

608 DUBUQUE AVENUE
PERMIT #B07-1356

T.I.

1 of 6

West Marine

TENANT IMPROVEMENTS

608 DUBUQUE AVENUE
SOUTH SAN FRANCISCO
CALIFORNIA 94080-1802

BUILDING INSPECTION DEPARTMENT,
CITY OF SOUTH SAN FRANCISCO
APPROVED
BLDG. PER NO. _____
This set of plans and specifications shall be kept intact on the job at all times for builder's use during construction and readily available to city building inspectors. It is unlawful to make any changes or alterations on same without inspection and approval from the building inspector. ALL approval of these plans and specifications shall NOT be held to permit or to be any way to violate any provisions of any city or state law.
DATE _____ BY _____

West Marine

TENANT IMPROVEMENTS

608 DUBUQUE AVENUE
SOUTH SAN FRANCISCO
CALIFORNIA

PATRI J. MERKER, ARCHITECTS
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415.284.1100 F 284.1111



PROJECT TEAM		PROJECT DATA		DRAWING INDEX		VICINITY MAP																		
<p>OWNER NAME: PROJECT IOI ASSOCIATES, LLC ADDRESS: 500 THIRD STREET-SUITE 555 CITY: SAN FRANCISCO, CA 94107 PHONE: (415) 778-3900 FAX: (415) 778-3901 E-MAIL: PERESSIE@BLVD-INVEST.COM CONTACT: PAUL BRESSIE</p> <p>PROPERTY MANAGER NAME: PROJECT IOI ASSOCIATES ADDRESS: 500 THIRD STREET-SUITE 555 CITY: SAN FRANCISCO, CA 94107 PHONE: (415) 778-3900 FAX: (415) 778-3901 E-MAIL: PERESSIE@BLVD-INVEST.COM CONTACT: PAUL BRESSIE</p> <p>ARCHITECT NAME: PATRI, MERKER ARCHITECTS ADDRESS: 400 SECOND ST. SUITE 400 CITY: SAN FRANCISCO, CA 94107 PHONE: (415) 284-1100 EXT 4440 FAX: (415) 284-1111 E-MAIL: MSEMPLER@PATRIMERKER.COM CONTACT: MICHAEL SEMPLE</p> <p>BUILDING DEPARTMENT NAME: CITY OF SO SAN FRANCISCO ADDRESS: 33 ARROYO DRIVE CITY: SO SAN FRANCISCO, CA PHONE: (650) 877-8555 E-MAIL: CONTACT: BERTHA AGUILAR</p> <p>DOOR SECURITY HARDWARE SECURE SOURCE ONE CENTENNIAL DRIVE FEASBODY, MA 01960 PHONE: (418) 483-8150 FAX: E-MAIL: WESTMARINE@SECURESOURCE.COM CONTACT: JOHN SAVOY</p> <p>ALARM COMPANY NUTECH NATIONAL 150 CANDACE DR. MANTON, FL 32751 PHONE: 800-364-1600 407-629-1200 FAX: 407-594-1115 CONTACT: BOB ROSS</p> <p>FLOORING SUPPLIER STOREFLOORS PO BOX 281 MANTON, MA 02021-0281 PHONE: (617) 698-1625 FAX: (703)52-0121 CONTACT: AMY KILLINGSWORTH AKILLINGSWORTH@STOREFLOORS.COM</p>		<p>DIRECTOR OF STORE DEVELOPMENT WEST MARINE 500 WESTRIDGE DRIVE NATSONVILLE, CA 95076 PHONE: (951) 728-6828 FAX: (951) 761-4220 E-MAIL: JAY@WESTMARINE.COM CONTACT: JAY KUNCL</p> <p>PROJECT MANAGER WEST MARINE 500 WESTRIDGE DRIVE NATSONVILLE, CA 95076 PHONE: (951) 761-4022 FAX: (951) 768-5735 E-MAIL: BOB@WESTMARINE.COM CONTACT: BOB McALLISTER</p> <p>TENANT GENERAL CONTRACTOR NAME: TO BE DETERMINED ADDRESS: CITY: PHONE: FAX: E-MAIL: CONTACT:</p> <p>DOOR SUPPLIER POLARIS DOORS 17284 W. COMMERCE WAY TRACY, CA 95374 PHONE: (209) 836-4155 FAX: (209) 836-4116 E-MAIL: COLLEEN@MP-POLARIS.COM CONTACT: COLLEEN FERRINGTON</p> <p>LIGHTING SUPPLIER REGENCY LIGHTING 16665 ARLONTA ST. VAN NUYS, CA 91406 PHONE: 800-284-2024x3350 FAX: 818-947-5474 E-MAIL: MANTY.LOPEZ@REGENCYLIGHTING.COM CONTACT: MANNY LOPEZ</p>		<p>BUILDING TYPE: TYPE VN (EXISTING)</p> <p>OCCUPANCY GROUP: M - MERCANTILE</p> <p>PRIOR FINDINGS OF APPROVAL: APPLICATION POS-COFT FOR LONE'S HOME IMPROVEMENT CENTER. 56F CITY COUNCIL VOTED PROJECT APPROVAL AUG. 9, 2006. CITY COUNCIL RESOLUTION 69-2006 APPROVALS INCLUDE EIR 05-0002, PM 05-0008, P.U.D. 05-0002, DROS-0051, TDM 05-0002, SIGNS 05-0034 AND UP 05-0021.