

UNITED IRISH  
CULTURAL CENTER of  
SAN FRANCISCO  
2700 45TH AVE  
SAN FRANCISCO, CA 94116

Studio | BANAA  
architecture  
p l a n n i n g  
i n t e r i o r s

2169 Folsom St, #S106  
San Francisco, CA 94110  
[ T ] 415.314.7386  
[ T ] 510.612.7758  
[www.studiobanaa.com](http://www.studiobanaa.com)

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW SIX-STORY 109,384 SQUARE FOOT BUILDING FOR THE UNITED IRISH CULTURAL CENTER OF SAN FRANCISCO.

THE BUILDING WILL HOLD A NUMBER OF PROGRAMMATIC USES AND FUNCTIONS, INCLUDING (BY FLOOR):

B2 - INDOOR POOL AND AQUATIC CENTER

B2 MEZZANINE - STORAGE

B1 - PARKING (APPROXIMATELY 52 SPACES)

1ST - LOBBY, DIGITAL GALLERY, EMERALD PUB

2ND - BANQUET HALL, THEATRE, BAR, SCREENING THEATER

2ND FLOOR MEZZANINE - BANQUET / THEATRE SEATING

3RD - DOWLING LIBRARY, IRISH MUSEUM

4TH - ADMINISTRATIVE OFFICES AND CLASSROOMS

5TH - GYM

6TH - RESTAURANT & BAR, ROOF DECK AND GARDEN

PROJECT WILL REQUIRE APPROVAL OF A NEW SPECIAL USE DISTRICT AND ZONING MAP AMENDMENT.

PROJECT DIRECTORY

OWNER

UNITED IRISH CULTURAL CENTER INCORPORATED

2700 45TH AVENUE

SAN FRANCISCO, CA. 94116

415-661-2700

SIGNATORY: LIAM REIDY, PRESIDENT

ARCHITECT

BUNTON MOUSAVI ARCHITECTURE, d.b.a. "Studio BANAA"

2169 Folsom St. #5106

SAN FRANCISCO, CA 94110

NASTARAN MOUSAVI, RA

PRINCIPAL ARCHITECT

nastaran@studiobanaa.com

415.314.7386

STRUCTURAL ENGINEER

DOLMEN CONSULTING ENGINEERS

DIARMUID MACNEILL, PE

2595 MISSISSIPPI STREET, SUITE 200,

SAN FRANCISCO, CA 94110

415-409-9200

VICINITY MAP

LIST OF DRAWINGS

ARCHITECTURAL

A0.1

A0.2

A0.3

A0.4

A1.0

A1.1

A2.0

A2.1

A2.2

A2.2A

A2.3

A2.4

A2.5

A2.6

A2.7

A2.8

A2.9

A2.10

A4.0

A5.0

A5.1

A5.2

A5.3

A5.4

A5.5

A6.0

A6.1

A7.0

A7.1

PROJECT INFORMATION

EXISTING SITE & BUILDING PHOTOS

BUILDING SURVEY

BUILDING SURVEY

SITE PLAN - EXISTING/ DEMOLITION

SITE PLAN - PROPOSED

EXISTING 1ST & 2ND FLOOR PLANS

EXISTING 3RD FLOOR PLAN

B2 FLOOR PLAN

B2 MEZZANINE PLAN

B1 FLOOR PLAN

1ST FLOOR PLAN

2ND FLOOR PLAN

2ND FLOOR MEZZANINE PLAN

3RD FLOOR PLAN

4TH FLOOR PLAN

5TH FLOOR PLAN

6TH FLOOR PLAN

ROOF PLAN

EXTERIOR ELEVATIONS - EXISTING

EXTERIOR ELEVATIONS - EXISTING

EXTERIOR ELEVATIONS - PROPOSED

EXTERIOR ELEVATIONS - PROPOSED

EXTERIOR ELEVATIONS - PROPOSED

EXTERIOR ELEVATIONS - PROPOSED

BUILDING SECTIONS

BUILDING SECTIONS

WALL SECTIONS

EXTERIOR DETAILS

CODES AND REGULATIONS

USE THE FOLLOWING CODES AND REGULATIONS WITH LATEST AMENDMENTS AND SUPPLEMENTS:

1. CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24. 2019

A. 2019 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24 C.C.R.

B. 2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24, C.C.R.

C. ASME A17.1-2013/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS

D. 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

E. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

2. STRUCTURAL AND SEISMIC REQUIREMENTS: PART 2, TITLE 24 C.C.R.

3. ACCESSIBILITY GUIDELINES: CCR TITLE 24, PARTS 2, 3 AND 5 (DSA INTERPRETIVE MANUAL)

4. FIRE SAFETY (STATE FIRE MARSHAL):

A. 2019 CALIFORNIA FIRE CODE (CFC), PART 9 TITLE 24 C.C.R.

B. NFPA 72, NATIONAL FIRE ALARM, 2019 EDITION.

C. CCR TITLE 19, CSFM REQUIREMENTS.

D. NFPA-13 INSTALLATION OF SPRINKLERS (2019 EDITION)

E. NFPA-14 STANDPIPE SYSTEMS (2019 EDITION)

F. NFPA-17 DRY CHEMICAL EXTINGUISHING SYSTEMS (2019 EDITION)

G. NFPA-17A WET CHEMICAL SYSTEMS (2019 EDITION)

H. NFPA 20 STATIONARY PUMPS (2019 EDITION)

I. NFPA-24 PRIVATE FIRE MAINS (2019 EDITION)

J. NFPA 72 NATIONAL FIRE ALARM CODE (CALIFORNIA AMENDED) (2019 EDITION)

(NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES")

K. NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS (2020 EDITION)

L. NFPA 2001 CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (2019 EDITION) REFERENCE CODE SECTION FOR NFPA STANDARDS - 2019 CBC (SFM) CHAPTER 35

5. ELECTRICAL REQUIREMENTS: 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

6. MECHANICAL REQUIREMENTS: 2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.

7. PLUMBING REQUIREMENTS: 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

8. 2019 CALIFORNIA ENERGY CODE PART 6, TITLE 24 C.C.R.

9. 2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.

10. CONSTRUCTION SAFETY (CAL-OSHA), CCR TITLE 8.

11. RULES AND REGULATIONS OF THE LOCAL TELEPHONE COMPANY

12. RULES AND REGULATIONS OF THE LOCAL UTILITY COMPANIES

TOTAL BICYCLE PARKING REQUIRED: 15 CLASS 1 SPACES, 39 CLASS 2 SPACES

RESTAURANT OFA = 10,407.3

10,407.3/7500 = 1.4 (2) CLASS 1 SPACES

10,407.3/750 = 13.9 (14) CLASS 2 SPACES

PUBLIC COMMUNITY FACILITY OFA = 60,151.89

60,151.89/5000 = 12.03 (13) CLASS 1 SPACES

60,151.89/2500 = 24.06 (25) CLASS 2 SPACES

OFF-STREET LOADING SPACES REQUIRED: 0

RETAIL OFA: 1796.11 (<10000)

NUMBER OF OFF-STREET FREIGHT LOADING SPACES REQUIRED: 0

ALL OTHER OFA: 70,559.19 (<100,000)

NUMBER OF OFF-STREET FREIGHT LOADING SPACES REQUIRED: 0

BUILDING DATA

PROJECT ADDRESS: 2700 45TH AVE, SAN FRANCISCO, CA 94116

PARCEL # (BLOCK/LOT): 2513/026

YEAR BUILT: 1975

ZONING: NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE)

HEIGHT/BULK: 100-A

TOTAL PARCEL AREA: 16,250 SF

BUILDING USE (EXISTING): CULTURAL CENTER

BUILDING USE (PROPOSED): CULTURAL CENTER

FLOOR AREA RATIO (EXISTING): 1.32

FLOOR AREA RATIO (PROPOSED): 109,384 SF \* = 6.73

\*ABOVE GRADE FLOORS + SUBTERRANEAN USES NOT PARKING OR MECHANICAL

BUILDING HEIGHT (EXISTING): 21'-0" (T.O. HIGHEST FLOOR), 35'-0" (T.O. ROOF)

BUILDING HEIGHT (PROPOSED): 74'-11.5" (T.O. HIGHEST FLOOR) 91'-0" (T.O. ROOF), 96'-0" (T.O. PARAPET)

EXISTING BUILDING AREA : 21,263 GROSS SQFT

PROPOSED BUILDING AREA : 109,384 GROSS SQFT

EXISTING # OF STORIES : 3

PROPOSED # OF STORIES : 6 STORIES

EXISTING # OF STORIES BELOW GRADE: 0

PROPOSED # OF STORIES BELOW GRADE: 2

OCCUPANCY TYPE (EXISTING): A-3

OCCUPANCY TYPE (PROPOSED): A-3

CONSTRUCTION TYPE (EXISTING) : V-B, NOT SPRINKLERED

CONSTRUCTION TYPE (PROPOSED) : 1-B, FULLY SPRINKLERED

ALLOWABLE AREA: 1B, UL (UNLIMITED)

| SQUARE FOOTAGE MATRIX - BY PROGRAM |                                |                    |                     |
|------------------------------------|--------------------------------|--------------------|---------------------|
| TYPE                               | SPACE                          | LOCATION (FLOOR)   | SQUARE FOOTAGE(NET) |
| PUBLIC                             | MUSEUM/GALLERY                 | 1ST, 3RD           | 10,901 SF           |
|                                    | RESTAURANT/PUB, CAFE           | 1ST, 2ND, 5TH, 6TH | 12,557 SF           |
|                                    | BANQUET / EVENT SPACE          | 2ND, MEZZ          | 12,019 SF           |
|                                    | LIBRARY                        | 3RD                | 3,120 SF            |
|                                    | SCREENING THEATER              | 2ND                | 1,468 SF            |
|                                    | GYM                            | 5TH                | 11,157 SF           |
|                                    | AQUATIC CENTER                 | B2                 | 11,482 SF           |
| TOTAL PUBLIC PROGRAM NET SQFT      |                                |                    | 62,704 SF           |
| PRIVATE                            | NONPROFIT OFFICE               | 4TH                | 5,958 SF            |
|                                    | PARKING GARAGE                 | B1                 | 11,618 SF           |
|                                    | CLASSROOM                      | 4TH                | 3,555 SF            |
|                                    | TOTAL PRIVATE PROGRAM NET SQFT |                    | 21,132 SF           |

| CHILDREN'S & SENIORS' PROGRAMS |                  |                     |
|--------------------------------|------------------|---------------------|
| SPACE                          | LOCATION (FLOOR) | SQUARE FOOTAGE(NET) |
| KIDDIE POOL                    | B2               | 732 SF              |
| 1/2 BASKETBALL COURT           | B2               | 2,200 SF            |
| CHILDREN'S PLAY ROOM           | 3RD              | 1,008 SF            |
| CHILDREN'S GARDEN              | 6TH              | 639 SF              |
| MUSEUM/GALLERY                 | 1ST, 3RD         | 10,901 SF           |
| TOTAL SQFT                     |                  | 4,579 SF            |


| SQUARE FOOTAGE MATRIX - BY FLOOR         |                        |                        |
|--|------------------------|------------------------|
| FLOOR                                    | SQUARE FOOTAGE (GROSS) | OCCUPANCY              |
| B2                                       | 15,744 SF              | A-3                    |
| B2 MEZZANINE                             | 1,138 SF               | S-2                    |
| B1                                       | 2468 SF                | S-2                    |
| 1ST                                      | 14,406 SF              | A-2, A-3               |
| 2ND                                      | 13,646 SF              | A-2                    |
| 2ND FLOOR MEZZANINE                      | 8,739 SF               | A-2                    |
| 3RD                                      | 14,248 SF              | A-3                    |
| 4TH                                      | 14,686 SF              | B                      |
| 5TH                                      | 14,429 SF              | A-2, A-3               |
| 6TH                                      | 9,880 SF               | A-2                    |
| TOTAL                                    | 109,384 SF             | A-3(PRIMARY OCCUPANCY) |
| TOTAL GSF (INCL. PARKING AND MECHANICAL) | 128,631 SF             | A-3(PRIMARY OCCUPANCY) |

45TH AVE & WAWONA ST BIRD'S-EYE VIEW

45TH AVE & SLOAT BLVD

45TH AVE & WAWONA ST

WAWONA ST

|   |          |
|---|----------|
| ARCHITECT   | ENGINEER |
|  |          |

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## KEY

UNITED IRISH CULTURAL  
CENTER OF SAN  
FRANCISCO  
SCHEMATIC DESIGN

2700 45TH AVE.

SAN FRANCISCO, CA 94116

## PROJECT INFORMATION

|            |                |
|------------|----------------|
| Date       | Drawing Number |
| 02/01/2022 | AO 1           |

|                |       |
|----------------|-------|
| Project Number | 20007 |
|----------------|-------|



United Irish Cultural Center  
EXISTING PROPERTY PHOTOS



CORNER 45TH AND WAWONA - NORTH WEST



WAWONA - NORTH EAST



SLOAT - SOUTH



SLOAT & 45TH AVE- SOUTH WEST



45TH AVE- SOUTH WEST

United Irish Cultural Center  
Adjacent Properties/Neighborhood Photos



North Neighbor - Adjacent (Residential Apartment Building)




North Neighbor - Opposite (Residential homes)



South Neighbor - Adjacent (Cafe, Restaurant, & Hotel)



West Neighbor - Opposite (Sloat Garden Center / Planned Residential Development)

| ARCHITECT   | ENGINEER |
|---|----------|
|  |          |

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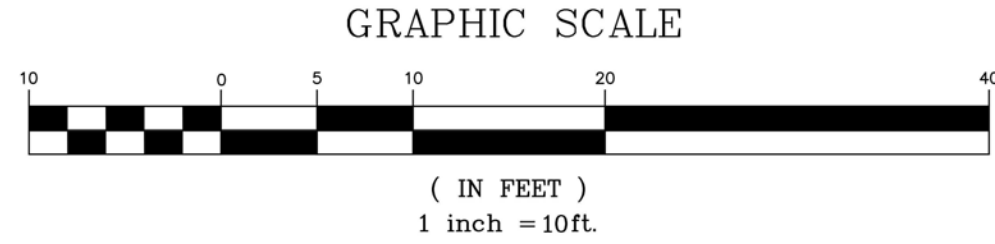
UNITED IRISH CULTURAL  
CENTER OF SAN  
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SCHEMATIC DESIGN

2700 45TH AVE.

