



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, December 04, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	470 - 476 Castro Street	Case No.:	2013.0160V
Cross Street(s):	18th Street + Market Street	Building Permit:	2013.10.24.0180
Block / Lot No.:	2647/012	Applicant/Agent:	Courtney Mulhern-Pearson
Zoning District(s):	Castro Street NCD / 40-X	Telephone:	(415) 487-2034
Area Plan:	N/A	E-Mail:	cpearson@sfsf.org
PROJECT DESCRIPTION			
<p>The proposal includes alteration of an existing building with a one-story addition and facade alteration to operate a community service center for the San Francisco AIDS Foundation. The third floor addition requires a variance from the rear yard requirement.</p> <p>PER SECTION 134 OF THE PLANNING CODE , the property is required to maintain a rear yard of approximately to 31 feet, 6 inches at the second story and above. The proposed third floor addition extends approximately 16 feet 6 inches into the required rear yard; therefore, the proposal to add a third floor addition requires a variance from the rear yard requirements.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Jessica Look Telephone: 415.575.6812 Mail: jessica.look@sfgov.org</p>			
<p>ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/2013.0160V.pdf</p>			

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On October 4, 2013, the Department issued the required Section 312 notification for this project (expires October 24, 2013).**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

San Francisco AIDS Foundation

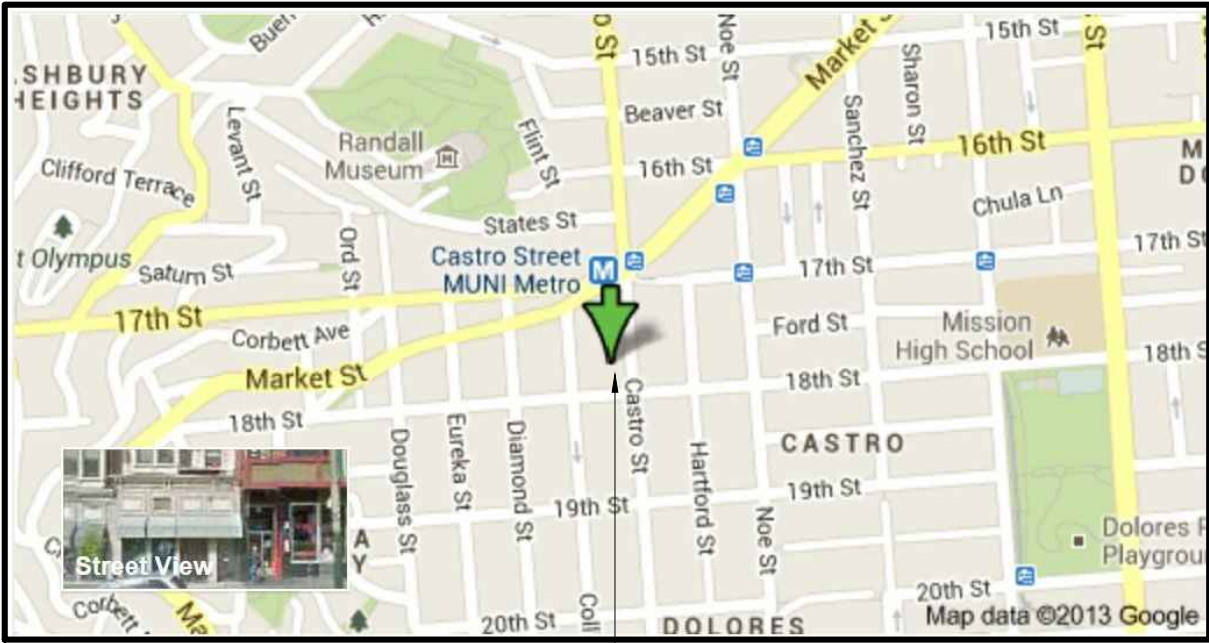
Re-Issue for Conditional Use Application
#2013.0160C

470 - 474 Castro Street
San Francisco
CA 94114

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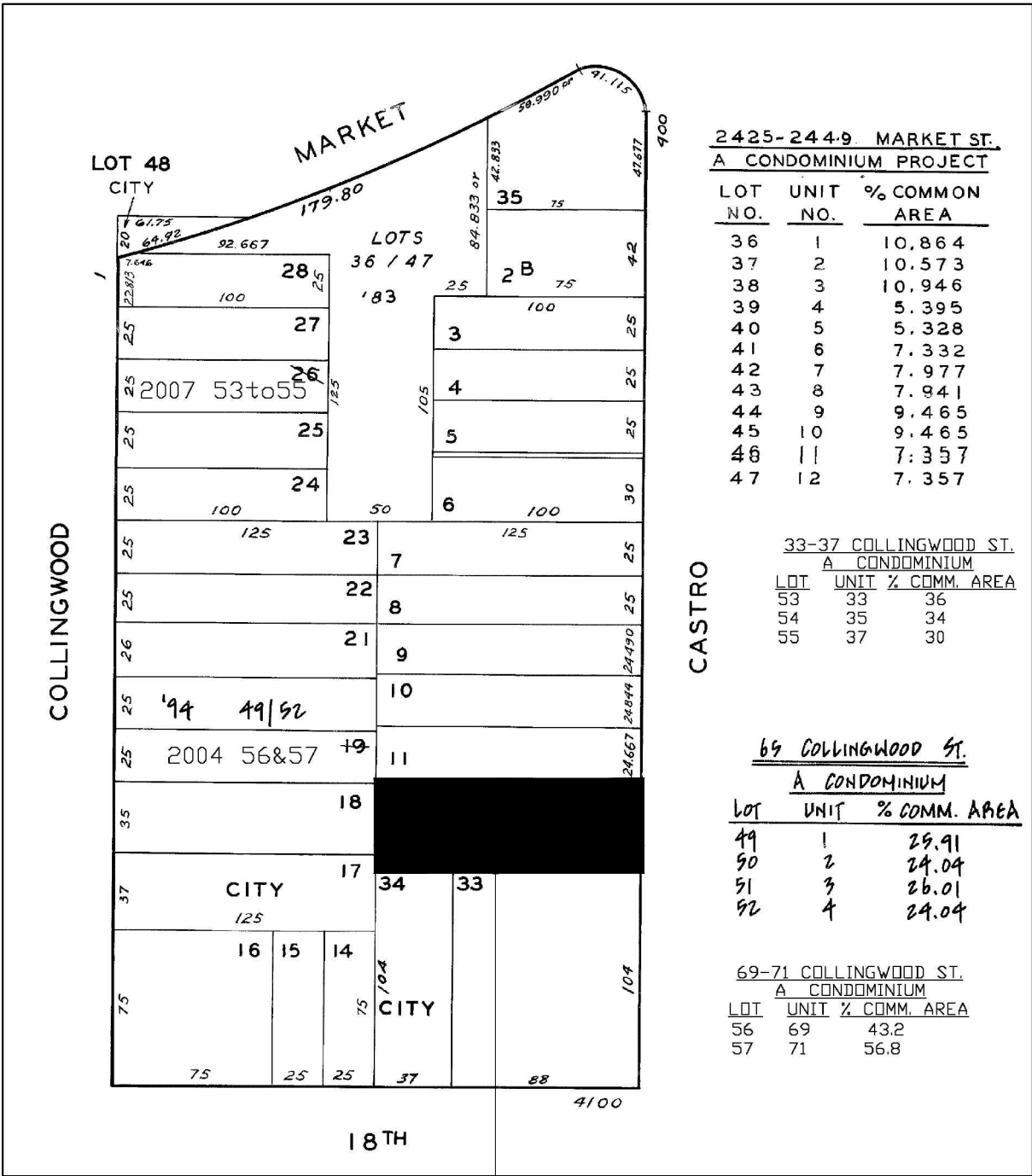
Architect
Two Harrison Street Suite 400
San Francisco, CA 94105
415.433.3700

VICINITY MAP



SITE

BLOCK PLAN



SITE

PROJECT INFORMATION

BUILDING ADDRESS:	470 CASTRO STREET SAN FRANCISCO, CA 94114
BLOCK AND LOT NUMBER:	BLOCK 2647 / LOT 012
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	V B
BUILDING AREA:	14,713 (PROPOSED)
PROJECT DATUM ELEVATION:	0.00'
FIREPROOFING:	FULLY SPRINKLERED
ZONING:	CASTRO NCD
ALLOWABLE HEIGHT:	45'-0"

APPLICABLE CODES

2013 - CALIFORNIA BUILDING CODE
2010 - SAN FRANCISCO BUILDING CODE AMENDMENTS
2010 - CALIFORNIA ELECTRICAL CODE
2010 - SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2010 - CALIFORNIA MECHANICAL CODE
2010 - SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2010 - CALIFORNIA PLUMBING CODE
2010 - SAN FRANCISCO PLUMBING CODE AMENDMENTS
2010 - CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2010 - CALIFORNIA FIRE CODE

SCOPE OF WORK

THE PROJECT CONSISTS OF THE RENOVATION OF APPROXIMATELY 11,000 +/-SF OF AN EXISTING BUILDING LOCATED AT 470-474 CASTRO STREET. THE BUILDING WAS BUILT IN 1907 AND HAS BEEN MODIFIED SEVERAL TIMES OVER THE YEARS. THE BUILDING IS A WOOD FRAME STRUCTURE AND APPEARS TO HAVE A CONCRETE FOUNDATION WITH A SLAB ON THE GROUND FLOOR AND A SMALL CRAWLSPACE LOCATED UNDER THE NORTHEASTERN PORTION OF THE BUILDING.

- THE SCOPE OF WORK WILL INCLUDE THE FOLLOWING:
- DEMOLITION OF ALL EXISTING INTERIOR FINISHES AND NON-BEARING WALL CONSTRUCTION OF THE OFFICE TENANT SPACE
 - DEMOLITION OF THE EXISTING STAIRCASE AND ELEVATOR SERVING THE UPPER FLOORS
 - REMOVAL OF THE EXISTING STOREFRONT ON THE GROUND FLOOR, BALCONY, FIRE ESCAPE, WINDOWS AND FAÇADE ON THE UPPER FLOOR
 - FULL SEISMIC UPGRADE TO STABILIZE THE EXISTING BUILDING AND SUPPORT NEW THIRD FLOOR
 - NEW HVAC SYSTEM
 - EXPANSION OF THE EXISTING SPRINKLER SYSTEM.
 - NEW PLUMBING
 - NEW ELECTRICAL
 - NEW OPEN STAIRCASE LOCATED TOWARD THE EASTERN FAÇADE TO SERVE ALL THREE FLOORS
 - NEW ELEVATOR
 - NEW SECONDARY STAIRCASE AND FIRE RATED CORRIDOR EXITING ON TO CASTRO STREET AS A SECOND MEANS OF EGRESS
 - NEW TENANT IMPROVEMENTS FOR OFFICE TENANT
 - NEW RESTROOMS ON EACH FLOOR
 - NEW FAÇADE OF STUCCO AND GLASS CURTAIN WALL - SEE EXTERIOR ELEVATIONS
 - NEW STOREFRONT AT RETAIL TENANT

THE FOLLOWING IS NOT INCLUDED IN THE SCOPE:

- INTERIOR RENOVATIONS OF EXISTING RETAIL TENANT SPACE

SUMMARILY, THE GROSS SQUARE FOOTAGE OF EACH TYPE OF SPACE BREAKS DOWN AS FOLLOWS:

RETAIL
EXISTING TO BE RETAINED = 1,157 GSF

OFFICE
EXISTING TO BE RETAINED = 9,806 GSF
NET NEW / ADDED = 3,750 GSF

TOTAL = 14,713 GSF

DEFERRED SUBMITTALS

FIRE SPRINKLER WILL BE DESIGN BUILD

DRAWING INDEX

ARCHITECTURAL

A00.00	DRAWING INDEX, VICINITY MAP, LOCATION MAP & PROJECT INFORMATION
A00.01	GRAPHICS SYMBOLS AND MATERIALS LEGEND
A00.02	ALTA MAP
A00.03	ALTA MAP
A00.04	EXISTING SITE PLAN
A00.05	SITE PLAN
A00.06	REAR YARD SETBACK ANALYSIS

A01.00/01	DEMOLITION PLAN - BASEMENT & FIRST FLOOR
A01.02/03	DEMOLITION PLAN - SECOND FLOOR & ROOF

A02.00/01	CONSTRUCTION PLAN - BASEMENT & FIRST FLOOR
A02.02/03	CONSTRUCTION PLAN - SECOND & THIRD FLOOR
A02.04	CONSTRUCTION PLAN - ROOF

A09.00	EXTERIOR ELEVATIONS - (FRONT - 1/4" = 1'-0")
A09.01	EXTERIOR ELEVATIONS
A09.02	EXTERIOR ELEVATIONS
A09.03	EXTERIOR ELEVATIONS
A09.04	EXTERIOR STREET WALL ELEVATIONS
A09.10	DIAGRAMMATIC SECTION
A09.11	BUILDING SECTION

SUPPLEMENTARY INFORMATION (SEPARATE)

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P. 9	EXTERIOR MATERIALS

San Francisco
AIDS Foundation

470 - 474 Castro Street
San Francisco, CA 94114

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San Francisco, CA 94105
Telephone 415.433.3700
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Issue	Date & Issue Description	By	Check
1	06-28-13	PB / LJP	BS
2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	

