



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: NOVEMBER 30, 2017

Date Prepared: November 22, 2017
Case No.: **2017-009207CUA**
Project Address: **500 CHURCH STREET**
Zoning: RM-2 (Residential-Mixed Moderate Density)
40-X Height and Bulk District
Block/Lot: 3580/001
Project Sponsor: Michael Batryn
404 Clipper Cove Way
Treasure Island, CA 94130
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6377

PROJECT DESCRIPTION

The project would establish a Restaurant Use (DBA Butter & Saltz) at an existing 815 square feet of ground level space currently vacant and most recently used as a laundromat (DBA Rub-A-Dub-Dub). The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P"). The Project includes interior tenant improvement to the commercial unit.

REQUIRED COMMISSION ACTION

Within the Residential Zoning Districts (RH, RM, RTO and RED), a limited range of non-conforming commercial uses (LCU) are permitted continued operation with the intent that they provide small scale convenience goods and services to meet the recurring needs of neighborhood residents within a short distance of their homes with minimum interference with the surrounding neighborhood. Pursuant to Planning Code Section 186, any nonconforming use in an RH or RM District which is located within ¼ mile from any individual area Neighborhood Commercial District or restricted use subdistrict shall comply with the most restrictive use limitations specified for the first story and below in the individual area Neighborhood Commercial District or restricted use subdistrict. The project is located within ¼ mile of the Upper Market, Castro and Valencia Street Neighborhood Commercial District (NCT). In the Castro Street NCT District, Planning Code Section 715.44, and the Upper Market NCT District, Planning Code Section 721.44, requires that Restaurants obtain Conditional Use Authorization, therefore the proposed change of use of the limited non-conforming use to a restaurant requires a Conditional Use Authorization.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2017-009207CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated September 8, 2017, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			See application Findings.
Planning Code §303(c) findings	X			See application Findings.
Planning Code §303(o) findings for Eating and Drinking Uses	X			Commercial frontage: Concentration is higher than the recommended 25% threshold, increases by 18%, from 52% to 70%.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
Photographs of the site and/or context	X			See attached.
Scaled and/or dimensioned plans	X			See attached.
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt

Additional Information	
Notification Period	Notice posted 11/3/17. Notice mailed 11/9/17. Newspaper notice
Number and nature of public comments received	None
Number of days between filing and hearing	136; 81 of days from application deemed complete

Generalized Basis for Approval (max. one paragraph)
<p>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1, 303(c), and 303(o) findings submitted as part of the application. The proposed independent Restaurant use (d.b.a. Butter & Saltz) would activate an existing vacant 815 square-foot ground floor corner commercial space, with 32 linear feet of frontage on Church Street, that was previously occupied by a laundromat (d.b.a. Rub-A-Dub-Dub). The project would, as a Limited Commercial Use, continue to provide small scale neighborhood serving convenience goods and services and implement the good-neighbor standards for operations per Planning Code Section 186. The Project would increase the concentration of eating and drinking uses within 300 linear feet of the subject property from approximately 52% to 70% of the commercial frontage. While the existing and proposed percent of commercial frontage dedicated to eating and drinking uses is greater than the 25% threshold recommended by Section 303(o), since the project is located within a residential district it would represent only an increase from 9% to 13% of total street frontage and therefore would not create and overconcentration of eating and drinking uses in the neighborhood.</p>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 30, 2017.

AYES:

NAYS:

ABSENT:

ADOPTED: November 30, 2017

Jonas P. Ionin

Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

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.

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow a Restaurant use (d.b.a. Butter & Saltz) located at 500 Church Street, Block 3580, and Lot 001, pursuant to Planning Code Section(s) 303(c), 303(o) and 186 within the Residential-Mixed Moderate Density (RM-2) District and a 40-X Height and Bulk District; in general conformance with plans, dated September 8, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-009207CUA and subject to conditions of approval reviewed and approved by the Commission on November 30, 2017 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 **November 30, 2017** under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 3. Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

OPERATION

11. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

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

- B. When located within an enclosed space, 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 of 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 construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

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

- C. 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

- D. 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 the 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.

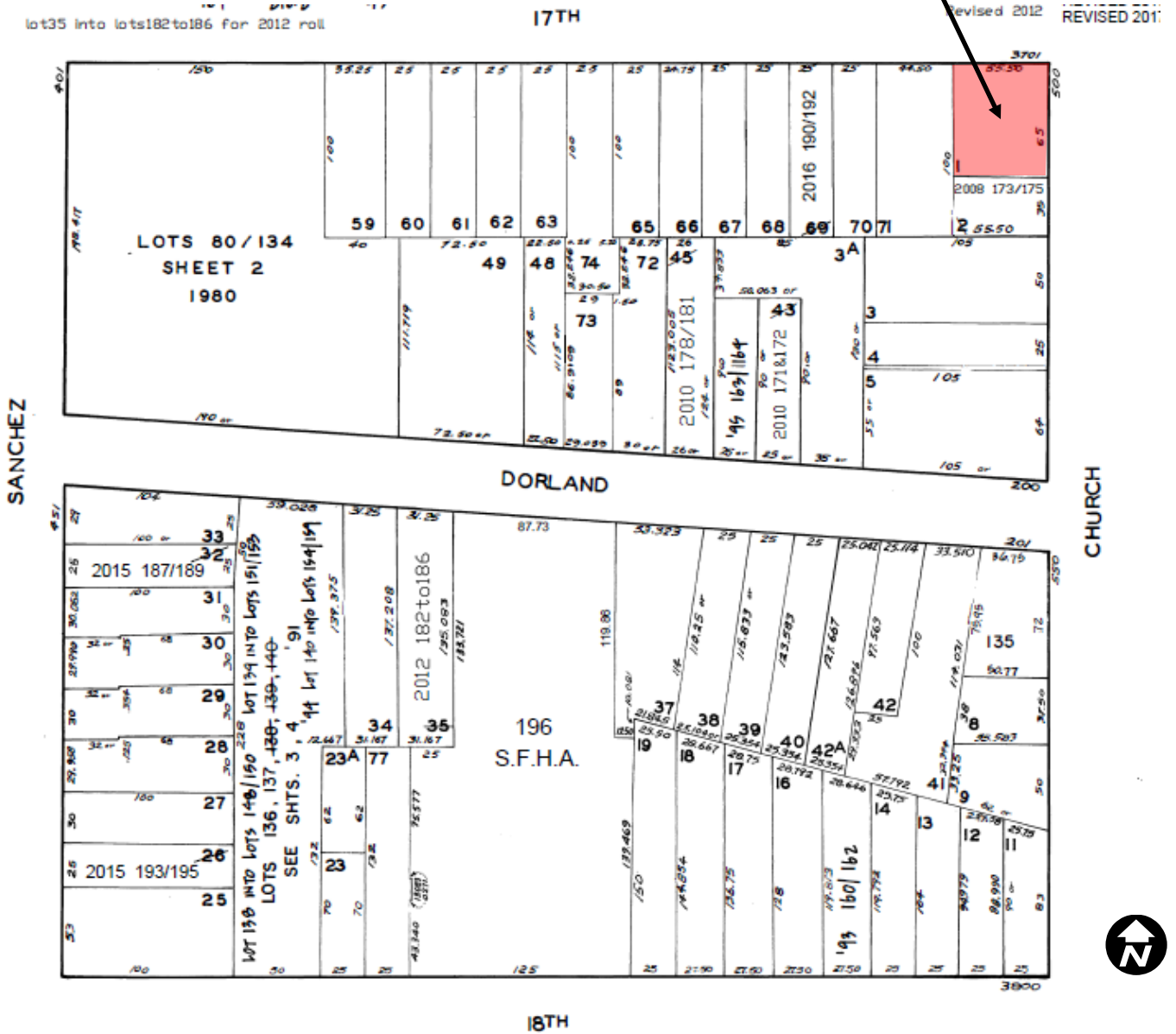
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

