

ARCHITECTURAL DRAWINGS

Downtown Office Complex

456 Market Street, San Francisco, CA 94105

COVER SHEET

Project Name: Downtown Office Complex

Project Number: PRJ-2025-002

Owner: Riverside Development Corporation

Architect: Design Partners LLC

Date Issued: December 1, 2024

Drawing Set: For Construction

Total Sheets: 47 sheets

DRAWING INDEX

GENERAL SHEETS (G)

- **G-001** Title Sheet, Index, and General Notes
- **G-002** Symbols and Abbreviations Legend
- **G-003** Code Analysis and Building Data
- **G-004** Life Safety Plan and Egress Analysis

CIVIL SHEETS (C) - By Civil Engineering Associates

- **C-101** Site Survey and Existing Conditions
- **C-102** Site Plan
- **C-103** Grading and Drainage Plan
- **C-104** Utility Plan
- **C-105** Erosion Control and SWPPP

LANDSCAPE SHEETS (L) - By Green Spaces Design

- **L-101** Landscape Site Plan

- **L-102** Planting Plan and Details
- **L-103** Irrigation Plan

ARCHITECTURAL SHEETS (A)

- **A-001** Architectural Cover Sheet
- **A-101** Level B1 (Parking) Floor Plan
- **A-102** Level 1 (Ground Floor) Floor Plan
- **A-103** Level 2 Floor Plan (Typical)
- **A-104** Level 3 Floor Plan (Typical)
- **A-105** Level 4 Floor Plan (Typical)
- **A-106** Level 5 Floor Plan
- **A-107** Level 6 (Penthouse) Floor Plan
- **A-108** Roof Plan
- **A-201** Exterior Elevations - North and South
- **A-202** Exterior Elevations - East and West
- **A-301** Building Sections 1
- **A-302** Building Sections 2
- **A-303** Wall Sections - Typical
- **A-304** Wall Sections - Penthouse and Parapet
- **A-401** Enlarged Plans - Lobby and Retail
- **A-402** Enlarged Plans - Typical Restrooms
- **A-403** Enlarged Plans - Elevator Lobbies
- **A-501** Interior Elevations - Lobby
- **A-502** Interior Elevations - Retail Spaces
- **A-601** Stair Details 1
- **A-602** Stair Details 2
- **A-701** Door and Window Schedules
- **A-702** Room Finish Schedule
- **A-703** Partition Types and Details
- **A-801** Details - Exterior Wall Assembly
- **A-802** Details - Storefront and Curtain Wall
- **A-803** Details - Roofing and Waterproofing
- **A-804** Details - Miscellaneous

SHEET G-003: CODE ANALYSIS AND BUILDING DATA

PROJECT DATA

Building Type: B (Business) Occupancy, S-2 (Parking) for below-grade level

Construction Type: Type I-A (Fire-Resistive)

Building Code: 2022 California Building Code (CBC)

Building Height:

- Maximum Allowable: 180 feet
- Actual Height: 92 feet (from grade to roof deck)
- Number of Stories: 7 (including basement parking)

Building Area:

- Basement (Parking): 28,000 SF
- Ground Floor: 15,000 SF (includes 8,500 SF retail)
- Floors 2-5 (Typical Office): 14,000 SF each = 56,000 SF
- Floor 6 (Penthouse/Mechanical): 6,500 SF
- **Total Gross Building Area: 85,500 SF**

Occupancy Loads:

- Ground Floor Retail: 340 persons (@ 30 SF/person)
- Office Floors (2-6): 933 persons total (@ 100 SF/person)
- **Total Building Occupancy: 1,273 persons**

FIRE PROTECTION

Sprinkler System: Fully sprinklered throughout per NFPA 13

Fire Alarm System: Addressable fire alarm system per NFPA 72

Standpipes: Class I standpipes in all exit stairs

Fire Extinguishers: Type ABC, per NFPA 10

Exit Requirements:

- Required Exits: 3 minimum per floor (based on occupant load)
- Provided Exits: 3 exit stairs (Stairs A, B, C)
- Exit Discharge: Direct to public way at ground level

ACCESSIBILITY

ADA Compliance: Project designed to meet 2010 ADA Standards and CBC Chapter 11B

Accessible Features:

- 5 accessible parking spaces (Level B1)
 - Accessible route from parking to all levels
 - 3 elevators (all accessible)
 - Accessible restrooms on all office floors
 - Visual and audible alarms throughout
-

SHEET A-001: ARCHITECTURAL COVER SHEET

GENERAL NOTES

1. VERIFICATION OF DIMENSIONS

- Do not scale drawings. Use figured dimensions only.
- Contractor shall verify all dimensions and conditions at the site before proceeding with work.
- Report any discrepancies to the Architect immediately.

