

1 SITE PLAN  
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT

**SCOPE OF WORK**

GENERAL SCOPE: EXTERIOR & INTERIOR IMPROVEMENTS / ALTERATIONS TO (E)  
VACANT SPACE FOR FUTURE TENANTS

**ZONING INFORMATION**

ASSESSOR'S PARCEL NUMBER : 034 193 030  
 JURISDICTION : CITY OF SAN MATEO  
 ZONING : C1-3 / R5 NEIGHBORHOOD COMMERCIAL / RESIDENTIAL OVERLAY DISTRICT

**OFFICE AREA**

NAME	AREA
Area	2291 SF

**BUILDING DATA**

PROJECT OCCUPANCY GROUP : B (EXISTING / NO CHANGE)  
 CONSTRUCTION TYPE : VB (EXISTING), NO AUTOMATIC FIRE SPRINKLER SYSTEM  
 BUILDING USE : (E) VACANT SPACE  
 FLOOR AREA : ± 2,291 SF

**BUILDING CODE INFORMATION**

1. ALL NEW WORK SHALL BE IN STRICT CONFORMANCE WITH THE FOLLOWING CODES & ORDINANCES INCLUDING BUT NOT LIMITED TO:

- \* PART 1: 2016 CALIFORNIA ADMINISTRATIVE CODE
  - \* PART 2: 2016 CALIFORNIA BUILDING CODE
  - \* PART 2.5: 2016 CALIFORNIA RESIDENTIAL CODE
  - \* PART 3: 2016 ELECTRICAL CODE
  - \* PART 4: 2016 CALIFORNIA MECHANICAL CODE
  - \* PART 5: 2016 CALIFORNIA PLUMBING CODE
  - \* PART 6: 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS & CODE
  - \* PART 8: 2016 CALIFORNIA HISTORICAL BUILDING CODE
  - \* PART 9: 2016 CALIFORNIA FIRE CODE
  - \* PART 10: CALIFORNIA EXISTING BUILDING CODE
  - \* PART 11: 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
  - \* PART 12: 2016 CALIFORNIA REFERENCED STANDARDS CODE
- ALL OTHER ADOPTED APPLICABLE CODES AND ALL OTHER APPLICABLE LOCAL AND STATE LAWS, REGULATIONS, ORDINANCES INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1889.

**SHEETS INDEX**

SHEET NUMBER	SHEET NAME
A-1.1	SCOPE OF WORK, ZONING INFORMATION, FLOOR AREA, BUILDING DATA, BUILDING CODE INFORMATION, SHEET INDEX, SHEET NOTES, DEMOLITION NOTES, LOCATION MAP AND SITE PLAN
A-2.1E	(E) FLOOR PLAN SHOWING DEMOLITION WORK AND
A-2.2	PROPOSED FLOOR PLAN AND SECTIONS
A-3.1E	EXISTING EXTERIOR ELEVATIONS
A-3.2	PROPOSED EXTERIOR ELEVATIONS

**SHEET NOTES:**

- A. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND COMPARE THEM WITH THE CONSTRUCTION DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, OMISSIONS OR ANY OTHER INCONSISTENCIES DISCOVERED SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT.
- B. CONDUCT ALL OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS, ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, LANDSCAPING, TREES AND EXISTING CONDITIONS TO REMAIN ON SITE AND WITHIN THE CITY RIGHT-OF-WAY. PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
- C. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BARRIERS TO PROTECT EXISTING ITEMS TO REMAIN AND TO PREVENT DUST AND DEBRIS FROM ENTERING AREAS NOT UNDER CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION TO PROTECT EXISTING CONDITIONS. CONTRACTOR SHALL REPLACE OR REPAIR ANY EXISTING ITEMS INTENDED TO REMAIN IF DAMAGED DURING CONSTRUCTION.
- D. CONSTRUCTION AND DEMOLITION DEBRIS: THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN MATEO CONSTRUCTION AND DEMOLITION RECYCLING REQUIREMENTS.
- E. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY STRUCTURES AND BRACING DURING DEMOLITION CONSTRUCTION.
- F. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO ANY WORK WITHIN ANY RIGHT OF WAY BEYOND PROPERTY LINES.
- G. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS, CAPPING, RELOCATION, REROUTING AND REINSTALLATION OF EXISTING CONDITIONS, INCLUDING FRAMING, ELECTRICAL, MECHANICAL, PLUMBING, HEATING AND VENTILATING LINES AND COMPONENTS AS REQUIRED TO COMPLETE THE WORK IN FULL COMPLIANCE WITH ALL APPLICABLE CODES WHETHER OR NOT SPECIFICALLY NOTED OR INDICATED.
- H. ALL ELECTRICAL & LIGHTING ARE TO REMAIN UNLESS OTHERWISE NOTED.