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

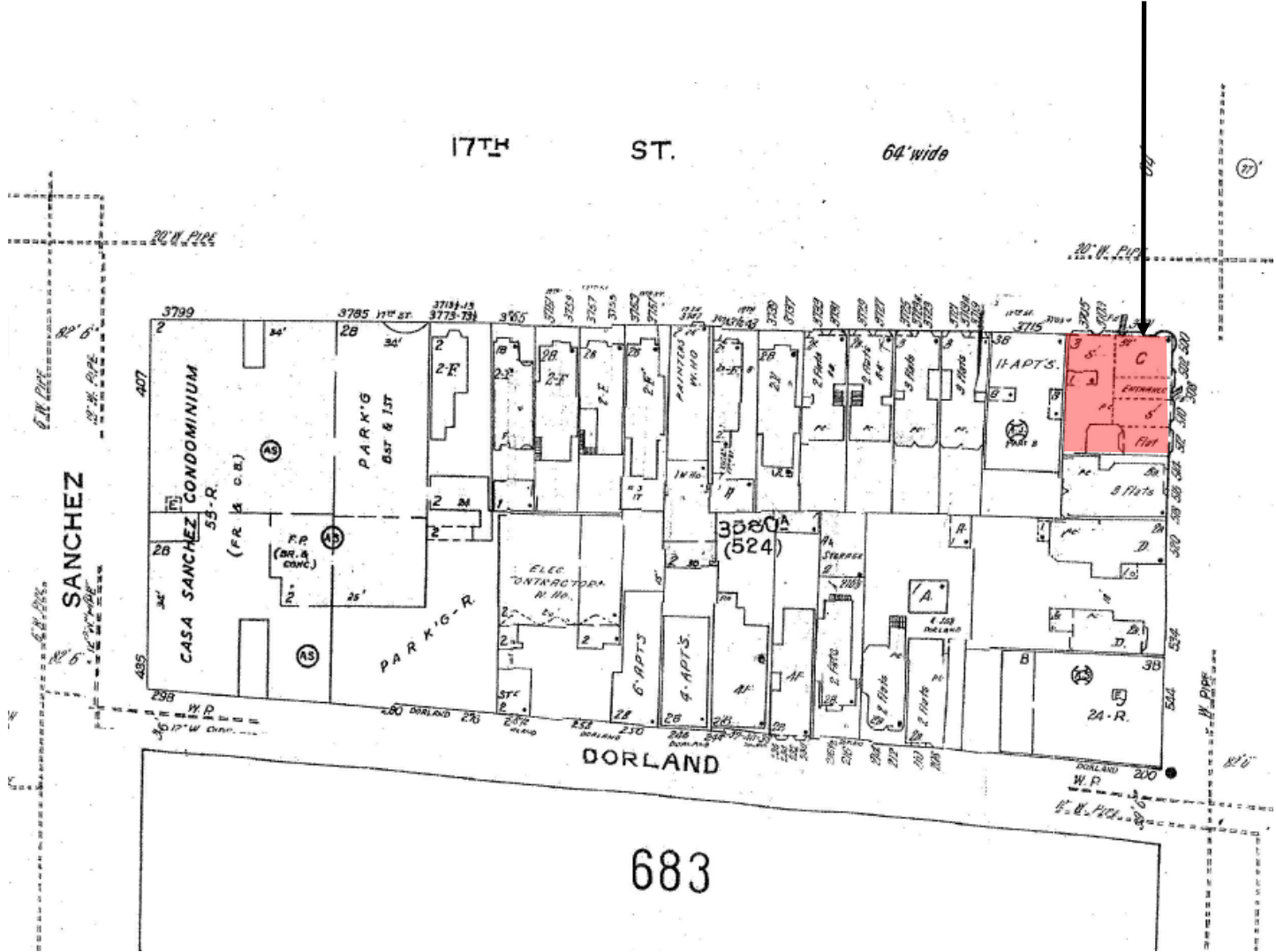
Parcel Map

SUBJECT PROPERTY



Sanborn Map*

SUBJECT PROPERTY

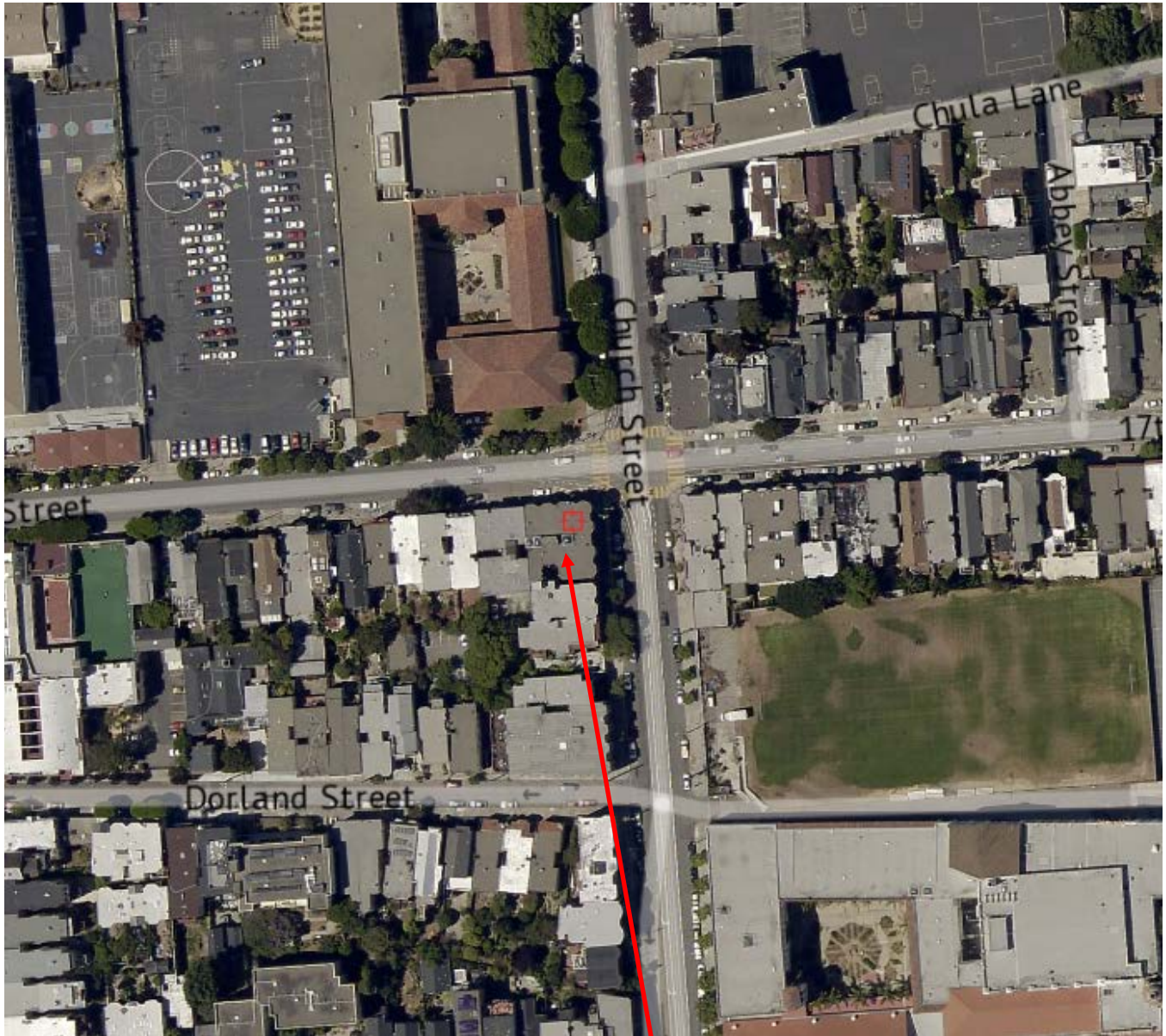


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2017-009207CUA
Butter & Saltz