Seal/Signature

Project Name
San Francisco AIDS Foundation

Project Number
H/ 01,9106,000
CAD File Name
A00-00
Description
INDEX

Scale

A00.00

ABBREVIATIONS

G		A	
GA	GAUGE	ACCES	ACCESSORY
GFRC	GLASS FIBER REINFORCED CONCRETE	ACOUS	ACOUSTIC(AL)
GFRG	GLASS FIBER REINFORCED GYPSUM	AFF	ABOVE FINISHED FLOOR
GFRP	GLASS FIBER REINFORCED PLASTER	AL	ALUMINUM
GL	GLASS	ALT	ALTERNATE
GR	GRAD(E)(ING)	ANNUNC	ANNUNCIATOR
GYP	GYPSUM	ANOD	ANODIZED
H		APPL	APPLIANCE
HD	HEAD	ARCH	ARCHITECT(URAL)
HDWD	HARDWOOD	AUTO	AUTOMATIC
HDWE	HARDWARE	AVG	AVERAGE
HM	HOLLOW METAL	&	AND
HORIZ	HORIZONTAL	B	
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	BLDG	BUILDING
I		BOLLD	BOLLARD
INFO	INFORMATION	BD	BOARD
INSTRUM	INSTRUMENT(ATION)	BLKG	BLOCKING
INSUL	INSULATION	BRDLM	BROADLOOM
INTLK	INTERLOCK(ING)	BU	BUILT UP
INT	INTERIOR	C	
INFILTR	INFILTRATION	CAB	CABINET
J		CPT	CARPET
JAN	JANITOR	CEM	CEMENT(ITIOUS)
K		CER	CERAMIC
KIT	KITCHEN	CLG	CEILING
L		COATG	COATING
LAV	LAVATORY	COILG	COILING
LB	POUND	CONC	CONCRETE
£	BRITISH POUND (CURRENCY)	CONSTR	CONSTRUCTION
LT	LIGHT	CONT	CONTINUOUS(ATION)
LVLG	LEVELING	CONTR	CONTRACT(OR)
LVR	LOUVER	COV	COVER
M		CMU	CONCRETE MASONRY UNIT
MAX	MAXIMUM	D	
MFD	MANUFACTURED	DBL	DOUBLE
MFR	MANUFACTURER	DEPT	DEPARTMENT
MECH	MECHANICAL	DES	DESIGN(ED)
MET	METAL	DET	DETAIL
MEMB	MEMBRANE	DF	DRINKING FOUNTAIN
MEZZ	MEZZANINE	DIA	DIAMETER
MIN	MINIMUM	DIFF	DIFFUSER
MISC	MISCELLANEOUS	DIM	DIMENSION
MLWK	MILLWORK	DISP	DISPENSER
MOIST	MOISTURE	DIV	DIVISION
MOT	MOTOR(IZED)	DN	DOWN
MTD	MOUNTED	\$	DOLLAR (US CURRENCY)
N		DR	DOOR
NIC	NOT IN CONTRACT	DSCON	DISCONNECT
NO	NUMBER	DWR	DRAWER
NTS	NOT TO SCALE	E	
O		ELAST	ELASTOMERIC
ORNA	ORNAMENTAL	ELEC	ELECTRICAL
OVFL	OVERFLOW	EMBED	EMBEDD(ED)(ING)
OVHD	OVERHEAD	ENGR	ENGINEER(ED)
OPNG	OPENING(S)	ENTR	ENTRANCE
OPR	OPERABLE	EQ	EQUAL
P		EQUIP	EQUIPMENT
PTN	PARTITION	EXIST	EXISTING
PEDTR	PEDESTRIAN	EXP JT	EXPANSION JOINT
PBD	PARTICLE BOARD	EXPS	EXPOSE(D)
PNL	PANEL	EXT	EXTERIOR
POLYST	POLYSTYRENE	F	
PORT	PORTABLE	FAB	FABRICATION
PREFIN	PREFINISHED	FD	FLOOR DRAIN
PREFAB	PREFABRICATED	FE	FIRE EXTINGUISHER
PLAM	PLASTIC LAMINATE	FEC	FIRE EXTINGUISHER AND CABINET
PLAS	PLASTER	FHC	FIRE HOSE CABINET
PLSTC	PLASTIC	FIN	FINISH
PLYWD	PLYWOOD	FLDG	FOLDING
PRTECN	PROTECTION	FPLC	FIREPLACE
		FR	FIRE RAT(ING)(ED)
		FRMG	FRAMING
		FXD	FIXED
		FXTR	FIXTURE
		FLR	FLOOR(ING)
		FURN	FURNITURE
		FWC	FABRIC WALL COVERING

ABBREVIATIONS (CONT)

T		R	
THK	THICK	RDR	READER
TLT	TOILET	RECES	RECESSED
TRAF	TRAFFIC	RECPT	RECEPTACLE
TRANS	TRANSPARENT	REF	REFER(ENCE)
TRTD	TREATED	REFL	REFLECTED
T&G	TONGUE AND GROOVE	REFR	REFRIGERATOR
TYP	TYPICAL	REQD	REQUIRED
U		RESIS	RESIST(ANT)(IVE)
UNDRLAY	UNDERLAYMENT	REINF	REINFORCE(D)(ING)(MENT)
UTIL	UTILITY	RESIL	RESILIENT
UNO	UNLESS NOTED OTHERWISE	RFG	ROOFING
V		RM	ROOM
VEH	VEHICLE	RO	ROUGH OPENING
VERT	VERTICAL	S	
VIF	VERIFY IN FIELD	SCR	SCRIBE
W		SECUR	SECURITY
W/	WITH	SF	SQUARE FEET
WC	WATER CLOSET	SGL	SINGLE
WD	WOOD	SHORG	SHORING
WDW	WINDOW	SIM	SIMILAR
W/O	WITHOUT	SST	STAINLESS STEEL
WT	WEIGHT	STD	STANDARD
WTRPRF	WATERPROOFING	STL	STEEL
		STRFR	STOREFRONT
		STRUCT	STRUCTURAL
		SURF	SURFACE
		SUSP	SUSPENDED
		SYS	SYSTEM(S)

GRAPHIC SYMBOLS

ELEVATION INDICATIONS

	GLASS SYMBOL
	MASONRY COURSING
	WOOD VENEER
	STONE

SECTION INDICATIONS

	ACOUSTICAL CEILING TILE
	ALUMINUM
	BRICK
	CARPET
	CONCRETE
	CONCRETE MASONRY UNIT
	EQUAL
	CUTSTONE
	EARTH OR GROUND
	FABRIC WRAPPED PANEL
	GLASS
	GRAVEL
	GYPSUM BOARD
	INSULATION (LOOSE OR BATT)
	INSULATION (RIGID)
	METAL
	PLASTER
	PLASTER/LATH
	PLYWOOD
	PRE-CAST PANELS
	SAND OR GROUT
	STONE
	WOOD (FINISHED)
	WOOD (CONTINUOUS MEMBER)
	WOOD (INTERRUPTED MEMBER)

GRAPHIC SYMBOLS

CONSTRUCTION

	COLUMN GRID REFERENCE NUMBER
	COLUMN GRID LINES AND REFERENCE NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW PARTITION
	1 HR. RATED PARTITION
	2 HR. RATED PARTITION
	3 HR. RATED PARTITION
	4 HR. RATED PARTITION
	SMOKE PARTITION
	EGRESS PATH PRIMARY
	EGRESS PATH SECONDARY
	MILLWORK
	MILLWORK ABOVE
	DETAIL NUMBER
	SHEET NUMBER
	DESCRIPTION OF SIMILAR OR OPPOSITE
	FLOOR NUMBER AND AREA OR PHASE
	AREA TO BE DETAILED
	LOCATION ON ROW WHERE ELEVATION IS SHOWN
	DIRECTION OF ELEVATION
	ROW ON SHEET WHERE ELEVATION IS SHOWN
	SHEET NUMBER WHERE ELEVATION IS SHOWN
	REVISION REFERENCE NUMBER
	REVISION CLOUD DEPICTING ARE REVISED
	OFFICE
	ROOM NAME
	ROOM NUMBER
	SHEETNOTE REFERENCE
	WALL TYPE REFERENCE
	DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
	DOOR TYPE
	HARDWARE TYPE
	DOOR NUMBER
	DOOR TYPE HARDWARE TYPE
	WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
	MILLWORK REFERENCE NUMBER (REFER TO MILLWORK SCHEDULE)
	ELEVATION DATUM REFERENCE
	MATCH LINE SYMBOL
	ALIGN WITH ESTABLISHED SURFACES
	FIRE ALARM PULL
	FIRE WARDEN STATION
	WALL MOUNTED, FIRE EXTINGUISHER CABINET
	WALL MOUNTED FIRE EXTINGUISHER
	WALL MOUNTED FIRE HOSE CABINET
	WALL MOUNTED FIRE VALVE
	WALL MOUNTED FIRE VALVE CABINET

FINISH

	WALL FINISH
	BASE FINISH
	WALL FINISH
	WALL FINISH
	WAINSCOT FINISH
	BASE FINISH
	EXTENT OF WALL/WAINSCOT/BASE FINISH
	SPECIAL FINISH
	FLOOR FINISH
	CHANGE IN FLOOR FINISH

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	Issue	Date & Issue Description	By	Check
--	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATION		
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION		
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION		

Seal/Signature

Project Name
San Francisco AIDS Foundation

Project Number
H/ 01.9106.000
CAD File Name
A00-01
Description
GRAPHIC SYMBOLS

Scale

A00.01

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[illegible]

Scale



1. TITLE AND INFORMATION
2. MAP SHEET



JOB No.:	213-511
DESIGNED BY:	RJL
DRAWN BY:	RJL
CHECKED BY:	KJN
PLOT DATE:	4/10/13
PLOTTED BY:	Kevin J. Nelson

REVISION	DATE	DESCRIPTION	BY

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Seal/Signature

Project Name
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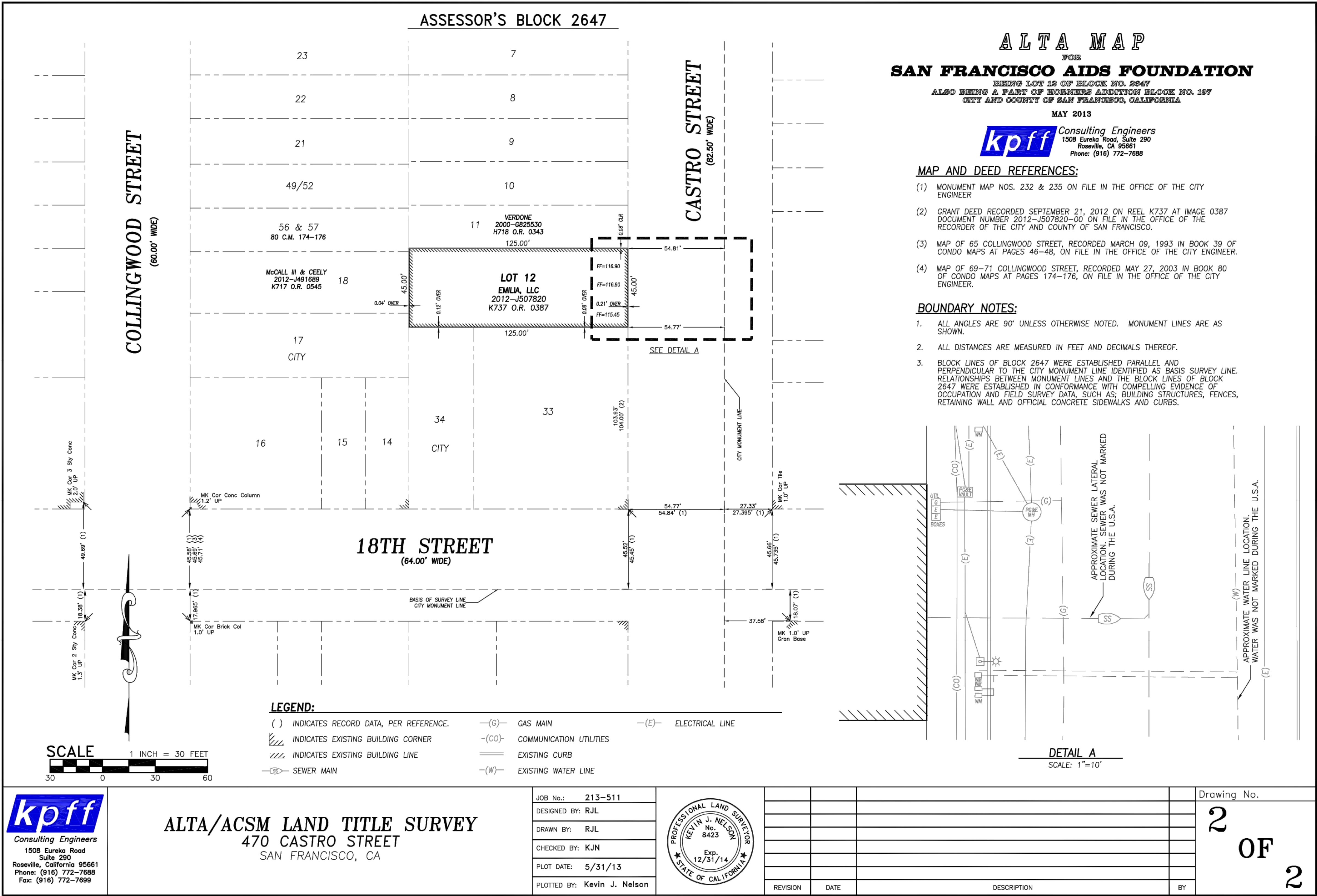
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CAD File Name
A00-03
Description
ALTA MAP

Scale

0 2' 4' 8' 16'

A00.03


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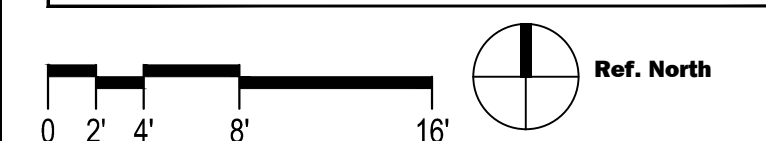
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	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION		

Seal/Signature

Project Name	San Francisco AIDS Foundation
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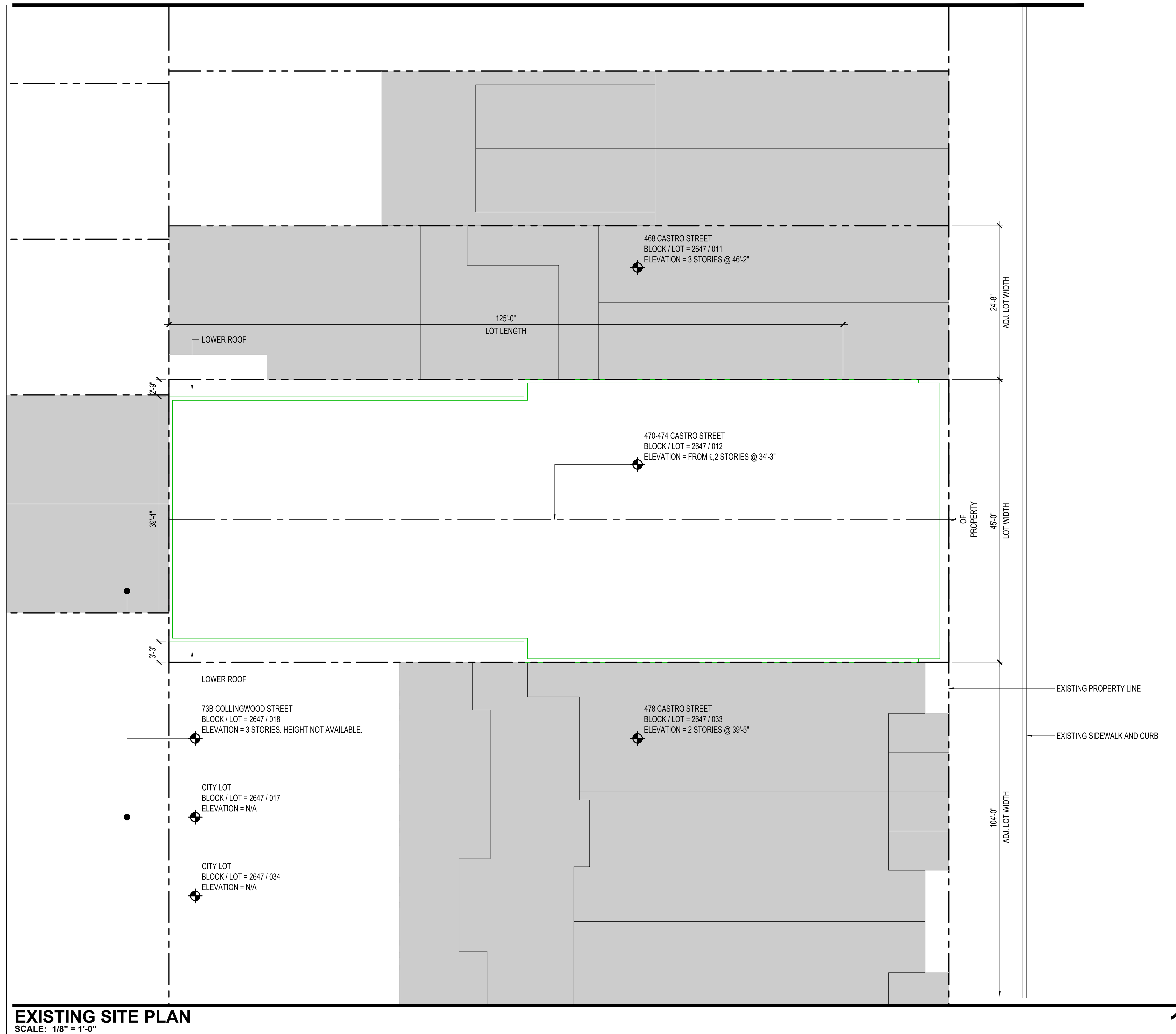
Project Number
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CAD File Name
A00-04
Description
EXISTING SITE PLAN

