

Permit to Alter Case Report

HEARING DATE: JUNE 5, 2013

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

Reception:

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Planning Information: 415.558.6377

Filing Date: February 6, 2013

Case No.: **2013.0140H**

Project Address: 731 Market Street (725 Market Street)

Category: Category II (Significant)

Conservation District: Kearny-Market-Mason-Sutter

Zoning: C-3-R (Downtown-Retail)

120-X Height and Bulk District

Block/Lot: 3706/062

Applicant: Kathryn Collins

Harvest Properties

6425 Christie Avenue, Suite 220

Emeryville, CA 94608

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Reviewed By Tim Frye - (415) 558-6625

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PROPERTY DESCRIPTION

731 MARKET STREET is located on the south side of Market Street between Third Street and Fourth Street (Assessor's Block 3706; Lot 062). The subject building is a Category II (Significant) building within the Kearny-Market-Mason-Sutter Conservation District, which is locally designated under Article 11, Appendix B of the Planning Code. It is located within a C-3-R (Downtown-Retail) Zoning District with a 120-X Height and Bulk limit.

731 Market Street was originally constructed in 1908 by Architects Cunninghan & Politeo. Historically known as the Bancroft Building, the building is a six-story brick with stucco finished Renaissance/Baroque styled building. 731 Market Street features a tripartite composition with end bay articulation, classical detailed cornice, and a brick faced base with arched window bays.

PROJECT DESCRIPTION

The proposed project is to create a pedestrian entrance on the Stevenson Street elevation for tenants at the basement level. Specifically, the proposal includes:

- Removal of a portion of the rear façade on Stevenson Street, measuring 11'-2"x 21'-2" to insert a double height storefront assembly and canopy.
- Insertion of a new painted aluminum two-story storefront assembly with new painted aluminum
 canopy. The canopy is supported by three stainless steel cables, of which two are attached to the
 storefront system and one to the existing stucco finished brick wall. The canopy spans the entire

width of the storefront opening and extends over the existing elevator entry. Non-illuminated individual brushed stainless steel text above the canopy will enumerate the Stevenson address. The upper lights of the storefront assembly will reference the mullion pattern of the existing adjacent windows and all glazing will be clear. The storefront assembly and canopy will have the same non-reflective painted finish.

- Installation of three new exterior light fixtures (wall sconces) with a non-reflective finish.
- Replacement of existing basement louvers and openings with seven new aluminum framed fixed windows with clear glazing within existing openings. The finish will match the storefront assembly.
- Patch repair existing cement plaster to match existing adjacent plaster in composition and color.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to the Planning Department Preservation Staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTION 1111.6 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

(a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

The proposed project is consistent with Article 11.

(b) For Significant Buildings/Properties - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be

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PLANNING DEPARTMENT

consistent with the architectural character of the building, and shall comply with the following specific requirements:

(1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.

The proposed project involves the insertion of a pedestrian entrance on a secondary elevation of the building. The new opening aligns with the existing fenestration pattern on the Stevenson Street elevation and the upper lights will reference the mullion pattern of existing adjacent windows at that level. This project will require disturbance of existing historic fabric with the removal of a portion of the secondary elevation wall on Stevenson Street, however the distinguishing qualities of the subject building and the Kearny-Market-Mason-Sutter Conservation District will be retained.

(2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

As described above, the proposed project will not result in the loss of distinctive stylistic features or examples of skilled craftsmanship that characterize the building.

(3) Distinctive architectural features which are to be retained pursuant Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

There are no distinctive architectural features within the scope of work and thus, all existing features will be retained. Upper lights of the new storefront assembly will reference the mullion pattern of existing adjacent windows. New basement windows will replace existing mechanical louvers and non-historic metal grilles.

(4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

The new storefront, canopy, light fixtures, and basement windows will not destroy existing window openings along the Stevenson Street elevation. The new storefront system, canopy, light fixtures and basement windows will be compatible with the overall design of the building and surrounding Kearny-Market-Mason-Sutter Conservation District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will retain the existing commercial use of the building.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposal is to create a new opening and insert a new storefront system with canopy on the Stevenson Street elevation, as well as install new light fixtures and insert new basement windows at existing openings. The new storefront system, canopy, light fixtures, and basement windows will be compatible with the size, scale, color, material, finish and character of the building. The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character. The proposal involves the creation of a new opening for a new painted aluminum storefront system with canopy, as well as new light fixtures and installation of new basement windows. The design of the new storefront system draws upon the patterns and materials of the building but will be constructed using modern materials and recognized as a physical record of its time, place, and use.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposed project does not alter any existing distinctive features of the building.

Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The distinctive features and finishes of the building will be retained and preserved. The new storefront assembly will be introduced in a new opening that fits within the existing fenestration pattern of the building. The new basement windows will be installed in existing opening where obsolete mechanical louvers and grilles were once installed. No distinctive features or finishes will be removed.

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Standard 9:

New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed work is not anticipated to destroy historic materials, features, or spatial relationships that characterize the property. The alterations are clearly differentiated from the existing building. The storefront will be inserted within the existing fenestration pattern of the Stevenson Street elevation and the upper glazed portion will be compatible with materials and dimensions of existing windows. All finishes will be a non-reflective painted finish on aluminum for the storefront system, canopy, light fixtures and basement windows. Therefore, the proposed project will be compatible with the historic materials, features, size, scale and proportion of the existing building and surrounding Kearny-Market-Mason-Sutter district.

Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The essential form and integrity of the building would be unimpaired if the proposed alterations at the subject property were removed at a future date.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received two public inquiries for general information about the proposed project.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the subject building. The overall proposal includes introduction of a new storefront system with canopy, exterior light fixtures, and basement windows. The proposal includes creating a new opening on a secondary elevation that follows the existing fenestration pattern of the building on Stevenson Street side for the new storefront assembly. Since the upper window assembly is integrated into the new storefront system, a more modern design which references the existing mullion pattern rather than the exact duplication of existing profiles and dimensions will be used to differentiate between old and new.

The new storefront assembly, canopy, light fixtures, and basement windows will be differentiated from the existing building in design and will be compatible in material, features, size, scale and finish. Staff finds that the historic character of the building will be retained and preserved and will not result in the removal of any significant historic fabric. This project will require removal of existing historic fabric at a secondary elevation, limited to the creation of one new opening at the existing brick wall on the

Stevenson Street elevation for the insertion of the new storefront assembly. All new basement windows will be installed at existing openings along the base of the building.

Although there are two light fixture options presented in the Project Sponsor submittal, Staff recommends Option 2, the Vega Outdoor fixture, an up and down light fixture that is simple in design with a non-reflected painted finish and more compatible with the landmark building and surrounding district.

In order to ensure that details of the new storefront assembly, canopy, light fixtures, and basement windows are consistent with the character of the existing building, the Department recommends the following conditions of approval:

- Prior to issuance of the Architectural Addendum, final light fixture selection shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, final basement window details shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, cement plaster repair specifications shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, color and finish of the storefront system, canopy, light fixtures and basement windows shall require review and approval by Planning Department Preservation Staff.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category I (Significant) Property and the Secretary of the Interior Standards for Rehabilitation. Staff recommends the following conditions of approval:

- 1. Prior to issuance of the Architectural Addendum, final light fixture selection shall require review and approval by Planning Department Preservation Staff.
- 2. Prior to issuance of the Architectural Addendum, final basement window details shall require review and approval by Planning Department Preservation Staff.

- 3. Prior to issuance of the Architectural Addendum, cement plaster repair specifications shall require review and approval by Planning Department Preservation Staff.
- 4. Prior to issuance of the Architectural Addendum, color and finish of the storefront system, canopy, light fixtures and basement windows shall require review and approval by Planning Department Preservation Staff.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Zoning Map
Site Photos
Project Sponsor submittal
Plans

KW: G:|Kelly|02_Projects|Major PTA|731 Market|01_731 Market_Case Report.doc

Historic Preservation Commission Motion No. XXXX Permit to Alter

MAJOR ALTERATION

HEARING DATE: JUNE 5, 2013

Hearing Date: June 5, 2013
Filing Date: February 6, 2012
Case No.: 2013.0140H

Project Address: 731 Market Street (725 Market Street)

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120-X Height and Bulk District

Block/Lot: 3706/062

Applicant: Kathryn Collins

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY II (SIGNIFICANT) PROPERTY LOCATED ON LOT 062 IN ASSESSOR'S BLOCK 3706. THE SUBJECT PROPERTY IS WITHIN A C-3-R (COMMERCIAL-RETAIL) ZONING DISTRICT AND A 120-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on February 6, 2013, Kathryn Collins of Harvest Properties ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for an exterior restoration. The subject building is located on Lot 062 in Assessor's block 3706, a Category II (Significant) building historically known as the Bancroft Building and locally designated under Article 11, Appendix A of the Planning Code. Specifically, the proposal includes:

• Removal of a portion of the rear façade on Stevenson Street, measuring 11'-2"x 21'-2" to insert a double height storefront assembly and canopy.

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Planning Information: 415.558.6377 Motion No. XXXX CASE NO 2013.0140H
Hearing Date: June 5, 2013 731 Market Street

• Insertion of a new painted aluminum two-story storefront assembly with new painted aluminum canopy. The canopy is supported by three stainless steel cables, of which two are attached to the storefront system and one to the existing brick wall. The canopy spans the entire width of the storefront opening and extends over the existing elevator entry. Non-illuminated individual stainless steel brushed finished text above the canopy will enumerate the Stevenson address. The upper lights of the storefront assembly will match the mullion pattern of the existing adjacent windows and all glazing will be clear. The storefront assembly and canopy will have the same non-reflective painted finish color.

- Installation of three new exterior light fixtures (wall sconces) with a non-reflective finish.
- Replacement of existing basement louvers and openings with seven new aluminum framed fixed windows with clear glazing within existing openings. The finish will match the storefront assembly.
- Patch repair existing cement plaster to match existing adjacent plaster in composition and color.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 5, 2013, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2013.0140H ("Project").

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Permit to Alter, in conformance with the architectural plans dated May 29, 2012 and labeled Exhibit A on file in the docket for Case No. 2013.0140H based on the following findings:

CONDITIONS OF APPROVAL

- Prior to issuance of the Architectural Addendum, final light fixture selection shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, final basement window details shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, cement plaster repair specifications shall require review and approval by Planning Department Preservation Staff.
- Prior to issuance of the Architectural Addendum, color and finish of the storefront system, canopy, light fixtures and basement windows shall require review and approval by Planning Department Preservation Staff.

SAN FRANCISCO
PLANNING DEPARTMENT

Motion No. XXXX Hearing Date: June 5, 2013

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and also constitute findings of the Commission.
- 2. Findings pursuant to Article 11:

The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

- The proposed project will be compatible with the historic materials, features, size, scale and proportion of the existing building and surrounding Kearny-Market-Mason-Sutter district.
- The new storefront assembly, canopy, light fixtures, and basement windows will be differentiated in design and will be compatible with the character of the existing building and surrounding Conservation District.
- The design of the new storefront system draws upon the patterns and materials of the building but will be constructed using modern materials and recognized as a physical record of its time, place, and use.
- The proposed project will not remove distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the property or the district.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the Secretary of the Interior's Standards for Rehabilitation.

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

Motion No. XXXX CASE NO 2013.0140H Hearing Date: June 5, 2013 731 Market Street

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

- 4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

Motion No. XXXX Hearing Date: June 5, 2013 CASE NO 2013.0140H 731 Market Street

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards

C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project is located on Market Street and will not have a direct impact on the displacement of industrial and service sectors.

F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category II (Significant) buildings.

Motion No. XXXX CASE NO 2013.0140H Hearing Date: June 5, 2013 731 Market Street

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Permit to Alter** for the property located at Lot 062 in Assessor's Block 3706 for proposed work in conformance with the architectural submittal dated May 29, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0140H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 5, 2013.

Jonas P. Ionin
Acting Commission Secretary

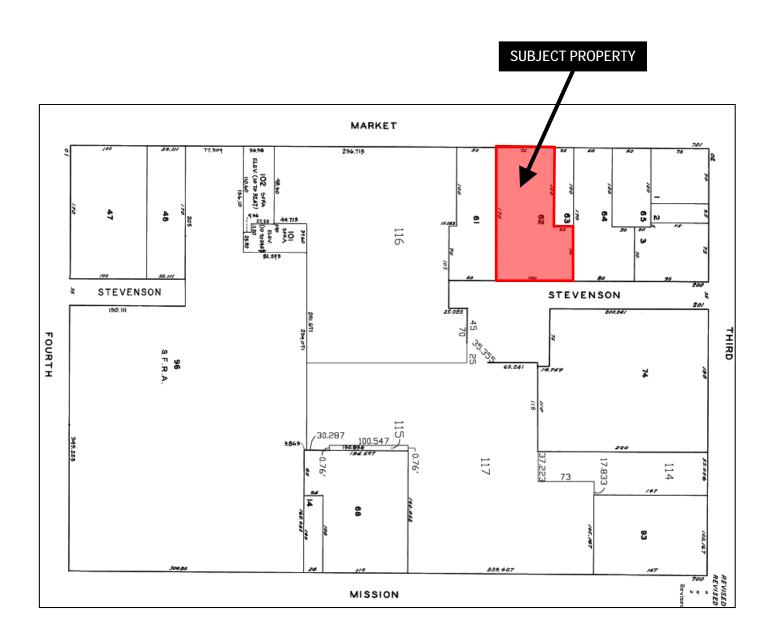
AYES:

NAYS:

ABSENT:

ADOPTED: June 5, 2013

Parcel Map





Sanborn Map*

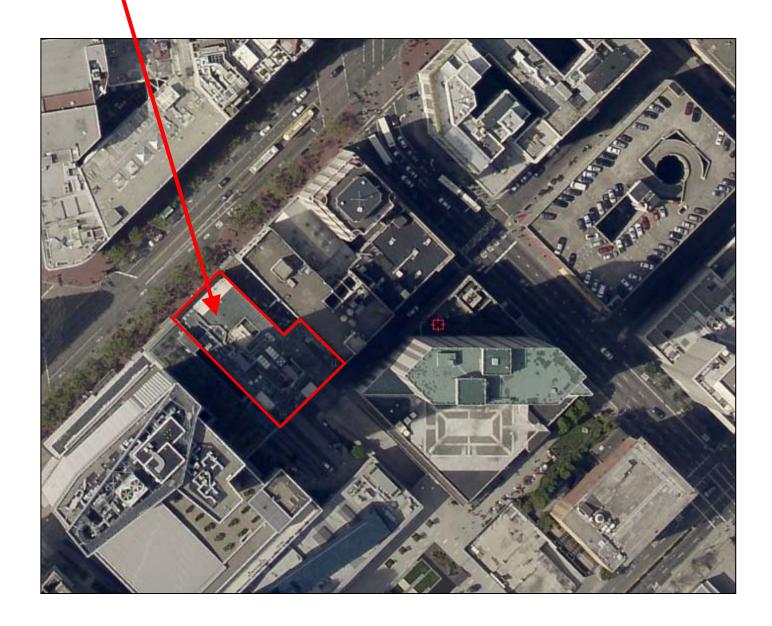
SUBJECT PROPERTY MARKET 3706A 35" niste STEVENSON JESSIE

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



Aerial Photo

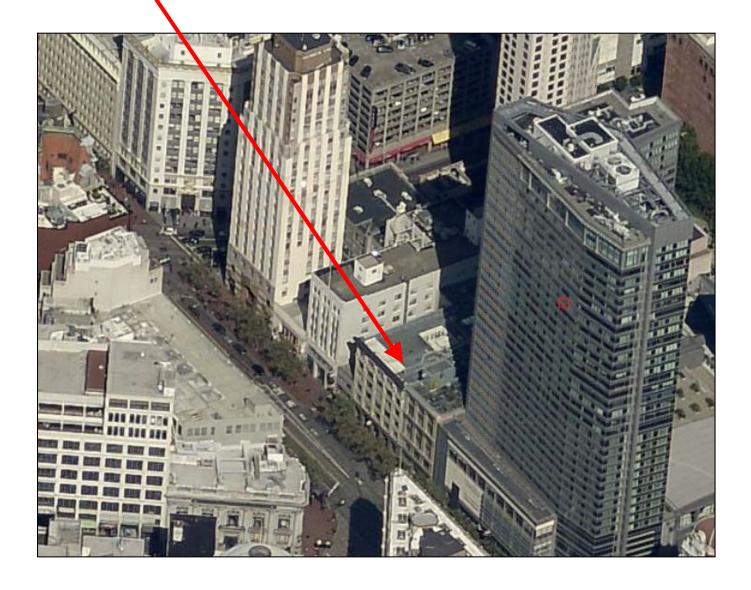






Aerial Photo

SUBJECT PROPERTY





Zoning Map





Site Photo



Site Photo



Site Photo



731 MARKET STEVENSON STREET ENTRY

MAJOR PERMIT TO ALTER APPLICATION MAY 28, 2013

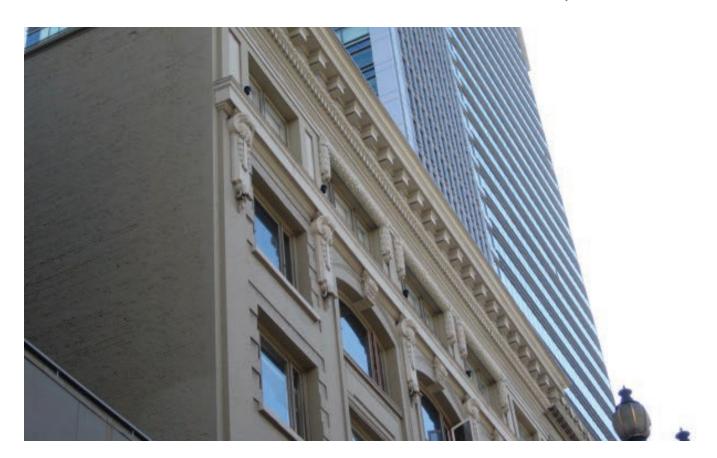




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731 MARKET STEVENSON STREET ENTRY



731 Market Street is a six-story office building located in the Financial District of downtown San Francisco. Also known as the Bancroft Building it was constructed in 1908 and is listed with the City of San Francisco Planning Department as a Category 'A' – "Known Historic Resource".