SAN FRANCISCO, CA 94116

EXISTING SITE &  
BUILDING PHOTOS






**GENERAL NOTES:**

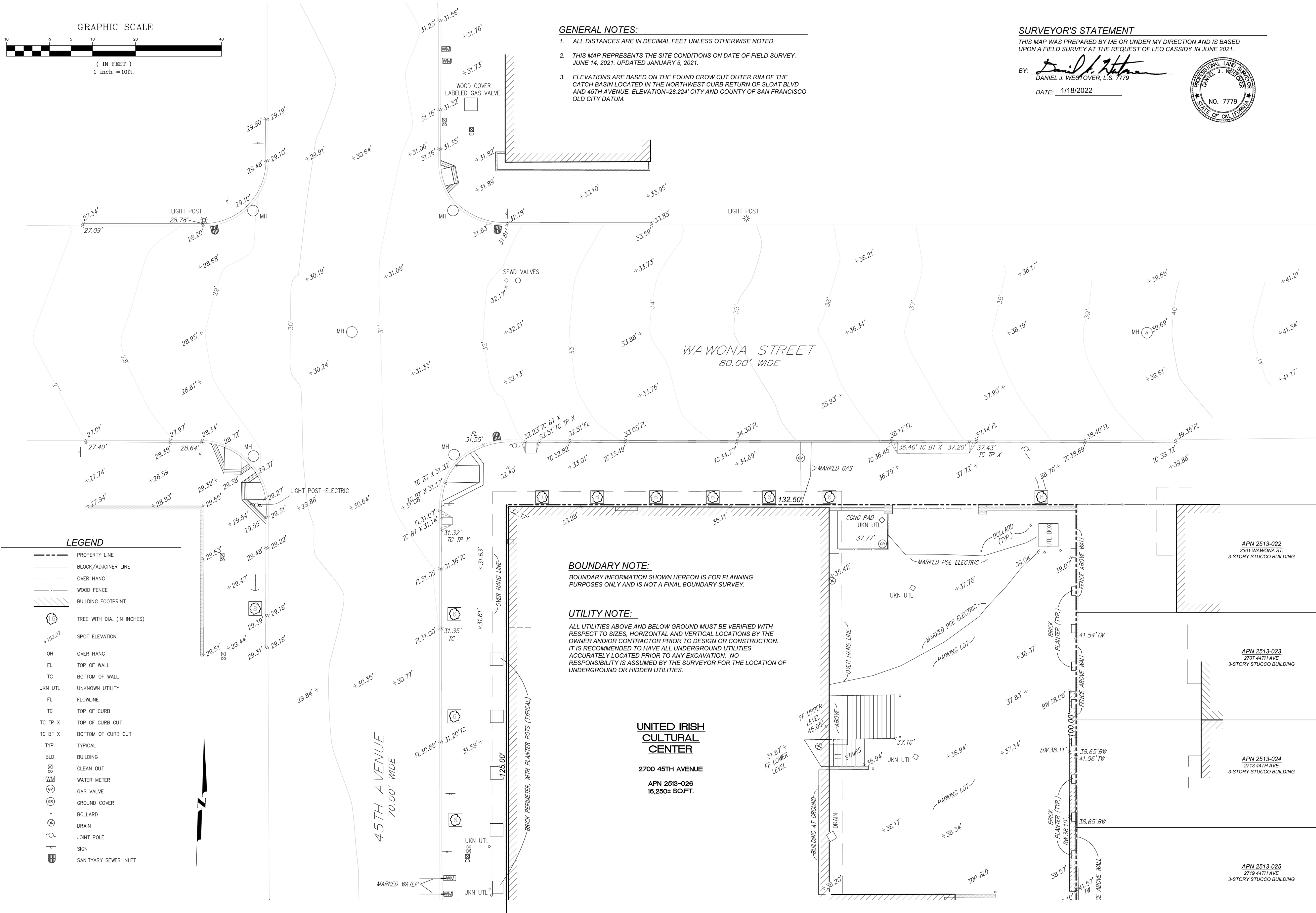
1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, JUNE 14, 2021, UPDATED JANUARY 5, 2021.
3. ELEVATIONS ARE BASED ON THE FOUND CROW CUT OUTER RIM OF THE CATCH BASIN LOCATED IN THE NORTHWEST CURB RETURN OF SLOAT BLVD AND 45TH AVENUE. ELEVATION=28.224' CITY AND COUNTY OF SAN FRANCISCO OLD CITY DATUM.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF LEO CASSIDY IN JUNE 2021.

BY:   
DANIEL J. WESTOVER, L.S. 7779

DATE: 1/18/2022



**BOUNDARY NOTE:**

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY AND IS NOT A FINAL BOUNDARY SURVEY.

**UTILITY NOTE:**

ALL UTILITIES ABOVE AND BELOW GROUND MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

**UNITED IRISH CULTURAL CENTER**

2700 45TH AVENUE

APN 2513-026  
16,250± SQ.FT.

336 CLAREMONT BLVD STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

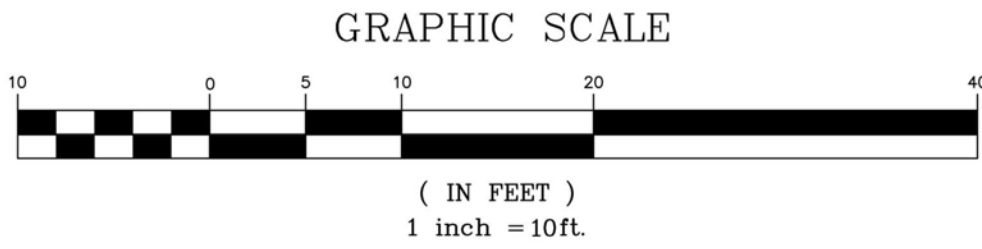
**WS**  
Westover  
Surveying

| NO. | DATE     | COMMENTS                            | JOB NO. |
|-----|----------|-------------------------------------|---------|
| 1   | 1/6/2022 | ADD ROAD, RAMP AND UTIL INFORMATION | 21046   |

DRAWN BY: AM  
CHECKED BY: DJW  
DATE: 1/6/2022  
SCALE: 1"=10'

**SITE SURVEY**  
2700 45TH AVENUE  
SAN FRANCISCO, CALIFORNIA

**SHEET**  
1 OF 2



- LEGEND**
- PROPERTY LINE
  - BLOCK/ADJOINER LINE
  - OVER HANG
  - WOOD FENCE
  - BUILDING FOOTPRINT
  - TREE WITH DIA. (IN INCHES)
  - SPOT ELEVATION
  - OH OVER HANG
  - FL TOP OF WALL
  - TC BOTTOM OF WALL
  - UKN UTL UNKNOWN UTILITY
  - FL FLOWLINE
  - TC TOP OF CURB
  - TC TP X TOP OF CURB CUT
  - TC BT X BOTTOM OF CURB CUT
  - TYP. TYPICAL
  - BLD BUILDING
  - CLEAN OUT
  - WATER METER
  - GAS VALVE
  - GROUND COVER
  - BOLLARD
  - DRAIN
  - JOINT POLE
  - SIGN
  - SANITARY SEWER INLET

**GENERAL NOTES:**

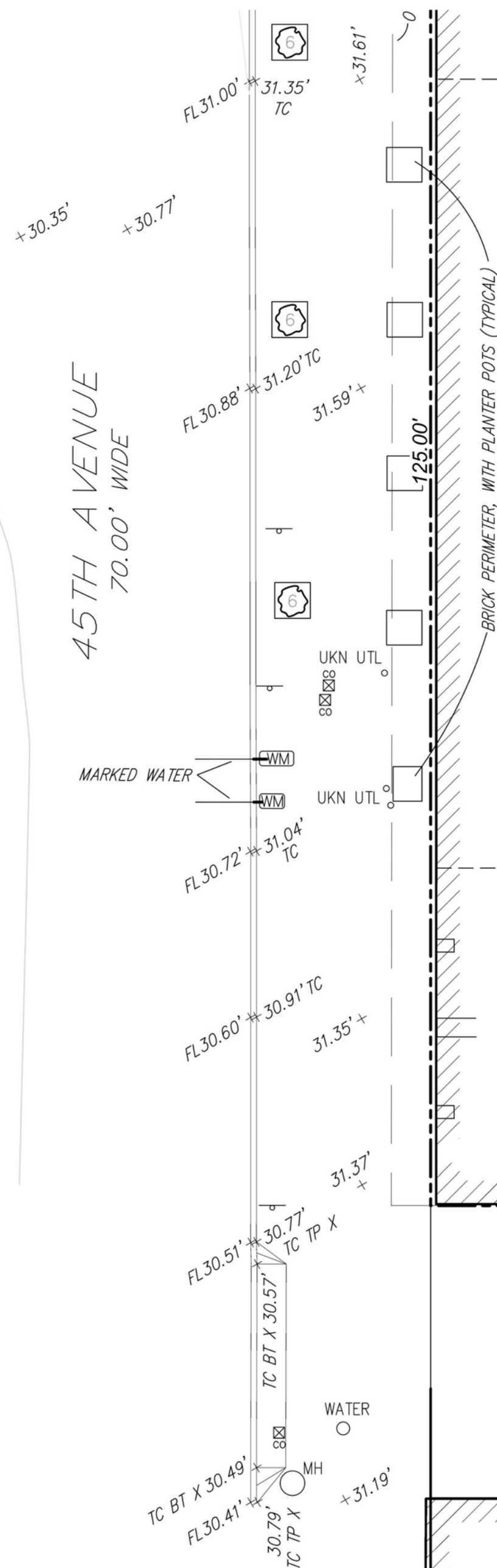
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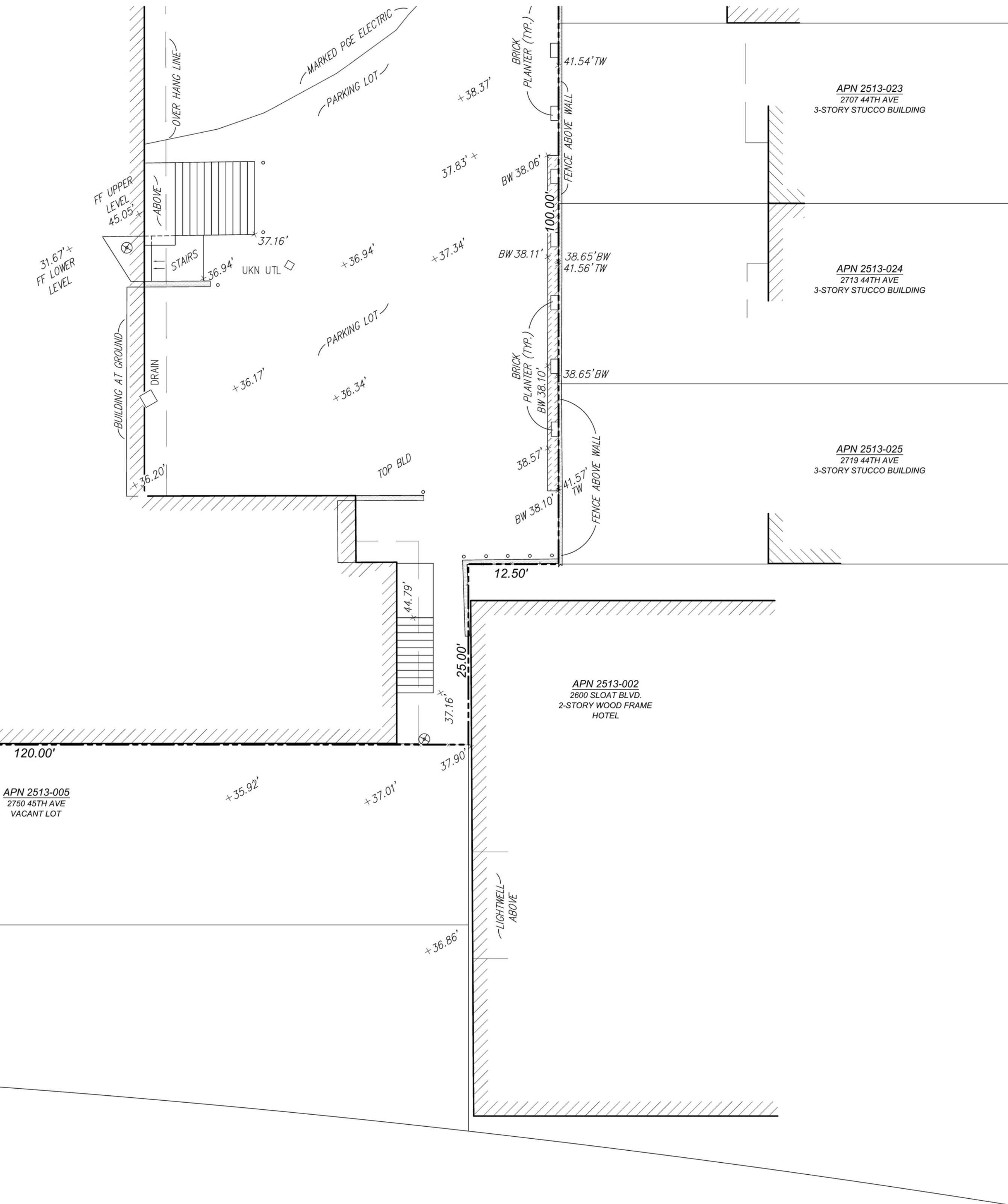
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APN 2513-026  
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BY: Daniel J. Westover  
DANIEL J. WESTOVER, L.S. 7779

DATE: 1/18/2022



**SITE SURVEY**

2700 45TH AVENUE  
APN 2513-026  
SAN FRANCISCO, CALIFORNIA

DRAWN BY: AM

CHECKED BY: DJW

DATE: 6/28/2021

SCALE: 1"=10'

**COMMENTS**

ADD ROAD, RAMP AND UTL INFORMATION

NO. DATE

1 1/6/2022

JOB NO.

21046

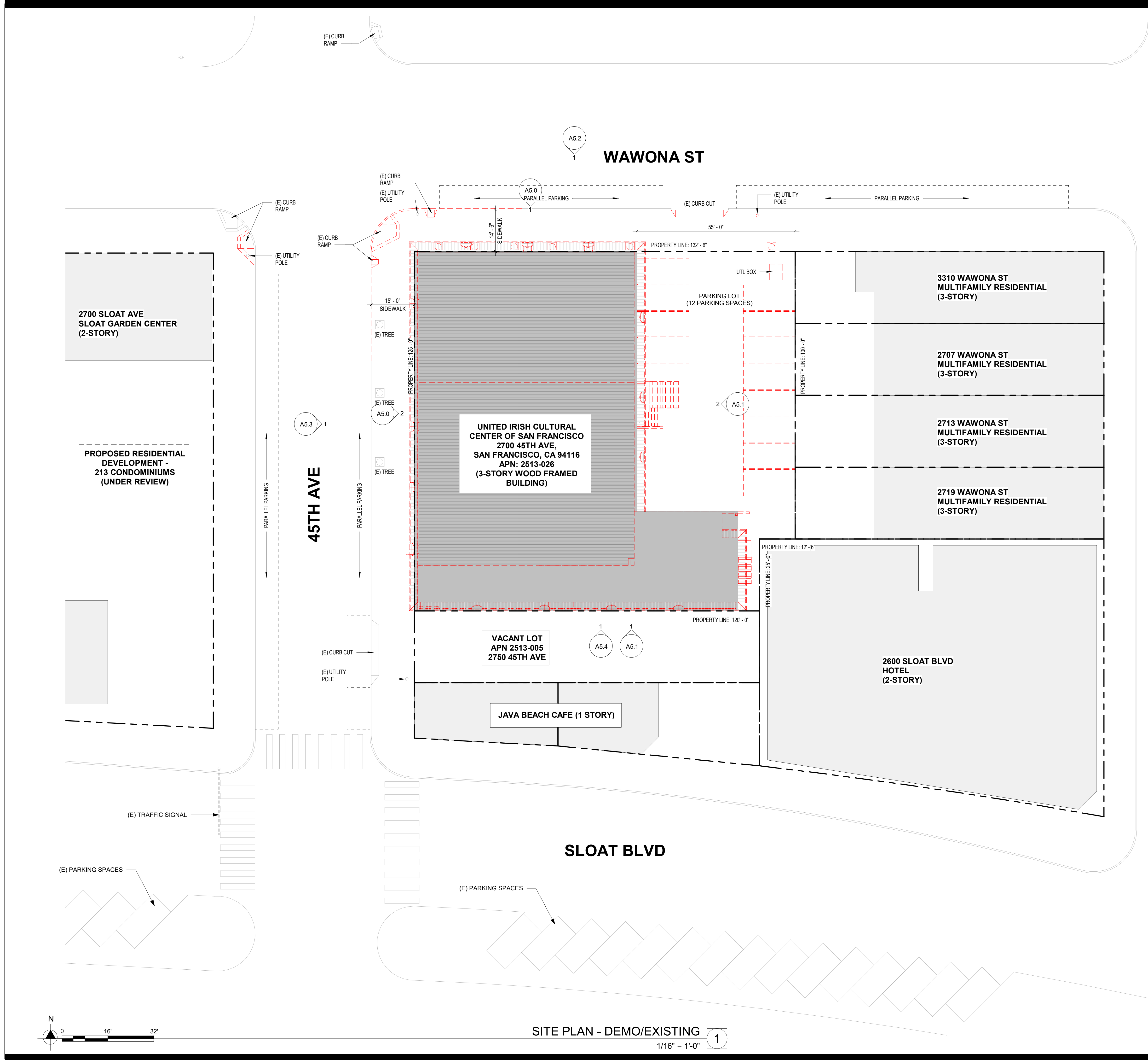
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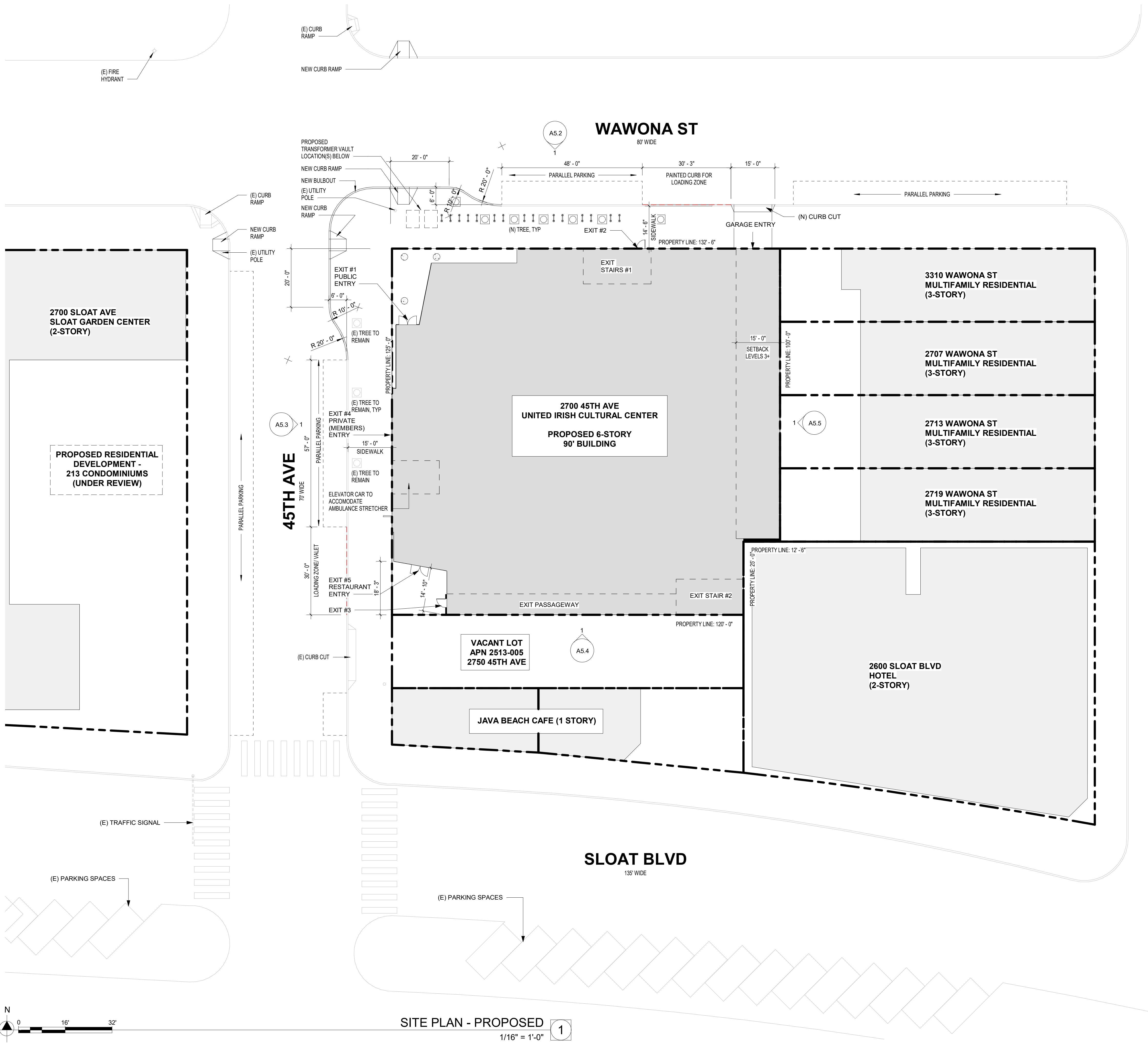
**SHEET**