Scale



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		CONDITIONAL USE APPLICATION		

Seal/Signature

Project Name

San Francisco AIDS Foundation

Project Number

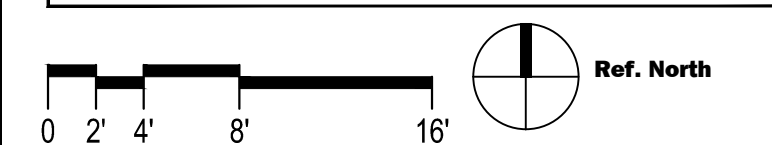
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CAD File Name

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SITE PLAN

Scale

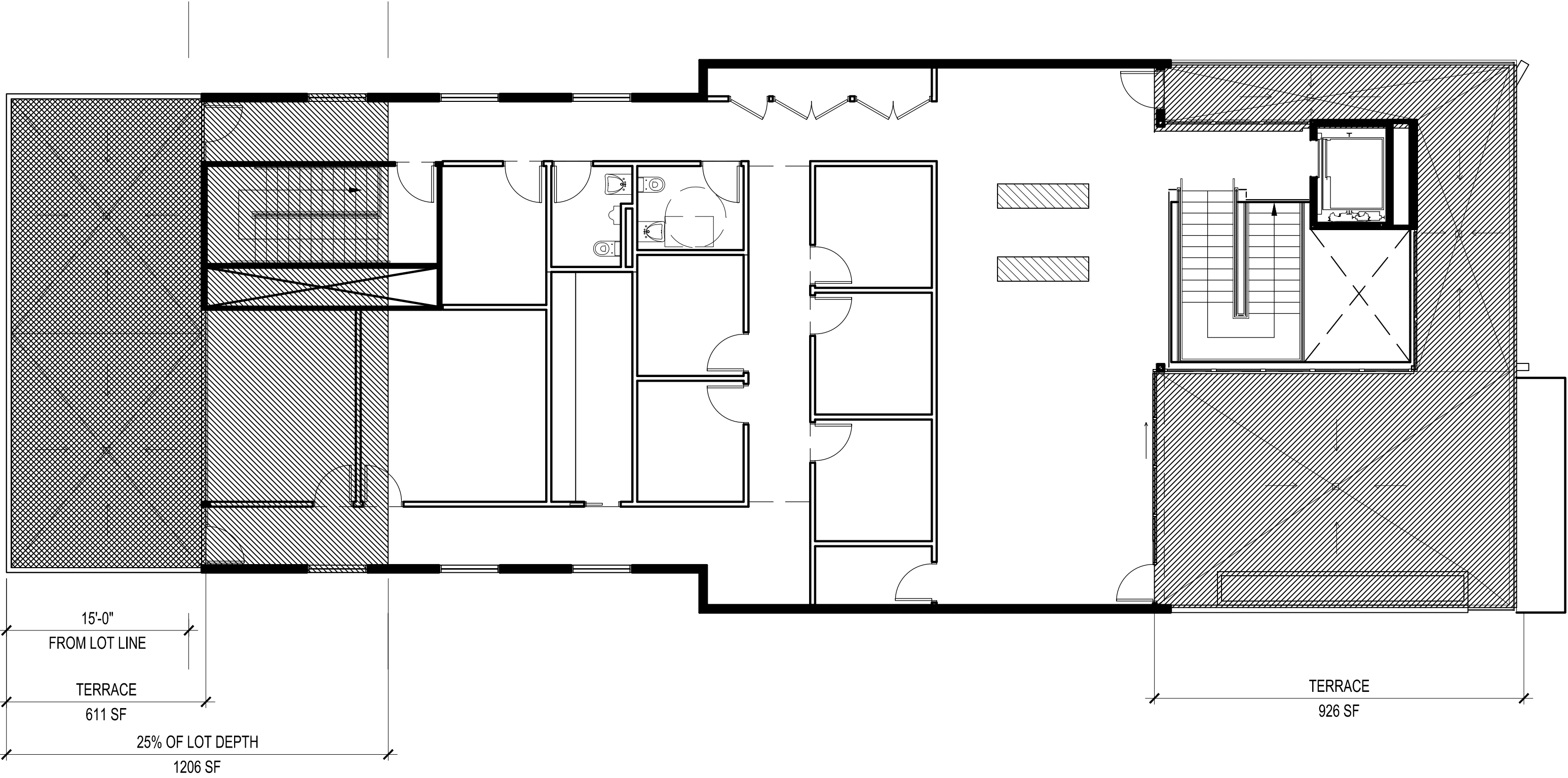


A00.05

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PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



REAR YARD SETBACK ANALYSIS

SCALE: 1/8" = 1'-0"

KEY NOTES

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3	09-10-13	JB/PB	

SHEET NOTES

1. REQUIRED 25% SETBACK AREA = 1206 SF
FRONT TERRACE AREA = 926 SF
REAR TERRACE AREA = 611 SF
TOTAL TERRACE AREA = 1537 SF

Seal/Signature

Project Name
San Francisco AIDS Foundation

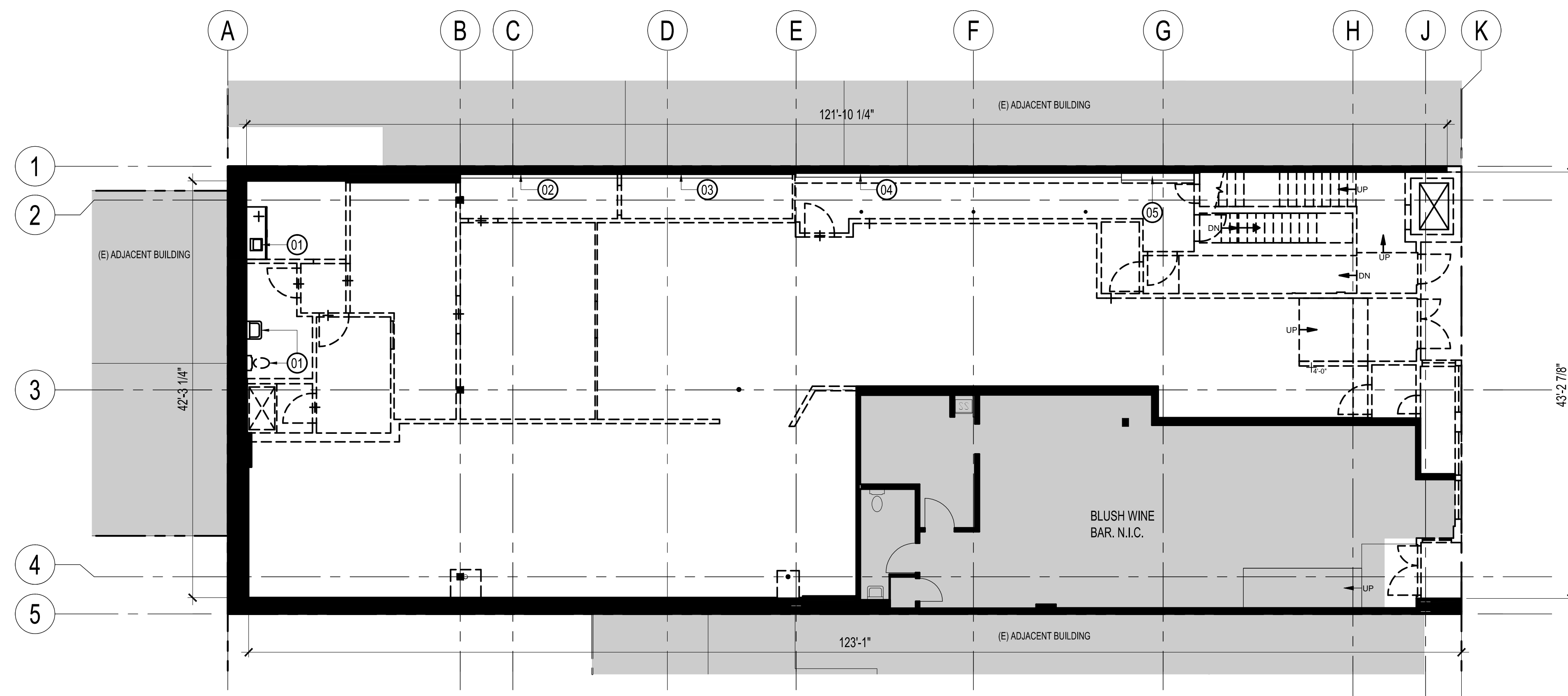
Project Number
H/ 01.9106.000
CAD File Name
A00.06

Description
REAR YARD SETBACK ANALYSIS
THIRD FLOOR

Scale



A00.06



FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

2

KEY NOTES


- 01 REMOVE (E) PLUMBING FIXTURES.
- 02 (E) FOUNDATION WALL AT 3'-0" TO REMAIN.
- 03 (E) FOUNDATION WALL AT FLOOR TO REMAIN.
- 04 (E) FOUNDATION WALL AT 2'-1" HIGH TO REMAIN.
- 05 (E) FOUNDATION WALL AT 1'-1" TO REMAIN.
- 06 REMOVE (E) ELEVATOR PIT AND ASSOCIATED EQUIPMENT.

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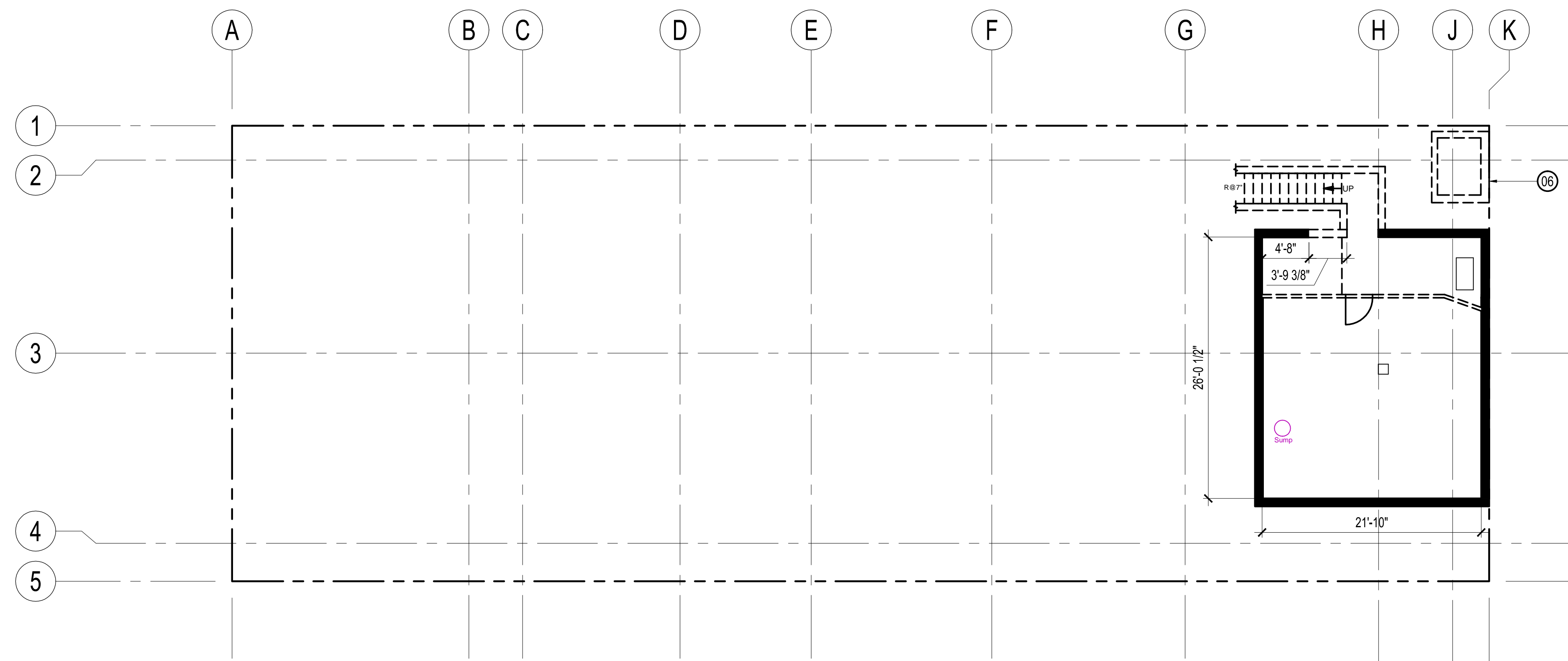
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	Issue	Date & Issue Description	By	Check
--	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATION		
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION		
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION		

