



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Abbreviated Institutional Master Plan

HEARING DATE: OCTOBER 3, 2019

Record No.: 2019-005575IMP
Project Address: 555 Post Street
Zoning: C-3-G (Downtown-General) Zoning District
80-130-F Height and Bulk District
Block/Lot: 0306/020
Project Sponsor: Ashu Desai
555 Post Street
San Francisco, CA 94102
Property Owners: Post Property Partners LP
San Francisco, CA 94104
Crusaders Hotel Owner LP
Bloomfield Hills, MI 48304
Staff Contact: Nancy Tran – (415) 575-9174
nancy.h.tran@sfgov.org
Recommendation: **No action necessary – informational item**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project is the first submission of an Abbreviated IMP for Make School.

SUMMARY OF THE CONTENTS OF THE ABBREVIATED IMP

Program and Population Characteristics: Founded in 2014, Make School is a small, private college partnered with Dominican University to provide a full-time, two-year accelerated Bachelor of Applied Computer Science program. Make School is accredited by the Western Senior College and University Commission (WSCUC) as well as Western Association of Schools and Colleges (WASC). The College offers four Information Technology tracks: Front End Web, Back End Web, Mobile Development, and Data Science. In addition, computer science theory, courses on writing, design, personal finance and economics are also provided. Students also attend a variety of local industry-relevant events, guest lectures, and engage with partner companies. The College has enrolled approximately 180 students and currently employs 33 full-time staff, including 8 full-time instructors.

Facilities: Make School currently leases four stories in a building located at 555 Post Street; the building's upper floors (levels 3 through 7) are a separate hotel use attached to the adjacent Hotel Zeppelin at 545 Post Street and not part of the subject IMP. The School does not currently own any property in the City and County of San Francisco for the purposes of academic or administrative uses. No student housing is provided. The aggregate site area for all leased office space affiliated with the College for the purposes of academic or administrative uses is approximately 25,000 square feet. As such, the University occupies less than 100,000 sf in the C-3 district and is therefore eligible to submit an Abbreviated Institutional Master

Plan. Institutional Use (Institutional Educational Use), is principally permitted within the C-3-G Zoning District.

Parking and Campus Access:

Make School does not plan to provide any off-street parking. The Plan states the College has a loading zone in front of the building and anticipates that students will take public transportation. The College's proximity to Market Street will undoubtedly afford users access to an array of transit options. The 555 Post Street property is located near the Powell Street BART and MUNI Metro Station, as well as numerous MUNI bus lines.

Current Projects/Future Expansion:

The Plan does not call for any immediate expansion of facilities at the Project Site. The Department shall review all new signs proposed for the use as required under Planning Code. Any future development plans would be described in an update to the Planning Commission, in the form of an Update to the Abbreviated Institutional Master Plan. Any projects proposed by the University would require standard Planning Department review upon their submission; receipt of this Plan does not convey approval of any or all proposed projects within it.

REQUIRED COMMISSION ACTION

The item is an informational item, and no action is required. However, the Planning Commission has the discretion under Planning Code Section 304.5(d) to hold or not hold public hearing on an Abbreviated IMP. If the Commission requests a hearing, it will be scheduled for a later date.

PUBLIC COMMENT & OUTREACH

No public comment has been received by the Department since the filing of the application.

ENVIRONMENTAL REVIEW

The Abbreviated Institutional Master Plan is a non-action item, and therefore is not considered a "Project" and does not require review under the California Environmental Quality Act ("CEQA").

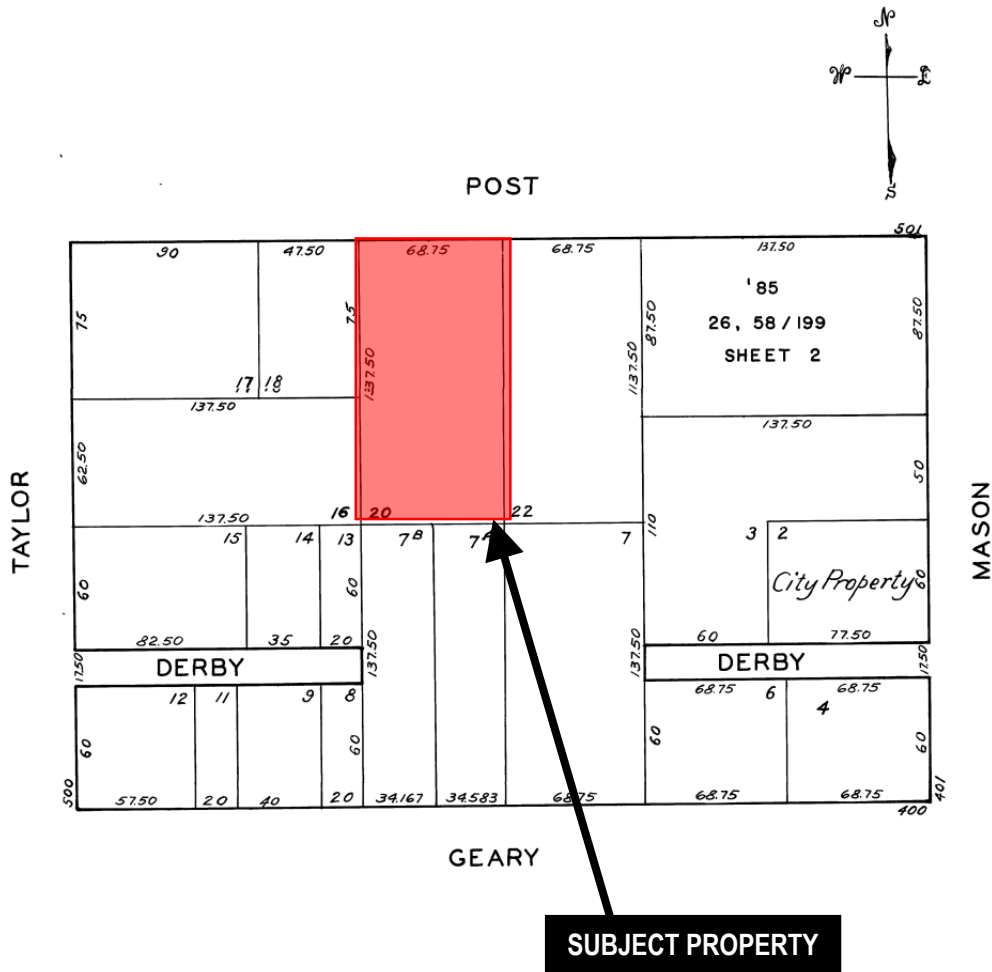
STAFF RECOMMENDATION

The Make School Abbreviated IMP includes all information required by Planning Code Section 304.5. The staff recommendation is to accept the Abbreviated IMP as submitted and not hold a hearing.

ATTACHMENTS:

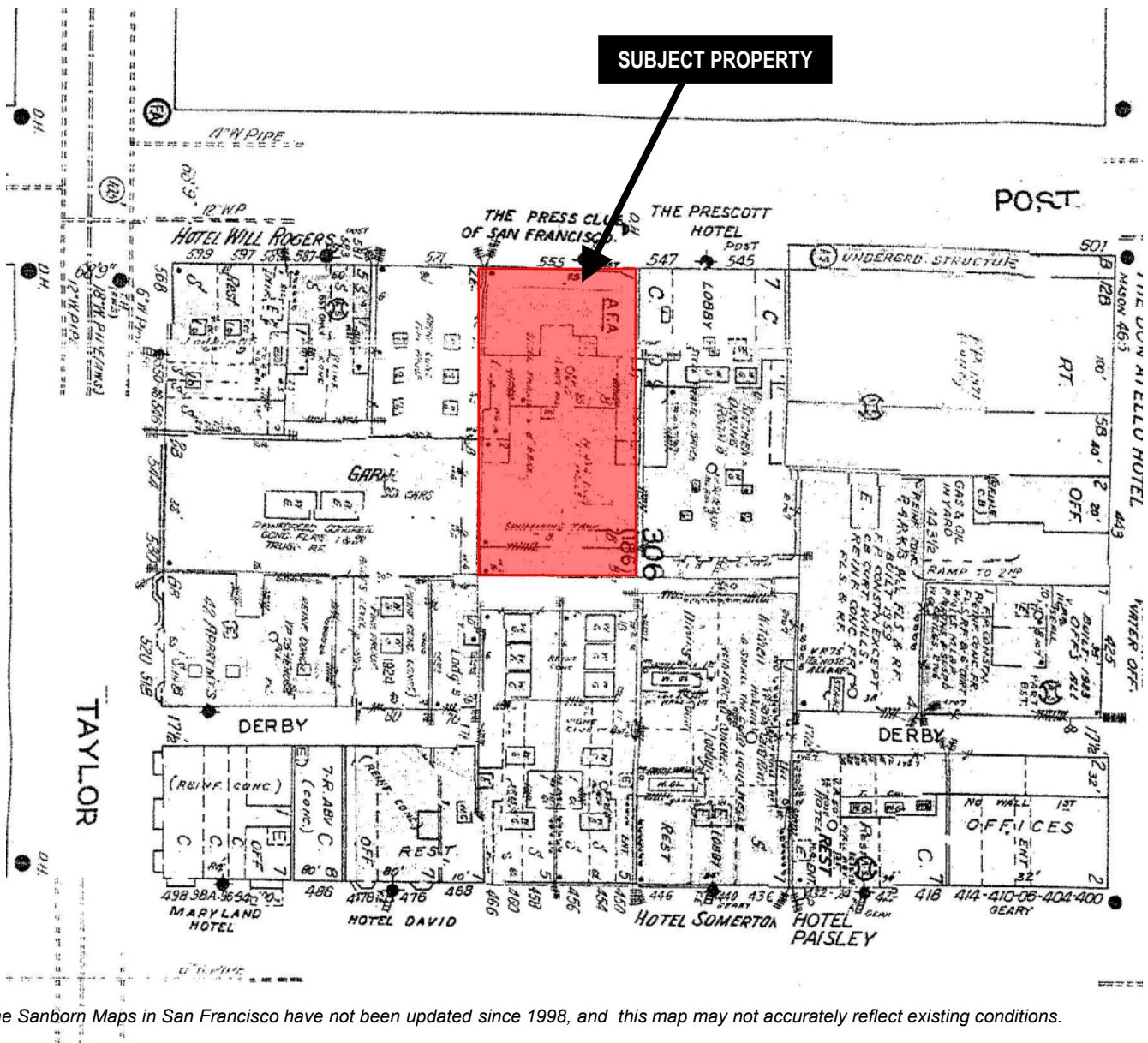
Exhibit A – Maps and Context Photos
Exhibit B – Make School Abbreviated IMP