2 OF 2









GENERAL NOTES

- THIS PROJECT IS LOCATED IN DOWNTOWN PARKING EXEMPT DISTRICT.
- 2019 SFBC TABLE 601 TYPES OF CONSTRUCTION: TYPE IB
- 2019 SFBC TABLE 602, FIRE RESISTANCE RATING REQUIREMENTS FOR NON-BEARING EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE "X" (ASSEMBLY OCCUPANCY):  
X < 5' = 1 HOUR  
5' ≤ X < 10' = 1 HOUR  
10' ≤ X < 30' = 1 HOUR  
X ≥ 30' = 0 HOURS
- 2019 SFBC TABLE 705.8, MAX AREA OF EXTERIOR WALL OPENINGS (UNPROTECTED, SPRINKLERED PER 903.3.1.1). SEE TABLE BELOW:

| FACADE            | STORY (ABOVE GRADE) | FSD              | ALLOWABLE AREA | ACTUAL AREA |
|-------------------|---------------------|------------------|----------------|-------------|
| NORTH (WAWONA ST) | 1                   | >30'             | NO LIMIT       | N/A         |
|                   | 2                   | >30'             | NO LIMIT       | N/A         |
|                   | 3                   | >30'             | NO LIMIT       | N/A         |
|                   | 4                   | >30'             | NO LIMIT       | N/A         |
|                   | 5                   | >30'             | NO LIMIT       | N/A         |
|                   | 6                   | >30'             | NO LIMIT       | N/A         |
| SOUTH             | 1 (TYP)             | 0'               | NOT PERMITTED  | NONE        |
|                   | 1 (SETBACK)         | 15'-0" - 17'-8"  | 75%            | 71%         |
|                   | 2 (TYP)             | 0'               | NOT PERMITTED  | NONE        |
|                   | 2 (SETBACK)         | 16'-5" - 22'-10" | 75%            | 100%        |
|                   | 3                   | 0'               | NOT PERMITTED  | NONE        |
|                   | 3 (SETBACK)         | 3'-0"            | 15%            | 15%         |
|                   | 3 (SETBACK)         | 16'-5" - 22'-10" | 75%            | 100%        |
|                   | 4                   | 0'               | NOT PERMITTED  | NONE        |
|                   | 4 (SETBACK)         | 3'-0"            | 15%            | 22%         |
|                   | 4 (SETBACK)         | 9'-2"            | 25%            | 92%         |
|                   | 5                   | 0'               | NOT PERMITTED  | NONE        |
|                   | 5 (SETBACK)         | 4'-6"            | 15%            | 20%         |
| EAST              | 1                   | 0'               | NOT PERMITTED  | NONE        |
|                   | 2                   | 0'               | NOT PERMITTED  | NONE        |
|                   | 3                   | 15'-0"           | 45%            | 41%         |
|                   | 4                   | 15'-0"           | 45%            | 34%         |
|                   | 5                   | 15'-0"           | 45%            | 27%         |
|                   | 6                   | 15'-0"           | 45%            | 14%         |
| WEST (45TH ST)    | 1                   | >30'             | NO LIMIT       | N/A         |
|                   | 2                   | >30'             | NO LIMIT       | N/A         |
|                   | 3                   | >30'             | NO LIMIT       | N/A         |
|                   | 4                   | >30'             | NO LIMIT       | N/A         |
|                   | 5                   | >30'             | NO LIMIT       | N/A         |
|                   | 6                   | >30'             | NO LIMIT       | N/A         |

LEGEND

PROPERTY LINE

Studio | BANAA  
architecture  
planning  
interiors

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| ARCHITECT | ENGINEER |
|-----------|----------|
|           |          |

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KEY

UNITED IRISH CULTURAL  
CENTER OF SAN  
FRANCISCO  
SCHEMATIC DESIGN

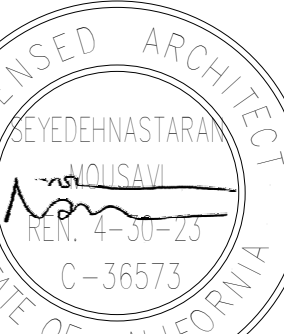
2700 45TH AVE.

SAN FRANCISCO, CA 94116

SITE PLAN - PROPOSED



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| ARCHITECT   | ENGINEER |
|---|----------|
|  <p>             LICENSED ARCHITECT<br/>             SEYEDHINASTARAH<br/>             HOUSAWI<br/>             REN. 4-30-25<br/>             C-36573<br/>             STATE OF CALIFORNIA           </p> |          |

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## EXISTING 1ST & 2ND FLOOR PLANS

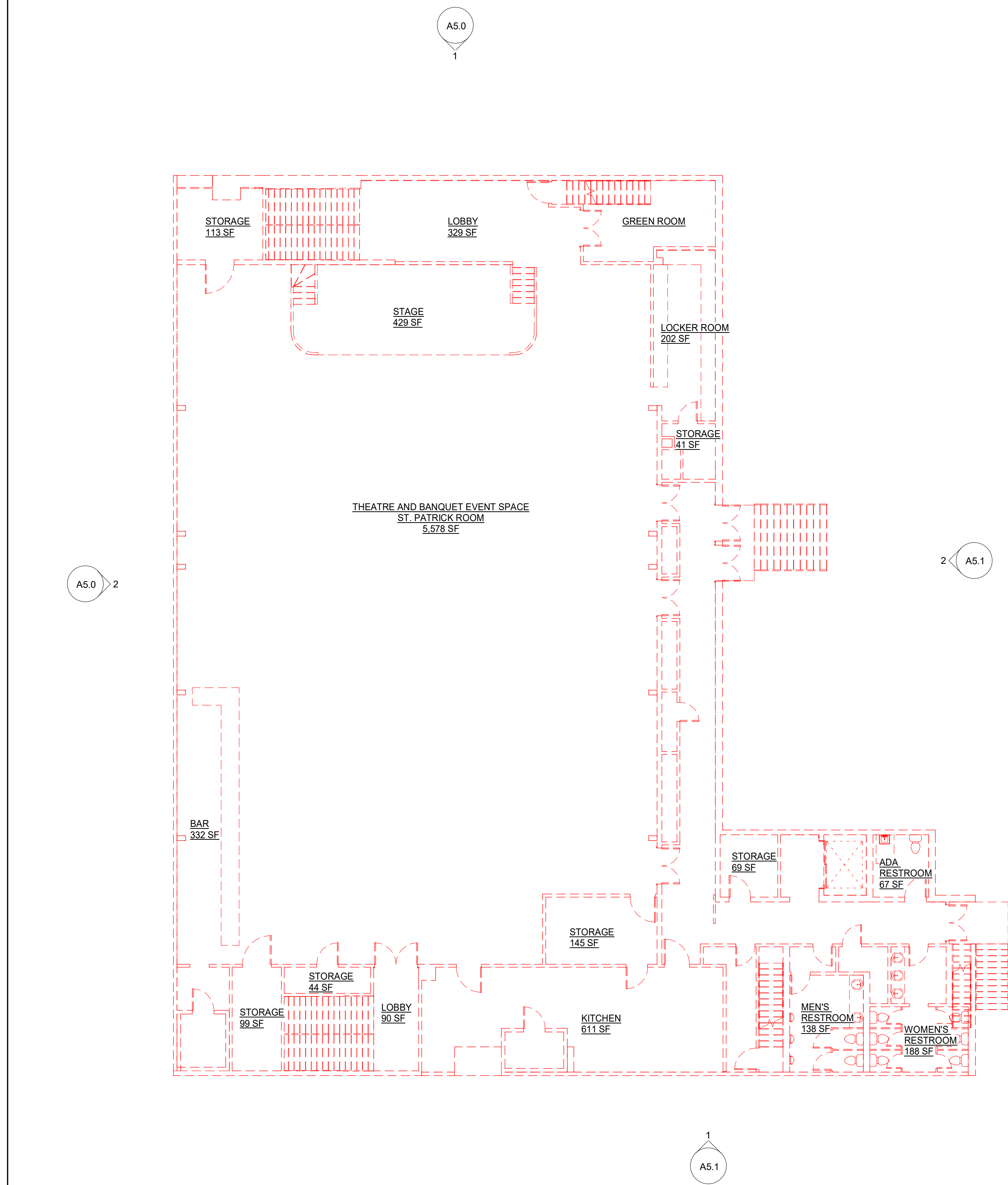
Date  
02/01/2022

Scale  
1" = 10'-0"

Project Number  
20007

Drawing Number

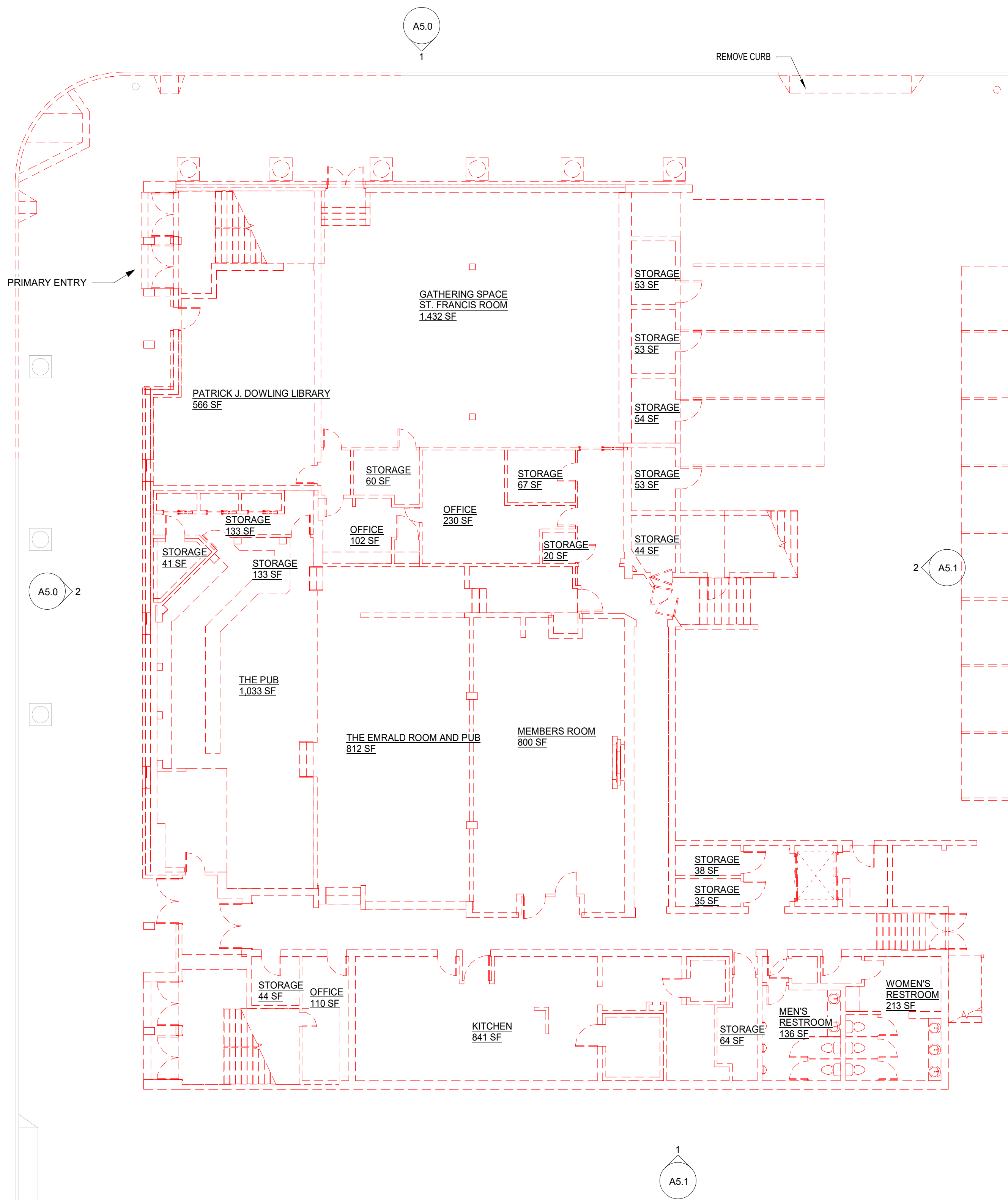
## A2.0



### EXISTING SECOND FLOOR PLAN

---

1" = 10'-0"



### EXISTING 1ST FLOOR PLAN

---

1" = 10'-0"



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|--|----------|
| <div><div>LICENSED ARCHITECT</div><div>BURTON MOUSAVI</div><div>EXPIRATION DATE: 4-30-25</div><div>C-36573</div><div>STATE OF CALIFORNIA</div></div> |          |

