

# THE DOLPHIN CLUB

502 JEFFERSON STREET | SAN FRANCISCO | CALIFORNIA 94109

## ALTERATIONS AND ADDITIONS

- SITE PERMIT SET -

HTA!

HOOD THOMAS ARCHITECTS

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MARK R. THOMAS

NO. C19445

EXP. 06-23

STATE OF CALIFORNIA

DOLPHIN CLUB

ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
SITE PERMIT	09.17.20
REVISION 01	06.20.21
REVISION 02	11.18.21

DRAWN BY:	TL
DATE:	06.20.21
SHEET TITLE:	

COVER SHEET

SHEET NUMBER:

A0.0

REV #:      DATE:



VICINITY MAP



PROJECT DIRECTORY

**OWNER**  
SAN FRANCISCO REC AND PARK  
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SAN FRANCISCO, CA 94117  
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**TENANT**  
DOLPHIN CLUB  
502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109

AREA CALCULATIONS

BUILDING FLOOR AREA	EXISTING	PROPOSED
FLOOR LEVEL		
1ST FLOOR	9,491 SF	9,491 SF
BOAT STORAGE	848 SF	848 SF
2ND FLOOR	7,739 SF	7,950 SF (+211 SF)
CUPOLA	140 SF	140 SF
TOTAL	18,218 SF	18,429 SF

GOVERNING CODES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:  
2019 CALIFORNIA BUILDING CODE (W/ LOCAL AMENDMENTS)  
2019 CALIFORNIA MECHANICAL CODE (W/ LOCAL AMENDMENTS)  
2019 CALIFORNIA PLUMBING CODE (W/ LOCAL AMENDMENTS)  
2019 CALIFORNIA ELECTRICAL CODE (W/ LOCAL AMENDMENTS)  
2019 CALIFORNIA ENERGY CODE (W/ LOCAL AMENDMENTS)  
2019 CALIFORNIA FIRE CODE (W/ LOCAL AMENDMENTS)

PROJECT DATA

**PROJECT DESCRIPTION**  
INTERIOR REMODELING AND EXTERIOR REMODELING TO THE DOLPHIN CLUB; AN EXISTING 2 STORY WOOD FRAME TYPE VB BUILDING THAT IS FULLY SPRINKLED:

- FIRST FLOOR:**
- A. DEMOLISH AND RE-BUILD EXISTING 1 STORY EXERCISE ROOM IN LIKE-KIND, SAME SIZE, APPROX. 750 S.F.
  - B. DEMOLISH AND RE-BUILD EXISTING KITCHEN IN LIKE-KIND, SAME SIZE, APPROX. 197 S.F.

- SECOND FLOOR:**
- A. NEW ROOF DECK ON TOP OF RE-BUILT EXERCISE ROOM, APPROX. 700 S.F.
  - B. EXTEND EXISTING ACCESS STAIR TO NEW ROOF DECK. (SEE SHEETS A1.3)
  - C. HORIZONTAL ADDITION: ADD 2-NEW (SMALL) OFFICE SPACES ABOVE RE-BUILT KITCHEN, APPROX. 220 S.F.

- ROOF:**
- A. REMOVE AND REPLACE (E) NON-COMPLIANT ACCESS STAIR TO ROOF/CUPOLA. (SEE SHEETS A1.3)

- ELEVATOR UPGRADE:**
- A. REMOVE AND REPLACE (E) ELEVATOR WITHIN EXISTING ELEVATOR SHAFT.
  - B. EXTEND ELEVATOR TO ROOF (2-STOP ELEVATOR BECOME 3-STOP ELEVATOR)
  - C. REPLACE NON-ACCESSIBLE ELEVATOR CAB WITH ACCESSIBLE ELEVATOR CAB.
  - D. NON-GURNEY SIZE ELEVATOR REPLACEMENT (SEE PRE-APPLICATION NOTES ATTACHED TO THIS PERMIT SET).

- 1. **PROJECT ADDRESS:**  
502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109

PLANNING DEPARTMENT DATA

- 2. PROPERTY BLOCK: 0405
- 3. ZONING: P - PUBLIC
- 4. MAXIMUM HEIGHT: OS
- 5. EXISTING PARKING: NONE
- 6. PROPOSED EXCAVATION: NONE

BUILDING DEPARTMENT DATA

7. OCCUPANCY:	EXISTING B	PROPOSED B (NO CHANGE)
8. CONSTRUCTION TYPE	V-B	V-B (NO CHANGE)
9. STORIES	2-STORIES	2-STORIES
10. BUILDING AREA	18,218 SF	18,429 SF
11. SPRINKLERS:	FULLY SPRINKLED	FULLY SPRINKLED

DEFERRED SUBMITTALS

- 1. FIRE SPRINKLER DRAWINGS AND CALCULATIONS

DRAWING INDEX

ARCHITECTURAL DRAWINGS

- A0.0 COVER SHEET
- A0.1 GENERAL NOTES
- A0.2 GENERAL NOTES & ABBREVIATIONS
- A0.3 SYMBOLS LEGEND
- A0.4 DEMOLITION CALCULATION PLANS
- A0.5 DEMOLITION CALCULATION PLANS
- A0.6 DEMOLITION CALCULATION PLANS
- A0.7 EXISTING SITE PLAN
- A0.8 PROPOSED SITE PLAN
- A0.9 EXIT ANALYSIS
- A1.1 PERSPECTIVE VIEWS
- A1.2 PERSPECTIVE VIEWS
- A1.3 EXISTING & PROPOSED FIRST FLOOR PLAN
- A1.4 EXISTING & PROPOSED SECOND FLOOR PLAN
- A1.5 EXISTING & PROPOSED THIRD FLOOR PLAN
- A2.1 EXISTING & PROPOSED SOUTH (FRONT) ELEVATION
- A2.2 EXISTING & PROPOSED NORTH(REAR) ELEVATIONS
- A2.3 EXISTING & PROPOSED EAST (SIDE) ELEVATIONS
- A2.4 EXISTING & PROPOSED WEST(SIDE) ELEVATIONS
- A3.1 PROPOSED SECTION
- A5.1 DOOR & WINDOW SCHEDULE
- A5.2 DETAILS
- A5.3 ACCESSIBILITY DETAILS
- A5.4 ACCESSIBILITY DETAILS
- A5.5 ELEVATOR DETAILS
- REF 1 RAMP REFERENCE
- 26



DIVISION 1 - GENERAL CONDITIONS	<p>1.1 SCOPE OF WORK</p> <p>A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE, AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK SHOWN ON THESE DRAWINGS EXCEPT WHERE NOTED AS NOT IN CONTRACT (NIC). HE SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACTS WITH THE LANDLORD AND/OR TENANT. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED.</p> <p>B. THE DRAWINGS SHALL BE RECOGNIZED AS DIAGRAMMATIC IN NATURE AND NOT COMPLETELY DESCRIPTIVE OF ALL REQUIREMENTS FOR CONSTRUCTION. WHATEVER WORK THAT MAY BE SPECIFIED AND NOT DRAWN OR DRAWN AND NOT SPECIFIED SHALL BE EXECUTED AS FULLY AS IF DESCRIBED IN BOTH THESE WAYS. SHOULD ANY WORKMANSHIP OR MATERIAL BE NECESSARY THAT IS NOT EITHER DIRECTLY OR INDIRECTLY NOTED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS BUT IS NEVERTHELESS NECESSARY FOR PROPERLY CARRYING OUT THE OBVIOUS INTENTION THEREOF; CONTRACTOR SHALL UNDERSTAND IT TO BE IMPLIED AND SHALL PROVIDE FOR THE SAME AS FULLY AS IF IT WERE PARTICULARLY DESCRIBED OR DELINEATED.</p> <p>C. THE GENERAL CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO ARCHITECT PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.</p> <p>D. ALL WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES. ALL FEES, TAXES, AND PERMIT APPLICATIONS WITH THE APPROPRIATE GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.</p> <p>1.2 THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK SHOWN HEREIN, AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF WORK.</p> <p>1.3 THE AIA STANDARD DOCUMENT A201 ENTITLED "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS MADE PART OF THE GENERAL CONDITIONS.</p> <p>1.4 USE OF DRAWINGS:</p> <p>DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.</p> <p>1.5 CONSTRUCTION SCHEDULE:</p> <p>WITHIN ONE WEEK OF THE AWARD OF THE CONTRACT THE GENERAL CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE TO THE ARCHITECT FOR REVIEW. SCHEDULE SHALL INCLUDE THE ORDER AND ANTICIPATED DELIVERY DATES OF ALL LONG LEAD TIME MATERIALS. CONTRACTOR SHALL UPDATE THE SCHEDULE NO LESS THAN WEEKLY THROUGHOUT THE COURSE OF CONSTRUCTION.</p> <p>1.6 CONSTRUCTION MEETINGS:</p> <p>CONTRACTORS SHALL BE RESPONSIBLE FOR KEEPING DETAILED WEEKLY MINUTES OF CONSTRUCTION MEETINGS.</p> <p>1.7 SITE VISITS:</p> <p>BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT THE PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM FOR LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF.</p> <p>1.8 LIMITATIONS AND EXCLUSIONS:</p> <p>BIDDER SHALL MAKE KNOWN TO ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE BID PERIOD OF THE PROJECT. ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS SHALL BE ITEMIZED IN THE BID PROPOSAL, OR THEY WILL BE PRESUMED INCLUDED; IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED.</p> <p>1.9 INSURANCE:</p> <p>ALL CONTRACTORS INVOLVED IN THIS PROJECT SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT AND SHALL COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION. CONTRACTORS SHALL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE LANDLORD. INSURANCE SHALL PROTECT LANDLORD, TENANT, ARCHITECT AND ANY OTHER ENTITIES REQUESTED TO BE FREE FROM LIABILITY DUE TO CONTRACTOR'S NEGLIGENCE. A PROPERLY EXECUTED CERTIFICATE OF INSURANCE, AIA DOCUMENT #G705, SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.</p>	<p>1.10 SUBMITTALS AND SHOP DRAWINGS:</p> <p>A. THE GENERAL CONTRACTOR SHALL SUBMIT THREE (3) SAMPLES AND / OR SCHEDULES OF EACH OF THE VARIOUS MATERIALS, HARDWARE, EQUIPMENT, AND FINISHES TO ARCHITECT FOR REVIEW AND COMMENT. SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO, DOORS, HARDWARE, LIGHTING, PLUMBING, ELECTRICAL, MECHANICAL, FINISHES, AND SPECIALTY EQUIPMENT.</p> <p>B. THE GENERAL CONTRACTOR SHALL SUBMIT TO ARCHITECT FOR REVIEW AND COMMENT THREE (3) PRINTS OF ALL FABRICATION, ERECTION, OR INSTALLATION SHOP DRAWINGS. SHOP DRAWINGS INCLUDE, BUT ARE NOT LIMITED TO, MILLWORK, STRUCTURAL, LIFE SAFETY, AND HVAC.</p> <p>C. CONTRACTORS SHALL NOT COMMENCE ANY PORTION OF THE WORK REQUIRING SUBMISSION OF A SHOP DRAWINGS, PRODUCT DATUM, OR SAMPLE UNTIL THE SUBMITTAL HAS BEEN REVIEWED BY THE ARCHITECT AND / OR THE APPROPRIATE CONSULTANT. ARCHITECT SHALL HAVE FIVE (5) BUSINESS DAYS PER REVIEW. INCOMPLETE SUBMITTALS WILL DELAY REVIEW. DOORS, HARDWARE, AND FRAMES ARE CONSIDERED A SINGLE REVIEW PACKAGE.</p> <p>1.11 SUBSTITUTIONS:</p> <p>THERE SHALL BE NO SUBSTITUTION OF MATERIALS SPECIFIED BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.</p> <p>1.12 MANUFACTURER'S INSTRUCTIONS:</p> <p>A. UNLESS OTHERWISE SPECIFIED, INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND RECOMMENDATIONS. CONTRACTOR SHALL OBTAIN AND DISTRIBUTE COPIES OF SUCH INSTRUMENTS TO PARTIES INVOLVED IN INSTALLATION; AND MAINTAIN ONE SET OF COMPLETE INSTRUCTIONS AT THE JOBSITE DURING INSTALLATION AND UNTIL COMPLETION.</p> <p>B. CONTRACTOR SHALL HANDLE, INSTALL, CONNECT, CLEAN, CONDITION, AND ADJUST PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.</p> <p>C. CONTRACTOR SHALL PERFORM WORK IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DO NOT OMIT ANY PREPARATORY SET OR INSTALLATION PROCEDURE, UNLESS SPECIFICALLY MODIFIED OR EXEMPTED BY THE CONTRACT DOCUMENTS.</p> <p>1.13 OVER – STOCK:</p> <p>GENERAL CONTRACTOR TO CONSULT TENANT AND LANDLORD REGARDING OVER-STOCK MATERIALS FOR FUTURE MAINTENANCE. SUCH ITEMS MAY INCLUDE: CARPET, CARPET ACCESSORIES, DOOR HARDWARE, CEILING TILE, AND PAINT. UNLESS OTHERWISE NOTED, PROVIDE OVER – STOCK AS FOLLOWS: CEILING TILE – ONE (1) CASE, CARPET TILE – TWO (2) CASES PER EACH TYPE SPECIFIED, BROADLOOM CARPET – TO BE DETERMINED.</p> <p>1.14 BUILDING REGULATIONS:</p> <p>THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING LANDLORD, AND SHALL COORDINATE THE USE OF ELEVATORS AND LOADING DOCKS PRIOR TO COMMENCEMENT OF WORK WITH SAME.</p> <p>1.15 BUILDING PROTECTION:</p> <p>GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING AND TENANT AREAS SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK. CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGE DUE TO THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S SOLE EXPENSE. CONTRACTOR SHALL PROVIDE DUST PROOF BARRICADES AROUND ALL AREAS OF NEW WORK AS NECESSARY TO PROTECT ADJACENT TENANT AREAS FROM DAMAGE.</p> <p>1.16 CUTTING AND DRILLING:</p> <p>CUTTING, CHASING, DRILLING OR DEMOLITION OF WALLS, SLABS, ETC., REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED OUTSIDE REGULAR BUSINESS HOURS ON AN OVERTIME BASIS UNLESS THE LANDLORD AND ANY AFFECTED TENANT EXPRESSLY PERMIT IT.</p> <p>1.17 HAZARDOUS MATERIALS</p> <p>REPORT ANY HAZARDOUS MATERIALS TO THE LANDLORD AND ARCHITECT IMMEDIATELY.</p> <p>1.18 CLEAN-UP</p> <p>THE GENERAL CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR BY THOSE OF OTHER CONTRACTORS UNDER SEPARATE CONTRACT. CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE WITH THE LANDLORD. PREMISES TO BE SWEEP CLEAN ON A DAILY BASIS.</p> <p>1.19 PUNCH-LIST:</p> <p>UPON COMPLETION OF THE WORK THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT TO PREPARE A "PUNCH-LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. RELEASE OF FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER-CONTRACTOR AGREEMENT.</p> <p>1.20 GUARANTEE:</p> <p>ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP AND MATERIALS FOR A PERIOD OF AT LEAST (1) ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND PAYMENT. ALL DEFECTS OCCURRING IN THE GUARANTEE PERIOD SHALL BE CORRECTED AT NO COST TO THE TENANT.</p>	<p>1.21 AS BUILT DRAWINGS:</p> <p>DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF ALL RUNS OF MECHANICAL AND ELECTRICAL WORK SHALL BE INDICATED TO SCALE IN RED INK ON THE DRAWINGS, INCLUDING CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING THE PUNCH-LIST, THIS DRAWING SET SHALL BE TRANSFERRED TO ELECTRONIC CAD DRAWINGS. THE CAD DRAWINGS SHALL BE MARKED "AS BUILT SET" AND RETURNED TO ARCHITECT AND TENANT ON COMPACT DISK. THE ARCHITECT SHALL, WITHIN FIVE WORKING DAYS OF THE RECEIPT OF THIS SET, GRANT APPROVAL FOR FINAL PAYMENT TO THE CONTRACTOR OR SHOW REASONABLE CAUSE WHY SUCH APPROVAL IS DENIED.</p> <p>1.22 SUBSTANTIAL COMPLETION</p> <p>THE FOLLOWING ARE REQUIRED FOR SUBSTANTIAL COMPLETION: A. FINAL CLEANING BY A PROFESSIONAL SERVICE</p> <p>B. AS-BUILT DRAWINGS ON COMPACT DISK</p> <p>C. A BINDER WITH OPERATION, MAINTENANCE DATA, AND WARRANTIES FOR ALL INSTALLED SYSTEMS.</p> <p>D. SPECIFIED QUANTITIES OF MAINTENANCE AND OVER STOCK MATERIALS</p> <p>E. HVAC BALANCE REPORT</p>	<p>DIVISION 2 - DEMOLITION</p> <p>2.1 DESCRIPTION OF WORK</p> <p>PERFORM ALL WORK OF A DEMOLITION NATURE THAT MAY BE REQUIRED OR NECESSARY TO A FULL AND COMPLETE EXECUTION OF THE WORK, WHETHER OR NOT SHOWN OR SPECIFIED. EXACT EXTENT OF DEMOLITION MAY NOT BE FULLY INDICATED BY THE DRAWINGS.</p> <p>2.2 SALVAGED COMPONENTS:</p> <p>A. WHERE SHOWN ON DRAWINGS, SALVAGE CONSTRUCTION MATERIALS AND EQUIPMENT (E.G., LIGHT FIXTURES, DOORS, FRAMES, HARDWARE, ETC.) SUITABLE FOR REUSE. SALVAGED COMPONENTS SHALL BE CLEANED AND REPAIRED BEFORE REUSING.</p> <p>B. COORDINATE SALVAGE AND STORAGE OF BUILDING STANDARD CONSTRUCTION MATERIALS AND EQUIPMENT NOT NECESSARY FOR NEW TENANT CONSTRUCTION WITH LANDLORD.</p> <p>2.3 PATCH AND REPAIR:</p> <p>A. EXISTING CONSTRUCTION WHERE AFFECTED BY DEMOLITION WORK SHALL BE PROPERLY REMEMBERED, ALIGNED, AND REPAIRED TO LEAVE NO EVIDENCE OF REMODELING WORK. AREAS AFFECTED OUTSIDE OF TENANT SPACE BY DEMOLITION AND NEW CONSTRUCTION TO BE REPAIRED SO AS TO LEAVE NO EVIDENCE OF DAMAGE. INTEGRITY OF NON-TENANT SPACE TO BE MAINTAINED.</p> <p>B. GENERAL CONTRACTOR SHALL REPAIR ANY FIRE PROOFING DAMAGED DURING THE COURSE OF DEMOLITION OR CONSTRUCTION SO AS TO MAINTAIN THE ORIGINAL FIRE RATING.</p> <p>DIVISION 3 - CONCRETE</p> <p>A. GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL CONCRETE WORK IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE" (ACI) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STANDARD 318-83.</p> <p>B. CONTRACTOR TO CHECK AND LEVEL CONCRETE FLOOR SURFACE TO A TOLERANCE NOT EXCEEDING ¼" IN A 10' - 0" DIAMETER WHEN MEASURED WITH A 10' - 0" STRAIGHT EDGE. CONTRACTOR SHALL PATCH AND REPAIR IMPERFECTIONS IN EXISTING CONCRETE SLAB AT ARCHITECT'S DISCRETION OR AS REQUIRED PRIOR TO INSTALLING FLOOR FINISH PER MANUFACTURER'S RECOMMENDATIONS. FLOOR SHALL BE LEVEL TO ½" IN 10' - 0" DIAMETER ON A NON-CUMULATIVE BASIS ON ALL AREAS TO RECEIVE STONE OR TILE FLOORING.</p>	<p>DIVISION 6 - WOODWORK AND CABINETRY</p> <p>6.1 CARPENTRY:</p> <p>A. GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL WOOD BLOCKING AND OTHER REINFORCING WHERE INDICATED ON THE DRAWINGS OR WHERE REQUIRED FOR ADEQUATE SUPPORT OF NEW WORK.</p> <p>B. ALL WOOD BLOCKING SHALL BE STAMPED "FIRE-RETARDANT" TREATED IN ACCORDANCE WITH GOVERNING ORDINANCES AND BUILDING CODES.</p> <p>C. ALL RAISED PLATFORMS MUST BE CONSTRUCTED FROM NON-COMBUSTABLE MATERIALS.</p> <p>6.2 ARCHITECTURAL WOODWORK AND CABINETRY:</p> <p>A. THIS CONTRACTOR TO FURNISH AND INSTALL ALL CUSTOM ARCHITECTURAL WOODWORK INCLUDING, BUT NOT LIMITED TO:</p> <ol style="list-style-type: none"> <li>STANDING OR RUNNING TRIM</li> <li>WOOD CABINETS AND HARDWARE</li> <li>DOORS AND HARDWARE</li> <li>WOOD FRAMES</li> <li>SHELVING AND HARDWARE</li> </ol> <p>B. QUALITY AND WORKMANSHIP: ALL MATERIALS AND WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE "ARCHITECTURAL WOODWORK INSTITUTE" (AWI) "PREMIUM GRADE STANDARDS". REFER TO 9.6 FOR FINISH STANDARDS FOR SHOP PAINTED DOORS.</p> <p>C. MATERIALS AND FINISHES:</p> <ol style="list-style-type: none"> <li>MATERIALS AND FINISHES SHALL BE SPECIFIED ON THE DRAWINGS. SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AS SPECIFIED IN DIVISION 1 OF THESE SPECIFICATIONS.</li> <li>WOOD VENEERS TO RECEIVE TRANSPARENT FINISH TO BE PLAIN SLICED AND BOOK AND END MATCHED, UNLESS OTHERWISE NOTED.</li> <li>MELAMINE COLOR, WHERE SPECIFIED, SHALL BE WHITE AT PLASTIC LAMINATE MILLWORK AND BLACK AT WOOD VENEER MILLWORK, UNLESS OTHERWISE NOTED.</li> <li>PROVIDE GROMMETS IN COUNTERTOPS ABOVE EACH WALL MOUNTED OUTLET. GROMMETS TO BE MOCKETT &amp; COMPANY SG SERIES, 1 ¾" HOLE, COLOR BLACK.</li> <li>MILLWORK CABINETS CONSTRUCTION TO BE FLUSH OVERLAY TYPE WITH EUROPEAN (INVISIBLE) SELF - CLOSING , 170 DEGREE OPENING, HEAV</li></ol>
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<div><div>9.1 DRYWALL PARTITIONS:</div><div><div><div>A. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NEW PARTITION, SOFFIT, AND CEILING CONSTRUCTION WHERE INDICATED ON THE DRAWINGS. NEW CONSTRUCTION SHALL MATCH THAT OF EXISTING ADJACENT CONDITIONS, IF APPLICABLE, EXCEPT WHERE NOTED OTHERWISE ON THE DRAWINGS.</div><div>B. ALL NEW PARTITION CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND SHALL CONFORM TO BUILDING STANDARD SPECIFICATIONS WHERE APPLICABLE.</div><div>C. THE GENERAL CONTRACTOR SHALL LOCATE AND DESIGNATE ALL NEW AND REMAINING PARTITIONS AS NOTED ON THE DRAWINGS FOR REVIEW BY ARCHITECT ON SITE PRIOR TO COMMENCEMENT OF DEMOLITION OR NEW WORK.</div><div>D. PARTITIONS SHALL BE PLUMB AND DIMENSIONS SHALL BE WITHIN 1/8" IN 20' - 0" ALONG LENGTH OF PARTITIONS. CONTRACTOR SHALL NOT ADJUST DIMENSIONS MARKED "CLEAR" OR "HOLD" WITHOUT REVIEW BY ARCHITECT.</div><div>E. PROVIDE WATER RESISTANT GYPSUM WALL BOARD AT TOILET ROOM PARTITIONS AND OTHER WET AREAS. PROVIDE TYPE "X" GYPSUM BOARD AT FIRE - RATED ASSEMBLIES.</div><div>F. INSTALL GYPSUM WALL BOARD WITH LONG DIMENSIONS PERPENDICULAR TO FRAMING.</div><div>G. NEW AND EXISTING GYPSUM WALL BOARD SHALL BE TAPED AND SANDED WITH NO VISIBLE JOINTS. SURFACES ARE TO BE FREE OF IMPERFECTIONS AND SHALL HAVE SMOOTH LEVEL 4 SURFACE READY TO RECEIVE SCHEDULED FINISH. WHERE DEEP TONE PAINT IS SCHEDULED, SKIM COAT FULL SURFACE OF SUBSTRATE TO LEVEL 5 FINISH. REFERENCE USG STANDARDS.</div><div>H. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS TO BE PROPERLY FIRE STOPPED PER CODE.</div></div></div><div><div>9.2 CEILINGS SYSTEMS:</div><div><div><div>A. PATCH AND REPAIR: GENERAL CONTRACTOR TO PATCH AND REPAIR EXISTING CEILING SYSTEM WHERE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION SO AS TO LEAVE NO EVIDENCE OF REMODELING WORK.</div><div>B. GYPSUM CEILINGS:</div><div><div>1. CEILING SUPPORT SYSTEM SHALL LIMIT DEFLECTION OF FINISHED CEILING TO LESS THAN 1/260 OF SPAN.</div><div>2. ATTACHMENT DEVICES SHALL BE AN APPROVED TYPE, CAPABLE OF CARRYING FIVE TIMES THE CEILING LOAD OR 100 POUNDS, WHICHEVER IS GREATER.</div><div>3. HANGERS SHALL BE PLUMB OR COUNTERSPLAYED AND SHALL NOT PRESS AGAINST PIPE OR DUCT INSULATION.</div><div>4. CARRYING CHANNELS AND MAIN RUNNERS SHALL BE LEVEL TO WITHIN 1/8 INCHES IN 10'-0".</div><div>5. SUSPENSION SYSTEM SHALL NOT BE VISIBLE FROM EYE LEVEL OF A PERSON STANDING ON THE FLOOR.</div></div><div>C. LAY IN PANEL CEILINGS:</div><div><div>1. SPACE MAIN RUNNERS 4'-0" ON CENTER. LEVEL AND SQUARE TO ADJACENT WALLS</div><div>2. SPACE CROSS RUNNERS AT 2'-0" ON CENTER</div><div>3. PROVIDE COMPRESSION STRUTS AT SEISMIC WIRE LOCATIONS. COMPRESSION STRUTS SHALL NOT REPLACE HANGER WIRES.</div></div></div></div><div><div>9.3 RESILIENT BASE:</div><div><div><div>A. RESILIENT BASE TO BE STRAIGHT AT CARPETING AND COVE AT HARD SURFACE FLOORING.</div><div>B. RESILIENT BASE TO BE INSTALLED IN CONTINUOUS RUNS FROM 120'-0" ROLLS. NO JOINTS SHALL BE WITHIN 12" OF A CORNER.</div></div></div><div><div>9.4 CARPET TILE:</div><div><div><div>A. STORE CARPET TILE AT LEAST 3 DAYS PRIOR TO INSTALLATION IN AREA OF INSTALLATION TO ACHIEVE TEMPERATURE STABILITY.</div><div>1. FOLLOW CRI 104 STANDARD FOR ROOM TEMPERATURE AND HUMIDITY CONDITIONS.</div><div>2. MAINTAIN RECOMMENDED CONDITIONS AT LEAST 72 HOURS PRIOR TO INSTALLATION AND AFTER COMPLETION.</div><div>3. DO NOT STACK CARPET TILE BOXES MORE THAN 6 CARTONS HIGH TO AVOID POTENTIAL CRUSHING.</div><div>B. SEQUENCE CARPET TILE INSTALLATION WITH OTHER WORK TO MINIMIZE POSSIBILITY OF DAMAGE AND SOILING DURING REMAINDER OF CONSTRUCTION PERIOD.</div><div>C. CONSISTENCY OF COLOR SHALL BE SUCH THAT ANY TILE SHALL BE INTERCHANGEABLE WITH ANY OTHER TILE, WITHIN A DYE LOT, WITH NO VISUAL DIFFERENCE.</div><div>D. ADHESIVES, IF REQUIRED, TO BE PER MANUFACTURER'S GUIDELINES.</div><div>E. SUBFLOOR MUST BE CLEANED, FREE OF DUST, DIRT, GREASE, WAX, PAINT, CURING OR PARTING AGENTS, OR ANY OTHER SUBSTANCE THAT MAY AFFECT THE BOND. CONCRETE FLOORS MUST BE LEVEL, FULLY CURED, FREE OF EXCESSIVE MOISTURE EMISSIONS AND ALKALI. CONCRETE FLOORS WITH A MOISTURE EMISSION RATE EXCEEDING 3.0 lbs / 1,000 SQ. FT. IN A 24 HOUR PERIOD REQUIRE CORRECTIVE MEASURES.</div></div></div></div><div><div>9.5 9.5 CARPET CARPET:</div><div><div><div>A. FACE YARNS SHALL BE OF SAME DYE BATCH, AND FINISH MATERIAL SHALL BE OF ONE MILL RUN.</div><div>B. WHERE SPECIFIED PROVIDE STANDARD CUSHION: NOVA "CONTRACT" BY LEGGETT &amp; PLATT, OR EQUAL. WEIGHT: 6.5 POUNDS PER CUBIC FOOT. THICKNESS: 5/16".</div><div>C. TACKLESS CARPET STRIPPING SHALL BE WATER RESISTANT PLYWOOD STRIPS, 3/8" OR 9/32" THICK, AS REQUIRED TO MATCH CUSHION / CARPET THICKNESS, WITH ANGULAR PINS PROTRUDING FROM TOP FOR GRIPPING AND HOLDING STRETCHED CARPET.</div><div>D. SUBFLOOR MUST BE CLEANED, FREE OF DUST, DIRT, GREASE, WAX, PAINT, CURING OR PARTING AGENTS, OR ANY OTHER SUBSTANCE THAT MAY AFFECT THE BOND. CONCRETE FLOORS MUST BE LEVEL, FULLY CURED, FREE OF EXCESSIVE MOISTURE EMISSIONS AND ALKALI. CONCRETE FLOORS WITH A MOISTURE EMISSION RATE EXCEEDING 3.0 lbs / 1,000 SQ. FT. IN A 24 HOUR PERIOD REQUIRE CORRECTIVE MEASURES.</div></div></div><div><div>9.6 PAINTING AND DECORATING</div><div><div><div>A. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR AS NECESSARY TO PROVIDE PAINTING AND DECORATING WORK AS SPECIFIED AND INDICATED ON THE DRAWINGS.</div><div>B. ALL WALLS, DRYWALL CEILINGS, DOORS, FRAMES AND WOODWORK SHALL BE FREE FROM DEFECTS AND BE FILLED AND SANDED SMOOTH PRIOR TO RECEIVING PAINTED AND/OR NATURAL FINISHES. NEW WORK SHALL BE PRIMED AND PAINTED WITH NOT LESS THAN ONE PRIME AND TWO FINISH COATS. PREVIOUSLY FINISHED WORK SHALL RECEIVE NOT LESS THAN TWO FINISH COATS.</div></div><div>C. PAINTING SYSTEM NEW CONSTRUCTION:</div><div><div><div>1. DRYWALL - 1ST COAT - BENJAMIN MOORE (BM) LATEX QUICK DRY PRIME SEALER II (201).</div><div><div>a. DRYWALL CEILINGS 2ND &amp; 3RD COAT - "BM" REGAL WALL SATIN LATEX FLAT (215). REFER TO FINISH PLAN FOR PAINT COLORS.</div><div>b. DRYWALL WALLS 2ND &amp; 3RD COAT - "BM" REGAL AQUAPEARL LATEX (310) OR EGGSHELL. REFER TO FINISH PLAN FOR PAINT COLORS.</div><div>c. DRYWALL WALLS 2ND &amp; 3RD COAT IN BATHROOMS, KITCHENS, JANITOR CLOSETS, ETC. SEMI GLOSS FINISH. REFER TO FINISH PLAN FOR PAINT COLORS.</div><div>d. OTHER FINISH COATS AS NOTED ON PLAN.</div><div>e. EXISTING CONSTRUCTION ONLY, 2ND &amp; 3RD COAT AS REQUIRED, OR NOTED.</div></div><div>2. MISCELLANEOUS WOOD TRIM - 1ST COAT - BENJAMIN MOORE ALKYD ENAMEL UNDERBODY (217).</div><div><div>a. 2ND &amp; 3RD COAT - AS NOTED.</div><div>b. EXISTING CONSTRUCTION ONLY, 2ND &amp; 3RD COAT AS REQUIRED, OR NOTED.</div></div><div>3. MISCELLANEOUS METAL TRIM - 1ST COAT - BENJAMIN MOORE IRONCLAD RETARDO RUST INHIBITIVE PAINT (163).</div><div><div>a. 2ND &amp; 3RD COAT - "BM" SATIN IMPERVO (235) OR ALKYD DULAMEL (207) FOR SEMI-GLOSS FINISH.</div><div>b. OTHER FINISH COATS AS NOTED ON PLAN.</div><div>c. EXISTING CONSTRUCTION ONLY, 2ND &amp; 3RD COAT AS REQUIRED.</div></div></div><div>NOTE: IF OTHER PAINT MANUFACTURER IS USED, FOLLOW SAME PRODUCT SPECIFICATIONS AS SHOWN FOR "BM".</div><div><div>D. UNLESS OTHERWISE NOTED, PREPARE AND PAINT ALL EXPOSED ITEMS INCLUDING COLUMNS, PANEL BOXES, CONDUIT, SURFACE RACEWAYS, DRAPERY POCKETS, ETC. NOT PRE-FINISHED TO MATCH ADJACENT PARTITION OR CEILING COLOR.</div><div>E. FINISH VERTICAL EDGES OF PAINT GRADE DOORS TO MATCH FACES. SEAL TOP AND BOTTOM EDGES.</div><div>F. PAINT ASTRAGALS AT FIRE RATED DOORS TO MATCH DOOR.</div><div>G. ALL SHOP PAINTED WOOD DOORS TO BE PAINTED TO AWI-0P4 SPECIFICATION FOR SOLID COLORS AND AWI TO VIF-4 FOR CLEAR FINISHES.</div></div></div><div><div>9.7 WALL COVERING:</div><div><div>INSTALL WALL COVERING USING MANUFACTURER'S RECOMMENDED ADHESIVE. WALL COVERING SHALL BE CONTINUOUS BEHIND COUNTERTOPS, CHAIR RAILS, ETC. SEAMS SHALL BE TIGHT, NEAT, AND NOT LESS THAN 12" FROM CORNERS. DO NOT END WALL COVERING AT AN OUTSIDE CORNER.</div></div></div><div><div>9.8 RESILIENT FLOORING:</div><div><div>THE CONTRACTOR SHALL WAX ALL NEW AND, WHERE OCCURS, EXISTING RESILIENT FLOORS, UON.</div></div></div></div><div><div><div>DIVISION 10 - SPECIALTIES</div><div><div>(NOT USED)</div></div><div><div>DIVISION 11 – EQUIPMENT</div><div><div>PROVIDE ELECTRICAL AND WATER SYSTEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION OF ALL APPLIANCES AS SHOWN OR SPECIFIED ON THE DRAWINGS.</div></div><div><div>DIVISION 12 – FURNISHINGS</div><div><div>A. FURNITURE IS BY TENANT UNLESS OTHERWISE NOTED. REFER TO POWER AND SIGNAL PLAN FOR ELECTRICAL REQUIREMENTS.</div><div>B. CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE TENANT'S FURNITURE VENDOR TO INCLUDE FLOOR CORE LOCATIONS, BASE POWER, AND DATA IN FEED LOCATIONS.</div></div><div><div>DIVISION 13 - SPECIAL CONSTRUCTION</div><div><div>(NOT USED)</div></div><div><div>DIVISION 14 - CONVEYING SYSTEM</div><div><div>(NOT USED)</div></div><div><div>DIVISION 15 - MECHANICAL</div><div><div>15.1 SCOPE OF WORK (DESIGN BUILD)</div><div>CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND ENGINEERING DESIGN SERVICES REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL HEATING, AIR CONDITIONING, VENTILATION, PLUMBING, FIRE PROTECTION, AND LIFE SAFETY SYSTEM. CONTRACTOR SHALL VISIT THE PROJECT SITE TO DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF EXISTING DUCTWORK, PIPING AND FIRE PROTECTION EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING WORK AS NECESSARY TO ACCOMMODATE NEW WORK.</div><div>15.2 ENGINEERING DESIGN DOCUMENTS</div><div>CONTRACTOR SHALL PREPARE OR CAUSE TO HAVE PREPARED A COMPLETE SET OF MECHANICAL AND PLUMBING ENGINEERING DRAWINGS AND SPECIFICATIONS. CONTRACTORS SHALL SUBMIT DRAWINGS AND SPECIFICATIONS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH NEW WORK. CONTRACTOR SHALL PROVIDE WET STAMPED AND SIGNED DRAWINGS FOR BUILDING DEPARTMENT PERMIT SUBMISSION.</div><div>15.3 ORDINANCES, REGULATIONS AND BUILDING CODES</div><div>ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ORDINANCES, REGULATIONS AND BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO PERFORM THIS WORK.</div><div><div>DIVISION 16 - ELECTRICAL</div><div><div>16.1 SCOPE OF WORK (DESIGN BUILD)</div><div>CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND ENGINEERING DESIGN SERVICES REQUIRED TO PROVIDE A COMPLETE OPERATIONAL ELECTRICAL SYSTEM. CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY ALL ELECTRICAL CONDITIONS TO DETERMINE THE EXTENT OF NEW WORK AND DEMOLITION INVOLVED. CONTRACTOR SHALL REMOVE AND TERMINATE ALL EXISTING ELECTRICAL, TELEPHONE AND OTHER DEVICES NOT OTHERWISE INDICATED TO REMAIN. (REFER TO ENGINEER'S DOCUMENTS, IF APPLICABLE.)</div><div>16.2 ENGINEERING DESIGN DOCUMENTS</div><div>CONTRACTOR SHALL PREPARE OR CAUSE TO HAVE PREPARED A COMPLETE SET OF ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. CONTRACTORS SHALL SUBMIT DRAWINGS AND SPECIFICATIONS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH NEW WORK. CONTRACTOR SHALL PROVIDE WET STAMPED AND SIGNED DRAWINGS FOR BUILDING DEPARTMENT PERMIT SUBMISSION.</div><div>16.3 ORDINANCE, REGULATIONS &amp; BUILDING CODES</div><div>ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE ORDINANCES, REGULATIONS AND BUILDING CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO PERFORM THIS WORK.</div><div>16.5 TELEPHONE/DATA SYSTEMS COORDINATION</div><div>CONTRACTOR SHALL COORDINATE HIS WORK WITH THE TENANT'S TELEPHONE AND COMMUNICATIONS VENDOR PRIOR TO COMMENCING WITH NEW WORK.</div></div></div></div><div></div></div><div><div><div>ABV</div><div>ACT</div><div>ADJ</div><div>ADA</div><div>AFF</div><div>ALUM</div><div>APPROX</div><div>ARCH</div><div>AV</div><div>BATT</div><div>BD</div><div>BLDG</div><div>CATV</div><div>CCTV</div><div>CFM</div><div>CL</div><div>CLG</div><div>CLR</div><div>CMU</div><div>CONF</div><div>CTR</div><div>(D)</div><div>DATA</div><div>DEMO</div><div>DF</div><div>DIA</div><div>DIM</div><div>DR</div><div>DW</div><div>DWG</div><div>(E)</div><div>EA</div><div>ELEC</div><div>ELEV</div><div>EPO</div><div>EQ</div><div>EQUIP</div><div>FEC</div><div>FF</div><div>FIN</div><div>FLR</div><div>FLUOR</div><div>FT</div><div>FURN</div><div>GA</div><div>GC</div><div>GFI</div><div>GWB</div><div>GYP</div><div>HDWR</div><div>HT</div><div>HM</div><div>HO</div><div>HVAC</div><div>INFO</div><div>LAV</div><div>LBS</div><div>MAX</div><div>MDF</div><div>MECH</div><div>MFR</div><div>MISC</div><div>MIN</div><div>MTL</div><div>(N)</div><div>NA</div><div>NIC</div><div>OC</div><div>PG</div><div>P-LAM</div><div>PLYWD</div><div>PSF</div><div>(R</div></div></div></div></div></div></div></div></div></div></div></div></div></div>
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# DOLPHIN CLUB