</p> <p>WORK INCLUDED AS PART OF THIS PERMIT ARE FOR INTERIOR PARTITIONS & FINISHES ONLY.</p> <p>EXISTING BUILDING IS NOT SPRINKLERED.</p> <p>BUILDING SHELL & SITE WORK UNDER SEPARATE PERMIT.</p> <p>SIGNAGE UNDER SEPARATE PERMIT.</p> <p>ALLOWABLE AREA (EXISTING):</p> <table border="1"> <thead> <tr> <th>ALLOWED</th> <th>USE</th> <th>CONSTRUCTION</th> </tr> </thead> <tbody> <tr> <td>CBC TABLE 5B</td> <td>M OCC.</td> <td>TYPE VN 8,000 SQ. FT. 2 STORIES</td> </tr> </tbody> </table> <p>SECTION 505.1.2 SEPARATION S SIDES 61 FT. MIN. SEPARATION LESS 20 FT. = 41 FT. X 2.5 % = 102.5% INCREASE (100% MAX) 8,000 SQ.FT. X 2 = 16,000 SQ.FT. ALLOWED</p> <p>PROPOSED 12,916 SQ. FT. 1 STORY O.K.</p> <p>EXTERIOR WALLS AND OPENINGS</p> <table border="1"> <thead> <tr> <th colspan="2">TABLE 5A TYPE VN</th> <th>EXTERIOR WALLS</th> </tr> </thead> <tbody> <tr> <td>BEARING</td> <td>1 HR. LESS THAN 20 FT.</td> <td>NON-BEARING SAME AS BEARING</td> </tr> <tr> <td>N.R. ELSEWHERE</td> <td></td> <td></td> </tr> </tbody> </table> <p>OPENINGS NOT PERMITTED LESS THAN 5 FT. PROTECTED LESS THAN 10 FT. (N.R. OVER 10 FT.)</p> <p>SECTION 509.2.1 EXTERIOR WALL SHALL HAVE FIRE RESISTANCE AND OPENINGS PROTECTION AS SET FORTH IN TABLE 5A AND WITH SUCH ADDITIONAL PROVISIONS AS SET FORTH IN CHAPTER 6. PROTECTIONS AS PER SECTION 105. BUILDING FLOOR AREA AS PER SECTION 207.</p>		ALLOWED	USE	CONSTRUCTION	CBC TABLE 5B	M OCC.	TYPE VN 8,000 SQ. FT. 2 STORIES	TABLE 5A TYPE VN		EXTERIOR WALLS	BEARING	1 HR. LESS THAN 20 FT.	NON-BEARING SAME AS BEARING	N.R. ELSEWHERE			<p>ARCHITECTURAL</p> <p>A0.0 COVER SHEET A0.1 ABBREVIATIONS, DRAWING SYMBOLS, GENERAL NOTES A0.2 ACCESSIBILITY DETAILS A0.3 EXISTING PLAN & CODE INFORMATION A1.0 SITE PLAN A1.1 PROJECT SITE PLAN A1.2 DEMOLITION PLAN A2.1 PROPOSED PLAN A2.2 ROOF PLAN A2.3 DOOR & RESPONSIBILITY SCHEDULE A4.1 FLOOR COVERINGS PLAN / FINISH SCHEDULE A4.2 FIXTURE PLAN A5.1 INTERIOR ELEVATIONS A5.2 INTERIOR ELEVATIONS A6.1 REFLECTED CEILING PLAN A7.1 POWER & SIGNAL PLAN A8.1 INTERIOR DETAILS A9.2 INTERIOR DETAILS A9.3 INTERIOR DETAILS</p> <p>MECHANICAL</p> <p>M-0 MECHANICAL SCHEDULE & LEGEND M-1 MECHANICAL PLANS MP-2 ROOF PLAN MT-24 TITLE 24 - ENERGY CALCULATIONS</p> <p>ELECTRICAL</p> <p>E0.0 TITLE 24 E0.1 GENERAL NOTES, LEGEND & ABBREVIATIONS E0.2 SPEC. DEMO, NOTES, DIAGRAM & SCHED E0.3 PANEL SCHEDULE, RISER DIAGRAMS E1.1 ELECTRICAL DEMO PLAN E2.1 LIGHTING FLOOR PLAN E3.1 POWER AND SIGNAL PLAN E3.2 ROOF PLAN E4.1 ELECTRICAL DETAILS</p> <p>PLUMBING</p> <p>P-0 PLUMBING SCHEDULES, DETAILS & LEGEND P-1 PLUMBING PLAN</p>			
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				<p>LOCATION MAP</p>		<p>ISSUE/REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>88/07</td> <td></td> <td>REVIEW SET TO OWNER</td> </tr> <tr> <td>8/27/07</td> <td></td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>11/7/07</td> <td></td> <td>PLAN CHECK CORRECTION</td> </tr> </tbody> </table> <p>© COPYRIGHT 2007. REPRODUCTION OR USE OF ANY MATERIALS HEREIN WITHOUT THE WRITTEN PERMISSION OF PATRI MERKER ARCHITECTS, P.C. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES.</p> <p>SHEET TITLE</p> <p>COVER SHEET 07110.10 WEST MARINE TENANT 39 SCALE N.T.S. SHEET NO.</p> <p>A0.0</p>		NO.	DATE	DESCRIPTION	88/07		REVIEW SET TO OWNER	8/27/07		ISSUED FOR PERMIT	11/7/07		PLAN CHECK CORRECTION					
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24X