SHEET NOTES



BASEMENT DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

—

Project Name
San Francisco AIDS Foundation

Project Number

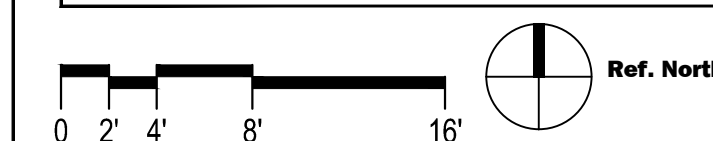
H: 01.9106.000

CAD File Name

A01-01

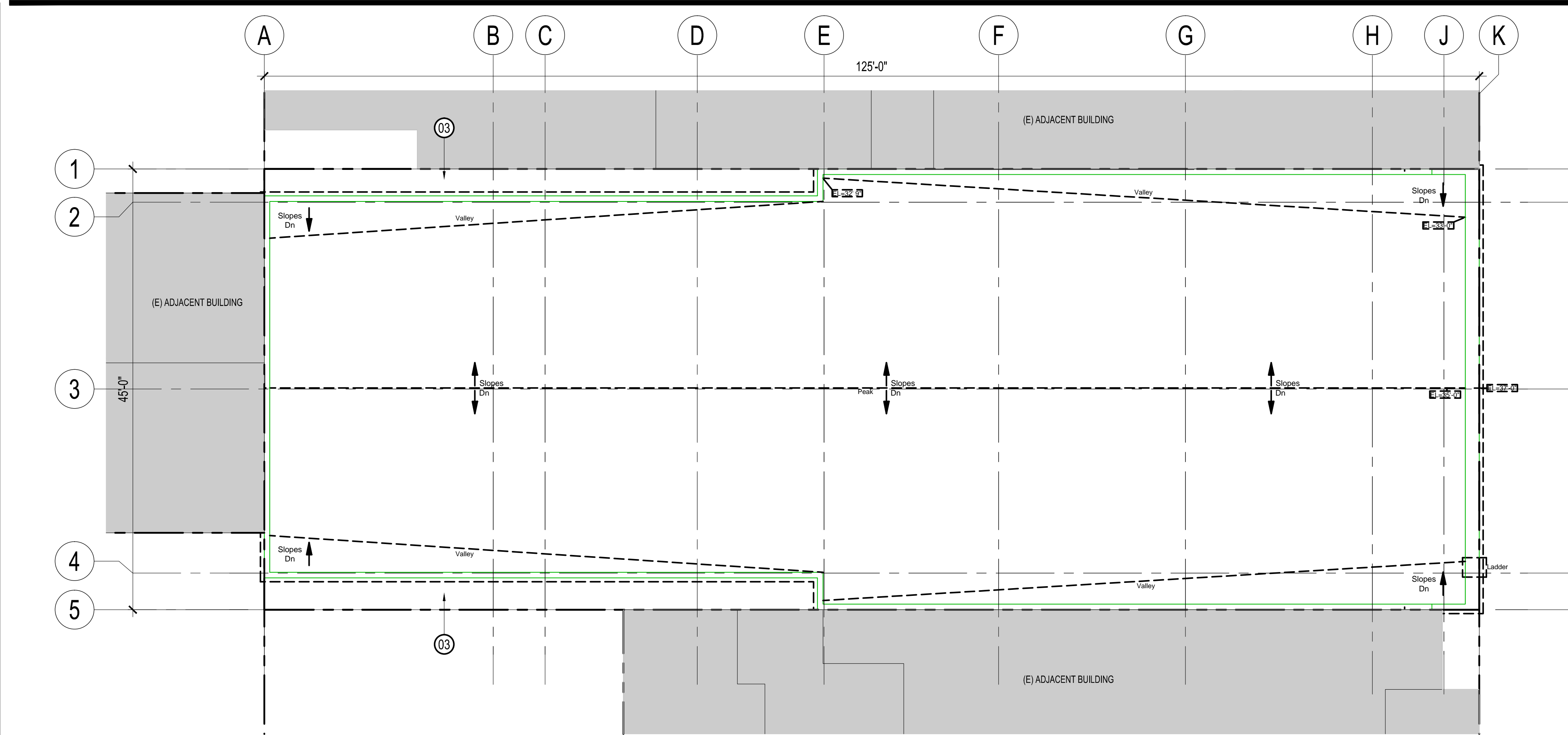
Description	DEMOLITION PLAN BASEMENT & FIRST FLOOR
-------------	---

Scale



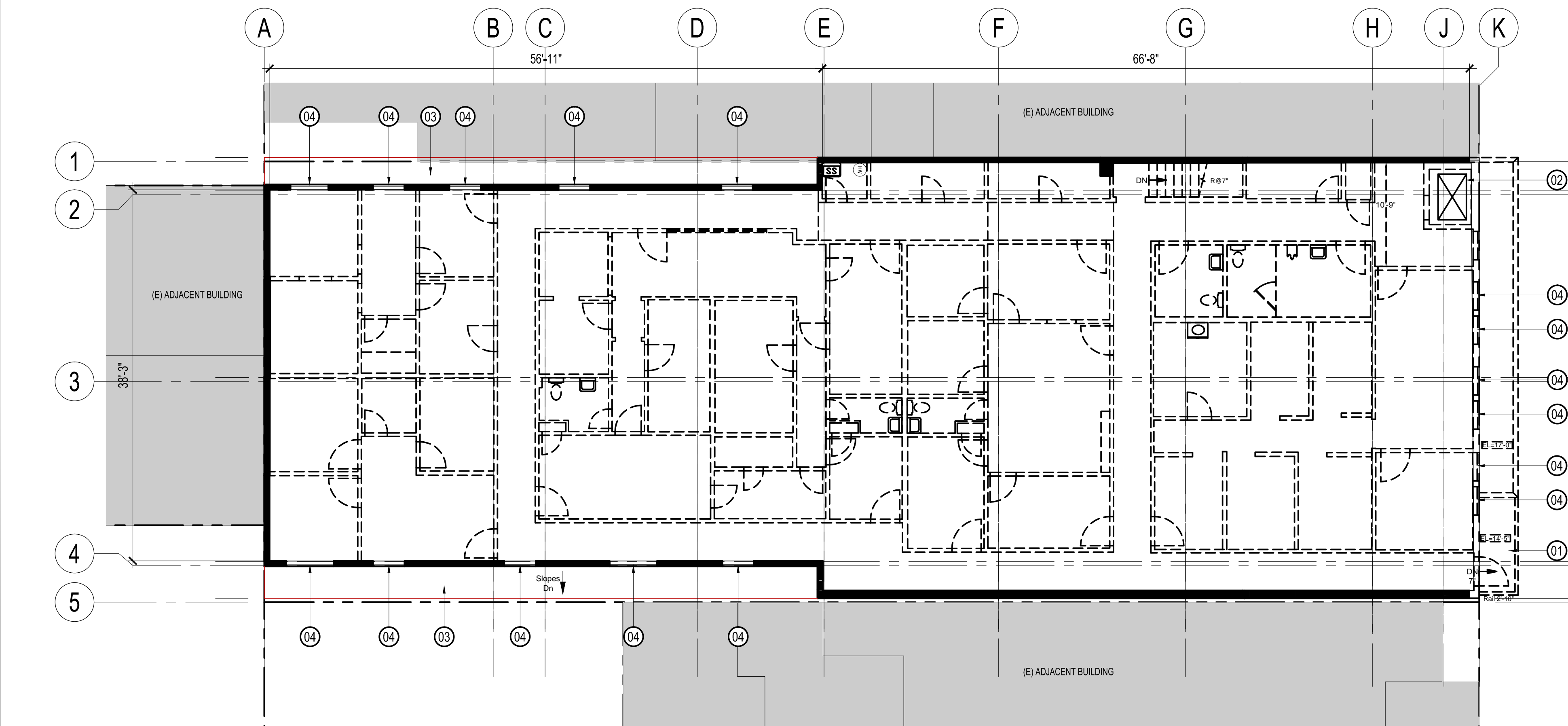
A01.00/01

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ROOF DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

2



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

1

KEY NOTES

- 01 (E) FIRE ESCAPE TO BE REMOVED.
- 02 REMOVE (E) ELEVATOR CAB, RAILINGS, AND ASSOCIATED EQUIPMENT.
- 03 (E) LOWER ROOF TO REMAIN.
- 04 (E) GLAZING AND FRAME TO BE REMOVED.

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Issue	Date & Issue Description	By	Check
1	06-28-13	PB / LJP	BS
2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	

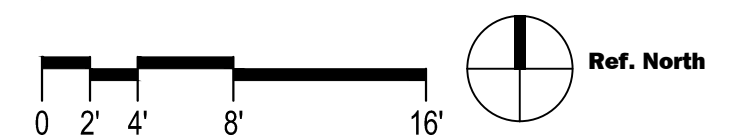
SHEET NOTES

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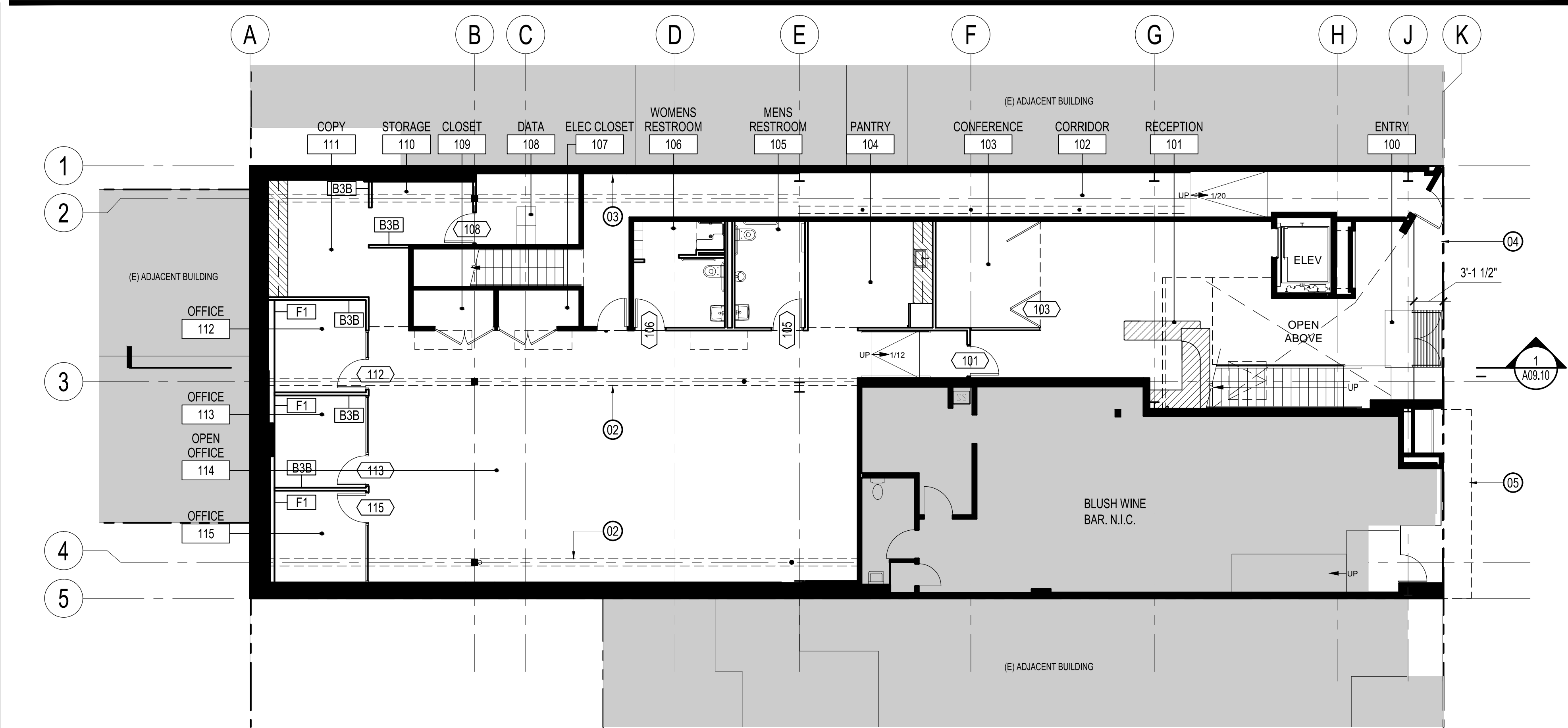
Project Number
H/ 01.9106.000
CAD File Name
A01-02
Description
DEMOLITION PLAN
SECOND FLOOR & ROOF

Scale

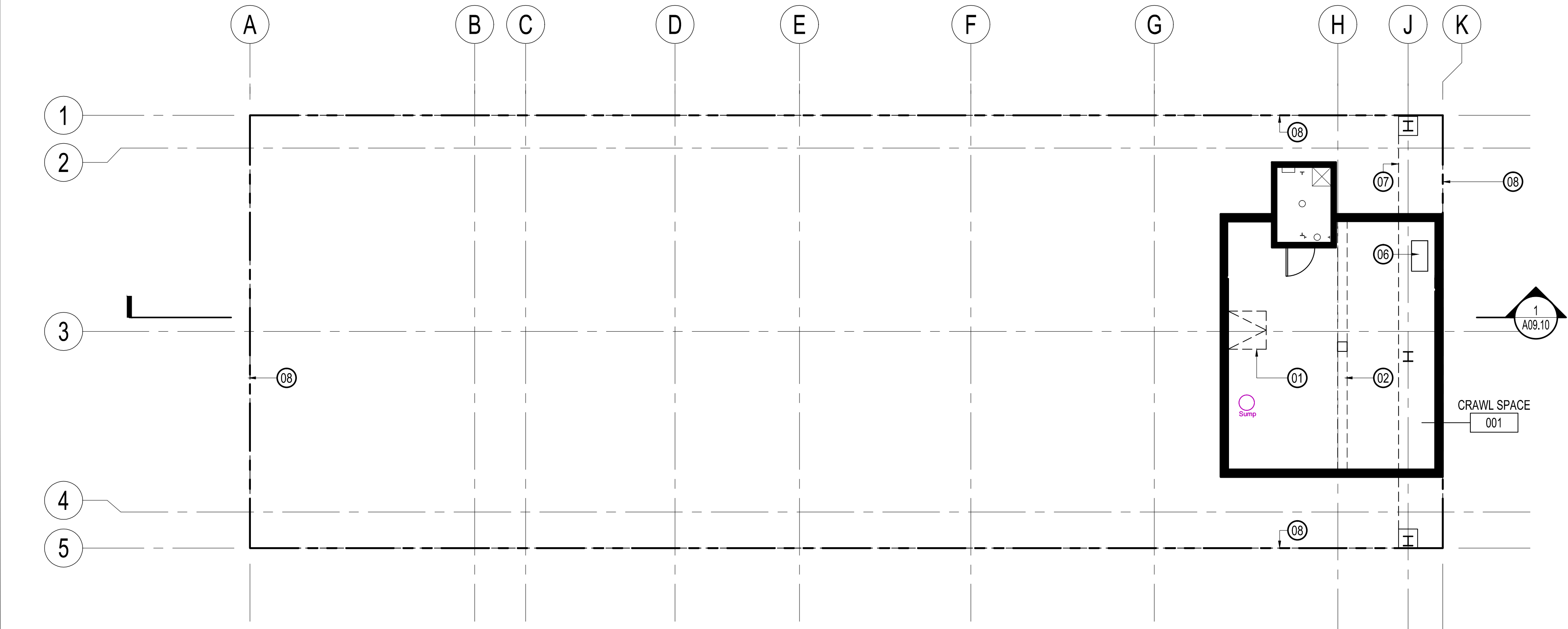


A01.02/03

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FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0" **2**



BASEMENT CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0" **1**

KEY NOTES

- 01 ACCESS DOOR ABOVE
- 02 BEAM ABOVE
- 03 (E) FOUNDATION WALL; VARIES
- 04 PROPERTY LINE
- 05 BALCONY ABOVE; SEE SECOND FLOOR CONSTRUCTION PLAN
- 06 MECH. EQUIPMENT
- 07 GRADE BEAM RE: STRUCTURAL
- 08 OUTLINE OF FLOOR ABOVE

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1	06-28-13	PB / LJP	BS
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3	09-10-13	JB/PB	

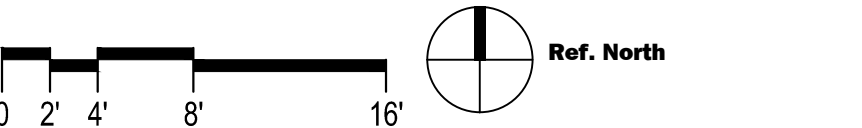
SHEET NOTES

Seal/Signature

Project Name
San Francisco AIDS Foundation

Project Number
H/ 01.9106.000
CAD File Name
A02-01
Description
CONSTRUCTION PLAN
BASEMENT & FIRST FLOOR

Scale



A02-00/01

KEY NOTES

- NOTE: NOT ALL KEYNOTES ARE USED ON THIS SHEET
- 1 BLOOD PASS THROUGH SEE SPECS
 - 2 PROVIDE WATER CONNECTION INTO BACK WALL
 - 3 PROVIDE DRAIN UNDER WALK OFF MAT PAN
 - 4 (E) NON-COMPLIANT WINDOW AT (E) ADJACENT BUILDING.

