



404 CLIPPER COVE WAY, TREASURE ISLAND
SAN FRANCISCO, CA 94130
T: 415 534 8184

BUTTER AND SALTZ
500 CHURCH STREET
SAN FRANCISCO, CA 94114

BUTTER AND SALTZ

500 CHURCH STREET, SAN FRANCISCO, CA 94114



SHEET INDEX

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PROJECT INFORMATION

LOCATION
ADDRESS: 500 CHURCH STREET, SAN FRANCISCO, CA 94114
BLOCK/LOT: 3580/001
HEIGHT/BULK DISTRICT: 40-X

BUILDING DESCRIPTION
ZONING: EXISTING RM-2 RESIDENTIAL - MIXED, MODERATE DENSITY
CONSTRUCTION TYPE: B-BUSINESS TYPE V-N
OCCUPANCY GROUP: TYPE V-N
NUMBER OF STORIES: 3
LOT SIZE: 3607.5 SF
SUITE AREA: 815 SF
PARKING: STREET PARKING
OCCUPANT LOAD: SEE SHEET G3.00

DEFERRED SUBMITTALS
ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS:
A. SAN FRANCISCO PLANNING CODE
B. 2016 SAN FRANCISCO BUILDING CODE
C. 2016 SAN FRANCISCO MECHANICAL CODE
D. 2016 SAN FRANCISCO PLUMBING CODE
E. 2016 SAN FRANCISCO ELECTRICAL CODE
F. 2016 CALIFORNIA ENERGY CODE
G. 2016 SAN FRANCISCO FIRE CODE
H. NFPA 13
I. NFPA 14
J. NFPA 20
K. NFPA 24
L. ACSE 7

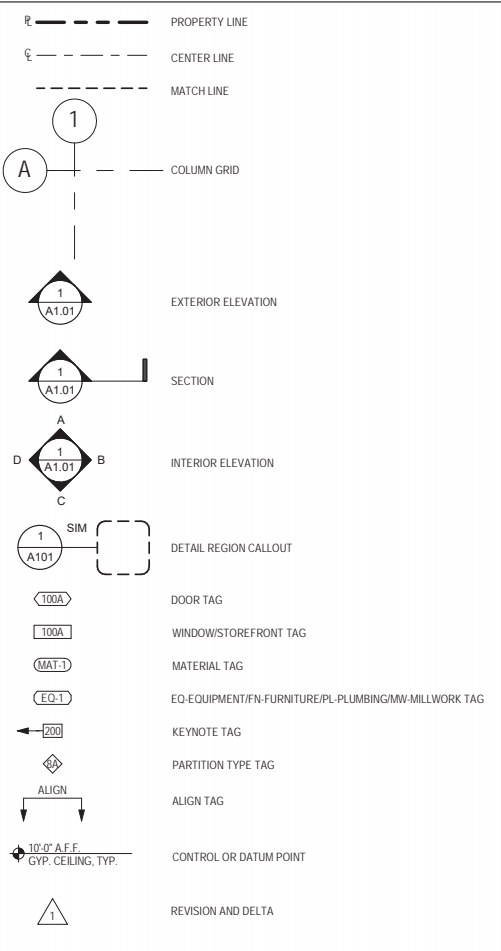
PROJECT DESCRIPTION

INTERIOR TENANT IMPROVEMENT IN EXISTING COMMERCIAL SPACE FOR A NEW CAFE/BONA-FIDE EATING PLACE. NEW PARTITIONS, FINISHES, PUMBLING AND ELECTRICAL WORK. CREATION OF NEW PUBLICLY ACCESSIBLE ADA RESTROOM.
SPACE IS CONTINUING NON-CONFORMING USE PER SF PLANNING CODE SECTION 186.

REFERENCED CODES
ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS:
A. SAN FRANCISCO PLANNING CODE
B. 2016 SAN FRANCISCO BUILDING CODE
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F. 2016 CALIFORNIA ENERGY CODE
G. 2016 SAN FRANCISCO FIRE CODE
H. NFPA 13
I. NFPA 14
J. NFPA 20
K. NFPA 24
L. ACSE 7

DEFERRED SUBMITTALS
THE FOLLOWING DEFERRED SUBMITTALS SHALL BE FIRST SUBMITTED TO THE ARCHITECT FOR REVIEW AND CONSIDERATION. FOLLOWING THE COMPLETION OF THE ARCHITECT REVIEW AND COORDINATION THE CONTRACTOR SHALL SUBMIT TO THE CITY FOR REVIEW AND APPROVAL. NO WORK MAY PROCEED ON THESE COMPONENTS UNTIL APPROVED CITY STAMPED DRAWINGS ARE PROVIDED TO THE CONTRACTOR AND INSPECTOR.
• FIRE PROTECTION SYSTEM
• FIRE ALARM SYSTEM
• SIGNAGE

SYMBOLS



VICINITY MAP



PROJECT DIRECTORY

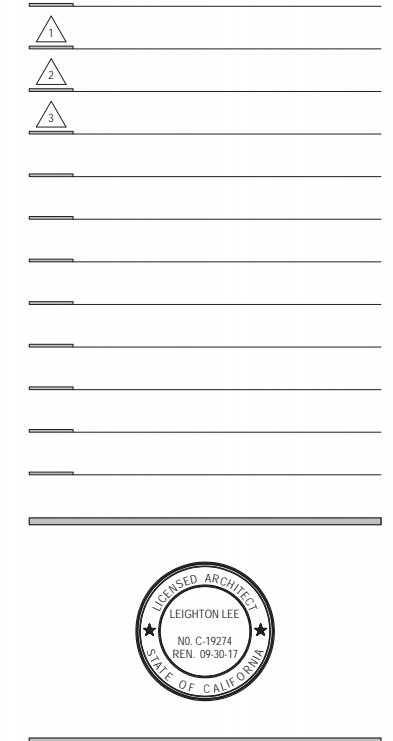
CLIENT:
NAME: SALOME BUELOW
EMAIL: SALOKB@GMAIL.COM
PHONE: 650-353-1269

ARCHITECT:
MAVRİK STUDIO
404 CLIPPER COVE
TREASURE ISLAND, SAN FRANCISCO, CA
CONTACT: MICHAEL BATRYN
EMAIL: MICHAEL@MAVRİKSTUDIO.COM
PHONE: 408-480-5532

CONTRACTOR:
NAME: SWEITZER FIXTURES
LICENSE:
ADDRESS: 530 3RD ST. SAN FRANCISCO, CA 94130
CONTACT: CONOR SWEITZER
EMAIL: CONOR@SWEITZERFIXTURES.COM
PHONE: 650-930-0775

MEP ENGINEER:
NAME: TBD
ADDRESS:
CONTACT:
EMAIL:
PHONE:

ISSUED FOR: PLANNING DEPARTMENT SUBMITTAL SET DATE: 05/23/2017



COVER SHEET
GO.00

ABBREVIATIONS

&	And	F.O.	Face Of	PSF	Pounds per Square Foot
~	Angle	F.O.C.	Face of Concrete	PSI	Pounds per Square Inch
@	At	F.O.F.	Face of Finish	PT	Point OR Pressure Treated
C	Centerline	F.O.S.	Face of Stud	PTD	Painted
D	Degrees	F.O.W.	Face of Wall	P.T.D.	Paper Towel Dispenser
Ø	Diameter	F.P.	Fireproof(ing)	P.T.R.	Paper Towel Receptacle
#	Number OR Pound	F.R.	Fire Retardant, Fire Rated	PTN	Partition
≡	Parallel	F.S.	Fire Sprinkler, Full Size	PVC	Polyvinyl Chloride
⊥	Perpendicular	F.S.D.	Fire Separation Distance	QTY	Quantity
±	Plus or Minus	F.T.	Fire Treated	R	Riser
P	Property Line	FT.	Foot OR Feet	R.A.	Return Air
L	Anchor Bolt	FTG.	Footing	R.A.	Radius, Radii
A.B.	Above	FUR.	Furring	R.B.	Resilient Base, Rubber Base
A.C.	Air Condition	FUT.	Future	R.C.P.	Reflected Ceiling Plan
A.C.T.	Acoustic Ceiling Tile	F.V.C.	Fire Valve Cabinet	R.D.	Roof Drain
ACOUST.	Acoustical	GA.	Gauge	R.E.C.	Recessed
ADD.	Addendum	GALV.	Galvanized	REF.	Reference
ADH.	Adhesive	G.C.	General Contractor	REFG.	Refrigerator
ADA	Americans with Disabilities Act	G.D.	Garbage Disposal	REINF.	Reinforced
ADDL.	Additional	GEN.	General	REM.	Remaining
ADJ.	Adjacent	GFCI	Ground Fault Circuit Interruption	REQ.	Required
ADJT.	Adjustable	GL.	Glass, Glazing	RES.	Resistant
A.F.F.	Above Finished Floor	G.N.	General Note	RESIL.	Resilient
AGGR.	Aggregate	GND.	Ground	RETG.	Retaining
AL.	Aluminum	G.R.	Guard Rail	REV.	Reverse(d)vision
A.P.	Access Panel	GR.	Grade	RFL.	Reflect(ed)ive(or)
APPROX.	Approximate	GSM.	Galvanized Sheet Metal	RGR.	Right Hand
ANCH.	Anchor	GT.	Gypsum Board	RH.	Radiant Heat Manifold
ANOD.	Anodized	H.B.	Hose Bib	R.M.	Room
ARCH.	Architectural	H.C.	Hollow Core	RND.	Round
ASPH.	Asphalt	HD.	Head OR Handryer	R.O.	Rough Opening
AUTO	Automatic	HDBD.	Hardboard	R.P.	Radius Point
AXON.	Axonometric	HDR.	Header	RSF.	Resilient Sheet Flooring
BD.	Board OR Bolard	HDW.	Hardware	RT	Resilient Tile
BEL.	Below	HDWD.	Hardwood	RWL.	Rain Water Leader
BETW	Between	HT.	Height	S	South
BFP	Backflow Preventer	H.M.	Hollow Metal	S.A.F.	Self-Adhered Flashing
BLDG.	Building	HNDRL.	Handrail	S.C.	Solid Core OR Sealed Concrete
BLKG.	Block(ing)	HOR.	Horizontal	S.C.D.	Seat Cover Dispenser OR See Civil Drawings
BM.	Beam	H.P.T.	High Point	SCHED.	Schedule(d)
B.M.	Brick Module	H.R.	Handrail	S.D.	Soap Dispenser
B.O.	Bottom Of	HR.	Hour	SECT.	Section
BOI.	Bottom	H.V.A.C.	Heating, Ventilation, Air Conditioning	S.E.D.	See Electrical Drawings
B.P.	Building Paper	H.W.	Hot Water	SF	Square Feet
BRKT.	Bracket	I.D.	Inside Diameter / Dimension	S.F.P.D.	See Fire Protection Drawings
BRG.	Bearing	IN.	Inch	S.F.	Square Foot (Feet)
BRK.	Brick	INCL.	Incandescent	S.H.	Shelf
B.U.R.	Build-up Roofing	INCL.	Include(d)ing	SHLF.	Shelf
BSMT.	Basement	INCL.	Include(d)ing	SHTG.	Showering
CAB.	Cabinet	INCL.	Include(d)ing	SHWR.	Shower
CAT.	Category	INSUL.	Insulation, Insulated	SIM.	Similar
CEM.	Cement	INT.	Interior	S.J.C.	Seismic Joint Cover
CER.	Ceramic	INTER.	Intermediate	SK.	Sink
C.G.	Corner Guard	INV.	Invert	SL.	Sliding
CHAN.	Channel	J-BOX	Junction Box	S.L.D.	See Landscape Drawings
C.I.	Cast Iron	JST	Joist	S.M.	Stanchion Module OR Sheet Metal
C.I.P.	Cast in Place	JT.	Joint	S.M.D.	See Mechanical Drawings
C.J.	Control Joint	KO.	Knockout	S.N.R.	Sanitary Napkin Dispenser
CLG.	Ceiling	K.P.	Kick Plate	S.O.G.	Sanitary Napkin Receptacle
CLKG.	Caulking	L	Length	S.P.D.	See Plumbing Drawings
CLO.	Closet	LAM.	Laminate	SPEC.	Specification
CLR.	Clear	LAV.	Lavatory	SPKR.	Speaker
C.M.U.	Concrete Masonry Unit	LEV.	Level	SO.	Square
CNTR.	Counter	LG.	Long	S.S.	Stainless Steel
C.O.	Cased Opening	L.F.	Linear Foot	S.S.D.	See Structural Drawings
CO.	Cleanout	L.P.T.	Low Point	ST.	Steel OR Street OR Stair
COL.	Column	LTG.	Lighting	STC.	Sound Transmission Coefficient
COMP.	Compress(ed)ion(ible)	LTWT.	Lightweight	STD.	Standard
COND.	Condition	LVL	Laminated Veneer Lumber OR Level	STL.	Steel
CONC.	Concrete	LVR	Louver	STOR.	Storage
CONST	Construction	M	Meter OR Men	STRUC.	Structure
CONT.	Continuous	MM	Millimeter	SUSP.	Suspend(ed)
CONTR.	Contractor	MMNT.	Maintenance	S.W.	Sheer Wall
CPT	Carpet	MAT.	Material	S.Y.	Square Yard(s)
C.R.	Cold Rolled	MAS.	Masonry	SYM.	Symmetrical
CSFH	Countersunk Flat Head	MAX.	Maximum	SYS.	System
C.T.	Ceramic Tile	MDF	Medium Density Fiber Board	(T)	Tempered
CTR.	Center	MECH.	Mechanical	T	Tread
CTSK	Countersunk	MED. CAB.	Medicine Cabinet	T-24	Tile 24
CW.	Curtain wall	MEMB.	Membrane	T. & G.	Tongue and Groove
DA	Double Acting	M.E.P.	Mechanical, Electrical, Plumbing	T.B.	Towel Bar
DB	Design Build	MFR.	Manufacturer	T.B.D.	To Be Determined
DBL	Double	M.H.	Marble	T.C.	Terra Cotta
DEPT.	Department	MID.	Middle	T.D.	Top of Deck(ing)
DET./DTL	Detail	MIN.	Minimum	TEL	Telephone
DEPR	Depress(ed)ion	MIRR.	Mirror	TEMP.	Tempered OR Temporary
D.F.	Drinking Fountain OR Douglas Fir	MISC.	Miscellaneous	T.F.	Transparent Finish
D.G.	Decomposed Granite	MLDG	Moulding	THK.	Thick
DIA.	Diameter	MIR	Moisture Resistant	THRU.	Through
DIM.	Dimension	MOD.	Module	T.O.C.	Top of Curb
DN.	Down	MPOE	Minimum Point of Entry	T.O.CONC.	Top of Concrete
D.O.	Door Opening	MTD.	Mounted	T.O.F.	Top of Footing
DPR.	Dispenser	MTL.	Metal	T.O.J.	Top of Joist
DR.	Door	MUL.	Mulch	T.O.P.	Top of Parapet
DRN.	Drain	MWRK	Millwork	T.O.PL.	Top of Plate
DS.	Downspout	N	North	T.O.S.	Top of Slab
D.W.	Dishwasher	(N)	New	T.O.STL.	Top of Steel
DWG.	Drawing	(N)	New	T.O.W.	Top of Wall
DWR.	Drawer	NA	Not Applicable	T.P.D.	Toilet Paper Dispenser
E	East	N.I.C.	Not In Contract	T.P.H.	Toilet Paper Holder
(E)	Existing	NO.	Number	T.S.	Tube Steel
EA	Each	NOM.	Nominal	T.V.	Television
E.I.F.S.	Exterior Insulation Finish System	N.T.S.	Not To Scale	TYP.	Typical
E.J.	Expansion Joint	O.A.	Overall	TZ	Terrazzo
ELEC.	Electrical	O.C.	On Center	U.C.	Under Counter
ELEV.	Elevator OR Elevation	O.D.	Outside Diameter	U.L.	Undersinkers Laboratory
EMER.	Emergency	O.F.C.I	Owner Furnished Contractor Installed	UNF.	Unfinished
ENCL.	Enclosure	OFD.	Overflow Drain	U.O.N.	Unless Otherwise Noted
ENGR.	Engineer	OFL.	Overflow Leader	UR	Urinal
EOS	Edge of Slab	O.F.O.I	Owner Furnished Owner Installed	UTIL.	Utility
E.P.	Electrical Panelboard	OPER.	Operable	VAR.	Varies
EPDM	Ethylene Propylene (elastic plastic flashing)	OPNG.	Opening	VB.	Vapor Barrier
EQ.	Equal	OPP.	Opposite	VCT	Vinyl Composition Tile
EQUIP.	Equipment	OPP.HD.	Opposite Hand	VNR.	Veneer
ERA	Exterior Roof Assembly	OSB.	Oriented Strand Board	VER.	Verify
ESA	Exterior Soffit Assembly	OVHD.	Overhead	VERT.	Vertical
EW.C.	Electrical Water Cooler	OZ.	Ounce	V.I.F.	Verify in Field
EXH.	Exhaust	OWSJ	Open Web Steel Joist	VOL.	Volume
EXP.	Expansion	PAV.	Paving	W	West OR Width OR Women
EXPO.	Exposed	PBD	Particle Board	W	With
EXT.	Exterior	P.C.	Precast Concrete	WC.	Water Closet
F.	Fabric	PERF.	Perforated	WD	Washer/Dryer
F.A.	Fire Alarm OR Floor Assembly	PERP.	Perpendicular	WD.	Wood
FAB	Fabricate(d)	P.G.	Paint Grade	WDW	Window
FACP	Fire Alarm Control Panel	P.L.T.	Plate	WH.	Water Heater
F.D.	Floor Drain OR Fire Damper	P.LAM.	Plastic Laminate	WM	Wire Mesh
FND.	Foundation	P.LAS.	Plaster	W/O	Without
F.E.	Fire Extinguisher	P.LYWD.	Plywood	WO	Where Occurs
F.E.C.	Fire Extinguisher Cabinet	P.LB.G.	Plumbing	WP.	Waterproof
F.F.	Finish Floor	POL.	Polished	W.P.T.	Work Point
F.H.	Flat Head OR Full Height	PNL.	Panel	W.R.	Water Resistant
F.H.C.	Fire Hose Cabinet	PNT.	Paint	WSC.T.	Water Resistant
F.H.W.S.	Flat Head Wood Screw	PR.	Paint	WT.	Weight
FIN.	Finish(ed)	PRECAST.	Precast	WWF	Welded Wire Fabric
FXT.	Fixture	PREFAB.	Prefabricated		
FL.FLR.	Floor				
FLASH.	Flashing				
FLOUR.	Flourescent				