## ALTERATIONS & ADDITION

**502 JEFFERSON  
STREET  
SAN FRANCISCO, CA  
94109  
BLOCK: 0405 LOT: 004**

ISSUE:	DATE:
SITE PERMIT	09.17.20
REVISION 01	06.20.21
REVISION 02	11.18.21

[illegible]

<b>DRAWN BY:</b>	TL
<b>DATE:</b>	06.20.21
<b>SHEET TITLE:</b>	

## GENERAL NOTES & ABBREVIATIONS

SHEET NUMBER:

# A0.2

REV #: DATE:



CONSTRUCTION SYMBOLS	
<div><div>NAME [00000] 150 SF</div><div>ROOM TAG</div></div> <div><div>KEYNOTE REFERENCE</div></div> <div><div>DET # SHT #</div><div>DETAIL REFERENCE</div></div> <div><div>DET # SHT #</div><div>ELEVATION REFERENCE</div></div> <div><div>#</div><div>REVISION DELTA</div></div> <div><div><div>HATCHED AREA NOT IN CONTRACT (NIC)</div></div></div> <div><div><div>000</div></div><div>DOOR TAG</div></div> <div><div><div>XX</div></div><div>WALL TAG</div></div> <div><div><div>XX</div></div><div>GLAZING TAG</div></div> <div><div><div>NEW MILLWORK</div></div></div> <div><div><div>ALIGN</div></div></div> <div><div><div>3' - 0"</div></div><div>DIMENSION</div></div> <div><div><div>CHANGE IN ELEVATION LEVEL</div></div></div> <div><div><div>NEW CONSTRUCTION</div></div></div> <div><div><div>DEMOLISHED CONSTRUCTION</div></div></div> <div><div><div>EXISTING CONSTRUCTION</div></div></div> <div><div><div>ACOUSTIC PARTITION</div></div></div> <div><div><div>1-HOUR RATED PARTITION</div></div></div> <div><div><div>2-HOUR RATED PARTITION</div></div></div> <div><div><div>FIRE EXTINGUISHER CABINET</div></div></div> <div><div><div>WH</div></div><div>WATER HEATER</div></div> <div><div><div>W</div></div><div>COPPER WATER LINE</div></div> <div><div><div>FD</div></div><div>FLOOR DRAIN</div></div> <div><div><div>FRAMED GLAZING</div></div></div> <div><div><div>FRAMELESS GLAZING</div></div></div> <div><div><div>E</div></div><div>RESTROOM ACCESSORIES</div></div>	
<div><div>1</div><div>EQUIPMENT FIXTURE TAG</div></div> <div><div>↓</div><div>GRAIN DIRECTION</div></div>	
REFLECTED CEILING SYMBOLS	
<div><div><div>EXIT SIGN - WALL MOUNT</div></div></div> <div><div><div>EXIT SIGN - DOUBLE - CEILING MOUNT</div></div></div> <div><div><div>EXIT SIGN - DOUBLE WITH ARROWS - CEILING MOUNT</div></div></div> <div><div><div>EXIT SIGN - SINGLE WITH ARROW - CEILING MOUNT</div></div></div> <div><div><div>DOWNLIGHT - ROUND</div></div></div> <div><div><div>DOWNLIGHT - SQUARE</div></div></div> <div><div><div>WALL WASHER - ROUND</div></div></div> <div><div><div>WALL WASHER - SQUARE</div></div></div> <div><div><div>PENDANT SMALL</div></div></div> <div><div><div>PENDANT LARGE</div></div></div> <div><div><div>WALL SCONCE</div></div></div> <div><div><div>LINEAR UNDER-CABINET LIGHT FIXTURE</div></div></div> <div><div><div>HVAC AIR RETURN</div></div></div> <div><div><div>HVAC AIR DIFFUSER</div></div></div> <div><div><div>RECESSED 2X4 LIGHT FIXTURE</div></div></div> <div><div><div>RECESSED 2X2 LIGHT FIXTURE</div></div></div> <div><div><div>RECESSED 1X4 LIGHT FIXTURE</div></div></div> <div><div><div>TROFFER 1X4 LIGHT FIXTURE</div></div></div> <div><div><div>COVE LIGHT</div></div></div> <div><div><div>TRACK LIGHTING</div></div></div> <div><div><div>LINEAR PENDANT</div></div></div> <div><div><div>AV PROJECTION SCREEN</div></div></div> <div><div><div>2X2 CEILING GRID AND TILES</div></div></div> <div><div><div>2X4 CEILING GRID AND TILES</div></div></div> <div><div><div>NEW GYPSUM BOARD CEILING / SOFFIT</div></div></div>	
<div><div><div>CHANGE IN ELEVATION LEVEL</div></div></div> <div><div><div>SMOKE DETECTOR</div></div></div> <div><div><div>SPRINKLER</div></div></div> <div><div><div>SPEAKER</div></div></div> <div><div><div>MICROPHONE</div></div></div> <div><div><div>WIRELESS ACCESS POINT</div></div></div> <div><div><div>STROBE (CEILING MOUNTED)</div></div></div> <div><div><div>STROBE (WALL MOUNTED)</div></div></div>	
POWER-SIGNAL SYMBOLS	
<div><div><div>WALL SYMBOLS (*) DENOTES TIED TO OCCUPANCY SENSOR</div></div><div><div><div>CU</div><div>WALL DUPLEX OUTLET (1) CONTROLLED, (1) UNCONTROLLED</div></div></div><div><div><div>C</div><div>WALL DUPLEX OUTLET - CONTROLLED*</div></div></div><div><div><div>C</div><div>WALL OUTLET - CONTROLLED* QUAD</div></div></div><div><div><div>CU</div><div>WALL OUTLET - QUAD (2) CONTROLLED*, (2) UNCONTROLLED</div></div></div><div><div><div>USB</div><div>WALL OUTLET - USB</div></div></div><div><div><div>WALL DUPLEX DEDICATED OUTLET</div></div></div><div><div><div>WALL DUPLEX DEDICATED ISOLATED GROUND OUTLET</div></div></div><div><div><div>WALL OUTLET 220 - SINGLE</div></div></div><div><div><div>WALL OUTLET DEDICATED - QUAD</div></div></div><div><div><div>WALL DATA OUTLET</div></div></div><div><div><div>WALL TELE-DATA OUTLET</div></div></div><div><div><div>WALL TELEPHONE JACK</div></div></div><div><div><div>WALL J-BOX - POWER</div></div></div><div><div><div>WALL J-BOX - POWER CONTROLLED</div></div></div><div><div><div>CU</div><div>WALL J-BOX - POWER 1/2 CONTROLLED, 1/2 UNCONTROLLED</div></div></div><div><div><div>T</div><div>WALL J-BOX - TELE/DATA</div></div></div><div><div><div>AV</div><div>WALL J-BOX - AUDIO VISUAL</div></div></div><div><div><div>TV</div><div>WALL J-BOX - CABLE TV</div></div></div></div>	
<div><div><div>FLOOR SYMBOLS - ABOVE SLAB SYMBOLS</div></div><div><div><div>J</div><div>FLOOR J-BOX - POWER 'DOG HOUSE'</div></div></div><div><div><div>CU</div><div>J</div><div>FLOOR J-BOX - POWER 'DOG HOUSE' 1/2 CIRCUITS CONTROLLED + 1/2 CIRCUITS UNCONTROLLED</div></div></div><div><div><div>T</div><div>FLOOR J-BOX - TELE/DATA 'DOG HOUSE'</div></div></div><div><div><div>AV</div><div>FLOOR J-BOX - AUDIO VISUAL 'DOG HOUSE'</div></div></div><div><div><div>TV</div><div>FLOOR J-BOX - CABLE TV 'DOG HOUSE'</div></div></div><div><div><div>X</div><div>FLOOR TELE/DATA OUTLET 'DOG HOUSE'</div></div></div><div><div><div>FLOOR OUTLET DUPLEX 'DOG HOUSE'</div></div></div><div><div><div>C</div><div>FLOOR OUTLET DUPLEX CONTROLLED 'DOG HOUSE'</div></div></div><div><div><div>CU</div><div>FLOOR OUTLET DUPLEX 'DOG HOUSE' (1) CONTROLLED, (1) UNCONTROLLED</div></div></div><div><div><div>FLOOR OUTLET QUAD 'DOG HOUSE'</div></div></div><div><div><div>C</div><div>FLOOR OUTLET QUAD CONTROLLED 'DOG HOUSE'</div></div></div><div><div><div>CU</div><div>FLOOR OUTLET QUAD 'DOG HOUSE' (1) CONTROLLED, (1) UNCONTROLLED</div></div></div><div><div><div>FLOOR MOUNTED WIREMOLD RACEWAY</div></div></div></div>	
<div><div><div>FLOOR SYMBOLS - FLOOR CORE SYMBOLS</div></div><div><div><div>FB<sup>2</sup></div><div>FLUSH FLOOR BOX - SEE SCHEDULE ON POWER/SIGNAL PLAN</div></div></div><div><div><div>SU<sup>1</sup></div><div>STUB UP - SEE SCHEDULE ON POWER/SIGNAL PLAN</div></div></div><div><div><div>PP<sup>1</sup></div><div>POWER POLE - SEE SCHEDULE ON POWER/SIGNAL PLAN</div></div></div></div>	
MISC. SYMBOLS - SWITCHING AND CONTROLS	
<div><div><div>DAYLIGHT CONTROL - AUTO (CEILING MOUNTED)</div></div></div> <div><div><div>OCCUPANCY SENSOR (CEILING MOUNTED)</div></div></div> <div><div><div>OCCUPANCY SENSOR (WALL MOUNTED)</div></div></div> <div><div><div>OCCUPANCY SENSOR - DIMMING (WALL MOUNTED)</div></div></div> <div><div><div>SWITCH - SINGLE</div></div></div> <div><div><div>SWITCH - DOUBLE</div></div></div> <div><div><div>SWITCH - TRIPLE</div></div></div> <div><div><div>SWITCH - QUAD</div></div></div> <div><div><div>SWITCH - QUINTUPLE</div></div></div> <div><div><div>SWITCH - THREE WAY</div></div></div> <div><div><div>SWITCH - DIMMER</div></div></div> <div><div><div>SWITCH - GRAPHIC EYE</div></div></div> <div><div><div>SWITCH - DISPOSAL</div></div></div> <div><div><div>SWITCH - CIRCUIT ASSIGNMENT</div></div></div> <div><div><div>T-STAT</div><div>THERMOSTAT</div></div></div>	
FINISH SYMBOLS	
<div><div><div>FLOOR MATERIAL TRANSITION</div></div></div> <div><div><div>CASEWORK FINISH TAG</div></div></div> <div><div><div>FLOOR FINISH TAG</div></div></div> <div><div><div>WALL FINISH TAG</div></div></div>	
MISC. SYMBOLS	
<div><div><div>INDICATES ITEM TO BE DEMOLISHED</div></div></div> <div><div><div>(D)</div></div></div> <div><div><div>INDICATES ITEM TO BE REMOVED AND RELOCATED</div></div></div> <div><div><div>(R)</div></div></div> <div><div><div>INDICATES ITEM EXISTING TO REMAIN</div></div></div> <div><div><div>(E)</div></div></div> <div><div><div>INDICATES NEW ITEM</div></div></div> <div><div><div>(N)</div></div></div> <div><div><div>ALT X</div><div>INDICATES ITEMS FOR ALTERNATE BID SEE "ALTERNATES FOR BID" SCHEDULE.</div></div></div>	

HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105  
P (415) 543-5005 F (415) 495-3336  
WWW.HOODTHOMAS.COM

LICENSED ARCHITECT  
MARK R THOMAS  
NO. C19445  
EXP. 06-23  
STATE OF CALIFORNIA

DOLPHIN CLUB

ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
SITE PERMIT	09.17.20
REVISION 01	06.20.21
REVISION 02	11.18.21

HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105  
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DRAWN BY:	TL
DATE:	06.20.21
SHEET TITLE:	

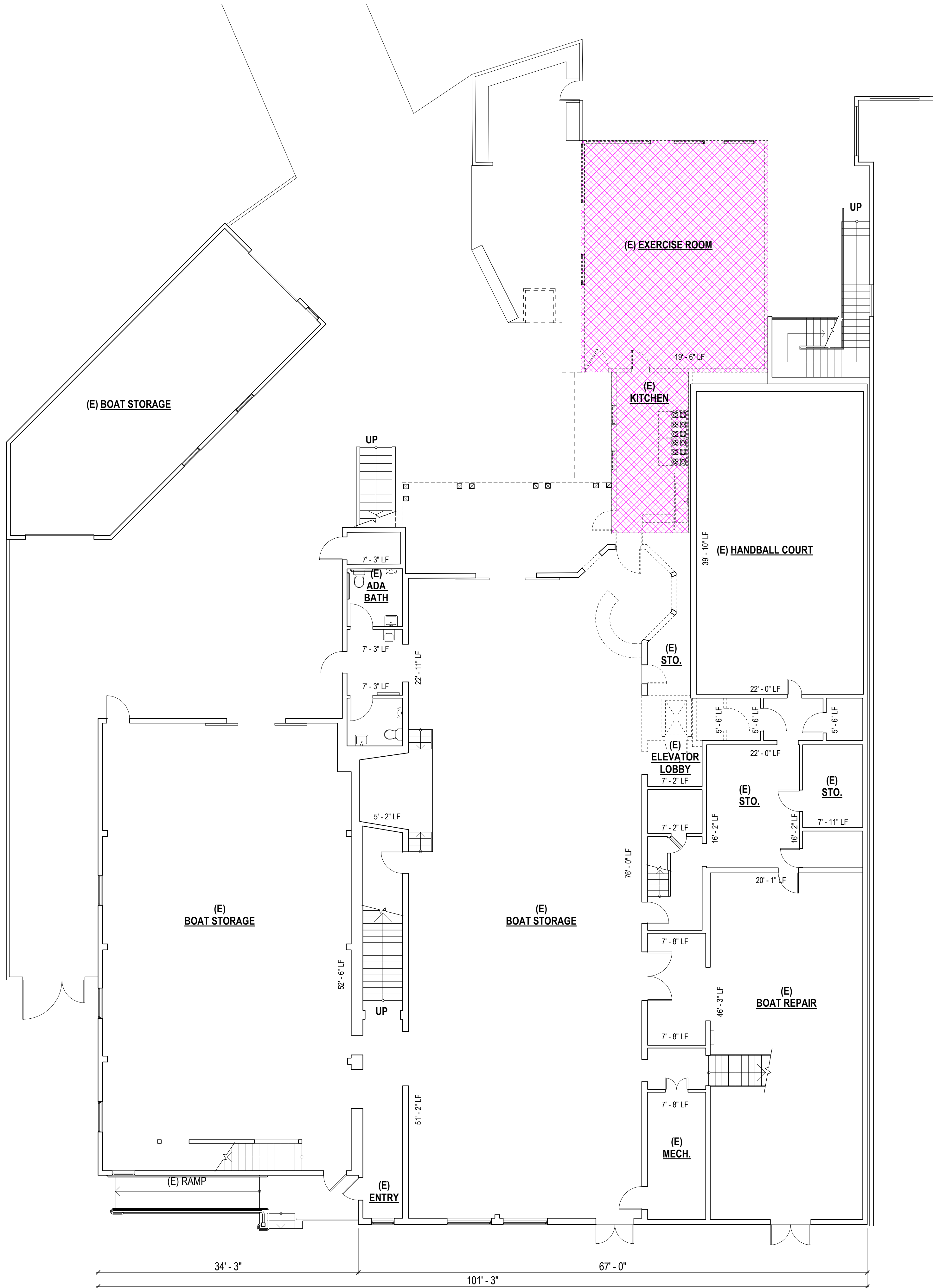
SYMBOLS LEGEND

SHEET NUMBER:

A0.3

REV #: DATE:





1 FLOOR 01 - EXISTING/DEMOLITION PLAN CALC  
SCALE: 1/8" = 1'-0"

SECTION 317

WALL DEMOLITION CALCULATION (LINEAR FOOTAGE MEASUREMENT) SEC. 317(b)(2)(B)					
ELEMENTS	(E) LENGTH (LF)	WALL REMOVED (LF) (MEASURED AT FOUNDATION LEVEL)	% REMOVED	MAX PERMITTED	MEET CODE?
SOUTH (FRONT) FACADE	101' - 3" LF	0' - 0" LF	0 %	50 %	YES
NORTH (REAR) FACADE	101' - 3" LF	24' - 7" LF	24 %		
TOTALS (SOUTH & NORTH)	202' - 6" LF	24' - 7" LF	12 %		
TOTAL SOUTH & NORTH ELEMENTS REMOVED = 12 %					
EAST FACADE	142' - 8" LF	30' - 6" LF	21 %	65 %	YES
WEST FACADE	142' - 8" LF	51' - 7" LF	36 %		
TOTALS (EAST & WEST)	284' - 4" LF	82' - 1" LF	29 %		
TOTAL ALL SIDES	486' - 10" LF	106' - 8" LF	22 %	65 %	YES
TOTAL ALL SIDES ELEMENTS TO BE REMOVED = 22 %					

WALL DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
SOUTH (FRONT) FACADE	3,066 SF	0 SF	0 %	50 %	YES
NORTH (REAR) FACADE)	2,904 SF	357 SF	12 %		
EAST FACADE	3,555 SF	311 SF	9 %		
WEST FACADE	3,523 SF	584 SF	16 %		
TOTALS	13,048 SF	1,252 SF	9 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 9 %					

FLOOR DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
HORIZONTAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01	9,491 SF	962 SF	10 %	50 %	YES
FLOOR 02	7,739 SF	111 SF	1 %		
FLOOR 03	140 SF	0 SF	0 %		
ROOF	9,568 SF	898 SF	9 %		
TOTALS	26,938 SF	1,971 SF	7 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 10%					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 317 (2) (B)&(C)

SECTION 1005

WALL REMOVAL >25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S) SEC. 1005(f)1					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
SOUTH (FRONT) FACADE	3,066 SF	0 SF	0 %	25 %	YES
TOTALS	3,066 SF	0 SF	0 %		
TOTAL SURFACE OF EXTERNAL WALLS FACING STREET TO BE REMOVED = 0 %					

REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTIONS AS ALL EXTERNAL WALLS 1005(f)2					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
SOUTH (FRONT) FACADE	3,066 SF	0 SF	0 %	50 %	YES
NORTH (REAR) FACADE	2,904 SF	357 SF	12 %		
EAST FACADE	3,555 SF	311 SF	9 %		
WEST FACADE	3,523 SF	584 SF	16 %		
TOTALS	13,048 SF	1,252 SF	9 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 9%					

REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS SEC.1005(f)3					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
NORTH (REAR) FACADE)	3,066 SF	0 SF	0 %	25 %	YES
SOUTH (FRONT) FACADE	2,904 SF	357 SF	12 %		
EAST FACADE	3,555 SF	311 SF	9 %		
WEST FACADE	3,523 SF	584 SF	16 %		
TOTALS	13,048 SF	1,252 SF	9 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 9%					

REMOVAL OF MORE THAN 75% OF ALL INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES SEC.1005(f)4					
STRUCTURAL WALL	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01	5,158 SF	248 SF	5 %	75 %	YES
FLOOR 02	3,499 SF	117 SF	3 %		
FLOOR 03	0 SF	0 SF	0 %		
TOTALS	8,657 SF	365 SF	4 %		

FLOOR AREA	AREA (SF)	AREA REMOVED (SF)	% REMOVED	75 %	YES
FLOOR 01	9,491 SF	962 SF	10 %		
FLOOR 02	7,739 SF	111 SF	1 %		
FLOOR 03	140 SF	0 SF	0 %		
ROOF	9,568 SF	898 SF	9 %		
TOTALS	26,938 SF	1,971 SF	7 %		
TOTALS ALL STRUCTURAL FRAMEWORK/FLOOR PLATES TO BE REMOVED = 7%					

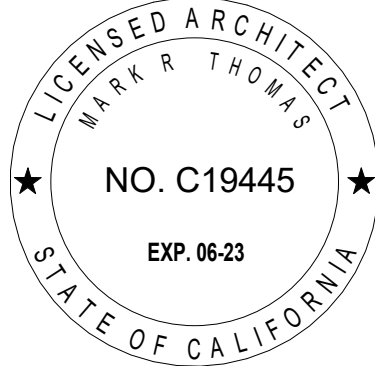
DEMOLITION NOTES

- ALL DEMOLITION WORK TO COMPLY WITH SFBC CH13B - CONSTRUCTION AND DEBRIS RECOVERY PROGRAM.
- DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE SF PLANNING DEPARTMENT.