Block Book Map



Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

Sanborn Map*

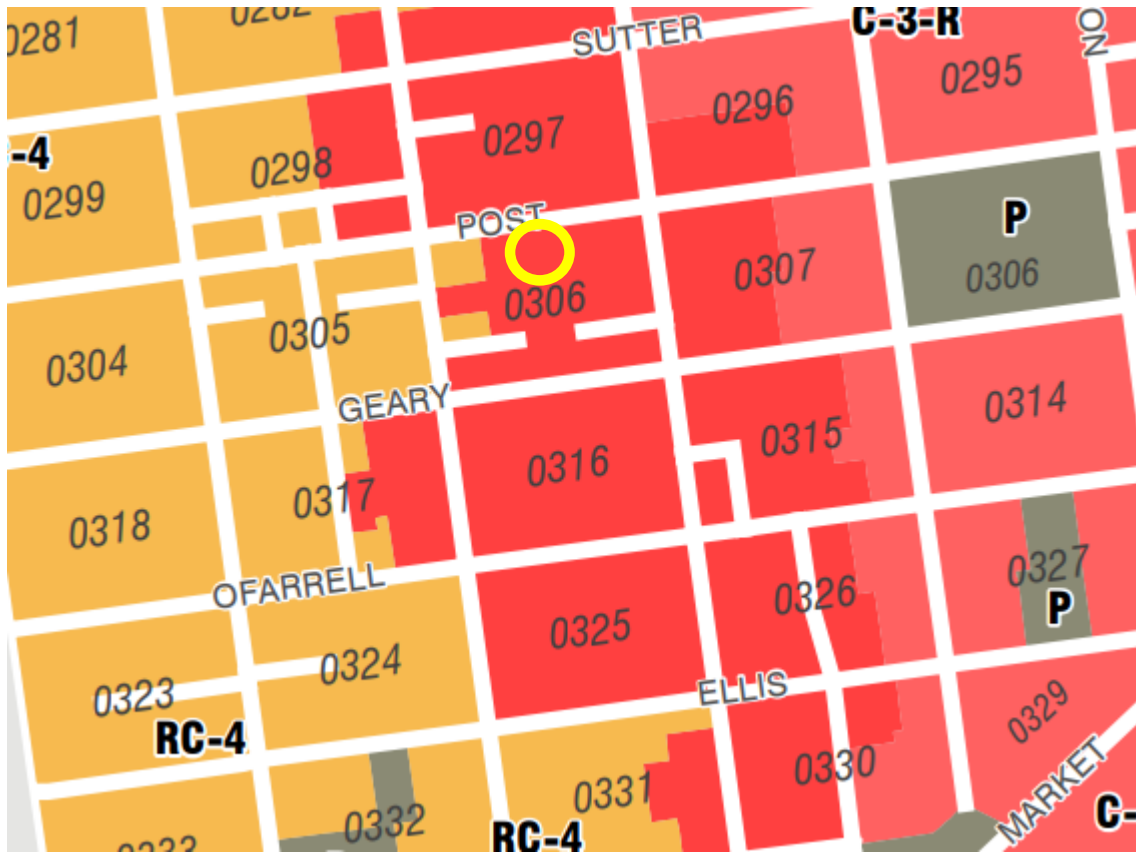


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



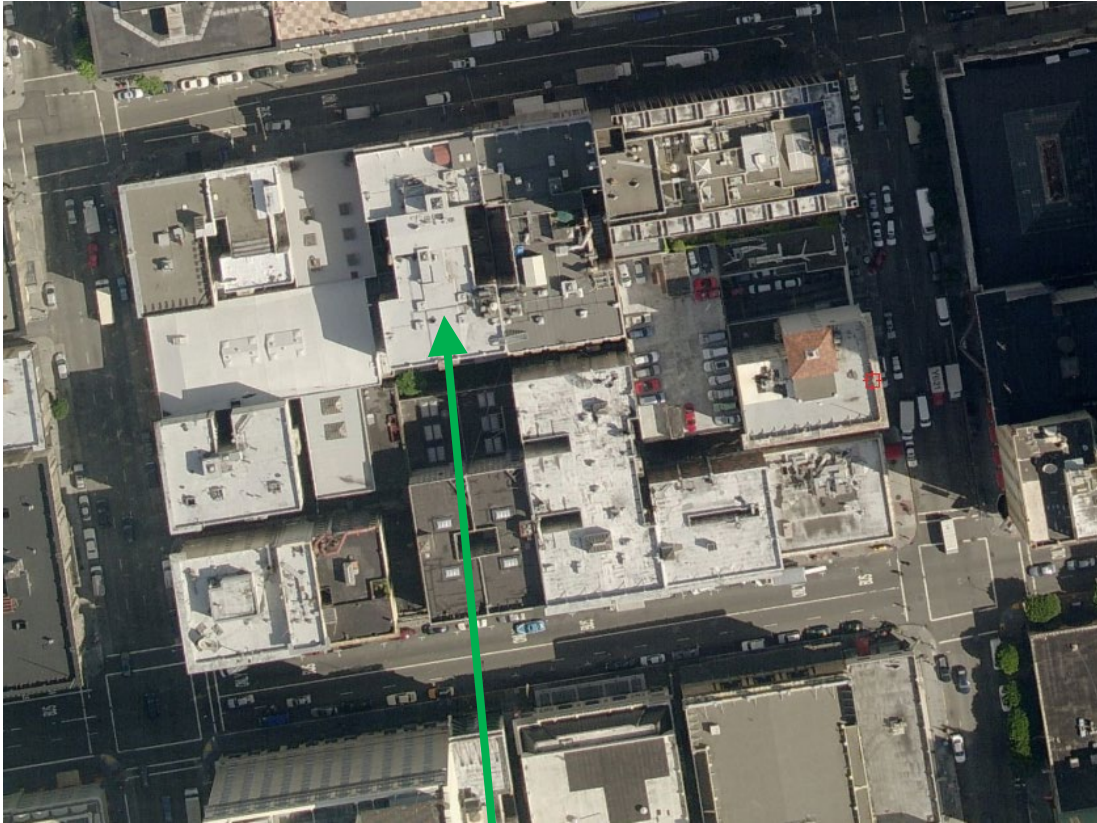
Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

Zoning Map



Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2018-003593CUA
906 Broadway

Context Photo



APPLICATION FOR Institutional Master Plan

& Institutional Master Plan Update or Abbreviated Institutional Master Plan

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

APPLICANT'S NAME:	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:


2. Location(s)

STREET ADDRESS(ES) OF PROJECT, OR DESCRIBE LARGER AREA:
ASSESSORS BLOCK(S)/LOT(S):

3. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 4.3.2019

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

Owner / Authorized Agent (circle one)

APPLICATION TYPE: PLEASE CHECK ONE

- ☐ Full Institutional Master Plan
- ☐ Abbreviated Institutional Master Plan
- ☐ Institutional Master Plan Update

MATERIALS SUBMITTED

- ☐ This application, signed by owner or agent
- ☐ Textual description and drawings if appropriate
- ☐ Check payable to San Francisco Planning Department
- ☐ Letter of authorization for agent, if applicable

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

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

**Abbreviated Institutional Master Plan
(Planning Code Section 304.5)**

For: Make School

Location: 555 Post Street, San Francisco, CA 94102

This abbreviated Institutional Master Plan (AIMP) is submitted pursuant to Planning Code section 304.5 for Make School, currently located at 555 Post Street, San Francisco, California, 94102. This information is accurate as of the date set forth below.

A. Purpose

Make School's primary goal is to prepare students for exciting and satisfying careers in the modern economy. Focused on ensuring the relevance of education and accessibility to students of all backgrounds, Make School offers a two year Bachelor Degree program in Applied Computer Science that combines the liberal arts with a computing education while engaging students through real world projects.

B. Curriculum

The Curriculum at Make School provides a two-year accelerated Bachelor of Computer Science program geared towards preparing students for the real-life challenges of the modern workplace. Students learn the foundations of mobile and web development, and learn the modern languages and frameworks in demand with employers while specializing in one of four tracks. These tracks include Front End Web, Back End Web, and Mobile development in addition to Data Science. Through classes on data structures, algorithms, machine learning and artificial intelligence, students build the critical thinking and creative problem-solving skills necessary to adapt over a long career in the rapidly changing technology industry. Students develop the ability to architect software to solve complex real-world problems and gain practical experience in building and shipping real-world software, using industry standard tools and collaboration techniques equips students to secure and succeed in their first job upon graduation. Students enter the workforce knowing how to communicate with stakeholders and design great products.

The curriculum has also been designed to provide students with a broad-based education in order to help round out students' worldview and nurture the development of their whole selves.

Therefore, in addition to studying computer science theory, students take classes on writing, design, personal finance, and economics to help them develop into a successful professional and engaged citizen. Students also work to build character through coaching, guest speakers, discussions and group projects designed to help them understand and navigate personal development and relationships with others.

C. Accreditation & Licensing

Make School's programs are accredited through partnership with Dominican University of California and by the Accrediting Commission for Senior colleges and Universities of the Western Association of Schools and Colleges (WASC). WASC is located at 985 Atlantic Avenue, Suite 100, Alameda, CA 94501; phone 510.748.9001.

D. Student Population and Characteristics

Democratizing access to top quality higher education and career pathways is a core focus of our organization. We offer financial aid through Income Share Agreements to all admits and living stipends to students from low and mid-income families. Our admissions remains selective, but on a different axis than the criteria of traditional institutions. As a result, our student body is far more diverse than Ivy league or similar institutions with similar outcomes. 60% of our students are from low to mid-income backgrounds (compared to 10-15% at Ivy league and other similar institutions) while nearly half identify as underrepresented minority students (compared to 15-20% at Ivy league institutions).

E. Student Housing

Make School does not own or lease any property in San Francisco for housing. Students coming to San Francisco will be responsible for finding their own housing. Make School will refer students to housing resources and roommate matching programs.