500 Church Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-009207CUA
Butter & Saltz
500 Church Street

Zoning Map



SUBJECT PROPERTY



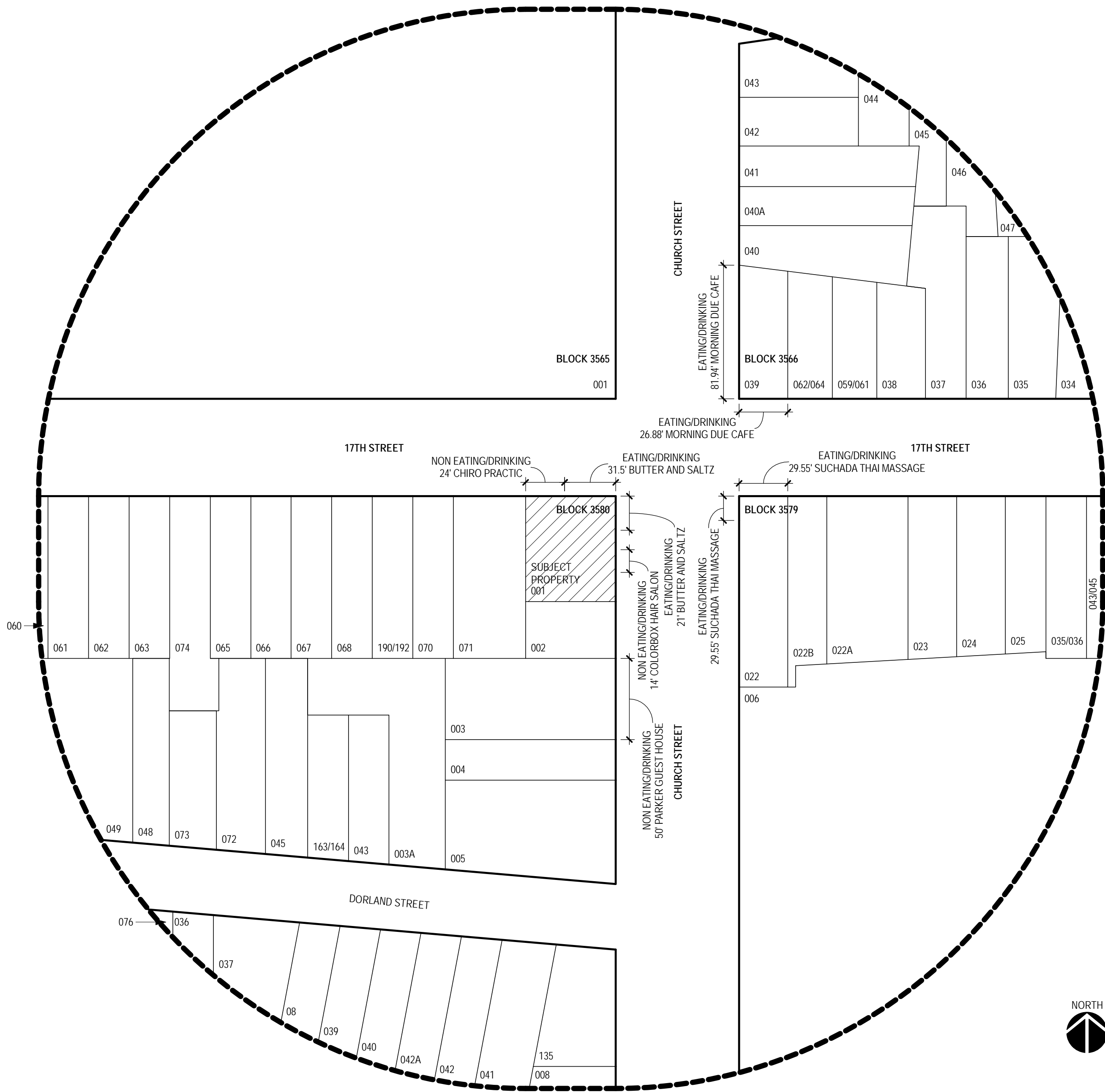
Conditional Use Authorization Hearing
Case Number 2017-009207CUA
Butter & Saltz
500 Church Street