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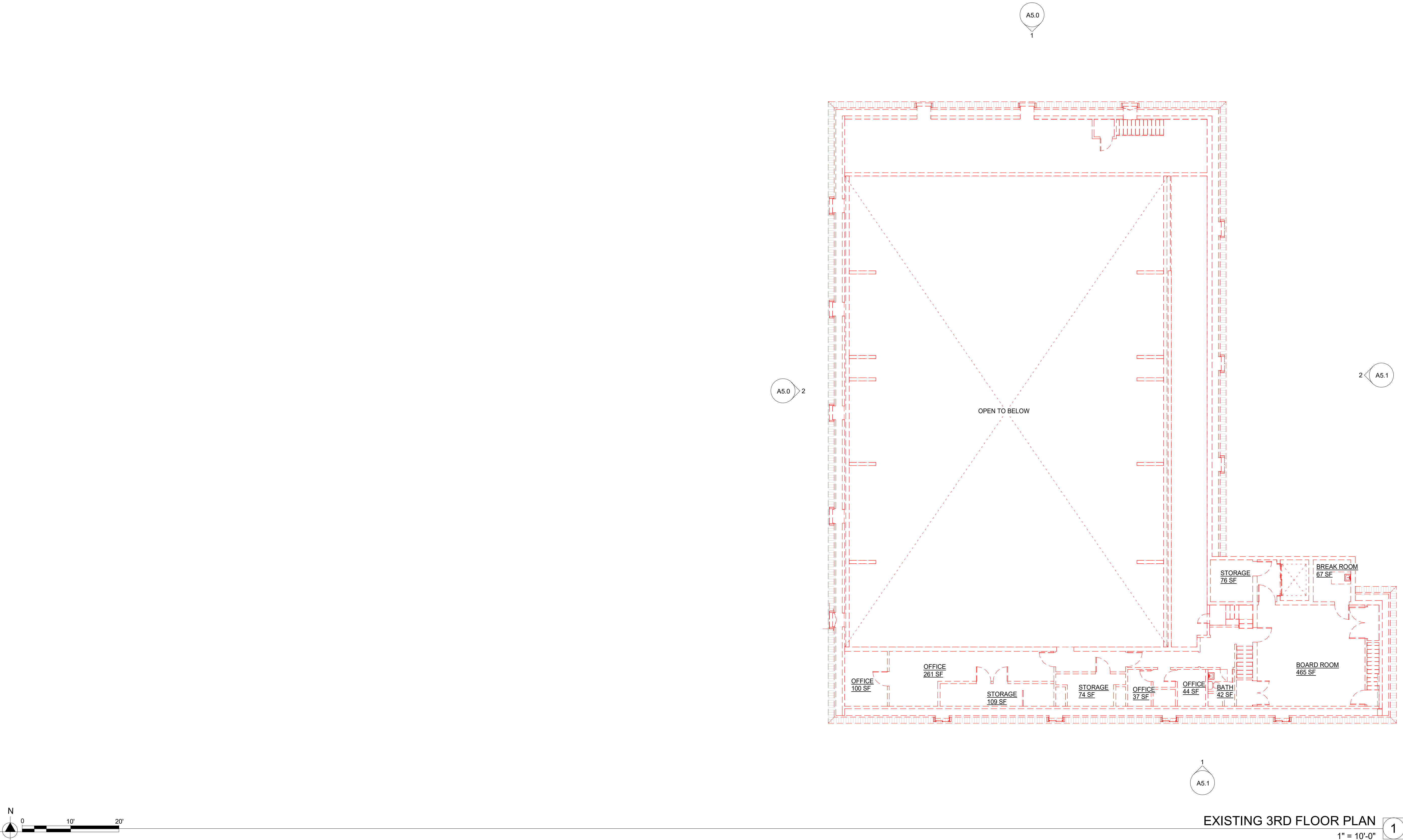
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EXISTING 3RD FLOOR  
PLAN

|                         |                        |
|-------------------------|------------------------|
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| Scale<br>1" = 10'-0"    |                        |
| Project Number<br>20007 |                        |





| ARCHITECT   | ENGINEER |
|---|----------|
|  |          |

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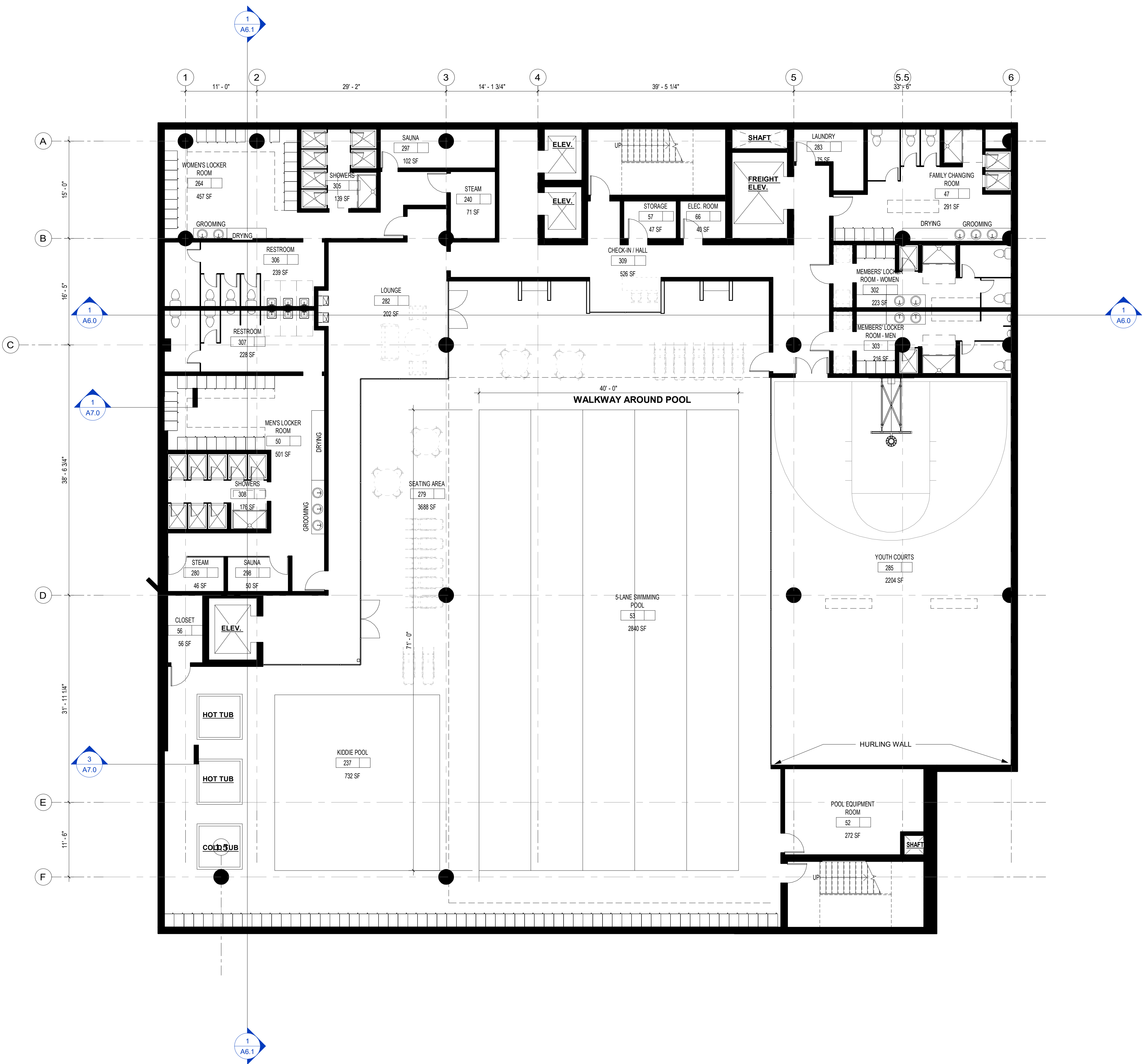
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B2 FLOOR PLAN

|                         |                               |
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| Date<br>02/01/2022      | Drawing Number<br><b>A2.2</b> |
| Scale<br>1/8" = 1'-0"   |                               |
| Project Number<br>20007 |                               |

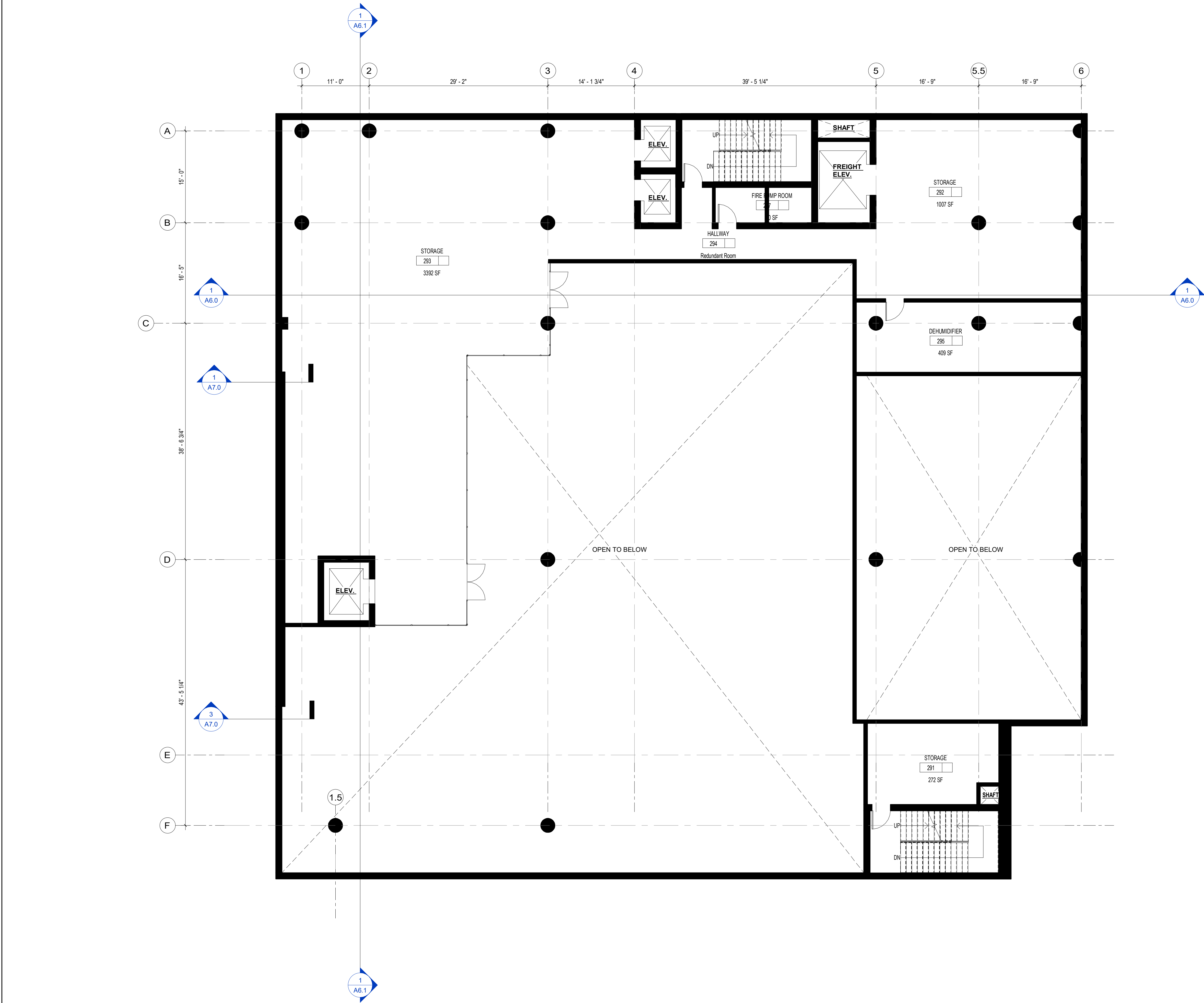


B2 FLOOR PLAN

1/8" = 1'-0"

1





B2 FLOOR MEZZANINE PLAN 1  
1/8" = 1'-0"

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| ARCHITECT | ENGINEER |
|-----------|----------|
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B2 MEZZANINE PLAN





**LEGEND**

- KLAUS SINGLE VARIO 2015 PARKING LIFT (TWO VEHICLES/LIFT)
- STANDARD PARKING SPACE
- ACCESSIBLE PARKING SPACE WITH 5' WIDE ACCESS AISLE
- VAN ACCESSIBLE PARKING SPACE WITH 5' WIDE ACCESS AISLE

**PARKING COUNT**

TOTAL SPACES PROVIDED: (50)  
REQUIRED ACCESSIBLE SPACES: (2) PER 11B-208.2  
REQUIRED VAN ACCESSIBLE SPACES: 1 PER 11B-208.2.4

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| ARCHITECT | ENGINEER |
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**B1 FLOOR PLAN**

| Date       | Drawing Number |
|------------|----------------|
| 02/01/2022 | A2.3           |

Scale  
As indicated

Project Number  
20007



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|---|----------|
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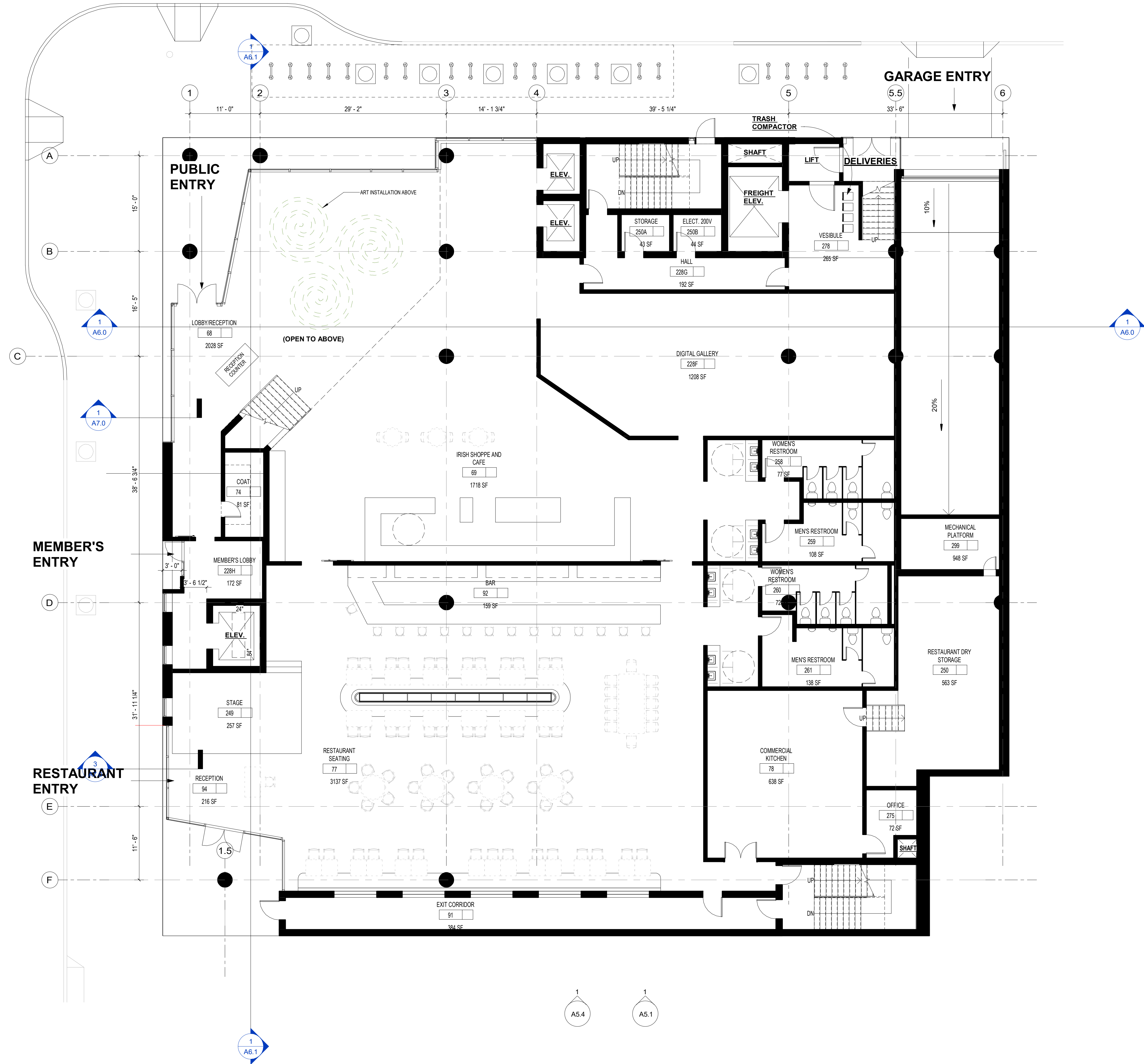
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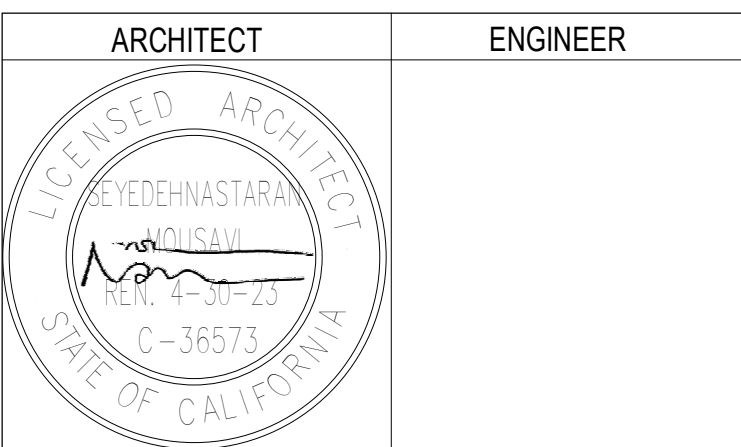
1ST FLOOR PLAN