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HOOD THOMAS ARCHITECTS

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DOLPHIN CLUB

ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
SITE PERMIT	09.17.20
REVISION 01	06.20.21
REVISION 02	11.18.21

DRAWN BY:	TL
DATE:	06.20.21
SHEET TITLE:	

DEMOLITION CALCULATION PLANS

SHEET NUMBER:

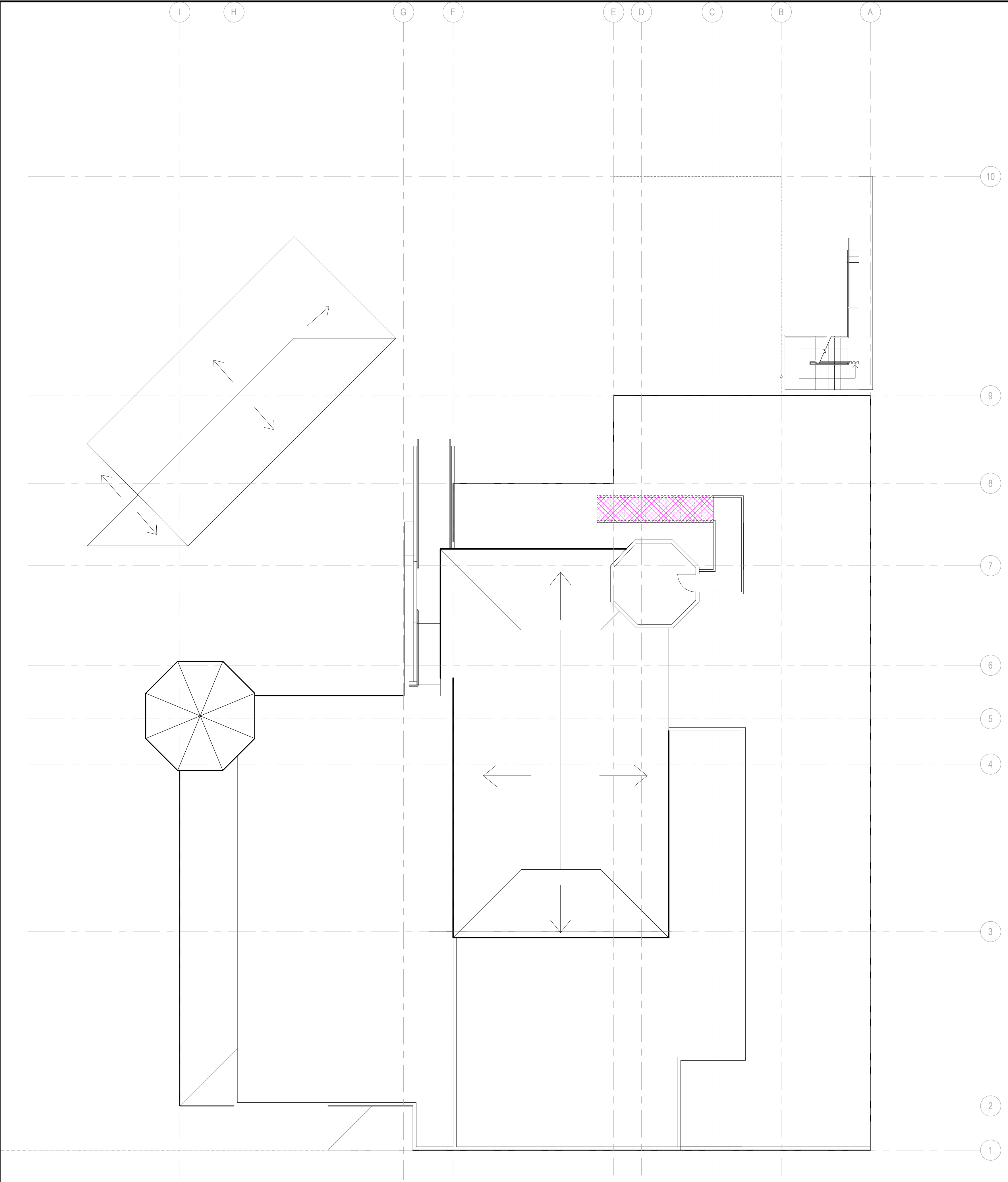
A0.4

REV #: DATE:









1 FLOOR 03 - EXISTING/DEMOLITION PLAN CALC  
SCALE: 1/8" = 1'-0"

SECTION 317

WALL DEMOLITION CALCULATION (LINEAR FOOTAGE MEASUREMENT) SEC. 317(b)(2)(B)					
ELEMENTS	(E) LENGTH (LF)	WALL REMOVED (LF) (MEASURED AT FOUNDATION LEVEL)	% REMOVED	MAX PERMITTED	MEET CODE?
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EAST FACADE	3,555 SF	311 SF	9 %		
WEST FACADE	3,523 SF	584 SF	16 %		
TOTALS	13,048 SF	1,252 SF	9 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 9 %					

FLOOR DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
HORIZONTAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
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FLOOR 02	7,739 SF	111 SF	1 %		
FLOOR 03	140 SF	0 SF	0 %		
ROOF	9,568 SF	898 SF	9 %		
TOTALS	26,938 SF	1,971 SF	7 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 10%					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 317 (2) (B)&(C)

SECTION 1005

WALL REMOVAL >25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S) SEC. 1005(f)1					
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TOTALS	3,066 SF	0 SF	0 %		
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REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTIONS AS ALL EXTERNAL WALLS 1005(f)2					
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ROOF	9,568 SF	898 SF	9 %		
TOTALS	26,938 SF	1,971 SF	7 %		
TOTALS ALL STRUCTURAL FRAMEWORK/FLOOR PLATES TO BE REMOVED = 7%					

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DEMOLITION NOTES

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LICENSED ARCHITECT  
MARK R THOMAS

NO. C19445

EXP. 06-23

STATE OF CALIFORNIA

DOLPHIN CLUB

ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
SITE PERMIT	09.17.20
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REVISION 02	11.18.21

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DEMOLITION CALCULATION PLANS

SHEET NUMBER:

A0.6

REV #: DATE:



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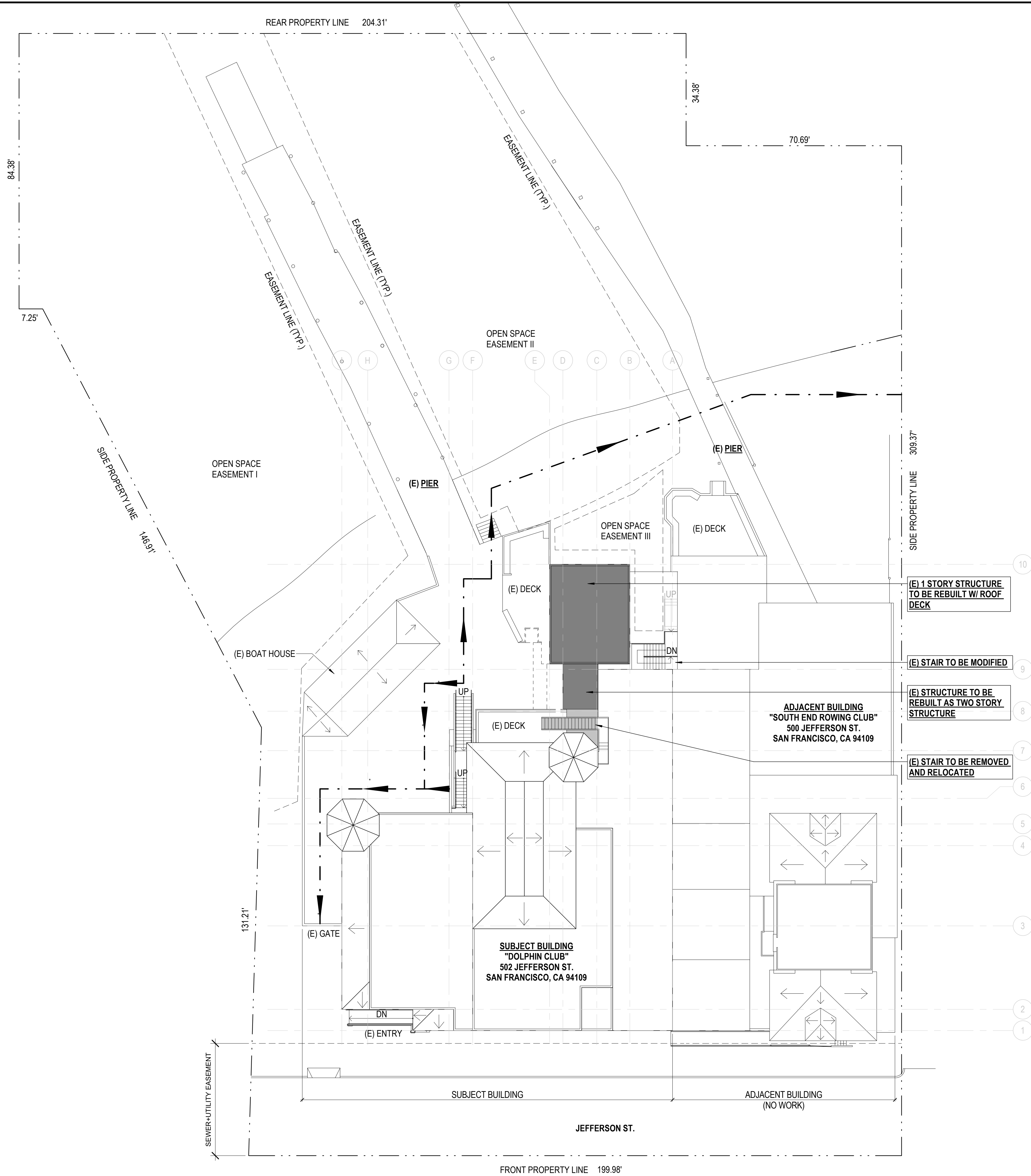
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DATE:	06.20.21
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EXISTING SITE PLAN

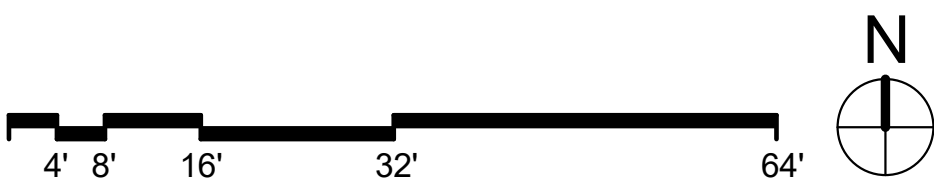
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A0.7

REV #: DATE:



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





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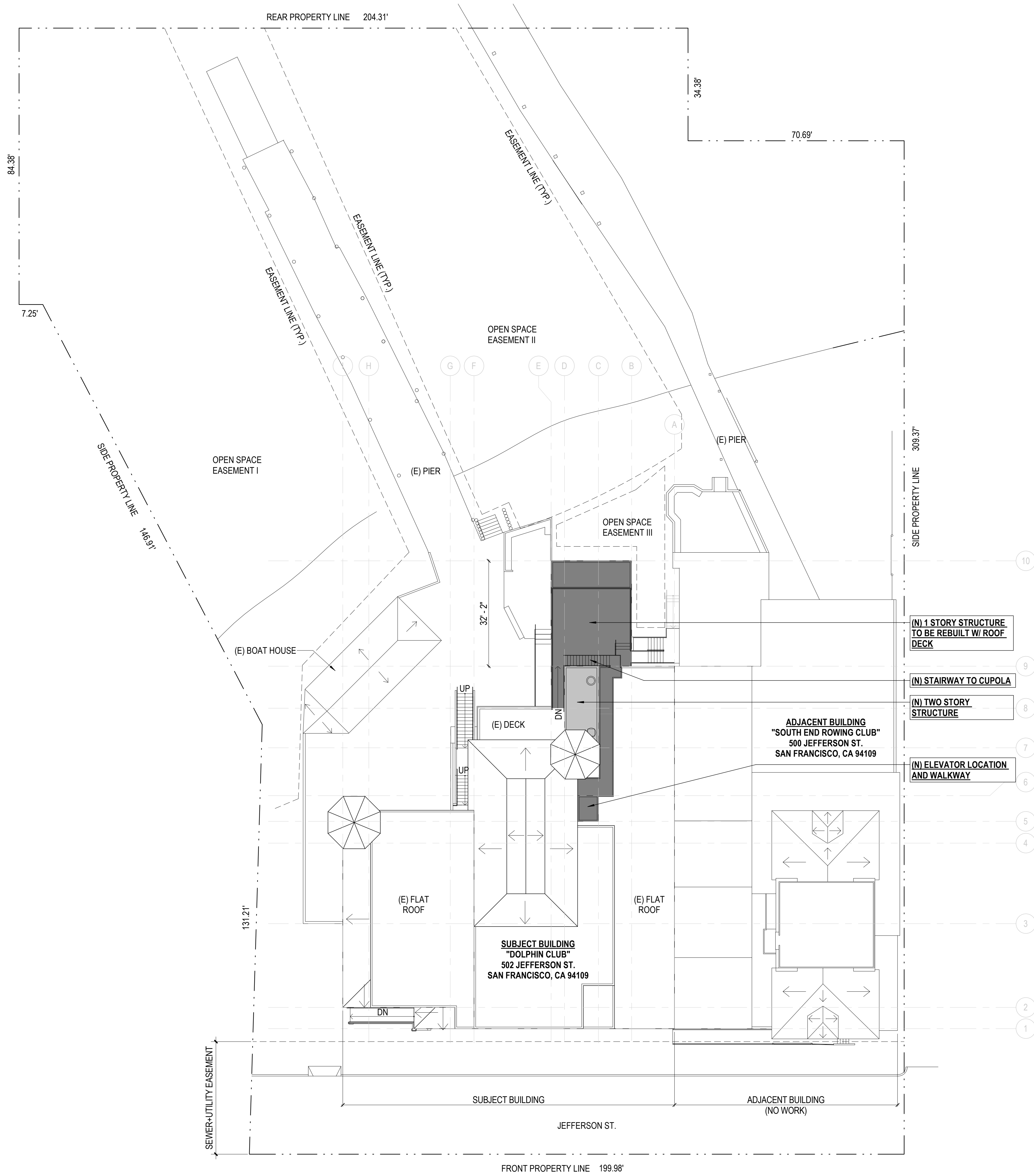
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DATE:	06.20.21
SHEET TITLE:	

PROPOSED SITE PLAN

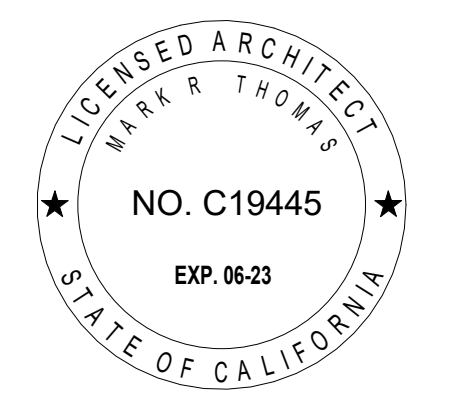
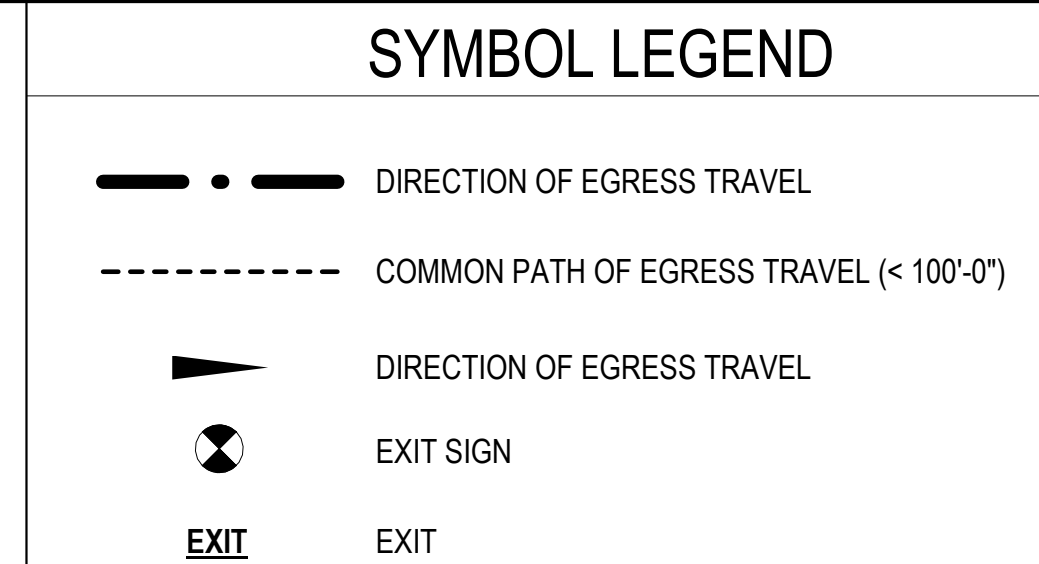
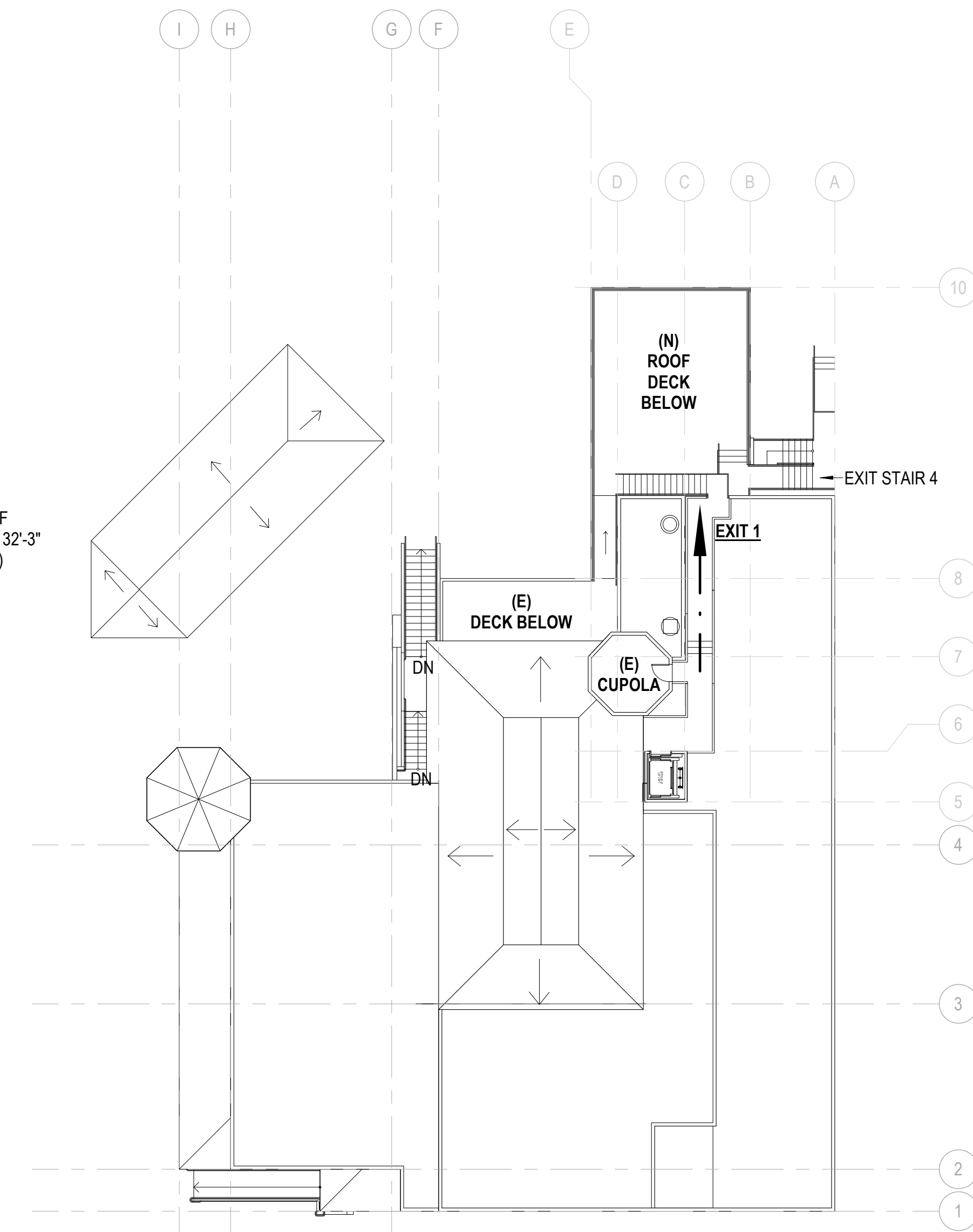
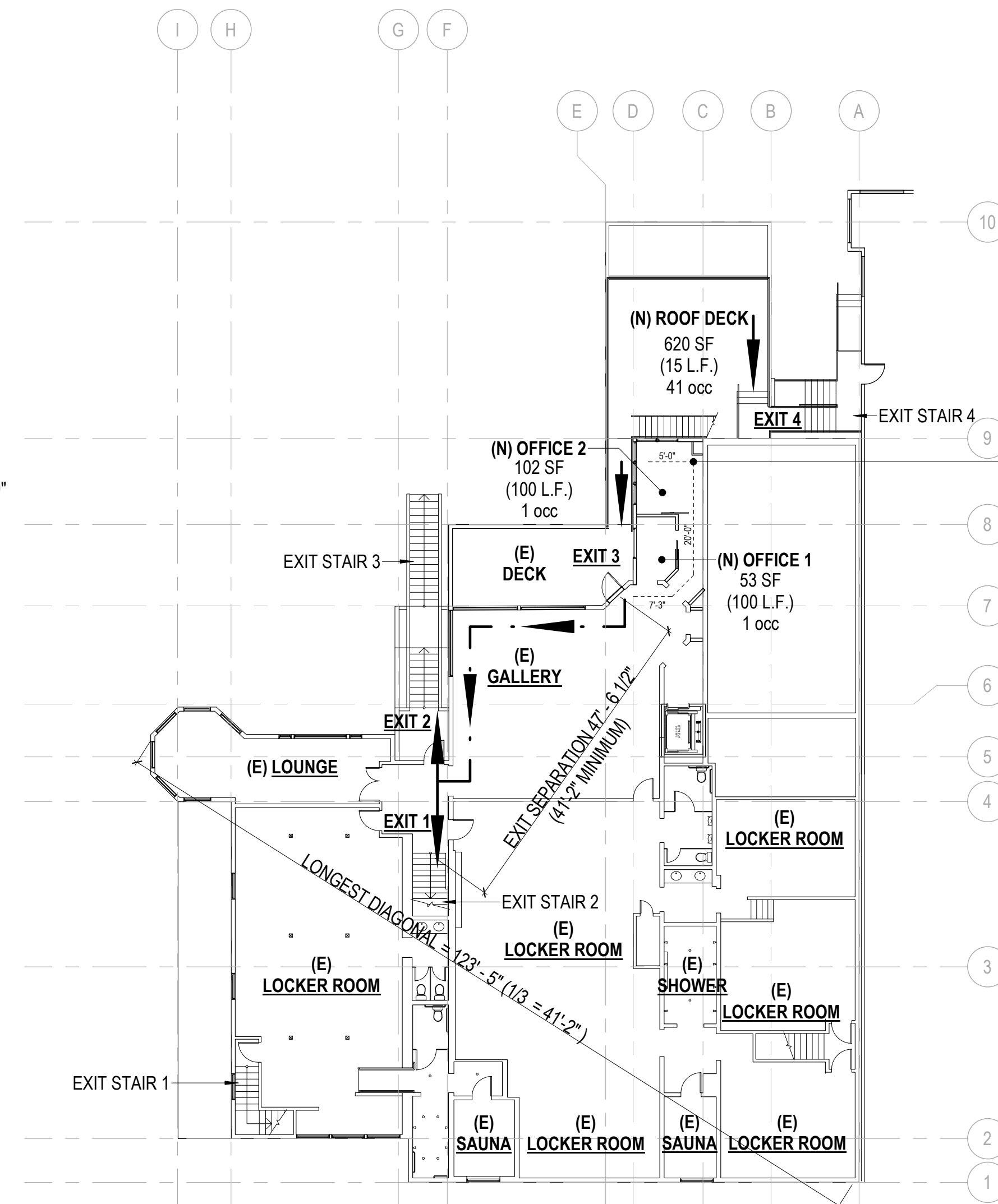
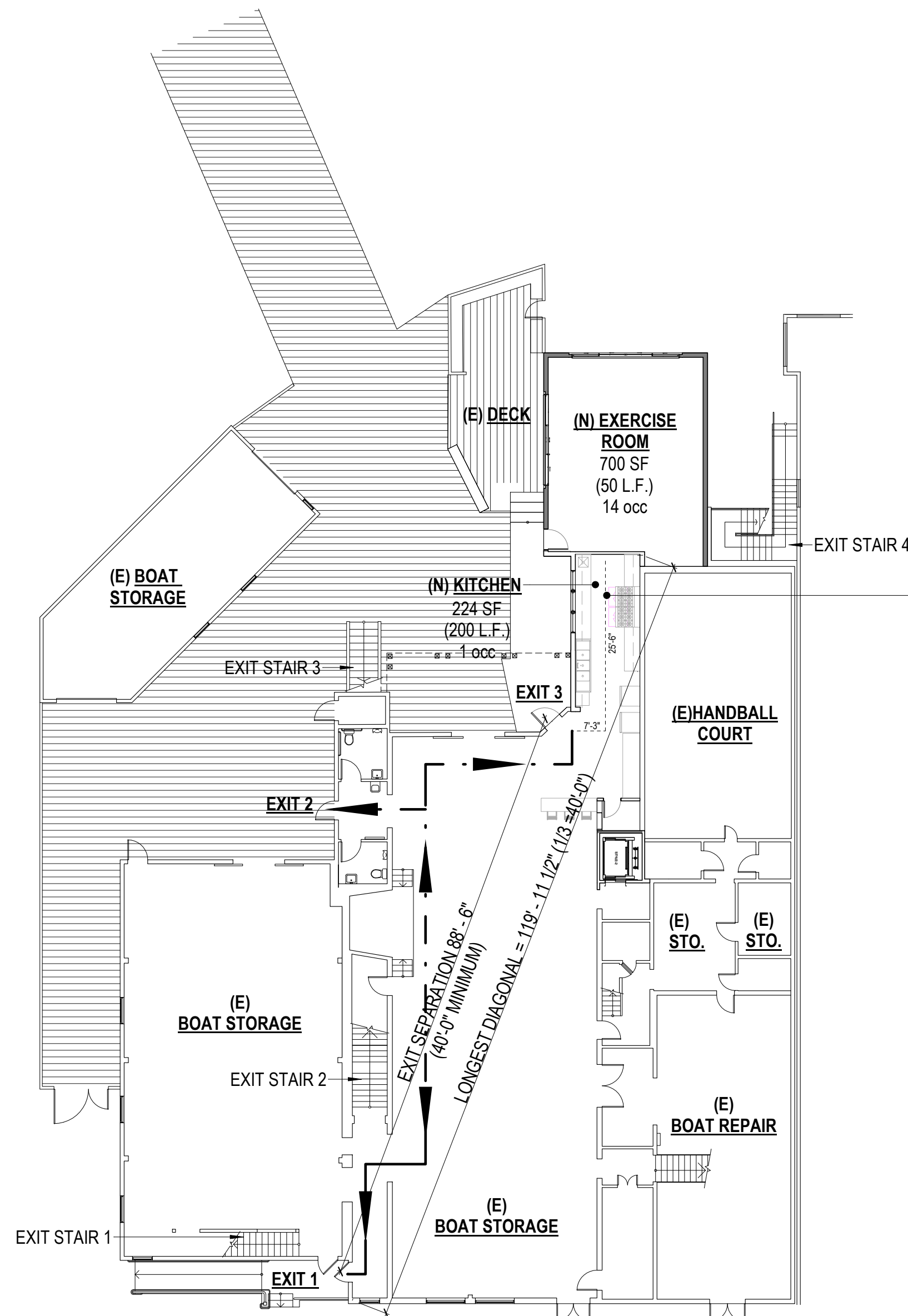
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REV #: DATE:







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## ALTERATIONS & ADDITION

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## EXIT ANALYSIS

SHEET NUMBER:

# A0.9

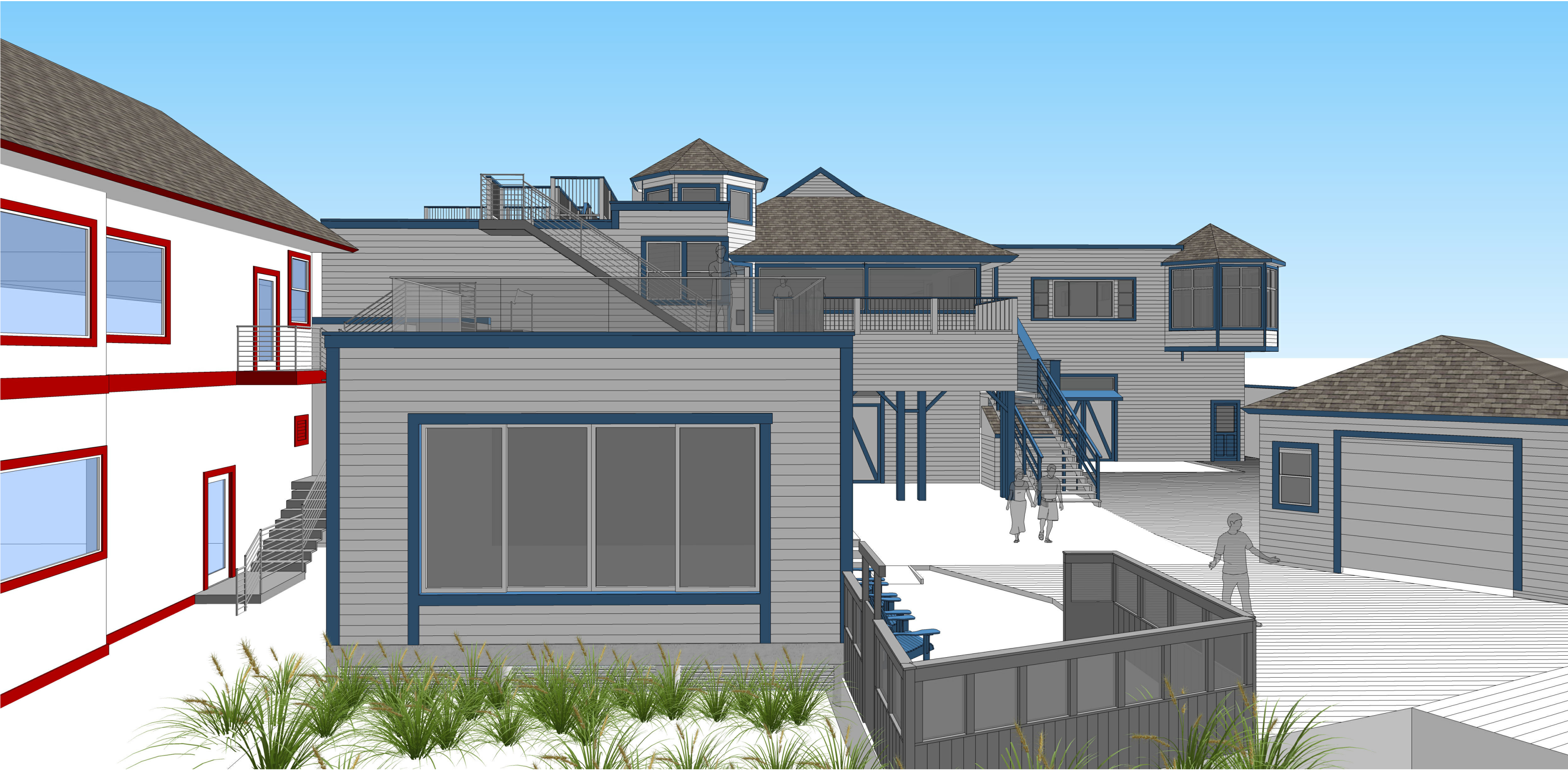
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EXISTING NORTH ELEVATION (N.T.S.)



PROPOSED NORTH ELEVATION (N.T.S.)

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ALTERATIONS & ADDITION

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PERSPECTIVE VIEWS

SHEET NUMBER:

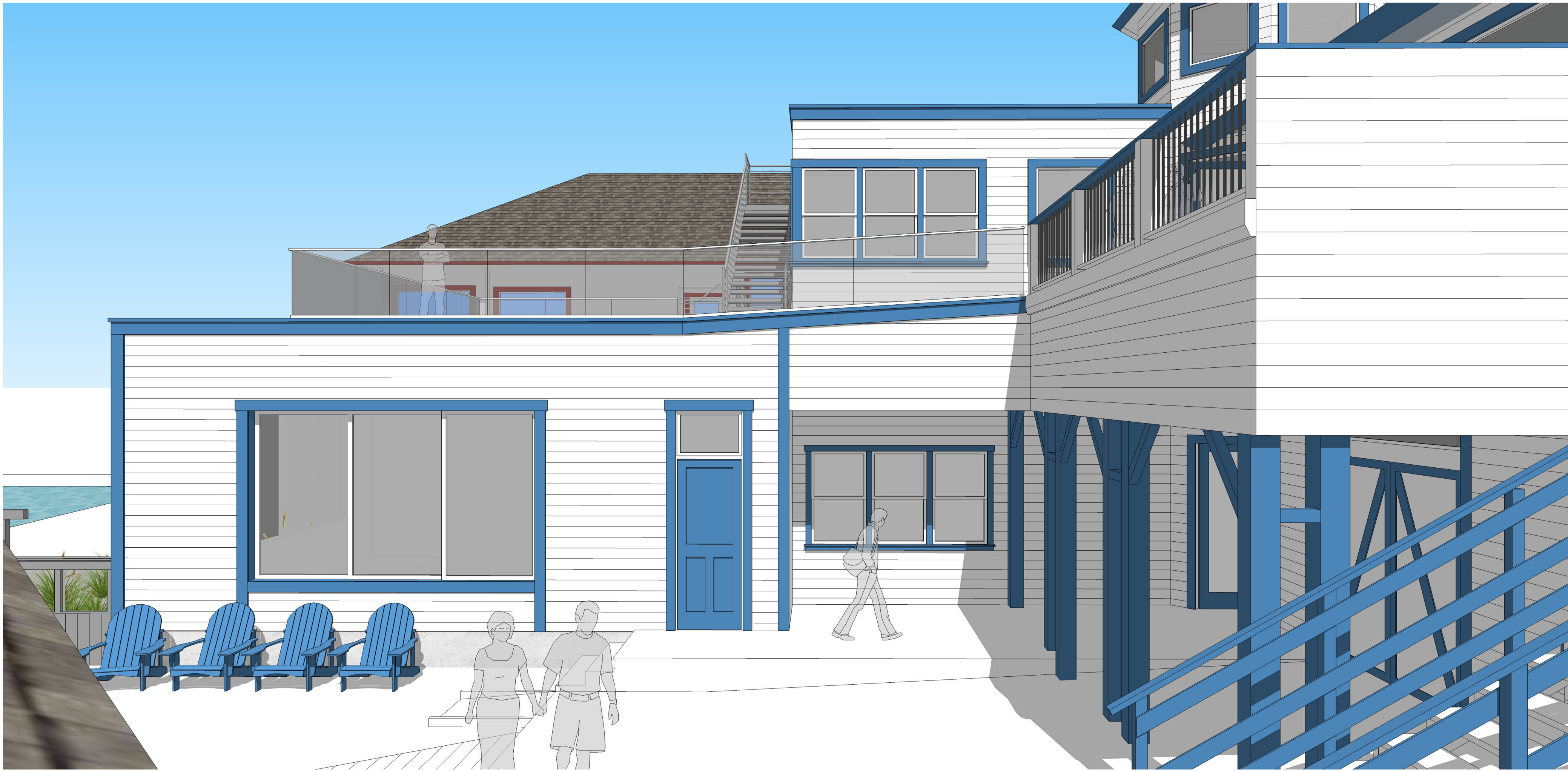
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REV #:      DATE:





EXISTING NORTH ELEVATION (N.T.S.)



PROPOSED NORTH ELEVATION (N.T.S.)

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LICENSED ARCHITECT  
MARK R. THOMAS  
NO. C19445  
EXP. 06-23  
STATE OF CALIFORNIA

DOLPHIN CLUB

ALTERATIONS & ADDITION

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SHEET TITLE:	

PERSPECTIVE VIEWS

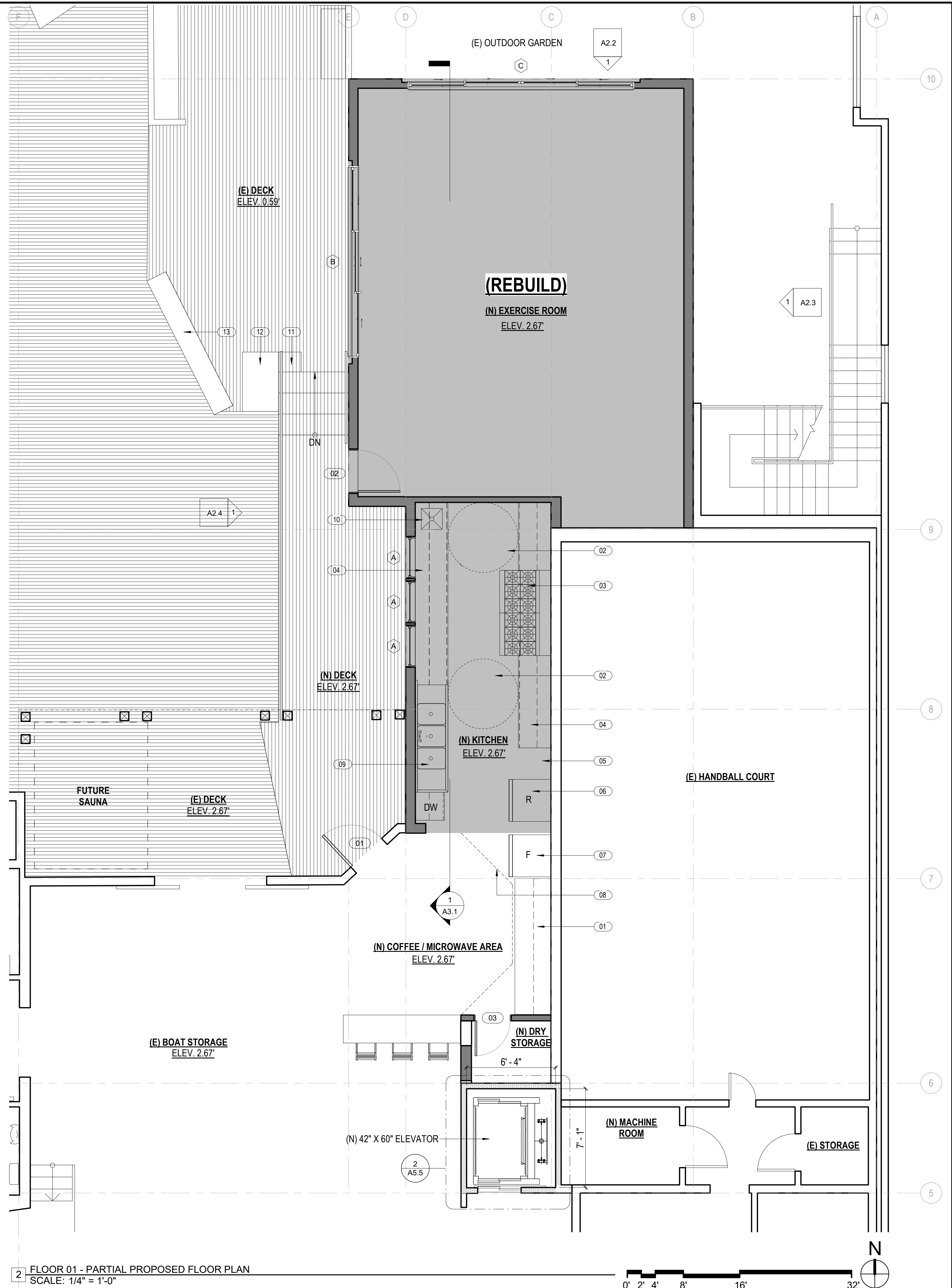
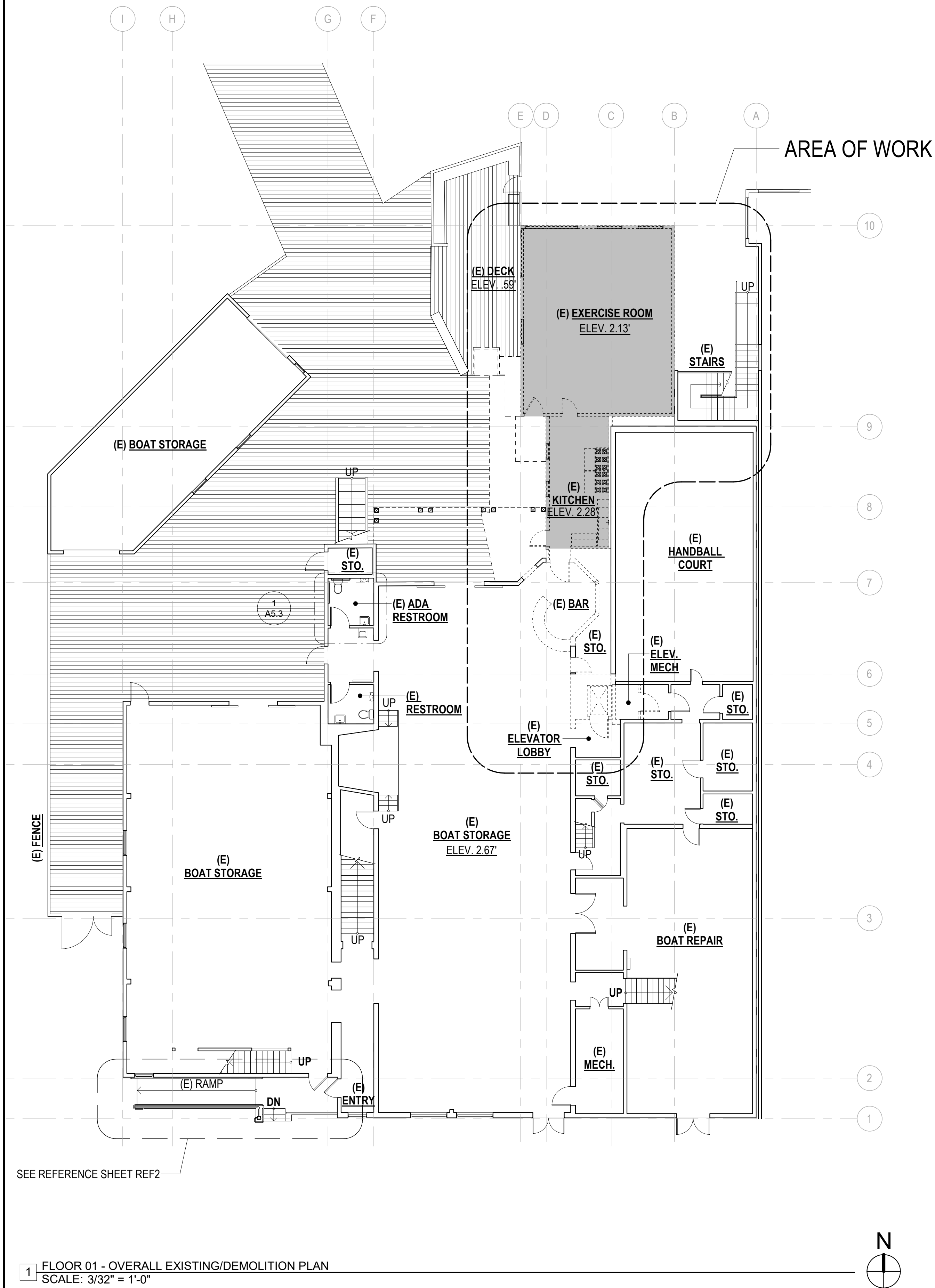
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A1.2

REV #: DATE:



KEYNOTES A1.1	
01	(N) ADA COMPLIANT MILLWORK
02	REQ. 60" DIAMETER TURNING CIRCLE
03	BURNER RANGE W/ HOOD
04	WORK AREA
05	HAND SINK
06	REFRIGERATOR
07	FREEZER
08	(E) OCTAGON SOFFIT ABOVE
09	THREE COMPARTMENT SINK
10	FOOD PREP SINK
11	(N) DECKING INFILL TO MATCH / ALIGN WITH EXISTING DECK TO REMAIN.
12	RECONFIGURED PLANTER
13	(E) PLANTER TO REMAIN



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**DOLPHIN CLUB**

**ALTERATIONS & ADDITION**

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**EXISTING & PROPOSED FIRST FLOOR PLAN**

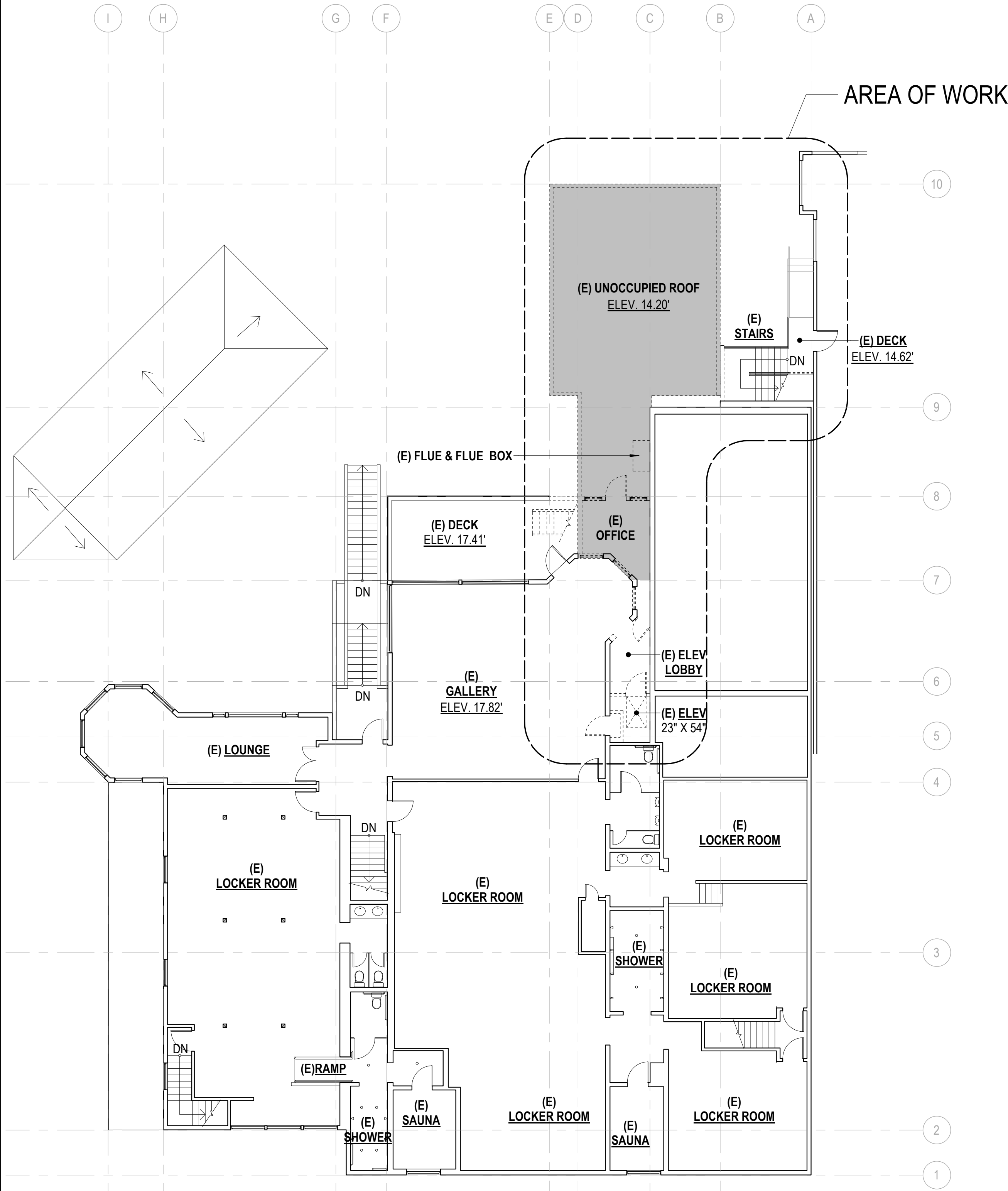
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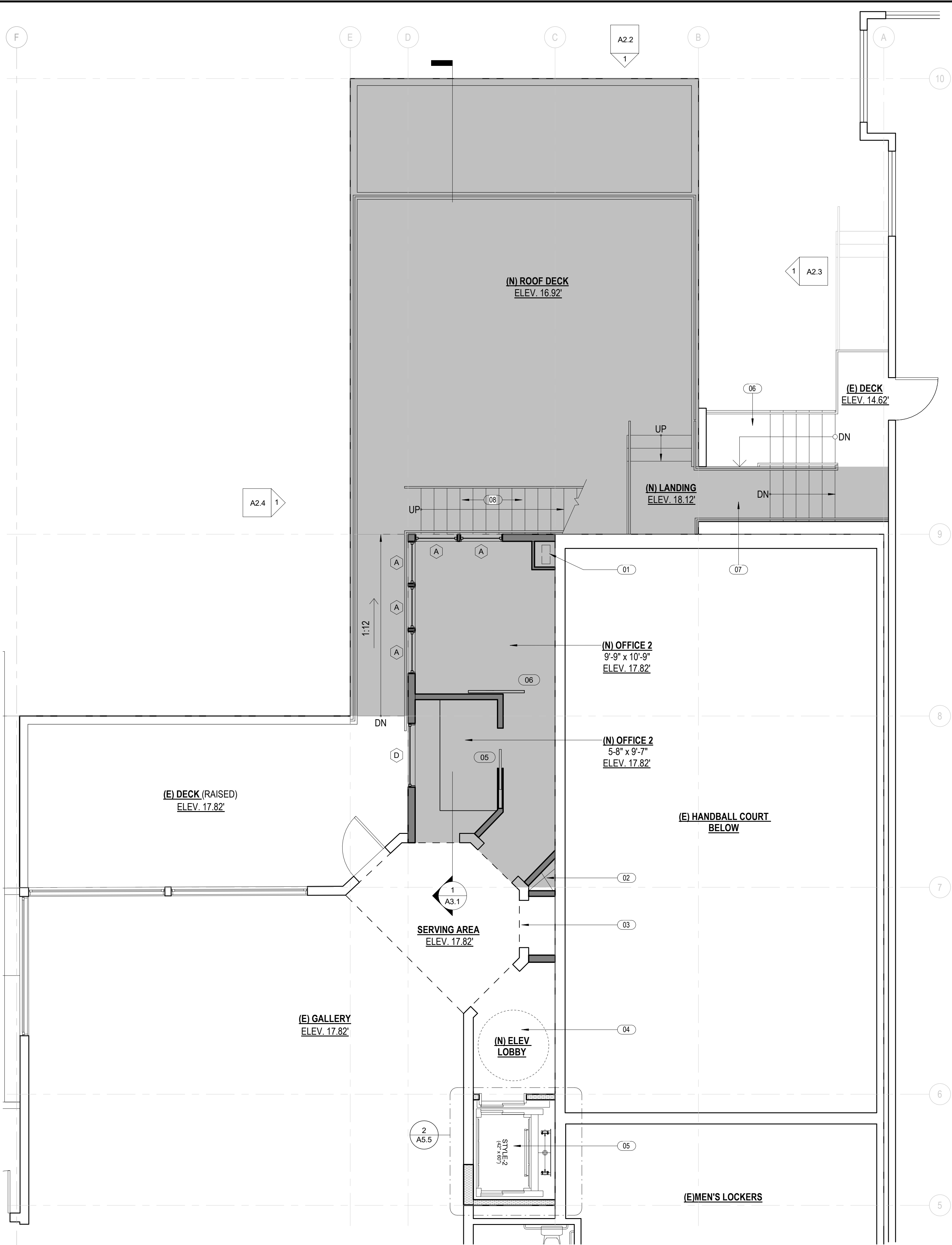
REV #: DATE:



KEYNOTES A1.2	
01	EXHAUST DUCT
02	MAKE-UP AIR
03	LINE OF SOFFIT ABOVE
04	REQ. 60" DIAMETER TURNING CIRCLE
05	N) ELEVATOR
06	(E) STAIR TO REMAIN
07	(N) STAIR EXTENSION TO (N) ROOF DECK
08	(N) STAIR TO FLOOR 03



1 FLOOR 02 - OVERALL EXISTING/DEMOLITION FLOOR PLAN  
SCALE: 3/32" = 1'-0"



2 FLOOR 02 - PARTIAL PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**HTA!**  
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## DOLPHIN CLUB

### ALTERATIONS & ADDITION

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## EXISTING & PROPOSED SECOND FLOOR PLAN