F. Staff and Faculty

Make School currently employs 33 full-time staff, including 8 full-time instructors.

G. Affirmative Action

Make School does not discriminate on the basis of sex, race, age, color, ethnic or national origin, disability or handicap, religion, marital status, sexual orientation, or status as a veteran in the administration of employment, admission, financial aid, or educational programs. Nondiscrimination is consonant with the principles and practice of the University.

H. Extra-Curricular Activities

Make School students are encouraged to participate in a variety of clubs and activities from dance club to our Student Government that helps plan and organize student events.

I. About Make School

The first classes at Make School took place in 2012 at a home in Palo Alto. It was a program born from the same movement and with the same ideology we hold today, though a vastly different format. High school students attended Make School for 2 months over the summer in an attempt to build and launch a product to the app store. Students did not pay for the education, instead they shared revenues from their product - directly aligning our incentives with theirs.

Since then, we've educated over 2,000 students through in-person programs and over one million students through online content. Our students have shipped thousands of apps reaching tens of millions of people; from medical solutions to women's empowerment communities to simple games. Our alumni form a powerful network across the most innovative companies in the world.

Today, Make School continues to grow and find new ways to better serve our target community and with this goal in mind has now become, thanks to a partnership with Dominican University based in Marin, California, a WASC approved and accredited college offering a two-year Bachelor's Degree program in Applied Computer Science. In our current model of college, we have enrolled over 180 students, bringing individuals from all walks of life and all corners of the globe to our campus in San Francisco. The majority of our students continue to come from low to mid income families, while nearly half identify as underrepresented minority students. Our career outcomes are on par with elite universities, giving us evidence that talent is in fact diverse and distributed and that while our format has evolved, our commitment to our core values and mission to provide students from all backgrounds access to a top-notch education that combines liberal arts with computing education while providing relevant and engaging learning opportunities that prepare them for the real world challenges they will face in the workforce, and set them on the path towards an exciting and successful career.

J. Current Facilities

Size and Location - Make School currently leases 4 stories, approximately 25,000 sqft at 555 Post Street, San Francisco, CA 94012

Total Occupied Space - The total space occupied by Make School is 25,000 sq ft

Ownership of Occupied Space - Make School leases the space

Parking - Make School has a loading zone right out front of the building. In addition, there are other garage and parking lot options in the neighborhood. It is anticipated most students will take public transportation to the campus.

K. Proposed Changes

Purpose - Make School's need to perform a tenant improvement at 555 Post Street is primarily due to the current layout of the building. The building is currently set up with half-wall partitions suitable for an office environment. However, in order to successfully educate students they will need full-height classroom that have adequate lighting, electrical, AV and technology requirements. In addition to classrooms, the site requires a computer lab, library, student lounge, student cafe and offices.

New Facilities - As described above, Make School is currently leasing space at 555 Main Street, San Francisco, California 94102.

Removed Facilities - Make School plans to occupy the building while tenant improvements are happening.

Remaining Facilities - Make School plans to occupy the 4 stories (approx. 25,000 sqft) at 555 Post Street, once the space is improved to meet their needs. The tenant improvements on the 1st and 2nd floors will include approximately 10,000 square feet and are expected to be completed by the end of 2019.

Total Size at Completion - Upon completion of tenant improvements Make School will occupy approximately 25,000 rentable square feet at 555 Post Street, San Francisco, California, 94102.

Is Make School a for-profit or not-for-profit school?

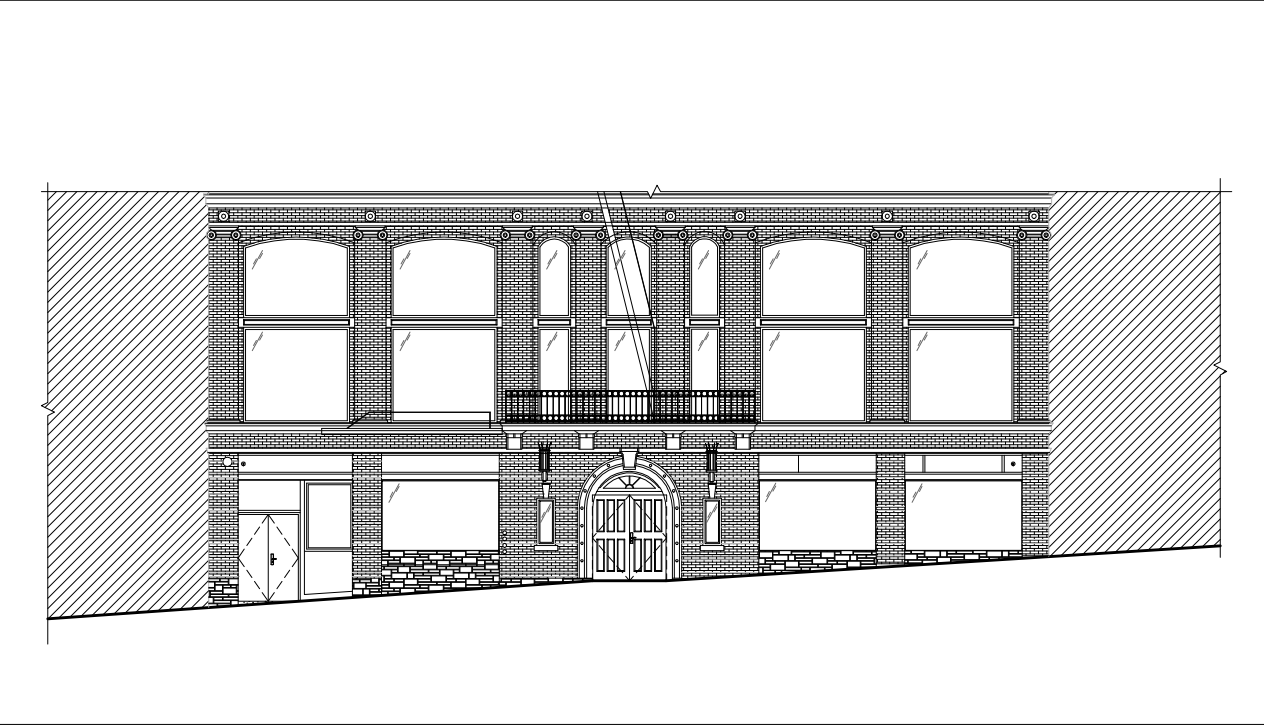
Make School as an entity is registered as a for-profit Public Benefit Corporation. The public benefit that Make School aims to serve is: “To create avenues of upward mobility for students of all backgrounds, empowering such students to contribute to society through science and technology innovation.”

Who ultimately is responsible for management of Make School?

Dominican University of California operates in partnership with Make School and Make School students are enrolled at Make School at Dominican, a new campus of the non-profit Dominican University of California in San Rafael, CA. Dominican University of California retains control over Make School at Dominican, in accordance with the WASC Senior College and University Commission incubation policy. So, while Make School is a separate entity, management and oversight of the Make School at Dominican campus is by the Dominican University of California.







MAKE SCHOOL TENANT IMPROVEMENT

555 POST STREET, SAN FRANCISCO, CA 94102

APRIL 15, 2019 - PERMIT SET

ABBREVIATIONS					
AB	ANCHOR BOLT	DEPT	DEPARTMENT	ID	INSIDE DIAMETER
ABV	ABOVE	DET	DETAIL	IN	INCH
AC	AIR CONDITIONING	DIAG	DIAGONAL	INFO	INFORMATION
ACOUST	ACOUSTICAL	DIA	DIAMETER		
AD	ACCESS DOOR, AREA DRAIN	DIM	DIMENSION	J-BOX	JUNCTIONBOX
ADA	AMERICANS WITH DISABILITIES ACT	DN	DOWN	JT	JOINT
ADDL	ADDITIONAL	DTL	DETAIL		
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	LAM	LAMINATE
AIA	AMERICAN INSTITUTE OF ARCHITECTS	DS	DOWNSPOUT	LOC	LOCATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	EA	EACH	LTWT	LIGHTWEIGHT
AL	ALUMINUM	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MAINT	MAINTENANCE
ALT	ALTERNATE			MAS	MASONRY
ALUM	ALUMINUM	EJ	EXPANSION JOINT	MAT	MATERIAL
ANOD	ANODIZED	ELECT	ELECTRICAL	MATL	MATERIAL
APPD	APPROVED	ENGR	ENGINEER	MAX	MAXIMUM
APPROX	APPROXIMATE	EQ	EQUAL	MECH	MECHANICAL
ARCH	ARCHITECT	EQUIP	EQUIPMENT	MET	METAL
AUTO	AUTOMATIC	(E)	EXISTING	MFG	MANUFACTURER
AVG	AVERAGE			MISC	MISCELLANEOUS
		FDTN	FOUNDATION	MO	MASONRY OPENING
BDRM	BEDROOM	FE	FIRE EXTINGUISHER		
BEL	BELOW	FEC	FIRE EXTINGUISHER CABINET	NAT	NATURAL
BTWN	BETWEEN	FF	FINISHED FLOOR	(N)	NEW
BLDG	BUILDING	FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	NOM	NOMINAL
BLK	BLOCK				
BLKG	BLOCKING	FHC	FIRE HOSE CABINET	OC	ON CENTER
		FLR	FLOOR	OD	OUTSIDE DIAMETER
CB	CATCH BASIN	FOS	FACE OF STUDS	OF	OUTSIDE FACE
CCW	COUNTER CLOCKWISE	FP	FIREPROOF	OHD	OVER HEAD
CEM	CEMENT	FT	FEET	OPNG	OPENING
CER	CERAMIC	FTG	FOOTING	OPP	OPPOSITE HAND
CFT	CUBIC FOOT				
CIP	CAST-IN-PLACE	GA	GAUGE	PLAM	PLASTICLAMINATE
CJ	CONTROL JOINT	GALV	GALVANIZED	PTTN	PARTITION
CL	CENTERLINE	GB	GYPNUM BOARD	PERP	PERPENDICULAR
CLG	CEILING	GC	GENERAL CONTRACTOR	PLMBG	PLUMBING
CLR	CLEAR	GL	GLASS	PLTF	PLATFORM
CMU	CONCRETE MASONRY UNIT	GRND	GROUND	PLWD	PLYWOOD
CONC	CONCRETE	GWB	GYPNUM WALL BOARD	PNT	PAINT
CONT	CONTINUOUS			PREFAB	PREFABRICATED
CPT	CARPET				
		H	HIGH	QTY	QUANTITY
DBL	DOUBLE	HORIZ	HORIZONTAL		
DEG	DEGREE	HR	HOUR		
DEM	DEMOLISH				
DEMO	DEMOLITION				