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| Date<br>02/01/2022      | Drawing Number<br><b>A2.4</b> |
| Scale<br>1/8" = 1'-0"   |                               |
| Project Number<br>20007 |                               |



1ST FLOOR PLAN 1  
1/8" = 1'-0"





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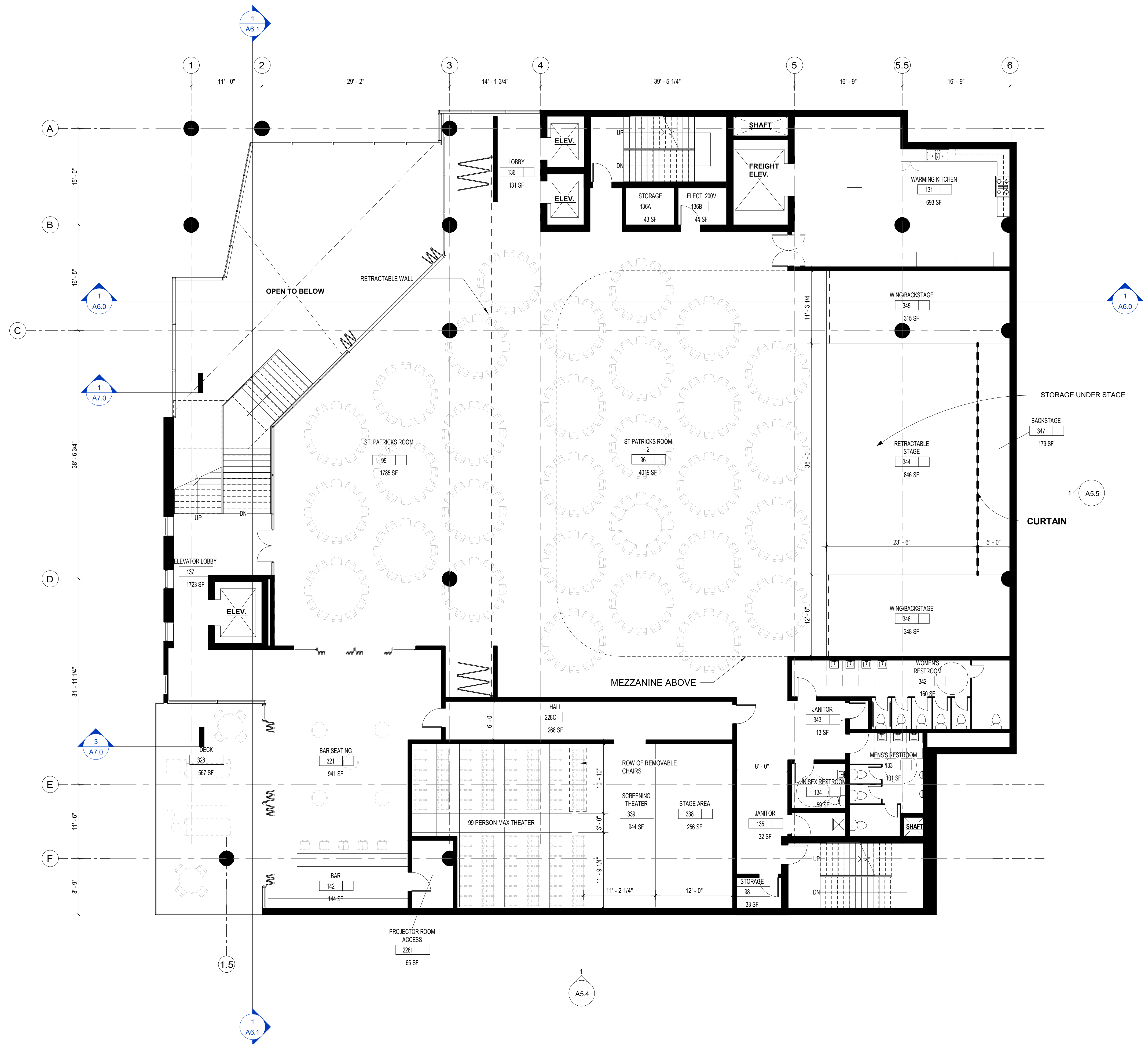
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2ND FLOOR PLAN



2ND FLOOR PLAN

1/8" = 1'-0"

1



| ARCHITECT   | ENGINEER |
|---|----------|
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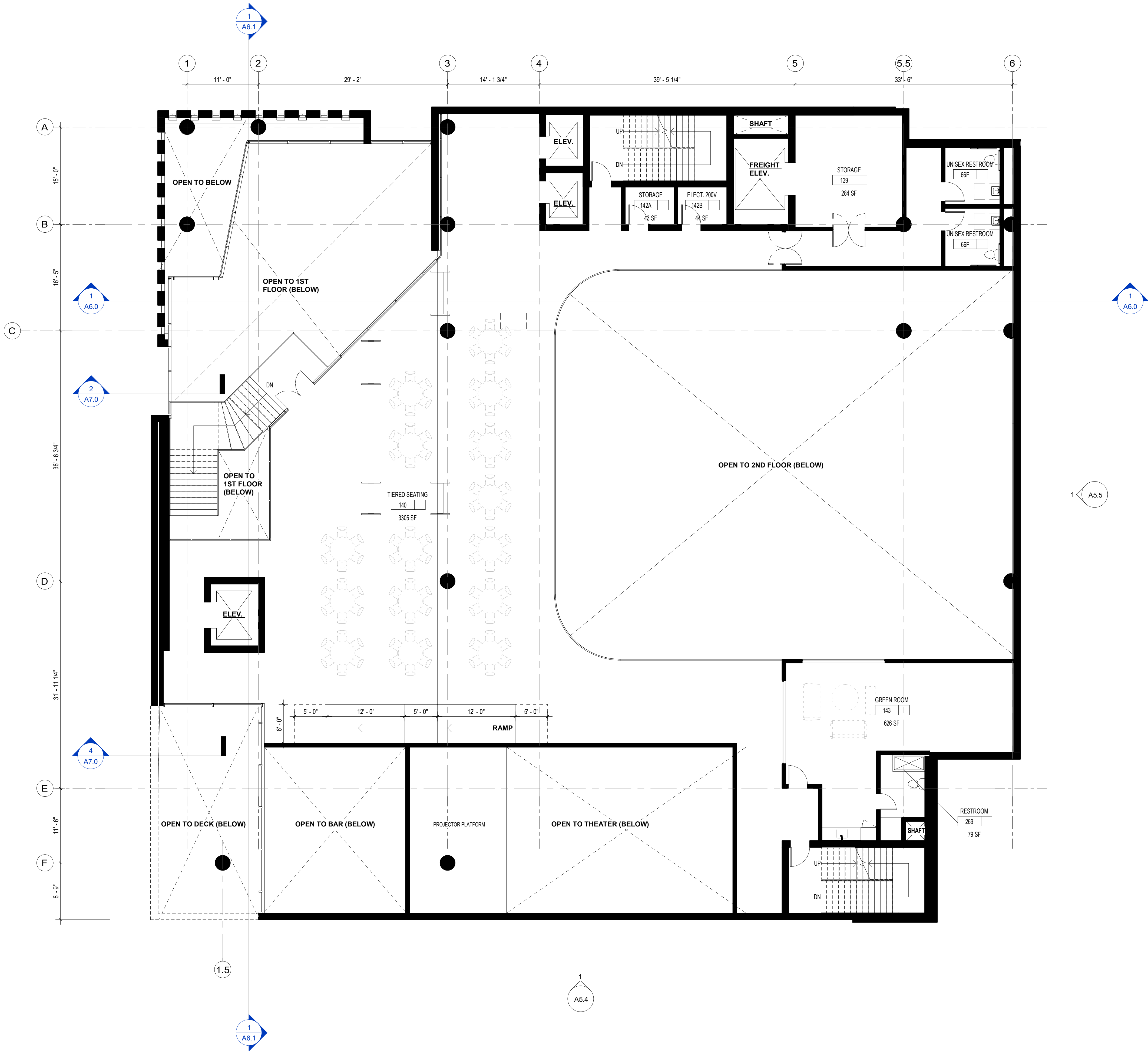
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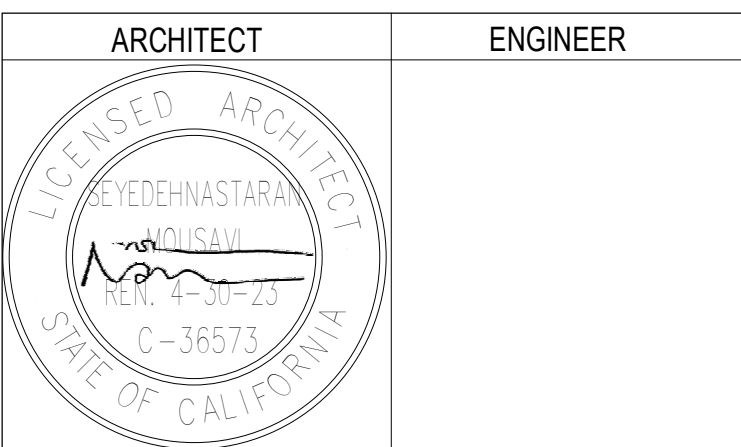
2ND FLOOR MEZZANINE  
PLAN

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| Date<br>02/01/2022      | Drawing Number<br><b>A2.6</b> |
| Scale<br>1/8" = 1'-0"   |                               |
| Project Number<br>20007 |                               |



2ND FLOOR MEZZANINE PLAN 1  
1/8" = 1'-0"





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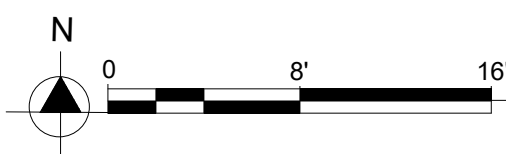
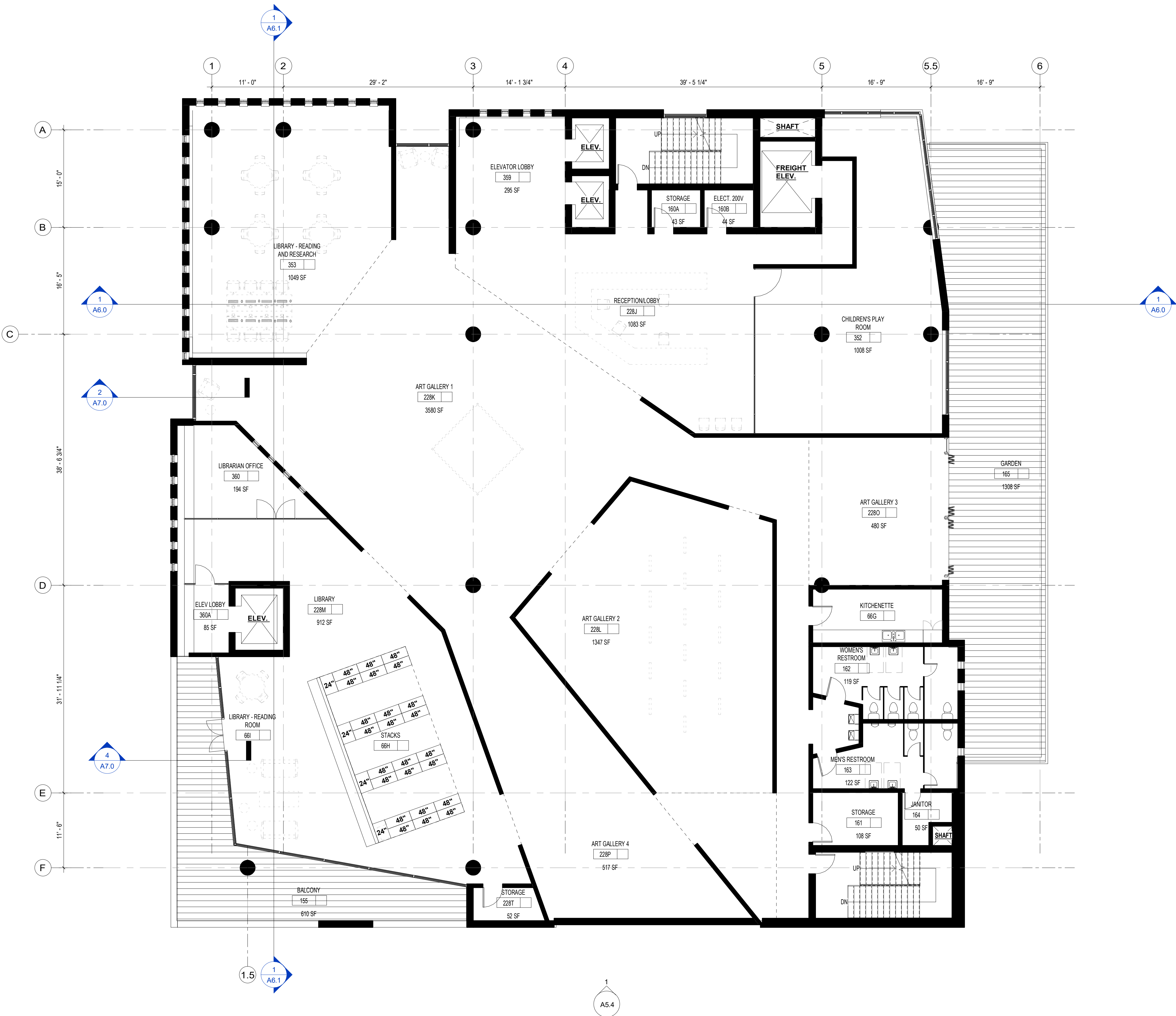
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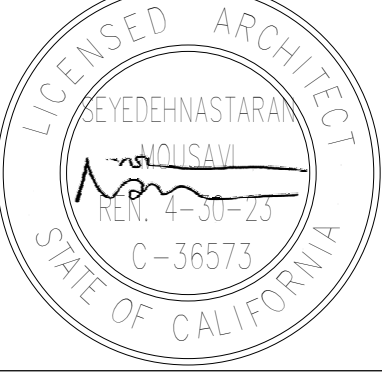
3RD FLOOR PLAN



3RD FLOOR PLAN  
1/8" = 1'-0"