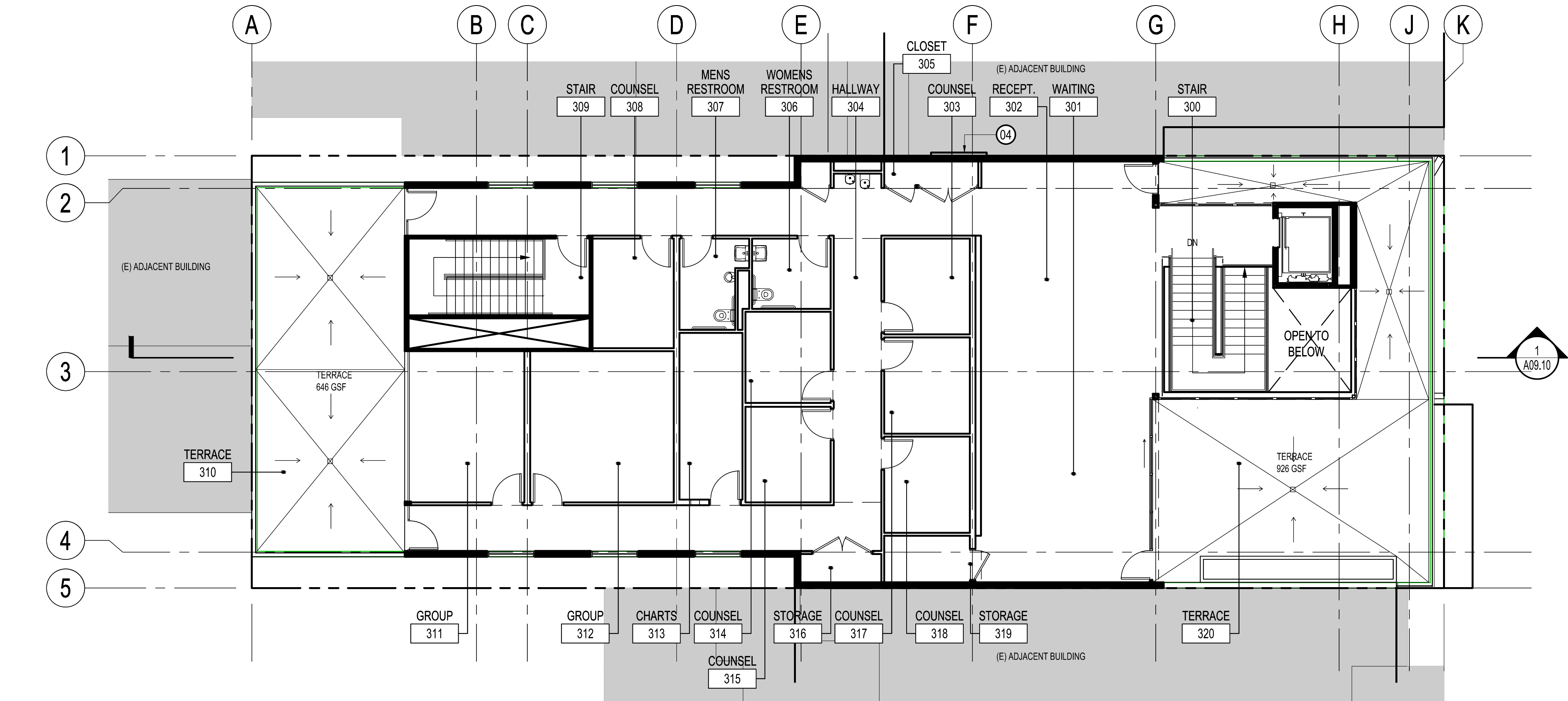
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1	06-28-13	PB / LJP	BS
2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	



THIRD FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

2

SHEET NOTES

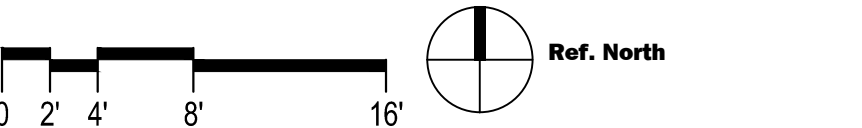
Seal/Signature

Project Name
San Francisco AIDS Foundation

Project Number
H/ 01.9106.000
CAD File Name
A02-02

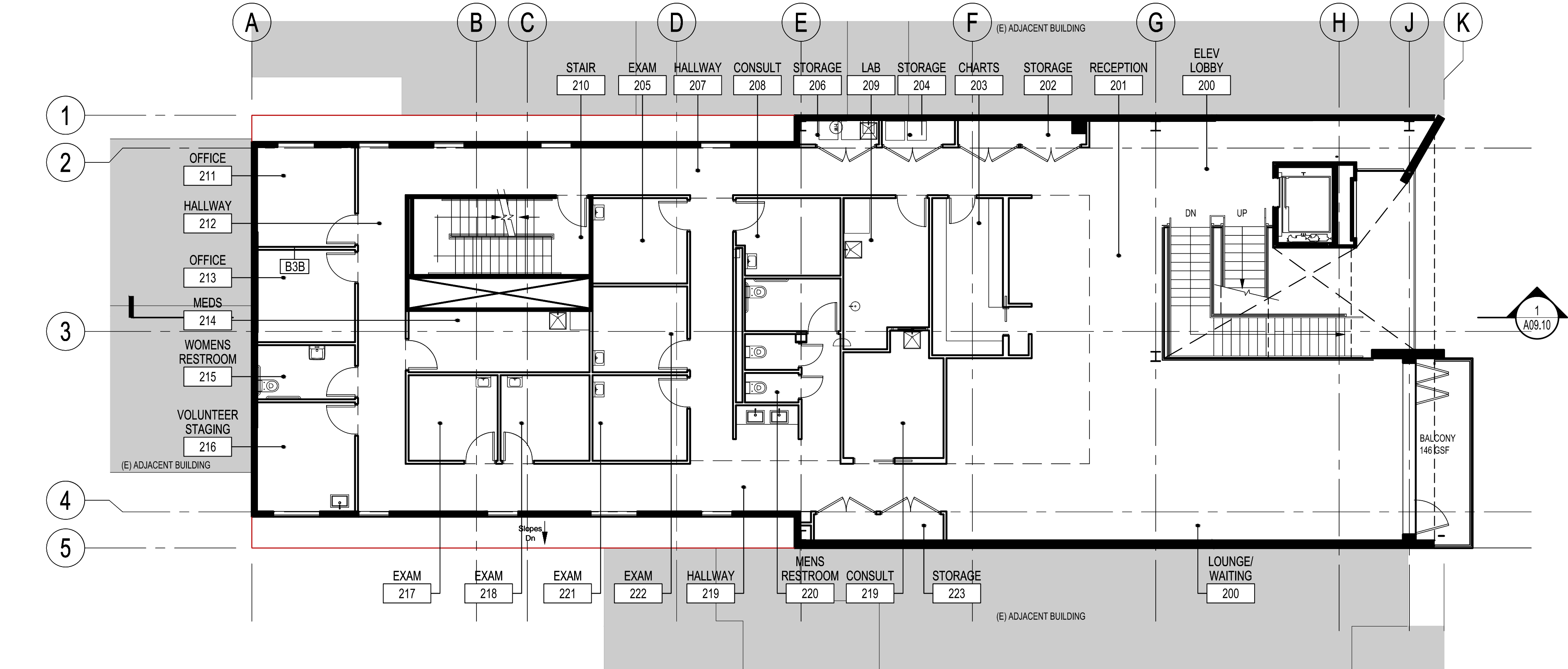
Description
CONSTRUCTION PLAN
SECOND FLOOR & THIRD FLOOR

Scale



A02-02/03

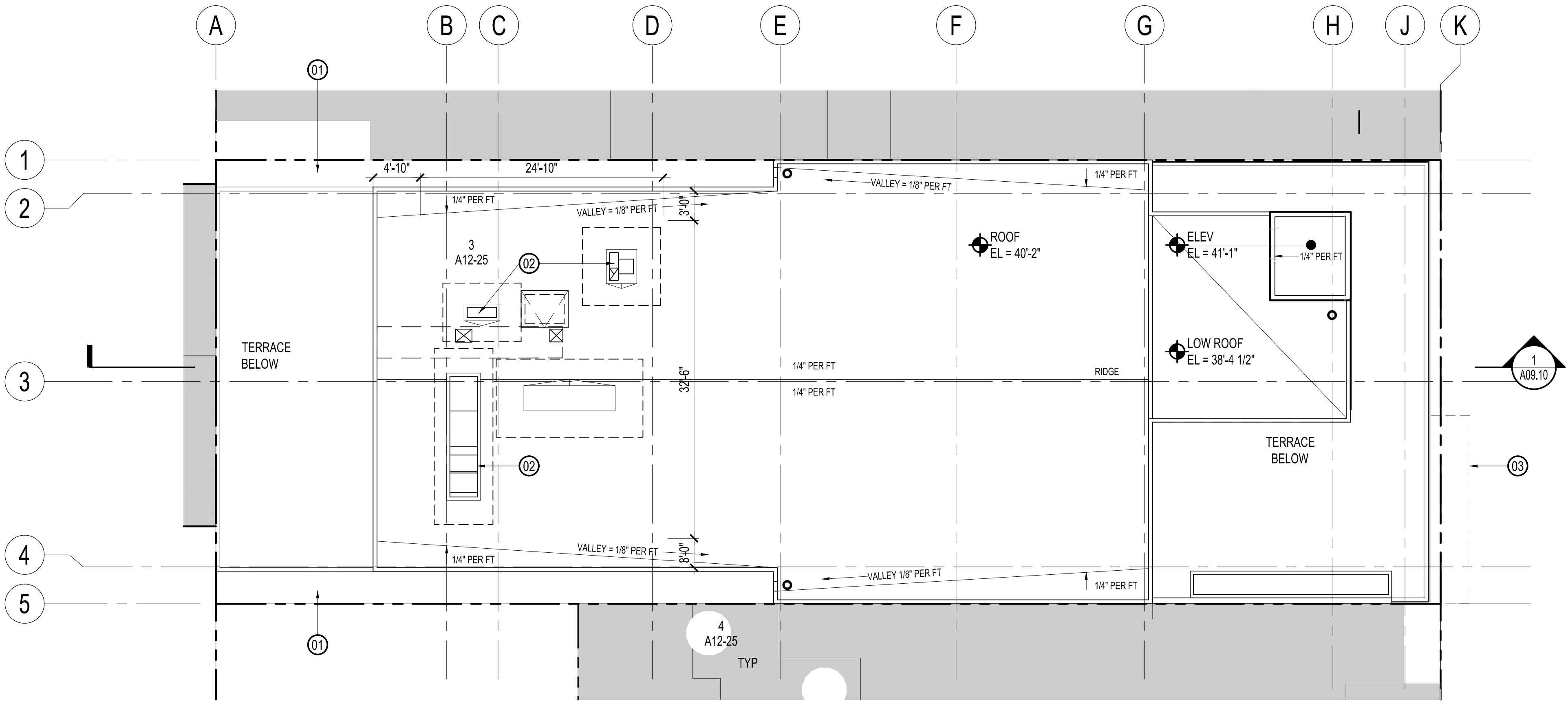
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SECOND FLOOR CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

1



KEY NOTES

- 01 (E) LOWER ROOF TO REMAIN
- 02 MECHANICAL EQUIPMENT
- 03 LINE OF BALCONY BELOW

SHEET NOTES

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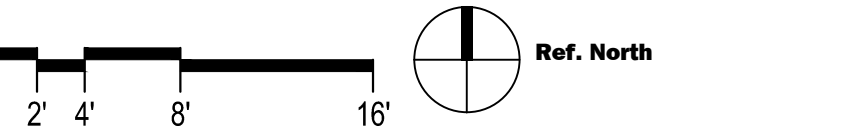
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Issue	Date & Issue Description	By	Check
1	06-28-13	PB / LJP	BS
2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	

Project Name
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Project Number
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CAD File Name
A02-04
Description
CONSTRUCTION PLAN
ROOF

Scale



A02-04

KEY NOTES

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-- 1	06-28-13	PB / LJP	BS
	CONDITIONAL USE APPLICATION		
2	08-19-13	PB/LJP	
	CONDITIONAL USE APPLICATION		
3	09-10-13	JB/PB	
	CONDITIONAL USE APPLICATION		

SHEET NOTES

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Project Name
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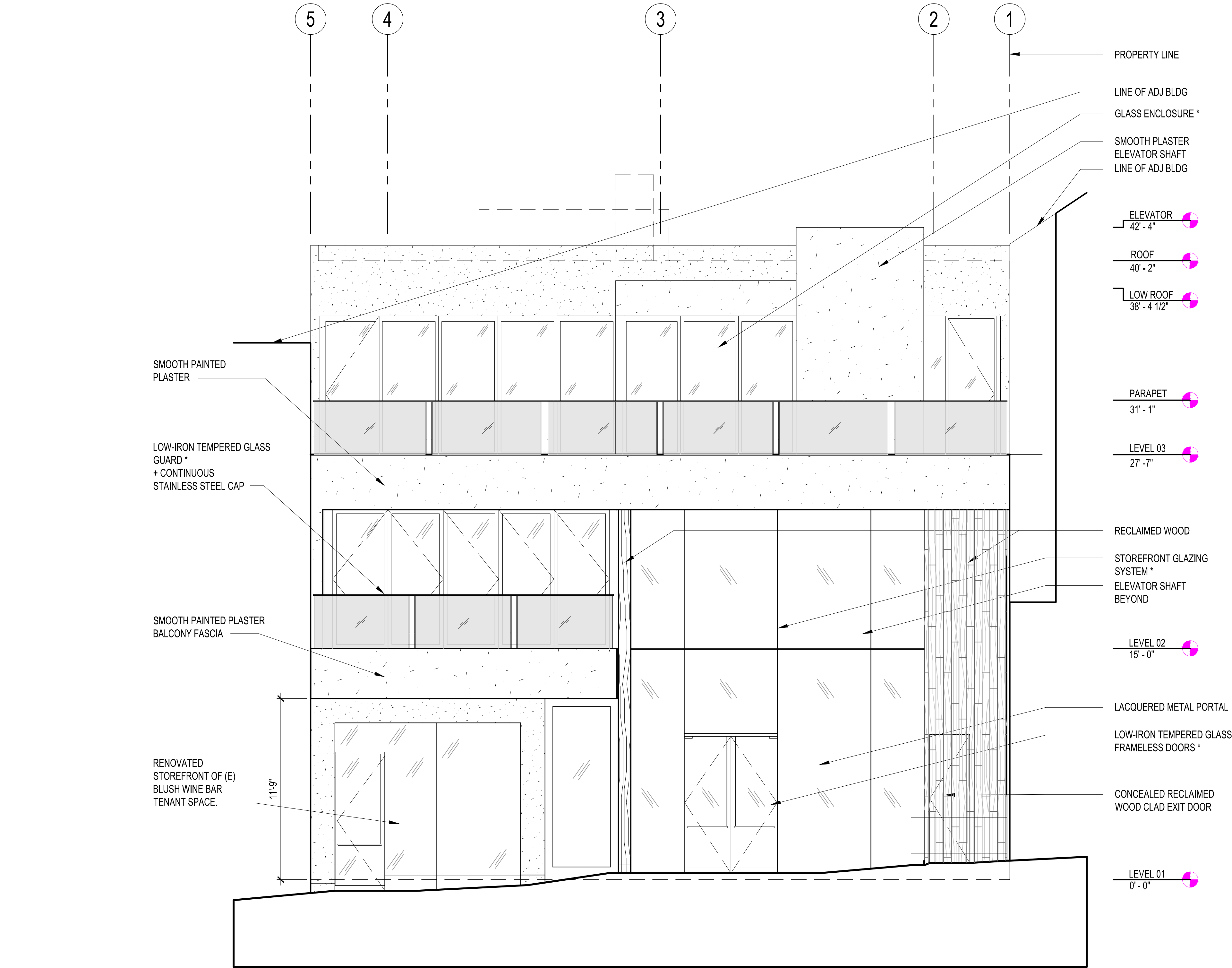
Project Number
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CAD File Name
A09-00
Description
EXTERIOR ELEVATION