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CLASSIFICATION

OCCUPANCY CLASSIFICATION (SFBC 302.1) **EXISTING** BUSINESS - B **PROPOSED** BUSINESS - B
CONSTRUCTION TYPE V-B V-B

FIRE SEPERATION (SFBC TABLE 504.4):
RATED SEPERATION REQUIRED BETWEEN B AND R-2 OCCUPANCY: 1 HOUR
RATED SEPERATION PROVIDED: 1 HOUR WALLS AND CEILING

EGRESS SIZING (SFBC TABLE 1005):
STAIRWAYS: 0.2' PER OCCUPANT (CBC 1005.3.1 EXCLUSION 1)
OTHER COMPONENTS: 0.15' PER OCCUPANT (CBC 1005.3.2 EXCLUSION 1)

BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER AND VOICE/ALARM COMMUNICATION SYSTEM.

- NOTES:**
- TACTILE EXIT SIGN TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE EXIT DOORS MOUNTED 60" A.F.F. TO THE CENTERLINE OF THE SIGN, SEE G2.018.
 - ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
 - MAIN EXIT DOORS SHALL HAVE A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

OCCUPANCY LOAD CALCULATION

ROOM NAME	LEVEL	OCCUPANCY GROUP	AREA	OCCUPANCY LOAD FACTOR	OCCUPANT LOAD
KITCHEN	FIRST FLOOR	BUSINESS B	135 SF	200	1
SERVING COUNTER	FIRST FLOOR	BUSINESS B	138 SF	200	1
SEATING AREA	FIRST FLOOR	BUSINESS B	432 SF	15	29
UTILITY CLOSET 115	FIRST FLOOR	BUSINESS B	33 SF	300	1
STORAGE	FIRST FLOOR	BUSINESS B	20 SF	300	1
BUSINESS B					33
TOTAL OCCUPANT LOAD					33

SPRINKLERED INTERIOR FINISHES (SFBC 803.9)

OCCUPANCY GROUP	STAIRWAYS	CORRIDORS	ROOMS
BUSINESS B	B	C	C

EXIT ACCESS

OCCUPANCY GROUP	COMMON PATH OF TRAVEL (SFBC TABLE 1014.3)	EXIT TRAVEL DISTANCE (SFBC TABLE 1016.2)	CORRIDOR FIRE RESISTANCE RATING (SFBC TABLE 1018.1)
BUSINESS B	100'-0"	300'-0"	0

LEGEND

DINING AREA 100
OCCUPANCY GROUP: BUSINESS B
AREA: 189 SF
LOAD FACTOR: 1,100
OCC. LOAD: 1
EXITS REQ'D: 1

EXIT DOOR 100
WIDTH PROVIDED: 3'-0"
WIDTH REQUIRED: 0.15'
WIDTH REQ'D / OCC. CAPACITY: 0.15' / 240
OCCUPANCY LOAD: 1

ROOM OCCUPANT LOAD TAG
OCCUPANCY GROUP
ROOM AREA / LOAD FACTOR (CBC 1004.1.2)
OCCUPANT LOAD / EXITS REQUIRED

EXIT DOOR OCCUPANT LOAD TAG
DOOR WIDTH PROVIDED / WIDTH REQUIRED PER OCCUPANT
DOOR WIDTH REQUIRED / ACTUAL OCCUPANT CAPACITY
ACTUAL OCCUPANT LOAD