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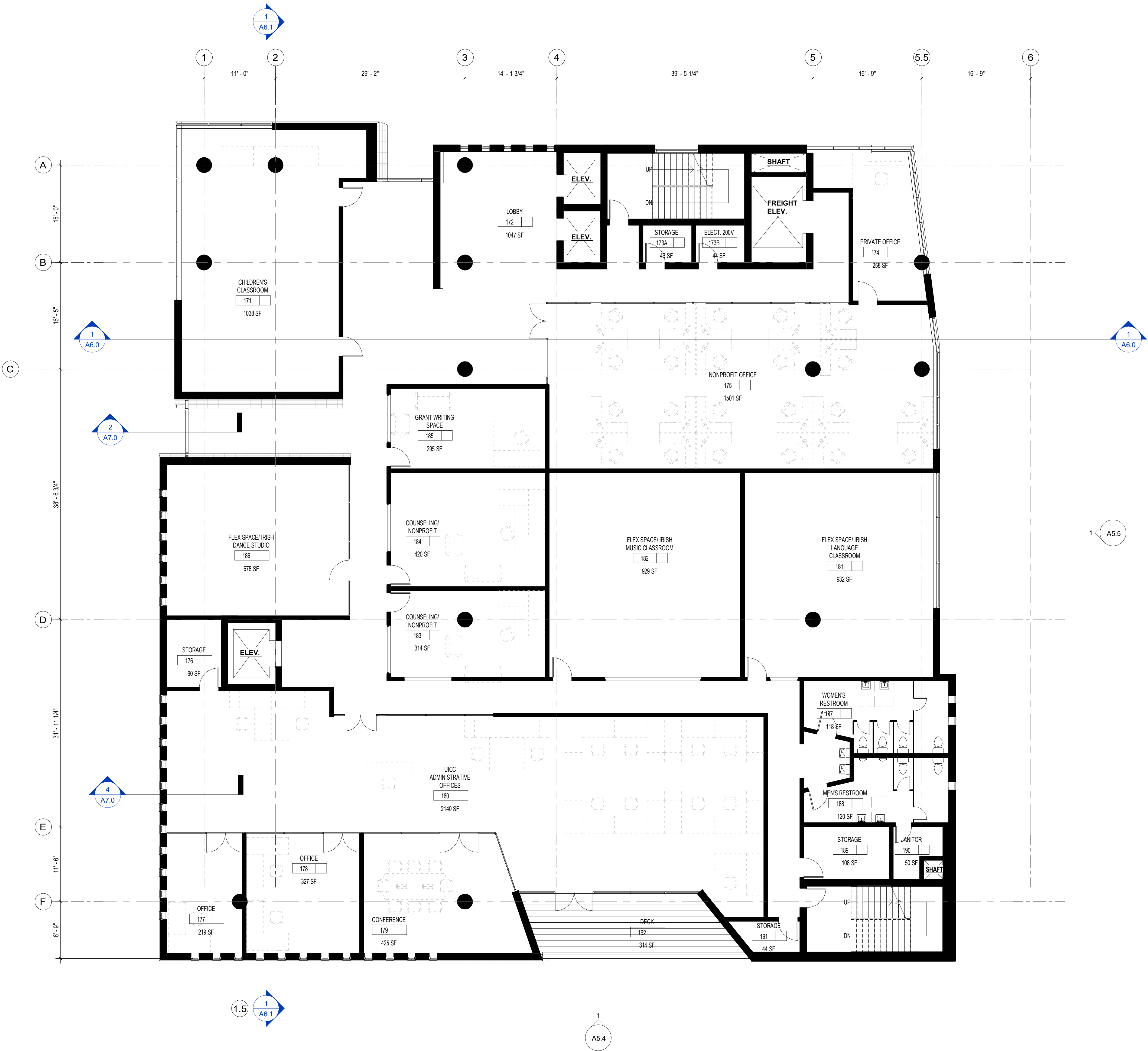
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4TH FLOOR PLAN

|                         |                               |
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| Date<br>02/01/2022      | Drawing Number<br><b>A2.8</b> |
| Scale<br>1/8" = 1'-0"   |                               |
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4TH FLOOR PLAN 1  
1/8" = 1'-0"



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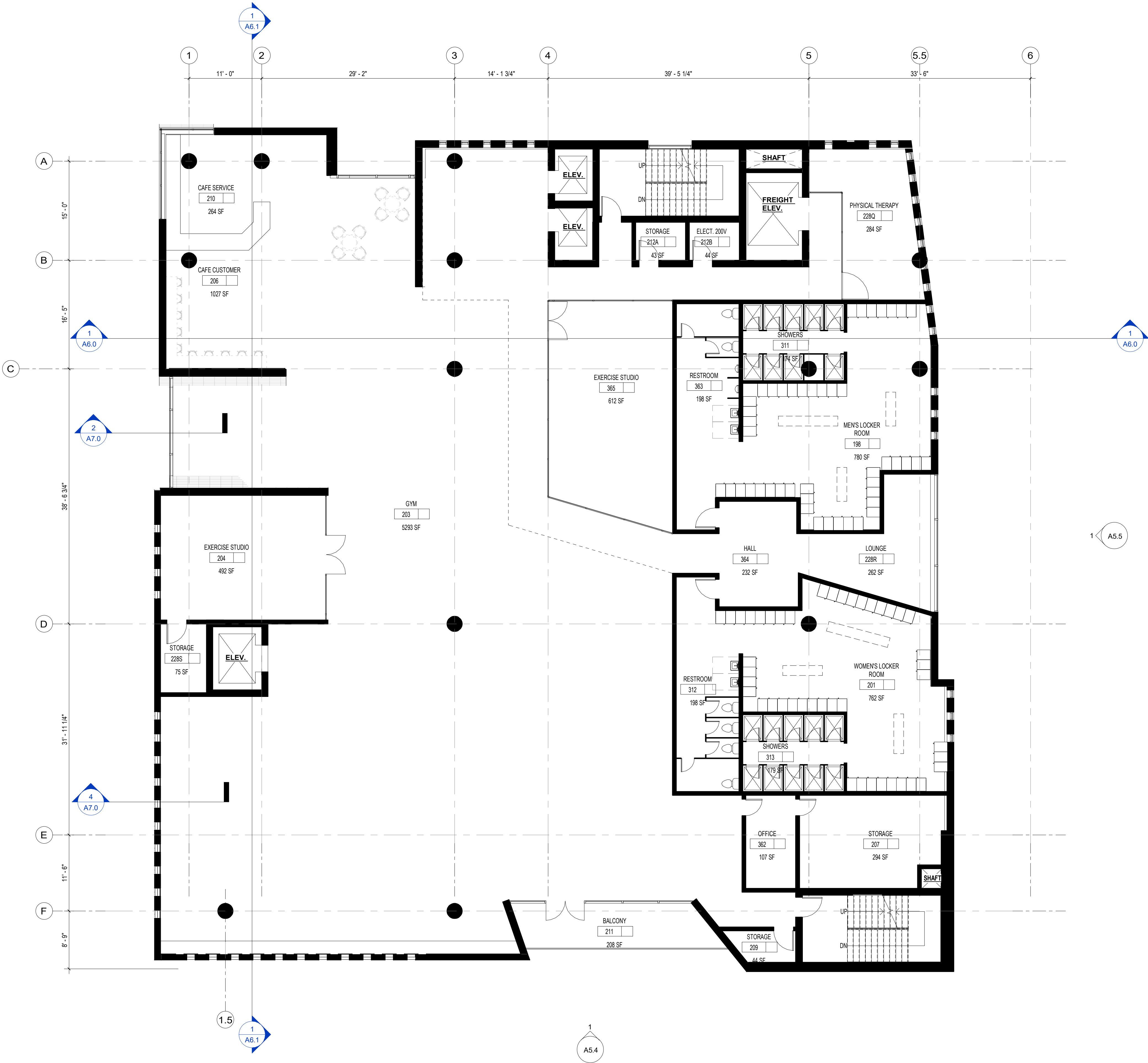
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5TH FLOOR PLAN


|                         |                               |
|-------------------------|-------------------------------|
| Date<br>02/01/2022      | Drawing Number<br><b>A2.9</b> |
| Scale<br>1/8" = 1'-0"   |                               |
| Project Number<br>20007 |                               |



5TH FLOOR PLAN  
1/8" = 1'-0"

1



| ARCHITECT   | ENGINEER |
|---|----------|
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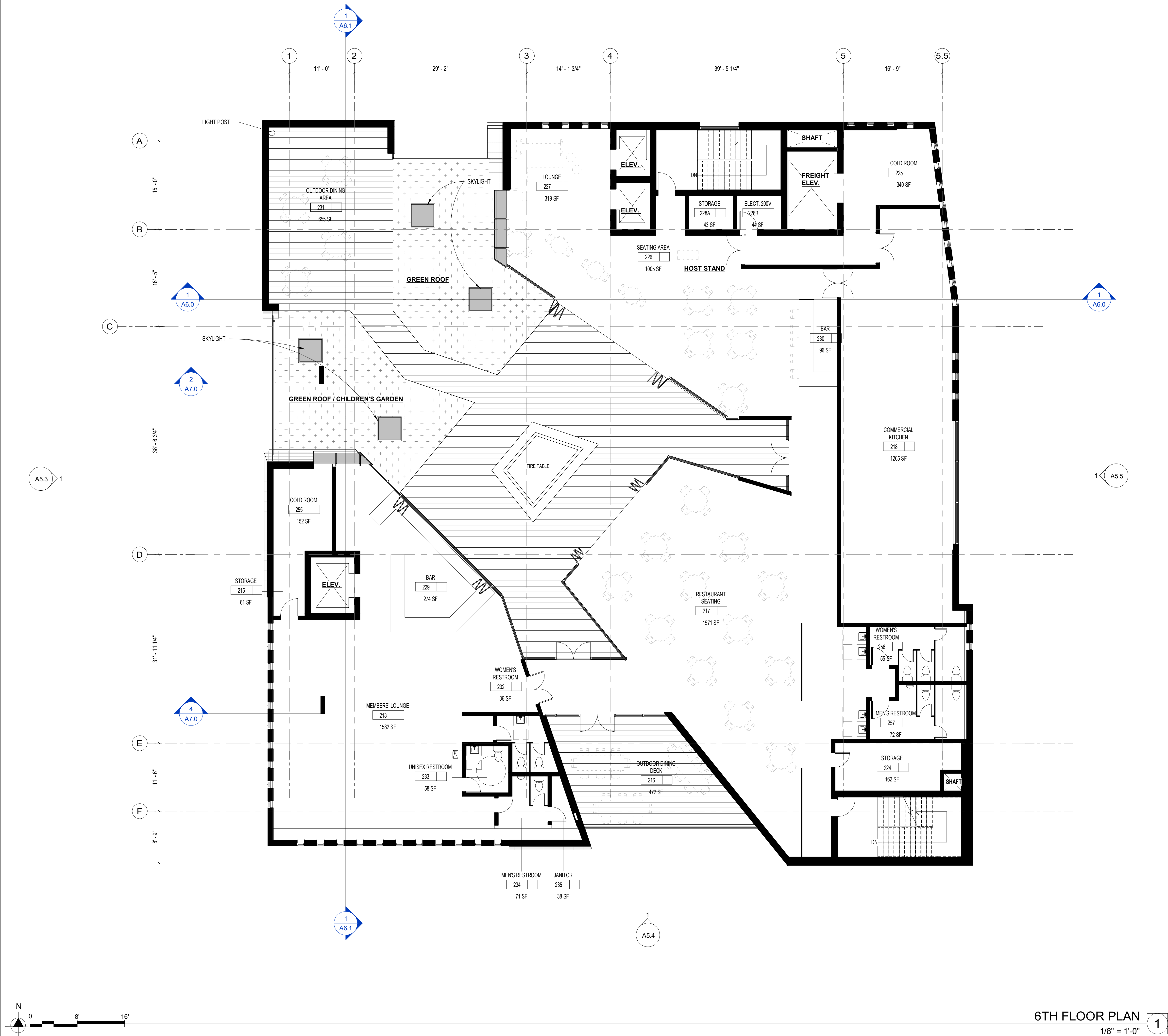
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6TH FLOOR PLAN

|                         |                                |
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| Scale<br>1/8" = 1'-0"   |                                |
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| ARCHITECT   | ENGINEER |
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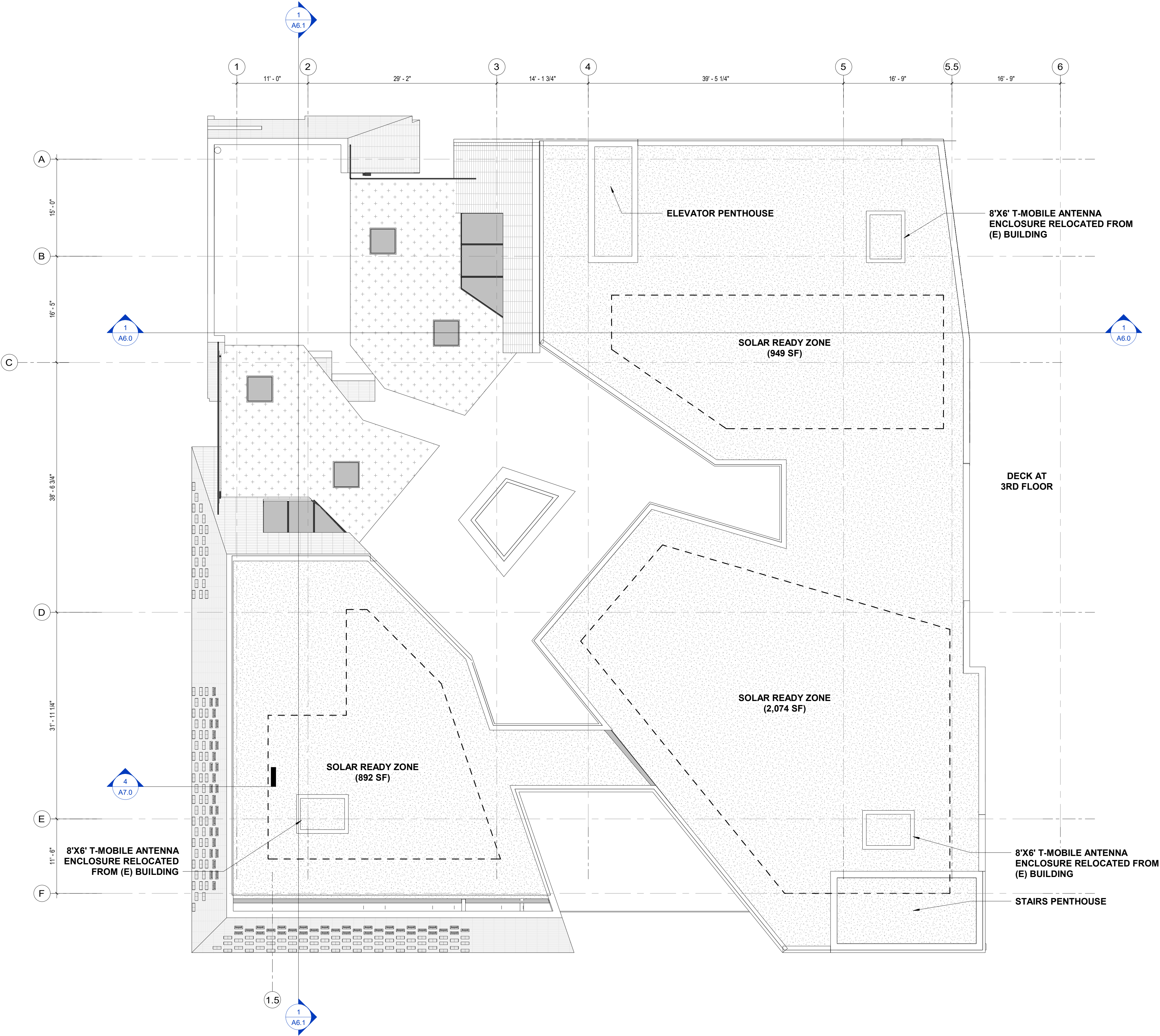
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ROOF PLAN

|                         |                               |
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| Scale<br>As indicated   |                               |
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ROOF PLAN 1  
1/8" = 1'-0"