Scale



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CAD File Name
A09-01
Description
EXTERIOR ELEVATION

Scale _____



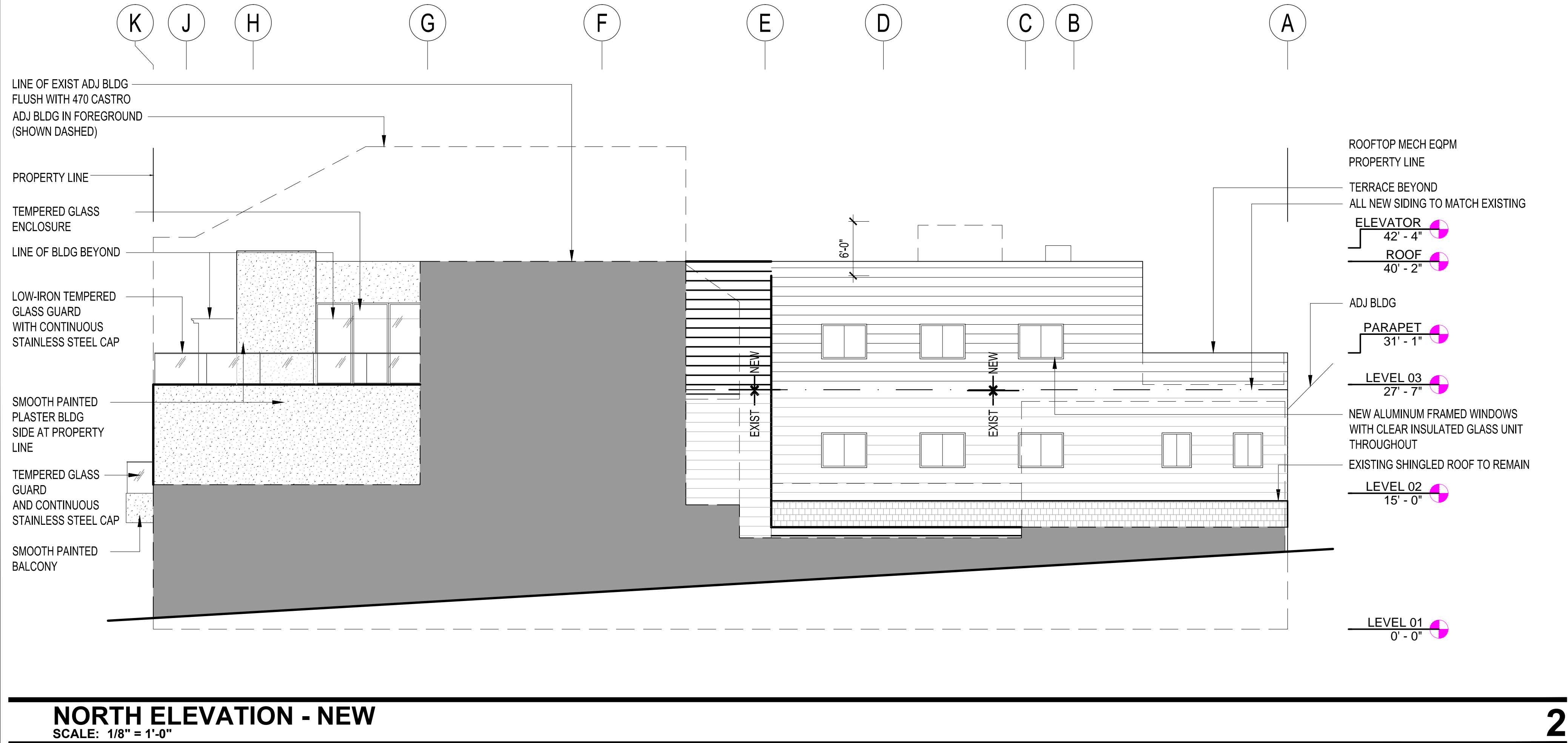
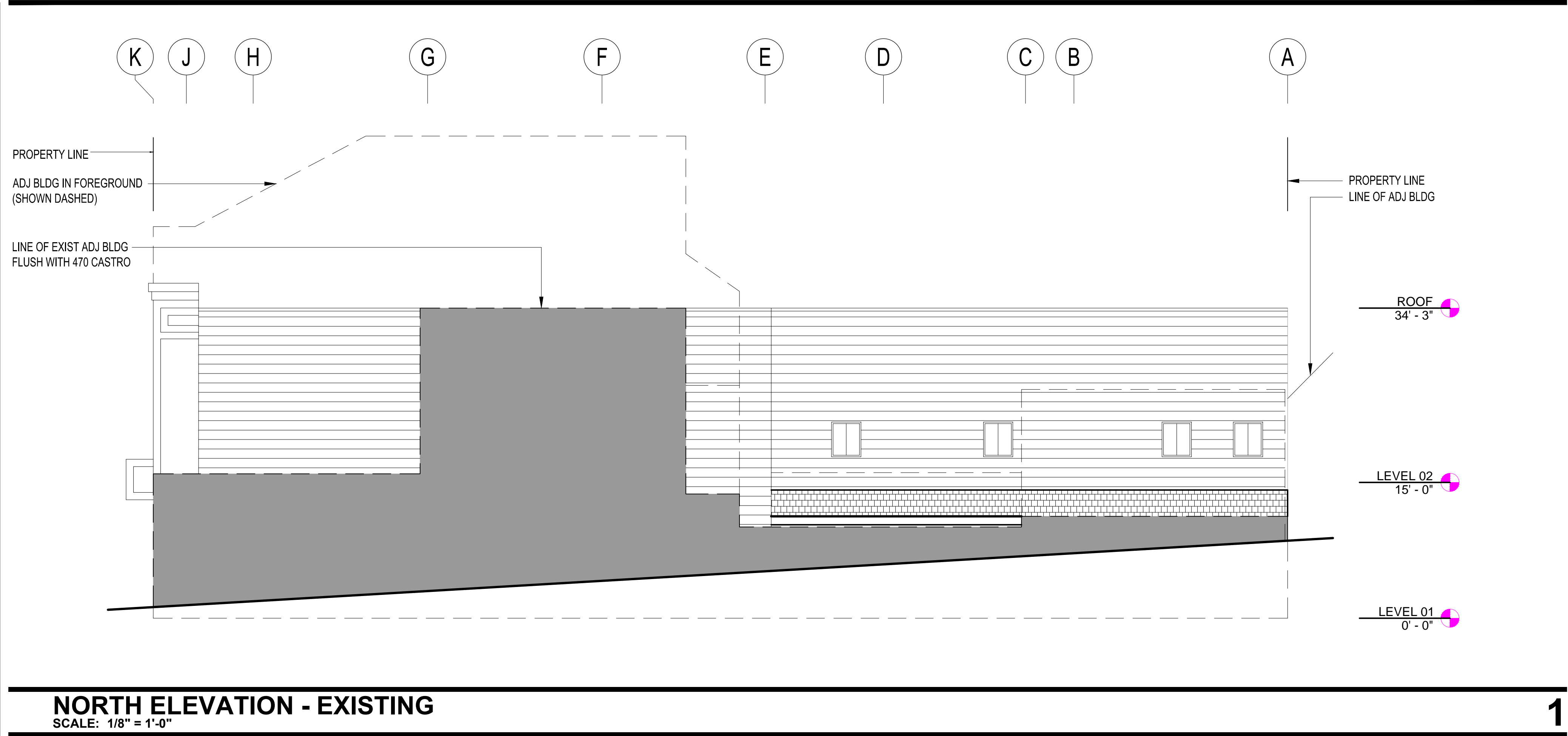
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SHEET NOTES

* ALL GLAZING SUBJECT TO THE STANDARDS FOR BIRD-SAFE BUILDING TO BE TREATED TO MEET THE REQUIREMENT OF SAN FRANCISCO PLANNING CODE SECTION 139



3



KEY NOTES

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Issue	Date & Issue Description	By	Check
1	06-28-13	PB / LJP	BS
2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	

SHEET NOTES

* ALL GLAZING SUBJECT TO THE STANDARDS FOR BIRD-SAFE BUILDING TO BE TREATED TO MEET THE REQUIREMENT OF SAN FRANCISCO PLANNING CODE SECTION 139

Project Name
San Francisco AIDS Foundation

Project Number
H/ 01.9106.000

CAD File Name
A09-02

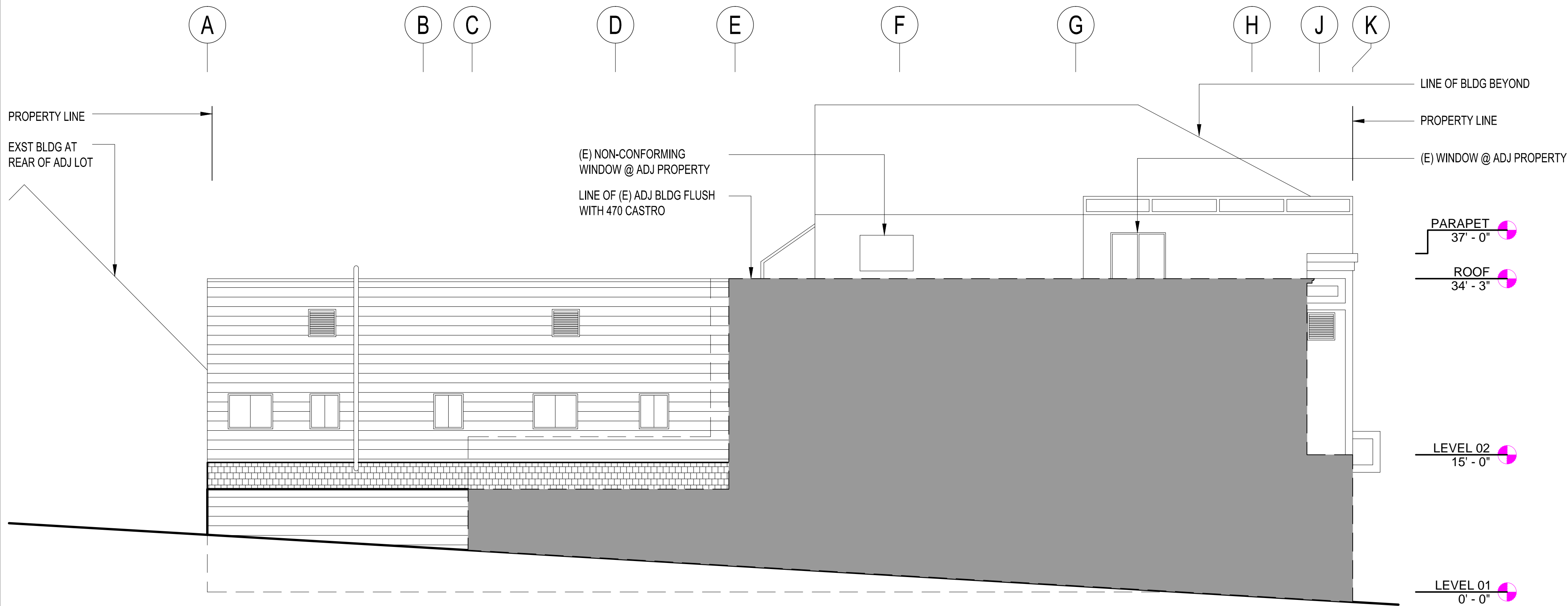
Description
EXTERIOR ELEVATION

Scale

0 6" 1' 2' 4'

A09.02

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KEY NOTES

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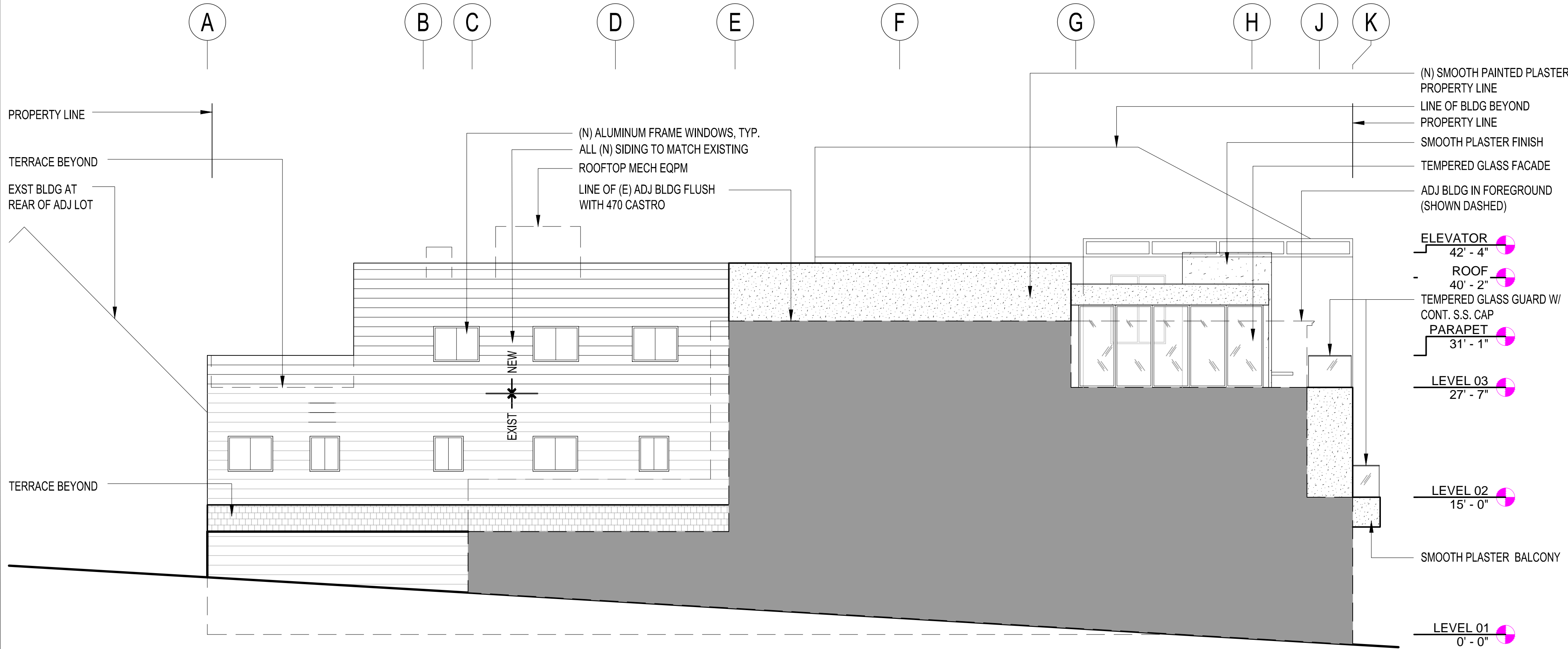
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Issue	Date & Issue Description	By	Check
1	06-28-13	PB / LJP	BS
2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	