Site Photo



SUBJECT PROPERTY - VIEW LOOKING NORTH ON CHURCH STREET

Conditional Use Authorization Hearing
Case Number 2017-009207CUA
Butter & Saltz
500 Church Street





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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

SHEET NUMBER	SHEET NAME	PLANNING DEPARTMENT SUBMITTAL	RECORD DRAWINGS
1 - PROJECT DATA			
G0.00	COVER SHEET	-	
G0.01	GENERAL NOTES	-	
G0.10	SPECIFICATIONS	-	
G0.11	SPECIFICATIONS	-	
G1.00	CAL GREEN	-	
G1.01	CAL GREEN	-	
G1.02	CAL GREEN	-	
G2.00	ACCESSIBILITY DIAGRAMS - MANEUVERING CLEARANCES AND DOORS	-	
G2.01	ACCESSIBILITY DIAGRAMS - SIGNS, RESTROOMS, AND SITE	-	
G3.00	CODE ANALYSIS AND EGRESS PLAN	-	
2 - ARCHITECTURAL			
A1.00	ARCHITECTURAL SITE PLAN	-	
A1.10	DEMOLITION / EXISTING CONDITIONS	-	
A1.11	EXISTING FLOOR PLANS	-	
A2.00	FLOOR PLAN	-	
A3.00	REFLECTED CEILING PLAN - NOTES AND LEGENDS	-	
A7.00	ELEVATIONS - EXTERIOR	-	
A7.10	ELEVATIONS - INTERIOR	-	
A9.00	SCHEDULES	-	
A9.20	DETAILS - INTERIOR	-	
A9.21	DETAILS - INTERIOR	-	

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

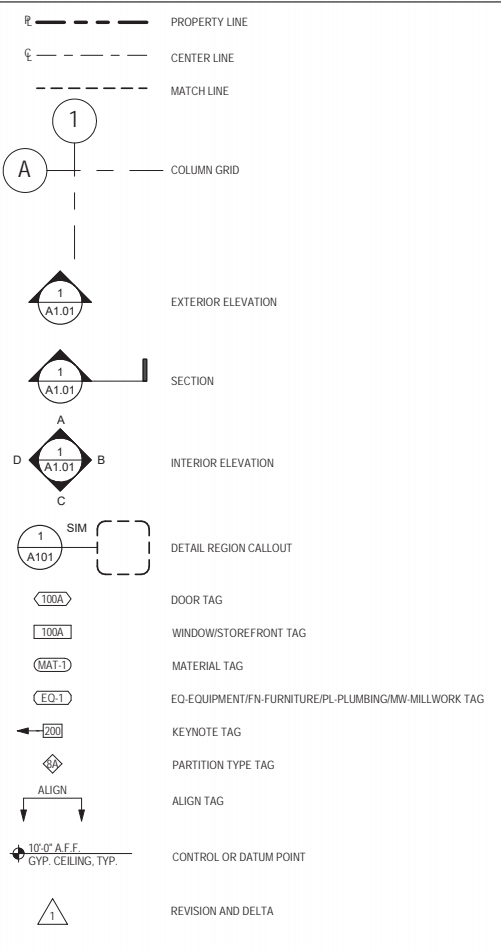
PROJECT DESCRIPTION

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
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