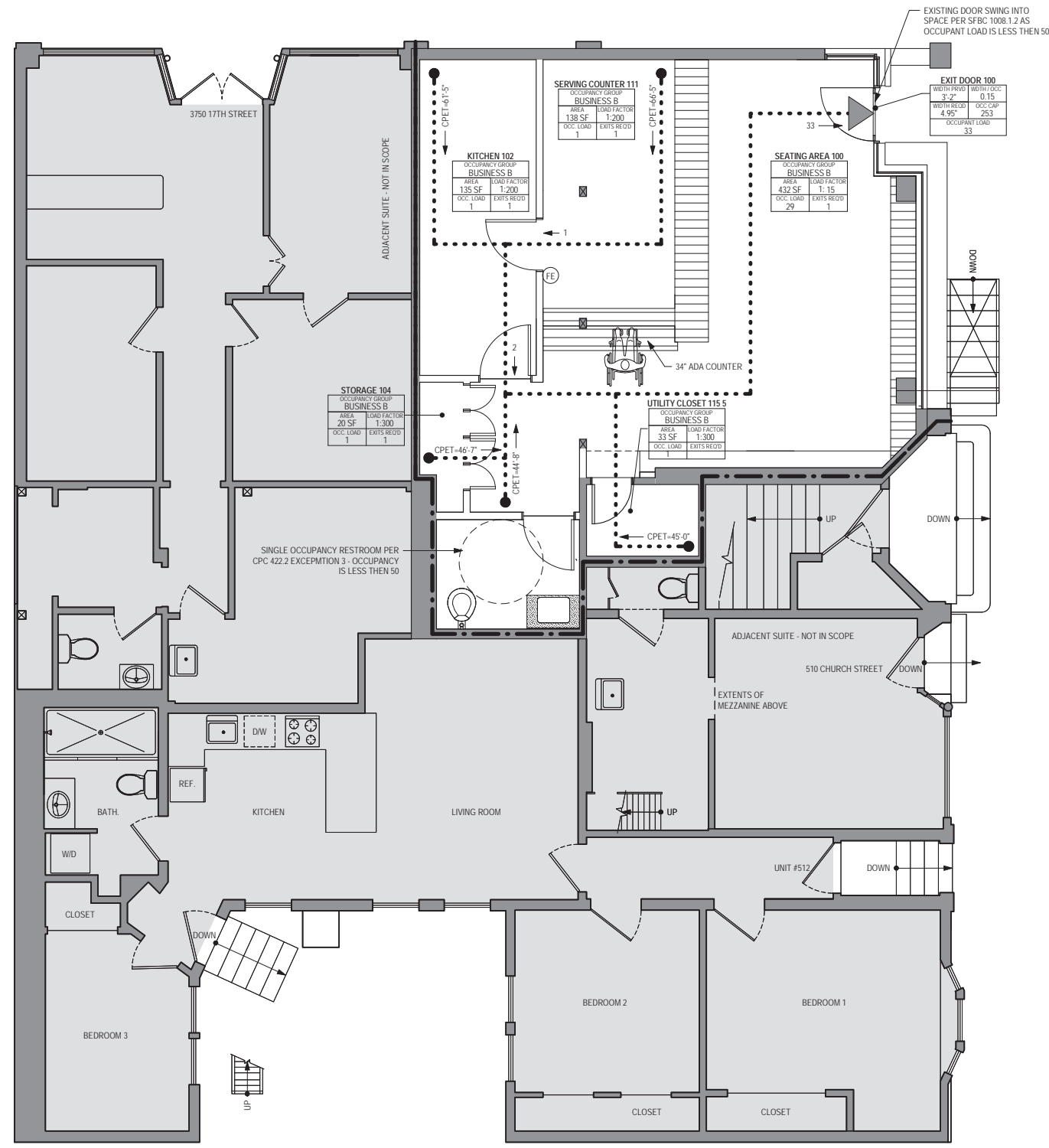
CPET-20'-0"
ETD-20'-0"

● COMMON PATH OF EGRESS TRAVEL
●●●●● EXIT TRAVEL DISTANCE

1 → OCCUPANT LOAD AND TRAVEL DIRECTION
▶ EXIT DISCHARGE
⊕ FE FIRE EXTINGUISHER

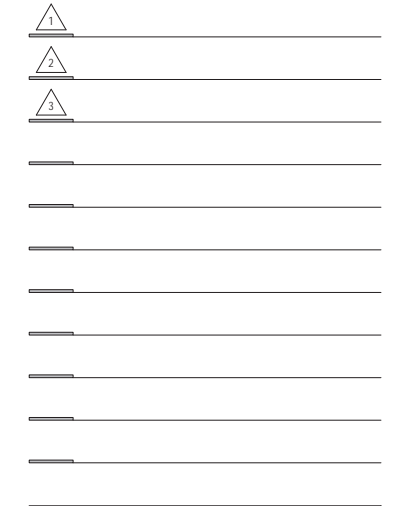
— 1 HOUR RATED WALL
- - - 2 HOUR RATED WALL
- · - · 3 HOUR RATED WALL
- · · · 4 HOUR RATED WALL

NOTES:
1. SEE PLANS AND RCP FOR ADDITIONAL INFORMATION
2. ALL EGRESS DOORS SHALL BE 36" MIN. WIDE CLEAR
3. SEE SHEET G2.01 FOR TYPICAL MOUNTING HEIGHTS



1 EGRESS FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED FOR: PLANNING DEPARTMENT SUBMITTAL SET
DATE: 05/23/2017