ARCHITECTURAL ABBREVIATIONS	
&	And
∠	Angle
At	At
Centerline	Centerline
Channel	Channel
∅	Diameter or Round
Face (Face)	Face (Face)
in. (inches)	in. (inches)
∩	Expansion Bolt
E.S.	Edge Guard
E.J.	Expansion Joint
EL	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENAM.	Enamel
ENCL.	Enclosure
ENGR.	Engineer
AC.T.	Acoustic Tile
AD.	Area Drain
ADJ.	Adjustable
A.F.F.	Above Finish Floor
AGGR.	Aggregate
AL.	Aluminum
ALT.	Alternative
ANOD.	Anodized
AP.	Access Panel
APPROX.	Approximate
APFVX.	Approved
ARCH.	Architectural
ASPH.	Asphalt
AUTO.	Automatic
AVS.	Average
B.B.D.	Bulletin Board
BD.	Board
BITUM.	Bituminous
B.J.	Butt Joint
B.K.	Backing
BLDG.	Building
BLK.	Block
BLK.G.	Blocking
BM.	Bench Mark
B.M.K.	Bench Mark
BT.	Bottom
BSMT.	Basement
BTWN.	Between
BUR.	Built Up Roof
CAB.	Cabinet
C.B.	Catch Basin
C.C.	Center to Center
CEM.	Cement
CER.	Ceramic
CFG.	Counterflashing
C.G.	Corner Guard
CHAM.	Chamber
C.I.	Cast Iron
C.I.P.	Cast-in-Place
C.J.	Control Joint
CLG.	Ceiling
CLK.G.	Clacking
CLOS.	Close
CLR.	Clear
C.M.U.	Concrete Masonry Unit
CNTR.	Center
C.O.	Cased Opening (Clean Out)
COL.	Column
COMB.	Combination
COMP.	Computer
COMPO.	Composition
COMPR.	Compress (ed/lon/ble)
CONC.	Concrete
CONF.	Conference
CONN.	Connection
CONSTR.	Construction
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CSMT.	Casement
C.S.P.	Combination Stand Pipe
C.T.	Ceramic Tile
CTR.	Center
CTSK.	Countersunk
C.W.	Cold Water
CWK.	Casework
DBL.	Double
DEM.	Demolish (Demolition)
DEPT.	Department
DET.	Detail
D.F.	Drinking Fountain
D.H.	Double Hung
DIA.	Diameter
D.I.A.S.	Diagonal
DIM.	Dimension
DISP.	Dispenser
DIV.	Division
D.L.	Dead Load
DN.	Down
D.O.	Door Opening
DR.	Door
DS.	Downspout
D.S.P.	Dry Stand Pipe
D.T.	Drapery Track
D.W.	Dishwasher
DWS.	Drawing
DWR.	Drawer
E.	East
(E)	Existing
EA.	Each
E.B.	Expansion Bolt
E.S.	Edge Guard
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENAM.	Enamel
ENCL.	Enclosure
ENGR.	Engineer
ENT.	Entrance
E.P.B.	Electric Panel Board
EQ.	Equal
EQPT.	Equipment
ESC.	Escalator
E.W.	Each Way
E.W.C.	Electric Water Cooler
EXCAV.	Excavated
EXH.	Exhaust
EXP.	Expansion
EXPO.	Exposed
EXT.	Exterior
F. & B.	Food and Beverage
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
F.D.C.	Fire Department Conn.
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab.
F.F.	Finish Floor
F.G.	Fixed Glass
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FIXT.	Fixture
FL.	Floor
FLASH.	Flashing
FLUOR.	Fluorescent
F.O.	Face of
FFL.	Fireplace
FFR.	Fireproof
FR.	Fire Resistant/Retardant
FRMS.	Framing
F.S.	Full Size
FT.	Foot or Feet
FTS.	Footing
FUR.	Furring
FUT.	Future
F.W.P.	Fabric Wrapped Panel
F.W.A.P.	Fabric Wrapped Acoustical Panel
G.	Gage (Gauge)
GALV.	galvanized
G.B.	Grab Bar
GEN.	General
G.F.R.C.	Glass Fiber Reinforced Concrete
G.F.R.S.	Glass Fiber Reinforced Gypsum
G.I.	Glass
GL.	Glass
GND.	Ground
GR.	Grade
G.S.M.	Galvanized Sheet Metal
GYP.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
H.D.	Heavy Duty
HDBD.	Hardboard
HDCP.	Handicapped
HDND.	Hardwood
HDVE.	Hardcore
FLYWD.	Flywood
FLAM.	Flame
FLAS.	Flashing
FLYWD.	Flywood
FLN.	Panel
POL.	Polished
FR.	Free-cast
FR.CST.	Free-cast
FR.FAB.	Prefabricated
P.S.P.S.	Prefabricated Synthetic Plaster System
HT.	Height
HTS.	Heating
HVAC.	Heating, Ventilating and Air Conditioning
H.W.	Hot Water
H.W.H.	Hot Water Heater
I.D.	Inside Diameter
INCAN.	Incandescent
INCL.	Including
INFO.	Information
INSUL.	Insulation
INT.	Interior
INTER.	Intermediate
JAN.	Janitor
J.B.	Junction Box
JCT.	Junction
JST.	Joint
JT.	Joint
K.D.	Knocked Down
KIT.	Kitchen
K.I.P.	Kick into Place
K.O.	Knock Out
K.P.	Knock Plate
LAB.	Laboratory
LAD.	Ladder
LAM.	Laminated
LAV.	Lavatory
L.B.	Lag Bolt
L.H.	Left Hand
LIN.	Linear
LKR.	Locker
L.L.	Live Load
LOUV.	Louver
L.P.	Low Point
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
SCHED.	Schedule
S.D.	Soap Dispenser (Dish)
S.D.T.	Smoke Detector
SECT.	Section
S.E.D.	See Electrical Drawings
SERV.	Service
S.F.P.D.	See Fire Prot. Dwg.
SH.	Shelf
SHR.	Shower
SHT.	Sheet
S.I.D.	See Interior Drawings
SIM.	Similar
SK.	Sink
S.M.D.	See Mechanical Drawings
S.N.D.	Sanitary Napkin Disp.
S.N.R.	Sanitary Napkin Recep.
S.P.P.	See Plumbing Drawings
SPEC.	Specifications
SPKR.	Speaker
SQ.	Square
S.S.D.	See Structural Drawings
S.S.K.	Service Sink
S.S.T.	Stainless Steel
STA.	Station
STD.	Standard
STL.	Steel
STCR.	Storage
STR.	Structural
SUR.	Surface
SUSP.	Suspended
SYMB.	Symmetrical
SYS.	System
T.	Tread
TAN.	Tangent
T.B.	Towel Bar
T.B.	Top and Bottom
TC.	Telephone
TEL.	Telephone
TEMP.	Tempered
TER.	Terrazzo
T.G.	Tongue and Groove
THK.	Thick
THRES.	Threshold
THRU.	Through
T.O.	Top of
T.P.B.	Telephone Panel Board
T.P.D.	Toilet Paper Dispenser
TV.	Television
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
UTIL.	Utility
VAR.	Variable
V.B.	Vapor Barrier
V.C.T.	Vinyl Composition Tile
VERT.	Vertical
V.S.	Vinyl Composition Tile
V.S.	Vertical Grain
V.I.F.	Verify in Field
VIN.	Vinyl
V.P.	Vent Pipe
W.	Wash
W.	Wash
W.	Wash
W.A.C.T.	Washable Acoustical Tile
WC.	Water Closet
WC.	Water Closet
W.D.	Wood
W.D.N.	Window
W.F.	Welded Flange
W.I.	Wrought Iron
W.M.	Wire Mesh
W.O.	Where Occurs
W/O.	Without
W.P.	Waterproof
W.P.T.	Water Proof
W.R.	Water Resistant
W.S.	Weatherstripping
W.SCT.	Wainscot
WT.	Weight
W.W.F.	Welded Wire Fabric