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

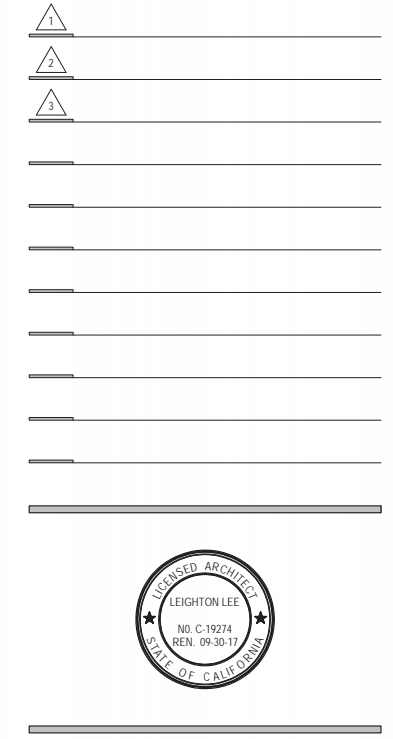
CLIENT:
NAME: SALOME BUELOW
EMAIL: SALOKB@GMAIL.COM
PHONE: 650-353-1269

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
G0.00
PROJECT NO. 16029

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	FSD	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	RCP	Reflected Ceiling Plan
A.C.T.	Acoustic Ceiling Tile	F.V.C.	Fire Valve Cabinet	R.D.	Roof Drain
ACOUS.	Acoustical	GA.	Gauge	REC.	Recessed
ADD.	Addendum	GALV.	Galvanized	REF.	Reference
ADH.	Adhesive	G.B.	Grab Bar	REF.	Refrigerator
ADA	Americans with Disabilities Act	G.C.	General Contractor	REIN.F.	Reinforced
ADDL.	Additional	G.D.	Garbage Disposal	REM.	Remaining
ADJ.	Adjacent	GEN.	General	REQ.	Required
ADJT.	Adjustable	GFCI	Ground Fault Circuit Interruption	RES.	Resistant
A.F.F.	Above Finished Floor	GL.	Glass, Glazing	RESIL.	Resilient
AGGR.	Aggregate	G.N.	General Note	RET.G.	Retaining
AL.	Aluminum	GND.	Ground	REV.	Reverse(d)(ivision)
A.P.	Access Panel	G.R.	Guard Rail	RFL.	Reflect(ed)(ive)(or)
APPROX.	Approximate	GR.	Grade	RGR.	Right Hand
ANCH.	Anchor	GSM.	Galvanized Sheet Metal	RH	Radiant Heat Manifold
ANOD.	Anodized	GT	Gout	R.M.	Room
ARCH.	Architectural	GYP.	Gypsum Board	RND.	Round
ASPH.	Asphalt	H.B.	Hose Bib	R.O.	Rough Opening
AUTO	Automatic	H.C.	Hollow Core	R.P.	Radius Point
AXON.	Axonometric	ID.	Head OR Handryer	RSF	Resilient Sheet Flooring
BD.	Board OR Bolard	HDBD.	Hardboard	RT	Resilient Tile
BEL.	Below	HDR.	Header	RWL.	Rain Water Leader
BETW	Between	HDW.	Hardware	S	South
BFP	Backflow Preventer	HDWD.	Hardwood	S.A.F.	Self-Adhered Flashing
BLDG.	Building	HT.	Height	S.C.	Solid Core OR Sealed Concrete
BLKG.	Block(ing)	H.M.	Hollow Metal	S.C.D.	Seat Cover Dispenser OR See Civil Drawings
BM.	Beam	HNDRL.	Handrail	SCHED.	Schedule(d)
B.M.	Brick Module	HOR.	Horizontal	S.D.	Soap Dispenser
B.O.	Bottom Of	H.P.T.	High Point	SECT.	Section
BOIT.	Bottom	H.R.	Hour	S.E.D.	See Electrical Drawings
B.P.	Building Paper	HR.	Heating, Ventilation, Air Conditioning	SF	Square Feet
BRKT.	Bracket	H.V.A.C.	Heating, Ventilation, Air Conditioning	S.F.P.D.	See Fire Protection Drawings
BRG.	Bearing	H.W.	Hot Water	S.F.	Square Foot (Feet)
BRK.	Brick	I.D.	Inside Diameter / Dimension	S.H.	Shower
B.U.R.	Build-up Roofing	IN.	Inch	S.H.	Shelf
BSMT.	Basement	INCL.	Incandescent	SHTG.	Shelving
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	Jost	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	STD.	Standard
COMP.	Compress(ed)(ion)(ible)	LTWT.	Lightweight	STL.	Steel
COND.	Condition	LVL	Laminated Veneer Lumber OR Level	STOR.	Storage
CONC.	Concrete	LVR	Louver	STRUC.	Structure
CONST	Construction	M	Meter OR Men	SUSP.	Suspend(ed)
CONT.	Continuous	MM	Millimeter	S.W.	Sheer Wall
CONTR.	Contractor	MAINT.	Maintenance	S.Y.	Square Yard(s)
CPT	Carpet	MAT.	Material	SYM.	Symmetrical
C.R.	Cold Rolled	MAS.	Masonry	SYS.	System
CSFH	Countersunk Flat Head	MAX.	Maximum	(T)	Tempered
C.T.	Ceramic Tile	MDF	Medium Density Fiber Board	T	Tread
CTR.	Center	MECH.	Mechanical	T-24	Tile 24
CTSK	Countersunk	MED. CAB.	Medicine Cabinet	T. & G.	Tongue and Groove
CW.	Curtain wall	MEMB.	Membrane	T.B.	Towel Bar
DA	Double Acting	M.E.P.	Mechanical, Electrical, Plumbing	T.B.D.	To Be Determined
DB	Design Build	MFR.	Manufacturer	T.C.	Terra Cotta
DBL	Double	M.H.	Marble	T.D.	Top of Deck(ing)
DEPT.	Department	MID.	Middle	TEL	Telephone
DET./DTL	Detail	MIN.	Minimum	TEMP.	Tempered OR Temporary
DEPR	Depress(ed)(ion)	MIRR.	Mirror	T.F.	Transparent Finish
D.F.	Drinking Fountain OR Douglas Fir	MISC.	Miscellaneous	THK.	Thick
D.G.	Decomposed Granite	M.D.G.	Moulding	THRU.	Through
DIA.	Diameter	MR	Moisture Resistant	T.O.	Top Of
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)	Not Applicable	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.	Underwriters 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 Polypropylene (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.PLYWD.	Plywood	WO	Where Occurs
F.E.C.	Fire Extinguisher Cabinet	PLB.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.	Wainscot
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: 1,300
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"

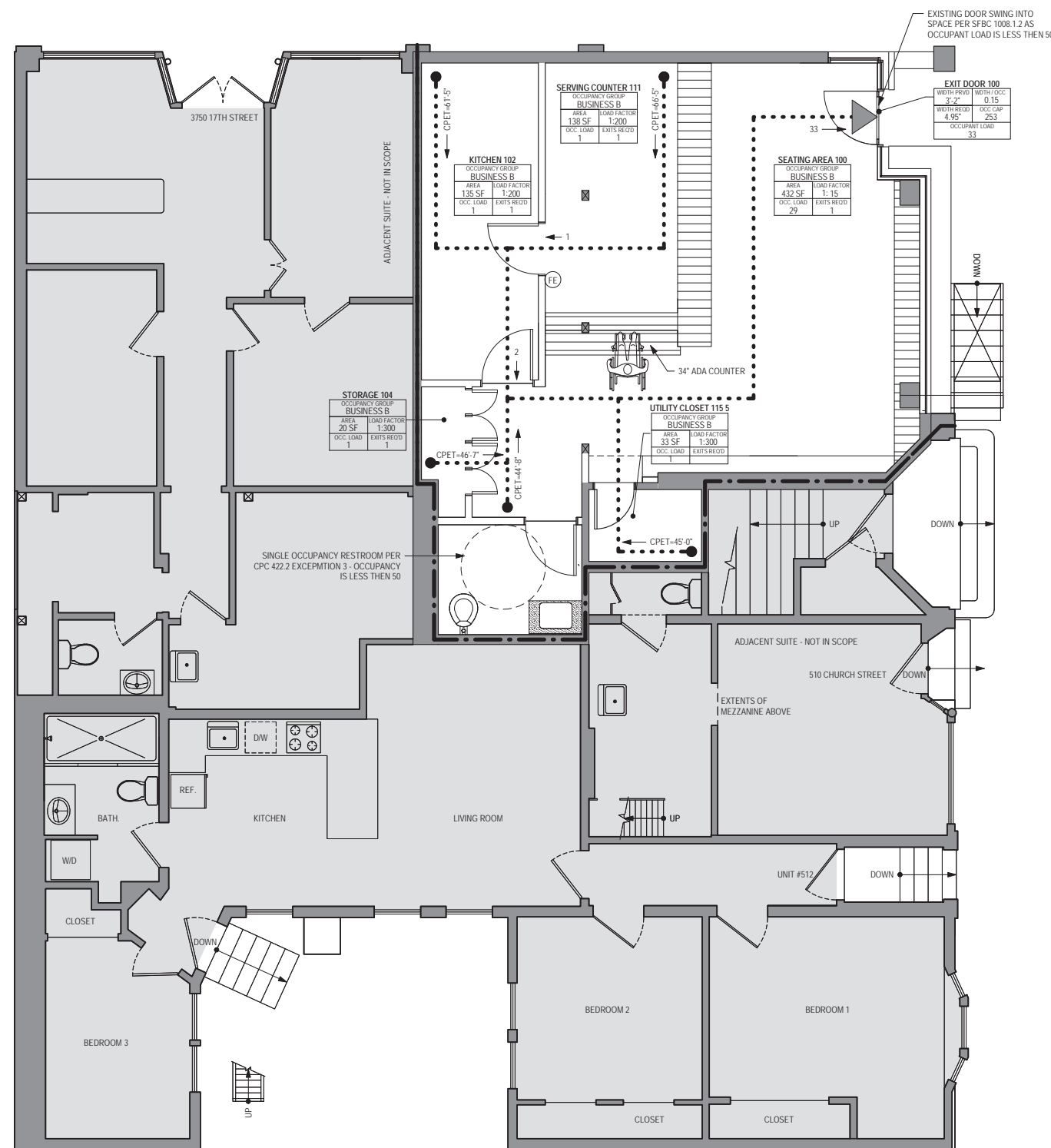
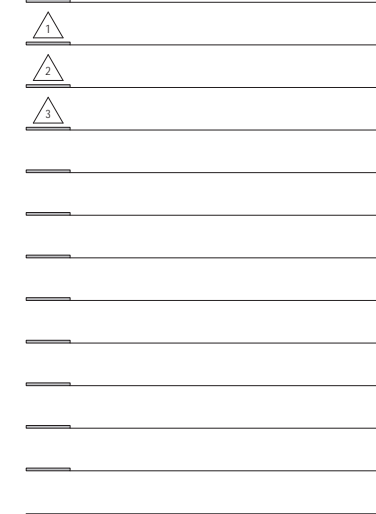
● COMMON PATH OF EGRESS TRAVEL
●●●●● EXIT TRAVEL DISTANCE