LEGEND

- PRIMARY ROOF DRAIN
- SECONDARY (OVERFLOW) SCUPPER
- TPO ROOF CRICKET (CRICKETS FRAMED TO SLOPE TOWARDS DRAINS)
- TPO ROOFING
- SPOT ELEVATION
- SLOPE ARROW
- MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR LOCATION



| ARCHITECT   | ENGINEER |
|---|----------|
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EXTERIOR ELEVATIONS -  
EXISTING



| ARCHITECT  | ENGINEER |
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EXTERIOR ELEVATIONS -  
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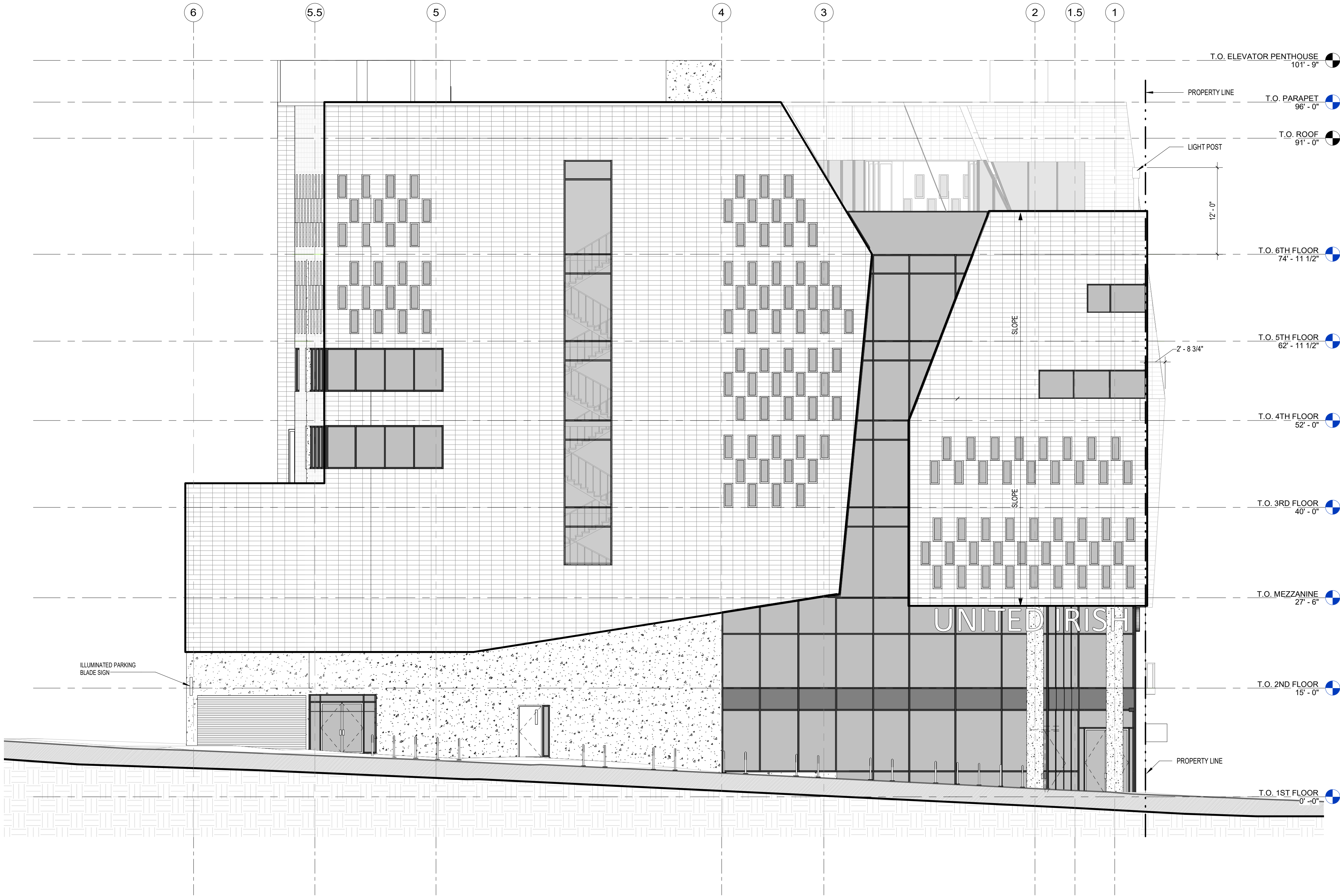
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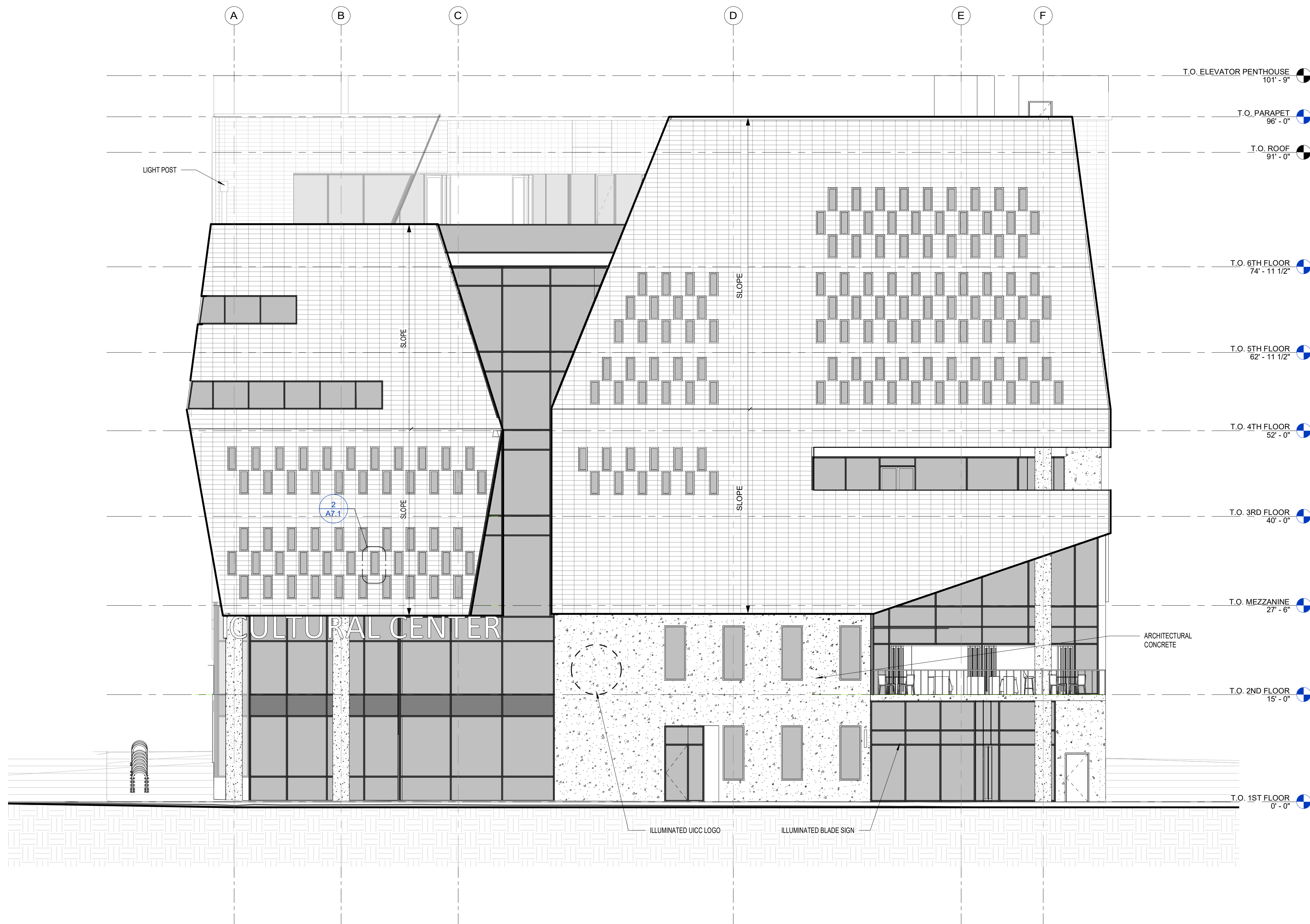
EXTERIOR ELEVATIONS -  
PROPOSED

|                         |                        |
|-------------------------|------------------------|
| Date<br>02/01/2022      | Drawing Number<br>A5.2 |
| Scale<br>As indicated   |                        |
| Project Number<br>20007 |                        |



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





WEST ELEVATION - PROPOSED

1/8" = 1'-0"

1

LEGEND

- GLASS
- CONCRETE
- DIGITAL SCREEN
- SLATE TILE RAINSCREEN SYSTEM
- BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.

FIRST FLOOR FENESTRATION CALCULATION:  
STREET FRONTAGE (WAWONA / 45TH AVE)  
TOTAL SQUARE FEET: 3,528 SF X 0.60 = 2,117 SF  
MIN REQ'D FENESTRATED SQUARE FEET

PROVIDED FENESTRATED SQUARE FEET: 2,118 SF

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| ARCHITECT | ENGINEER |
|-----------|----------|
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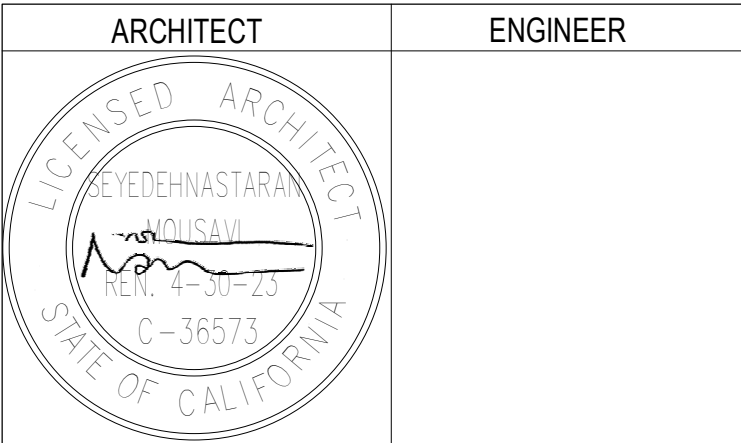
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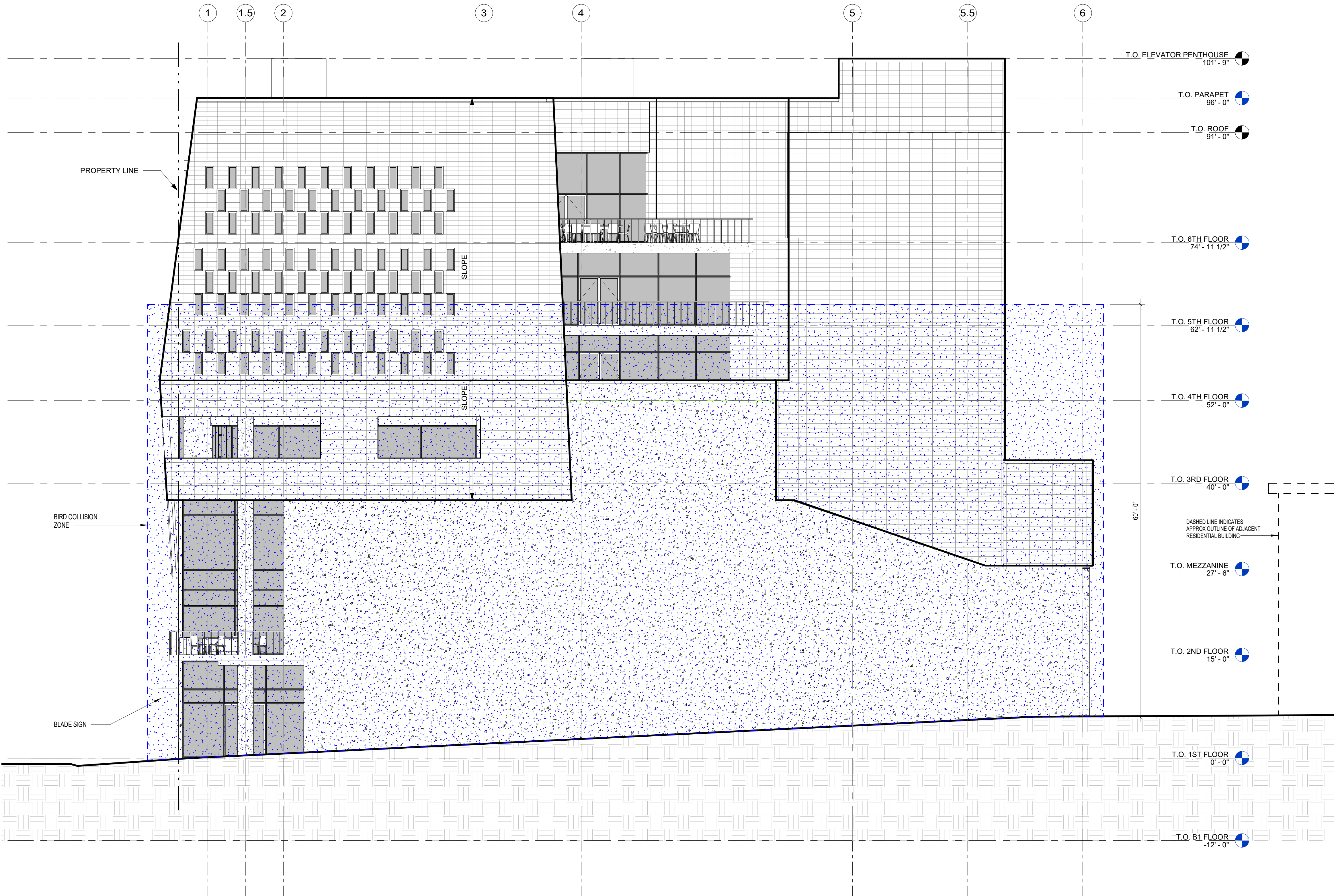
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EXTERIOR ELEVATIONS -  
PROPOSED



SOUTH ELEVATION - PROPOSED 1  
1/8" = 1'-0"

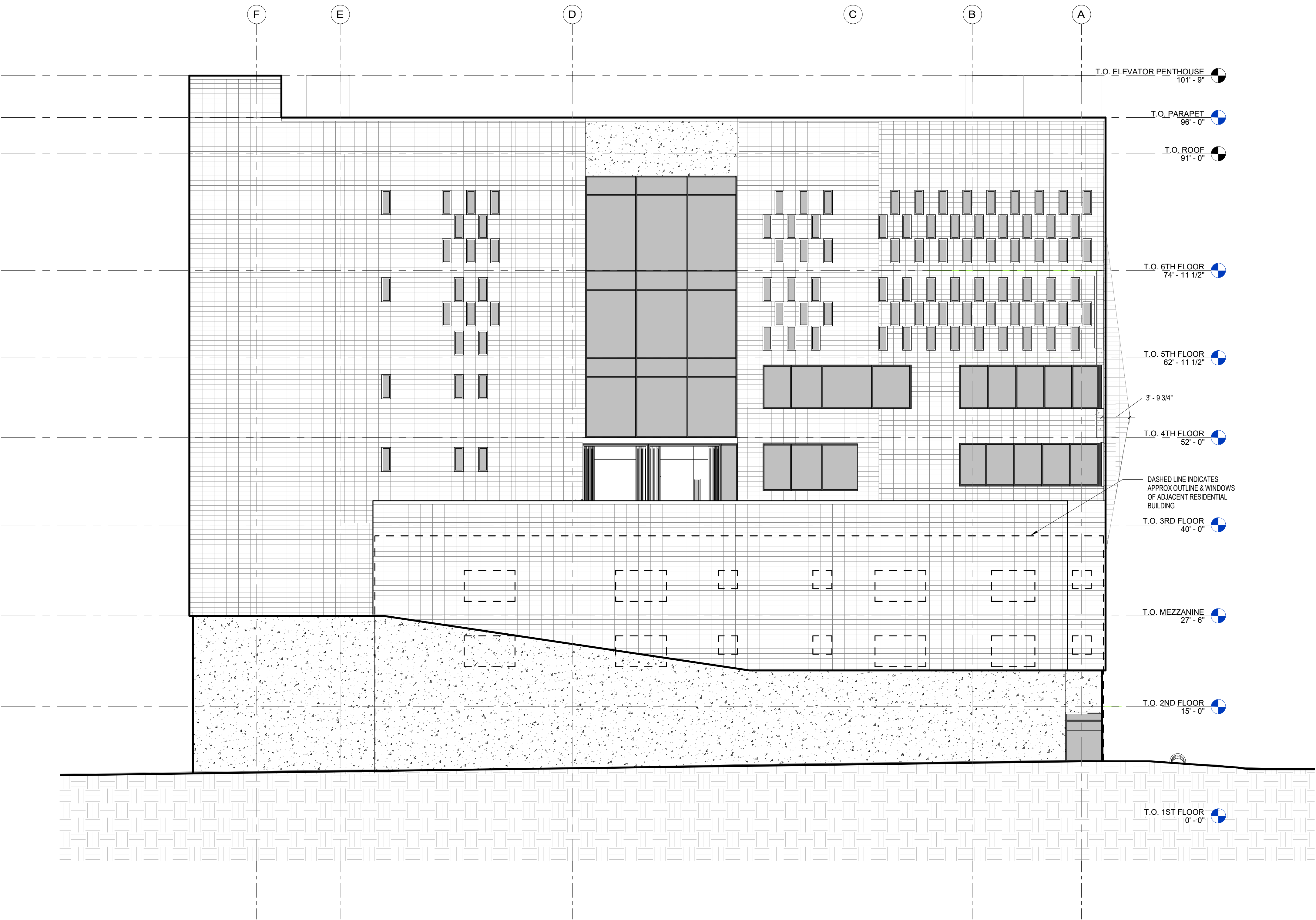
LEGEND

- GLASS
- CONCRETE
- DIGITAL SCREEN
- SLATE TILE RAINSCREEN SYSTEM
- BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.