ARCHITECTURAL DRAWING SYMBOLS	
	COLUMN GRID LINE
	WALL SECTION KEY DETAIL NUMBER DRAWING NUMBER VIEW DIRECTION
	BLDG. SECTION KEY DETAIL NUMBER DRAWING NUMBER VIEW DIRECTION
	EXTERIOR ELEVATION DETAIL NUMBER DRAWING NUMBER VIEW SHOWN
	INTERIOR ELEVATION DETAIL NUMBER DRAWING NUMBER VIEWS SHOWN
	WORK POINT CONTROL POINT DATE IN POINT
	MATCH LINE SHADED PORTION IS SIDE CONSIDERED
	REVISION REVISION NUMBER AREA OF REVISION
	OWNER FURNISHED ITEM (NOT IN CONTRACT)
	KEY NOTE
	SPOT ELEVATION (NEW)
	SPOT ELEVATION (EXISTING)
	NEW FINISH GRADE
	EXISTING GRADE
	PROPERTY LINE
	NEW OR FINISHED CONTOUR
	EXISTING CONTOURS
	FENCING

ARCHITECTURAL FLOOR PLAN SYMBOLS	
	OFFICE ROOM KEY TYPE 1 ROOM NAME ROOM NUMBER
	OFFICE ROOM KEY TYPE 2 ROOM NAME ROOM NUMBER
	PARTITION KEY (TYPE 1) 1ST NO. - FLOOR 2ND NO. - TYPE SEE SCHEDULE
	PARTITION KEY (TYPE 2) 1ST NO. - RATINGS 2ND NO. - SPECIAL SEE SCHEDULE
	DOOR SYMBOL DOOR NO.
	WINDOW MARK (NUMBERS)
	LOUVER MARK (LETTERS)
	EQUIPMENT GROUP
	FIRE DEPARTMENT CONNECTION
	DRY STANDPIPE
	COMBINATION STANDPIPE
	MODULAR CASEWORK MALL HNS CABINETS OR SHELVES COUNTER TOP BOTTOM CABINETS CELLING FINISH TYPE OF FINISH FINISH NUMBER MALL FINISH TYPE OF FINISH FINISH NUMBER FLOOR/BASE FINISH TYPE OF FINISH FINISH NUMBER SPECIAL FINISH TYPE OF FINISH FINISH NUMBER
	FLOOR DRAIN
	ROOF DRAIN
	CATCH BASIN
	AREA DRAIN
	FIRE EXTINGUISHER
	STANDPIPE
	FIRE HOSE
	DRAPERY TRACK
	CARPET SEAM
	ALIGN SURFACES

ARCHITECTURAL DRAFTING CONVENTIONS	
	DIMENSION LINES TO FACE OF FINISH
	DIMENSION LINES TO CENTER OF STUD OR COLUMN
	DIMENSION LINES TO CENTER OF OPENINGS
	CORNER GUARD
	EDGE GUARD
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	NEW DOOR
	EXISTING DOOR TO BE RELOCATED
	EXISTING DOOR TO REMAIN
	ITEMS ABOVE, BELOW, N.I.C. OR HIDDEN
	CENTERLINE
	PROPERTY LINE
	BREAK LINE
	FOLDING DOOR
	POCKET DOOR
	BI-FOLD DOOR
	SLIDING DOOR
	WINDOW
	LOUVER
	CASED OPENING
	WALL RECESS

ARCHITECTURAL MATERIALS INDICATIONS	
	ACOUSTIC TILE OR BOARD
	TILT-UP CONCRETE
	BRICK
	CERAMIC TILE
	NEW CONCRETE
	EXISTING CONCRETE
	CONCRETE MASONRY UNIT
	EARTH
	GLASS
	GYPSUM BOARD
	INSULATION, BATT
	INSULATION, RIGID
	FIRE RATING
	METAL (ALUMINUM)
	METAL (STEEL)
	METAL LATH
	MORTAR AND/OR GROUT
	PLASTER
	PLYWOOD
	SAND
	STONE (TYPE 1)
	STONE (TYPE 2)
	TERRAZZO
	WOOD, FINISH
	WOOD, CONTINUOUS
	WOOD BLOCKING