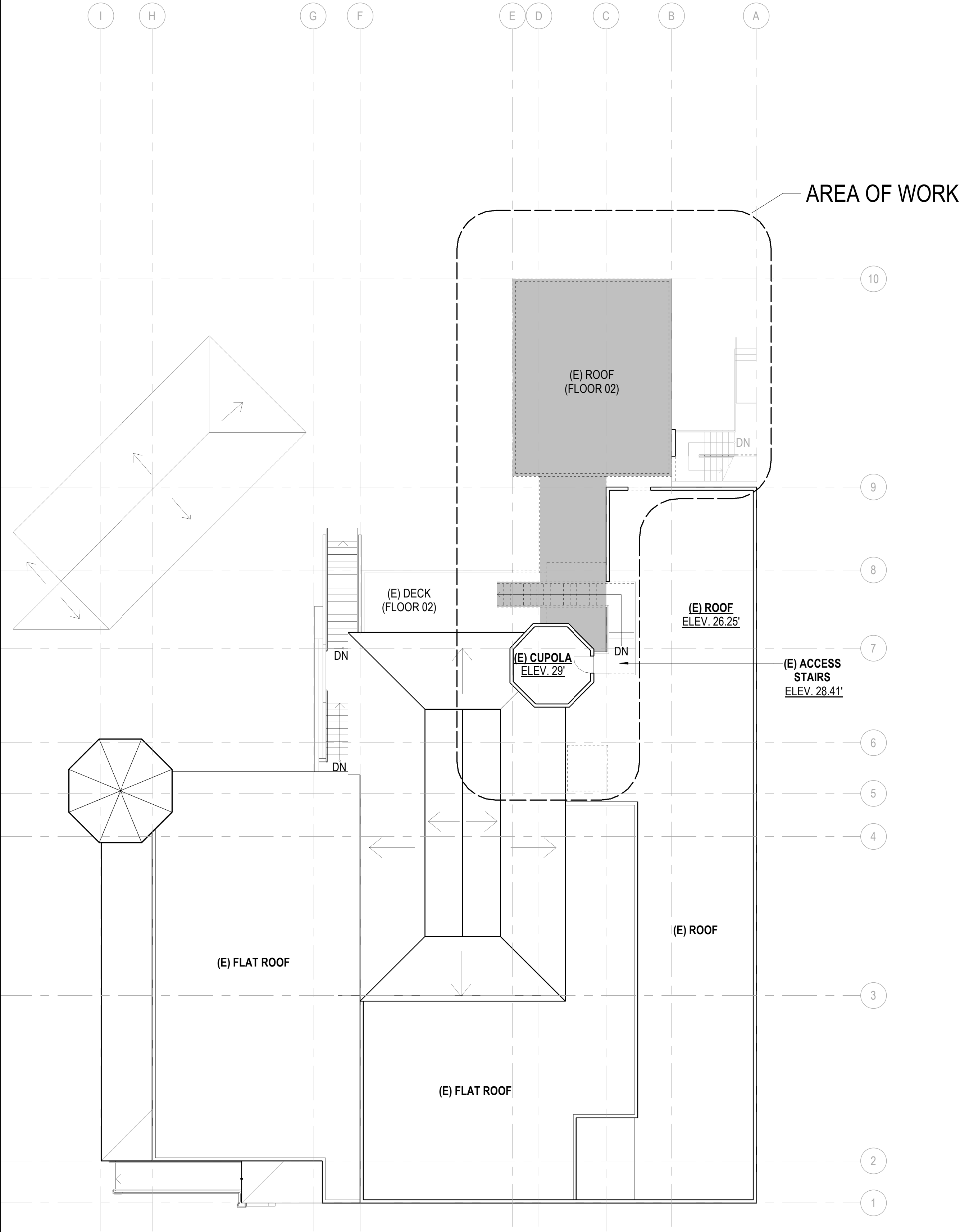
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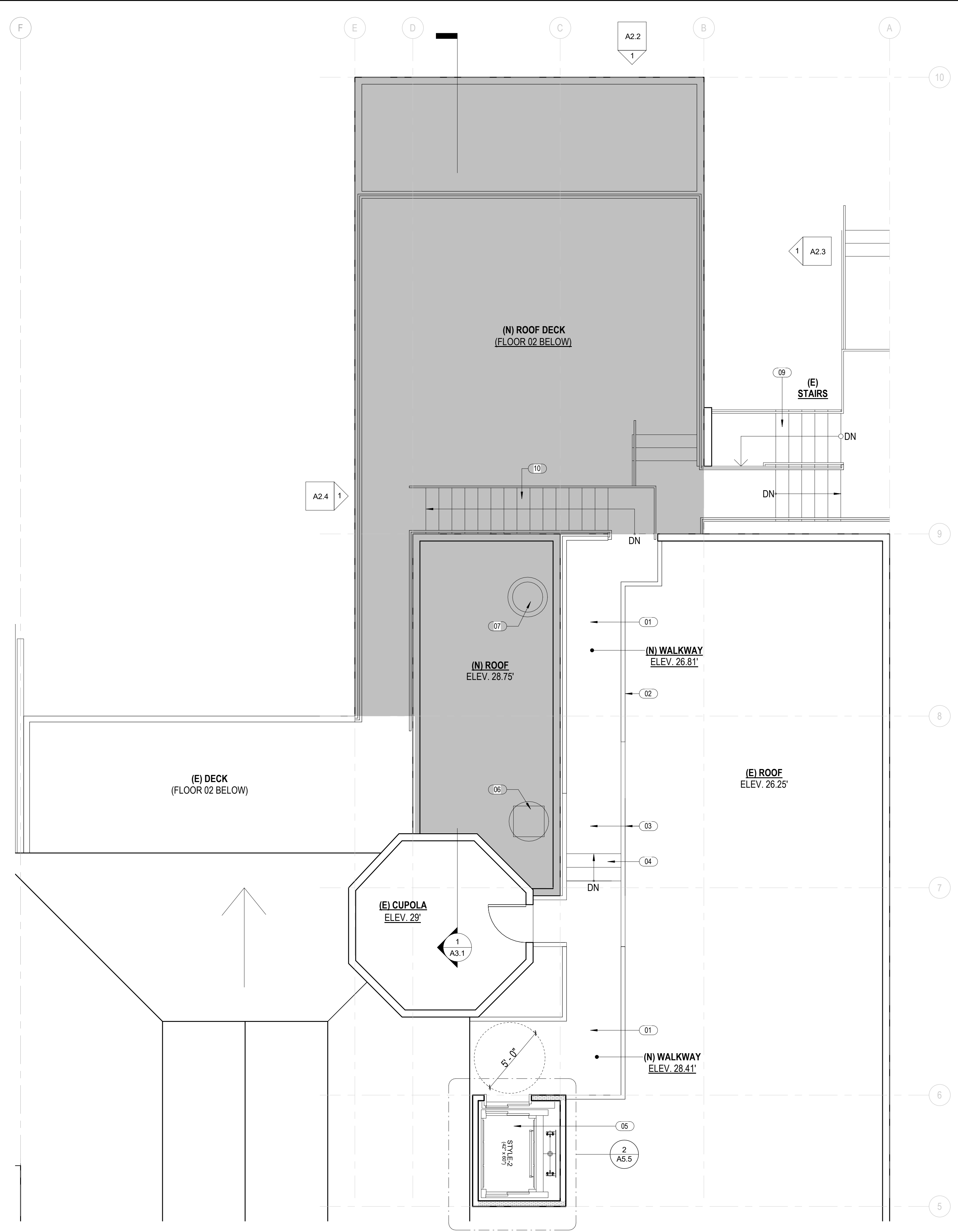
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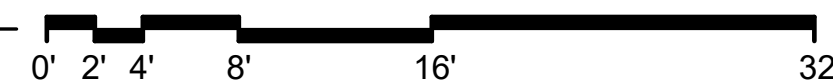
KEYNOTES A1.3	
01	(N) WALKWAY
02	(N) GUARDRAIL
03	(E) GUARDRAIL/WALKWAY
04	(E) STEPS TO REMAIN
05	(N) ELEVATOR TO ROOF DECK
06	(N) MAKE-UP AIR
07	(N) KITCHEN EXHAUST VENT
09	(E) STAIR TO REMAIN
10	(N) STAIR TO ROOF DECK



1 FLOOR 03 - OVERALL FLOOR PLAN  
SCALE: 3/32" = 1'-0"



2 FLOOR 03 - PARTIAL PROPOSED FLOOR PLAN - CUPOLA ACCESS  
SCALE: 1/4" = 1'-0"



**HTA!**  
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### ALTERATIONS & ADDITION

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DATE:	06.20.21
SHEET TITLE:	

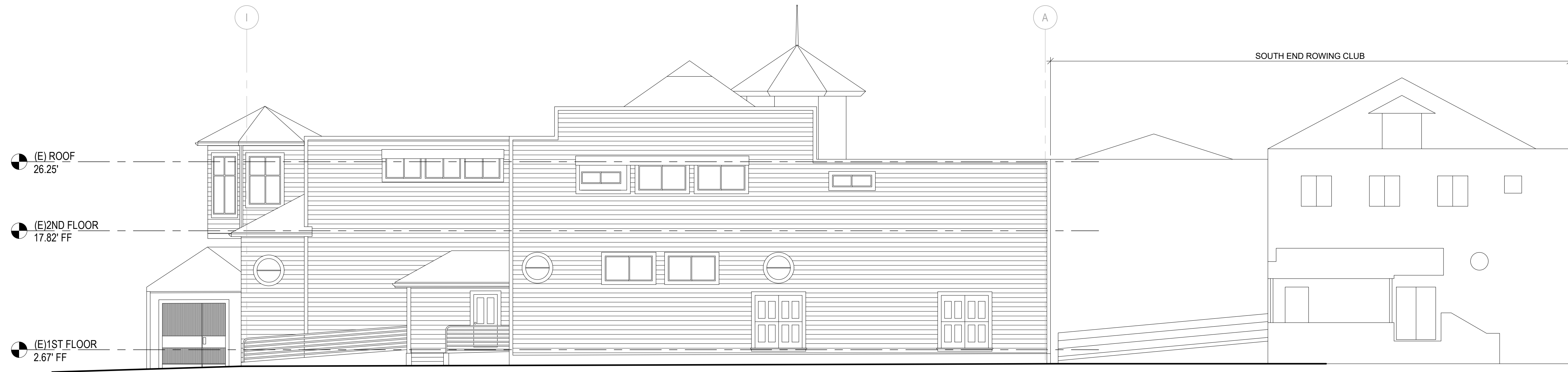
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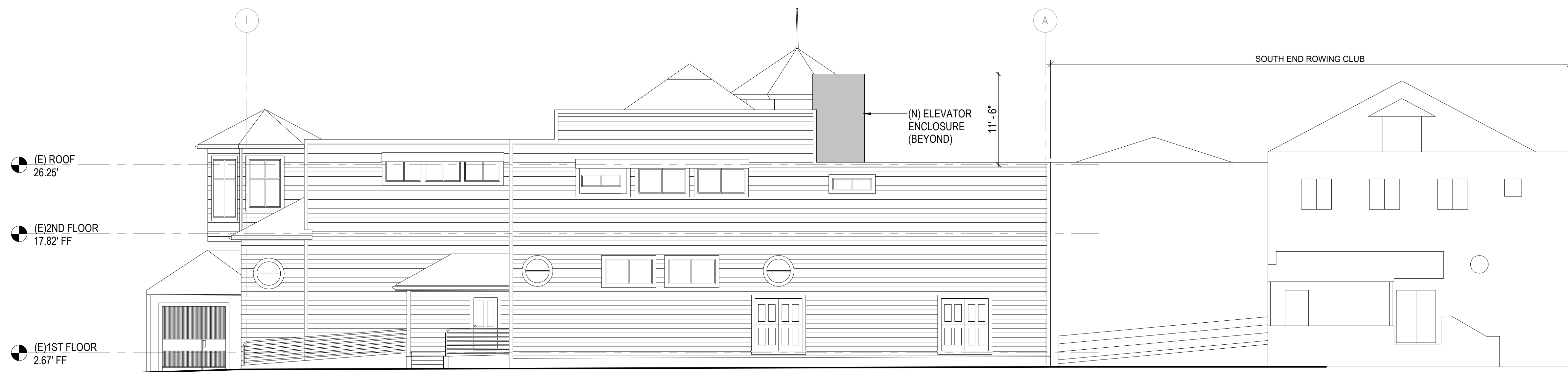
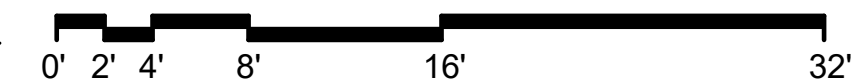
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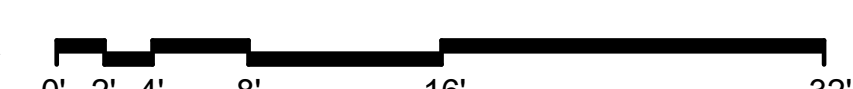




1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



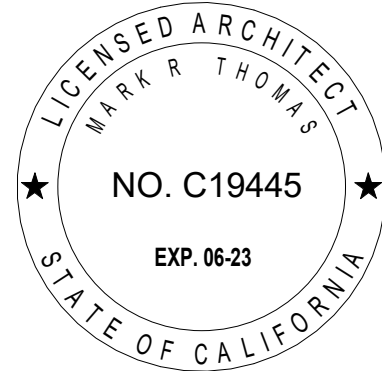
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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## DOLPHIN CLUB

### ALTERATIONS & ADDITION

502 JEFFERSON  
STREET  
SAN FRANCISCO, CA  
94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
SITE PERMIT	09.17.20
REVISION 01	06.20.21
REVISION 02	11.18.21

DRAWN BY: TL  
DATE: 06.20.21  
SHEET TITLE:

## EXISTING & PROPOSED SOUTH (FRONT) ELEVATION

SHEET NUMBER:

A2.1

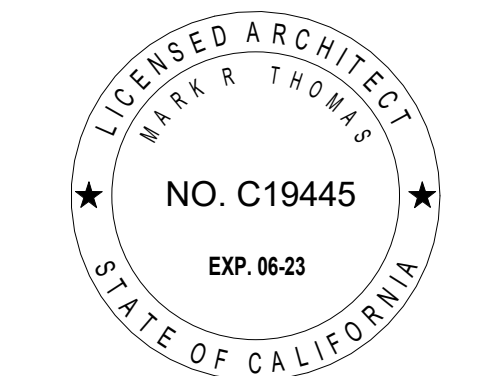
REV #: DATE:



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## DOLPHIN CLUB

### ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
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DATE:	06.20.21
SHEET TITLE:	

### EXISTING & PROPOSED NORTH(REAR) ELEVATIONS

SHEET NUMBER:

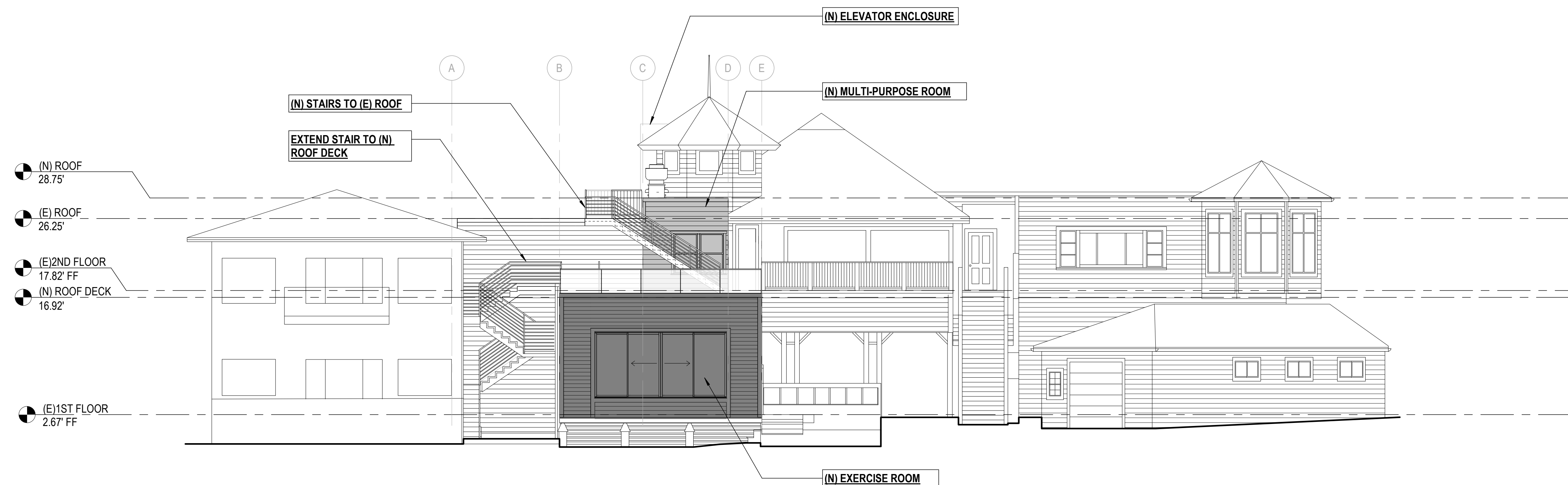
# A2.2

REV #: DATE:



2 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16' 32'



1 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

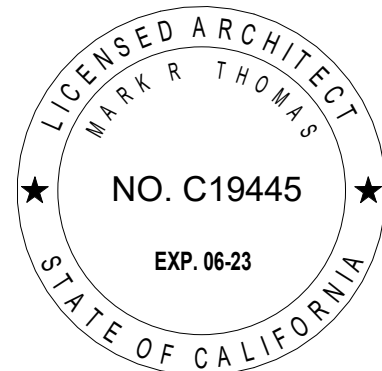
0' 2' 4' 8' 16' 32'



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## DOLPHIN CLUB

### ALTERATIONS & ADDITION

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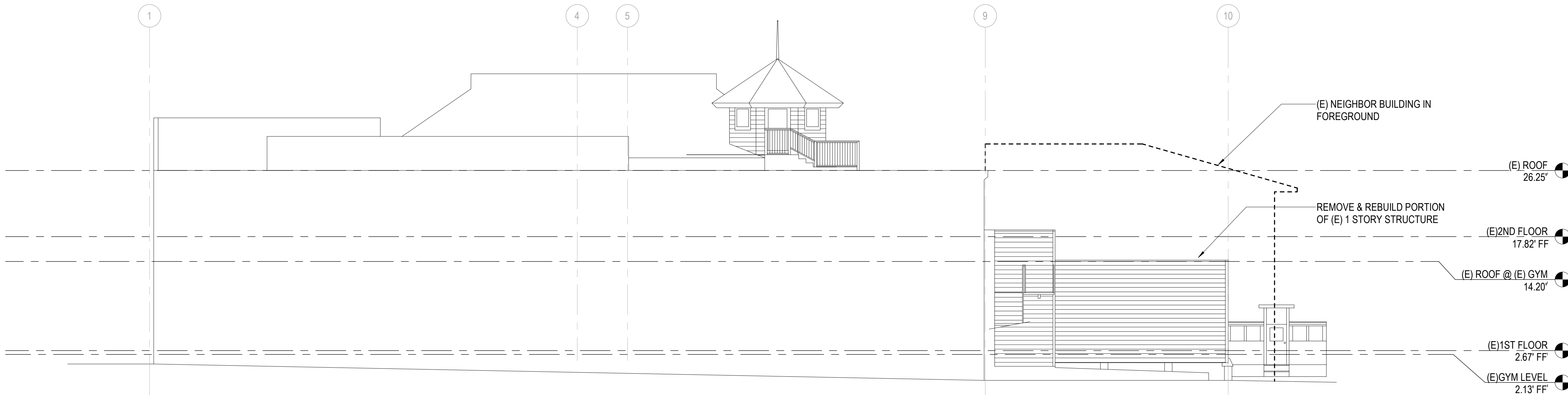
DRAWN BY:	TL
DATE:	06.20.21
SHEET TITLE:	

### EXISTING & PROPOSED EAST (SIDE) ELEVATIONS

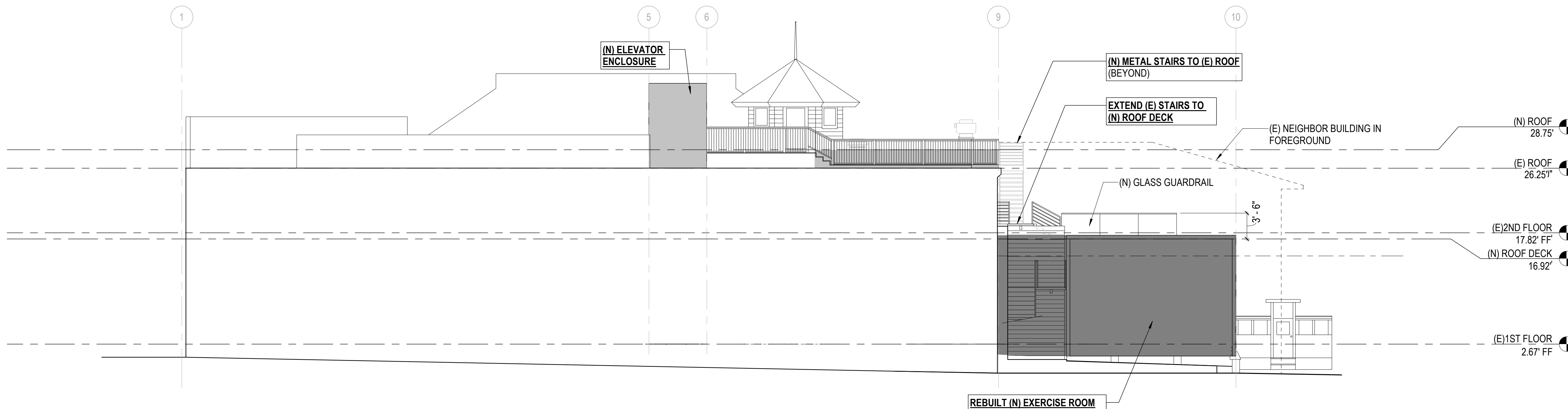
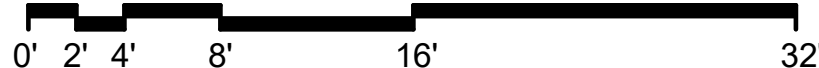
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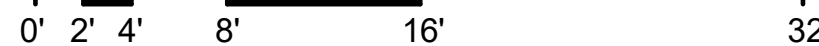
REV #: DATE:



2 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"





## DOLPHIN CLUB

### ALTERATIONS & ADDITION

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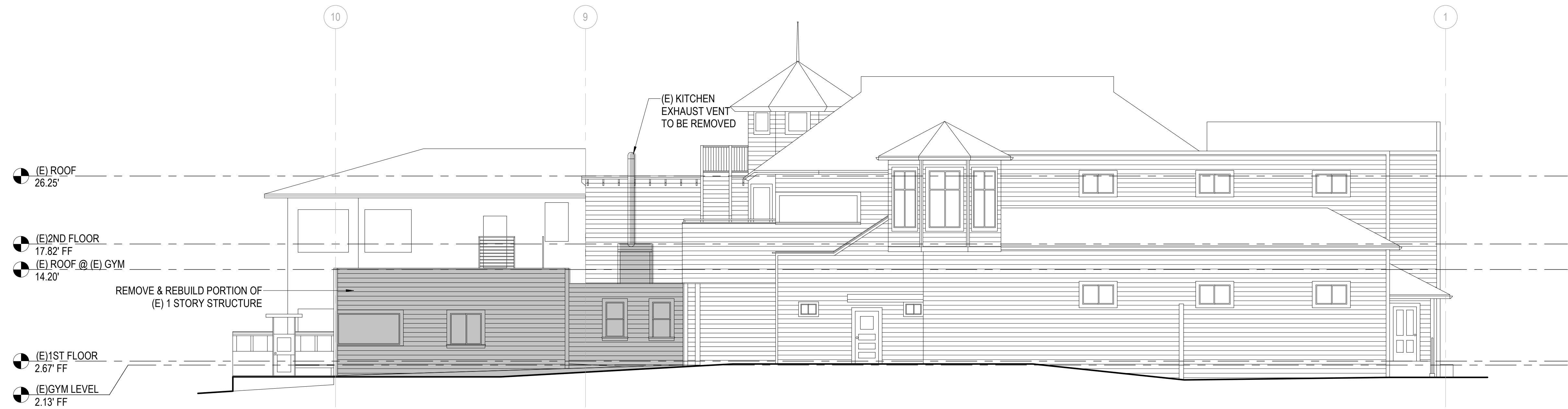
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DATE:	06.20.21
SHEET TITLE:	

### EXISTING & PROPOSED WEST(SIDE) ELEVATIONS

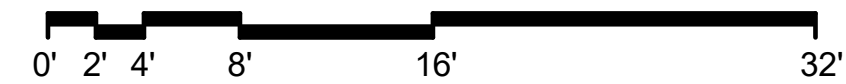
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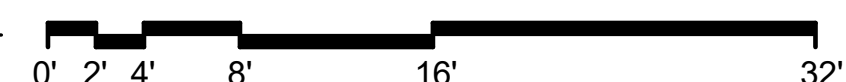
REV #: DATE:



2 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



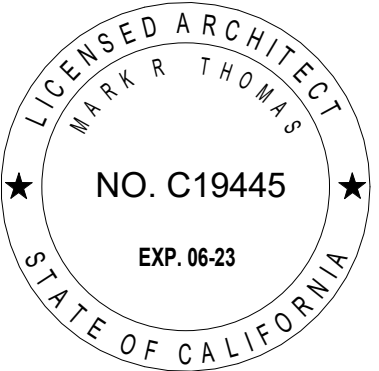




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## DOLPHIN CLUB

### ALTERATIONS & ADDITION

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DATE: 06.20.21  
SHEET TITLE:

## PROPOSED SECTION

SHEET NUMBER:

# A3.1

REV #: DATE:

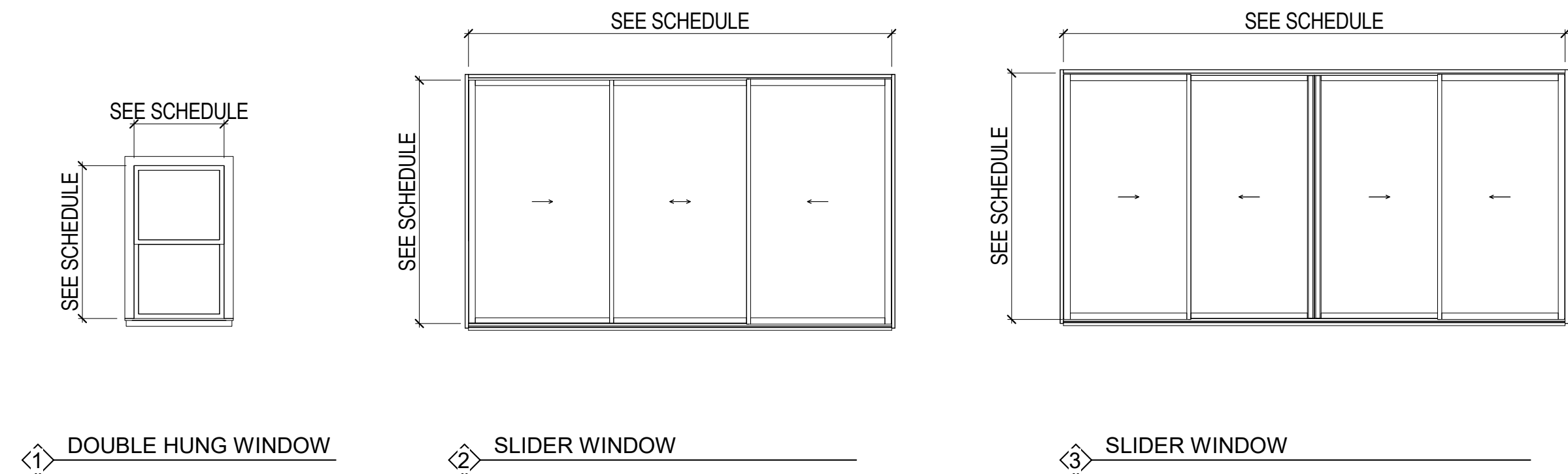


WINDOW SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	HEAD HT	MATERIAL	FINISH	TEMPER	NOTES
A	1	3' - 0"	5' - 0"	4"	WOOD	PAINTED		
B	2	13' - 6"	8' - 0"	10' - 0"	WOOD	PAINTED		
C	3	16' - 0"	8' - 0"	10' - 0"	WOOD	PAINTED		
D	1	4' - 6"	5' - 0"	7' - 0"	WOOD	PAINTED		

WINDOW GENERAL NOTES

1. NEW WINDOW OPENINGS TO BE ENERGY EFFICIENT.
2. WINDOW DIMENSIONS INDICATED ABOVE ARE APPROXIMATE FRAME DIMENSIONS. GENERAL CONTRACTOR TO FIELD VERIFY TRUE WINDOW SIZE REQUIREMENTS PRIOR TO ORDERING WINDOWS.
3. ALL WINDOWS ARE TO BE MILGARD ESSENCE SERIES WOOD WINDOWS, UNLESS NOTED OTHERWISE.
4. WINDOW SYMBOLS SHOW VIEW FROM EXTERIOR.



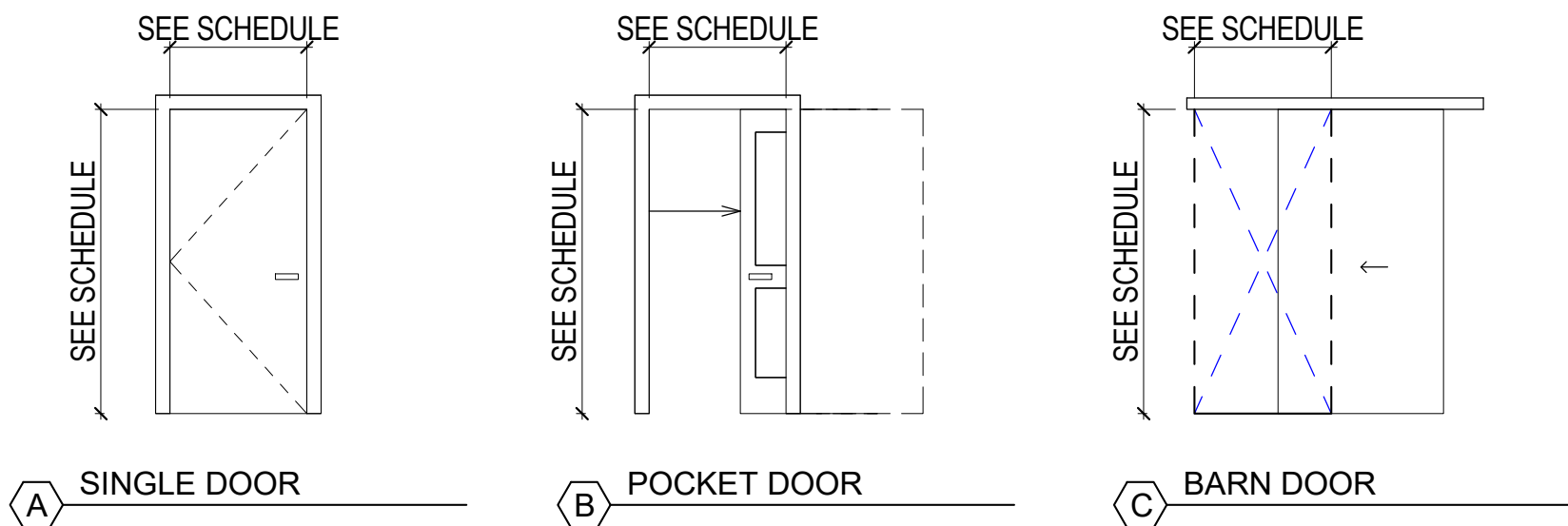
DOOR SCHEDULE

MARK	LOCATION	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	RATING	NOTES
01	COFFEE / MICROWAVE AREA	A	3' - 0"	6' - 8"	Wood	PAINTED		
02	EXERCISE ROOM	A	3' - 0"	8' - 0"	Wood	PAINTED		
03	DRY FOOD STORAGE	A	2' - 6"	6' - 8"	Wood	PAINTED		
05	KITCHEN	B	2' - 10"	6' - 8"	Wood	PAINTED		
06	OFFICE	C	3' - 8"	6' - 8"	Wood	PAINTED		

MULTI-PURPOSE ROOM

DOOR GENERAL NOTES

1. DIMENSIONS INDICATED ARE OF APPROXIMATE LEAF SIZE OR IN SOME INSTANCES, FINISHED OPENING SIZE.
2. STANDARD DOOR THICKNESS TO BE 1-3/4" UNLESS NOTED OTHERWISE.
3. ALL FIRE-RATED DOORS SHALL HAVE SMOKE-TIGHT GASKETS AND SELF-CLOSING DEVICES.