Parcels: 3706/062

Occupancy: B – Business Construction Type: Type III-A

Areas: Building= 92,951 GSF; Floor= 12,495 GSF

Sprinklers: Basement, First Floor, and Third Floor are fully-sprinklered.

The proposed scope of work provides a new Stevenson Street entry to the basement level at 731 Market Street with a new 1 ½ - story entry lobby and open stair. The design of the façade modifies one bay of the elevation, introducing a glazed opening at the new entry lobby. The new window wall respects the alignments and lines of the existing elevation and incorporates three upper (3) window bays that are subdivided to complement the existing adjacent windows at the same level. A new metal clad canopy extends across the entire width of the window wall and over an existing multipurpose elevator, which will provide van accessible entry for the basement tenant. The canopy will incorporate three stainless steel cables and the "address signage". The signage over the canopy is comprised of individual pin-mounted stainless steel letters, and its location is centered over the two entries to the basement level. In addition, the existing basement clerestory openings, which are currently abandoned mechanical vents, will be converted to glazed clerestory windows and will introduce the same glazing and 2 coats duranar painted finish as the new aluminum+glass window wall. Three new cylindrical surface-mounted wall sconces would provide exterior lighting at the new entry.



SOUTH ELEVATION - 731 MARKET



SOUTH FACADE - S-W CORNER



SOUTH FACADE - S-E CORNER



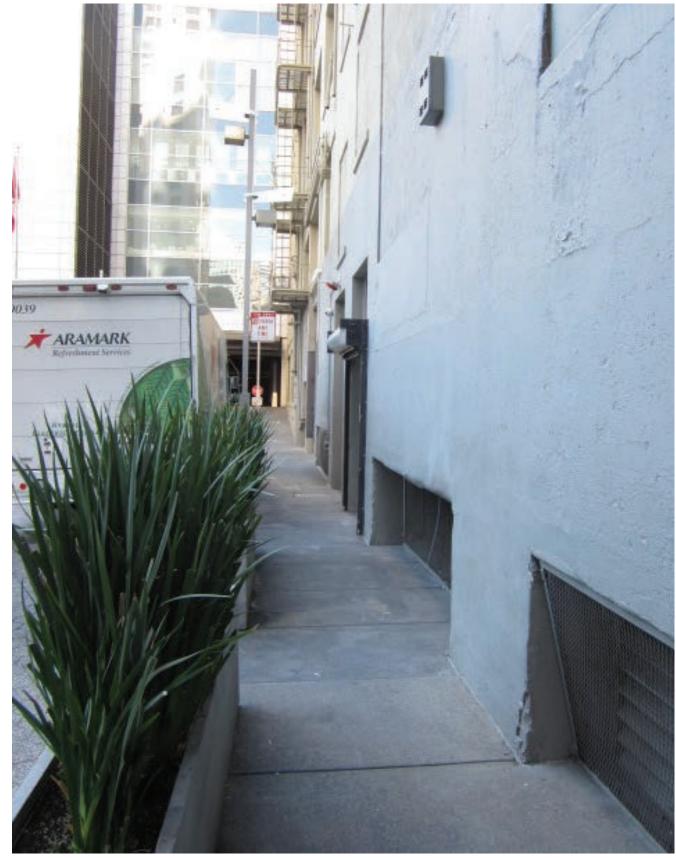
SOUTH FACADE VIEW OVER ENTRY BAY



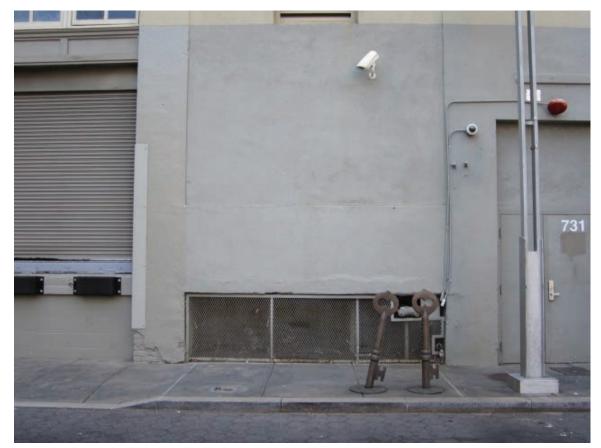
SOUTH FACADE - DETAIL VIEW 01



SOUTH FACADE - DETAIL VIEW 02



BASEMENT CLERESTORY - LOOKING WEST



BASEMENT CLERESTORY - DETAIL 01



BASEMENT CLERESTORY - DETAIL 02



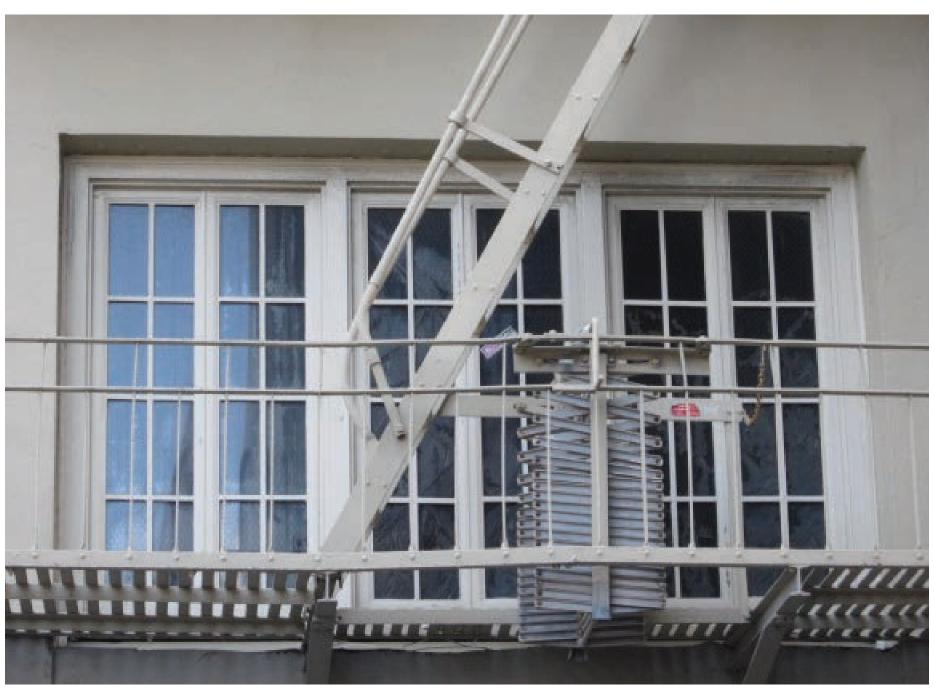
LEVEL 1 WINDOWS - WEST END



Level 1 Windows - Detail



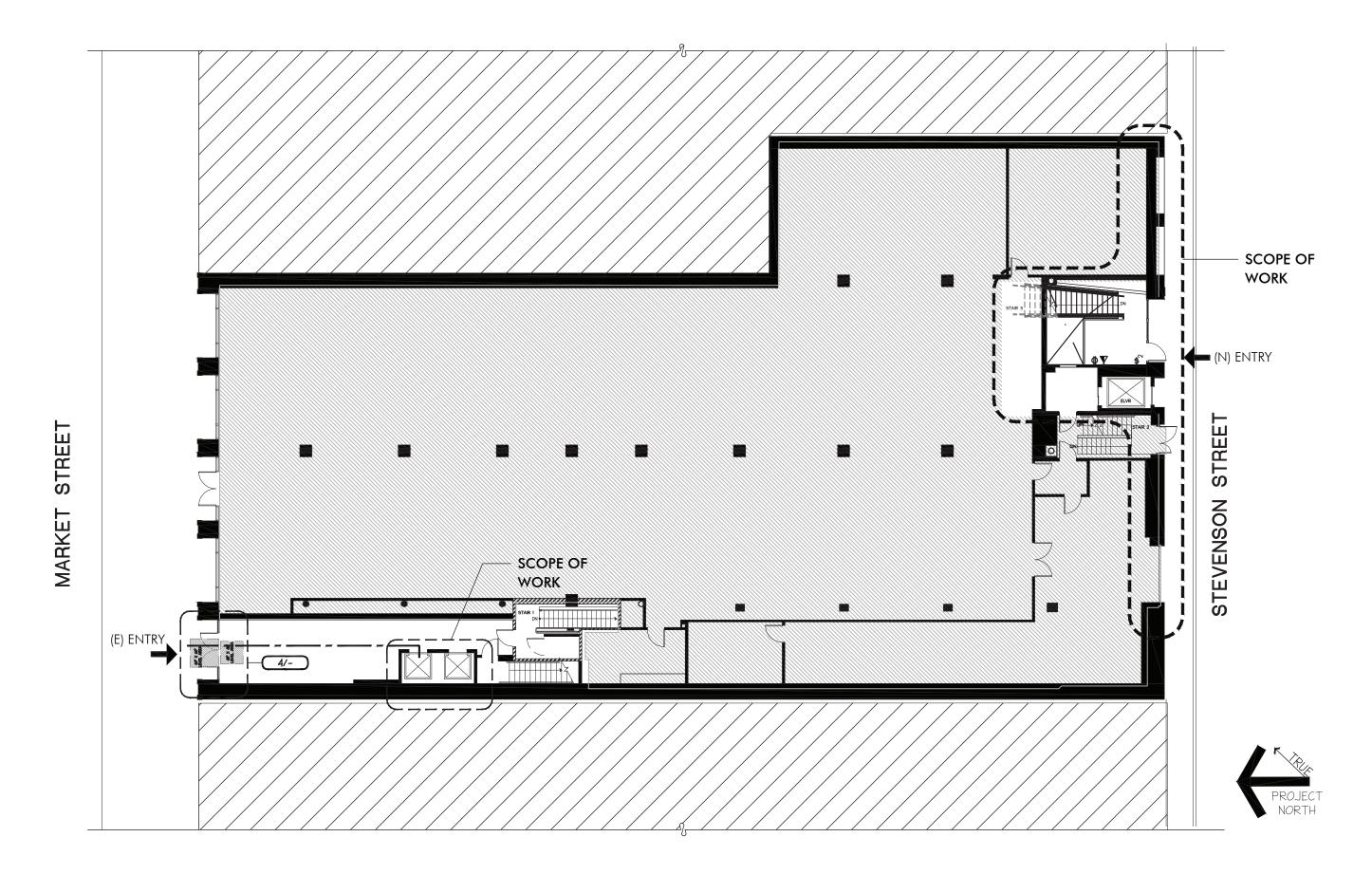
LEVEL 1 WINDOWS - EAST END

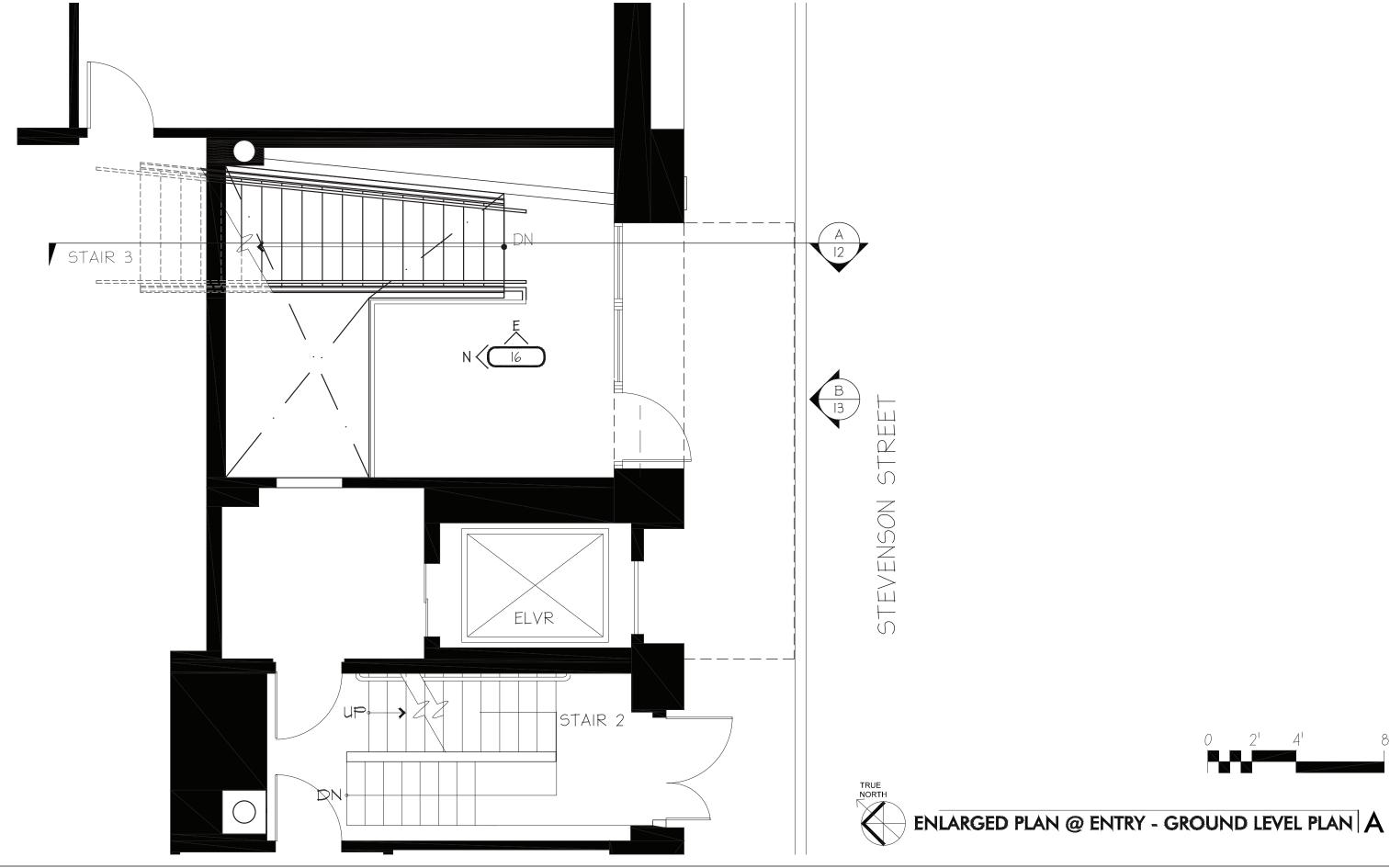


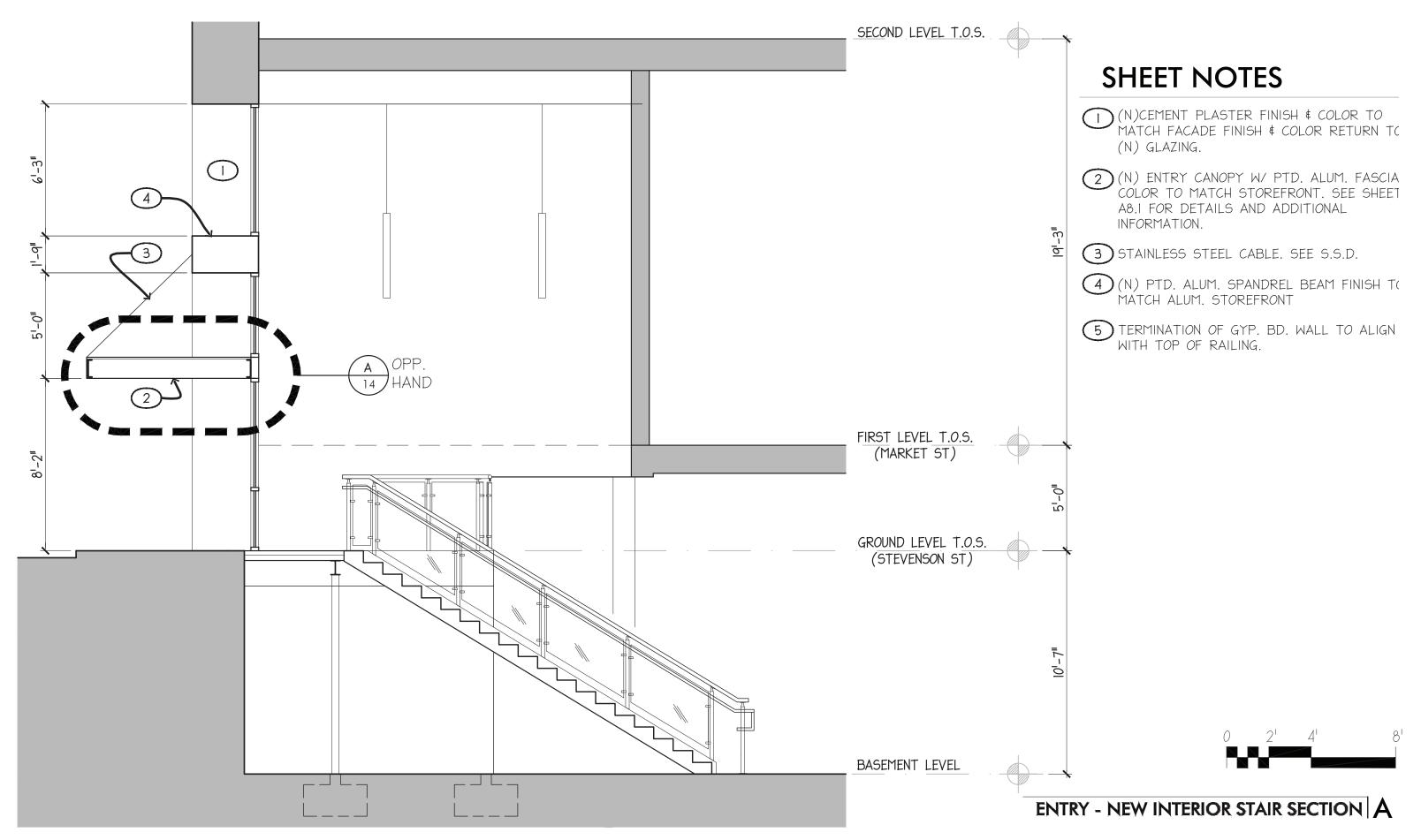
Level 1 Windows - Detail

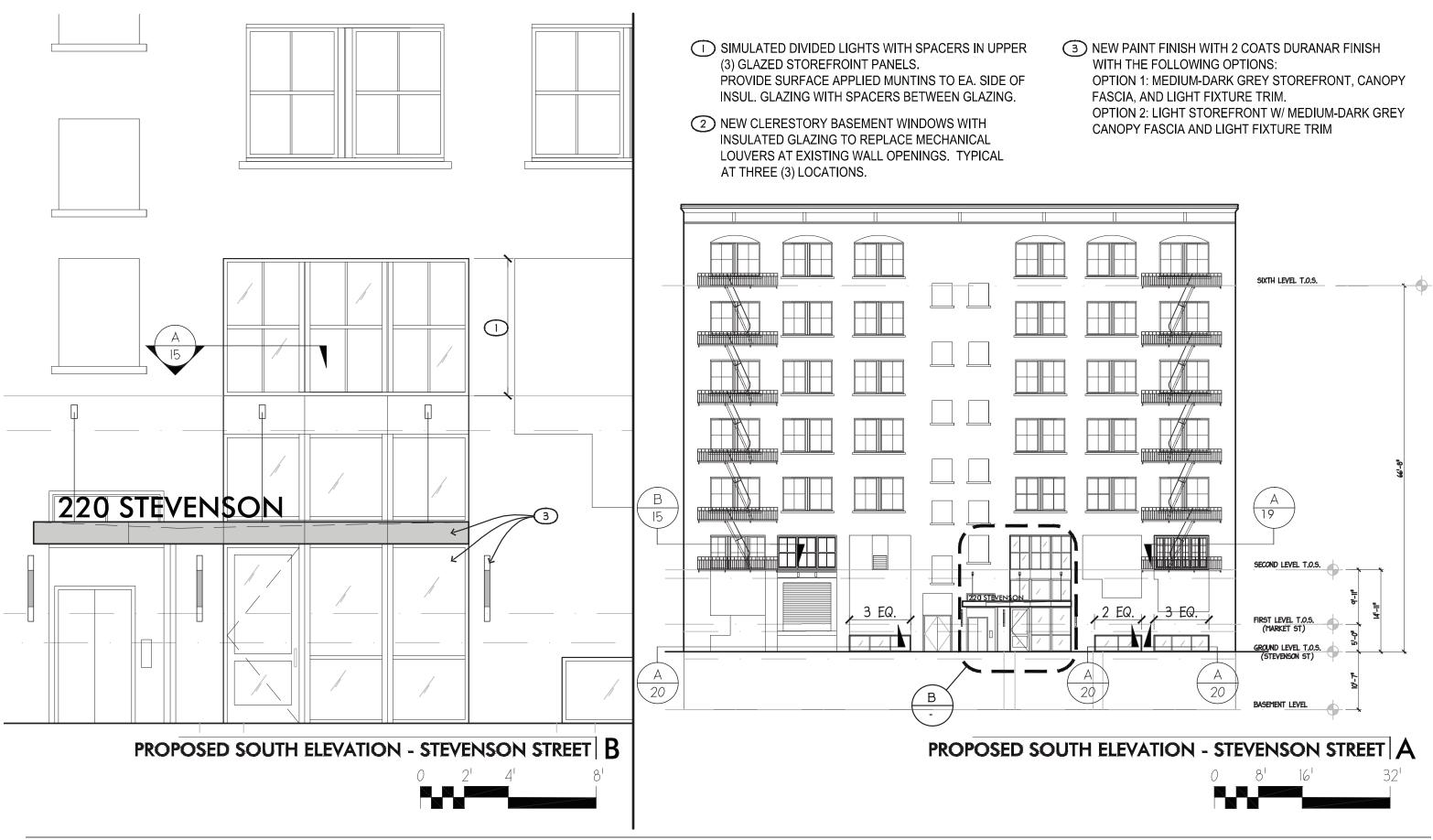


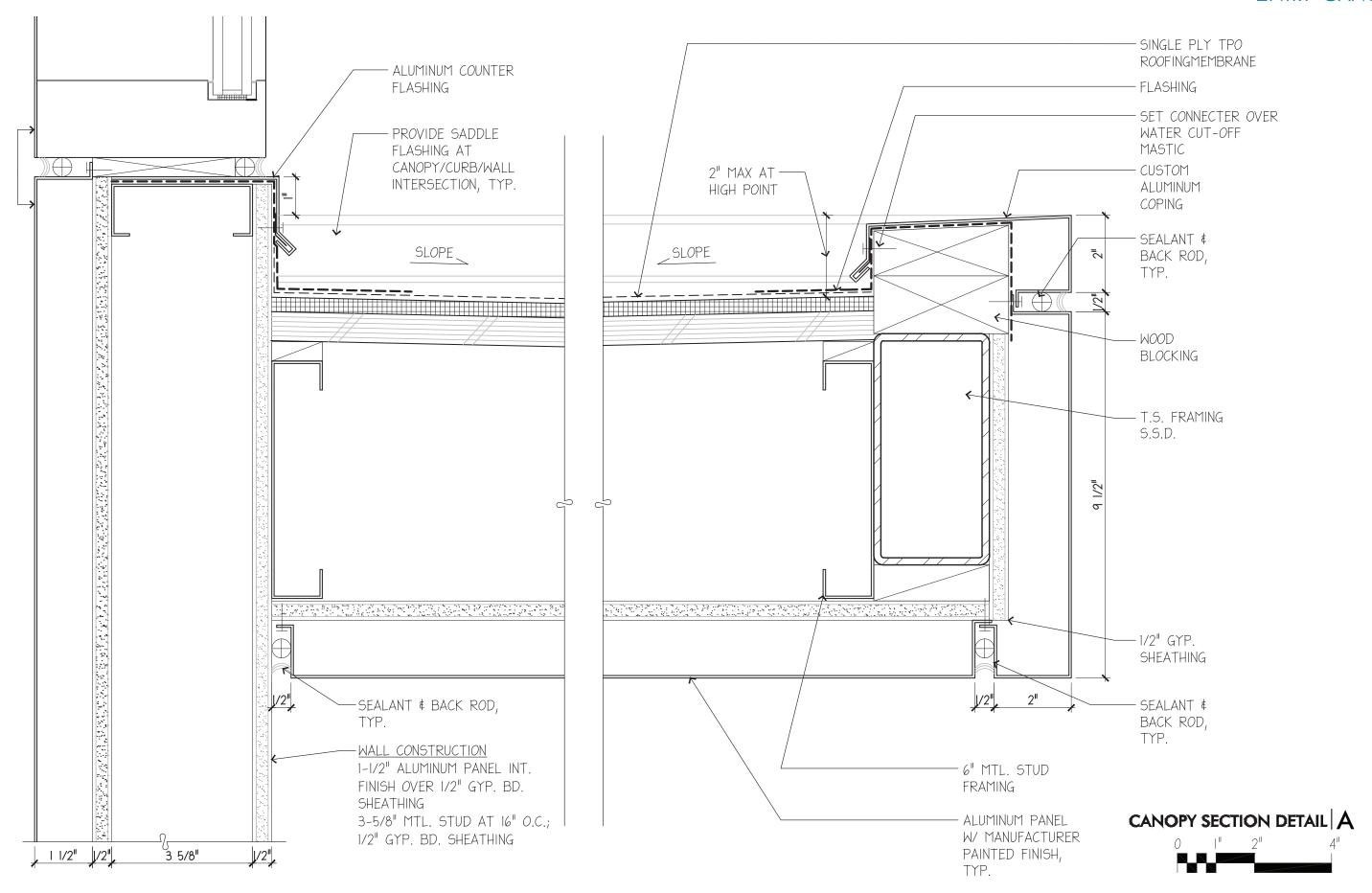
Typical Window Pair - Upper Level

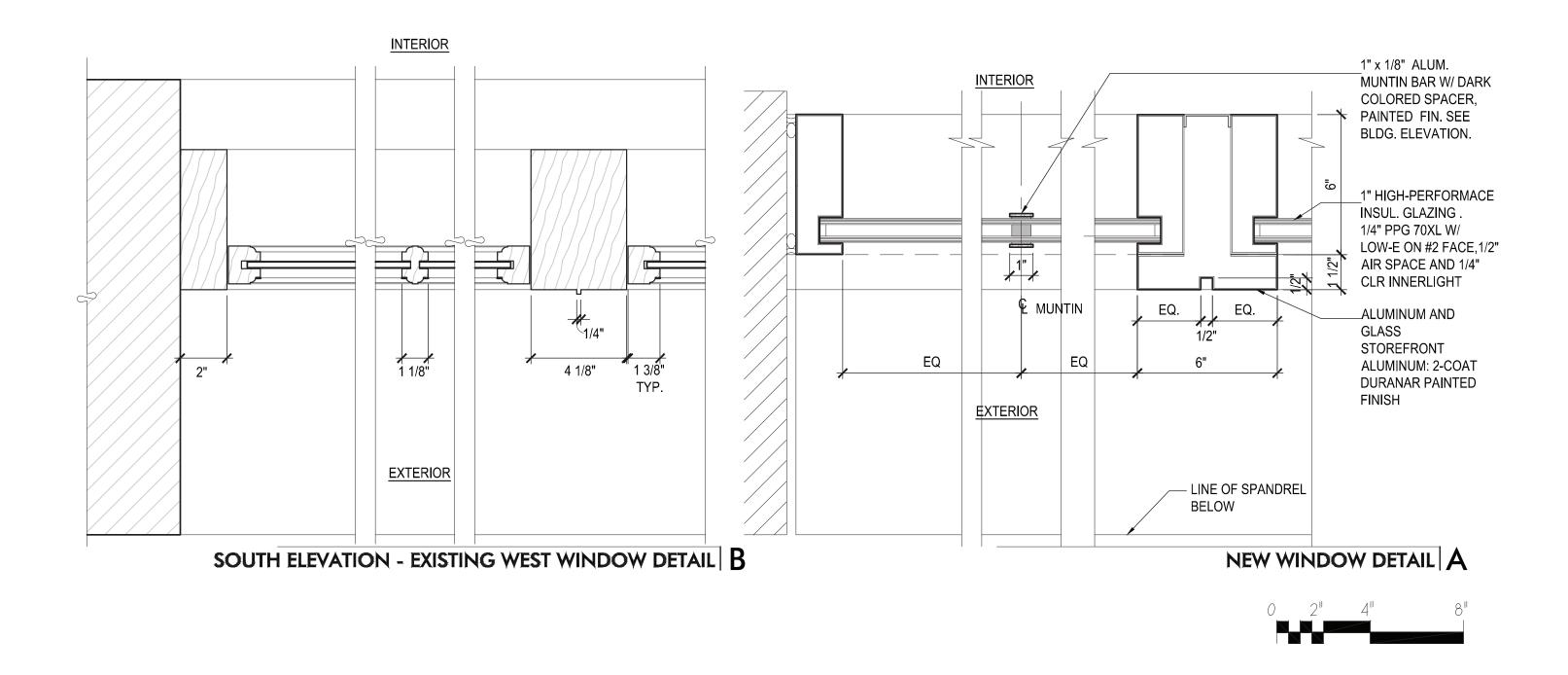


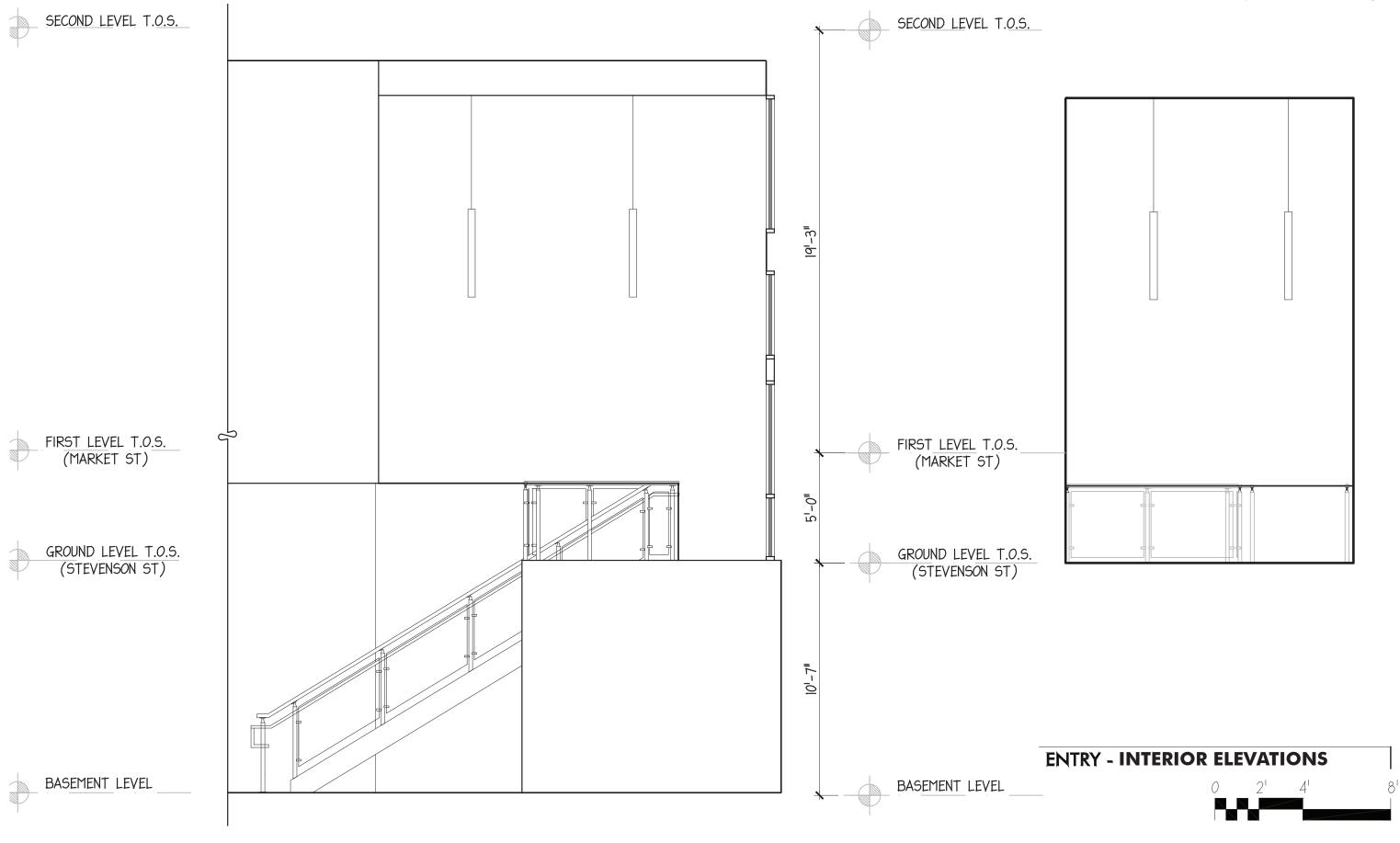












EAST ELEVATION

NORTH ELEVATION



Linear ceiling and wall luminaires · STAINLESS STEEL

Housing: Fabricated from stainless steel with stainless steel fasteners. Provided with a stainless steel plate for attachment over a single gang vertical switch box.