PROJECT DESCRIPTION

RENOVATION TO THE INTERIOR ONLY OF AN EXISTING ONE STORY COMMERCIAL CONCRETE TILT-UP WAREHOUSE BUILDING AT 608 DUBUQUE AVENUE IN SOUTH SAN FRANCISCO. WORK INCLUDES THE DEMOLITION AND REMOVAL OF EXISTING PARTITIONS INCLUDING ELECTRICAL, LIGHTING FIXTURES, UNUSED CONDUIT, PLUMBING FIXTURES AND MECHANICAL DUCTWORK AS REQUIRED FOR NEW WORK. NEW WORK INCLUDES NEW PARTITIONS, ELECTRICAL, PLUMBING, LIGHTING AND MECHANICAL WORK. COMPLETION OF THE TENANT IMPROVEMENT.

GENERAL CONTRACTOR TO PROVIDE A PHASING PLAN FOR REVIEW AND APPROVAL BY SOUTH SAN FRANCISCO BUILDING DEPARTMENT, DELINEATING HOW EXISTING STORE WILL REMAIN OPEN WHILE NEW STORE PORTIONS ARE BUILT OUT.

GENERAL NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE L.A.S. CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- A) 2001 CALIFORNIA BUILDING CODE (1917 UBC)
- B) 2001 CALIFORNIA ENERGY CODE
- C) OSHA
- D) CURRENT NFPA REQUIREMENTS
- E) 2001 CALIFORNIA ELECTRICAL CODE
- F) 2001 CALIFORNIA MECHANICAL CODE
- G) 2001 CALIFORNIA FIRE CODE
- H) 2001 CALIFORNIA PLUMBING CODE

2. VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, IRRIGATION AND LIGHTING EQUIPMENT (INCLUDING ALL PIPING, DUCT AND CONDUIT ROUTING) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED.

3. USE EXTREME CAUTION IN THE REMOVAL OF ANY ITEM AND PROVIDE PROTECTION OF PERSONNEL AND OTHERS IN ALL DEMOLITION WORK. CONFORM TO ALL OSHA REQUIREMENTS AND GOVERNING CODES (TYPICAL).

4. A.I.A. DOCUMENT A201 (1987) - GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.

5. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE APPROVAL ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS.

6. THE CONTRACTOR SHALL CONFIRM IN WRITING, APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION ITEMS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE TENANT IN WRITING OF ANY DELAYS AFFECTING OCCUPANCY.

7. SUBSTITUTIONS, REVISIONS AND/OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE TENANT AND ARCHITECT.

8. THE CONTRACTOR SHALL COORDINATE THE LAYOUT AND LOCATION OF ALL PARTITIONS, DOORS, LIGHTING, AND TELEPHONE AND ELECTRICAL OUTLETS WITH THE TENANT'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL WORK INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, TELEPHONE AND LIGHTING (INCLUDING PIPING, DUCTWORK AND CONDUIT) AND THAT ALL CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.

10. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFICIENCIES OR DEFECTS DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR INTERFERE WITH THE CONTRACT.

11. THE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES CAUSED BY HIM OR HIS SUB-CONTRACTORS.

12. BY APPROVING, STAMPING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THEREOF AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.

13. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS OR QUANTITIES ON REVISED SUBMITTALS.

14. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S REVIEW OF THE SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

15. WORK UNDER THIS CONTRACT SHALL BE WARRANTED BY THE CONTRACTOR AGAINST ALL DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK OR DESIGNATED PORTIONS THEREOF OR FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF DESIGNATED EQUIPMENT. IN CASE OF ITEMS REMAINING UNCOMPLETED AFTER DATE OF SUBSTANTIAL COMPLETION, THE ONE-YEAR WARRANTY PERIOD SHALL BE FROM DATE OF WRITTEN ACCEPTANCE OF SUCH ITEMS.

16. EACH TRADE SHALL EXAMINE THE PREMISES PRIOR TO COMMENCING HIS/HER WORK TO INSURE THAT CONDITIONS ARE APPROPRIATE FOR HIS/HER WORK TO COMMENCE. AREAS NOT APPROPRIATE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. COMMENCING WORK IMPLIES ACCEPTANCE OF EXISTING CONDITIONS.

17. ALL PARTITIONING AND CEILING SHALL BE BRACED IN COMPLIANCE WITH THE REQUIREMENTS OF ALL APPLICABLE SEISMIC AND BUILDING CODES.

18. THE CONTRACTOR SHALL PROVIDE METAL BACKING PLATES OR FIRE TREATED WOOD BLOCKING, AS REQUIRED IN WALLS BEHIND ALL WALL MOUNTED ITEMS OF CASWORK, ACCESSORIES, ETC.

19. ALL FIRE PROTECTION WORK SHALL BE DESIGN BUILT. PLANS FOR ALL NEW AND/OR REVISED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, FIRE HOSE CABINETS, SPRINKLER SYSTEMS, ETC. SHALL BE PREPARED BY REGISTERED PROFESSIONAL AND MUST BE SUBMITTED TO AND APPROVED BY APPROVED FIRE PROTECTION AUTHORITIES.

20. PROVIDE ONE FIRE EXTINGUISHER CABINET PER 3000 SQUARE FEET OR 75' MAXIMUM TRAVEL, TYPICAL.

21. PRIOR TO CONSTRUCTION DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE ARCHITECT.

22. THE CONTRACTOR SHALL PROVIDE A SCHEDULE FOR CONSTRUCTION AS REQUIRED TO MEET THE OWNER'S COMPLETION DATE.

23. GENERAL CONTRACTOR TO PROVIDE ROOM SIGNAGE.

24. PROVIDE A ONE-INCH CLEARANCE BETWEEN DUCTS, PIPING AND CEILING HANGING WIRES.

25. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.

26. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS DUE TO THE WORK FROM THE SITE.

27. ANY/ALL EXISTING UTILITIES REMOVED SHALL BE TERMINATED BACK TO THE NEAREST USEFUL SOURCE OR RE-ROUTED AS NECESSARY (TYPICAL).

28. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT.

29. WHEN PROJECT IS COMPLETE, CLEAN AND POLISH ALL NEW GLASS, HARDWARE AND OTHER SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH TREATED CLOTH OR VACUUM CLEANERS.

West Marine

TENANT IMPROVEMENTS

608 DUBUQUE AVENUE
SOUTH SAN FRANCISCO
CALIFORNIA

PATRI MERKER ARCHITECTS
ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION

400 SECOND STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94107
T 415.284.1100 F 284.1111

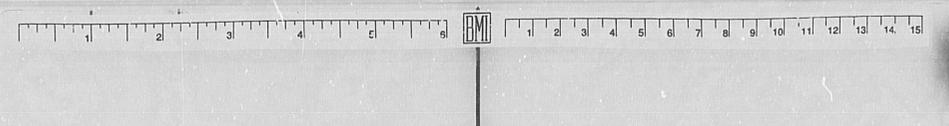
LICENSED ARCHITECT
BRIAN CAPEL
STATE OF CALIFORNIA
EXPIRES 12.31.07

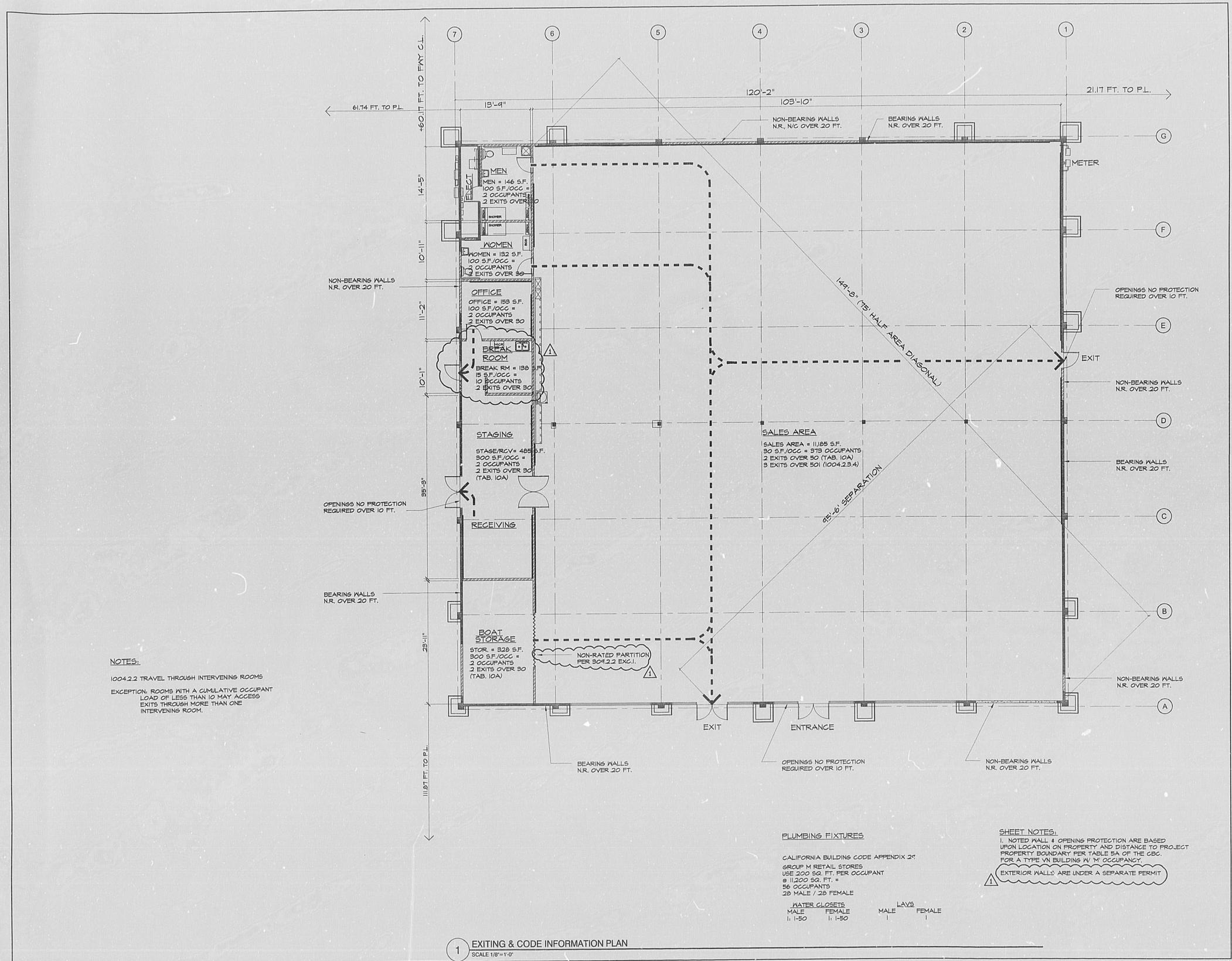
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	8/8/07	REVIEW SET TO OWNER
	8/27/07	ISSUED FOR PERMIT
	11/17/07	PLAN CHECK CORRECTION

PROJECT NO. 07110.10 PROJECT NAME WEST MARINE TENANT
SCALE 071856
N.T.S.
SOUTH SHEET NO.

