

# ARCHITECTURAL DRAWINGS

## Downtown Office Complex

456 Market Street, San Francisco, CA 94105

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## 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

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## DRAWING INDEX

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### CIVIL SHEETS (C) - By Civil Engineering Associates

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## **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
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# 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

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# 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

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## **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
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## **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

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## SHEET A-702: ROOM FINISH SCHEDULE (Sample)

Room No.	Room Name	Floor	Base	Walls	Ceiling	Height
101	Lobby	PT-1	Granite	Paint/Stone	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

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## 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

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## **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

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*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.