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

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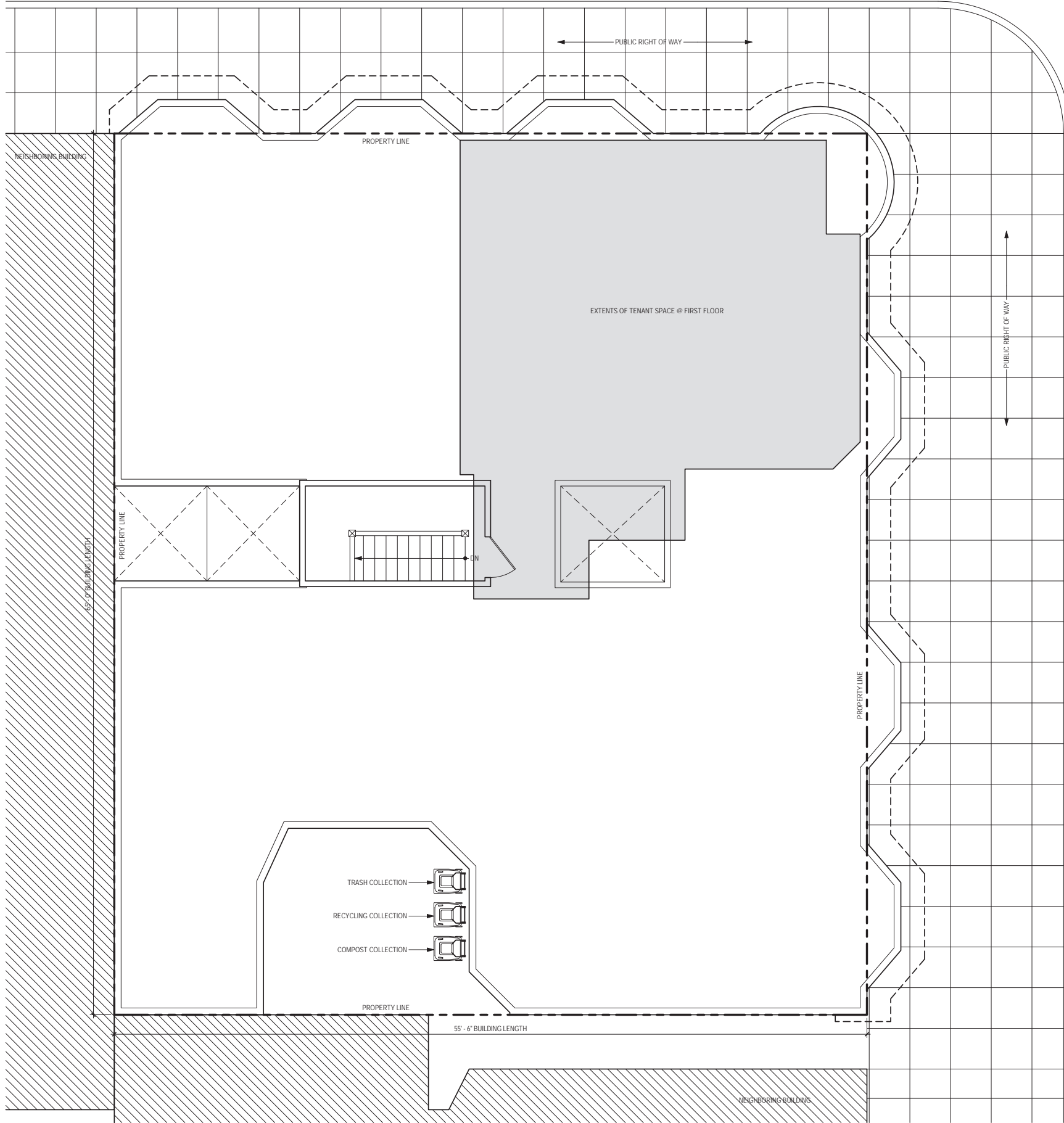
1 EGRESS FLOOR PLAN
SCALE: 1/4" = 1'-0"

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17TH STREET

PUBLIC RIGHT OF WAY



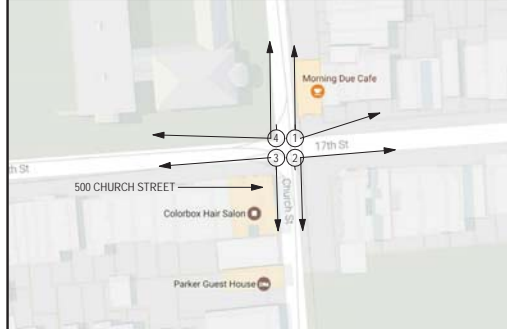
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1 SITE PLAN
SCALE: 1/4" = 1'-0"

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
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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.