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DOLPHIN CLUB

ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
BLOCK: 0405 LOT: 004

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SHEET TITLE:	

DOOR & WINDOW SCHEDULE

SHEET NUMBER:

A5.1

REV #: DATE:



## DOLPHIN CLUB

ALTERATIONS &  
ADDITION502 JEFFERSON  
STREET  
SAN FRANCISCO, CA  
94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
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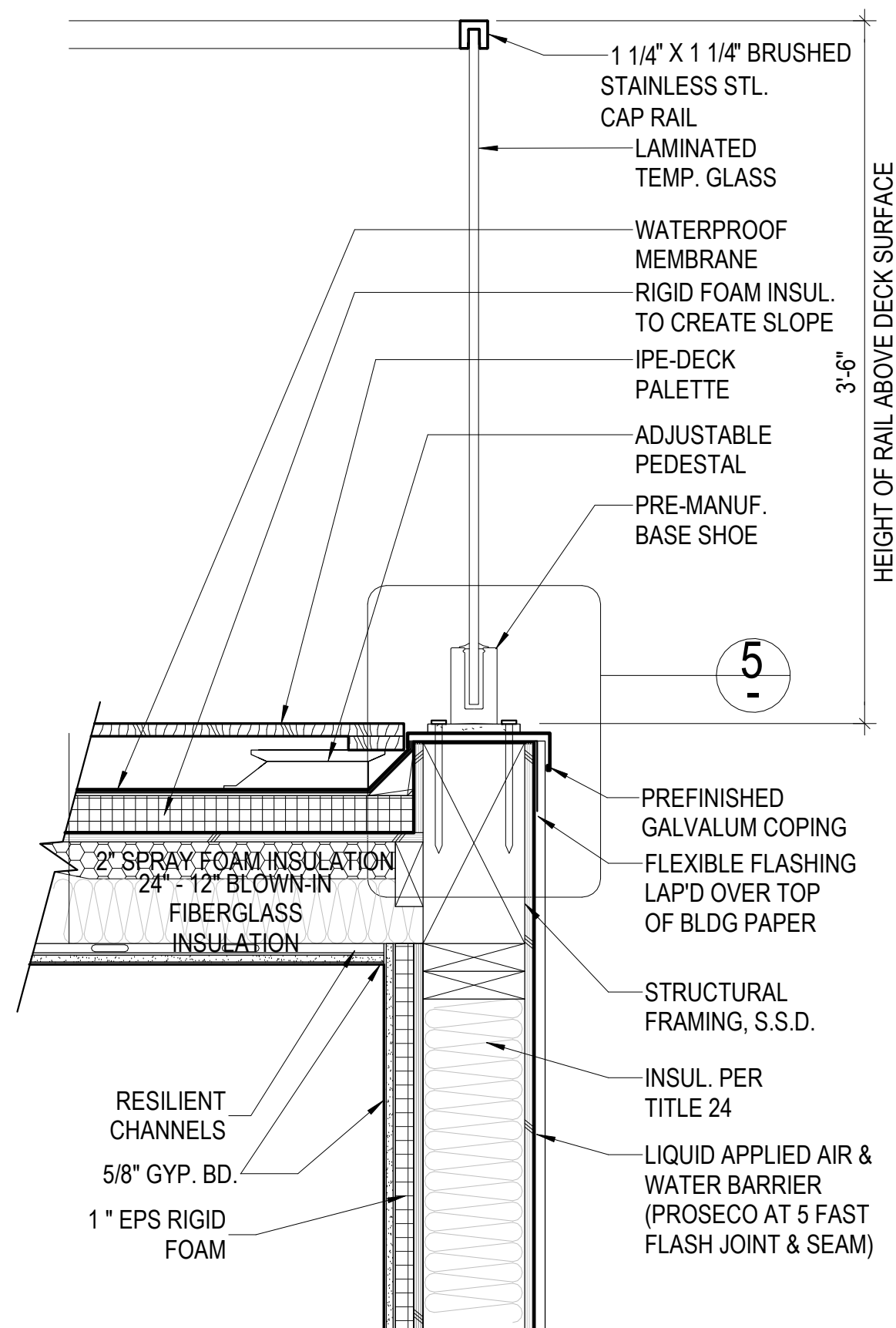
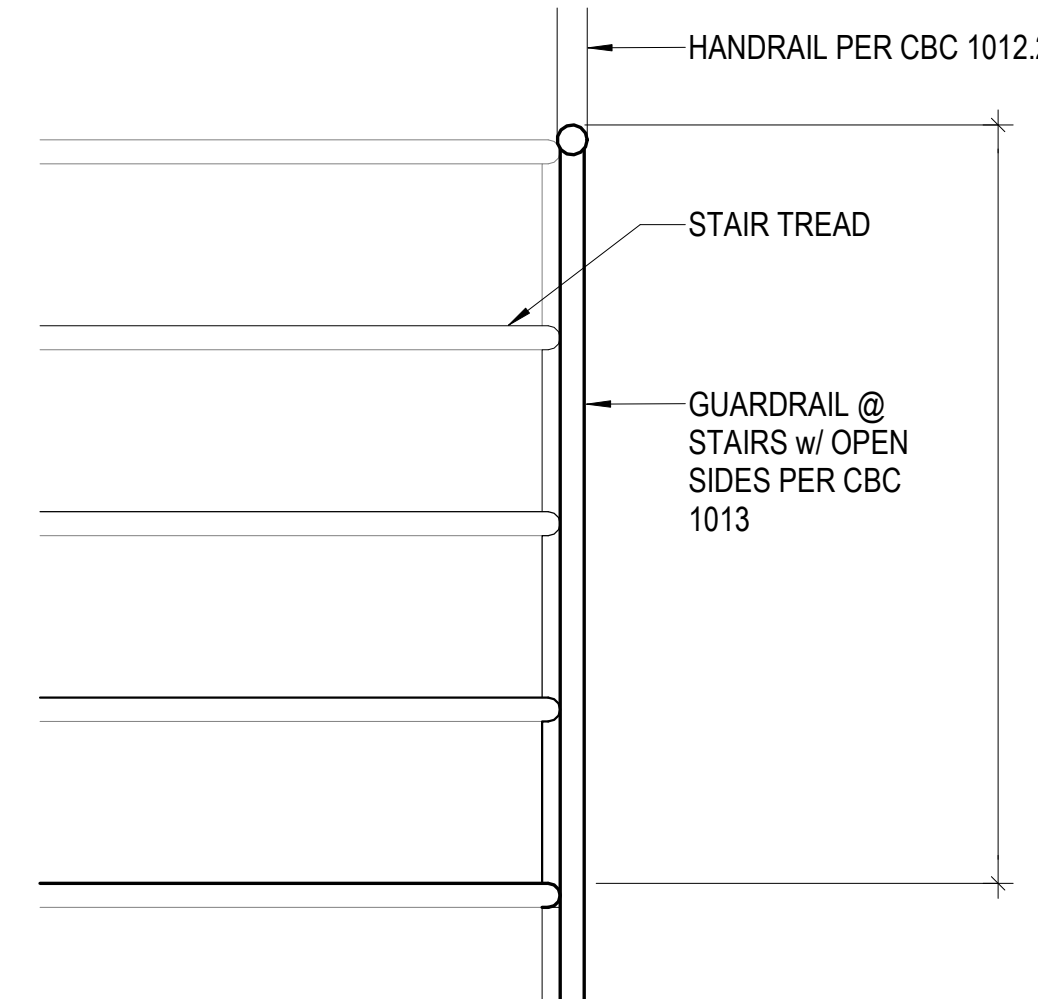
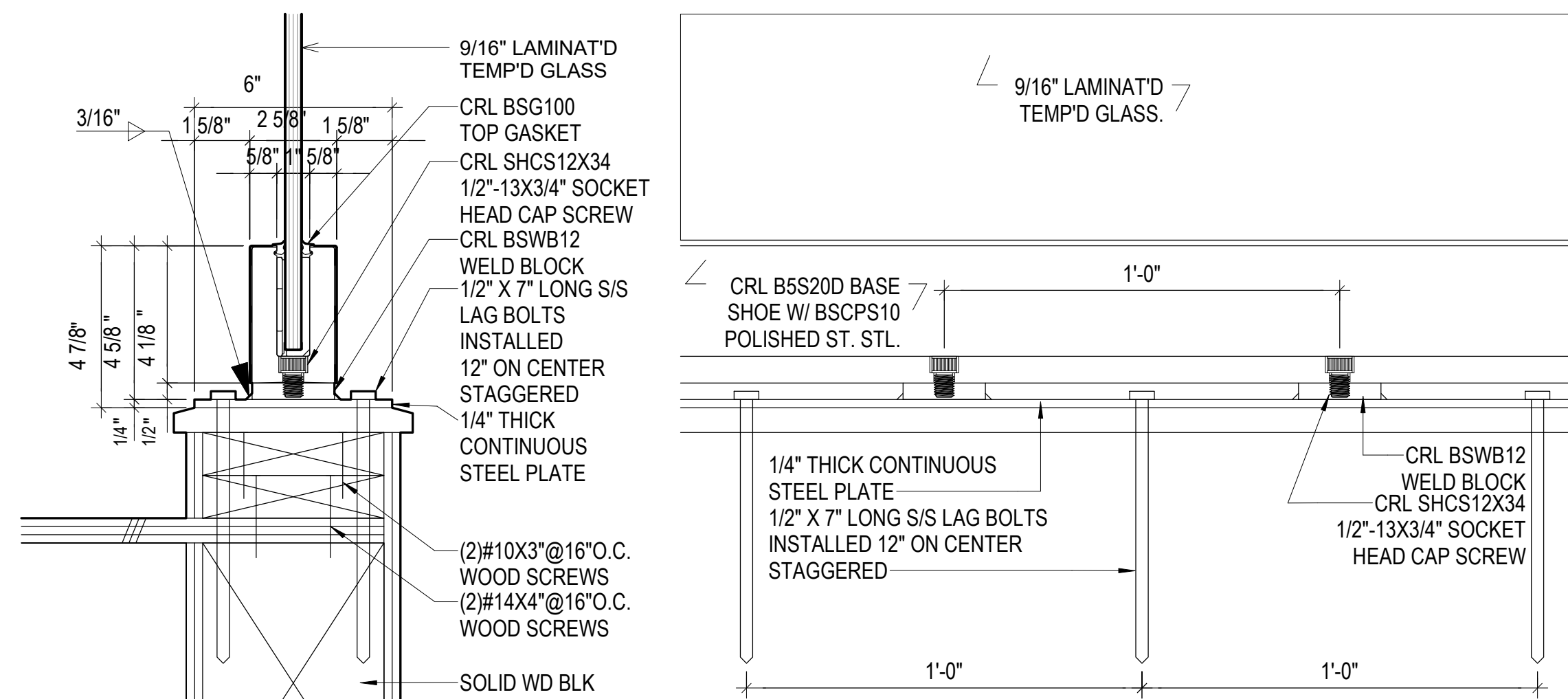
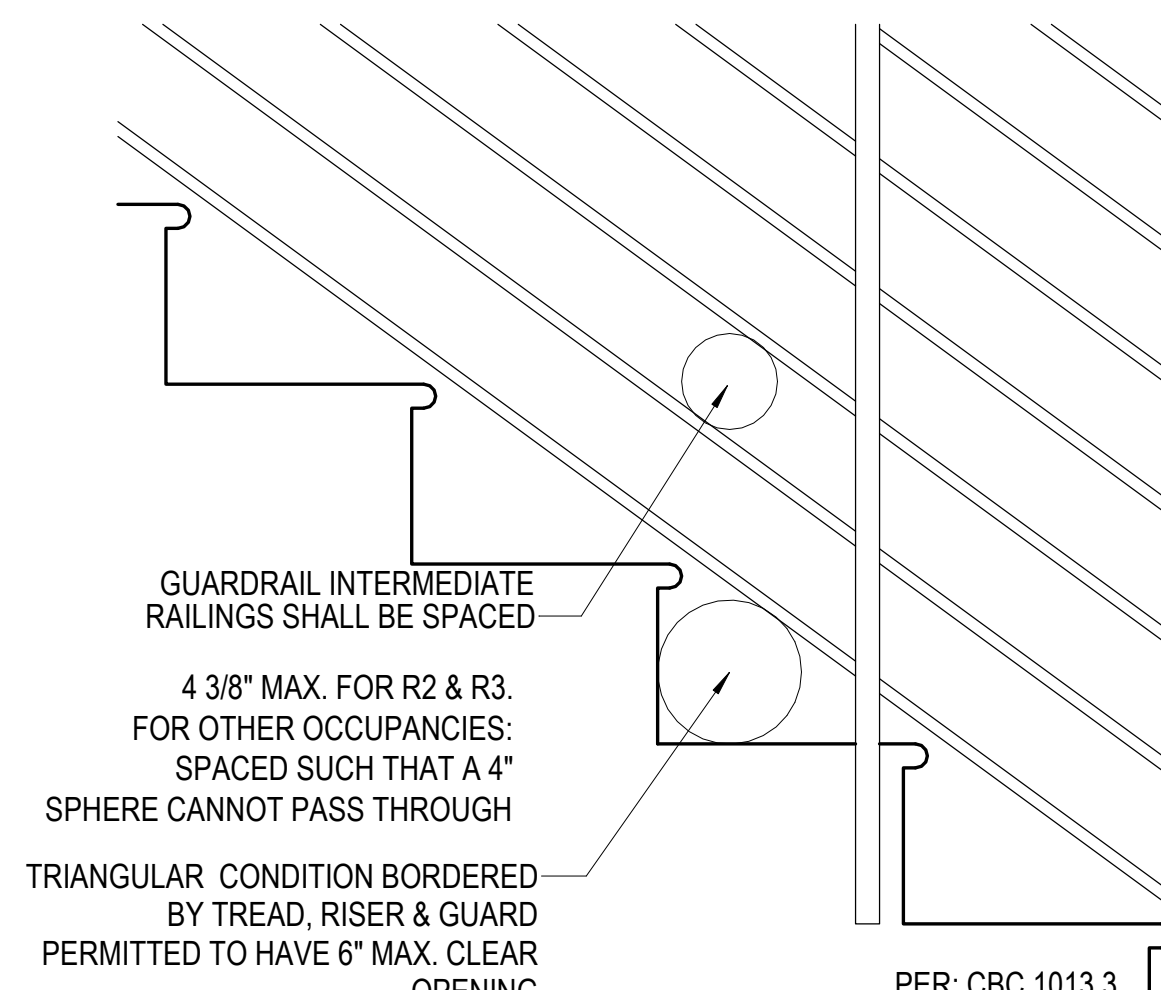
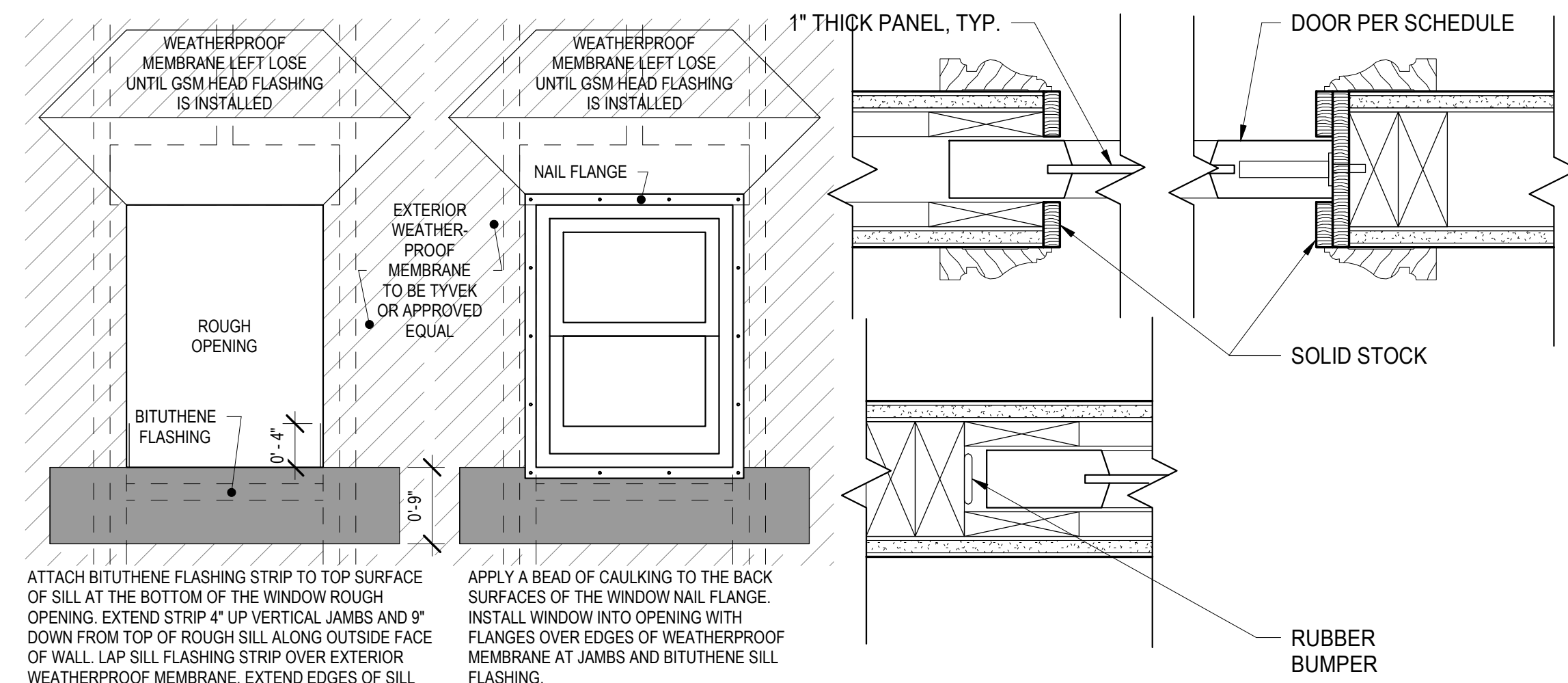
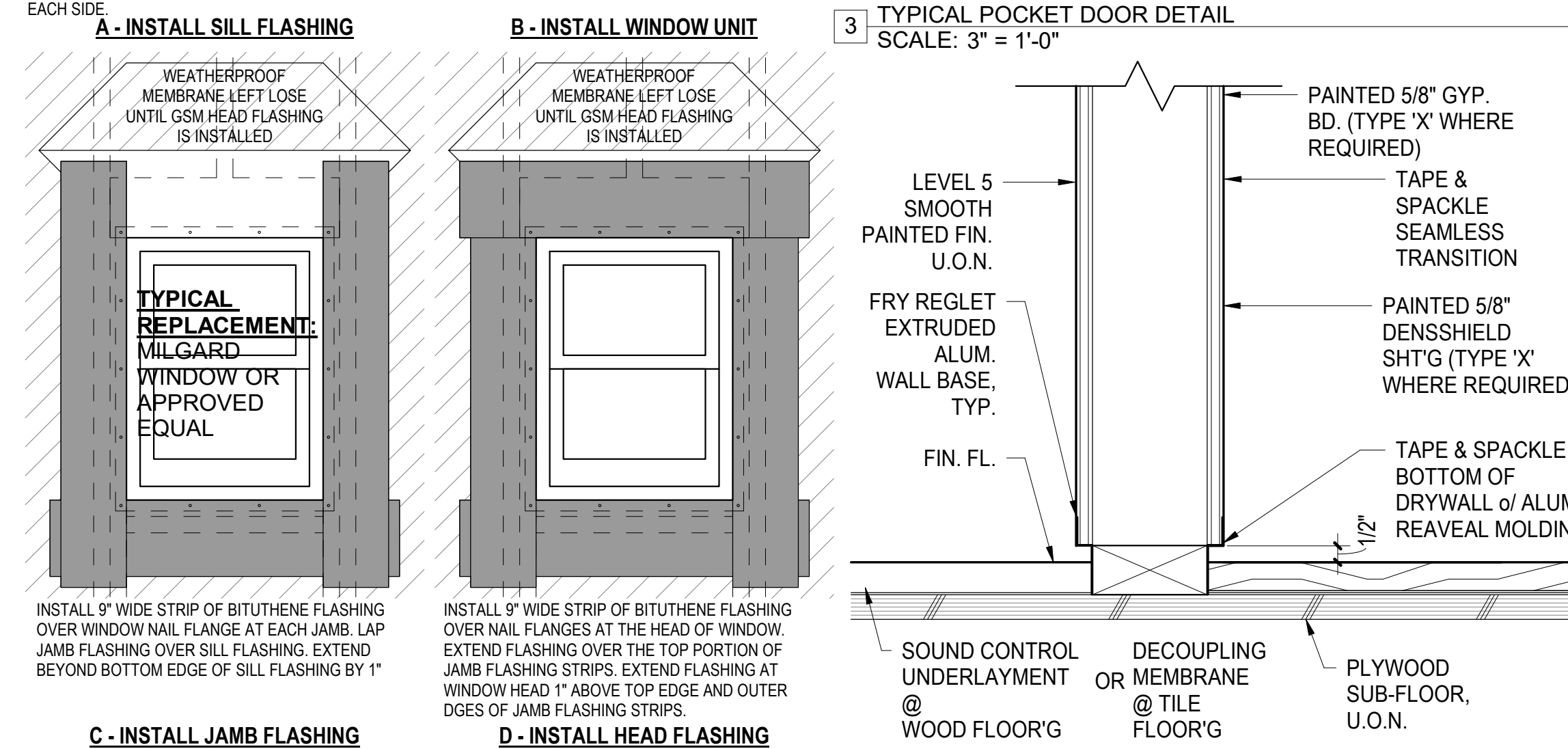
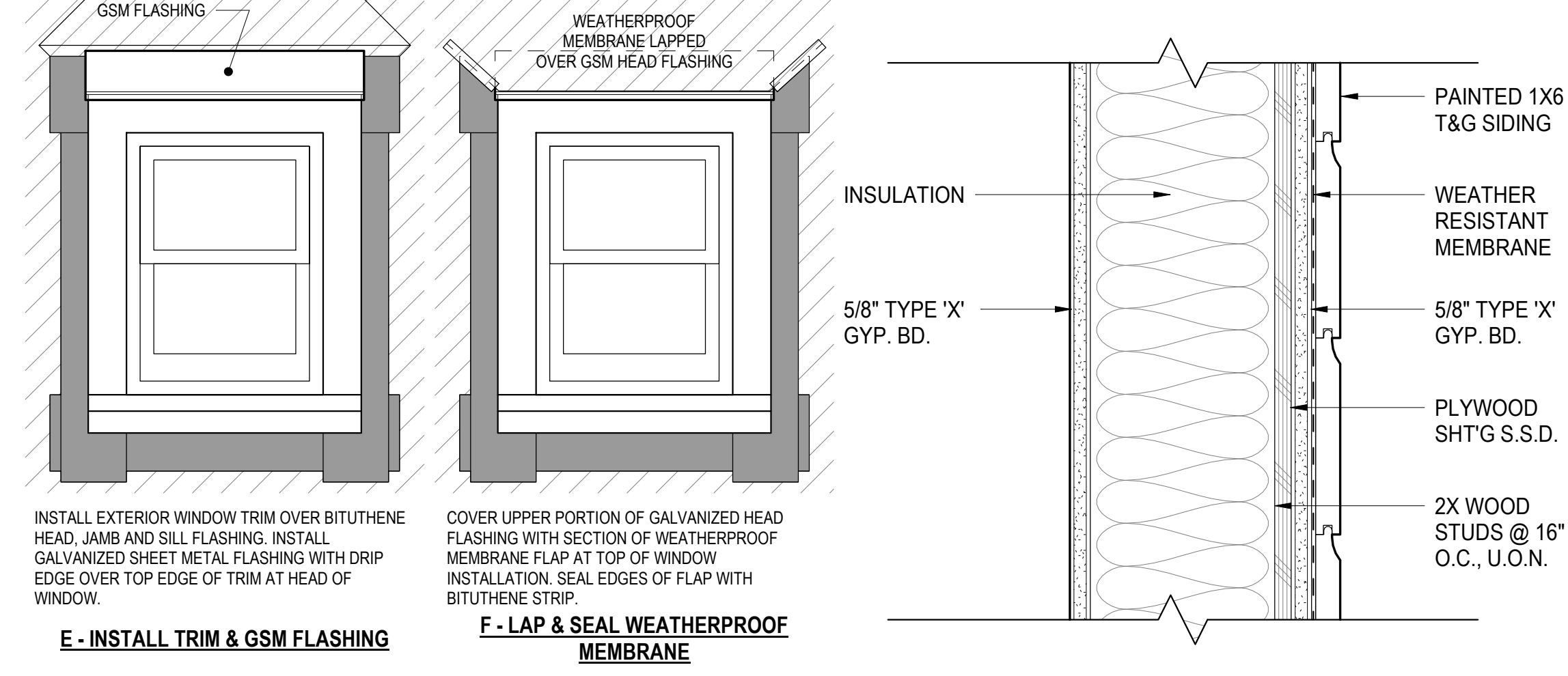
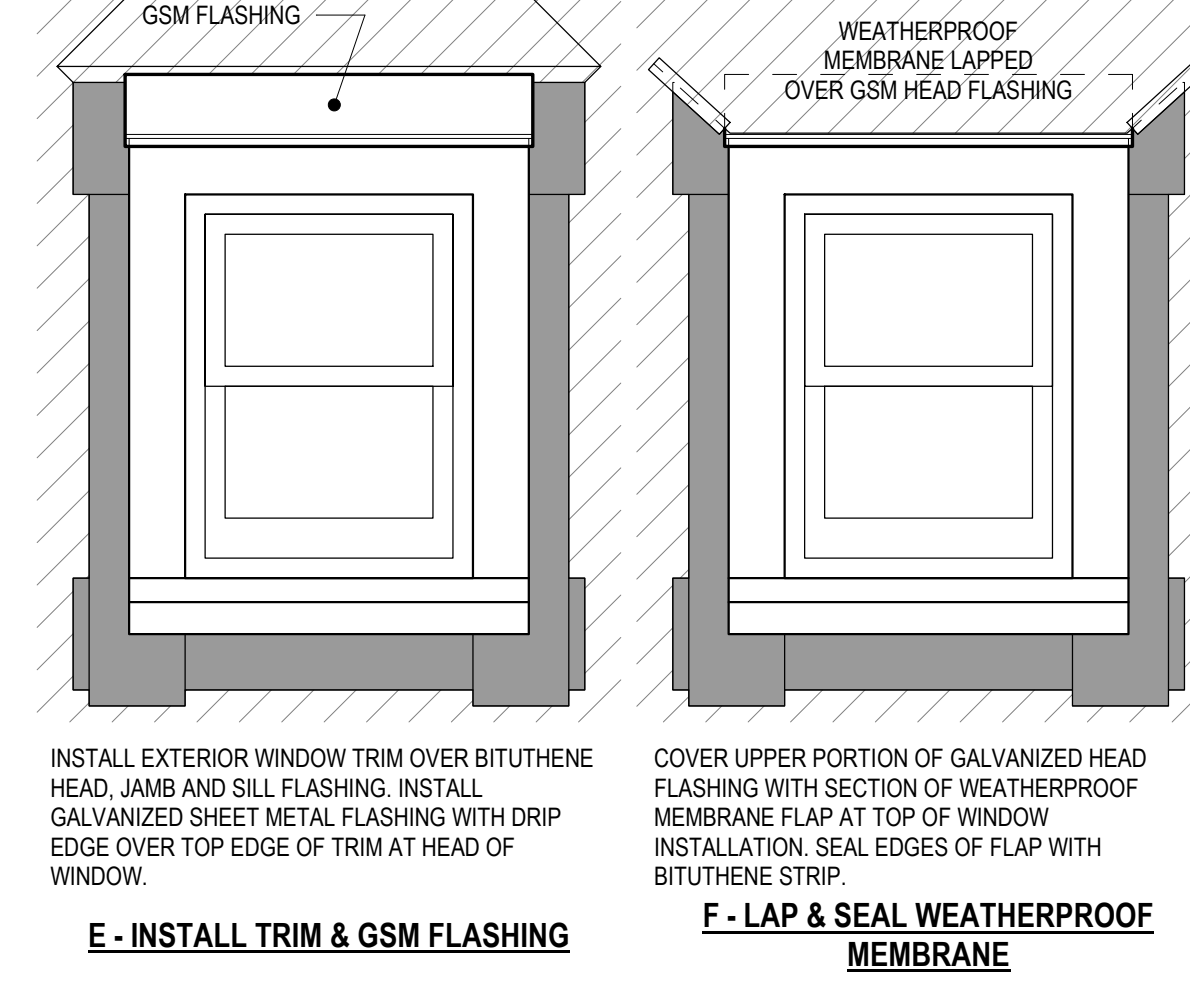
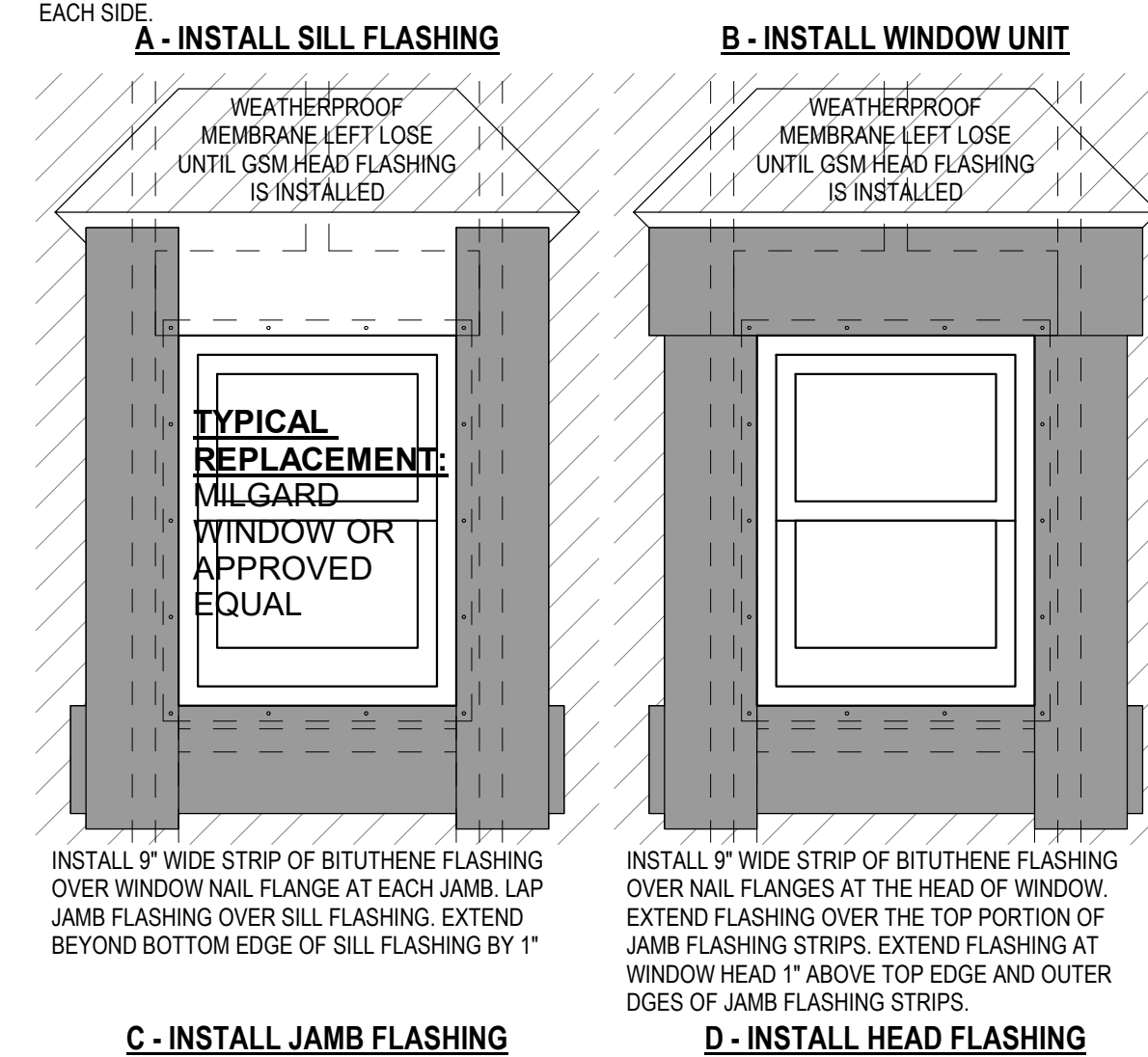
DRAWN BY:	TL
DATE:	06.20.21
SHEET TITLE:	