Enclosure: Hand blown three-ply opal glass diffuser with screw neck. Fully gasketed for weather tight operation with a molded silicone rubber O-ring gasket. Allow enough vertical space to slip diffuser up and out for relamping.

Electrical: Lampholders: Fluorescent are type 2G11 (39W) rated 75 W, 250 V. Ballasts are electronic universal voltage 120 V through 277 V.

Finish: #4 brushed stainless steel. Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

UL listed, suitable for wet locations.



These luminaires mount to a vertical single-gang wiring box (by others).



Type:

Project:

Voltage:

Options:

Modified:

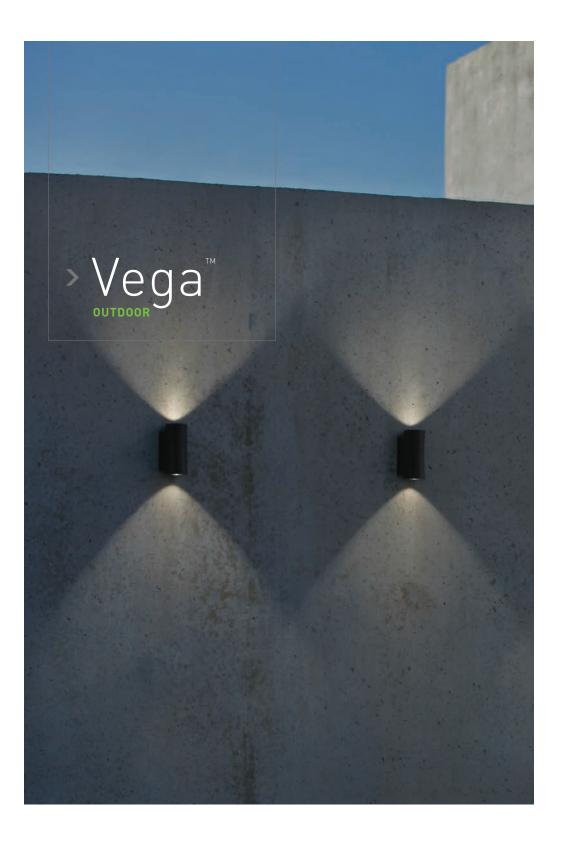
Color:

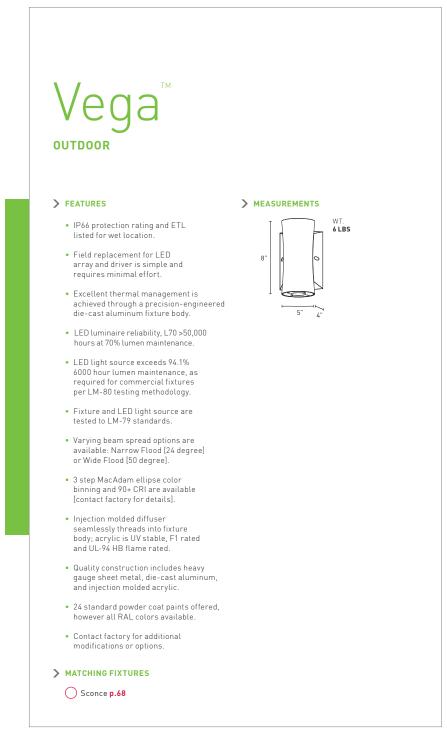
BEGA Product:

Lumen A B C 4095 P 1 39W CF twin-4p 2900 23/4 351/2 41/8

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com ©copyright BEGA-US 2010 Updated 10/10

LIGHT FIXTURE - OPTION 1

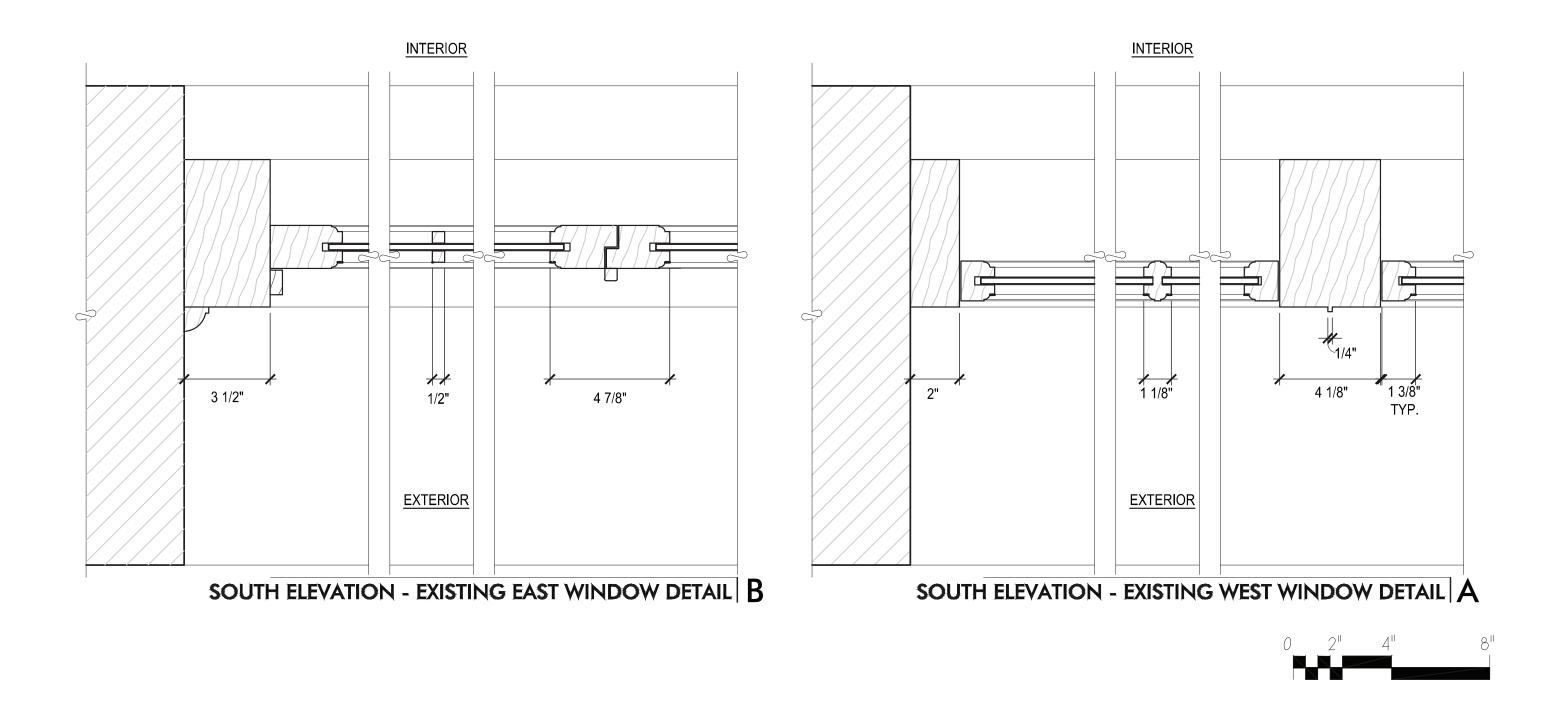


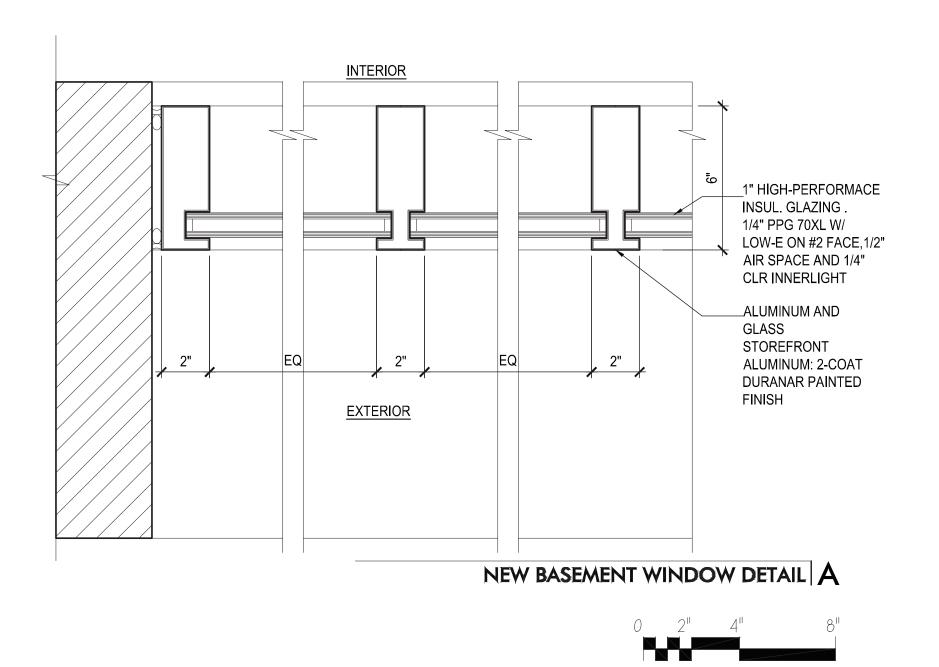




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LIGHT FIXTURE - OPTION 2





△ METAL FINISHES









SOLID COLOR POWDER COAT PAINTS







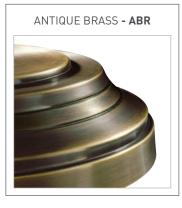












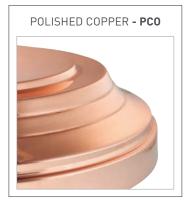














FINISH DETAIL

Stevenson Street Entry

731 Market Street San Francisco, CA 94103

BUILDING INFORMATION ABBREVIATIONS SYMBOLS NOTES TO PLAN CHECKER PROJECT DIRECTORY BUILDING HARVEST PROPERTIES, INC. (415)
MANAGEMENT: 6425 CHRISTIE AVENUE FAX:
SUITE 220
EMERYVILLE, CA 94608 COLUMN CENTERLINES CENTER LINE
CENTER LINE
ACOUSTICAL
AREA DRAIN
AREA DRAIN
LAV.
ADJACENT
LTG.
ABOVE FINISH FLOOR
ALUTINUM
MCA.
APPROXIMATE
ARCHITECTURAL
MFR.
ASBESTOS
MIN.
BEANED
BITMINUS
BITMINUS
BITMINUS
BILIDING
MTD.
BLOCKING
MILL
BLOCKING
MULL
BLOCKING
MULL
BLACKING
M **⟨x**⟩— BLOCK / LOT: 3706 / 062 CONSTRUCTION TYPE: TYPE IIIA MAXIMUM
MECHANICAL
METIBRANE
MANUFACTURER
MANUFACTURER
MINIMUM
MIRROR
MISCELLANEOUS
MASONRY OPENING
MOUNTED
METAL
MULLION (510) 808-5216 DETAIL REFERENCE NO. OF STORIES: 6 STORY BUILDING ALL WORK SHALL COMPLY WITH FEDERAL, STATE & LOCAL CODES INCLUDING SF BUILDING CODE, CAC TITLE 24 AND FEDERAL ADA REGULATIONS, INCLUDING CAC TITLE 24 ENERGY REGULATIONS FOR NON-RESIDENTIAL BUILDINGS; SEE LIST OF APPLICABLE CODES ON THIS SHEET SHEET NUMBER OCCUPANCY. B-OFFICE NTERIOR CONSTRUCTION: NON-COMBUSTIBLE BRERETON ARCHITECTS 909 MONTGOMERY STREET BOARD
BETTMERN
BETTMEN
BETTMEN
BETTMEN
BETTMEN
BETTMEN
BEATMEN
BLOCKING
BLOCKING
BEATMEN
CONCRETE
CABINET
CATCH BASIN
CETIENT
CERAPHIC
CONNER GUARD
CAST IRON
CONTROL JOINT
CEILING
CALLING
COLINT
CONTROL
CON RETURN AIR PLENUM: FIRE-RATED NON-COMBUSTIBLE SUITE 260 SAN FRANCISCO, CA 94133 THIS PROJECT DOES NOT CHANGE THE EXISTING OCCUPANCY, B-OFFICE. SEE ALSO PRE-APPLICATION MEETING MINUTES, SHT. A0.2 (X) MICHAEL J. CASTRO, AIA, LEED AP C. NON-INFRINGEMENT STATEMENTS:

1. THIS IMPROVEMENT DOES NOT ALTER THE BUILDING'S PRIMARY VERTICAL OR LATERAL LOAD CARRYING STRUCTURAL ELEMENTS.

2. THE PROPOSED CONSTRUCTION DOES NOT INFRINGE UPON THE EXISTING LIFE SAFETY SYSTEM FOR THIS BUILDING. (N) N N/A N.I.C. NO. NOM. N.T.S. NEW
NORTH
NOT APPLICABLE
NOT IN CONTRACT
NUMBER
NOMINAL
NOT TO SCALE \otimes ISSUE NUMBER APPLICABLE CODES STRUCTURAL HOLMES CULLEY
ENGINEER: 130 SUTTER ST.
SUITE 400
SAN FRANCISCO, CA 94104 \triangle ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO: CAB.
C.B.
CEM.
CER.
C.J.
CTRL.
CLG.
CLKG.
CLKG.
CLO,
CLR.
C.O.
CONT.
CONST.
CORR. 2010 SAN FRANCISCO BUILDING CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENT N.I.C. (BUILDING SHELL) BEN ALL OVER
OVERALL
OVERALL
OVERALL
OVERALE
OVERALE
OVERALE
OVERALE
OVERALE
OVERALE
OPENING
OPPOSITE FRANCISCO AFFENDMENT
THE 2010 SAN FRANCISCO ELECTRICAL CODE; WHICH
CONSISTS OF THE 2010 CALIFORNIA ELECTRICAL CODE
WITH SAN FRANCISCO AMENDMENT ENERGYSOFT 1025 5TH ST SUITE A NOVATO, CA 94945 N.I.C. (UNIMPROVED TENANT SPACE) THE 2010 SAN FRANCISCO MECHANICAL CODE; WHICH CONSISTS OF THE 2010 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENT LORI CHAPPLE CEPE MITH SAN FRANCISCO AMENDMENT
THE 2010 SAN FRANCISCO PLUMBING CODE; WHICH
CONSISTS OF THE 2010 CALIFORNIA PLUMBING CODE WITH
SAN FRANCISCO AMENDMENT
THE 2010 CALIFORNIA ENERGY CODE; WHICH CONSISTS
OF THE 2010 CALIFORNIA ENERGY CODE;
WHICH CONSISTS
OF THE 2010 CALIFORNIA ENERGY CODE; PAINT GRADE
PLATE
PLASTIC LAMINATE
PLASTER
PLUMBING
PLTWOOD
PAIR
PRE-CAST
POINT
PAINTED
PARTITION CONRIDOR PLYND
DUBLE PR.
DUBLE PR.
DETAIL PR.
DETAIL PTD.
PTD.
PTD.
DIAGONAL O.T.
DIFFENSION (R.)
DISPENSER R.
DOOR OPENING RAD.
DOON REF.
DOWNSPOUT REFR.
RY 5TANDPIPE REIN.
PRAYNING RT.
DRAWING RT.
DRAWING RT.
DRAWING R.
D.
RAMER R.O.M. THE SAN FRANCISCO BUILDING CODE INTERPRETATIONS, ADMINISTRATIVE BULLETINS AND GUIDELINES ADTIMISTRATIVE BULLETING AND GUIDELINES
THE 2010 CALIFORNIA FIRE CODE WITH CITY & COUNTY OF
SAN FRANCISCO FIRE DEPARTHENT ORDINANCES
THE CALIFORNIA CODE OF REGULATIONS, TITLE 24,
REFERED TO AS THE CALIFORNIA BUILDING STANDARDS
CODE QUARRY TILE DISABLED ACCESSIBILITY COMPLIANCE CHECKLIST OCCUPANT LOAD COLD SHELL SPACE NFPA 13 SPRINKLER SYSTEMS For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan and signed NFPA 72 NATIONAL FIRE ALARM CODE 1. The proposed use of the project is B-Office. CITY # COUNTY OF SAN FRANCISCO MUNICIPAL CODE OFFICE 13.652 SF/100 Describe the area of remodel, including which floor: 731 Market Street, San Francisco, CA. The construction cost of this project excluding disabled access upgrades is _____, which is (check one): □ more than ★ less than
the Disabled Access Valuation Threshold amount of \$ 139,934.00, based on the " 2013 ENR Construction Cost Index" (The cost index & threshold are updated annually). **INDEX OF DRAWINGS** ARCHITECTURAL
A0.0 COVER SHEET
A0.1 PATH OF TRAVEL
A0.2 PRE-APPLICATION MEETING MINUTES
A0.6 GENERAL NOTES
AD2.0 BASEMENT LEVEL DEMOLITION PLAN ¢ ELEVATION
AD2.1 GROUND LEVEL OEMSTRUCTION PLAN
A2.0 BASEMENT LEVEL CONSTRUCTION PLAN
A2.1 GROUND LEVEL CONSTRUCTION PLAN
A2.1 GROUND LEVEL CONSTRUCTION PLAN
A2.1 GROUND LEVEL CONSTRUCTION PLAN 4. Is this a City project and/or does it receive public funding? Check one:

\[\frac{\text{Yes}}{\text{Ves}} \]

\[\text{Mo} \]

Note: If yes, then see Step 3 on the Instructions Page for additional forms required. Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only): SOUTH SEE ARCHITECTURAL 5. 5.A.D. SEE ARCHITECTURY
DRAINING
SOLID CORE
SEE CIVIL DRAWING
SCHEDULED
SECTION
SOUARE FOOT
SHELF
SHOWER
SHEER
SHELF
DRAINING
SEE LANDSCAPE
DRAWING
SEE MECHANICAL
DRAWING □ A; All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. B: All existing conditions serving the area of remodel that do <u>not</u> fully comply with access requirements <u>will be</u> fully upgraded with this project. BUILDING ELEVATIONS # SECTIONS - STEVENSON GROUND LEVEL STAIR PLANS, SECTIONS & DETAILS Proj.No. No. Date: Description w is less than the threshold / □ is over the threshold & falls under CBC 1134B.2.1 Ex. 2.