2. CODES AND STANDARDS

- All work shall comply with 2022 California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and all local amendments.
- Energy compliance per California Title 24, Part 6 (2022).

3. COORDINATION

- Coordinate all work with structural, mechanical, electrical, plumbing, and fire protection drawings.
- Contractor responsible for coordination of all trades.

4. SUBMITTALS

- Submit shop drawings, product data, and samples as required by specifications.
- Allow 2 weeks for Architect's review of submittals.

5. SUBSTITUTIONS

- No substitutions without prior written approval from Architect.
- Submit requests minimum 30 days prior to installation.

MATERIAL ABBREVIATIONS

- **CONC** - Concrete
- **CMU** - Concrete Masonry Unit
- **GWB** - Gypsum Wall Board
- **ACT** - Acoustical Ceiling Tile
- **VCT** - Vinyl Composition Tile
- **CT** - Ceramic Tile
- **PT** - Porcelain Tile
- **CLG** - Ceiling
- **FLR** - Floor
- **MTL** - Metal
- **ALU** - Aluminum
- **SS** - Stainless Steel

SHEET A-102: LEVEL 1 (GROUND FLOOR) FLOOR PLAN

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

SPACE PROGRAM

Retail Spaces:

- Retail Unit 101: 2,800 SF (Corner space, Market Street frontage)
- Retail Unit 102: 2,500 SF (Market Street frontage)
- Retail Unit 103: 3,200 SF (Corner space, multi-frontage)

Building Core:

- Lobby: 1,850 SF (Double-height space, 24' ceiling)
- Elevator Lobby: 320 SF
- Mail/Package Room: 180 SF
- Building Management Office: 220 SF
- Restrooms: 380 SF (Men's and Women's)
- Stairs A, B, C: 650 SF total

Service Areas:

- Loading Dock: 420 SF (accessed from alley)
- Trash/Recycling Room: 280 SF
- Electrical Room: 340 SF
- Telecom/Data Room: 180 SF
- Janitor's Closet: 65 SF

KEY ARCHITECTURAL FEATURES

Main Entry:

- Location: Market Street, centered on building
- Width: 12'-0" clear opening
- Doors: Paired automatic sliding glass doors
- Canopy: Aluminum and glass canopy, 8'-0" projection
- Material: Low-iron glass with aluminum frame

Lobby Features:

- Floor: Large-format porcelain tile (24" x 48")
- Walls: Combination of stone veneer and painted gypsum board

- Feature Wall: Wood slat wall system at elevator lobby
- Ceiling: Exposed concrete deck with integrated lighting
- Reception Desk: Custom millwork, 12'-0" long

Retail Storefronts:

- System: Aluminum storefront, Kawneer 451T or approved equal
- Glass: 1" insulated low-E glass
- Doors: Aluminum frame with full glass panels
- Transom Height: 14'-0" to underside of structure

CEILING HEIGHTS

- Lobby: 24'-0" clear to exposed structure
 - Retail Spaces: 14'-0" clear to exposed structure
 - Service Areas: 10'-0" to finished ceiling
-

SHEET A-103: LEVEL 2 FLOOR PLAN (TYPICAL FLOORS 2-5)

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

TYPICAL FLOOR LAYOUT

Core Area:

- Elevator Lobby: 380 SF
- Restrooms: 620 SF (Men's, Women's, All-Gender)
- Electrical Room: 120 SF
- Telecom/Data Room: 180 SF
- Janitor's Closet: 65 SF
- Stairs A, B, C: 650 SF total

Office Area:

- Open Office Area: 12,400 SF (column-free span)
- Perimeter: Floor-to-ceiling windows on all sides
- Column Spacing: 30'-0" x 30'-0" typical

TYPICAL OFFICE FEATURES

Core:

- Core walls: 8" CMU, painted
- Restroom walls: Ceramic tile to 8'-0" height
- Doors: Solid core wood doors in hollow metal frames

Office Area:

- Floor: Raised access floor system, 18" height
- Ceiling: 9'-0" finished ceiling height
- Windows: Floor-to-ceiling curtain wall system
- Column Enclosures: Painted gypsum board