**ABBREVIATIONS
DRAWING SYMBOLS
GENERAL NOTES**

A0.1





West Marine
TENANT IMPROVEMENTS

608 DUBUQUE AVENUE
 SOUTH SAN FRANCISCO
 CALIFORNIA

PATRI J. MERKER, ARCHITECTS
 ARCHITECTURE, PLANNING, INTERIOR DESIGN, RENOVATION
 400 SECOND STREET, SUITE 400
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 T 415.284.1100 F 284.1111



NO.	DATE	DESCRIPTION
-	8/8/07	REVIEW SET TO OWNER
-	8/27/07	ISSUED FOR PERMIT
1	11/7/07	PLAN CHECK CORRECTION

071356

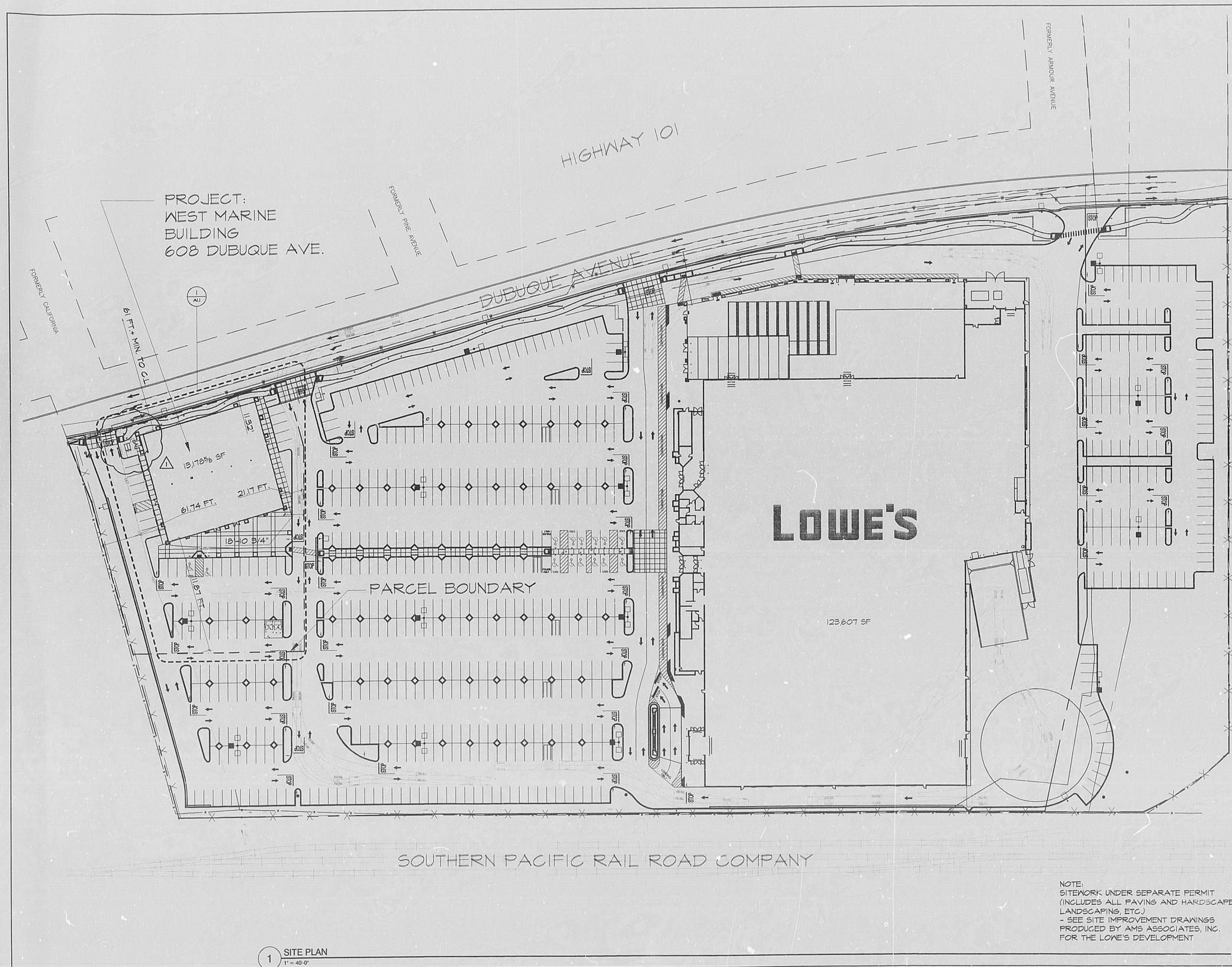
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EXITING PLAN & CODE INFORMATION

PROJECT NO. 07110.10 PROJECT NAME WEST MARINE TENANT
 SCALE 1/8"=1'-0"
 NORTH SHEET NO.

A0.3





PROJECT:
WEST MARINE
BUILDING
608 DUBUQUE AVE.

LOWE'S

123,607 SF

SOUTHERN PACIFIC RAIL ROAD COMPANY

NOTE:
SITWORK UNDER SEPARATE PERMIT
(INCLUDES ALL PAVING AND HARDSCAPE,
LANDSCAPING, ETC.)
- SEE SITE IMPROVEMENT DRAWINGS
PRODUCED BY AMS ASSOCIATES, INC.
FOR THE LOWE'S DEVELOPMENT