SOUTH ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

1



SHEET NOTES

ALL GLAZING SUBJECT TO THE STANDARDS FOR IRD-SAFE BUILDING TO BE TREATED TO MEET THE REQUIREMENT OF SAN FRANCISCO PLANNING CODE ECTION 139

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CAD File Name
A09-03
Description
EXTERIOR ELEVATION

Scale



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SOUTH ELEVATION - NEW

SCALE: 1/8" = 1'-0"

2

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--	1	06-28-13	PB / LJP	BS
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	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION		
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION		

STREET CONTEXT ELEVATION - EXISTING

SCALE: 1/8" = 1'-0"

1



SHEET NOTES

STREET CONTEXT ELEVATION - NEW

SCALE: 1/8" = 1'-0"

2



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Project Number
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A09-04
Description
EXTERIOR STREET WALL ELEVATION

Scale



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--	1	06-28-13	PB / LJP	BS
		CONDITIONAL USE APPLICATION		
	2	08-19-13	PB/LJP	
		CONDITIONAL USE APPLICATION		
	3	09-10-13	JB/PB	
		CONDITIONAL USE APPLICATION		

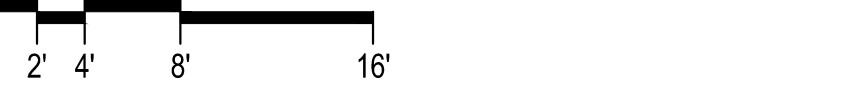
SHEET NOTES

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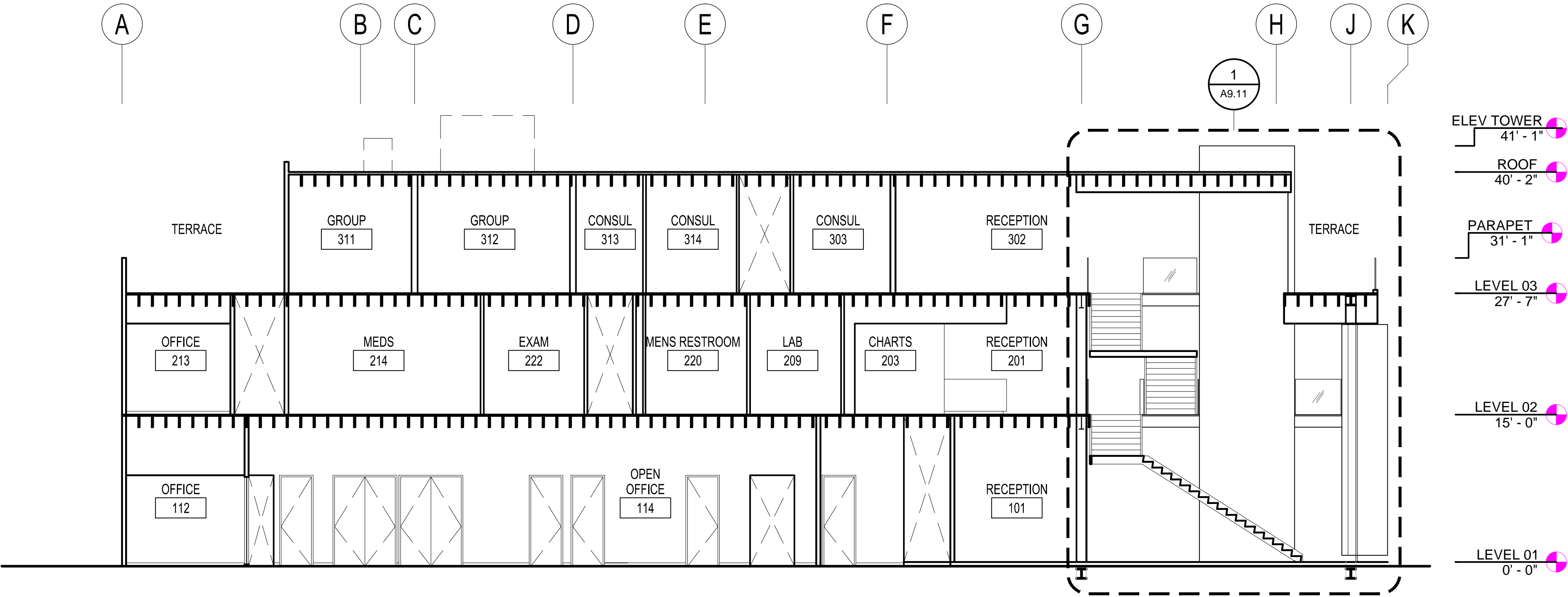
Project Number
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CAD File Name
A09-10
Description
DIAGRAMMATIC SECTION

Scale



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DIAGRAMMATIC SECTION - NORTH
SCALE: 1/8" = 1'-0"

KEY NOTES

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2	08-19-13	PB/LJP	
3	09-10-13	JB/PB	

SHEET NOTES

Seal/Signature

Project Name
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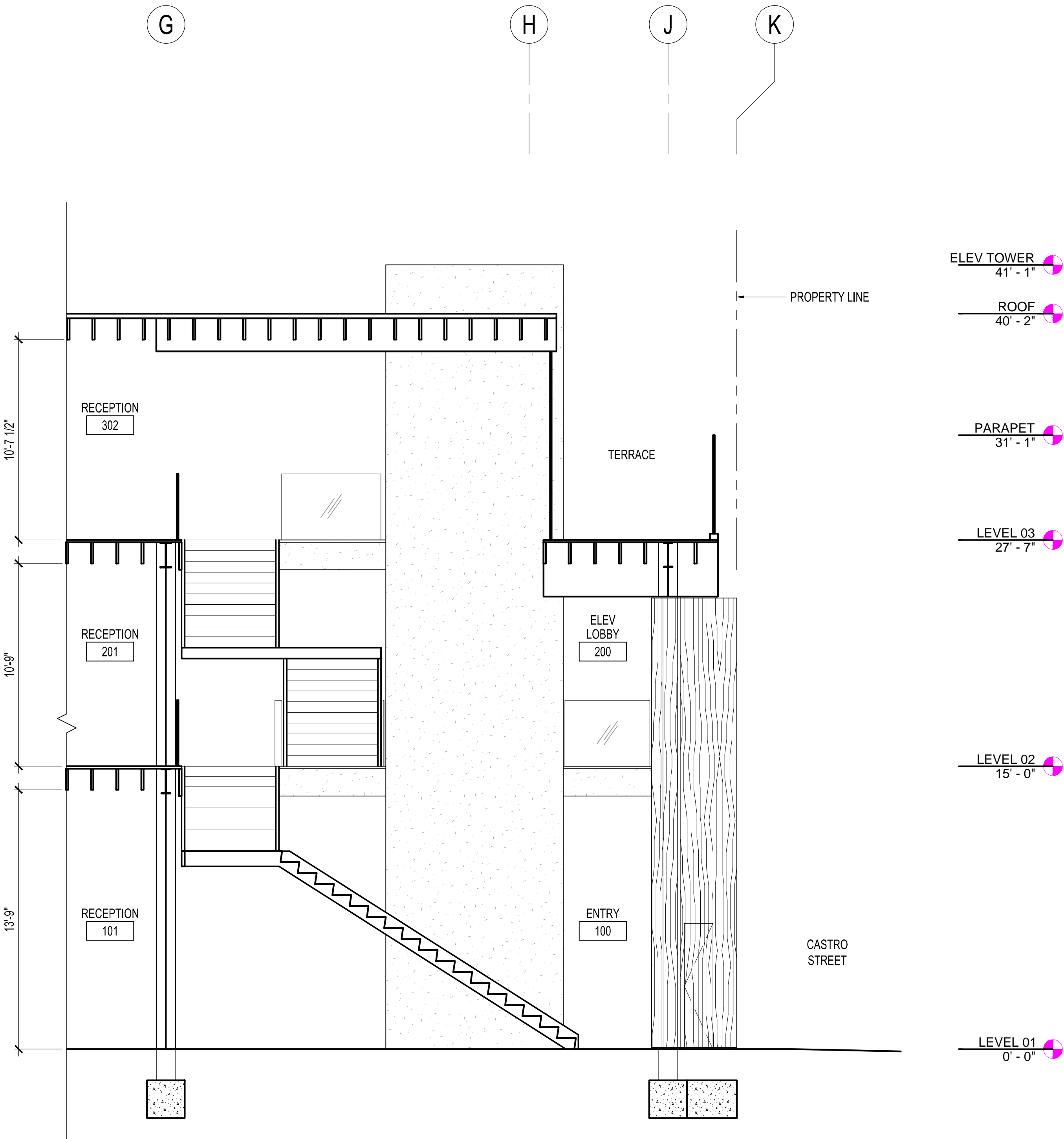
Project Number
H/ 01.9106.000
CAD File Name
A09-10
Description
BUILDING SECTION

Scale



A09.11

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ENTRY LOBBY SECTION - NORTH

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

0 2' 4' 8' 16'

TI 02-00/01

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1. ALL PARTITIONS THROUGHOUT TO BE A3A, U.O.N.
2. ANY WALL HUNG EQUIPMENT OR CABINETS TO HAVE METAL BACKING INSTALLED IN WALLS. REFER TO DETAIL 2/A12.01.
3. ALL NEW AND EXISTING DOORS IN THE PATH OF TRAVEL FULLY COMPLY WITH CBC 1133B.2. ALL EXISTING DOORS IN THE PATH OF TRAVEL NOT INDICATED ON A SCHEDULE BUT SHOWN ON PLAN EQUALLY COMPLY.
4. PROVIDE TACTILE SIGNAGE PER CODE. REFER TO DETAIL XX / A12.40.



1

SCALE: 1/8" = 1'-0"

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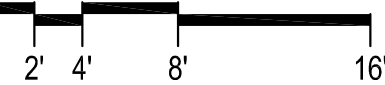
Issue	Date & Issue Description	By	Check
1	08-23-13	PB / LJP	BS
BID/ CLIENT REVIEW (INTERIOR BUILD-OUT)			

Seal/Signature

Project Name
San Francisco AIDS Foundation

Project Number
H:/ 01.9106.000
CAD File Name
TI 04-01.dwg
Description
REFLECTED CEILING PLAN
BASEMENT & FIRST FLOOR

Scale



TI 04-00/01

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KEY NOTES

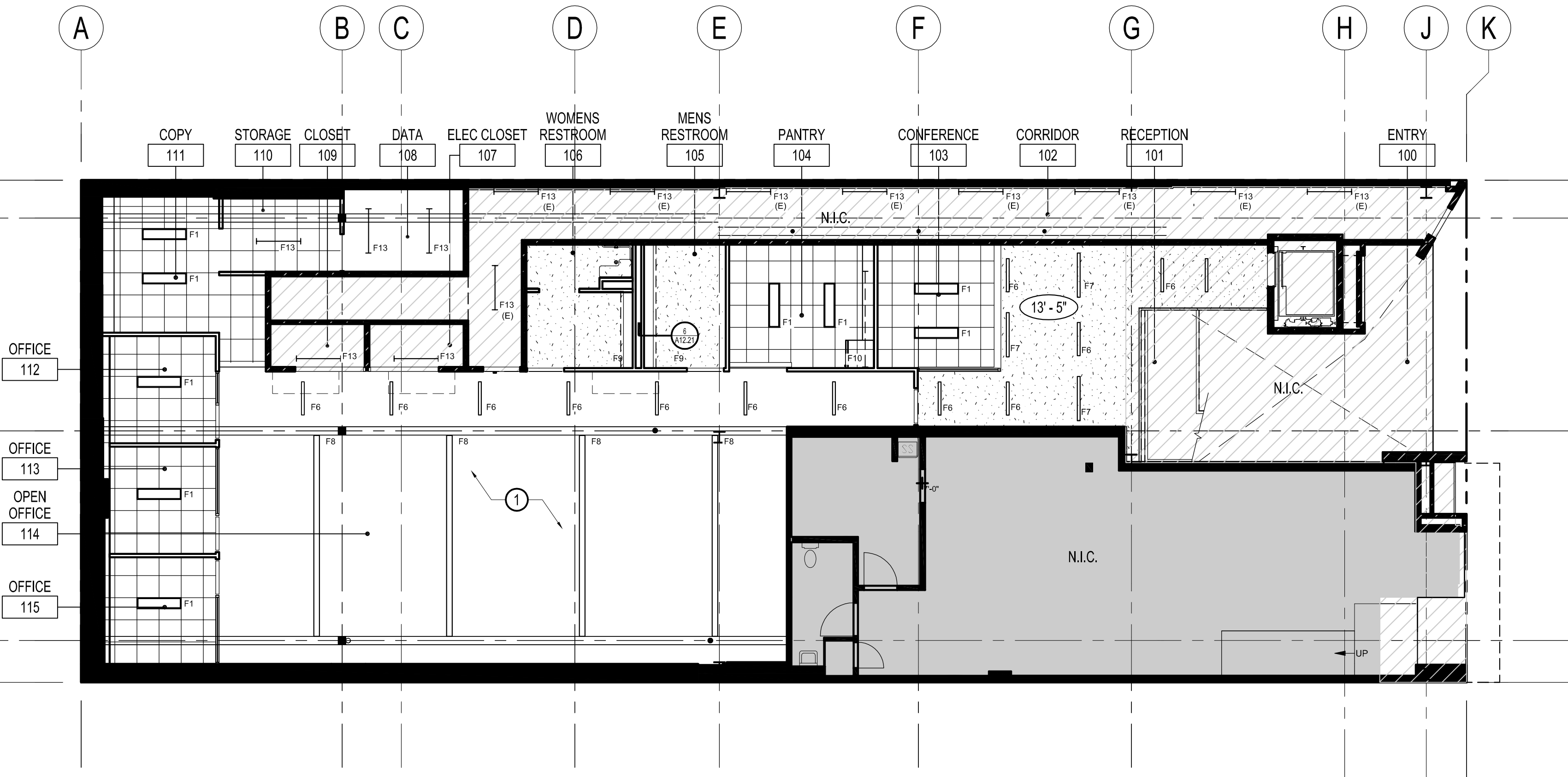
LEGEND - RCP

REFER TO LIGHTING DRAWINGS FOR EXACT SPECIFICATIONS

- F1 RECESSED 1X4 TROFFER
 - F2A 4" x 4" RECESSED CAN (ACT)
 - F2B 4" x 4" RECESSED CAN (GYP)
 - F3 RECESSED WALL WASH
- F8 SUSPENDED DIRECT/INDIRECT
- F9 LINEAR FLUORESCENT UPLIGHT
- F10 SURFACE MOUNT UNDERCABINET
- F13 LINEAR FLUORESCENT STRIP
- F14 SURFACE MOUNT LINEAR FLUORESCENT
- F15 LINEAR CONCEALED UPLIGHT