**GENERAL REMOVAL AND DEMOLITION NOTES:**

1. THESE DESCRIPTIONS INDICATE THE GENERAL SCOPE OF SELECTIVE REMOVAL & IS NOT INTENDED TO DESCRIBE THE COMPLETE SCOPE OF WORK OF ALL REMOVALS, DEMOLITION & RELOCATIONS REQUIRED TO COMPLETE THE FULL SCOPE OF NEW WORK & ALTERATIONS DESCRIBED.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS, DEMOLITIONS & RELOCATION OF EXISTING CONDITIONS TO PROVIDE & INSTALL & COMPLETE NEW WORK AS SHOWN WHETHER SPECIFICALLY NOTED OR NOT.
3. THE CONTRACTOR SHALL SAFELY & ADEQUATELY PROVIDE ALL TEMPORARY CONSTRUCTION, SHUT OFFS, CAPS & CLOSURES IN PREPARATION OF (N) WORK.



**JOHN MATTHEWS ARCHITECTS**

335-A EAST FOURTH AVENUE  
 SAN MATEO, CA 94401  
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 FAX: (650) 340-1677

**TENANT IMPROVEMENTS FOR BILL SHAUGNESSY AT**

307 & 309 7TH AVENUE, SAN MATEO, CA 94401  
 ASSESSOR'S PARCEL NUMBER: 034 193 030

SCOPE OF WORK, ZONING INFORMATION, FLOOR AREA, BUILDING DATA, BUILDING CODE INFORMATION, SHEET INDEX, SHEET NOTES, DEMOLITION NOTES, LOCATION MAP AND SITE PLAN

**DESIGN DEVELOPMENT**

DATE  
 MARCH 07, 2018

Number Date Description

SCALE  
 1/8" = 1'-0"