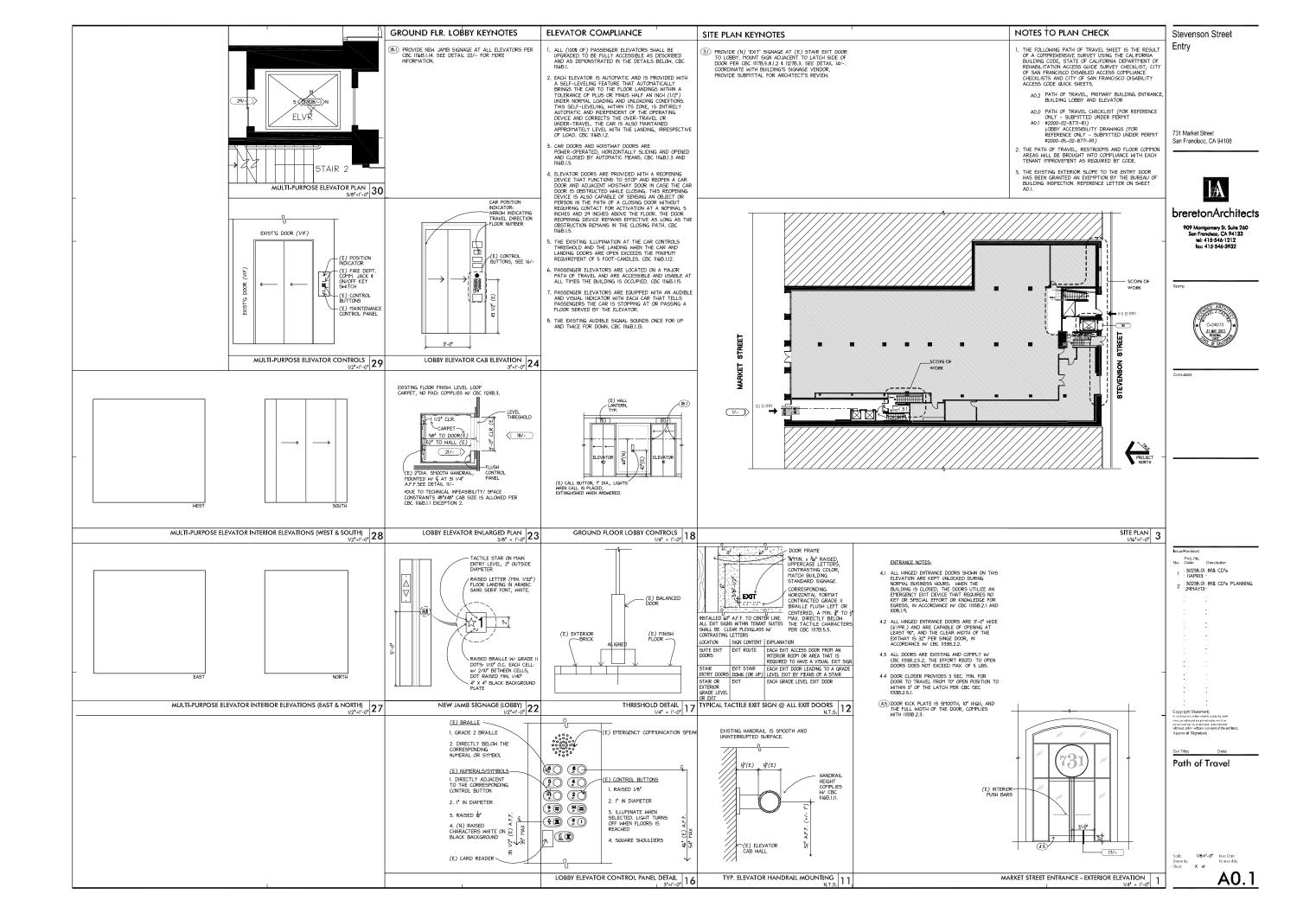
Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as termized on Form C. Printing of upgrades are to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-fully compying terms, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel. DOORS AND WINDOW SCHEULDES, CANOPY PLAN, 1 · 30238.01 · 85% CD¹s 11APR13 SECTION, AND DETAIL EXICEVILY
FIRE ALARY
FLAT BAR
FLOOR DRAIN
FLOOR DRAIN
FOUNDATION
FIRE EXTINGUISHER
FIRE EXTINGUISHER
CABINET
FIRE HOSE CABINET
FINISH
FLOOR
FLASHING
FLASHING
FLASHING
FLEXIBLE
FLUORESCENT 2 30238.01 85% CD1s PLANNING DRAMING
SEE PLUMBING
DRAMING
SPECIFICATION
SQUARE
STAINLESS STEEL
SEE STRUCTURAL
DRAMINGS 5.P.D. □ D: Access features will either fully compty or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items. E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue white resolution of AAC decision is sought. F.H.C. FIN. FLR. FLSH'G. FLEX. FLUOR. DRAWINGS SERVICE SINK STATION STANDARD ☐ F: Consisting only of Barrier Removal or Notice of Accessibility Violation (NOV) Compliance or Exempted Work: Fill out Form F G; Minor revision to previously approved permit drawings only. (Note; This shall NOT be used for new or additional work)
 Provide previous approved permit application here:
 Description of revision. STEEL STORAGE STRUCTURAL SUSPENDED SERVICE SYMMETRICAL FACE OF CONCRETE FACE OF FINISH FACE OF STUD FIREPROOF FOOT OR FEET FULL TILE FOOTING FURRING FUTURE F.O.C. F.O.S. F.O.S. F.P. FT. F.T. FURR. FUT. TREAD
TO BE DETERMINED
TOP OF CURB
TELEPHONE TELEPHONE
TERRAZZO
TONGUE & GROOVE
THICK
TOP OF CONCRETE
TOP OF MULLION
TOP OF SLAB
TOP OF PAYEMENT
TUBE STEEL
TYPICAL GA. GALV. G.B. GL. GLAZ. GND. GSF. GAUGE
GALVANIZED
GRAB BAR
GLAZING
GROUND
GROSS SQUARE
FEET
GALVANIZED SHE
METAL
GYPSUM LOCATION PLAN SHEET XXAO.1, XXAO.2 G.S.M Cover Sheet U.O.N. UNLESS OTHERWISE SHEET XXA0,5 GYP. NOTED USABLE SQUARE FEET HOSE BIBB HOLLOW CORE HANDICAPPED HARD HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT N/A SHEET XXA0.5 VINYL COMPOSITE TILE VERTICAL VESTIBULE VERIFY IN FIELD VERT. VEST. V.I.F. SEE SHEET XXA2.1 BASEMENT WITH
WITHOUT
WATER CLOSET
WOOD
WINDOW
WATER HEATER
WATERPROOF INSULATION INTERIOR JANITOR JOINT MARKET EGRESS PLAN- BASEMENT/ PARTIAL GROUND LEVEL

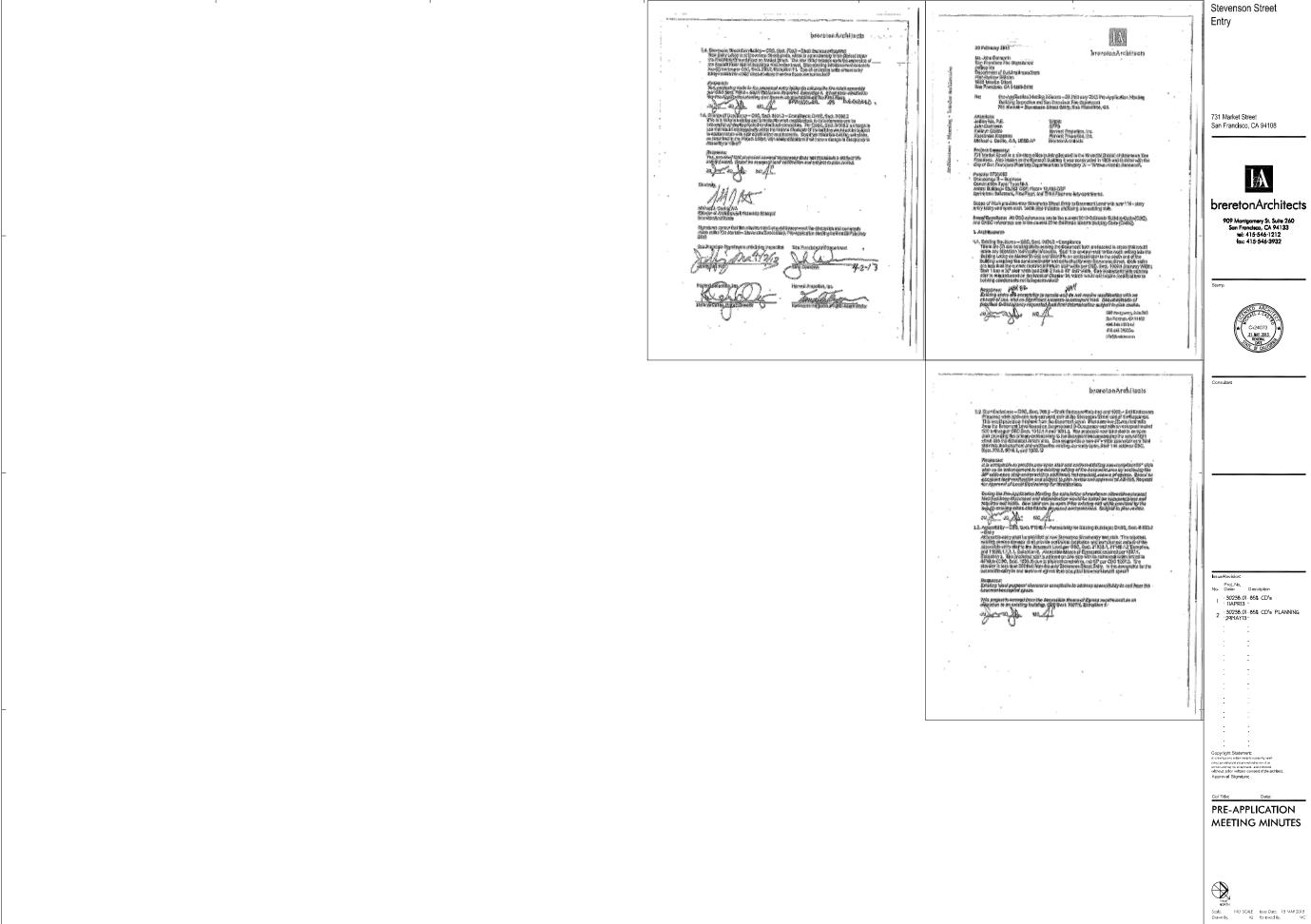
Stevenson Street Entry

731 Market Street San Francisco, CA 94108

breretonArchitects

A0.0





- CUT AND FIT COMPONENTS OF EXISTING MORK AS NEEDED TO INSTALL NEW MORK. PROTECT FROM DAMAGE ALL MATERIALS NOT REQUIRED TO BE REMOVED OR DEMOLISHED. RESTORE SURFACES DISTURBED BY DEMOLITION TO ORIGINAL CONDITION. INSPECT ALL SURFACES WHICH DEVIS AND ARE NOT NEW MORK MITHIN PROJECT AREA, FILL ALL HOLES, SCRATCHES, ETC. TO PREPARE TO RECEIVE NEW FINISH AS REQUIRED. PATCH SURFACES VISIBLE AFTER DEMOLITION TO MATCH ADJACENT FINISH CONDITION.
- DETAILS ARE USUALLY KEYED AND NOTED TYPICAL ONLY ONCE WHEN THEY FIRST OCCUR AND ARE USUALLY REPORTED THE OF SIMILAR CONDITIONS THEOLOGICAL
- LAYOUT PARTITIONS AS NOTED ON DRAWING. BEFORE PERFORMING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING AND NEW WORK AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. LAYOUT PARTITION DIMENSIONS IN FIELD AND RECEIVE ARCHITECTS APPROVAL PRIOR TO INITIATING CONSTRUCTION. ANY DISCREPANCY BETWEEN DIMENSIONS IN FIELD AND THOSE SHOWN SHALL BE REPORTED TO THE ARCHITECT FOR DIRECTION PRIOR TO CONSTRUCTION.

- DIRENSIONING RULES: THE FOLLOWING RULES APPLY, UNLESS OTHERWISE NOTED.

 A. HORIZONTAL DIRENSIONS ARE SHOWN FROM FACE OF FINISHED SURFACE TO FACE OF FINISHED SURFACE.

 B. DIRENSIONS NOTED CLEAR OR CALF HUST BE REFECILELY TRANSITIATION.

 D. DIRENSIONS NOTED CLEAR OR THE BUILDING ARE TO THE INSIDE FACE OF EXTERIOR WALL.

 E. DIRENSIONS TO THE EXTERIOR OF THE BUILDING ARE TO THE INSIDE FACE OF EXTERIOR WALL.

 F. VERTICAL DIRENSIONS ARE FROM THE TOP OF FINISHED FLOOR OF JAMES, EXCEPT AT CORRIDORS.

 F. VERTICAL DIRENSIONS ARE FROM THE TOP OF FINISHED FLOOR.

 GIVENNOONS ARE FROM THE TOP OF FINISHED FLOOR.

 MITH THE ARCHITECT FRICK TO CONSTRUCTION.

 HOW IN THE ARCHITECT FRICK TO CONSTRUCTION.
- ALL NEW FINISHES ARE TO ALIGN FLUSH WITH EXISTING FINISHES WITHOUT EVIDENCE OF ADDITION. WHERE NEW GYPSUM BOARD MEETS THE SIDE OF EXISTING PLASTER, REMOVE THE METAL CORNERBEAD, ALIGN THE PARTITION STUD TO ALLC GYPSUM BOARD TO PLUSH AUT UNITH EXISTING FINISH.
- INSTALL PARTITIONS PARALLEL OR PERPENDICULAR TO PERIMETER CORRIDOR OR CORE OF THE BUILDING UNLESS OTHERWISE NOTED. ALIGN PARTITIONS PERPENDICULAR TO CENTERLINE OF COLUMN OR WINDOW MULLIONS, UNLESS OTHERWISE (MOTED.)
- ALL VERTICAL EXPOSED PIPES, CONDUITS, ETC. SHALL BE FURRED, WHETHER SHOWN ON DRAWINGS OR NOT, AS DIRECTED BY ARCHITECT IN FIELD.
- STAGGER ALL MINTS OF GYPSIIM ROARD AT ACQUISTICAL PARTITIONS
- . REINFORCE COMMON INTERIOR DOOR LATCH AND WINDOW JAMBS AND LONG WINDOW HEADS WITH SHEET METAL STUDS, AS DETAILED AND AS RECOMMENDED BY BOTH MANUFACTURERS. PROVIDE 20 GA STUDS AT ALL OPENINGS AS DETAILED AN LATERALLY BRACE ALL HEADERS AS DETAILED
- FRAME AROUND DUCTWORK, PIPES OR CONDUIT AT PARTITION LOCATIONS AND BRACE WITH SHEET METAL STUDS AS REQUIRED FOR RIGID AND SEISMICALLY STABLE CONSTRUCTION.
- INSTALL ANY TEMPERED GLASS WITH THE MANUFACTURERS SEAL LOCATED AT THE LOWER CORNER OF THE GLAZED PANEL CONCEAL TONG THARKS IN GLAZING SEALANT, IF ANY. CONTRACTOR SHALL PROVIDE MINIMUM GLASS THICKNESS AS PEGLIPPED BY CODE
- PROVIDE BLOCKING IN PARTITIONS AS NEEDED FOR ALL OVERHEAD, CANTILEVERED MILLAORK AND SIMILAR LOAD BEARING ITEMS ATTACHED TO PARTITIONS. USE 20 GAUGE SHEET METAL STUDS TO SUPPORT BLOCKING, SEE DETAILS, ALL MOOD BLOCKING, AND FURRING SHALL BE FIRE-TREATED TO COMPORT OT THE BUILDING COXE.
- 5. TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- 6. PROVIDE FIRE DAMPERS AT ALL DUCT PENETRATIONS OF ALL FIRE RATED ASSEMBLIES IN ACCORD WITH CBC AND CMC.
- USE \$\frac{1}{2}\text{, U.O.N. TYPE "X" AS SHOWN ON DETAILS AT A9.1, EXCEPT WET LOCATIONS WHERE WATER RESISTANT GYPSUM BOARD SHALL BE REQUIRED.
- MAINTAIN EXISTING FLOOR AND PARTITION FIRE PROTECTION ON ALL EXISTING EXITING, SHAFT AND CORE ELEMENTS AS REQUIRED BY CODE. REPAIR FIRE SEALANT AS REQUIRED.
- 9. BRACE ALL PARTITIONS IN ACCORDANCE WITH LOCAL SEISMIC CODE REQUIREMENTS. REFER TO DETAILS.