## DETAILS

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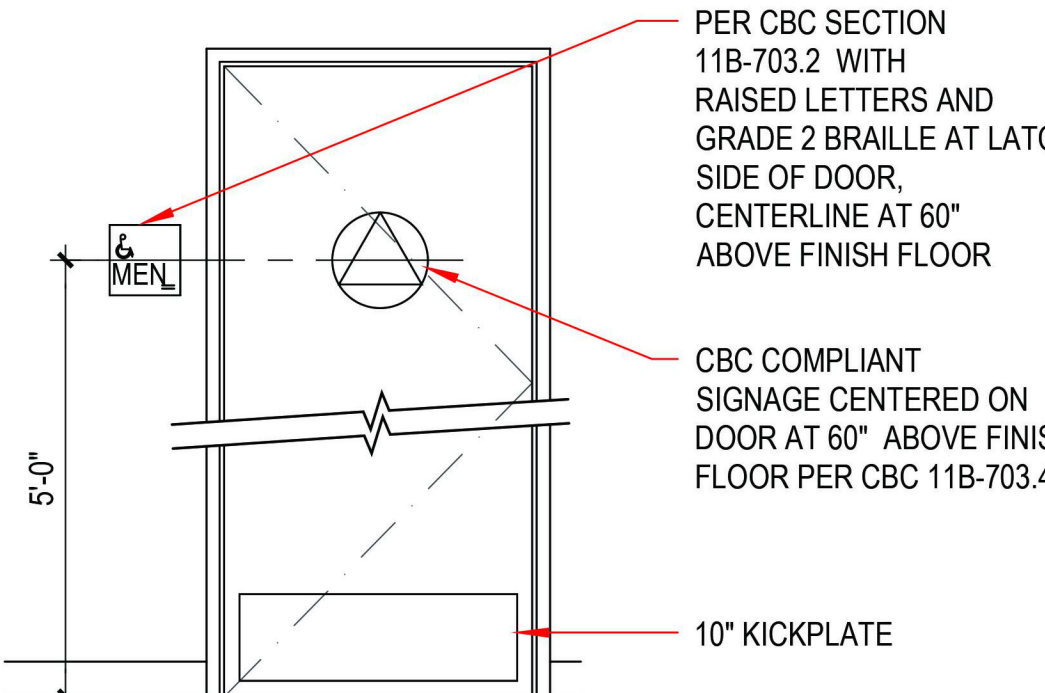
REV #: DATE:

A5.2

7 ROOF DECK GUARD RAIL DETAIL  
SCALE: 1 1/2" = 1'-0"6 STAIR - HANDRAIL/GUARDRAIL ELEVATION  
SCALE: 1 1/2" = 1'-0"8 CONNECTION @ GLASS RAIL BASE  
SCALE: 3" = 1'-0"5 STAIR - GUARDRAIL ELEVATION  
SCALE: 1 1/2" = 1'-0"3 TYPICAL POCKET DOOR DETAIL  
SCALE: 3" = 1'-0"2 TYPICAL INTERIOR PARTITION  
SCALE: 3" = 1'-0"4 WINDOW - WATERPROOFING, TYP.  
SCALE: N.T.S.1 WALL - EXTERIOR WALL DETAIL - SIDING  
SCALE: 3" = 1'-0"4 WINDOW - WATERPROOFING, TYP.  
SCALE: N.T.S.



- NOTES:
1. AT LEAST ONE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PER CBC SECTION 11B-703.7.2.1.
  2. ASSEMBLY BILL NO. 1732, EFFECTIVE MARCH 1, 2017, REQUIRES SINGLE-USER TOILET FACILITIES TO BE IDENTIFIED AS ALL-GENDER TOILET FACILITIES
  3. PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF ANY PICTOGRAM, IF PROVIDED, SHALL BE A MINIMUM OF 6" IN HEIGHT, AND SHALL HAVE RAISED PROFILE.
  4. SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS OF CBC SECTION 11B-216, 11B-703, AND ADAAG SECTION 4.30.
  5. 11b-703.5 VISUAL CHARACTERS. VISUAL CHARACTERS SHALL COMPLY WITH SECTION 11B-703.5.



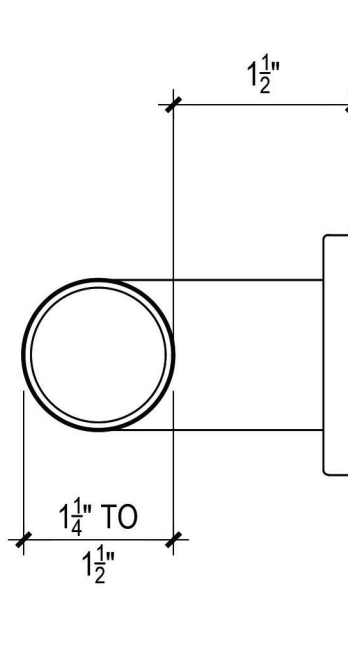
FOR ADD. INFO. SEE KEYNOTE # 19.

THE STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET THE FOLLOWING SPECIFICATIONS:

A. BENDING STRESS AND SHEAR STRESS INDUCED IN A GRAB BAR BY THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

B. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF A 250-POUND POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.

C. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-POUND POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-POUND POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE.



PROVIDE BACKING AT GRAB BARS AS REQUIRED.

STRUCTURAL STRENGTH OF GRAB BARS SHALL MEET CBC SECTION 11B-609.8 AND ADAAG SECTION 4.26.3

GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

EDGES SHALL HAVE MINIMUM RADIUS OF 1/8"; GRAB BAR AND ADJACENT SURFACE SHALL BE FREE OF ABRASIVE ELEMENTS.

## KEYNOTE

Key Name	NOTE
1	TOILET
2	36" GRAB BAR
3	SINK
4	30" X 48" CLEAR SPACE
5	60" ACCESSIBLE TURNING RADIUS
6	56" X 60" CLEARANCE
7	TOILET SEAT DISPENSER
8	TOILET PAPER DISPENSER
9	42" GRAB BAR
10	URINAL

## ACCESSIBILITY KEYNOTES

**DRAWING SET GENERAL NOTES**

1. SPECIFY HAND OPERATED OR AUTOMATIC FLUSH CONTROLS FOR WATER CLOSETS PER CBC 11B-604.6:

FOR HAND OPERATED FLUSH CONTROLS

a) SPECIFY THE CONTROL TO BE LOCATED A MAXIMUM OF 44 INCHES ABOVE THE FLOOR.

b) SPECIFY THE CONTROL TO BE LOCATED TO BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS. (22.2N) MAXIMUM. CBC 11B-309.4

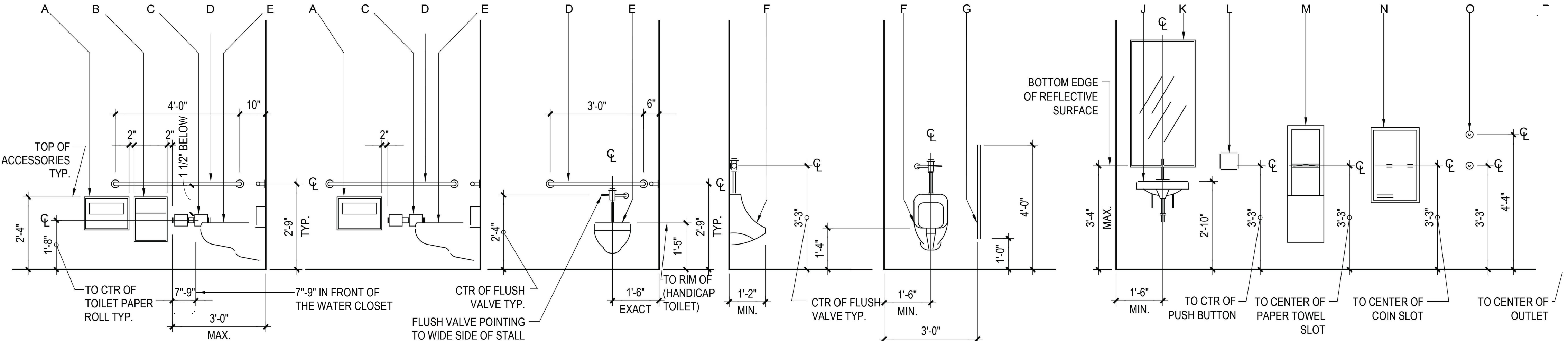
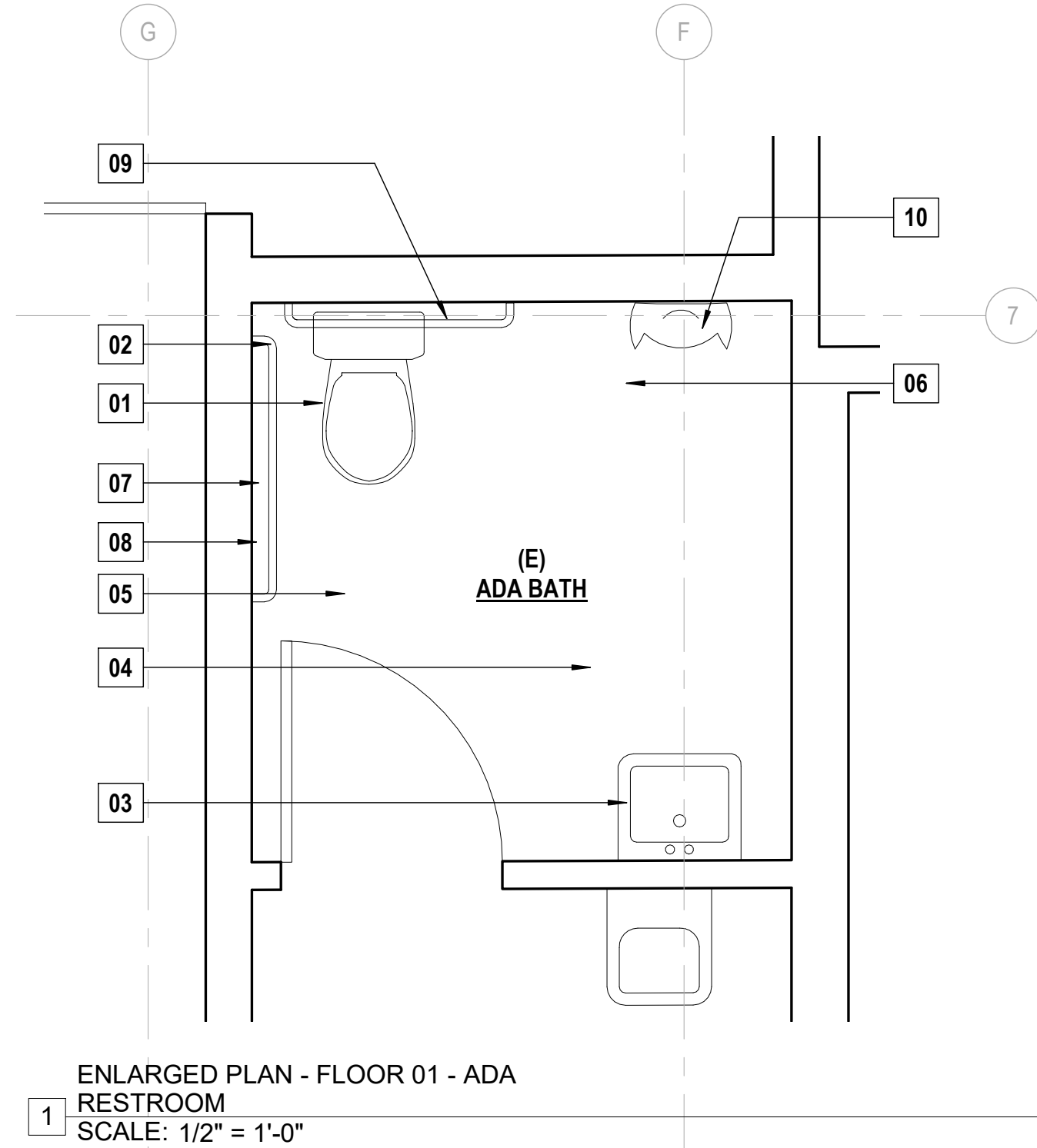
c) SPECIFY THE CONTROL TO BE MOUNTED ON THE WIDE SIDE OF THE WATER CLOSET AREA. CBC 11B-604.6.

2. THE DOOR CANNOT SWING INTO THE CLEAR FLOOR SPACE OF THE LAVATORY.

3. 48" CLEAR IN FRONT OF THE WATER CLOSET

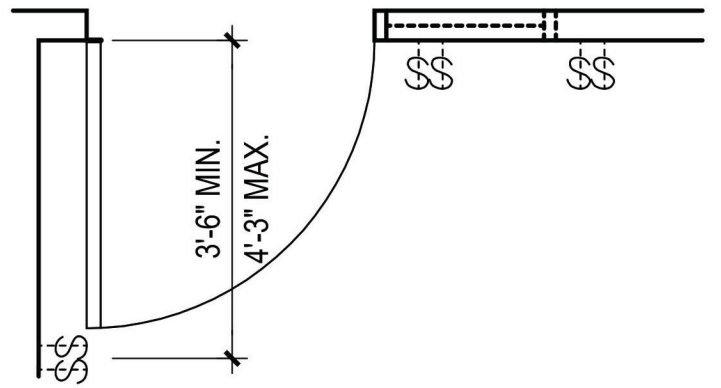
4. KNEE AND TOW CLEARANCE PER CBC 11B-306.3.3. KNEE CLEARANCE SHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR AND 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR.

5. INSULATION OF PIPE UNDER LAVATORY

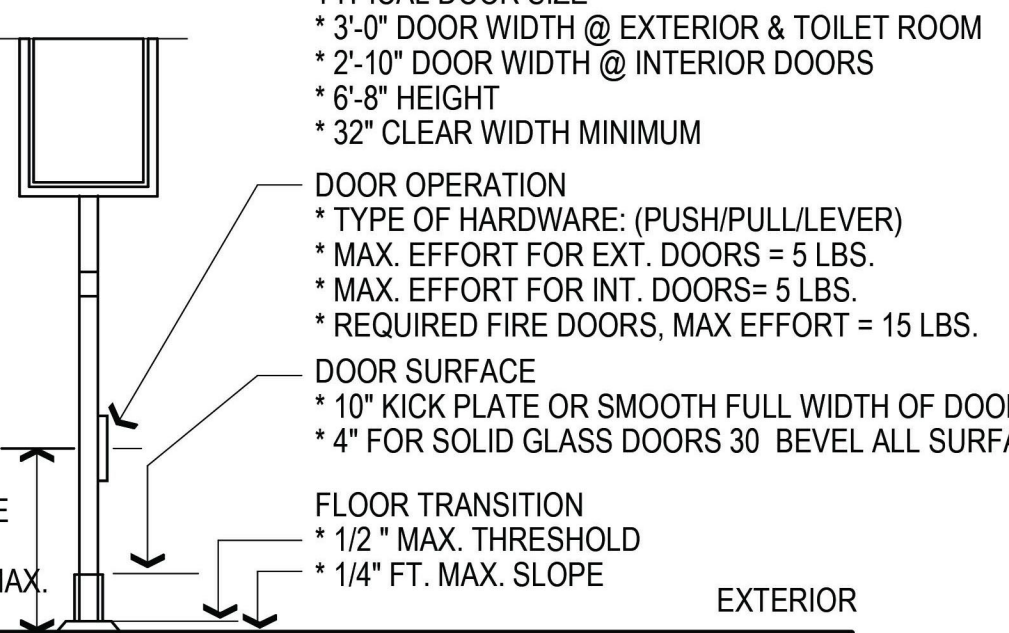
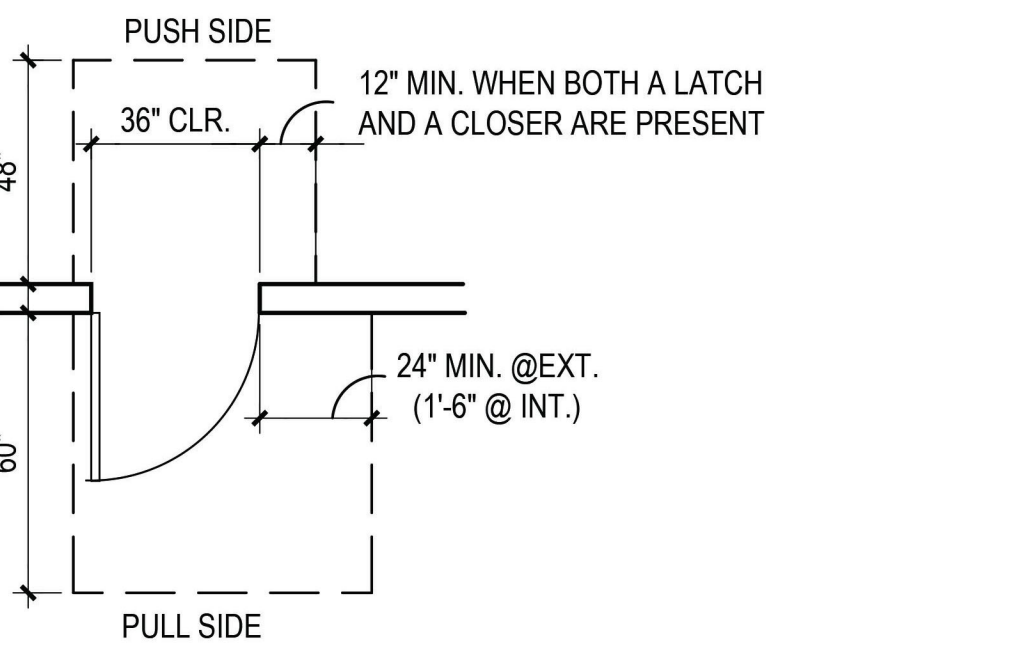
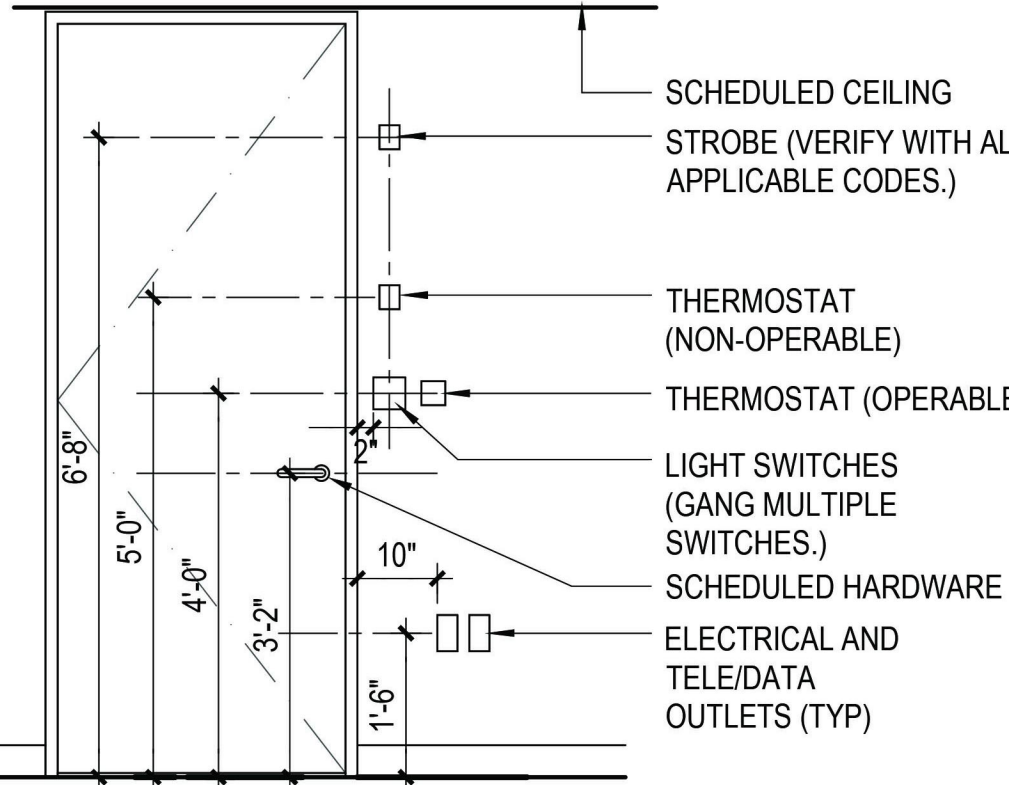


## DOOR ACCESSIBILITY NOTES

1. AUTOMATIC DOORS: WHEN AN AUTOMATIC DOORS OPERATOR IS UTILIZED TO OPERATE A PAIR OF DOORS, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
2. FLOOR LEVEL AT DOORS: REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. PER CBC 1008.1.6.
3. THRESHOLDS: THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL. CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
4. MANEUVERING CLEARANCES AT DOORS: MIN. MANEUVERING CLEARANCES AT DOORS SHALL BE PER CBC 11B 404.2.4. THE FLOOR OR GROUND AREA WITHIN THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.
5. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 44 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION PER CBC 1010.1.6.
6. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR THE INTERIOR DOORS.
7. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS.
8. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE PER CBC 11B-404.2.9: 5 LBS MAX. AT INTERIOR DOORS, 5 LBS MAX. FOR SLIDING OR FOLDING DOORS, 5 LBS MAX. FOR EXTERIOR HINGED DOORS, AT REQUIRED FIRE DOORS, THE MINIMUM OPENING FORCE SHALL NOT EXCEED 15 LBS. DOORS & GATES EQUIPPED WITH SELF-CLOSING DEVICES SHALL BE PER CBC 11B-404.2.9.
9. HAND OPERATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES ABOVE THE FLOOR PER CBC 11B-404.2.7. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH ONE HAND BY LEVER TYPE HARDWARE, PANIC BAR, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAX. PER CBC 11B-404.2.7 & 11B-309.4.
10. SMOOTH SURFACE: PER CBC 11B-404.2.10 THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
11. ALL EXIT DOORS TO SWING IN THE DIRECTION OF TRAVEL AND BE OPERABLE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
12. REGARDLESS OF THE OCCUPANT LOAD SERVED, EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.



**NOTE:** ALL DEVICE LOCATIONS SHOWN BELOW ARE DIMENSIONED WITH RESPECT TO THE STRIKE SIDE DOOR JAMB. WHERE SIDELIGHT OCCURS, SHIFT ALL DEVICES TO INDICATED DISTANCES WITH RESPECT TO SIDELIGHT JAMB. REFERENCE ARCHITECTURAL THEN ELECTRICAL DRAWINGS AT EACH DOOR TO DETERMINE IF SWITCHES ARE LOCATED ON DOOR WALL OR SIDE WALL. NOTIFY ARCHITECT PRIOR TO INSTALLATION WHERE LOCATION IS NOT CLEAR. ALL DEVICES SHALL ALIGN VERTICALLY WHERE POSSIBLE AT INDICATED SWITCH LOCATION.