DRAWN  
 Author

JOB NO.  
 18845

SHEET



**A-1.1**

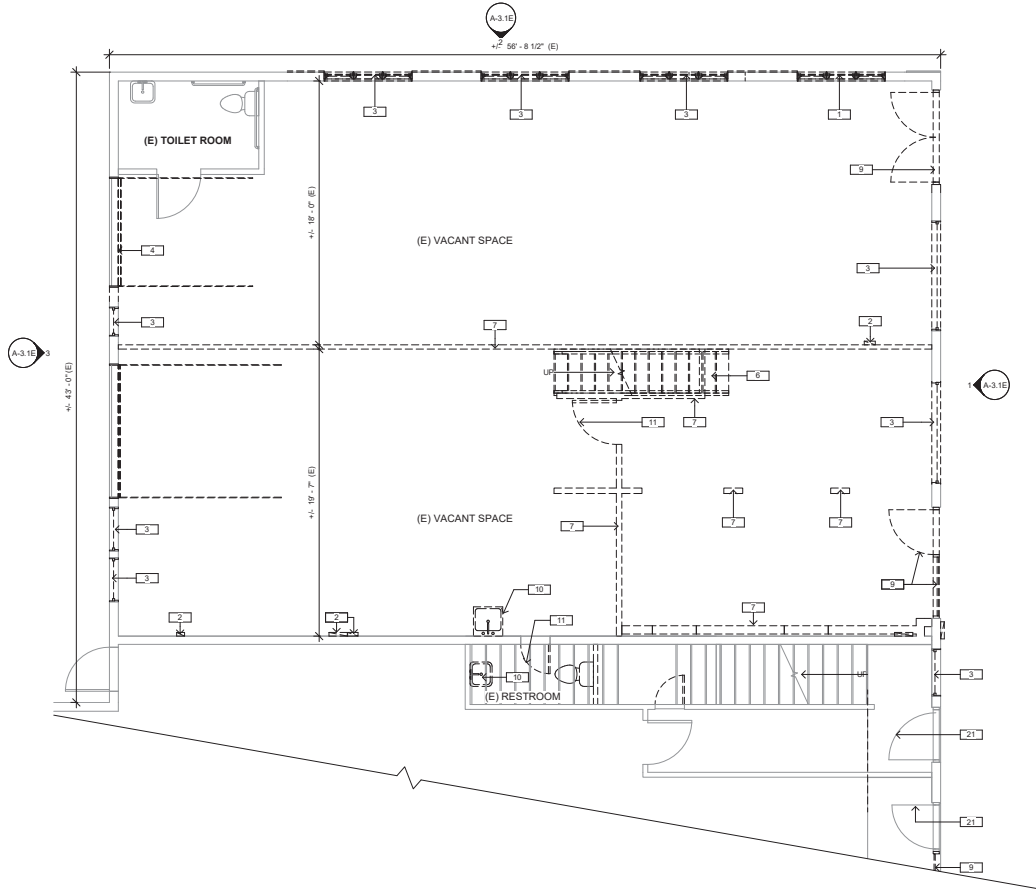
OF SHEETS



PROJECT NORTH

KEYNOTE LEGEND	
KEY #	KEYNOTE TEXT
1	(E) ELECTRICAL PANEL
2	(E) ELECTRICAL PANELS TO BE REMOVED / RELOCATED
3	REMOVE (E) WINDOW
4	REMOVE (E) GARAGE DOOR, DOOR OPENER AND TRIM
6	REMOVE (E) STAIRS MEZZANINE
7	REMOVE (E) WOOD FRAMED WALLS & INTERIOR FINISHES
9	REMOVE (E) ALUMINUM STOREFRONT SYSTEM
10	REMOVE (E) PLUMBING FIXTURE
11	REMOVE (E) DOOR
21	(E) STOREFRONT DOOR / TRANSOM TO REMAIN

DEMOLITION LEGEND	
	(E) CONSTRUCTION TO BE REMOVED
	(E) 2x FULL HEIGHT WALL TO REMAIN



1 (E) 1ST FLOOR PLAN  
1/4" = 1'-0"



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(E) FLOOR PLAN  
SHOWING DEMOLITION  
WORK AN

**DESIGN DEVELOPMENT**

DATE  
MARCH 07, 2018

Revision Schedule		
Number	Date	Description

SCALE  
1/4" = 1'-0"

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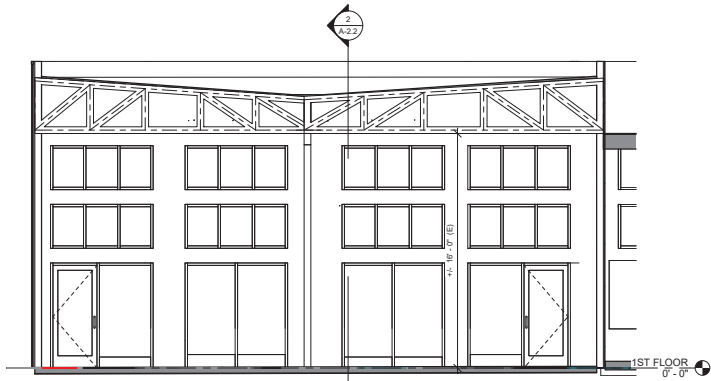
SHEET