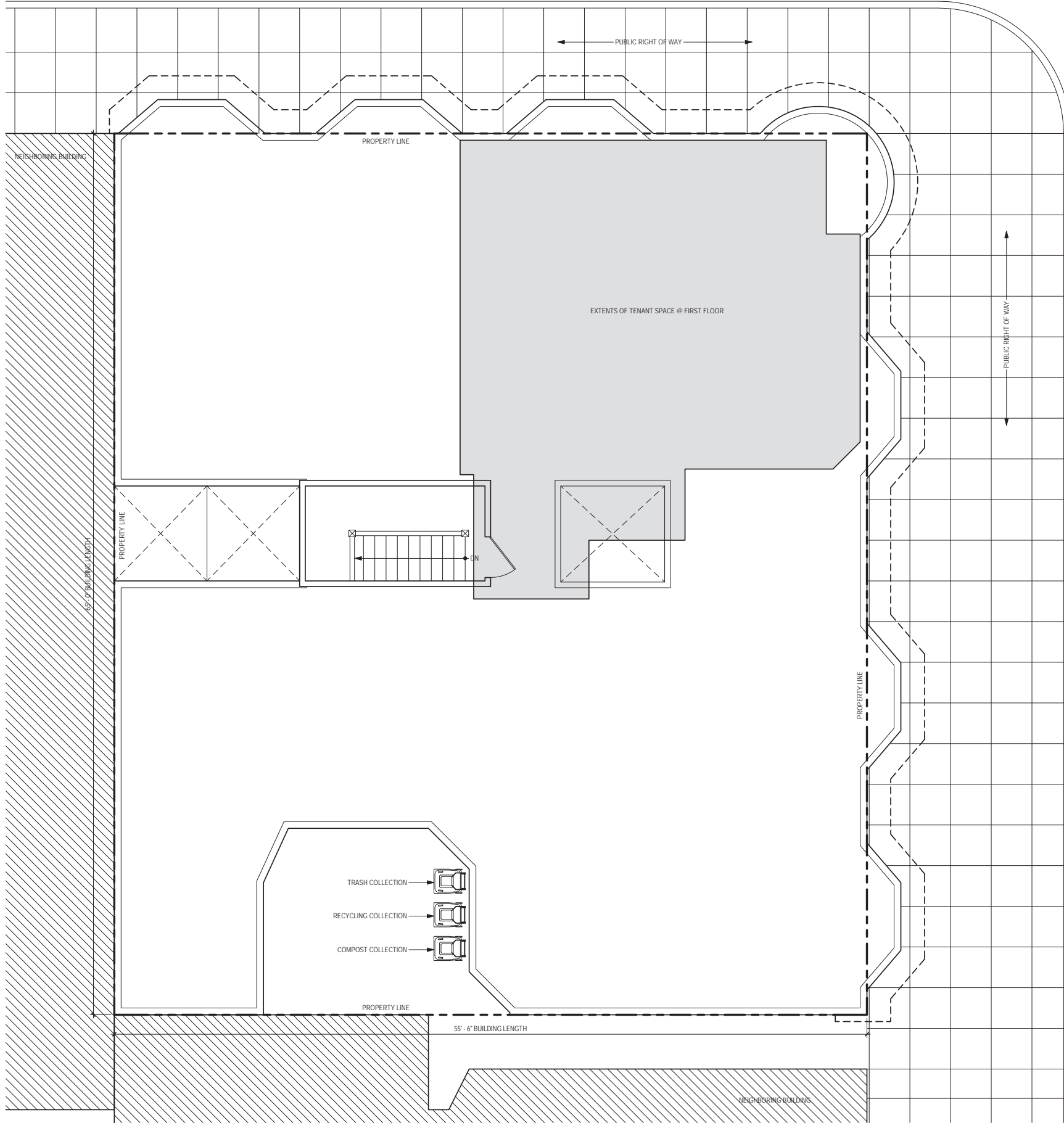


CODE ANALYSIS
G3.00



17TH STREET

PUBLIC RIGHT OF WAY



16029
500 CHURCH STREET
SAN FRANCISCO, CA 94114

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

SITE SHEET NOTES

1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
5. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD.
6. PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A PERFORATED DRAIN PIPE SET IN A GRAVEL TRENCH. EXTEND PIPE TO ALL PORTIONS OF UNDERFLOOR AREA. PIPE SHALL DISCHARGE TO STREET OR APPROVED DRAINAGE FACILITY.

SITE CONTEXT



KEY PLAN



1 RESIDENTIAL BUILDING WITH GROUND FLOOR COMMERCIAL AT NORTH-EAST CORNER



2 RESIDENTIAL BUILDING WITH GROUND FLOOR COMMERCIAL AT SOUTH-EAST CORNER



3 RESIDENTIAL BUILDING WITH GROUND FLOOR COMMERCIAL AT SOUTH-WEST CORNER



4 EVERETT MIDDLE SCHOOL AT NORTH-WEST CORNER



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- 1
- 2
- 3



ARCHITECTURAL SITE PLAN
A1.00



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DEMOLITION PLAN SHEET NOTES

1. THE DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF THE EXISTING FIELD CONDITIONS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT. IT IS NOT INTENDED TO BE A RECORD DRAWING OF THE EXISTING BUILDING. DEMOLITION DRAWINGS ARE DEVELOPED TO SHOW BOUNDARIES AND SCOPE TO THE NON-STRUCTURAL DEMOLITION OF SELECTED ITEMS. THE CONTRACTOR SHALL PERFORM A DETAILED WALK-THROUGH WITH THE CLIENT'S REPRESENTATIVE TO CONFIRM THE SCOPE OF WORK. VERIFY THE EXISTING CONDITIONS, AND ALL CONFLICTS WITH THE SCHEDULED SCOPE OF WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF AND REPLACEMENT OF EXISTING UTILITIES AS REQUIRED TO COMPLETE THE NEW SCOPE OF WORK AS SHOWN IN THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE PERTINENT CITY AND COUNTY REQUIREMENTS FOR DEMOLITION, INCLUDING, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, BUILDING PROTECTION, LOCATION AND TYPE OF CONTAINERS AND THE DISCARDING OF MATERIALS.
3. THE DEMOLITION PLAN DOES NOT ACKNOWLEDGE TOXIC MATERIALS AND DOES NOT AUTHORIZE THE DEMOLITION AND/OR REMOVAL OF TOXIC MATERIALS. ALL TOXIC MATERIALS DISCOVERED DURING THE FIELD INSPECTION AND THE DEMOLITION OF THE WORK SCOPE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. ALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BE IN CONFORMANCE WITH ALL STATE AND LOCAL CODES. ALL PERMITS AND APPROVALS SHALL BE CONTAINED AND COPIES GIVEN TO THE OWNER'S REPRESENTATIVE FOR RECORD.
4. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT REQUIREMENTS BY THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA) FOR DEMOLITION AND THE PROTECTION OF PUBLIC AREAS AND THE SURROUNDING AREAS.
5. THE CONTRACTOR SHALL MAKE A DETAILED SURVEY OF THE AREAS OF WORK AND DETERMINE THE METHOD OF REMOVED SCHEDULED WORK WITHOUT DAMAGE TO AREAS THAT ARE NOT SCHEDULED FOR DEMOLITION. CONTRACTOR SHALL REPAIR ALL DAMAGED WORK AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL REQUEST, AT HIS OPTION, AS-BUILT DRAWINGS TO BE MADE AVAILABLE TO HIM FOR THE PURPOSES OF VERIFYING THE SCOPE OF WORK AND TO AID IN DETERMINING TOTAL COSTS OF DEMOLITION. THE USE OF AS-BUILT DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WALK-THROUGH AS SCHEDULED HEREIN.
7. ITEMS SCHEDULED TO BE SALVAGED AND/OR RELOCATED SHALL BE KEPT CLEAN AND IN THEIR ORIGINAL CONDITION. ITEMS DAMAGED OR LOST SHALL BE REPLACED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. EXISTING FIRE SPRINKLERS, SMOKE DETECTORS AND CARBON MONOXIDE ALARMS ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION.
9. SHEET NOTES DO NOT NECESSARILY OCCUR ON EVERY SHEET.
10. IN THE PRESENCE OF ASBESTOS, THE CONTRACTOR IS TO ABATE.