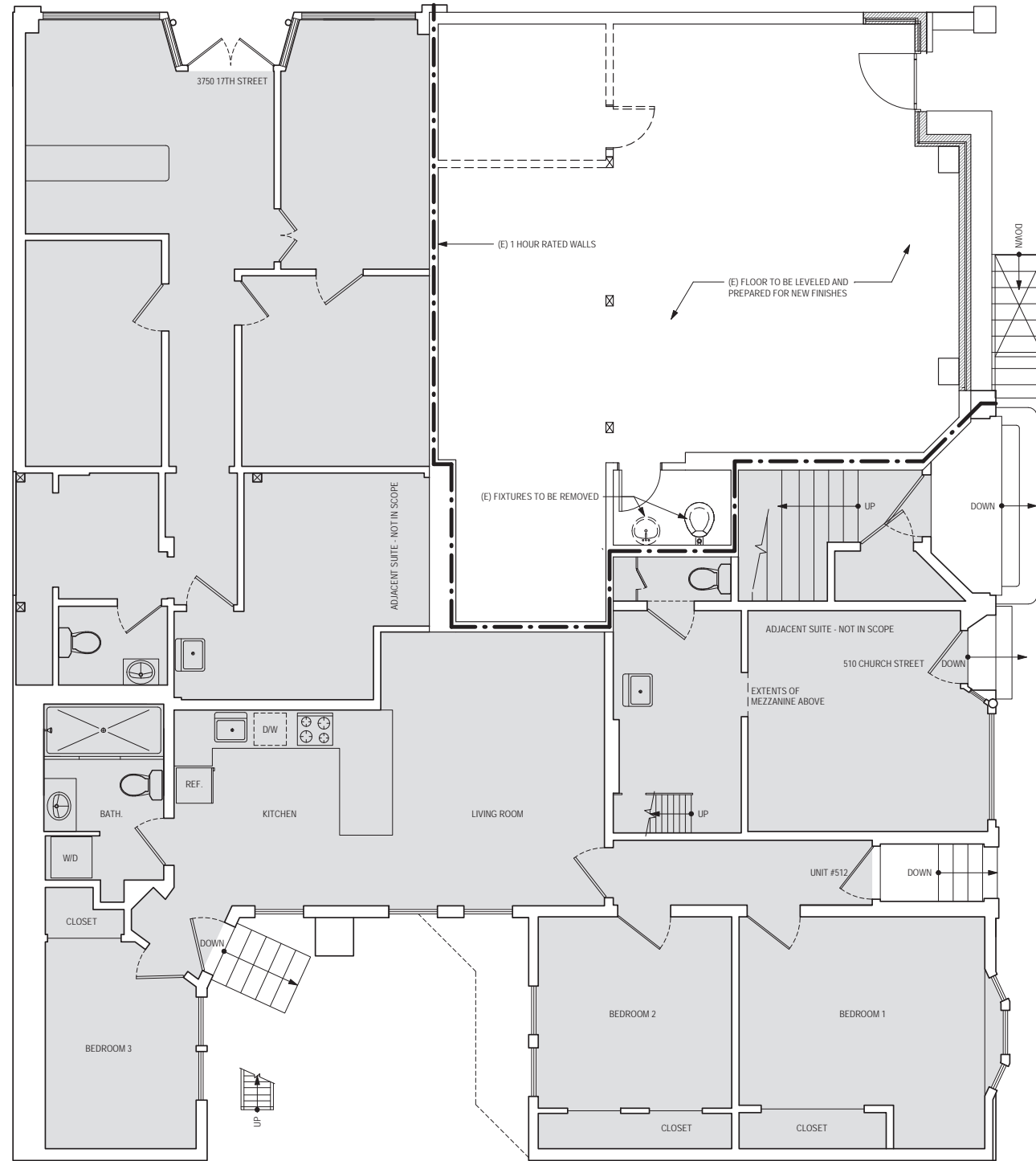
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DEMOLITION / EXISTING
CONDITIONS