## FIXTURE & ACCESSORY LEGEND

- ACCESSORIES TO BE INSTALLED PER 2019 CBC 11B-213.3 AND 11B-603.2. SEE 1/A1.3 FOR LOCATION OF ACCESSORIES IN PLAN. NOT ALL ACCESSORIES INDICATED BELOW OCCUR IN PROJECT.
- A SURFACE MOUNTED TOILET SEAT COVER DISPENSER  
B SURFACE MOUNTED SANITARY NAPKIN DISPENSER  
C TOILET PAPER TISSUE DISPENSER  
D WALL MOUNTED STAINLESS STEEL GRAB BAR PER 2016 CBC 11B-609  
E WALL MOUNTED ACCESSIBLE WATER CLOSET  
F HANDICAP ACCESSIBLE URINAL  
G FLOOR MOUNTED URINAL PARTITION  
H COUNTERTOP MOUNTED HANDICAP ACCESSIBLE LAVATORY  
I WALL MOUNTED HANDICAP ACCESSIBLE LAVATORY  
J 1/4" CLEAR TEMPERED GLASS MIRROR  
K RECESSED SOAP DISPENSER  
L SURFACE MOUNTED COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE  
M SURFACE MOUNTED NAPKIN / TAMPON VENDOR  
N HANDICAP ACCESSIBLE WARDROBE HOOK  
O WARDROBE HOOK  
P GROUND FAULT INTERRUPT CONVENIENCE OUTLET  
Q DOUBLE LIGHT SWITCH  
R RECESSED CHANGING STATION

**HTA!**

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105  
P (415) 433-0005 F (415) 495-3336  
WWW.HOODTHOMAS.COM

LICENSED ARCHITECT  
MARK A. THOMAS  
NO. C19445  
EXP. 06-23  
STATE OF CALIFORNIA

## DOLPHIN CLUB

## ALTERATIONS & ADDITION

502 JEFFERSON STREET  
SAN FRANCISCO, CA 94109  
BLOCK: 0405 LOT: 004

ISSUE:	DATE:
SITE PERMIT	09.17.20
REVISION 01	06.20.21
REVISION 02	11.18.21

DRAWN BY:	TL
DATE:	06.20.21
SHEET TITLE:	

## ACCESSIBILITY DETAILS

SHEET NUMBER:

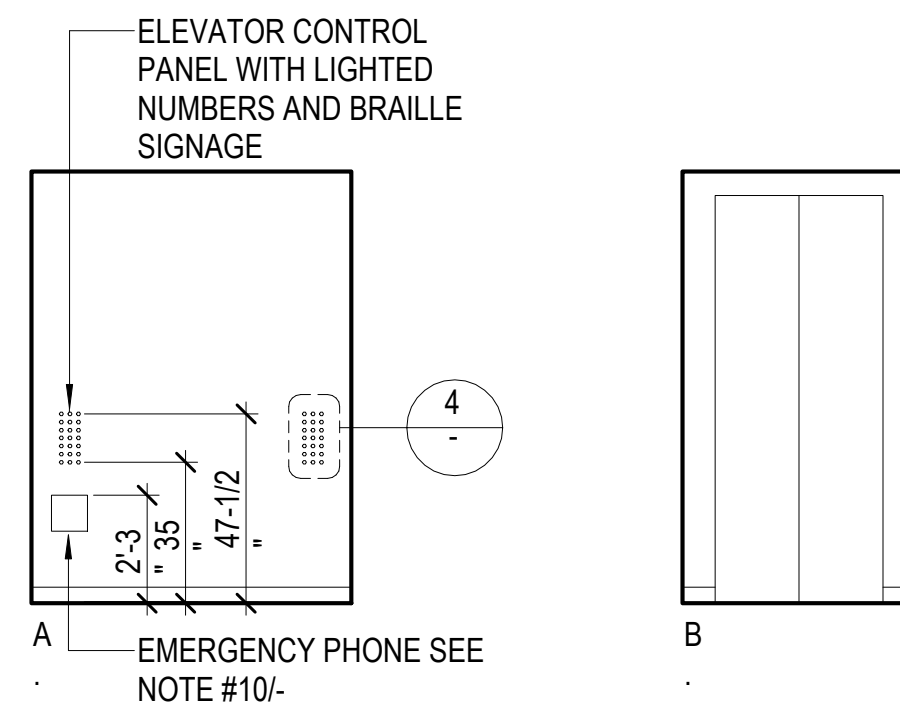
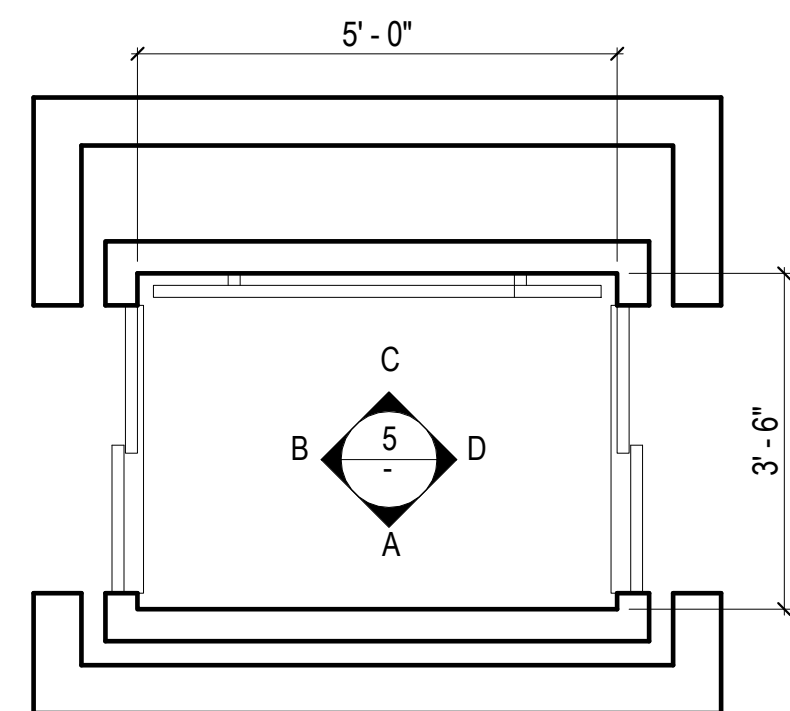
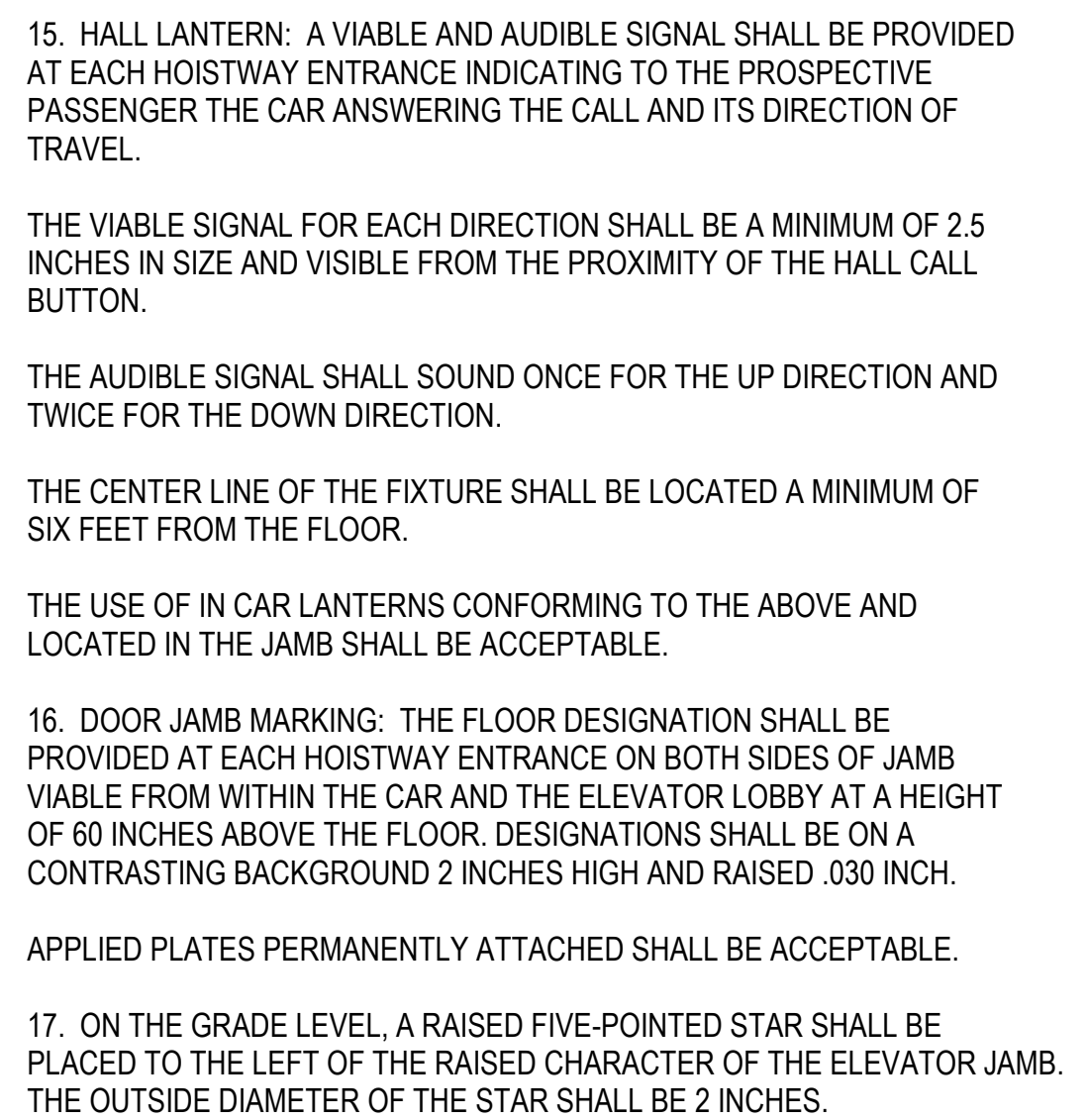
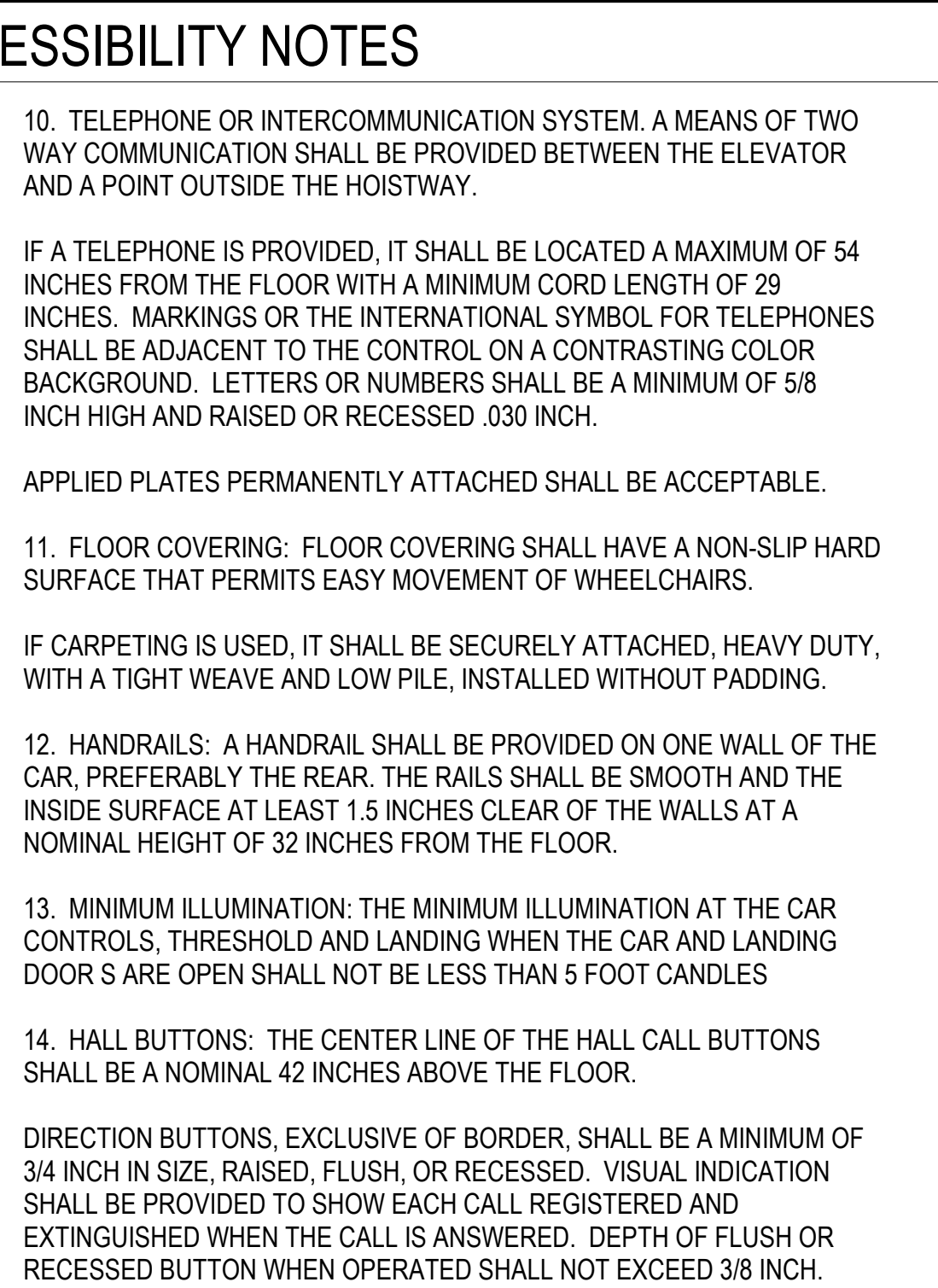
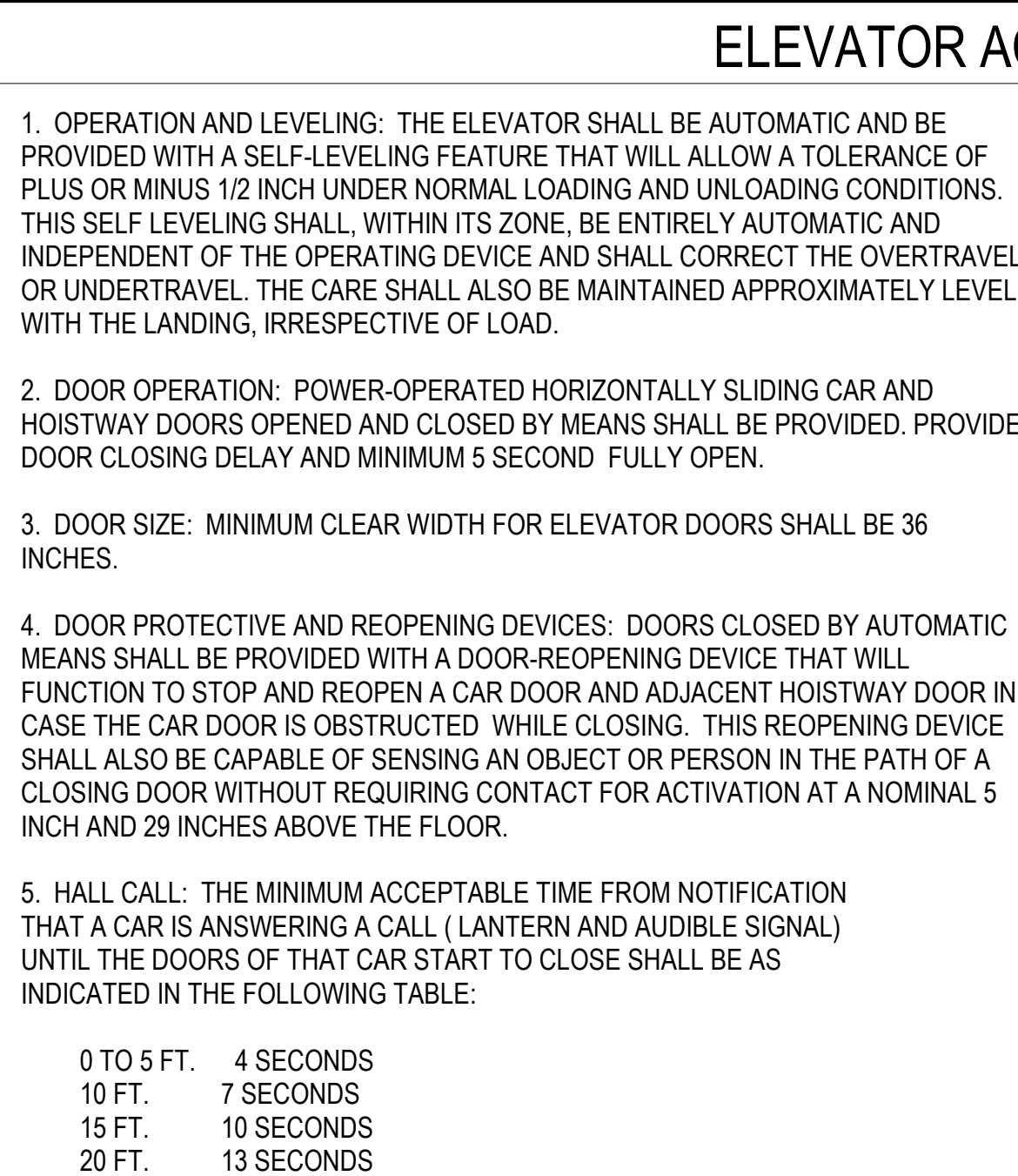
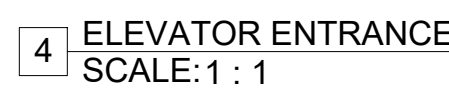
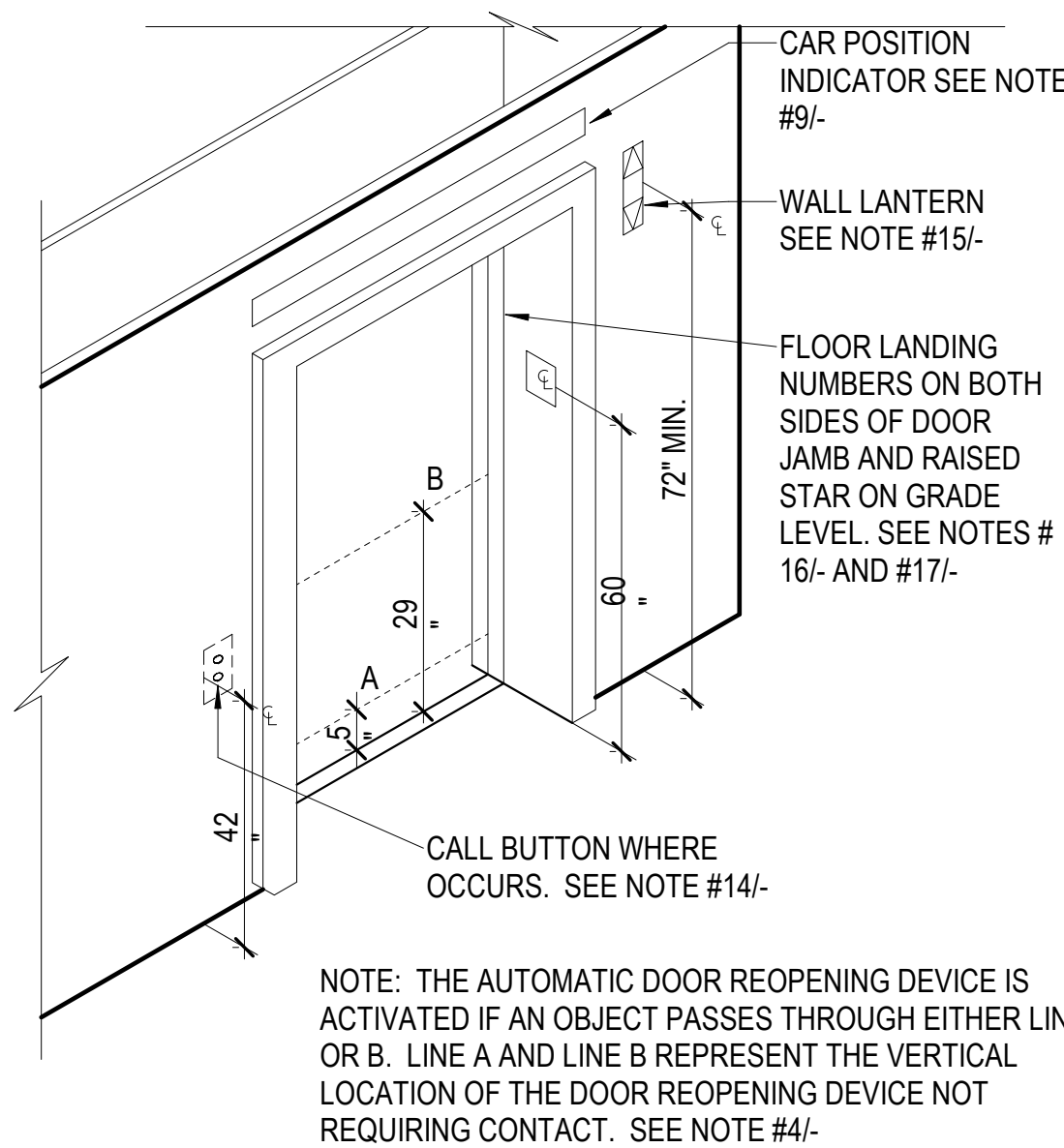
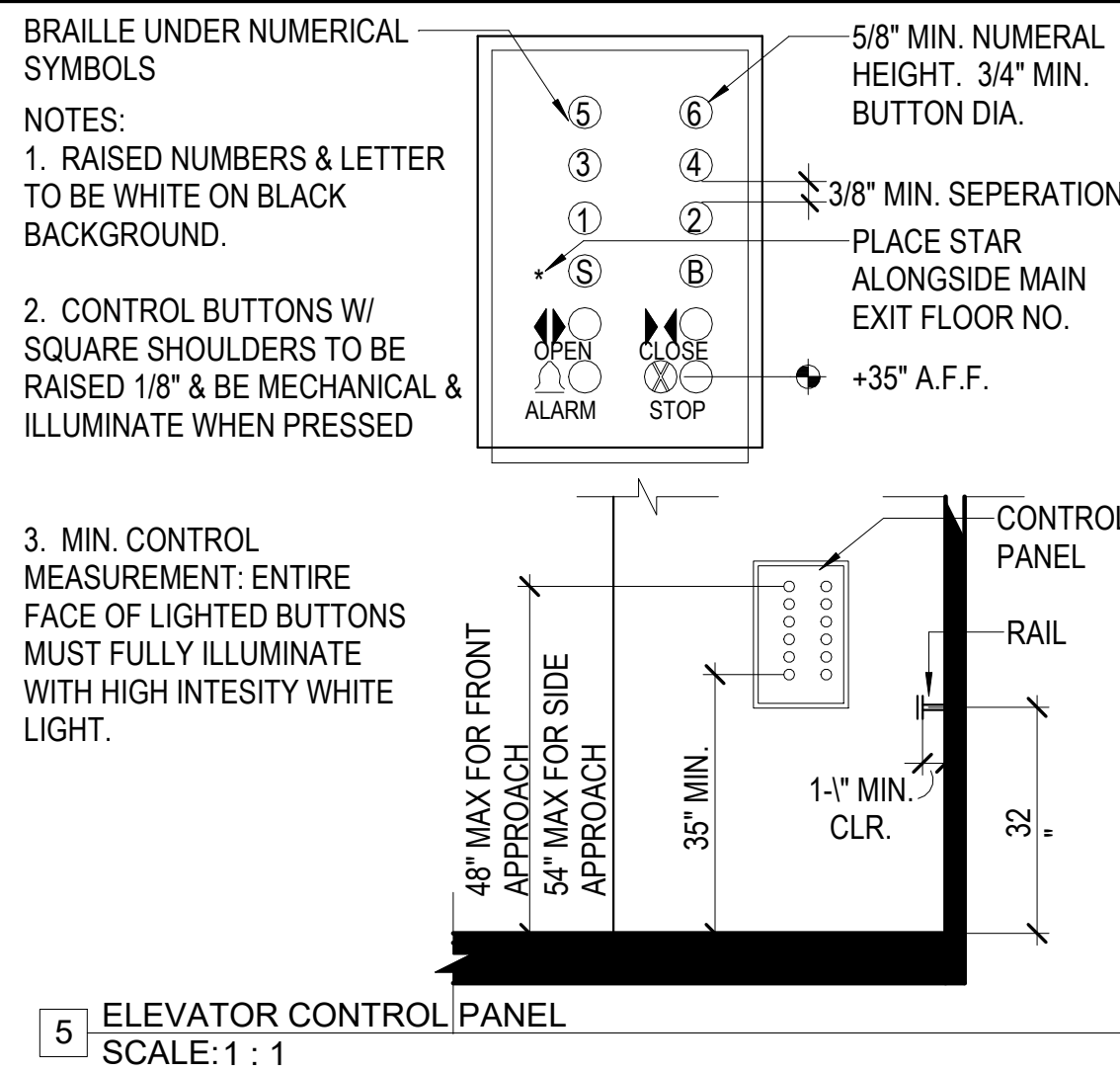
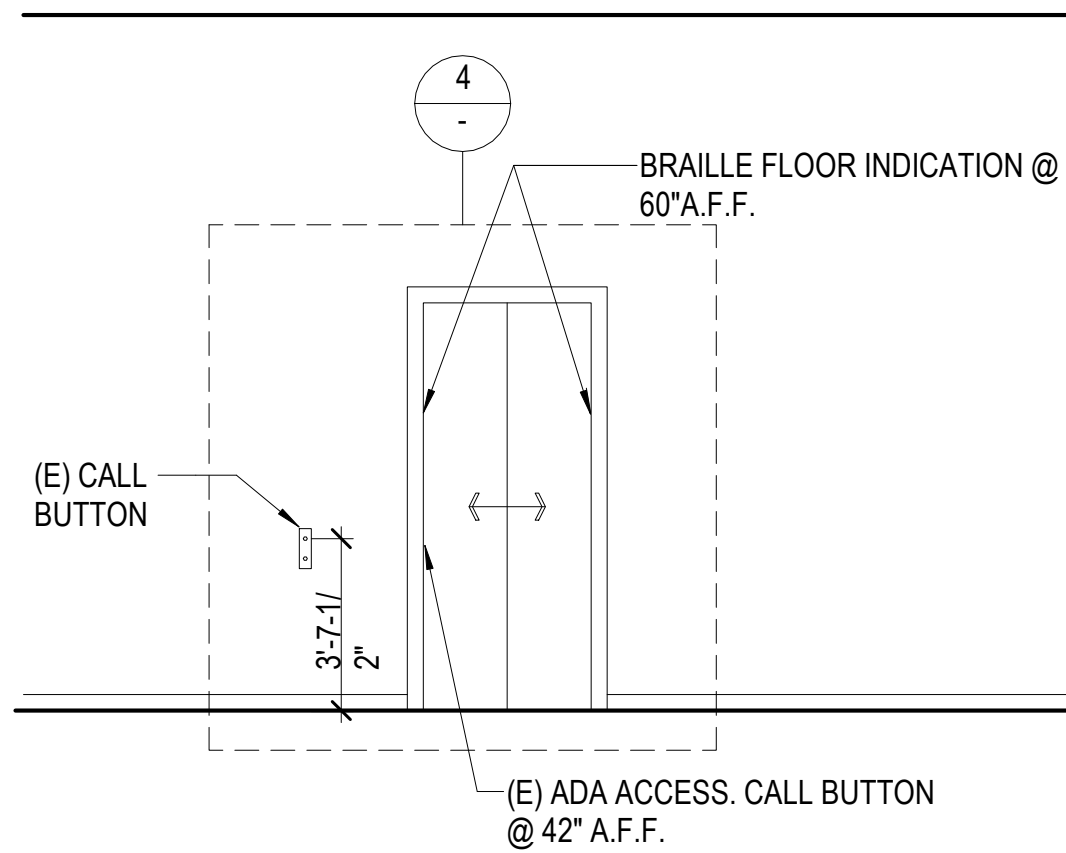
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REV #: DATE:







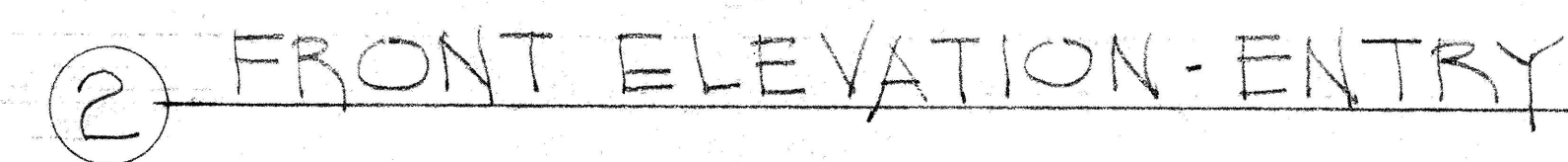
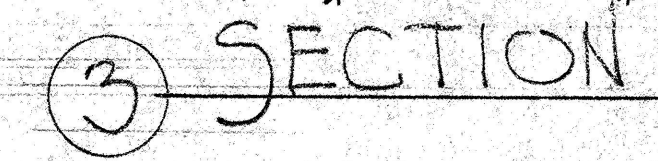
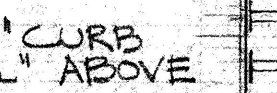
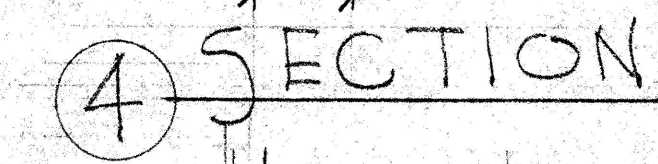




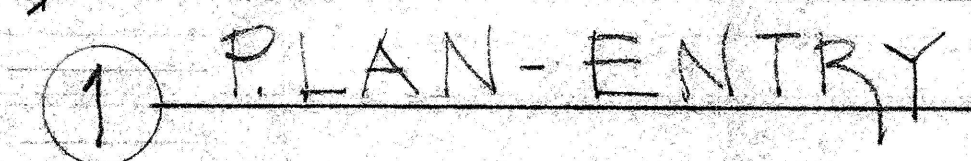
# LARGE-SCALE PLANS- GROUND FLOOR ACCESS IBILITY UPGRADES

SHT. NO
---------

**REF**  
**1**



- 



SCALE:  $1/2" = 1'-0"$