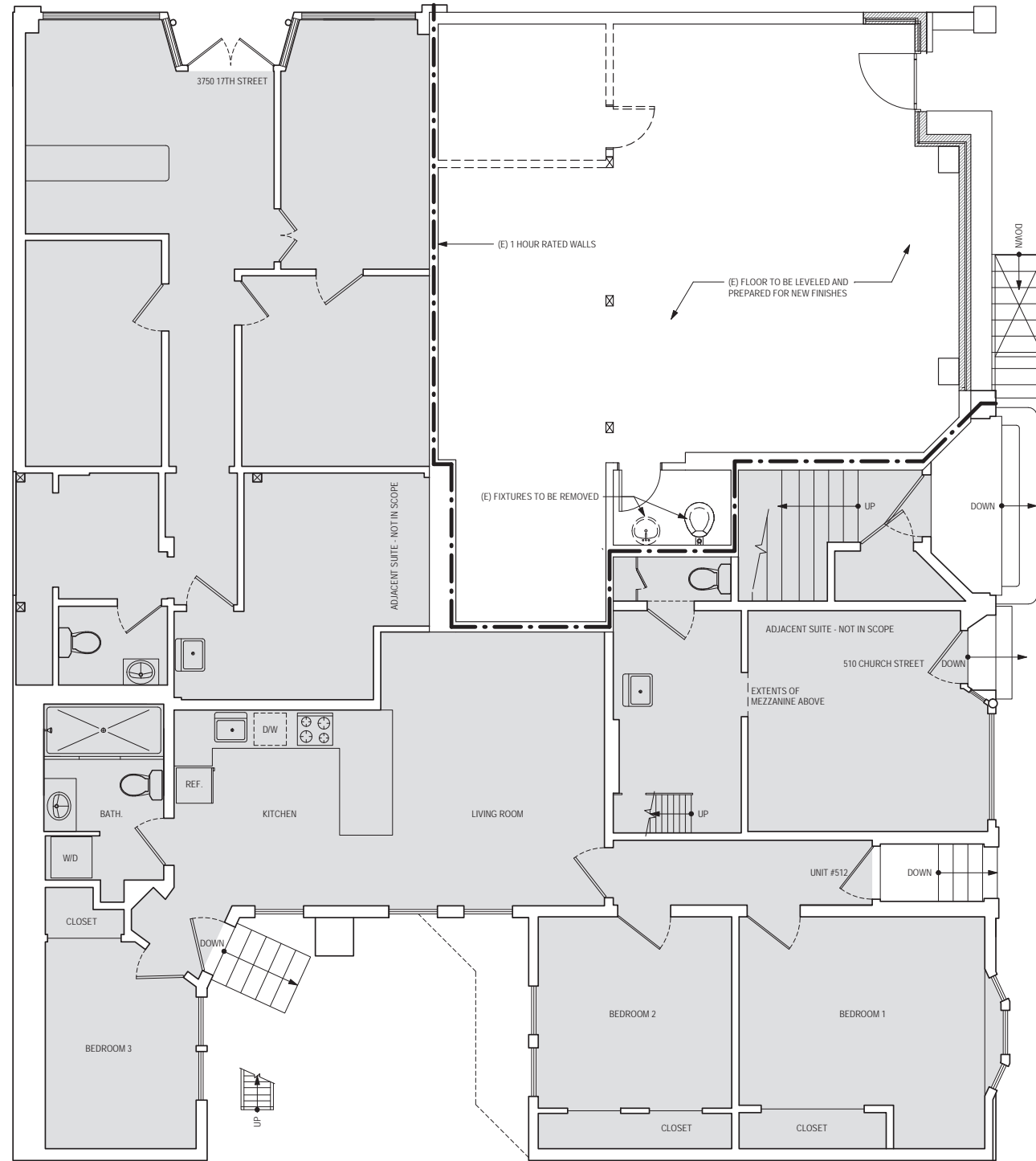
ISSUED FOR: PLANNING DEPARTMENT SUBMITTAL SET DATE: 05/23/2017

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DEMOLITION / EXISTING
CONDITIONS

A1.10



2 EXISTING - FLOOR 1
SCALE: 1/4" = 1'-0"

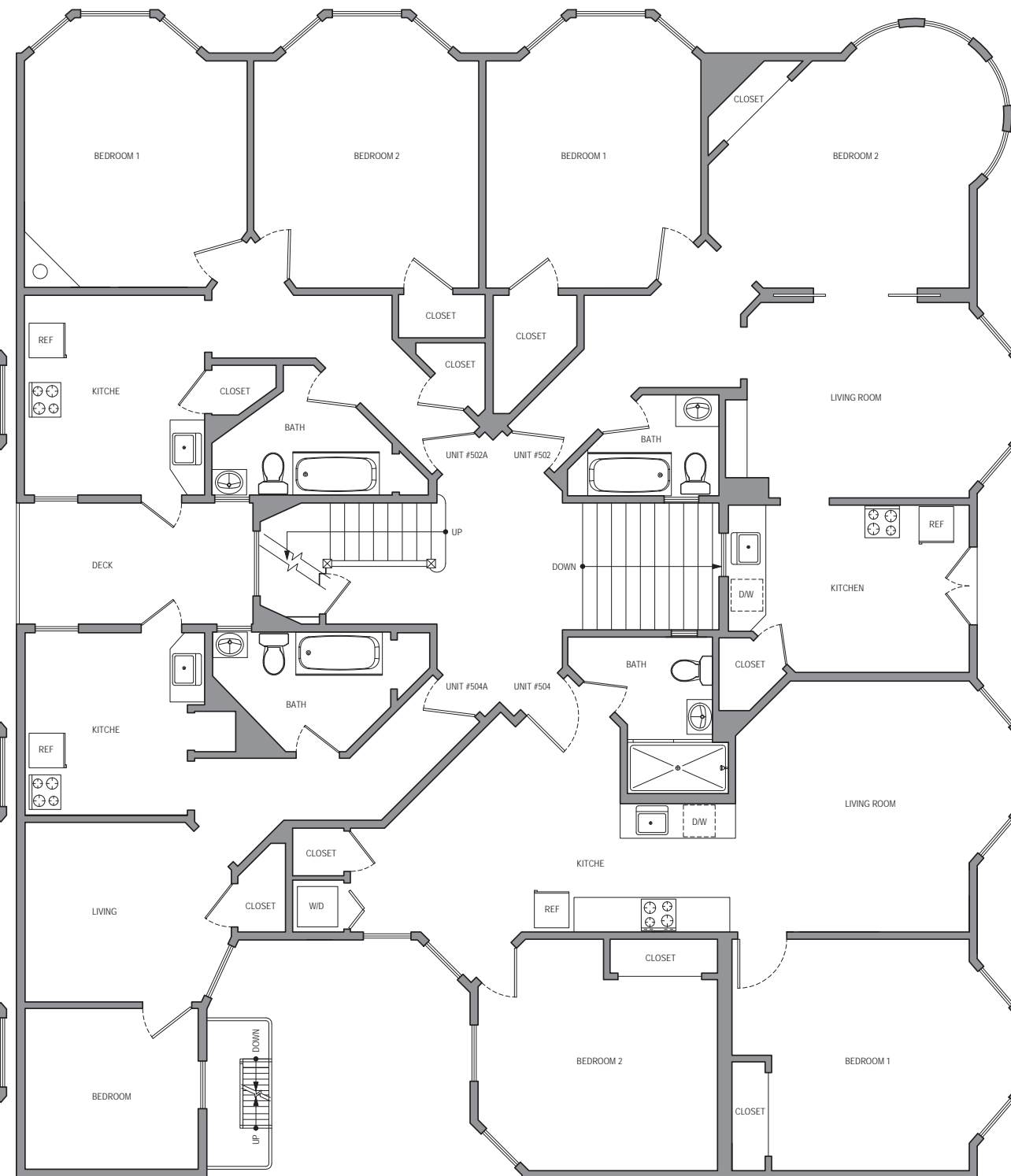
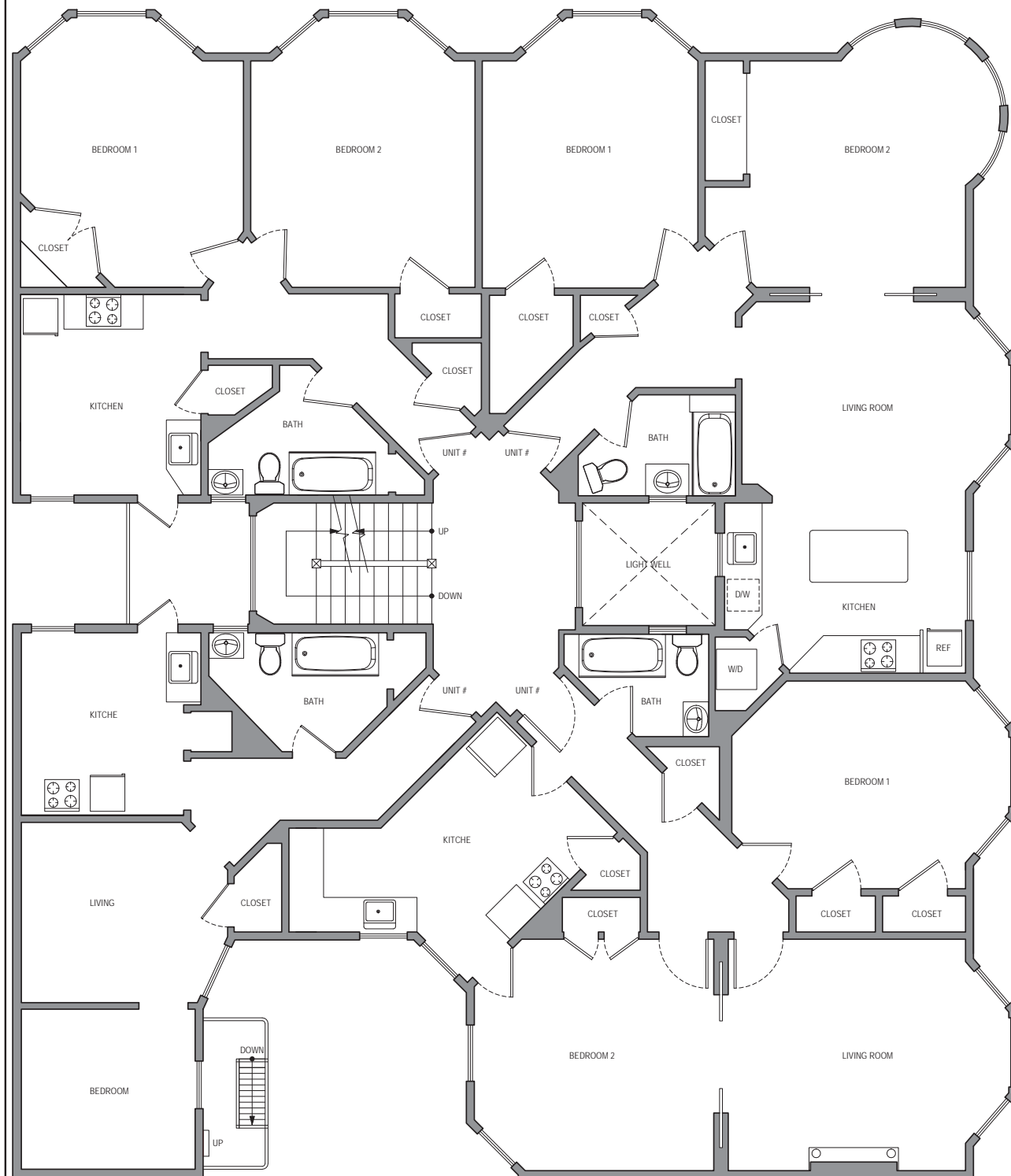
16029
500 CHURCH STREET
SAN FRANCISCO, CA 94114