A1.10



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

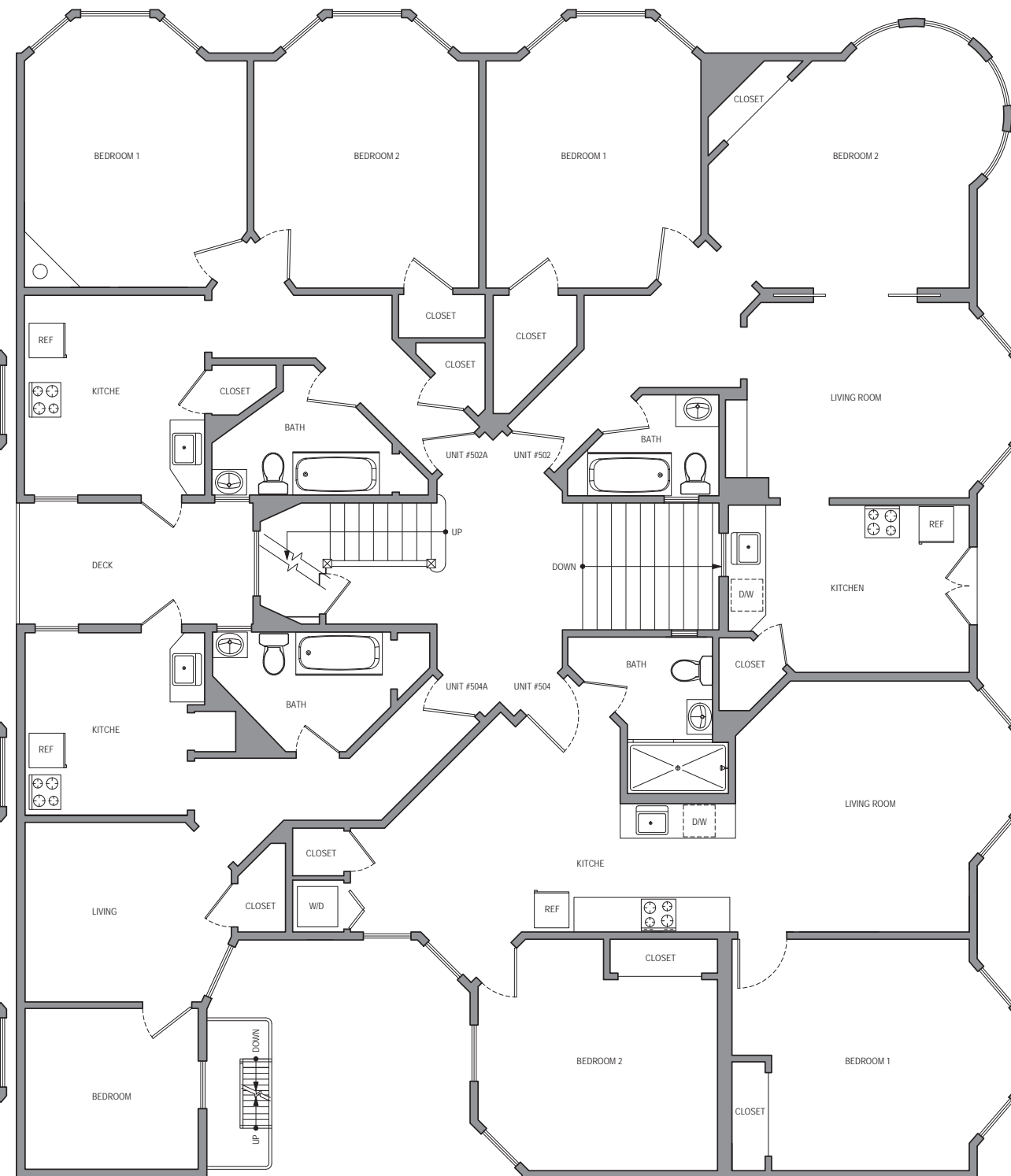
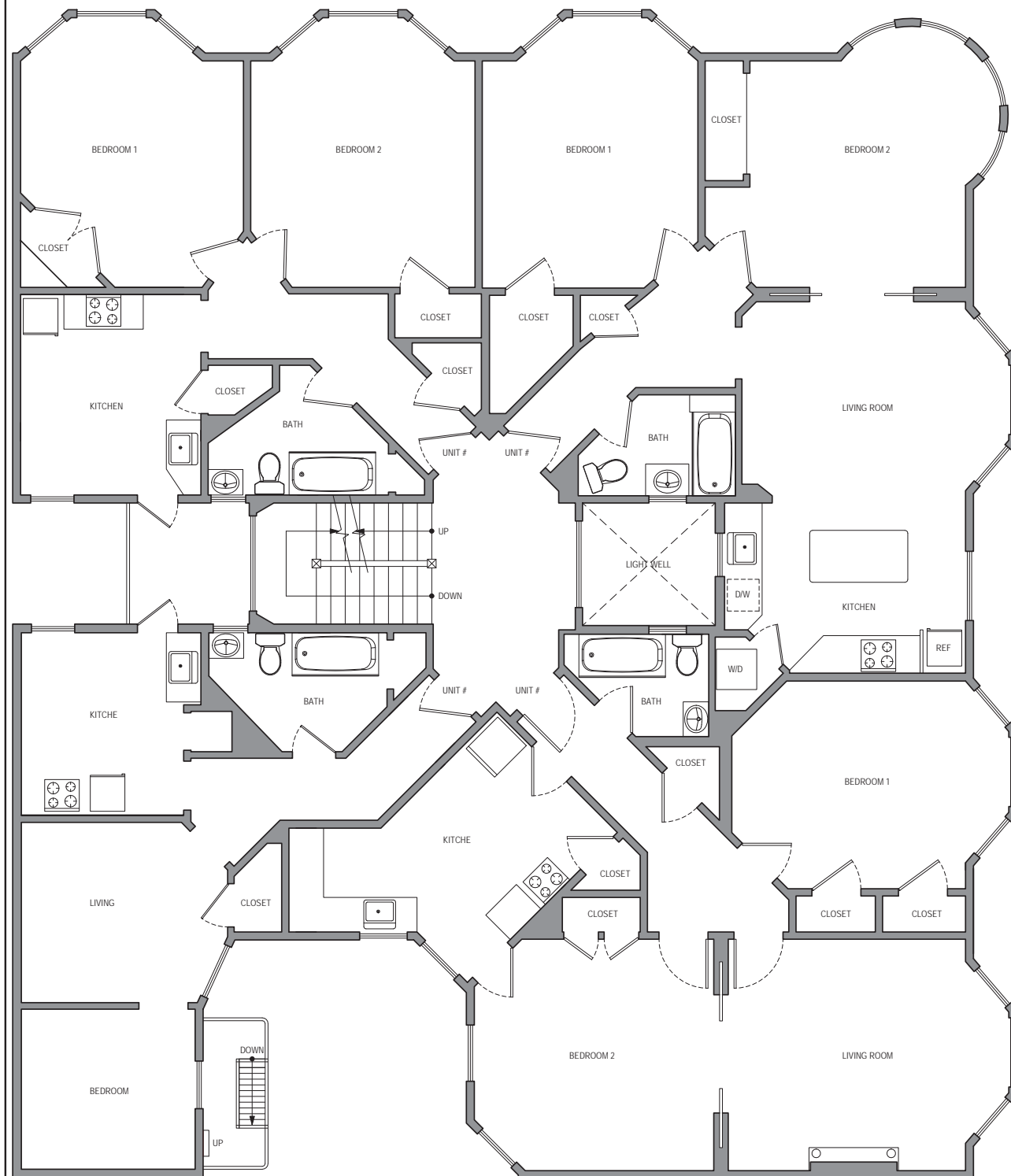
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NO SCOPE ON SECOND AND THIRD FLOORS - SHOWN FOR REFERENCE



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- 1
- 2
- 3



EXISTING FLOOR PLANS

A1.11

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

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



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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

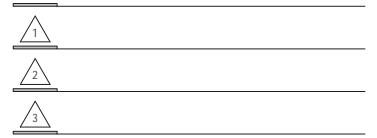
FLOOR PLAN SHEET NOTES

- 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-CONTRACTORS 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-CONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION PROCEEDING.



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

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



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"

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

- 1
- 2
- 3



ELEVATIONS - EXTERIOR

A7.00