SHEET INDEX:	
ARCHITECTURAL	
A0.00	COVER SHEET
A0.02	SITE PLAN, AREA & LIFE SAFETY PLANS
A1.00	EXISTING & PROPOSED BASEMENT PLANS
A1.01	EXISTING & PROPOSED FIRST FLOOR PLANS
A1.02	EXISTING SECOND & MEZZANINE PLANS (NO SCOPE OF WORK)

BUILDING LIMITATIONS (PER 2016 CBC TABLE 503):	
OCCUPANCY:	B
BUILDING TYPE:	IIIB, 1 HOUR
MAXIMUM HEIGHT:	7 STORIES PLUS BASEMENT 80-130-F, NO CHANGE
MAXIMUM AREA:	NO CHANGE 10,872 SF PROJECT SCOPE AREA
OCCUPANTS:	449 OCCUPANTS
REQ'D NUMBER OF EXITS:	2
FIRE PROTECTION SYSTEMS:	YES

APPLICABLE CODES:	
2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE	
ACCESSIBILITY REQUIREMENTS GOVERNED BY:	
AMERICANS WITH DISABILITIES ACT (ADA), TITLE II, ADAAG 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2016 CALIFORNIA BUILDING CODE, PART 2, VOLUME 1, CHAPTER 11B	

MEANS OF EGRESS:	
COMMON PATH OF TRAVEL (TABLE 1006.2.1)	100 FT
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	300 FT
MINIMUM CLEAR DOOR WIDTH (1010.1.1)	32"

DRAWING SYMBOLS	
	BREAK LINE
	ELEVATION MARKER
	HIDDEN OR OVERHEAD LINE
	DIMENSION LINE
	ALIGNMENT
	DETAIL SYMBOL
	SECTION DETAIL
	BUILDING SECTION
	ROOM IDENTIFICATION
	WINDOW NUMBER
	DOOR NUMBER
	PARTITION TYPE
	REVISION SYMBOL
	ELEVATION SYMBOL

GENERAL NOTES:	
1. WRITTEN DIMENSIONS ON THESE DRAWINGS HAVE PRECEDENCE. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. DETAILS GOVERN OVER PLANS AND ELEVATIONS. DETAIL DRAWINGS AND LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.	
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL EXISTING DIMENSIONS SHALL BE VERIFIED IN FIELD.	
3. PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF ALL APPLICABLE STATE AND LOCAL CODES, LAWS, ORDINANCES, AND STATUTES. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK CONTRARY TO THESE RULES, REGULATIONS, AND CODES.	
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. DISCREPANCIES SHALL BE CALLED TO THE ARCHITECT'S ATTENTION AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.	
5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ARCHITECT. NOTES OF ONE DRAWING OR DETAIL APPLY TO ALL OTHER SIMILAR DRAWINGS OR DETAILS.	
6. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. WRITTEN INFORMATION TAKES PRECEDENCE OVER GRAPHIC REPRESENTATION.	
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK UNDER HIS CONTRACT, INCLUDING HIS SUBCONTRACTORS AND OTHER COUNTY AUTHORIZED CONTRACTORS, IF APPLICABLE.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL HISTORIC ELEMENTS NOT SHOWN FOR DEMO DURING CONSTRUCTION.	
9. ITEMS THAT ARE EXISTING CONDITIONS ARE INDICATED ARE "EXISTING" OR "(E)". ITEMS WITHOUT THIS DESIGNATION ARE NEW CONSTRUCTION. FOR CLARITY, SOME ITEMS MAY BE MARKED "(N)" OR "NEW".	
10. THE BUILDING SHALL REMAIN WEATHERTIGHT THROUGHOUT PERIOD OF CONSTRUCTION. BUILDING ENVELOPE OPENED DURING CONSTRUCTION SHALL BE SEALED FROM THE ELEMENTS AND ASSOCIATED INTERIOR SPACE AND FABRIC PROTECTED. WINDOWS AND EXTERIOR DOORS SHALL BE CLOSED UNLESS THERE IS AN APPROPRIATE DOCUMENTED NEED TO KEEP THEM OPEN.	
11. HANDLING OF OR MANAGEMENT OF HAZARDOUS MATERIALS IS NOT INCLUDED IN THIS SCOPE	

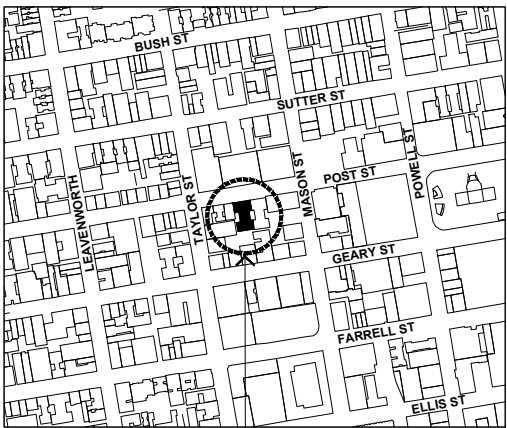
PROJECT INFORMATION:	
ADDRESS:	555 POST STREET SAN FRANCISCO, CA 94102
BLOCK:	0306
LOT:	020
ZONING:	DISTRICT 4 DOWNTOWN

WORK HOURS:	
BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.	

PROJECT DESCRIPTION:	
THE PROPOSED PROJECT IS TO RENOVATE THE GROUND FLOOR LEVEL AND BASEMENT LEVELS OF THE 555 POST STREET BUILDING.	
SPECIFIC WORK CONSISTS OF THE FOLLOWING:	
<u>ARCHITECTURE INTERIOR:</u> 1. (NEW) CONSTRUCTION OF INTERIORS INCLUDING CLASSROOMS, KITCHEN, COMMON, AND UTILITY AREAS.	
<u>ARCHITECTURE EXTERIOR:</u> 1. NO SCOPE.	
<u>STRUCTURAL:</u> 1. NO SCOPE.	
<u>MECHANICAL, ELECTRICAL & PLUMBING:</u> 1. SELECTED LIGHT FIXTURES REPLACEMENT AND NEW LIGHTING IN RENOVATION CLASSROOMS 2. MECHANICAL AND PLUMBING AS-BUILD	

DEFERRED PERMITS, AS-BUILD:	
1. PLUMBING, AS REQ'D. 2. MECHANICAL, IF REQ'D.	

TENANT:	INTERIOR DESIGN:
TBA	STOREY DESIGN CONTACT: KATIE STOREY KATIE@STOREYDESIGN.CO
ARCHITECTURE CONSULTANT:	CONTRACTOR:
CONTACT: LUAT DUONG LUAT@LUATDUONG.COM 520.203.6715	DEVLIN MCNALLY CONSTRUCTION CONTACT: DAVE DEVLIN DAVE@DMCINCORPORATED.COM 3150 18TH ST SUITE 228 401 SAN FRANCISCO, CA 94110 (415) 269-4118
LIGHTING:	STRUCTURAL, MEP:
BIRKENSTOCK LIGHING DESIGN CONTACT: TBD 1434 LINCOLN AVENUE SAN FRANCISCO, CA, 94901 T: 415 488 4168	N/A

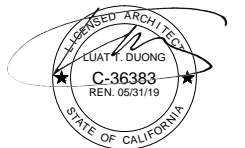


01

VICINITY MAP
SCALE: N.T.S.

A0.00

NO:	DATE:	SUBMISSION:
01	04.15.19	PERMIT



PERMIT

NOTE: IF THIS DRAWING IS NOT 34X36" IT HAS BEEN REVISED FROM ITS ORIGINAL SIZE AND THE SCALES NOTED ON DRAWING DETAILS ARE NO LONGER APPLICABLE.

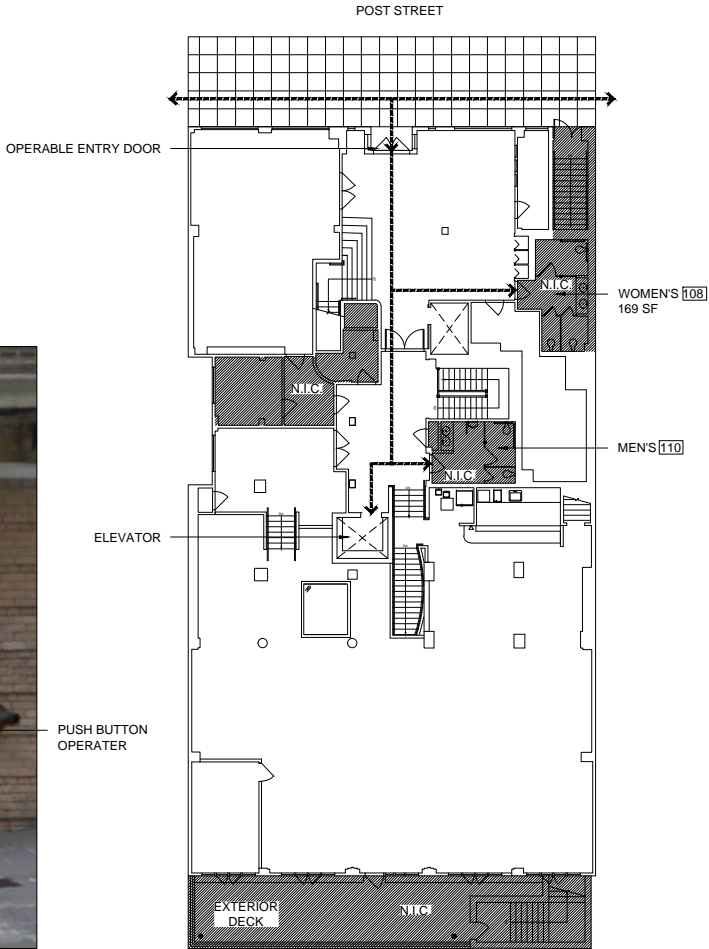
MAKE SCHOOL
TENANT IMPROVEMENT
555 POST STREET
SAN FRANCISCO, CA 94102
COVER SHEET