GENERAL CONSTRUCTION NOTES

- THE CONTRACT DOCUMENTS INCLIDE THE FOLLOWING:
 A. THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
 B. A.I.A. DOCUMENT 201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT.
 C. BUILDING TENANT INFROVERENT STANDARDS AND CONSTRUCTION RULES REGULATIONS, AVAILABLE FROM THE BUILDING PROPERTY MANAGER.

- ALL WORK SHALL BE IN STRICT COMPORTANCE WITH THE LATEST FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES HAVING, JURGISCHTON INCLUDING THEIR HOST RECENT REVISIONS, ADDITIONS, ATENDRETIS AND INTERPRETATIONS. ALL WORK SHALL CONFORM HITH COST TITLE OF REQUIATIONS AND FEDERAL DAL LAWS FOR ACCESS BY THE DISABLED. SEPARATE PERMITS ARE REQUIRED FOR ALL MAJOR SUB-TRADES MECHANICAL, ELECTRICAL, LIFE SAFETY, PLUTEING AND SPRINCLER WORK.
- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH THE BUILDING RULES AND REGULATIONS PREPARED BY BUILDING MANAGER. VERIPT, DURING THE BID PERIOD, ACCESS TO THE JOB SITE, FREIGHT ELEVATOR USE SCHEDULE, FREIGHT ELEVATOR VISE SCHEDULE, FREIGHT ELEVATOR VISE SCHEDULE, FREIGHT ELEVATOR SIZE PROJECT, INCLUDING HEIGHT (IF APPLICABLE), DEPTH AND WIDTH, CLEARANCES INTO AND OUT OF TH BUILDING AND JOB SITE.
- ALL HORK SHALL CONFORM WITH THE "TEMANT STANDARD" CONSTRUCTION ESTABLISHED FOR THE BUILDING, MATCHING ENISTING, UNLESS OTHERWISE KOTED. THE CONTRACTOR IS REFERRED TO THE BUILDING SHELL CONSTRUCTION DRAWNING THESE DRAWNINGS ARE INTENDED TO BE COMPLIMENTARY. DISCREPANCIES AND INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
- DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR OWNER. DO NOT PROCEED WITH WORK REQUIRING ADDITIONAL COMPENSATION UNTIL APPROVED IN WRITING.
- WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH TENANT AND OWNER TO ENSURE SECURITY.
- PROVIDE PROJECT INTERFACE AND COORDINATION OF ALL TRADES, CRAFTS, WORK "BY OTHERS" AND SUBCONTRACTORS TO COMPLETE THE WORK AND THE PROJECT AS REQUIRED BY THE CONSTRUCTION DRAWINGS WHETHER SPECIFICALLY SHOWN ON THE DRAWINGS OR NOT.
- THE SCOPE OF MORK AND ADJACENT AREAS, INCLUDING THE PATH OF TRAVEL TO THE SUITE THROUGH THE LOBBY, ELEVATORS AND CORRIDOR, SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS MORK. PROTECT CUTSIDE CORNERS OF ALL PUBLIC AREAS IN PATH OF TRAVEL AND ELEVATOR JAM'S EDGES. ANY DAMAGE THAT OCCURS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL EXAMINE, READ AND BECOME FAMILIAR WITH ALL THE CONTRACT DOCUMENTS, AS DEFINED IN THE CONSTRUCTION AGREEMENT GENERAL CONDITIONS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN OR OMISSIONS FROM THE DRAWNING AND SPECIFICATIONS OR OFFICIAL CONTRACT DOCUMENTS, OR SHOULD BE IN DOUGH AS TO THEIR MITENT OR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR CLARIFICATION OR INTERPRETATION.
- INFORMATION GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM DATA AVAILABLE TO THE ARCHITECT AT THE TIME OF DESIGN, BUT ACCURACY CANNOT BE GUARANTEED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE FIELD CHECKED BY THE CONTRACTOR.
- CONTRACT DRAWINGS ARE COMPLEMENTARY; WHAT IS SHOWN OR REFERENCED TO ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL
- PRIOR TO SUBHITTING THE PROPOSAL, THE CONTRACTOR SHALL EVANINE THE SITE, COPPARE IT WITH DRAWINGS AND SPECIFICATIONS AND BE SATISFIED MITH THE CONDITIONS UNDER MINCH MORK IS TO BE PERFORMED. AT THAT THE THE SPECIAL PROPERTY OF THE CONTRACTOR SHALL BE SUBSEQUENTED FOR THE CONTRACTOR SHALL BE SUBSEQUENTLY FAILED FOR THE FROMEST AND THE EPPLOYMENT OF LABOR THEREON. NO ALLOHANCES SHALL BE SUBSEQUENTLY FAILED ON THE CONTRACTOR'S PART TO PLAKE SOL AN EXAMINATION, TAULURE TO DO SHALL NOT RELIEVE THE CONTRACTOR'S PART TO PLAKE SUCH AN EXAMINATION, TAULURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR'S PART TO PLAKE SUCH AN EXCHANGING THE PROPERTY OF THE PROPERTY OF THE CONTRACTOR'S PART TO PLAKE SUCH AN EXAMINATION, TRUBBER OF DO SHALL NOT RELIEVE THE CONTRACTOR FOR THE CONTRACTOR'S PART TO PLAKE SUCH AN EXCHANGING PART OF THE CONTRACT.
- Confirm during the Bid Period, on site delivery dates of all materials specified in the contract documents AND IMMEDIATELY NOTIFY THE ARCHITECT IN MRITING OF POTENTIAL DELAYS TO THE COMPLETION DATE OF THE PROJECT
- NETHIN 5 DAYS OF MOTICE TO PROCEED HITH CONSTRUCTION, CONTRACTOR SHALL SUBHIT A DETAILED CONSTRUCTION SCIEDULE BIDDANTINE EAU ACTIVITY. ITS DIRECTION, THE REAL PRINCE AND THE THE HIER MORE STOTHERS' IS TO BE CONTRACTOR SHALL INDICATE CONSTRUCTION HITH AND DELIVERY OF ALL LONG LEAD THE ITEMS. FINISHES, LIGHT PRIVILES, DOORS, HARDWARE, DOORS, HARDWARE, DAY.

- 6. SUBMIT, AS A MINIMUM, THE FOLLOWING CONTRACTOR SUPPLIED ITEMS: A. ALL REQUIRED CONSTRUCTION DOCUMENTS BY GOVERNING AGENCIES WITH SUBSTANTIATING COMPLIANCE REQUIREMENTS: CCR TITLE 24 DOCUMENTATION, LECENCIAL DESIGN AND DISTRIBUTION DRAWINGS, ETC.
- B. STAIR SHOP DRAWINGS.
- SAMPLES OF EACH FINISH, 8 1/2" X 11" IN SIZE.
 PLUMBING, APPLIANCE AND EQUIPMENT MANUFACTURER'S LITERATURE.
- PROVIDE THE SCHEDULES, SHOP DRAWINGS, MOCKUPS, SAMPLES AND OTHER REQUIRED SUBMITTALS IN A TIMELY FASHION SO AS NOT TO DELAY THE CONSTRUCTION. ALLOH THE ARCHITECT SUFFICIENT TIME, A NIMIMUM OF 5 MORKING DAYS, TO REVIBLE AND CONTINENT ON THE SUBMITTAL. WHERE SHOP DRAWINGS ARE REQUIRED, SUBMIT TRIES (3) SETS OF PROVISTS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMISSIONED FOR FABRICATION OR PLACING ROPERS. ALONG WITH FINISH SHAPES, SCHIRACTOR SHALL URLIDER MINISTRUCTURES LITERATURE PROVIDING FYDROECE OF THE COMPILANCE WHITH FIRE AND BUILDING CODES AND REGULATIONS REGARDING FLAME SPREAD, SMOKE, DENSITY, ETC. AS REQUIRED.
- SCHEDULE AND PERFORM THE WORK DURN'S NORMAL BUSINESS HOURS, EXCEPT AS SPECIFIED BELOW OR OTHERWISE APPROVED IN ADVANCE BY THE BUILDING PROFESTY HANAGER. AS CHIEDULE AND PERFORM THE WORK SO THAT OTHER TENANTS IN THE BUILDING HILL NOT BE USTURED AND DAMAGE. AS CHIEDULE AND PROFESS THE WORK SO THAT OTHER TENANTS AND THE TOTAL THE TOTAL TOTAL TO COME TO MOVE SO THE CONTROL OF THE OTHER TENANT AREAS, INLESS IT IS COTHELED COPYLANCE WITH BUILDING CONSTRUCTION RULES AND RESULATIONS.

 IS, CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING HITH THE BUILDING PROFETY HANAGER ACCESS INTO ADJACENT TENANT SPACE AS REQUIRED. CONTRACTOR SHALL BUILDING HOPEN TO MARKET WITH SHALL BUILDING PROFESS THE MINITING BY CASES INTO ADJACENT TENANT SPACE AS REQUIRED. CONTRACTOR SHALL BUILDING HOPENOUS INVESTIGATION OF THE CONTRACTOR OF A SHALL BUILDING HOPENOUS INFORMATION OF A SHALL BUILDING HOPENOUS INFORMATION OF A SHALL BUILDING HOPENOUS THE MOST THE CONTRACTOR OF SHECK THRACTORS.

- , "ALIGN" MEANS TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE WITHOUT EVIDENCE OF ADDITION B. "TYPICAL" HEANS IDENTICAL FOR ALL CONDITIONS, UNLESS OTHERWISE NOTED. NOTE THAT ITEMS NOTED "TYPICAL"
 ARE USUALLY KETED ONLY ONCE, WHERE THEY FIRST OCCUR AND ARE REPRESENTATIVE OF SIMILAR CONDITIONS
 THROUGHOUT.
- INDECIDENT MEANS ANY PRODUCT, APPROVED IN WRITING, THAT COMPLIES WITH THE SPECIFICATIONS OF THE MATERIAL

- MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PROJECT AREA. KEEP PROJECT AREA BROOM CLEAN AND CLEAR OF ANY DEBRIS DAILY. NO TOOLS AND MATERIALS SHALL BE LEFT UNATTENDED AT ANY TIME IN ANY PUBLIC LOBBY FOR CORRIDOR.
- INSTALL DUCT SEALS OVER FAN COIL AND YAV UNITS, RETURN AIR OPENINGS, ETC. REMOVE THESE SEALS ONLY AFTER DUST GENERATION AND SANDING MORK HAS BEEN COPINITED. INSTALL, DUST AND SEAL ALL OPEN, GENERALLY PARABOLIC LIGHT FIVIURES. THROUGHLY LIGHT AIR OFFICIENT.
- 22. MAINTAIN ALL BUILDING SECURITY, FIRE ALARM AND FIRE PROTECTION SYSTEMS AT ALL TIMES AND MAINTAIN ALL UTILITIES TO ALL ADJACENT TENANT SPACES AT ALL TIMES, EXCEPT AS SCHEDULED WITH BUILDING ENGINEER.
- MECHANICAL SYSTEM: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION AND ITS COMPONENTS SHALL BE THE RESPONSIBILITY OF THE MECHANICAL BUNNERRY / DESIGN-BUILD SUBCONTRACTOR. SUBMIT A MECHANICAL BUNNER AND DUCT DISTRIBUTION PLAN TO THE PROPERTY THANGARE, BULLIDER SIMINERRY AND ARCHITECT FOR THEIR APPROVA PRIOR TO CONSTRUCTION. INCLUDE ALL THERMOSTAT LOCATIONS. SHOW ALL SUPPLY AND RETURN ARE GRILLS AND HOW THE RELITE TO SUSPENDED CELLING AND LIGHT FOR VIEWES AND CLEARANCE REQUIRED OF LEAR THE ARTH ON A DOTTON DEPUBLY ALLE BY MERCER BY THE ARTH OF ADDITIONAL DEPUBLY ALLE BY MERCER BY THE ARTHROUGH OF THE ARTHROUGH AND BUNNERS AND CLEARANCE SCOURED AND MENT HELD MATERS. PROVIDE AIR BUNNERS WILL BY MORRER BY THE MERCEN AND THE ARTHROUGH AND BUNNERS AND CLEARANCE SCOURCE BY ALLE BY MORRER BY THE ARTHROUGH AND BUNNERS AND CLEAR THE ARTHROUGH AND BUNNERS AND CLEAR THE ARTHROUGH AND RECORD DRAWINGS TO BUILDING ENGINEER AT COMPILETION OF PROJECT.
- POWER, TELEPHONE AND DATA OUTLETS: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION OF ALL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER / DESIGN-BUILD SUBCONTRACTOR. SUBMIT LIGHT FIXTURE CATALOGUE CUTS TO BUILDING BYGINEER AND ARCHITECT FOR APPROVAL AS REQUIRED AND MAINTAIN RECORD DRA WORK. MAINTAIN RECORDS AND LABELING OF ALL PANELS, SUBPANELS AND TRANSFORMERS. COORDIN ELECTRICAL WITH MILLIANGER AND HARAMER. PROVIDE RECORD DRAWINGS TO BUILDING BRIGHER.

- 26. BUILDING LIFE-SAFTEY, AUDIBLE AND VISUAL WARNING SYSTEMS: DESIGN, DISTRIBUTION, BUILDING PERMIT AND INSTALLATION OF ALL SHALL BE THE RESPONSIBILITY OF THE LIFE-SAFETY ENGINEEY / DESIGN-BUILD SUBCONTRACTOR SUBMIT A DISTRIBUTION AND DEVICE LOCATION PLAN TO THE PROPERTY MANAGER, BUILDING BONINGER AND ARCHITECT. SUBTILIA JUSTINIEDI JUAN AND DEVICE LOCATION PLAN TO THE PROPERTY THANGER, BUILDING BINNEER AND ARCHTE REVIEW FOR APPROVAL PRIOR TO CONSTIUCTION. ALL SYSTEMS AND ALL COPPLY THIT COT TITLE 24, GEC AND NYA MANTAIN RECORDS, LABEL ALL PANELS, COORDINATE WITH THE FIRE DEPARTHENT AS REQUIRED. PROVIDE RECORD DRAININGS TO BUILDING REMINERS AT THE COTHICTION OF THE PROJECT.
- 24. PROVIDE ALL ADDITIONAL COMPONENTS, MISCELLANEOUS METAL, BRACING, BLOCKING, CLIPS, ETC. AS REQUIRED TO PROPERLY ANCHOR, FASTEN OR ATTACH MATERIALS, EQUIPMENT, APPLIANCES, HARDMARE, SYSTEMS AND ASSEMBLI THE BULLONG STRUCTURE.
- UPON COMPLETION OF THE WORK, NOTIFY THE PROPERTY MANAGER TO PREPARE A "PUNCH LIST" OF OUTSTANDING ITEMS, UNSATISFACTORY OR INCOMPLETE WORK REQUIRING CORRECTION OR REMEDY. FINAL PATIENT WILL BE CONTINGENT UPON COMPLETED OF THESE TIETS IN ACCORDANCE WITH THE COMBEN-CONTRACTOR AGREEMENT.
- CONTRACTOR SHALL PROVIDE TWO COMPLETE CLOSE-OUT PACKAGES INCLUDING "RECORD DRAWINGS" SETS FOR CONSTRUCTION HYAC, ELECTRICAL, FIRE PROTECTION, LIFE SAFETY, SPRINKLER AND PLUFBING WORK, TO THE BUILDING PROPERTY HINAGER WITHIN OR HOWTH AFTER COMPLETION. INCLUDE ALL THAWIPE-CURRES GUARANTIES, MARKATHES, NETRUCTIONS, MAINTENANCE PROCEDURES, ETC., OF ALL SPECIAL EQUIPMENT INSTALLED, I.E. FAN COIL UNITS, ETC..
- 32. PROVIDE ALL ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PRODUCT.
- 33. CORPECT MAY DEFECTS FORMO IN THE ENGINE BUILDING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, UNREYED SIRPACES AND FRIENDES AT CORNERSTE, PLASTER OR OFFENTIOR BOAD FLOOR SLABS TO PROVIDE A SHOOTH SUBSTRATE FREE OF HOLES TO RECEIVE SPECIFIED FLOOR COVERINGS. PATCH AND REPAIR SURFACES TO MATCH ADJOINING ADJACENT SURFACES TO MATCH.
- 34. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
- 35. ANY WORK WHICH CAUSES REMOVAL OR SPANLING OF FIREPROOFING MATERIALS, GENERAL CONTRACTOR SHALL FULLY REPAIR TO MATCH EXISTING FIRE INTEGRITY AND AS DIRECTED BY FIRE INSPECTOR.