FIRST FLOOR FENESTRATION CALCULATION:  
STREET FRONTAGE (WAWONA / 45TH AVE)  
TOTAL SQUARE FEET: 3,528 SF X 0.60 = 2,117 SF  
MIN REQ'D FENESTRATED SQUARE FEET

PROVIDED FENESTRATED SQUARE FEET: 2,118 SF





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

LEGEND

GLASS

CONCRETE

DIGITAL SCREEN

SLATE TILE RAINSCREEN SYSTEM

BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.

FIRST FLOOR FENESTRATION CALCULATION:  
STREET FRONTAGE (WAWONA / 45TH AVE)  
TOTAL SQUARE FEET: 3,528 SF X 0.60 = 2,117 SF  
MIN REQ'D FENESTRATED SQUARE FEET

PROVIDED FENESTRATED SQUARE FEET: 2,118 SF

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| ARCHITECT  | ENGINEER |
|--|----------|
| <div>LICENSED ARCHITECT<br/>KEYDEHNASTARAI<br/>MUSAVI<br/>REL. 4-30-25<br/>C-36573<br/>STATE OF CALIFORNIA</div> |          |

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EXTERIOR ELEVATIONS -  
PROPOSED



| ARCHITECT   | ENGINEER |
|---|----------|
|  |          |

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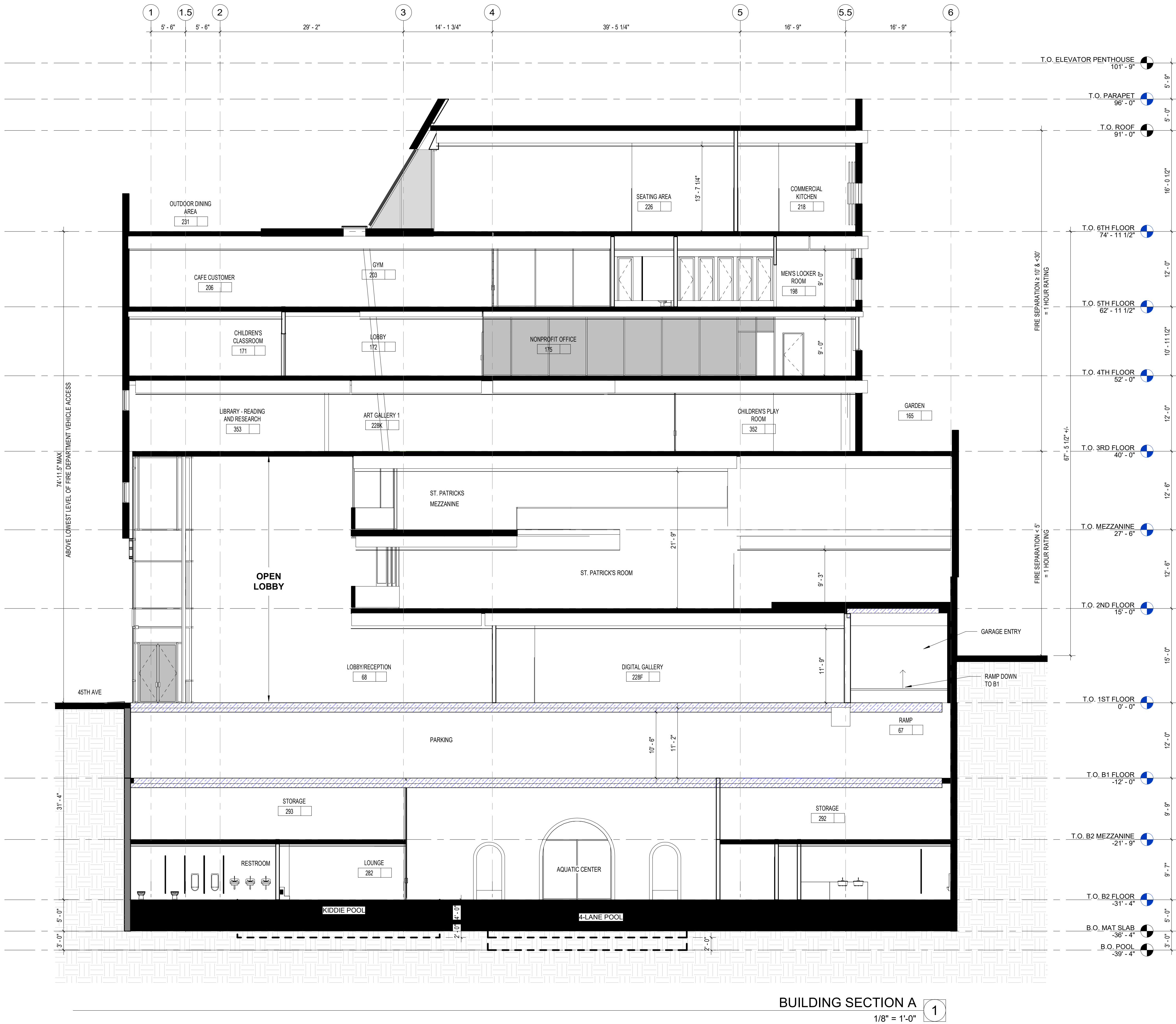
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BUILDING SECTIONS

|                         |                               |
|-------------------------|-------------------------------|
| Date<br>02/01/2022      | Drawing Number<br><b>A6.0</b> |
| Scale<br>1/8" = 1'-0"   |                               |
| Project Number<br>20007 |                               |







BUILDING SECTION B  
1/8" = 1'-0" 1

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BUILDING SECTIONS



| ARCHITECT   | ENGINEER |
|---|----------|
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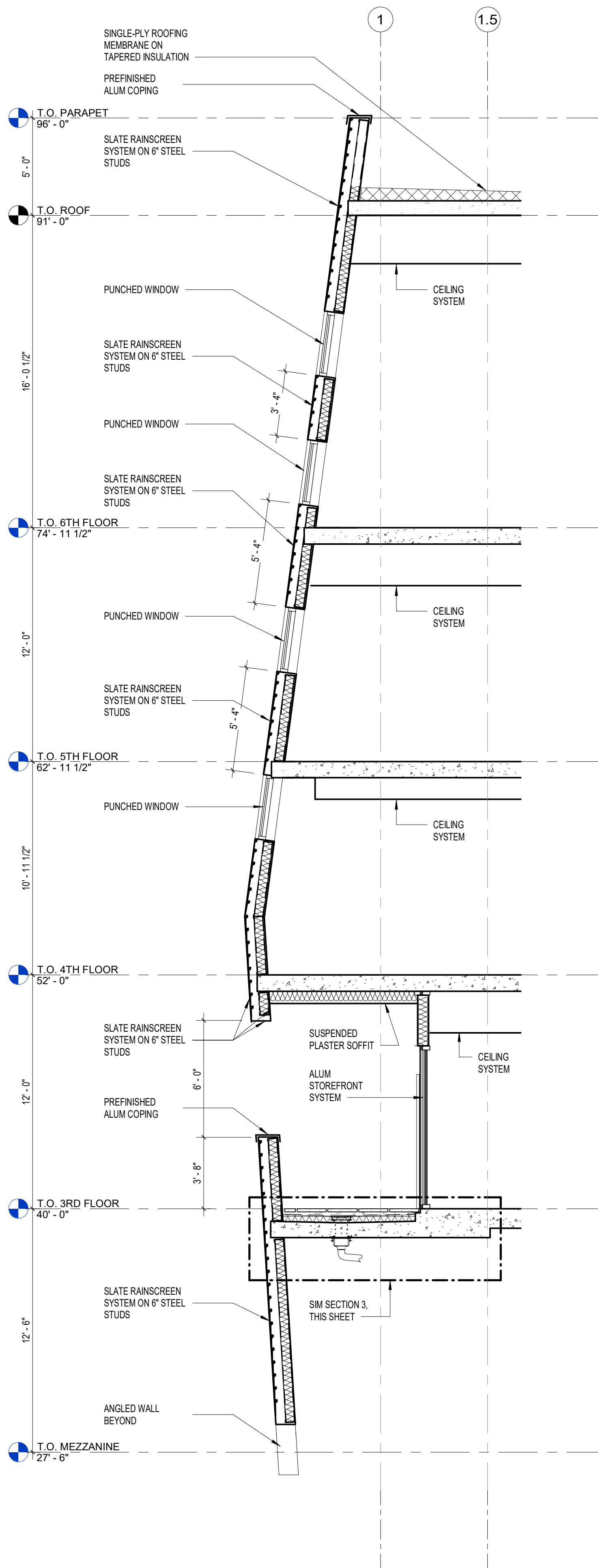
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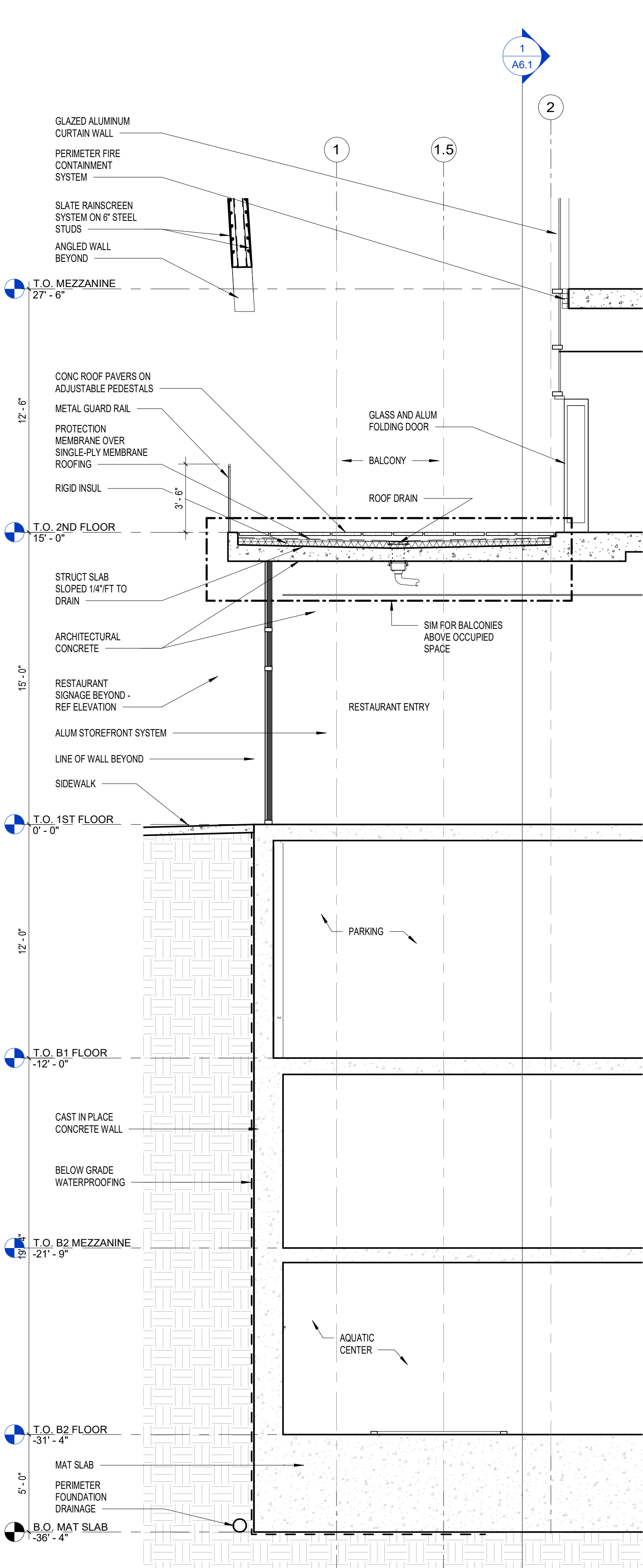
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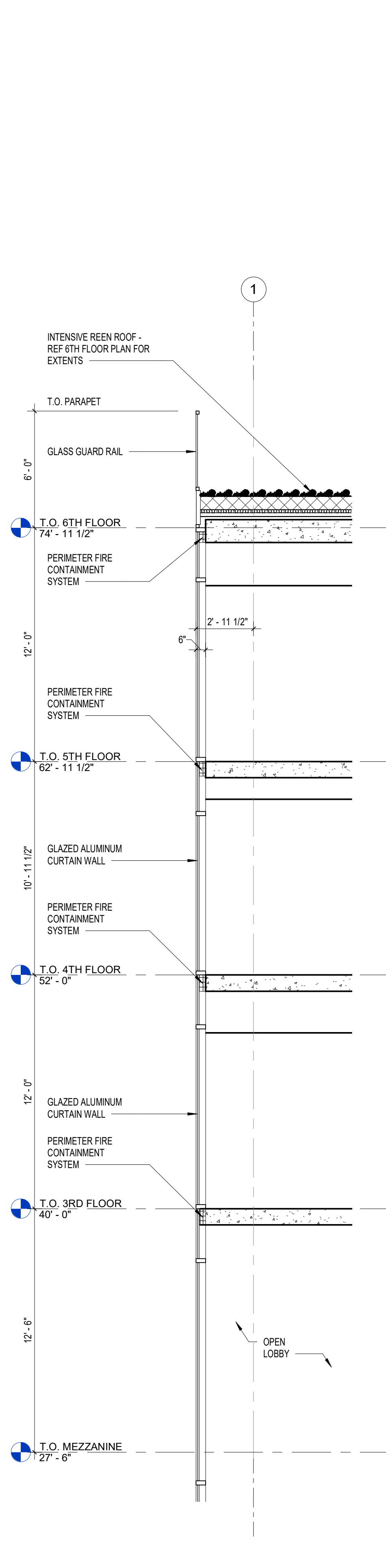
WALL SECTIONS



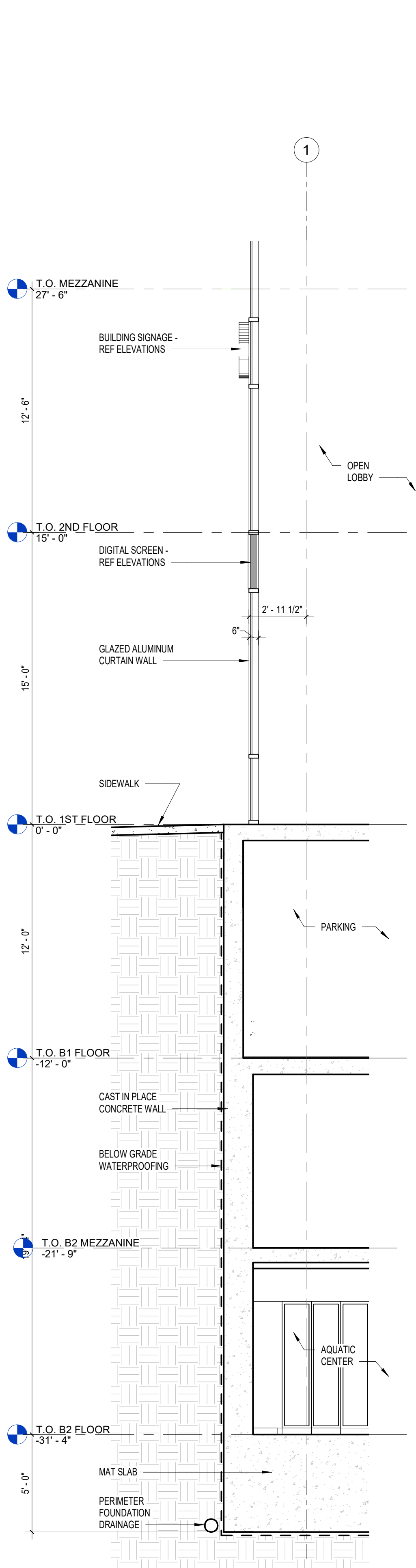
SECTION AT RESTAURANT ENTRY  
1/4" = 1'-0"



SECTION AT RESTAURANT ENTRY  
1/4" = 1'-0"



SECTION AT GLAZED ALUM CURTAIN WALL  
1/4" = 1'-0"



SECTION AT GLAZED ALUM CURTAIN WALL  
1/4" = 1'-0"