SCALE:	PERMIT
SUBMISSION:	APRIL 15, 2019
DATE:	

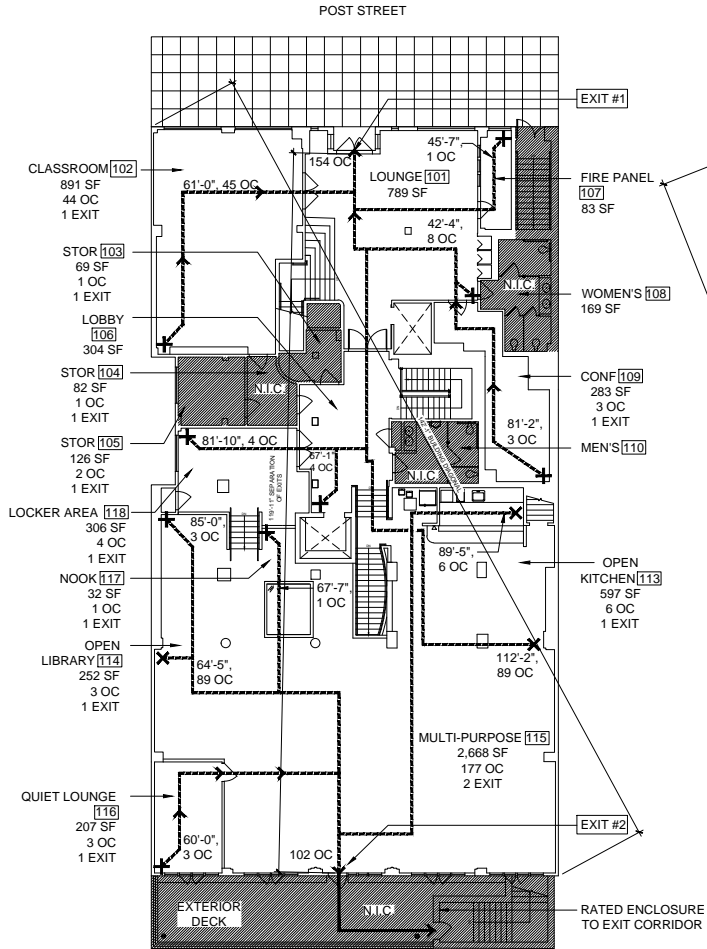


NOTE: EXISTING AUTO OPERATOR TO REMAIN, OPENING FORCE LESS THAN 5 LBS

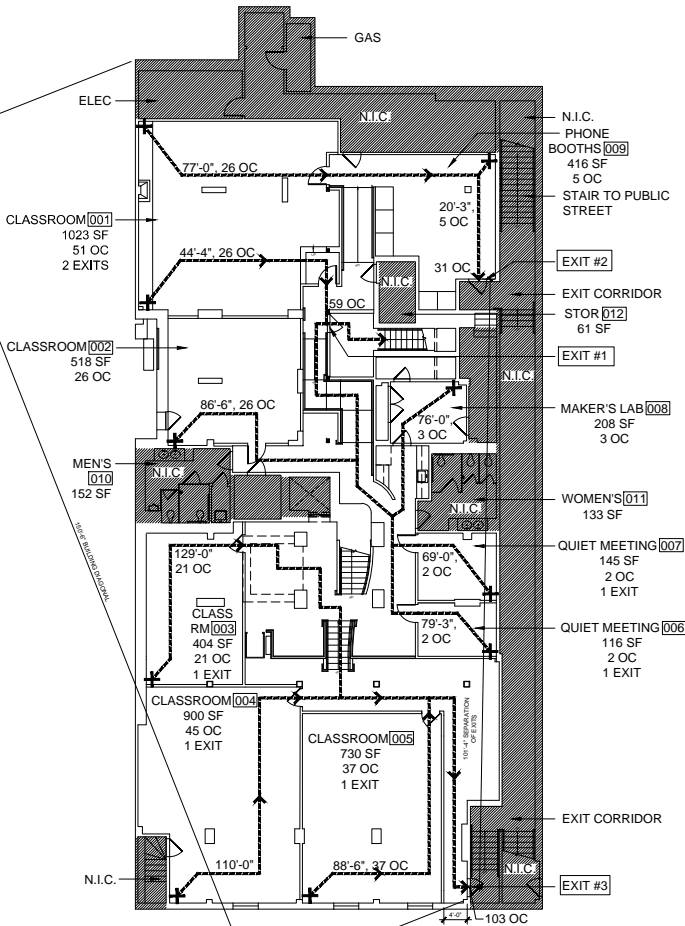
555 POST ENTRY DOOR - ACCESSIBLE
SCALE: NTS



FIRST FLOOR PLAN, ACCESSIBLE ENTRY
SCALE: 1/32"=1'
NOTE:
BATHROOM AND ACCESSIBLE ENTRY LAST UPGRADED IN PERMIT
2015-04-09-3262. PLEASE REFERENCE PERMIT FOR PREVIOUS
COMPLIANCE AND WORK; NO PLANNED CHANGES TO EXISTING IN
PROPOSED PROJECT.



FIRST FLOOR EXITING PLAN
SCALE: 1/32"=1'



BASEMENT FLOOR EXITING PLAN
SCALE: 1/32"=1'

03 ACCESSIBLE ENTRY, FIRST FLOOR PLAN
SCALE: VARIES

AREA CALCULATIONS										
	NAME	ROOM #	AREA (SF)	LOAD FAC.	OCCUPANT	REQ'D. EXITS	EXISTING EXITS	SHORTEST PATH TO EGRESS	SECOND PATH TO EGRESS	COMMENTS
BASEMENT	CLASSROOM 001	001	1,023	20	51	2		44'-4"	77'-0"	-
	CLASSROOM 002	002	518	20	26	1		86'-6"	-	-
	CLASSROOM 003	003	404	20	21	1		129'-0"	-	-
	CLASSROOM 004	004	900	20	45	1		110'-0"	-	-
	CLASSROOM 005	005	730	20	37	1		88'-6"	-	-
	QUIET MEETING	006	116	100	2	1		79'-3"	-	-
	QUIET MEETING	007	145	100	2	1		69'-0"	-	-
	MAKER LAB	008	208	100	3	1		76'-0"	-	-
	PHONE BOOTHS	009	416	100	5	1		20'-3"	-	-
	SUBTOTAL BASEMENT		4,460		193	2	3	129'-0" MAX	-	-
FIRST FLOOR	LOUNGE	101	789	100	8	1		42'-4"	-	-
	CLASSROOM	102	891	20	45	1		61'-0"	-	-
	LOBBY	106	304	100	4	1		67'-1"	-	-
	FIRE PANEL	107	83	300	1	1		45'-7"	-	-
	CONFERENCE	109	283	100	3	1		81'-2"	-	-
	OPEN KITCHEN	113	597	100	6	1		89'-5"	-	-
	OPEN LIBRARY	114	252	100	3	1		85'-0"	-	-
	MULTI-PURPOSE	115	2,668	15	178	2		64'-5"	112'-2"	-
	QUIET LOUNGE	116	207	100	3	1		60'-0"	-	-
	NOOK	117	32	100	1	1		67'-7"	-	-
	LOCKER AREA	118	306	100	4	1		81'-10"	-	-
	SUBTOTAL FIRST FLOOR		6412		256	1	2	89'-0" MAX	-	-
TOTAL			10,872 SF		449 OCC.	2		129'-0" MAX		
* > 300'-0" MAX ALLOWABLE										

* > 300'-0" MAX ALLOWABLE

02 AREA & OCCUPANT CALCULATIONS
SCALE: NTS

CODE SUMMARY

GENERAL REQUIREMENTS

CONSTRUCTION TYPE: TYPE IIIB

FIRE PROTECTION SYSTEM: YES

OCCUPANCY CLASSIFICATION: GROUP B (PER 304.1)

OCCUPANT LOAD

(PER CBC 2016 CHAPTER 10 SECTION 1004 TABLE 1004.1.2)

OCCUPANT LOAD FACTOR (OLF) FOR BUSINESS AREAS:	100 SF GROSS
OCCUPANT LOAD FACTOR FOR CLASSROOM AREAS:	20 SF GROSS
OCCUPANT LOAD FACTOR FOR ACCESSORY ASSEMBLY:	15 SF GROSS
GROSS SQUARE FEET AREA / OLF:	(10,872 SF)
TOTAL OCCUPANT LOAD AT TENANT SPACE:	449 OCCUPANTS

MEANS OF EGRESS AND FIRE EXTINGUISHERS
(LISTED DISTANCES ARE MAXIMUM LENGTHS)

COMMON PATH OF TRAVEL:	100 FT
TRAVEL DISTANCE:	300 FT
TRAVEL DISTANCE TO A FIRE EXTINGUISHER:	75 FT
LENGTH OF DEAD-END CORRIDOR:	50 FT

01 BASEMENT & FIRST FLOOR EXITING PLAN
SCALE: 1/32" = 1'-0"

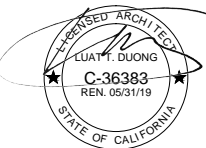
CODE SUMMARY

APPLICABLE CODES

CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATION (CCR)
2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2016 CALIFORNIA BUILDING CODE VOLUME 1 AND 2
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA REFERENCE STANDARDS CODE
NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72)