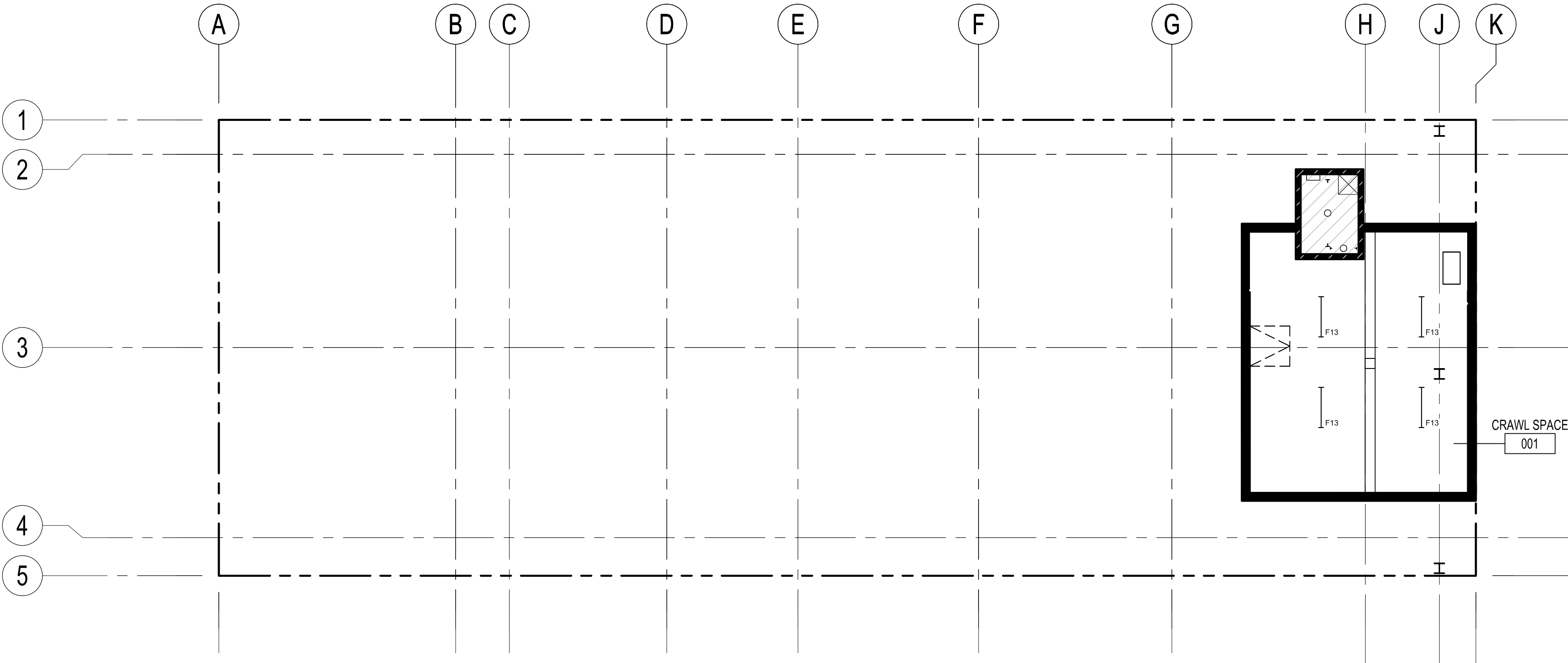
SYMBOLS LEGEND

- GYPSUM CEILING**
HEIGHT: 9'-0" U.O.N.
FINISH: P-1 FLAT (U.O.N.)
SPRINKLERS: FULLY RECESSED (WHITE CAP)
HVAC DIFFUSERS: LINEAR TAPE IN STYLE
ACCESS PANELS: INTEXFORMS SQUARE CORNERS (LAYOUT WITH ARCHITECT)
DETAILS: 2/A12.20
- 2x2 LAY-IN ACT CEILING**
HEIGHT: 9'-0" U.O.N.
GRID: ARMSTRONG SUPRAFINE
TILE: ARMSTRONG HEALTH ZONE ULTIMA 9/16" BEVELED TEGULAR
SPRINKLERS: SEMI-RECESSED WITH WHITE TRIM (CENTER OF TILE)
HVAC DIFFUSERS: 2X2 TEGULAR DIFFUSER
DETAILS: 4,5,6,7,8,9 / A12.20
- OPEN TO STRUCTURE ABOVE**
ALL HVAC UNITS / VAV'S TO BE LOCATED ABOVE ROOMS WITH CEILINGS. ALL EXPOSED HVAC, SPRINKLERS, CONDUITS, ETC. TO RUN PERPENDICULAR / PARALLEL TO BUILDING STRUCTURAL GRID AND TIGHT 90 DEGREE TURNS WHERE REQUIRED. AL DEVICES IN CEILING TO BE WHITE AND ATTACHED DIRECTLY TO STRUCTURAL ELEMENT
- 1 HR FIRE RATED GYP. BOARD CEILING**
HEIGHT: 9'-0" U.O.N.
DETAILS: TO FOLLOW



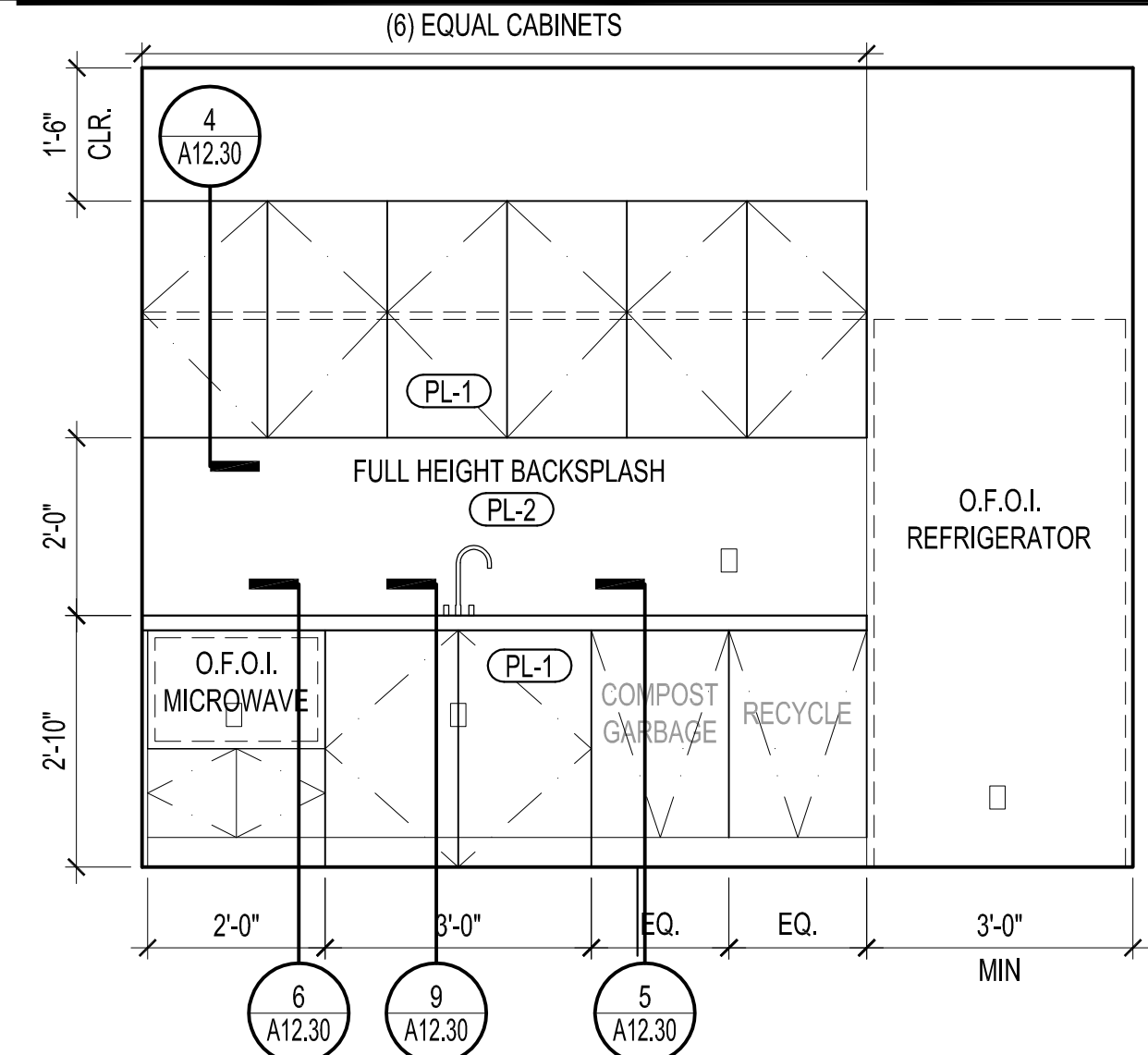
FIRST FLOOR RCP
SCALE: 1/8" = 1'-0"

2

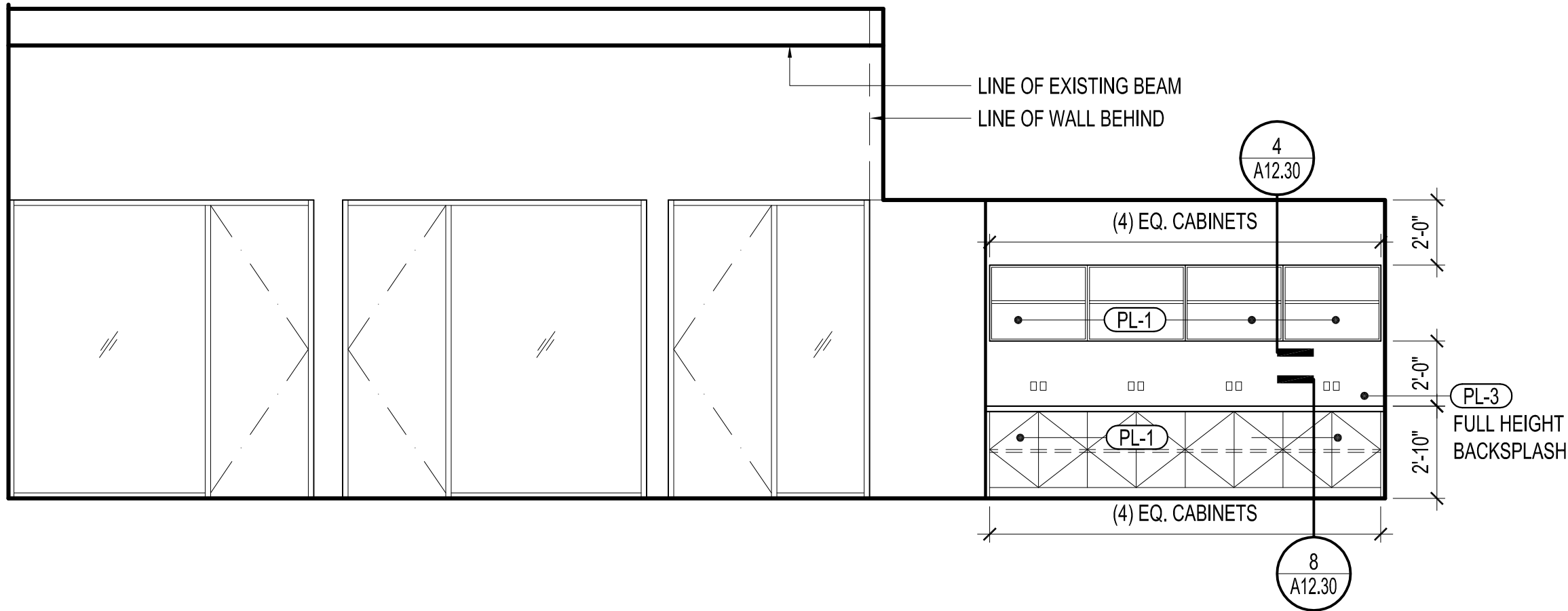


BASEMENT RCP
SCALE: 1/8" = 1'-0"

1



BREAKROOM ELEVATION: 1ST FLOOR 7
SCALE: 1/2"=1'-0"



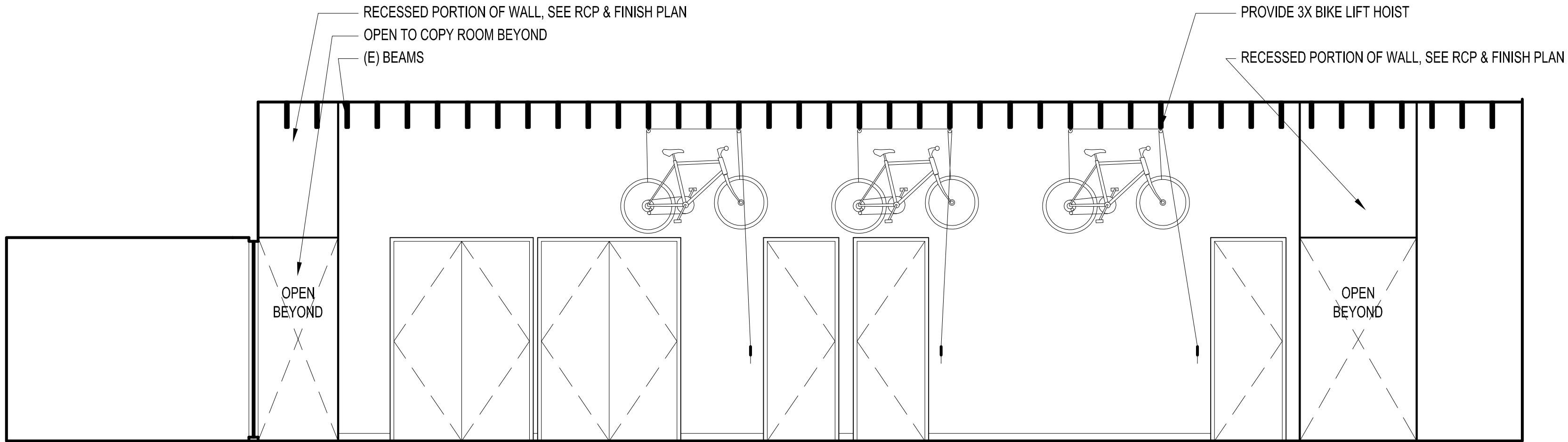
1ST FLOOR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

5

1ST FLOOR ENTRY
SCALE: 1/8" = 1'-0"

2

SHEET NOTES



1ST FLOOR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

3

MILLWORK TO BE PL-1 U.O.N

KEY NOTES

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Issue	Date & Issue Description	By	Check
-	1 08-23-13	PB / LJP	BS
BID/ CLIENT REVIEW (INTERIOR BUILD-OUT)			

Seal/Signature

Project Name
San Francisco AIDS Foundation

Project Number
H:/ 01.9106.000

CAD File Name
TI 11-10

Description
INTERIOR ELEVATIONS 1ST FLOOR

Scale

0 1' 2' 4'

TI 11.10

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