
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ALTERED STORE FRONT ELEVATION  
937-933 CLEMENT ST  
SAN FRANCISCO, CA

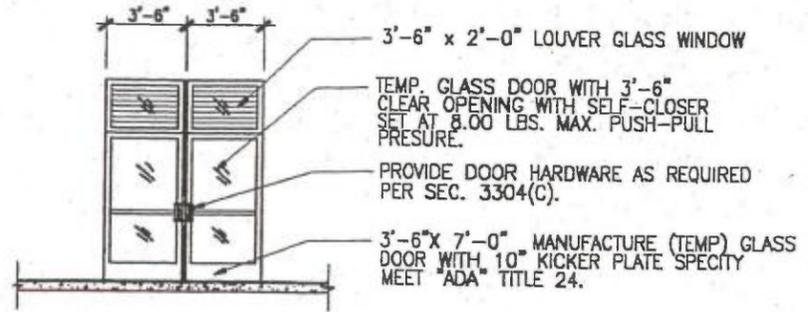
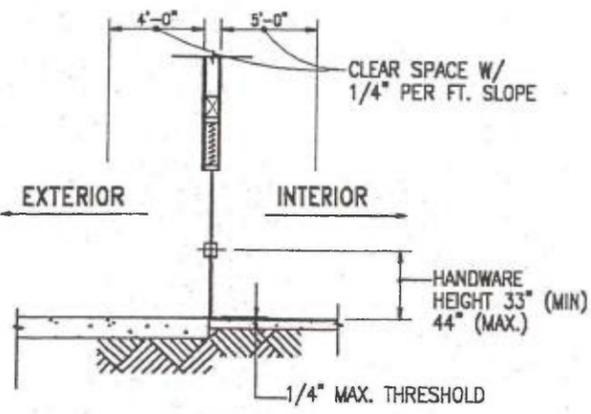
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DEPT. OF BUILDING INSPECTION THIS PLAN MEETS  
THE QUALITY STANDARD FOR MICROFILMING  
ACCEPTED

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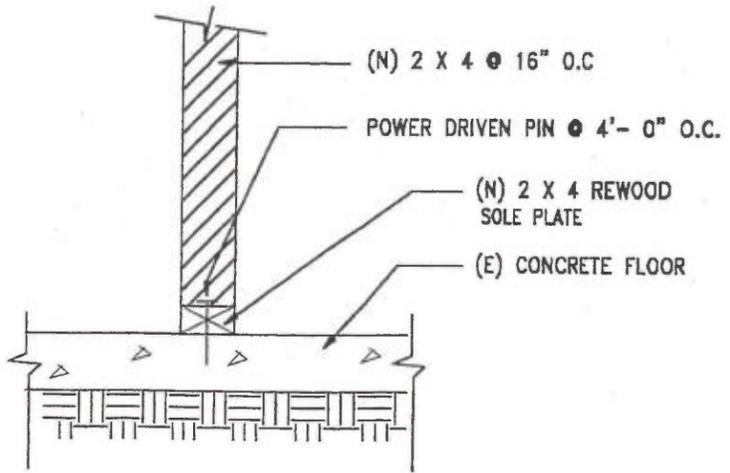


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EXISTING ENTRANCE DOOR  
N.T.S.

**APPROVED**  
DEPARTMENT OF BUILDING INSPECTION  
MAY 2 2001  
*[Signature]*  
FRANK Y. CHIU, DIRECTOR



WALL DETAIL  
1 1/2" = 1'-0"

REVISION	BY

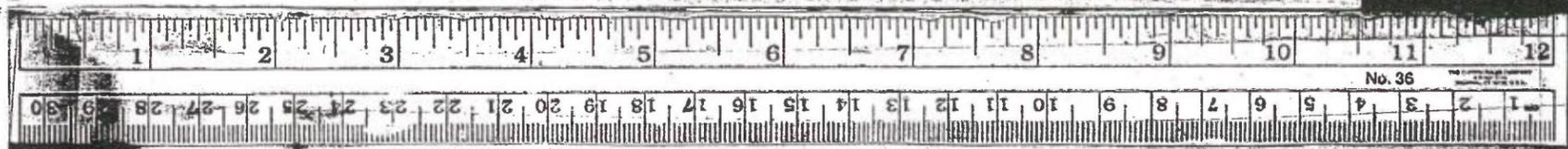
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RM-1

ENTRANCE DOOR & WALL DETAILS  
937-933 CLEMENT STREET  
SAN FRANCISCO, CA  
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DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR MICROFILMING ACCEPTED