GOVERNING AGENCIES

CITY OF SAN FRANCISCO PLANNING DEPARTMENT
CITY OF SAN FRANCISCO BUILDING DEPARTMENT



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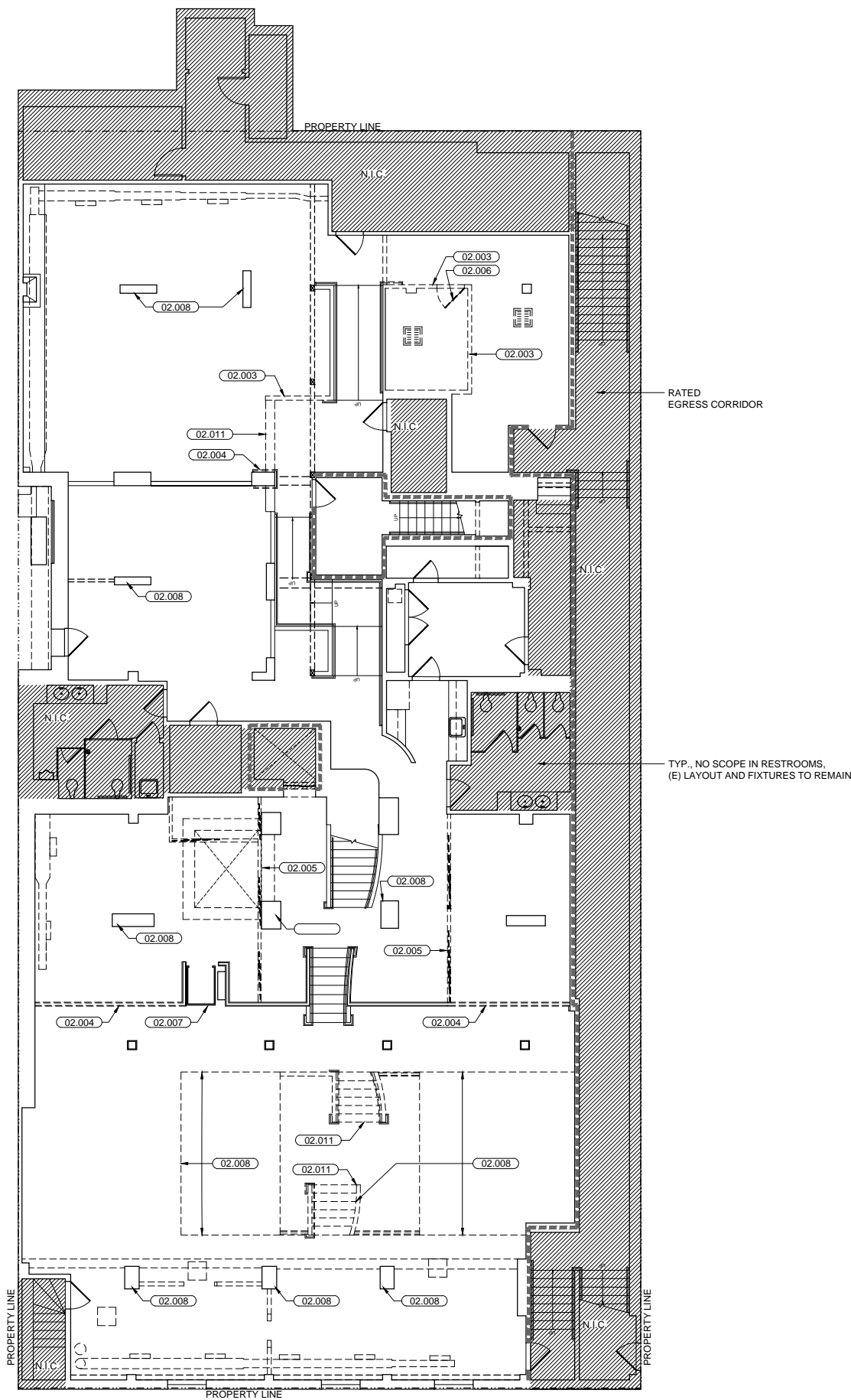
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SITE PLAN, AREA & LIFE
SAFETY PLANS

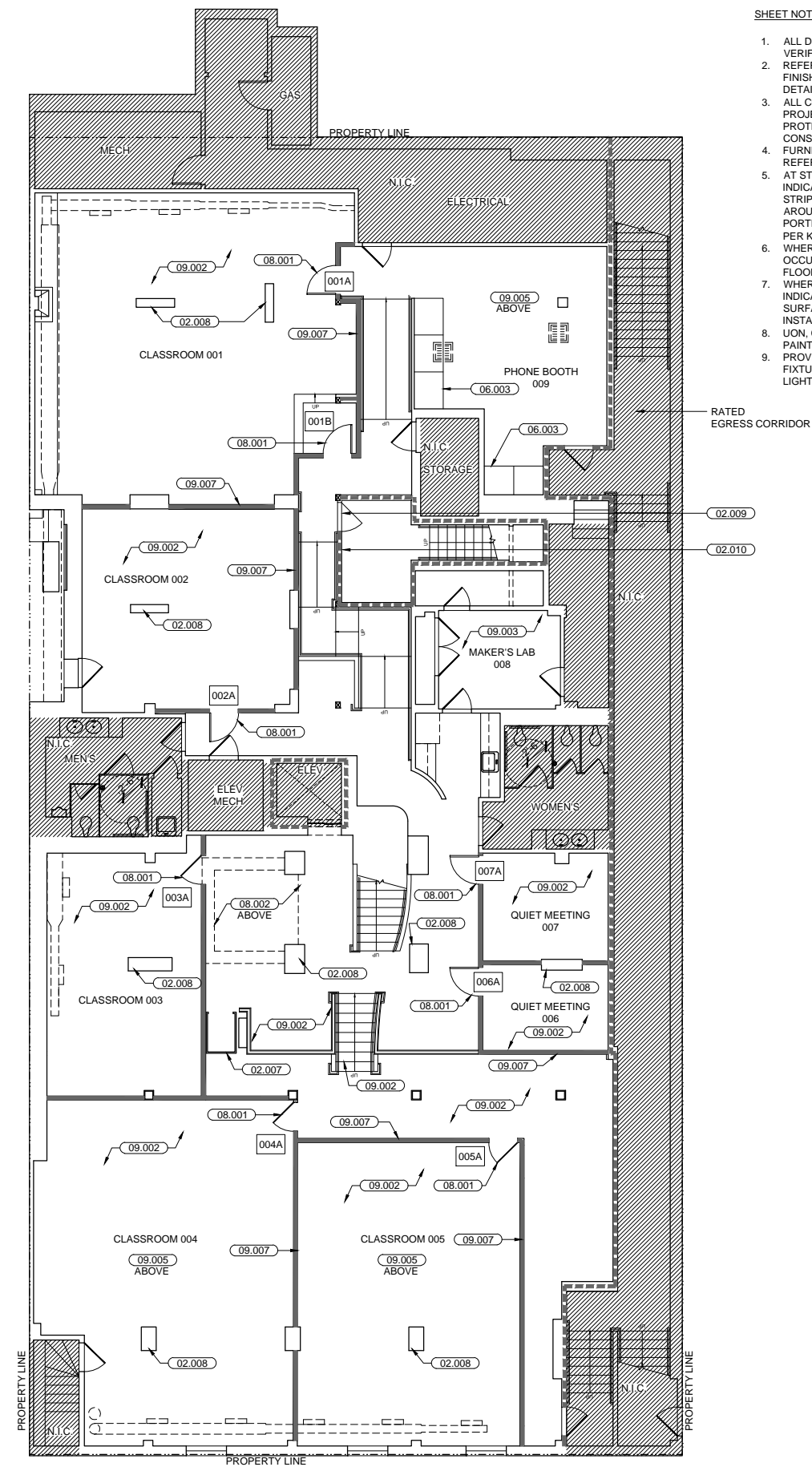
SCALE: VARIES
SUBMISSION: PERMIT
DATE: APRIL 15, 2019



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02 EXISTING BASEMENT PLAN
SCALE: 1/16" = 1'-0"



01 PROPOSED BASEMENT PLAN
SCALE: 1/16" = 1'-0"

SHEET NOTES:

- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD
- REFER TO DOOR, WINDOW, FINISH, ROOM SCHEDULES AND DETAILS.
- ALL COMPONENTS NOT IN PROJECT SHALL BE PROTECTED DURING CONSTRUCTION
- FURNITURE SHOWN FOR REFERENCE ONLY.
- AT STRUCT. COLUMNS WHERE INDICATED, GO TO VERIFY STRIPPING AND FURRING AROUND STRUCTURAL PORTION OF COLUMN ONLY PER KEYNOTE 02.008.
- WHERE DEMO OF (E) WALLS OCCUR, PATCH, REPAIR TO (N) FLOOR FINISH AS INDICATED.
- WHERE (N) FLOOR IS INDICATED, DEMO, PREP (E) SURFACE FOR (N) FLOOR INSTALLATION
- UN, CEILINGS TO BE OPEN, PAINTED.
- PROVIDE (N) LIGHTING FIXTURES AS INDICATED IN LIGHTING PLANS.

NO: DATE: SUBMISSION:

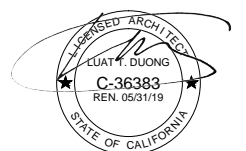
01 04.15.19 PERMIT

KEYNOTES:

- | | |
|--------|---|
| 02.001 | (E) FLOOR TO REMAIN |
| 02.002 | STRIP FLOORING TO (E) WOOD |
| 02.003 | DEMO (E) WALL |
| 02.004 | DEMO (E) RAILING |
| 02.005 | DEMO (E) PARTITION |
| 02.006 | DEMO (E) DOOR |
| 02.007 | (E) ACCESSIBLE LIFT TO REMAIN |
| 02.008 | STRIP (E) FURRING, FUR AROUND STRUCTURAL PORTION OF COLUMN ONLY |
| 02.009 | (E) RATED DOOR TO REMAIN |
| 02.010 | (E) RATED PARTITION TO REMAIN |
| 02.011 | DEMO STAIRS |
| 02.012 | (E) DRINKING FOUNTAIN TO REMAIN |
| 06.001 | RESTORE (E) COUNTER |
| 06.002 | (N) CUSTOM MILLWORK, DESK |
| 06.003 | (N) CUSTOM MILLWORK, PHONE BOOTH |
| 08.001 | (N) SWINGING DOOR W/ GLASS PANEL |
| 08.002 | (N) TRANSLUCENT INFILL OF FLOORING OPENING |
| 09.001 | (N) PAINT, SEE SPECS. |
| 09.002 | (N) CARPET |
| 09.003 | (N) LINOLEUM FLOORING |
| 09.004 | (N) CONCRETE TILES |
| 09.005 | (N) ACOUSTICAL CEILING TILE |
| 09.006 | INFILL FLOOR DEPRESSION, (N) FLOORING PER PLAN |
| 09.007 | (N) GYP. WALL ASSEMBLY |
| 09.008 | (N) HARDWOOD STAIRS |
| 11.001 | (N) DISHWASHER |
| 11.002 | (N) REFRIGERATOR |
| 22.001 | (N) SINK |
| 26.001 | (N) CLASS ROOM LIGHTING FIXTURE |
| 26.002 | REPLACE (E) LIGHTING FIXTURE |
| 26.003 | RESTORE (E) LIGHTING FIXTURE |
| 26.004 | (N) LIGHTING FIXTURE |