Ceiling System:

- Type: Exposed structure with acoustic treatment
 - Lighting: Linear LED fixtures in suspended track system
 - HVAC: Exposed ductwork, painted black
 - Sprinklers: Exposed, black finish
-

SHEET A-201: EXTERIOR ELEVATIONS - NORTH AND SOUTH

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

NORTH ELEVATION (Market Street - Main Facade)

Overall Height: 92'-0" from grade to parapet

Width: 150'-0"

Floor-by-Floor Description:

Level 1 (Ground Floor):

- Height: 24'-0" floor-to-floor
- Glazing: Floor-to-ceiling aluminum storefront system
- Material: Low-iron glass with minimal frames
- Entry: Centered, 12'-0" wide automatic sliding doors
- Base: Granite panel base, 3'-0" height

Levels 2-5 (Typical Office Floors):

- Height: 14'-0" floor-to-floor each
- Curtain Wall: Unitized aluminum curtain wall system
- Glass: Vision glass with spandrel panels

- Pattern: Horizontal emphasis with 5'-0" module
- Spandrel: Aluminum composite panels, charcoal gray
- Vision Glass: 50% of facade area
- Solar Shading: Horizontal aluminum fins at 3' intervals

Level 6 (Penthouse):

- Height: 16'-0" floor-to-floor (mechanical equipment)
- Screening: Perforated aluminum screen system
- Color: Matching building color palette

Rooftop:

- Parapet: 4'-0" height above roof deck
- Coping: Aluminum coping with concealed fasteners
- Rooftop Equipment: Screened from view

Materials:

- Primary: Aluminum curtain wall (Kawneer 5500 or equal)
 - Glass: Low-E, high-performance glazing
 - Spandrel: Aluminum composite panels (Reynobond or equal)
 - Accent: Granite panels at base
-

SHEET A-301: BUILDING SECTION 1

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

Section Cut: Looking West through Elevator Core

VERTICAL DIMENSIONS

Level B1 (Parking):

- Elevation: -12'-0" (12 feet below grade)
- Floor-to-Floor: 12'-0"
- Clear Height: 10'-0" (to underside of beams)

Level 1 (Ground Floor):

- Elevation: 0'-0" (Grade)
- Floor-to-Floor: 24'-0"
- Clear Height: Variable (14'-0" retail, 24'-0" lobby)

Level 2:

- Elevation: +24'-0"
- Floor-to-Floor: 14'-0"
- Clear Height: 9'-0" to finished ceiling

Level 3:

- Elevation: +38'-0"
- Floor-to-Floor: 14'-0"
- Clear Height: 9'-0" to finished ceiling

Level 4:

- Elevation: +52'-0"
- Floor-to-Floor: 14'-0"
- Clear Height: 9'-0" to finished ceiling

Level 5:

- Elevation: +66'-0"
- Floor-to-Floor: 14'-0"
- Clear Height: 9'-0" to finished ceiling

Level 6 (Penthouse):

- Elevation: +80'-0"
- Floor-to-Floor: 16'-0"
- Clear Height: 12'-0" (mechanical equipment)

Roof:

- Elevation: +96'-0"
- Parapet Top: +100'-0"

STRUCTURAL SYSTEM

Foundation:

- Type: Mat foundation on competent bedrock
- Depth: 18'-0" below grade

Structure:

- System: Post-tensioned concrete flat slab
- Columns: Concrete columns at 30'-0" x 30'-0" grid
- Floor Slabs: 10" post-tensioned concrete
- Roof Slab: 8" post-tensioned concrete

WALL ASSEMBLIES

Exterior Wall (Typical):

1. Aluminum curtain wall frame
2. 1" insulated glazing unit (Low-E)
3. Interior finish varies by space

Spandrel Panel Assembly:

1. Aluminum composite panel (4mm)
 2. Air space (4")
 3. Continuous insulation (R-20)
 4. 6" metal studs @ 16" O.C.
 5. 5/8" gypsum board, painted
-

SHEET A-701: DOOR AND WINDOW SCHEDULES

DOOR SCHEDULE (Sample Entries)