**A-2.1E**

OF SHEETS

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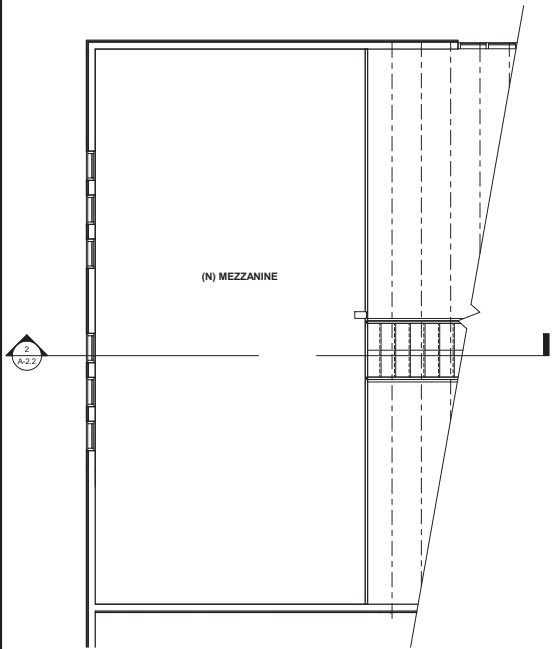
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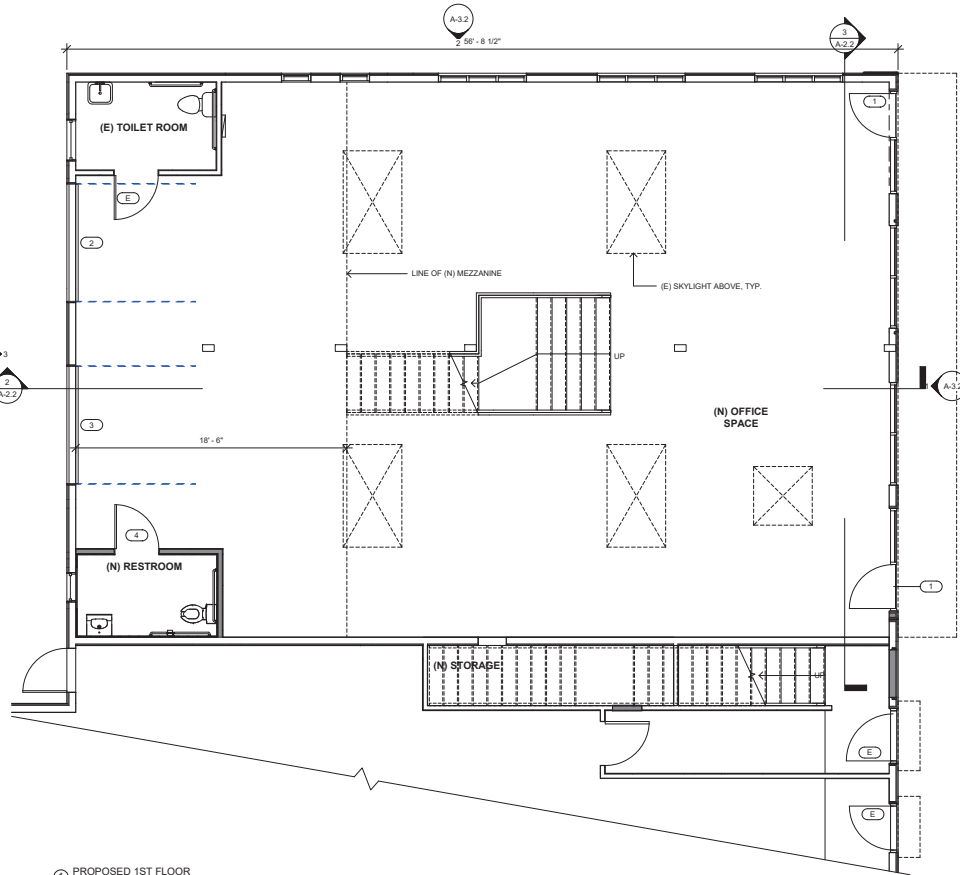
2 CROSS SECTION  
1/4" = 1'-0"



3 LONGITUDINAL SECTION  
1/4" = 1'-0"



2 (N) MEZZANINE  
1/4" = 1'-0"



3 PROPOSED 1ST FLOOR  
1/4" = 1'-0"

**CONSTRUCTION LEGEND**

- (E) CONSTRUCTION TO BE REMOVED
- (E) 2' FULL HEIGHT WALL TO REMAIN
- (N) 2 1/2' FULL HEIGHT WALL, 5/8" TYPE 'X' GYP. BD. BOTH SIDES. VERIFY W/ (E) CONDITIONS
- (1) (N) DOOR TYPE KEY



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PROPOSED FLOOR  
PLAN AND SECTIONS

DESIGN  
DEVELOPMENT

DATE  
MARCH 07, 2018

Revision Schedule		
Number	Date	Description

SCALE  
1/4" = 1'-0"

DRAWN  
EPM

JOB NO.  
18645

SHEET

**A-2.2**  
OF SHEETS