404 CLIPPER COVE WAY, TREASURE ISLAND
SAN FRANCISCO, CA 94130
T: 415 534 8184

BUTTER AND SALTZ
500 CHURCH STREET
SAN FRANCISCO, CA 94114

NO SCOPE ON SECOND AND THIRD FLOORS - SHOWN FOR REFERENCE



2 EXISTING PLAN - THIRD FLOOR
SCALE: 1/4" = 1'-0"

1 EXISTING PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"

ISSUED FOR: PLANNING DEPARTMENT SUBMITTAL SET DATE: 05/23/2017

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- 2
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EXISTING FLOOR PLANS

A1.11

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EQUIPMENT SCHEDULE

TYPE	DESCRIPTION
EQ-01	Three Compartment Bar Sink
EQ-02	Sink, Kitchen + Sink, NSF, 1 comp. 18 gauge
EQ-03	Hand Sinks
EQ-04	Dump Sink
EQ-05	Floor Mop Sink
EQ-06	Undercounter Dishwasher
EQ-10	Undercounter Solid Door Refrigerator with Hydrocarbon Refrigerant
EQ-11	Undercounter Solid Door Freezer
EQ-12	Ice Maker, Flake Style
EQ-13	Underbar Refrigeration Solid Swing Door Direct Draw Beer Dispenser
EQ-14	Refrigerator, Sandwich/Salad Prep
EQ-15	Underbar Refrigeration Solid Swing Door Stainless Steel Back Bar Cooler
EQ-20	Induction Range, Countertop
EQ-21	Electric Convection Ovens
EQ-22	Food Pan Warmer
EQ-30	Meat Slicer
EQ-31	Coffee Grinder
EQ-32	Coffee Brewer
EQ-33	Espresso Machine