1 SITE PLAN
1" = 40'-0"



TENANT
IMPROVEMENTS

608 DUBUQUE AVENUE
SOUTH SAN FRANCISCO
CALIFORNIA

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T 415.284.1100 F 284.1111



NO.	DATE	DESCRIPTION
-	8/8/07	REVIEW SET TO OWNER
-	8/27/07	ISSUED FOR PERMIT
▲	11/7/07	PLAN CHECK CORRECTION

071356

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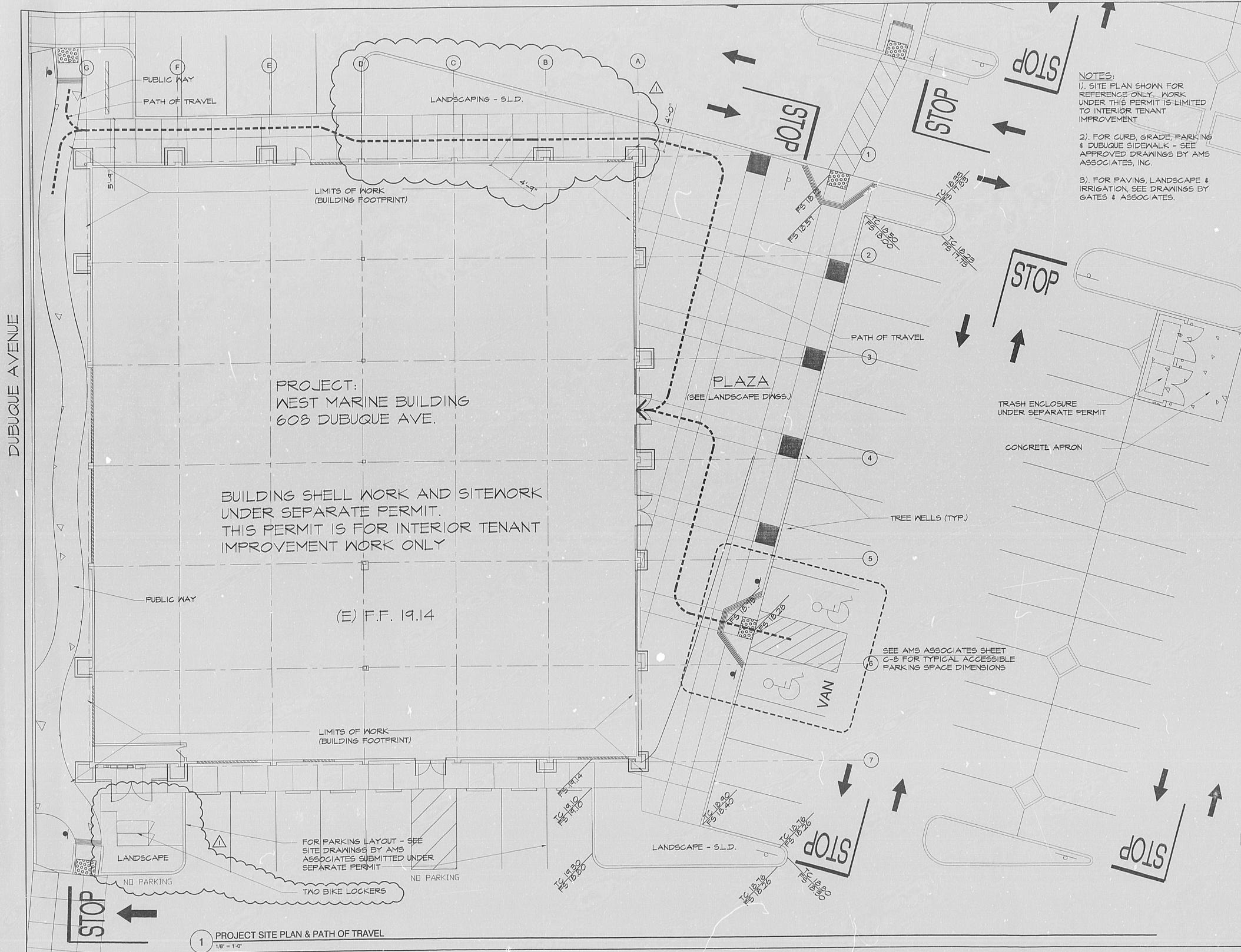
SHEET TITLE
SITE PLAN

PROJECT NO. 07110.10 PROJECT NAME WEST MARINE TENANT
SCALE 1"=40'-0" 0 20 40 80
DATE: 11/7/07 SHEET NO.

A1.0



24X



NOTES:
 1). SITE PLAN SHOWN FOR REFERENCE ONLY. WORK UNDER THIS PERMIT IS LIMITED TO INTERIOR TENANT IMPROVEMENT.
 2). FOR CURB, GRADE, PARKING & DUBUQUE SIDEWALK - SEE APPROVED DRAWINGS BY AMS ASSOCIATES, INC.
 3). FOR PAVING, LANDSCAPE & IRRIGATION, SEE DRAWINGS BY GATES & ASSOCIATES.

PROJECT:
 WEST MARINE BUILDING
 608 DUBUQUE AVE.
 BUILDING SHELL WORK AND SITEWORK UNDER SEPARATE PERMIT.
 THIS PERMIT IS FOR INTERIOR TENANT IMPROVEMENT WORK ONLY

West Marine
 TENANT IMPROVEMENTS

608 DUBUQUE AVENUE
 SOUTH SAN FRANCISCO
 CALIFORNIA

PATRI. MERKER. ARCHITECTS
 ARCHITECTURE. PLANNING. INTERIOR DESIGN. RENOVATION
 400 SECOND STREET, SUITE 400
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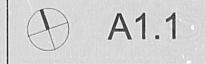
NO.	DATE	DESCRIPTION
-	8/3/07	REVIEW SET TO OWNER
-	8/27/07	ISSUED FOR PERMIT
▲	11/7/07	PLAN CHECK CORRECTION

071356

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SHEET TITLE
PROJECT SITE PLAN

PROJECT NO. 07110.10 PROJECT NAME WEST MARINE TENANT
 SCALE 1/8" = 1'-0" SHEET NO. A1.1



24X