WALL LEGEND:

- | | |
|------|------------------|
| --- | WALL TO DEMOLISH |
| --- | (EXIST.) WALL |
| --- | (NEW) WALL |
| ---- | 1-HR WALL |



PERMIT

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**MAKE SCHOOL
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**EXISTING & PROPOSED
BASEMENT PLAN**

SCALE: 1/16" = 1'-0"
SUBMISSION: PERMIT
DATE: APRIL 15, 2019



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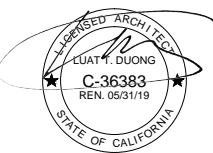
1. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD
2. REFER TO DOOR, WINDOW, FINISH, ROOM SCHEDULES AND DETAILS.
3. ALL COMPONENTS NOT IN PROJECT SHALL BE PROTECTED DURING CONSTRUCTION
4. FURNITURE SHOWN FOR REFERENCE ONLY.
5. AT STRUCT. COLUMNS WHERE INDICATED, GO TO VERIFY STRIPPING AND FURRING AROUND STRUCTURAL PORTION OF COLUMN ONLY PER KEYNOTE 02.008.
6. WHERE DEMO OF (E) WALLS OCCUR, PATCH, REPAIR TO (N) FLOOR FINISH AS INDICATED.
7. WHERE (N) FLOOR IS INDICATED, DEMO, PREP (E) SURFACE FOR (N) FLOOR INSTALLATION
8. UON, CEILINGS TO BE OPEN, PAINTED.
9. PROVIDE (N) LIGHTING FIXTURES AS INDICATED IN LIGHTING PLANS.

KEYNOTES:

- | | |
|--------|---|
| 02.001 | (E) FLOOR TO REMAIN |
| 02.002 | STRIP FLOORING TO (E) WOOD |
| 02.003 | DEMO (E) WALL |
| 02.004 | DEMO (E) RAILING |
| 02.005 | DEMO (E) PARTITION |
| 02.006 | DEMO (E) DOOR |
| 02.007 | (E) ACCESSIBLE LIFT TO REMAIN |
| 02.008 | STRIP (E) FURRING, FUR AROUND STRUCTURAL PORTION OF COLUMN ONLY |
| 02.009 | (E) RATED DOOR TO REMAIN |
| 02.010 | (E) RATED PARTITION TO REMAIN |
| 02.011 | DEMO STAIRS |
| 02.012 | (E) DRINKING FOUNTAIN TO REMAIN |
| 06.001 | RESTORE (E) COUNTER |
| 06.002 | (N) CUSTOM MILLWORK, DESK |
| 06.003 | (N) CUSTOM MILLWORK, PHONE BOOTH |
| 08.001 | (N) SWINGING DOOR W/ GLASS PANEL |
| 08.002 | (N) TRANSLUCENT INFILL OF FLOORING OPENING |
| 09.001 | (N) PAINT, SEE SPECS. |
| 09.002 | (N) CARPET |
| 09.003 | (N) LINOLEUM FLOORING |
| 09.004 | (N) CONCRETE TILES |
| 09.005 | (N) ACOUSTICAL CEILING |
| 09.006 | INFILL FLOOR DEPRESSION, (N) FLOORING PER PLAN |
| 09.007 | (N) GYP. WALL ASSEMBLY |
| 09.008 | (N) HARDWOOD STAIRS |
| 11.001 | (N) DISHWASHER |
| 11.002 | (N) REFRIGERATOR |
| 22.001 | (N) SINK |
| 26.001 | (N) CLASS ROOM LIGHTING FIXTURE |
| 26.002 | REPLACE (E) LIGHTING FIXTURE |
| 26.003 | RESTORE (E) LIGHTING FIXTURE |
| 26.004 | (N) LIGHTING FIXTURE |

WALL LEGEND:

- | | |
|------|------------------|
| --- | WALL TO DEMOLISH |
| --- | (EXIST.) WALL |
| --- | (NEW) WALL |
| ---- | 1-HR WALL |



PERMIT

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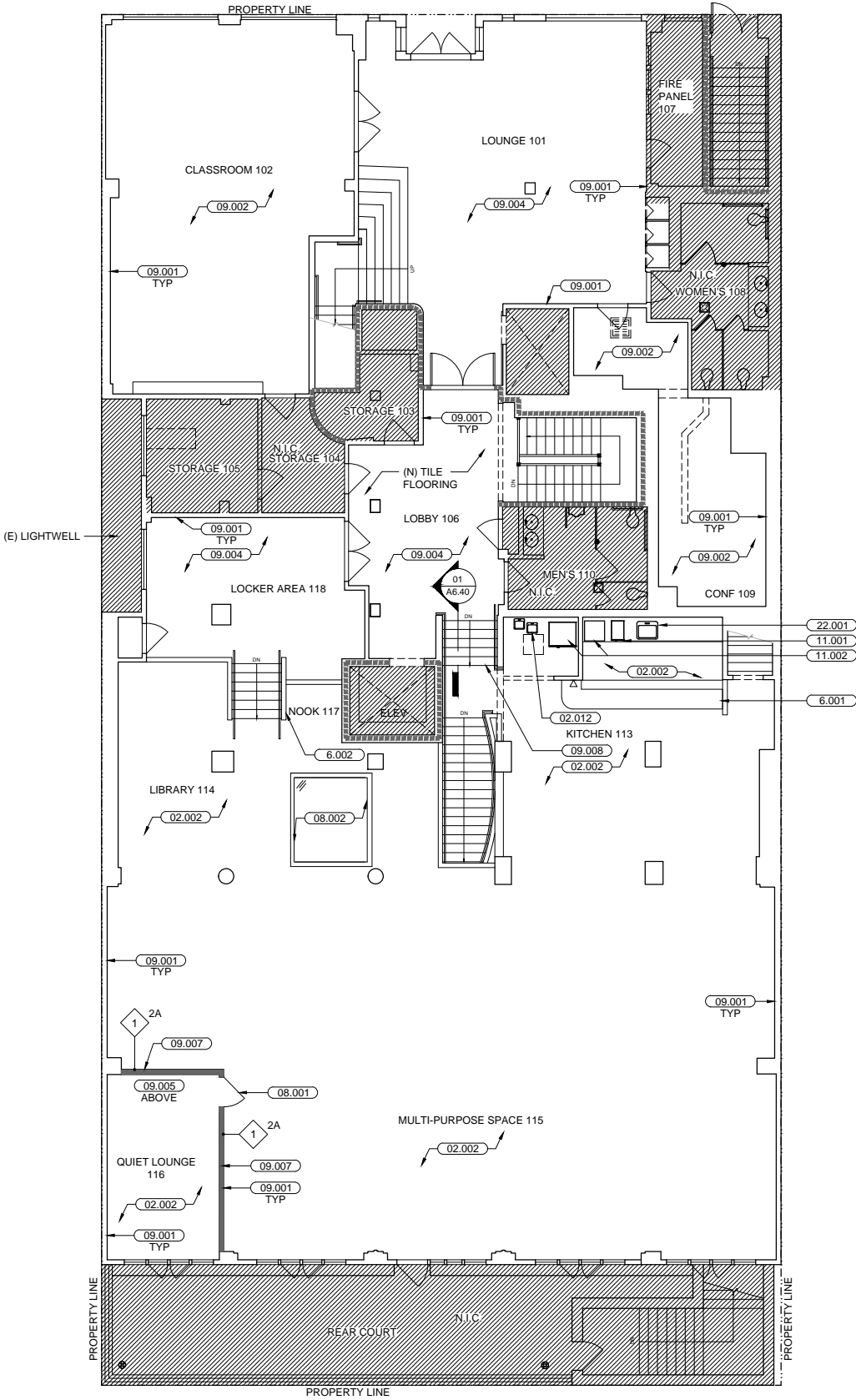
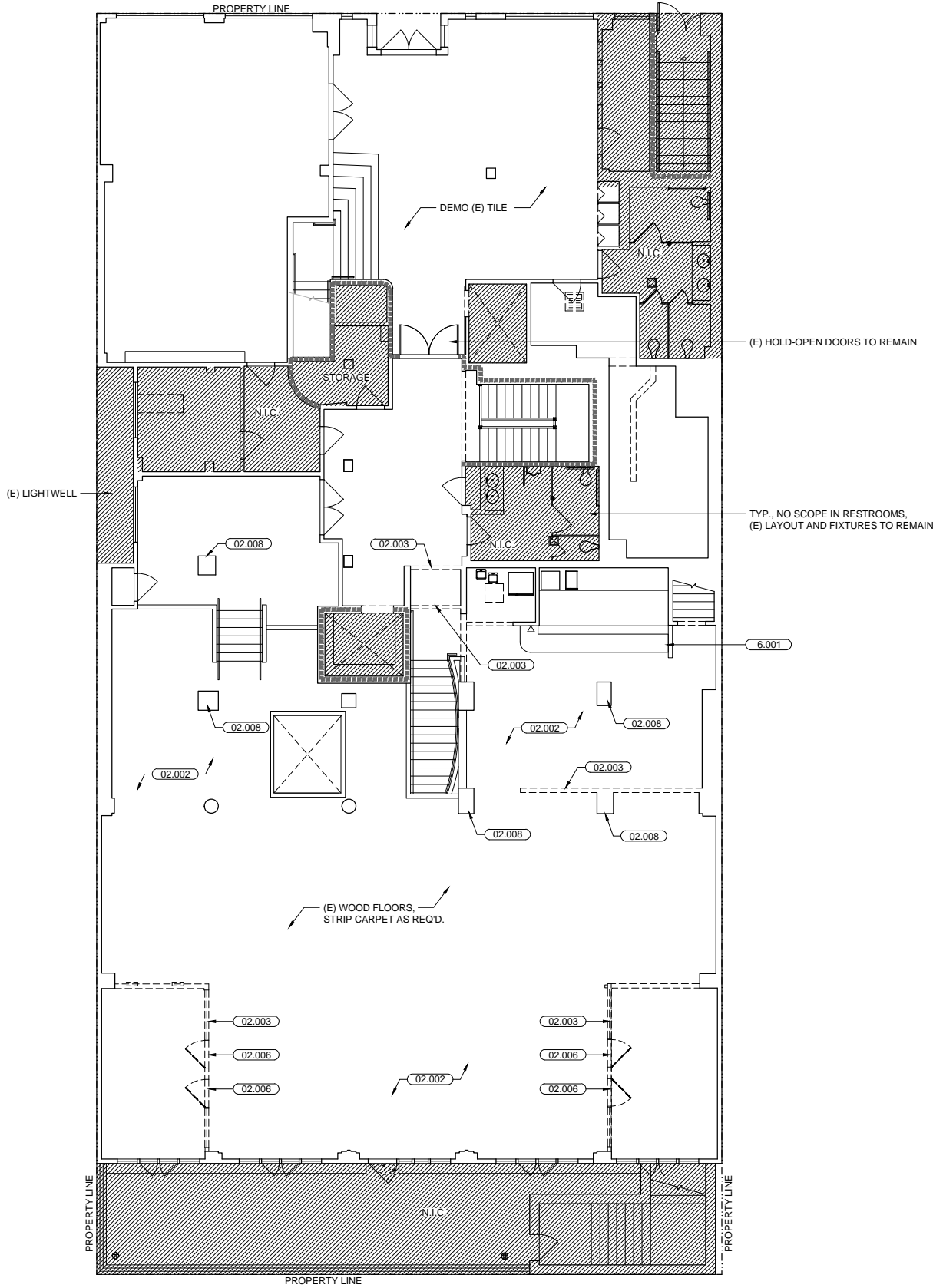
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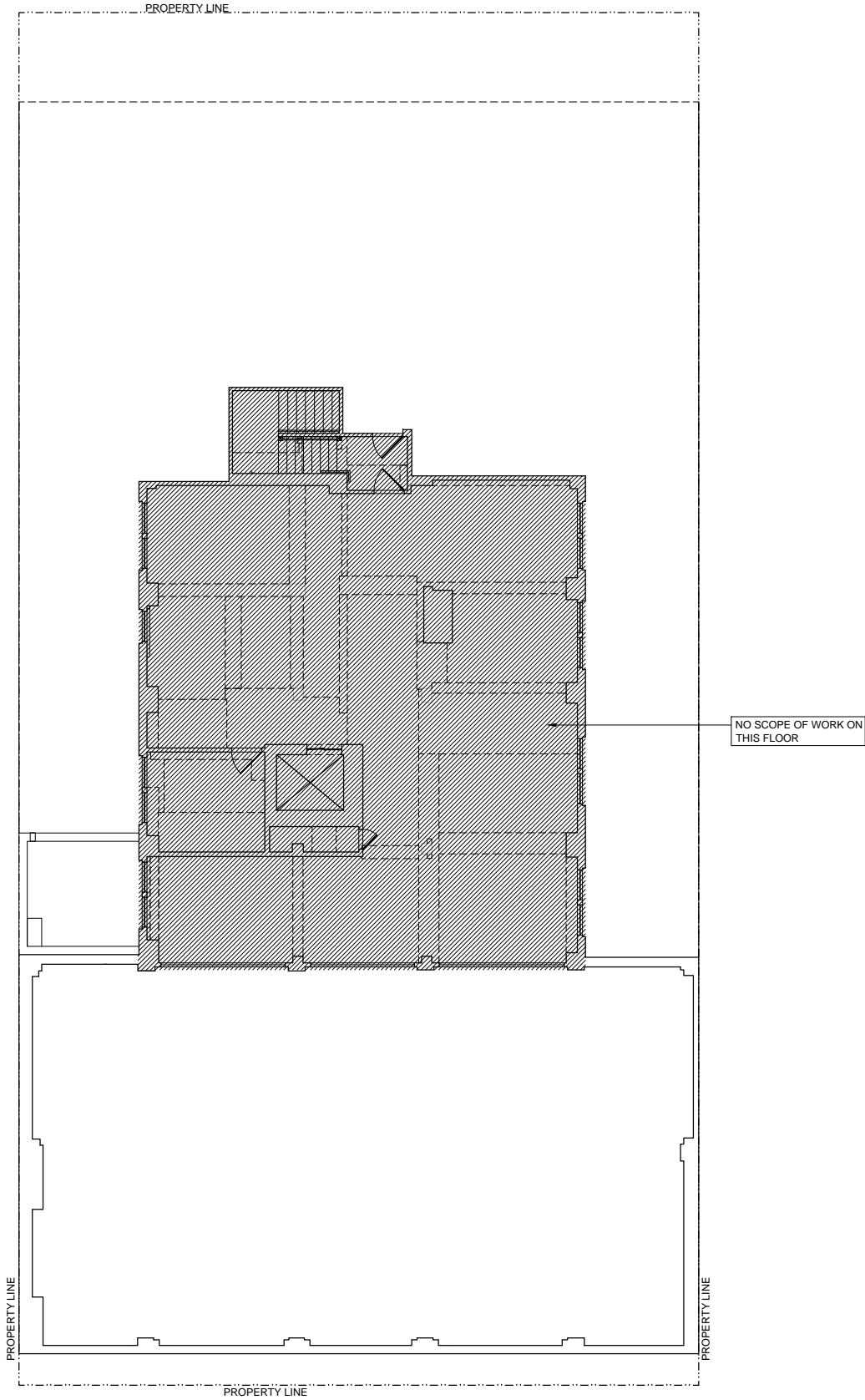
**EXISTING & PROPOSED
FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"
SUBMISSION: PERMIT
DATE: APRIL 15, 2019