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DEMOLITION PLAN NOTES

- COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS PERTAINING TO SAFETY PERSONS, PROPERTY, ENVIRONMENTAL PROTECTION AND RECYCLING ORDINANCES.
- SCHEDULE THE WORK, SO AS NOT TO INTERFERE WITH ANY TENANT DURING NORMAL BUSINESS HOURS AND TO ELIMINATE CRUICTIONABLE MOSE CENTERATION AS DEFINED BY PROPERTY MANAGER. NOTIFY BUILDING ENGINEER, PROPERTY HANAGER AND TENANT IN ADVANCE OF UTILITY INTERRUPTIONS AND OBTAIN APPROVAL BEFORE INTAITING THIS WORK. LIFE SAFETY SYSTEM SHALL BE OPERATIONAL AT ALL THES, COORDINATE SHALLS, REPROGRAMMING, DEFOLITION, ETC. AS REGARDED WITH BUILDING ROMEREER AND LIFE-SAFETY SUBCONTRACTOR.
- MAINTAIN FREE AND SAFE PASSAGE TO AND FROM CONSTRUCTION AREA AND ADJACENT BUILDING AREAS. DO NOT OBSTRUCT EXIT PASSAGES AT ANY TIME. PROVIDE AND MAINTAIN BARRICADES, GUARDRAILS AND LIGHTING AS REQUIRE OBSTRUCT EXTERMISED AT ANY TIME. PROVIDE AND PRINTIAN BARRICADES, GUARDAGLS AND LIGHTIMS AS RECORDED TO PROTECT BUILDING OCCUPANTS, VISITORS AND MORKERS. PROVIDE AND USE PROTECTIVE DEVICES AS APPROPRIATE HHENEYER MORKING IN COMMON AREAS, LOBBIES, CORRIDORS, ELEVATORS, ETC., OTHER PERSONNEL, EQUIPMENT OR PURINTURE REPRIAINING IN ALL AREAS. PROVIDE OUTSIDE CORNER PROTECTION IN ALL COMPION AREAS THROUGHOUT THE
- PRIOR TO BEGINNING DEHOLITION, CLOSE-OFF SUPPLY AND RETURN-AIR OPENINGS TO HAIN BUILDING SHAFTS OR DUCTHORK AND RETURN-LAIR PLENUT. SEAL THESE OPENINGS WITH TAPED VISOUEEN AND REPOVE ONCE DUST IS NO LOCKER BEING REPRATED, DRAWL DISTING BUINDS TO THE SIDE FULLLY, RAPA AND SEAL IN ARTICHED BAGS, AT THE COPPLETION OF THE PROJECT, PROVIDE ALL NEW FILTERS FOR ALL HECHANICAL HVAC EQUIPMENT PRIOR TO THEIR START-UP, CORDINATE WITH SUILDING SEMIGRES.
- REMOVE FROM SITE AND LEGALLY DISPOSE REGULARLY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESUL FROM DEPOLITION OPERATIONS REGULARLY. IN OCCUPIED AREAS, CLEAN AND DISPOSE OF MATERIALS DAILY. REMOV TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF MORK. LEAVE AREAS AND SITE BROOM SHEPT, ORDERLY A CONDITION ACCEPTABLE FOR CONSTRUCTION. REMOVE DESIGNATED PARTITIONS, ASSOCIATED DOORS, SIDELIGHTS, FRAMES, LIGHT SHITCHES, POMER AND COMMUNICATIONS OUTLETS THROUGHOUT PROJECT AREA AS SHOWN. NO ABANDONED OR UNUSED MATERIALS SHALL BE LEFT IN PELBHY, INCLIDING ALL BEAKES, DRAFT STOPS, BANDONED PRECHANICAL EXIPMENT, DECORPINE, ELECTRICAL AND PLUMBING LINES ETC. ALL UTILITIES SHALL BE REMOVED BACK TO THEIR LOCAL DISTRIBUTION BOX OR PRIMARY SOURCE AS DIRECTED BY BUILDING BINNER.
- CONTRACTOR SHALL SAFE-OFF ALL ELECTRICAL TO SUPPORT DEMOLITION AS REQUIRED; PERFORM NECESSARY WORK IN FLOOR SUB-PANIELS AS REQUIRED. SALVAGE ALL ABANDONED ELECTRICAL CIRCUITS FOR FUTURE USE. REMOVE FLOOR CONTLETS BACK TO SOURCE AND FLUSH PATCH FLOOR TO MINITAIN FLOOR REP-RATING.
- REMOVE ALL EXISTING FLOOR FINISHES AND RESILIENT BASE THROUGHOUT FLOOR, U.O.N., VERIFY WITH FINISH PLAN. IF VINYL TILE APPEARS TO BE OVER IS YEARS OLD, VERIFY ITS REMOVAL WITH BUILDING ENGINEER OR LEAVE THE TILE IN
- INSPECT CORE AND PERIMETER GYPSUM BOARD SILL TO REMAIN. REMOVE ALL EXISTING FRAYED OR LOOSE WALL COVERING, HANGING DEVICES, SUPPORT BRACKETS, REMAINING SIGNAGE, ETC.
- RESTORE SURFACES DISTURBED BY DEMOLITION BACK TO THEIR ORIGINAL CONDITION. DAMAGE OUTSIDE THE PROJECT AREA, CORRIDOR, LOBBIES, ELEVATORS, ETC. SHALL BE REPAIRED TO MATCH EXISTING AT NO COST TO THE TENANT OF OWNER.
- PREVENT MOVEMENT OR SETTLEMENT OF SURROUNDING CONSTRUCTION. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.
- CAREFULLY SALVAGE MATERIALS AS NOTED. IF THESE MATERIALS ARE NOT TO BE REUSED FOR THIS PROJECT, ASK BUILDING INSINEER IF HE WOULD LIKE THEM AND DELIVER TO STORAGE IN BUILDING AS DIRECTED. IF NOT, DISPOSE OF PROPERTY.
- A. LIGHT FIXTURES

 B. DOORS AND HARDWARF
- C. FIRE EXTINGUISHERS AND THEIR CABINETS
 D. THERMOSTATS, MOUNTING PLATES, AND COUPLERS
 E. VAV BOXES AND CONTROLS
- E. WY BOXES AND CONTROLS

 THE DESIGNED IS NOT AWARE OF ANY ASSESTOS CONTAINING MATERIALS ON THIS FLOOR. THE CONTRACTOR SHALL
 DETERMINE THE EXTENT OF SUCH MATERIALS ON THE SITE AND TAKE PROPER TREASURES FOR ITS REDOVAL OR
 PECAPILLATION. ALL LYING. THE, IF APPLICABLE, SHALL BE INCAPILLATION OCCURRING HITH CARPET OR IBM VINYL.

 THE. ALL MORK SHALL STRICTLY ADHERE TO BILLDING HANAGEPS ASSESTOS HANAGEPHAT POLICIES, BAY AREA AR
 OUALITY MANAGEPHAT REGILLATIONS, CALLOSHA ASSESTOS REGILATIONS, CALOSHA RESPIRATORY PROTECTION
 REGILLATIONS, ASSESTED BY BILL 2000 AND EPA NATIONAL EPISSION STANDARDS FOR HAZAROUS AIR POLLITANTS AND
 SESSISTOS RENOVAL REGILLATIONS, ALL WORK SHALL BE UNDERTAKEN BY CALLEDE AND APPROVED SUBCONTRACTORS
 UNDER THE SUPERVISION OF THE ONNERS CONSULTANT, ONLY SPECIFICALLY TRAINED PERSONNEL MAY PERFORM WORK OF
 A "LIMITED PROCEOURIES" BASES AND ONLY WITH ADEQUATE SUPERVISION. CONTRACTORS SHALL THOROUGHLY COORDINAT
 ASSESTOS REPOVAL WORK WITH OTHER WORKERS AND PROPERTY MANAGER.
- THE DESIGNER HAS NO INFORMATION TO CONFIRM OR NEGATE THE EXISTENCE OF PCB BALLAST IN THE FLUORESCENT LIGHT FIXTURES. PRIOR TO DISPOSAL OF ANY BALLAST, CONFIRM IF THE BALLAST CONTAIN PCBS AND DISPOSE OF IN STRICT ACCORDANCE WITH THE CONFIG AND PCBL ATOMS PERFORMED AND ACCORDANCE.

REFLECTED CEILING PLAN NOTES

- THIS LIGHTING DESIGN SHALL CONFORM TO THE STATE OF CALIFORNIA CODE OF REGULATIONS TITLE 24, CALIFORNIA ENERGY CONSERVATION LIGHTING STANDARDS FOR NEW NON-RESIDENTIAL BUILDINGS, SEE LIGHTING COMPLIANCE FORMS ON ELECTRICAL ENGINEERING / DESIGN-BUILD DRAWNINGS.
- THE REFLECTED CEILING PLAN GOVERNS LOCATION OF GRID ALIGNMENT AND LIGHT FIXTURE LOCATION. ELECTRICAL BUGINEERING DRAINING GOVERNS SHITCHING, CIRCUITING, MEINGL LAYDUT, SPECIFICATIONS, DETAILS AND ADDITIONAL INFORMATION RELATED TO ELECTRICAL MORK. ANY CONFLICTS BETWEEN DRAININGS AND EXISTING CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- ACOUSTICAL CELING SUSPENSION SYSTEM, CELING MOUNTED LIGHT FIXTURES, AND PARTITIONS CONNECTING TO SYSTEM SHALL BE LATERALLY STABILIZED AS REQUIRED BY ASTM STANDARDS C458 & C456. ALL FLUGRESCENT LIGHT FRYTURES SHALL BE INDEPENDENTLY SUPPORTED AS REQUIRED BY COOP, SEE PETALLS, CONTRACTOR SHALL VERIFY IF EXISTING SUSPENDED CELING AND LIGHT FIXTURES ARE STABILIZED AS REQUIRED. NO ADDITIONAL COSTS SHALL BE ALLOWED FOR FAILURE TO PROPERLY CONSIDER THIS DURING BUY PERIOD.
- THE BUILDING USED AN EXISTING HEAVY DUTY SUSPENDED CEILING GRID. WHERE EXISTING CEILINGS ARE TO REPAIN, ADJUST GRID AS REQUIRED TO A TOLERANCE OF I/V IN 10'-O'. PATCH AND REPAIR ALL MAIN TEES. REPLACE SECTIONS (MINIT TEE! IT HERE ARE PURE THAN 10 HOLES IN 12'-O'. REPLACE ALL CROSS TEES WITH HOLES, BORDS OR OTHER DISFIGUREMENT. INSTALL NEW PERMITER CEILING ANGLE AT ALL THROUGH GRID PARTITIONS TIGHT TO PARTITION, FREE FROM CLAVERS, PREMASS OR RISEQUILARITIES. WHERE EXISTING CELINGS ARE TO REMAIN, CONTRACTOR SHALL REMOVE AND REPLACE CELING TILES TO REMAIN AS REQUIRED TO ACCOMMODATE THE INSTALLATION OR RELOCATION OF ELECTRICAL, IMEGNANICAL, DRYMAIL AND OTHER WORK RECESSITATING PENETRATION OF DESTING CELINGS TILE WITHIN OR ADJUSTED TO PROJECT AREA. REUSE EDSTING CELINGS TILE WIENEVER POSSIBLE, U.O.N. PROVIDE NEW HATCHING CELINGS TILE AS REQUIRED AND REPLACE DEFECTIVE OR TISSING TILES, ALL TILE WITHIN A ROOM OR AREA SHALL HAVE A COMSISTENT TEXTURE AND APPERANCE.
- COORDINATE HITH ALL TRADES INVOLVED AND COMPARE COMPOSITE DRAWINGS TO ENSURE CLEARANCES FOR LIGHT FIXTURES, DUCTS, CELINIGS, ETC. AS NECESSARY TO MAINTAIN THE FINISH CELINIG HEIGHT(S) ABOVE THE FINISH FLOOR SLAB AND LEARANCES REQUIRED FOR LIGHT FIXTURES. CLARIFY CONFLICTS WITH ARCHITECT. MAINTAIN 9" CLEAR ABOVE SUSPENDED CELINIG PLANE FOR LIGHT FIXTURES.
- REVIEW LOCATION OF LIGHT FIXTURES AND SWITCHING IN THE FIELD WITH ARCHITECT PRIOR TO PLACEMENT. COORDINATE LIGHTING RELOCATION DUE TO FIELD CONDITIONS WITH ARCHITECT PRIOR TO INSTALLATION. COORDINATE AND VERIFY ALL HVAC THERMOSTAT LOCATIONS WITH THE ARCHITECT AND TENANT PRIOR TO INSTALLATION
- WHERE ACOUSTICAL TILES ARE REQUIRED TO BE CUT, CUT TILES TO MAINTAIN A SHARP AND NEAT EDGE. NOTCH TILES AS REQUIRED TO PROVIDE POSITIVE ATTACHMENT BUT CONCEAL GLAZING AND DOOR BRACING. INSTALL ANY AND ALL DOWN LIGHT AND WALL-WASH LIGHT FIXTURES, SMOKE DETECTORS, SPEAKERS, EXIT SIGNS, ETC.
 THE CENTERS OF CIELINS TILES, INLESS OFFERNISE INDICATED. INSTALL ALL DOWN LIGHTS AS DIMENSIONED. ALL CELL
 FIXTURES AND PERIFERTATIONS THAT COCUR IN REALTOWSHIP OR PATTERN TO OTHERS SHOULD BE CHEKEED AND COMPRIME
 BUILDABLE DEFORE ANY RELATED ELEMENTS ARE CONSTRUCTED. REVIEW ALL CONFLICTS WITH ARCHITECT IN FIELD.
- AT ANY EXISTING LIGHT FIXTURES WITH OPENINGS TO PLENUT ABOVE, SEAL FIXTURE PRIOR TO CONSTRUCTION NITH VISQUEEN AND REPOVABLE TAPE. DO NOT REPOVE VISQUEEN AND TAPE WITH CARPET HAS BEEN VACUUMED. REPUBLIFIED, SECRECATED OR CRACKED LINESS. FOR ANY PRISMATIL LIGHT FIXTURES, PREPOVE AND CLEAN ALL PRISMATIL LENSES. WIPE DOWN FIXTURE INTERIOR AND EXTERIOR AFTER INSTALLATION OF CARPET.
- REUSE ALL EXISTING FLICRESCENT LIGHT FIXTURES OR PROVIDE NEW TO MATCH AS REQUIRED. ALL DAMAGED, DENTED OR DEFECTIVE EQUIPMENT SHALL BE REPLACED. REPLACE NOSY OR DEFECTIVE BALLASTS, CHECK WITH BUILDING ENGINEER FOR ADDITIONAL FIXTURES. ALL NEW FIXTURES ARE 3-TUBE TO WITH ELECTRONIC BALLAST AND TO MATCH VISUALLY. NOTIFY ARCHITECT OF ANY CHANGES REQUIRED DUE TO ENERGY CALCULATION.
- RE-LAMP ALL EXISTING LIGHT FIXTURES WITH NEW FLUORESCENT LAMPS: TYPE (T5 OR T8) AND KELVIN RATING AS SPECIFIED BY BUILDING ENGINFER
- ALL LIGHT SHITCHING SHALL COMPLY WITH CCR TITLE 24. SHITCHES INDICATED ARE TO CONTROL LIGHTS IN ROOM WHERE LOCATED, UNLESS NOTED OTHERWISE. ALL FLUORESCENT LIGHT FIXTURES SHALL BE DUAL LEVEL SHITCHES. TWO TLEME STUTIES HAY, OR TREATER SHALL SHEEL SHITCHES BY CCR TITLE 24. PROVIDE INDEPENDENT SHITCHING OF LIGHT FIXTURES WITHIN IS FEET OF EXTERIOR NILDOWS. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS FOR SWITCH AND FIXTURE RELATIONSHIP. REPORT ALL DISCREPANCIES TO THE AGAINTECT.
- GANG MULTIPLE SMITCHES AND PROVIDE A SINGLE COVER PLATE WHEN MORE THAN ONE SMITCH IS REQUIRED AT THE SAME LOCATION. PROVIDE SMITCHES FOR ALL EMAILST FANS; GANG WITH OTHER ROOM SMITCHES. DESIGNATE FAN SMITCHES BY ROUTING THE WORD FANY ONTO COVER PLATE.
- MOUNTING HEIGHTS AND LOCATION FOR LIGHT SWITCHES AND THERMOSTATS SHALL BE SHOWN ON DRAWINGS
- GENERAL CONTRACTOR SHALL CORDINATE NITH THE HECHANICAL CONTRACTORS, CELLING CONTRACTOR AND OTHERS AS REQUIRED FOR ACCESS TO HECHANICAL BOXES, FIRE DAMPERS, STACK AND IDEAT CONTROL DAMPERS, FAMS, VALVES, ET AND ACCESS TO HECHANICAL BOXES, FOR PASS CALLING, THE WITH X DAMPERS CALLING, LOCKEDALED MORK.
 A, BULLE HIVAC EQUIPMENT