Mark	Type	Size	Material	Fire Rating	Hardware Set	Notes
101	A	3'-0" x 10'-0"	Alum/Glass	-	HS-1	Main Entry, Auto Sliding
102	B	3'-0" x 7'-0"	Alum/Glass	-	HS-2	Retail Entry
201	C	3'-0" x 8'-0"	HM/Wood	90-min	HS-3	Stair A Entrance
202	C	3'-0" x 8'-0"	HM/Wood	90-min	HS-3	Stair B Entrance
203	D	3'-0" x 7'-0"	Wood	-	HS-4	Office Entry
204	E	3'-0" x 7'-0"	Wood	20-min	HS-5	Restroom
205	F	3'-0" x 7'-0"	HM	2-hour	HS-6	Electrical Room

Total Doors: 147

DOOR TYPES

Type A - Main Entry Doors:

- Automatic sliding glass doors
- Full glass, low-iron
- Aluminum frame, bronze finish
- Panic hardware

Type B - Retail Entry:

- Aluminum storefront doors
- Full glass with minimal frame
- ADA-compliant hardware

Type C - Exit Stair Doors:

- Steel frames, 90-minute rated
- Solid core wood veneer doors
- Panic hardware with card reader
- Self-closing with hold-open device

WINDOW SCHEDULE

Window Type 1 - Typical Office:

- Unitized curtain wall
- Size: 5'-0" wide x 10'-0" high (typical module)
- Glass: 1" insulated low-E glazing
- U-Factor: 0.28
- SHGC: 0.25

Window Type 2 - Ground Floor Retail:

- Aluminum storefront
- Size: 10'-0" wide x 14'-0" high
- Glass: 1" insulated low-E glazing
- U-Factor: 0.28

SHEET A-702: ROOM FINISH SCHEDULE (Sample)

Room No.	Room Name	Floor	Base	Walls	Ceiling	Height
101	Lobby	PT-1	Granite	Paint/Ston e	Exposed Conc	24'-0"

102	Elevator Lobby	PT-1	Wood	Wood Slats	Exposed Conc	24'-0"
103	Restroom	CT-1	CT-1	CT-1 to 8'	ACT-1	9'-0"
104	Office (Typical)	Carpet	Carpet	Paint	ACT-2	9'-0"
105	Retail	Concrete	None	Paint	Exposed	14'-0"

FINISH LEGEND

Flooring:

- **PT-1:** Large-format porcelain tile, 24" x 48", gray
- **CT-1:** Ceramic tile, 12" x 12", white
- **Carpet:** Carpet tile, 24" x 24", specified by tenant

Walls:

- **Paint:** Sherwin Williams ProMar 200, eggshell finish
- **Stone:** Granite panels, honed finish
- **CT-1:** Ceramic tile, 6" x 12", white subway tile
- **Wood Slats:** Oak wood slat wall system, natural finish

Ceilings:

- **Exposed Conc:** Exposed concrete with acoustic spray
- **ACT-1:** 2' x 2' acoustical ceiling tile, white
- **ACT-2:** 2' x 4' acoustical ceiling tile, white

SHEET A-803: DETAILS - ROOFING AND WATERPROOFING

ROOF ASSEMBLY

Built-Up Roof System:

1. Concrete roof deck
2. Vapor retarder
3. Tapered polyiso insulation (minimum R-30)
4. Cover board

5. Two-ply modified bitumen membrane
6. Aggregate ballast (river-washed stone)

Drainage:

- Slope: 1/4" per foot minimum to roof drains
- Drains: 6" diameter roof drains @ 3,000 SF max spacing
- Overflow: Scuppers at parapet, 4" above roof surface

Warranty: 20-year manufacturer's warranty

WATERPROOFING

Below-Grade Waterproofing:

- System: Bentonite waterproofing panels
- Location: All exterior foundation walls
- Protection: 1/2" protection board

Plaza Waterproofing:

- System: Sheet-applied waterproofing membrane
- Traffic Coating: Polyurethane traffic coating
- Warranty: 10-year manufacturer's warranty

DRAWING NOTES

REVISIONS

Rev	Date	Description	By
-	12/01/2024	Issued for Construction	SC

SEALS AND SIGNATURES

Architect of Record:

Design Partners LLC
California License C-12345

Signed: _____
Sarah Chen, AIA
Date: December 1, 2024

Structural Engineer:

Structural Engineering Corp
California License S-6789

MEP Engineer:

Mechanical & Electrical Solutions
California License M-4567

END OF ARCHITECTURAL DRAWINGS INDEX

Note: This document represents the cover sheet and key drawing summaries. Full-size construction drawings available in PDF format in project document management system.