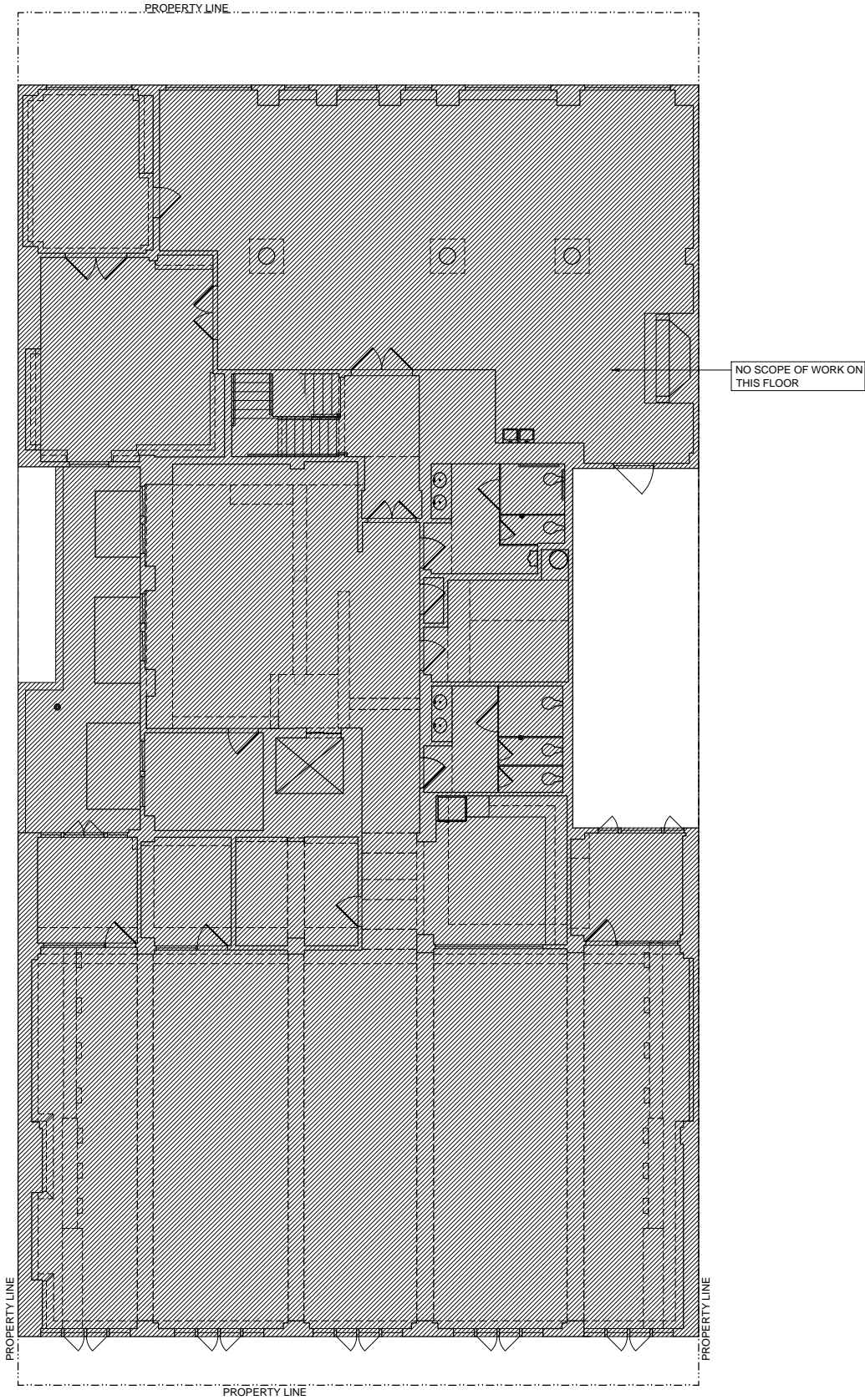


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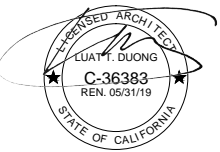
02 EXISTING MEZZANINE PLAN (NO SCOPE)
SCALE: 1/16" = 1'-0"



01 EXISTING SECOND FLOOR PLAN (NO SCOPE)
SCALE: 1/16" = 1'-0"

WALL LEGEND:

---	WALL TO DEMOLISH
---	(EXIST.) WALL
---	(NEW) WALL
---	1-HR WALL



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**EXISTING SECOND &
MEZZANINE PLANS (NO
SCOPE OF WORK)**

SCALE: 1/16" = 1'-0"
SUBMISSION: PERMIT
DATE: APRIL 15, 2019