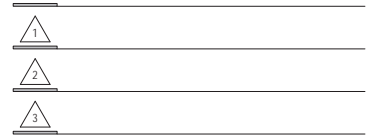
FLOOR PLAN SHEET NOTES

- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
- COORDINATE AND INSTALL BACKING AS REQUIRED FOR ALL NEW MILLWORK, MARKERBOARDS, EQUIPMENT, FURNITURE, PROJECTION SCREENS, ETC.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH, U.O.N.
- PARTITIONS SHOWN TO ALIGN WITH FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE.
- DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED AND DISCREPANCIES OR VARIATIONS ON THESE DIMENSIONS SHALL BE REVIEWED WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- PATCH AND REPAIR (E) WALLS & CEILINGS AS REQUIRED AND PREPARE TO RECEIVE (N) FINISHES AS SCHEDULED. VERIFY EXTEND OF WORK IN THE FIELD.
- (E) LIFE SAFETY DEVICES TO BE RELOCATED WHERE REQUIRED BY NEW CONSTRUCTION. CONTRACTOR TO VERIFY CONDITIONS IN FIELD. SEE G2.00 FOR TYPICAL MOUNTING HEIGHTS.
- PREPARE ALL GYP. BD. WALL SURFACES TO RECEIVE PARTITIONS, AND WALL FINISHES.
- PROVIDE SIGNAGE AS REQUIRED BY APPLICABLE CODES. SEE G2.01 FOR TYPES, LOCATIONS, AND TYPICAL MOUNTING HEIGHTS OF SIGNAGE.
- SEE G0.00 FOR ABBREVIATIONS AND SYMBOLS USED ON THESE SHEETS.
- FLOOR TOLERANCE: FINISHED FLOOR TO BE LEVELED TO A TOLERANCE OF 1/4" SLOPE IN 10 FEET. GENERAL CONTRACTOR TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO MAVRIK STUDIO.
- PRIOR TO COMMENCING WORK ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN THE FLOOR PLATES.
- NEW WALLS TO ALIGN WITH CENTER OF (E) WINDOW MULLIONS U.O.N.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
- REFER TO SHEET G2.01 FOR TYPICAL MOUNTING HEIGHTS OF LIGHT STROBES, LIGHT SWITCHES, THERMOSTATS, OUTLETS, FIRE EXTINGUISHER CABINETS, ETC.
- THERMOSTATS TO BE LOCATED ABOVE LIGHT SWITCHES. TYP. SEE G2.00.
- MULTIPLE LIGHT SWITCHES TO BE GANGED WITHIN A SINGLE COVER-PLATE TO MAXIMUM EXTENT POSSIBLE. WHERE MULTIPLE SWITCHES CANNOT BE GANGED WITHIN A SINGLE COVER-PLATE, SWITCHES ARE TO BE ADJACENT TO EACH OTHER OR AS CLOSE AS POSSIBLE.
- NEW PARTITIONS TO BE TYPE 4, U.O.N.
- GC TO PROVIDE ALL APPLIANCES AND FIXTURES, U.O.N.
- GC TO COORDINATE WITH CLIENT REQUIRED FIRE SUPPRESSION SYSTEM IN IT ROOMS.
- THE CONTRACTOR SHALL "STRIKE OUT" LOCATION OF ALL WALLS, DOORS, MULLIONS, SOFFITS, RAISED FLOOR GRIDS, HOUSEKEEPING AND UTILITY EQUIPMENT PADS, AND OTHER MAJOR ELEMENTS, OR AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN FIELD CONDITIONS AND THE DRAWINGS NOTIFY ARCHITECT.
- ALL FURRED WALLS SHALL EXTEND VERTICALLY THRU THE CEILING WHERE INDICATED ON THE DRAWINGS OR TO THE STRUCTURE ABOVE WHERE NO CEILING OCCURS. U.O.N.
- HINGE SIDE OF DOORS TO BE LOCATED PER DETAILS FROM THE FACE OF ADJACENT PERPENDICULAR PARTITIONS. U.O.N.
- REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED, WALL ANCHORED OR SUPPORTED ITEMS. ALL CONCEALED WOOD USED FOR SUCH SUPPORT SHALL BE FIRE RETARDANT TREATED.
- IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWING OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF DIMENSIONS OR OTHER INFORMATION, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
- REFER TO DOOR SCHEDULE ON SHEET A9.00 FOR MORE INFORMATION ON SCOPE OF WORK RELATED TO DOORS.
- ALL EXPOSED CONCRETE COLUMNS ARE TO BE SKIM COATED AND PAINTED. SACK AND PATCH AS REQUIRED.
- PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.
- THE CONSTRUCTION PLANS INDICATE THE TYPE AND LOCATION OF NEW INTERIOR PARTITIONS, DOORS, WINDOWS, CABINETWORK, ETC. THE BUILDING SHELL AN EXISTING CONDITION.
- THE FOLLOWING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS DESIGN-BUILD SYSTEMS:
 - AUTOMATIC FIRE SPRINKLER SYSTEM.
 - PLUMBING SYSTEM.
 CONTRACTOR SHALL FULLY COORDINATE THE DESIGN/ENGINEERING PROCESS OF THE ABOVE REFERENCED SYSTEMS AND THE COMPLETE AND PROPERLY FUNCTIONING INSTALLATION THEREOF.
- THE FOLLOWING MAYBE PROVIDED BY THE OWNER'S VENDORS BUT THE INSTALLATION OF THOSE SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH EACH OF HIS SUBCONTRACTORS FOR THE SYSTEMS NOTED BELOW:
 - TELECOMMUNICATIONS
 - SECURITY
 THE GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL RACEWAY AND POWER TO ALL POINTS DESIGNATED BY THE VENDORS FOR EACH OF THE OWNER'S FURNISHED SYSTEMS.
- ALL PARTITIONS, DOORS, GLAZED OPENINGS, SOFFITS, ETAL., SHALL BE STRUCTURALLY BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
- COORDINATE LOCATION AND PROVIDE BLOCKING, BACKINGS AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO THE PLANS, ELEVATIONS AND DETAILS FOR LOCATION OF ITEMS WHICH MAY REQUIRE SUPPORT. REFER TO DETAIL 1, SHEET A11.01.
- PROVIDE NECESSARY RECESSED MOUNTED FIRE EXTINGUISHER CABINETS, LOCATED SUCH THAT THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. LOCATIONS INDICATED ON THE DRAWINGS SHALL BE VERIFIED WITH THE FIRE MARSHALL AS BEING ACCEPTABLE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CRONTACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHTSWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD PRIOR TO PROCEEDING.
- WHEREVER DIAGONAL BRACING IS INDICATED OR OTHERWISE REQUIRED, INSTALL BRACING UNEXPOSED TO VIEW, PARTICULARLY AT SUSPENDED OR DRYWALL CEILING AREAS. IF EXPOSED TO VIEW CONDITIONS EXIST IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CEILING IS TO BE INSTALLED, OR INTO THE "MORE OPEN" AND VISIBLE SIDE OF BULKHEAD/SOFFIT WHERE BOTH SIDES SHALL BE WITHOUT A CEILING.
- FOR TYPICAL PARTITIONS, AND PARTITION DETAILS REFER TO SHEET A9.10.
- WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION PERPENDICULAR TO THE EXISTING MULLION OR COLUMN AND ALIGN THE CENTERLINE OF THE NEW PARTITION WITH THE MULLION OR COLUMN U.O.N.
- WHERE A GYPSUM BOARD PARTITION MEETS FLUSH WITH THE FACE OF AN EXISTING PARTITION, REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW PARTITION.
- ALIGN NEW PARTITION SURFACES WITH THE EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND THE JOINTS TO SMOOTH WITHOUT ANY VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES.
- PATCH EXISTING DAMAGED PARTITIONS THROUGHOUT ENTIRE PROJECT AREA TO MATCH ADJACENT SURFACES.
- CUT AND FIT COMPONENTS AS REQUIRED TO ALTER EXISTING WORK FOR INSTALLATION OF NEW WORK. PATCH DAMAGED AREAS TO MATCH ADJACENT SURFACES.
- AT OPENINGS IN GYPSUM BOARD WALLS FOR DUCT WORK, RETURN AIR, WRAP HEAD, JAMBS AND SILL OF OPENING WITH GYPSUM BOARD. U.O.N.
- VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE OTHERWISE NOTED TO BE ABOVE FINISH FLOOR.
- DIMENSION ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED +/- OR VIF.
- THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICT EXIST IN THE LOCATION OF ANY MECHANICAL, HVAC, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, CONDUIT, CABLES, ETC.) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED TO VIEW SHALL BE REVIEWED WITH THE ARCHITECT AND COORDINATED BY AND BETWEEN THE GENERAL CONTRACTOR AND PERTINENT SUB-CRONTACTORS PRIOR TO CONSTRUCTION OR FABRICATION PROCEEDING.



1 PARTITION PLAN - FLOOR 1
SCALE: 1/4" = 1'-0"

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FLOOR PLAN
A2.00



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NO SCOPE ON EXTERIOR - SHOWN FOR REFERENCE ONLY



2 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

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- 2
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ELEVATIONS - EXTERIOR

A7.00