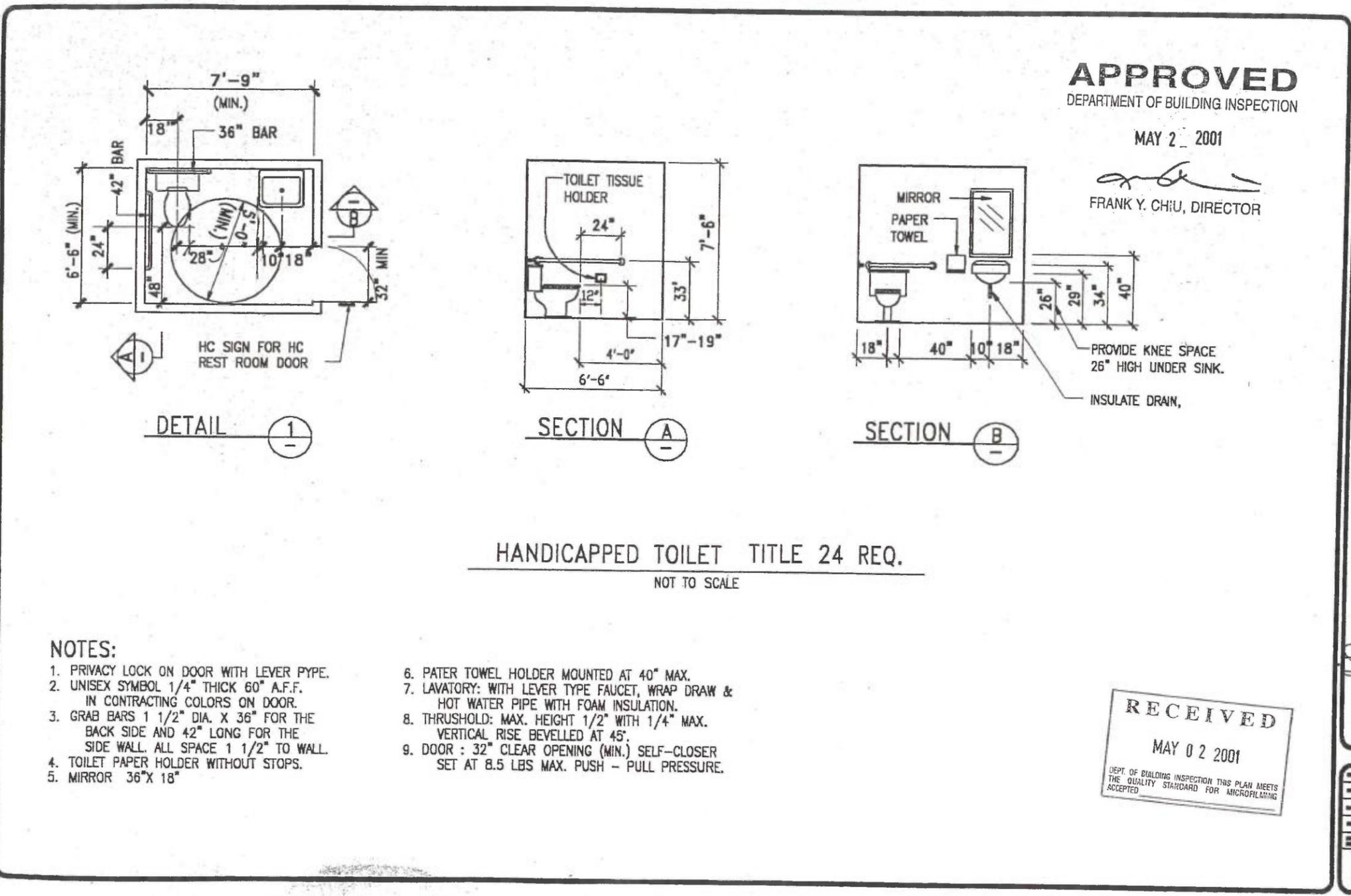
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DEPARTMENT OF BUILDING INSPECTION

MAY 2 2001

*Frank Y. Chiu*  
FRANK Y. CHIU, DIRECTOR

**HANDICAPPED TOILET TITLE 24 REQ.**  
NOT TO SCALE

**NOTES:**

1. PRIVACY LOCK ON DOOR WITH LEVER TYPE.
2. UNISEX SYMBOL 1/4" THICK 60" A.F.F. IN CONTRACTING COLORS ON DOOR.
3. GRAB BARS 1 1/2" DIA. X 36" FOR THE BACK SIDE AND 42" LONG FOR THE SIDE WALL. ALL SPACE 1 1/2" TO WALL.
4. TOILET PAPER HOLDER WITHOUT STOPS.
5. MIRROR 36" X 18"
6. PAPER TOWEL HOLDER MOUNTED AT 40" MAX.
7. LAVATORY: WITH LEVER TYPE FAUCET, WRAP DRAW & HOT WATER PIPE WITH FOAM INSULATION.
8. THRESHOLD: MAX. HEIGHT 1/2" WITH 1/4" MAX. VERTICAL RISE BEVELLED AT 45°.
9. DOOR : 32" CLEAR OPENING (MIN.) SELF-CLOSER SET AT 8.5 LBS MAX. PUSH - PULL PRESSURE.

**RECEIVED**  
MAY 02 2001  
DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR MICROFILMING ACCEPTED

REVISIONS	BY

1442  
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RM-1

HANDICAPPED RESTROOM DETAILS  
937-933 CLEMENT STREET  
SAN FRANCISCO, CA  
C:\COM\FCA\933C\11A.933C-PL.DWG

*Frank Y. Chiu*

APRIL 2001  
AS SHOWN  
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