 A BULLE HIVAC EQUIPMENT

 C, GREEN: ALL OTHER EQUIPMENT
- . ALL EXIT SIGNS SHALL BE REPLACED MITH NEW BUILDING STANDARD LED FIXTURES: COLOR WHITE HOUSING WITH GREEN LETTERING. EXIT SIGNS SHOWN ARE THE MINIMUM ONLY, PROVIDE ANY ADDITIONAL EXIT SIGNS AS REQUIRED BY BUILDING AND FIRE DEPARTMENTS.
- 20. CONTRACTOR TO CONFIRM COMPATIBILITY OF LIGHT FIXTURES WITH SPECIFIED CEILING SUSPENSION SYSTEM.
- 1. NO LOOSE, EXPOSED BATT INSULATION SHALL BE ALLOWED IN CEILING PLENUM. WRAPPED BATT INSULATION SHALL BE
- ALL TENANT NETWORK AND COMMUNICATION CABLE RUN IN CEILING SHALL BE UL LISTED AND PLENUM-RATED SPECIFICALLY FOR THIS APPLICATION. ALL NON-PLENUM RATED CABLE SHALL BE REMOVED OR PLACED IN CONDUIT AT TENANT'S EXPENSE 23 COORDINATE HVAC SUCH THAT DO NOT CROSS TENANT DEMISING OR CORRIDOR PARTITIONS

POWER AND SIGNAL PLAN NOTES

- THIS LAYOUT IS FOR SCHEMATIC LAYOUT PURPOSES ONLY; REFER TO ELECTRICAL ENGINEERING / DESIGN BUILD DRAWINGS FOR CIRCUITING, PANEL SCHEDULES, TYPICAL DETAILS, SPECIAL REQUIREMENTS ETC. ALL TELEPHONE, ELECTRICAL AND COTTANINACTION WORKS SHALL BE PROVIDED AS SCHOOL ON DRAWINGS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABL BUILDING CODES. REFER TO EQUIPMENT SCHEDULE IF APPLICABLE FOR SPECIFIC DETAIL.
- TEMATI IS RESPONSIBLE FOR INSPECTION AND CUTTING OF EXISTING CABLE NO LONGER REQUIRED WITHIN THE PROJECT SITE AND THE SUPPLY AND INSTALLATION OF CABLING, INCLUDING TERMINATION OF SAME AND INSTALLATION OF COMPETER FOR TELEPHORIE AND DATA SYSTEMS. CONTRACTOR SHALL PROVIDE TEMANT WITH SCHEDULE TO INSTALL THE ITEMS. TEMANT'S SUPCONTRACTOR SHALL BUNDLE LARGE CABLE GROUPINGS IN CEILING PLEADIT, AND INDEPRIDED THAT SHAPPING SHAPPING AND PLEADIT AND INDEPRIDED THAT STATEMENT SHAPPING SHAPPING
- COORDINATE WITH ALL OTHER SUBCONTRACTORS AS REQUIRED FOR INSTALLATION OF UNDER-SHELF LIGHTS, OUTLETS IN BACKSPLASH, MECHANICAL BOUMPENT, EQUIPMENT SCHEDULE AND ALL ELECTRIFIED HARDWARE, ELECTROMAGNETIC HOLD OPEN DEVICES, MON KETLEGS ENTIFIES AS REQUIRED, ALSO SEE HARDWARE SCHEDULE. UNDER-SHELF LIGHTS SHALL BE MOUNTED AT FRONT OF CABINET FACING BACK TOWARD SPLASH.
- UNLESS SPECIFICALLY DIMENSIONED, ALL OUTLETS SHALL BE INSTALLED AT THE NEAREST STUD. HOURT CENTER LINE OF RECEPTACLE AT 16 INCRES ABOVE FLOOR SLAB UNLESS OTHERNIES NOTED. ALL OTHER OUTLET DIMENSIONS ARE TO CENTER LINE OF OUTLET OR RECOPP OF OUTLETS, UNLESS OTHERNIES NOTED. FUNDITURE IS SHOWN FOR PREFERENCE OILLY FIELD VERIFY LOCATION OF ALL CORNIG FOR ALL FLOOR MOMINISTING SHOWNINGE SYSTEM BASE FEEDS. REVIEW LAYOUT OF ALL ELECTRICAL DISTRIBUTION SYSTEMS IN THE FIELD WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL BUILDING RECEPTACLES, SWITCHES, DEVICES, ETC. SHALL BE LEVITON STANDARD DEVICE SERIES: COLOR WHITE, IJ.O.
- ALL DEDICATED OUTLETS SHALL BE GRAY RECEPTACLES WITH WHITE COVER PLATES FOR IDENTIFICATION. ALL FLOOR CORING SHALL BE COORDINATED AND SCHEDULED WITH THE BUILDING BIGNIEREPMANAGER. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER POWER FOR ALL EQUIPMENT INDICATE ON ID-AU, IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND OPERATING REQUIREMENTS AS PROVIDED BY THE TEMANT. PROVIDE SINGLE-GANG GYPSUM BOARD RING WITH A NYLON PULL STRING TO RETURN AIR PLENUM ABOVE FOR ALL MALL MOUNTED TELEPHONE, DATA AND VIDEO CABLE OUTLETS, UNLESS OTHERNISE NOTED. AT ALL MALL MOUNTED OUTLETS I EITHER RIRE-RATE OR INSULATED PARTITIONS, PROVIDE A DOUBLE-GANG BOX, RING AND I'D JUNETER COMDUIT MAY DEGREE ANGLE ABOVE SUSPENDED CEILING THROUGH PARTITION INTO PLENUM ABOVE. CONFIRM DIAMETER WITH TENANT'S CONTRACTOR, LARGER CONDUIT SHALL BE ABOVE STANDARD.
- IF ANY OUTLETS CANNOT BE INSTALLED AS NOTED OR SHOWN ON PLANS DUE TO CONFLICT WITH STRUCTURAL, MECHANICAL OR ELECTRICAL BUILDING ELEMENTS, CLARIFY WITH ARCHITECT BEFORE PROCEEDING.
- SOUND SEAL WITH CAULKING PADS APPLIED TO BACK OF OUTLETS AROUND ALL OUTLETS IN ACOUSTICAL PARTITIONS; SEAL AIRTIGHT. STAGGER OUTLETS IN STUD CAVITY SERVING OPPOSITE ROOMS IN A COMMON WALL.
- ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO COMPLY WITH THE SPECIFIC MANUFACTURERS! REQUIREMENTS
- SEE ELECTRICAL DRAWINGS FOR TYPES AND MANUFACTURERS' SPECIFICATIONS FOR ALL ELECTRICAL COMPONENTS: FIXTURES, PANEL BOXES, RISERS, CIRCUITING, ETC. CONTRACTOR SHALL COORDINATE ANY ELECTRICAL WORK WHICH REQUIRES INTERRUPTION OF POWER TO ANY AREA NOY INTIAN THE SCOPE OF MORK FOR THIS PROJECT WITH THE BUILDING ENGINEER AND PROPERTY MANAGER PRIOR TO INTERRUPTION. NO POWER SHALL BE INTERRUPTED DURING MORTHEL BUSINESS HOUSE.
- UNLESS OTHERWISE NOTED, PROVIDE 2" CONDUIT SLEEVES THROUGH ALL FIRE-RATED PARTITIONS FROM TELEPHONE BACKBOARD IN TEMANT'S SUITE TO FLOOR TELEPHONE RISER CLOSET FOR TEMANT'S SUBCONTRACTOR TO PULL INTER-TI PLEMIN TATED CABLE.
- SEE DETAILS FOR MOUNTING HEIGHTS OF THERMOSTATS, SWITCHES AND OUTLIETS
- ALL FLOOR AND THROUGH PARTITION PENETRATIONS SHALL BE SEALED AS REQUIRED BY FIRE RATING OF FLOOR OR PARTITION AND ALL APPLICABLE CODE COORDINATE HITH TEMANT'S FURNITURE INSTALLER THE CONFIGURATION OF POWER TO BE SUPPLIED TO TEMANT'S SUPPLIED AND INSTALLED ELECTRIFIED FURNITURE SYSTEM, HARDWIRE ELECTRIFIED FURNITURE PANELS TO BUILDING SYSTEM AS RECOVERED DURING FURNITURE INSTALLATION.

- **FINISH PLAN NOTES**
- GENERAL CONTRACTOR SHALL CONFIRM AVAILABILITY AND DELIVERY DATES OF ALL FINISH MATERIALS. ANY PROBLEMS REGARDING AVAILABILITY OR DELIVERY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. SUBSTITUTIONS ARE GENERALLY NOT ACCEPTABLE; SEE GENERAL CONSTRUCTION NOTES FOR OPTIONS AND PROCEDURES REGARDING SUBSTITUTIONS.

- FINALES SHALL BE CONDIDERED CONTINUOS THROUGHOUT INLESS OTHERWISE NOTED. CARPET SHALL BE INSTALLED CONTINUOS THROUGHOUT, LOUA ALL SHEFACES FORCED TO VIEW, FROM BOTH THANY AND SHALL DESTRUCTION, SHALL BE FINISHED. THIS INCLIDES VERTICAL SHEFACES, COLUMB, REVEALS, GYPSUM BOARD SOFFITS, GYPSUM BOARD SUPPLIED, STEP, REVEALS, STEP, SHALL BOARD SOFFITS, GYPSUM BOARD SHEFT SHALL SHALL FINISHES TO BE INSTALLED INTHI ARCHITECT IN FIELD PRIOR TO APPLICATION.

- EXTERIOR BLINDS OR DRAPERIES SHALL BE WRAPPED AT THE START OF CONSTRUCTION IN VISQUEEN SEALED AIR TIGHT. MODIFY EXTERIOR BLINDS OR DRAPERIES AND TRACK SYSTEM AS REQUIRED BY NEW CONSTRUCTION. DUST AND WIPE CLEAN ALL BLINDS. MODIFY TRACK AND CONTROL MECHANISM AS REQUIRED BY NEW CONSTRUCTION LAYOUT. DAYAGED TRACK AS A RESULT OF CONSTRUCTION SHALL BE REPLACED AT NO COST TO ONNER.
- ALL FIRE EXTINGUISHER CABINETS SHALL BE PREPARED, SANDED AND PAINTED TO MATCH ADJACENT WALLS IN SEMI-GLOSS ENAMEL PRIOR TO APPLICATION OF CONTRASTING COLOR IDENTIFICATION DECAL.
- TEMPORARY PROTECTION SHALL BE PROVIDED FOR ALL FINISHES PRIOR TO MOVE-IN. ANY DAMAGES SHALL BE AT CONTRACTOR'S EXPENSE. CONFIRM ALL CORRECTIVE MEASURES WITH ARCHITECT PRIOR TO PROCEEDING.

- ALL FINISH MATERIALS AND THEIR APPLICATION SHALL CONFORM WITH CODE REQUIREMENTS FOR THEIR PARTICULAR LOCATION.
- FINSH MATERIAL SPECIFICATIONS ARE SHOWN ON FINISH PLAN SHEET, SHEET A2.4. THIS DRAWING MAY SHOW FINISHES FOR OTHER TENANTS AND COMPON AREAS ON THIS FLOOR. FINISH MOTATIONS ARE PARTICULAR FOR THIS TENANT PROJECT OIL. YAND DO NOT CORRESPOND TO IMPROVIDENTS FOR OTHER TENANTS OR PARTS OF THE BUILDING, U.S.N.
- GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION TIME FOR ALL MATERIALS, INCLUDING THOSE SUPPLIED OR SUPPLIED AND INSTALLED BY "OTHERS". SEE GENERAL CONSTRUCTION NOTES.
- ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS. PROVIDE PROPER SUBSTRATE AND LEVELING AS REQUIRED FOR SMOOTH, INNFORM APPEARANCE.
- PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED SO THAT FINISH SURFACE OF DIFFERENT MATERIALS PROVIDES A SMOOTH TRANSITION FROM ONE SURFACE TO ANOTHER, FEATHER TRANSITIONS I/8" PER I'-0" MINIMUM WITH APPROPRI.
- PATERIAL.

 FOORING AND BASE.

 A VERBY THAT SUBSUPFACE IS SMOOTH, LEVEL AND FREE FROM DEFECTS HAICH MOULD AFFECT THE INSTALLATION, DO NOT PROCEED WITH MORK LIMITL DEFECTS HAVE BEEN CORRECTED. THOROUGHLY CLEAN SUB-FLOOR PRIOR TO INSTALLATION.

 BY INNIT THE PATTERNS SHALL BE LAID OUT AS SHOWN ON FINISH PLAN, REVIEW IN FIELD WITH ARCHITECT IF THERE ARE QUESTIONS. ALIGN PARALLEL TO RESPECTIVE MALLS. NEATLY TRIM HATERIAL ABUTTING OTHER MORK TO FORT TRUE, CLEAN JOINTS. THE THE PATTERN SHALL ALTERNATE DIRECTION, U.O.N.

 C. REPAIR BOTTOM OF PARTITIONS, ENSITING AND NEW, AS REQUIRED FOR PROPER, SMOOTH BASE INSTALLATION, BASE AT CAPPET SHALL BE STRACKIFT, BASE AT WITH THE SHALL BE COVER. RIN BASE CONTINUOUSLY, INCLUDING MOSE INLINEARY SHALL BE STRACKIFT, BASE AT WITH THE SHALL BE COVER. THE ARCHITECT CHANGE THE ATTRINSTON REQUIREDS.

 COPIENY ART LOCK TITLE A TRIBNSTON REQUIRERISTS. CORPONITÉ COLOR OF TRANSITIONS HATERIAL WITH ARCHITECT. CHANGE FLOOR PINISHES AT CENTERLINE OF DOOR, TYPICALLY, U.O.N.

 INCLUDE TWO COPTES OF CARPET HANDIFACTURES PISSTILLCTIONS RECARDING CARE AND CLEANING OF INSTALLED PRODUCT WITH THE CLOSE-OUT PACKAGE, SEE GENERAL CONSTRUCTION NOTES.
- A NO PAINTING OR INTERIOR FINISHES SHALL BE APPLIED UNDER CONDITIONS WHICH JEOPARDIZE THE GUALITY OR
- APPEARANCE OF SUCH MORK.

 B EXPAIRE ALL PAINT GRADE SURPACES TO BE FINSHED LAIDER THIS CONTRACT AND SEE THAT THE WORK OF OTHER TRADES HAS BEEN LEFT OR INSTALLED IN SATISFACTORY CONDITION TO RECEIVE PAINT, STAIN OR SPECIFIED FINISH.

 THE PAINT OF THE THE SHEET OF THE SURPACE AND CONTRACT AND CONTRACT OF THE SURPACE, ANY CORRECTIONS AFTER THIS COAT AND CONTRACTS SHALL BE IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. MODOWORK SHALL BE HAND SANDED AND DUSTED CLEAN, ALL NOT HOLES, PITCH POCKETS OR SAPPY FORTIONS SHALL BE CARPED AND SHELLOKED OR SEALED WITH KNOT SEALER. WALL HOLES, CRACKS OR DETECTS SHALL BE CARPELLLY PUTTED FLUSH ATTER FIRES COAT, WITH PUTTY MATCHING COLOR OF THE STAN OR PAINT FIRMS. PROVE ANY OLL OR GREAGE WITH
- AFTER FIRST COAT, WITH PUTTY MATCHING COLOR OF THE STAIN OR TRAIN FRIEND. ROLLER AND INC. ON WANDERS.

 D. PAINTING SHALL BE 'TO COVER'. AS A HINDRUM, ALL NEW GYPSUM BOARD SHALL RECEIVE THREE COATS, ONE PRINTER COAT AND TOO PRINSH COATS. ALL OTHER AREAS SHALL BE FAINTED WITH A HINDRUM ONE FINISH COAT. ALL PAINT SHALL BE APPLIED IN THIL THECKIES AS RECOTTENED BY PAINT THANK-ACTURER TO GETAM TRUE EVEN COLOR.

 SETTING THE PRINCH OF THE COATS OF THE PRINCH OF THE PRINCH TO STAM TRUE EVEN COLOR.

 SETTING THE PRINCH OF THE PRINCH OF THE PRINCH OF THE PRINCH COAT SHO SUPER LATEX WALL PAINT, FINISH COAT WA ACKY-PLEV LATEX, LOS SHEEN.

 FOR STAND ALL TARPPAPER JOINTS LIGHTLY, LOS SUPER LATEX WALL PAINT, FINISH COAT WALL PAINT, BEFORE NEXT COAT SHO NEW.

 G. WINDOM WALL SHALL BE FIFE. PAINTED FINISH AS INDICATED ON DRAWINGS.
- I. CLEANING AND RETOUCHING.
 A AT COMPLETION OF PAINING, ALL UNUSED AND SCRAP FINISH MATERIALS AND EQUIPMENT SHALL BE REMOVED. ANL PAINT SHOTS SHALL BE REMOVED AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK SHALL BE CLEANED UP AS WORK PROGRESSES.
 B RETOUCH AND REPAINT PAINTED SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST FOR SUCH WORK SHALL BE BORNE BY THE TRADE RESPONSIBLE FOR THE DAMAGE.
 C. CLEAN INSIDE OF ALL EXTERIOR WINDOWS AND DOTH SIDES ALL INTEROR GLASS.



Proj.No. No. Date: Description

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General Notes

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