

REDWOOD SOCCER ALLIANCE

TENANT MODIFICATION

SATORI



architecture

428 PENINSULA AVENUE
SAN MATEO, CA 94401
650.206.9505

PARKING CALCULATIONS:

Existing Parking:

Total Usable Spaces Including Accessible 26

Warehouse:

City Requirements For Designated Use -

Parking Spaces Per Employee 1

Parking Spaces Per 2 Students 1

Maximum Employees During Business Hours 3

Maximum Students During Business Hours 16

Total Required Employee Parking Spaces 3

Total Required Student Parking Spaces 8

Total Required Warehouse Spaces 11

Office (Not Occupied By Redwood Soccer Alliance):

City Requirement For Designated Use -

Parking Spaces For Every 300 Square Feet (S.F.) Floor Area 1

Existing Office Area 3,219 S.F.

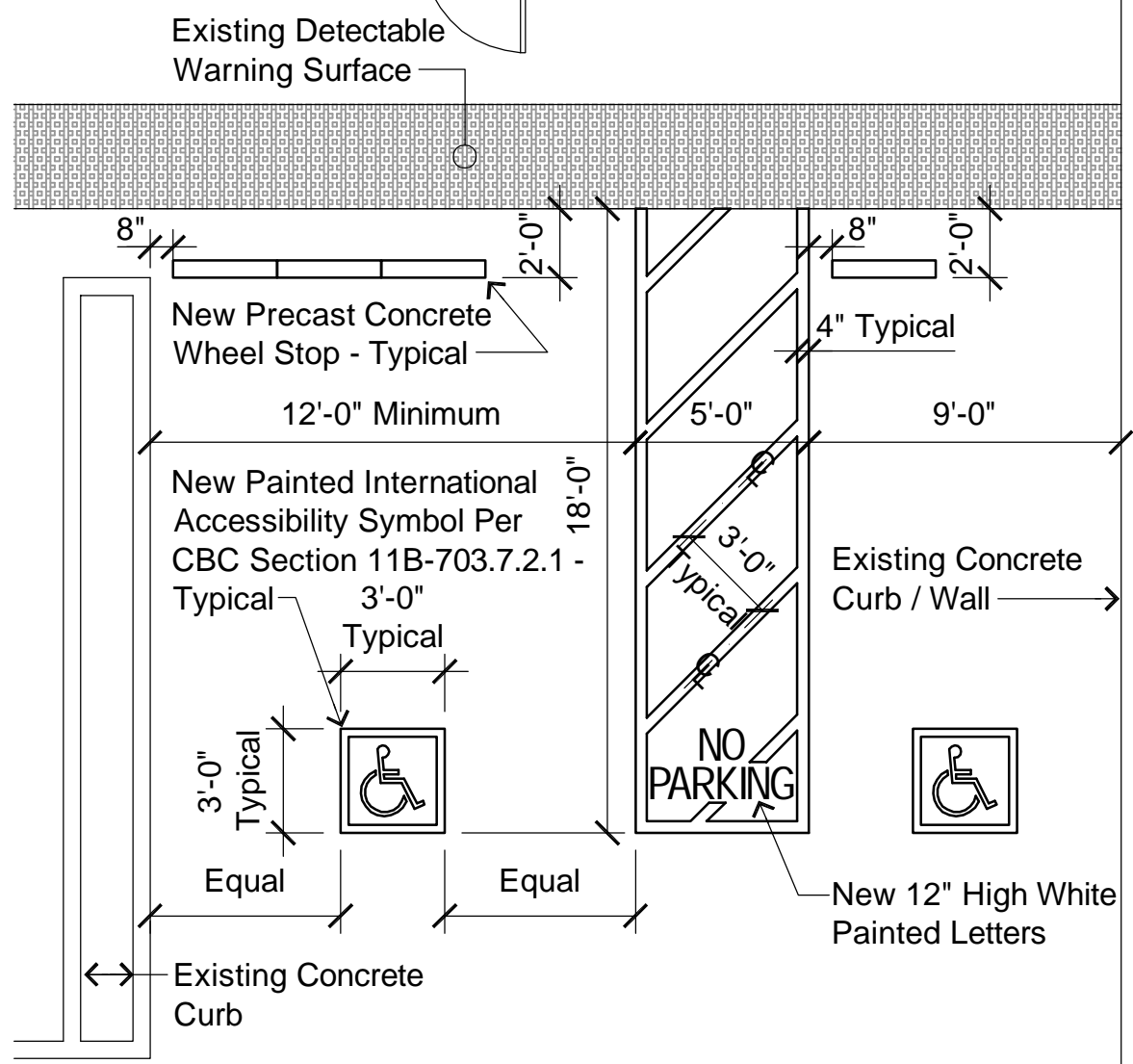
Total Required Office Parking Spaces = 3,219 / 300 11

Total Required Warehouse And Office Parking Spaces 22

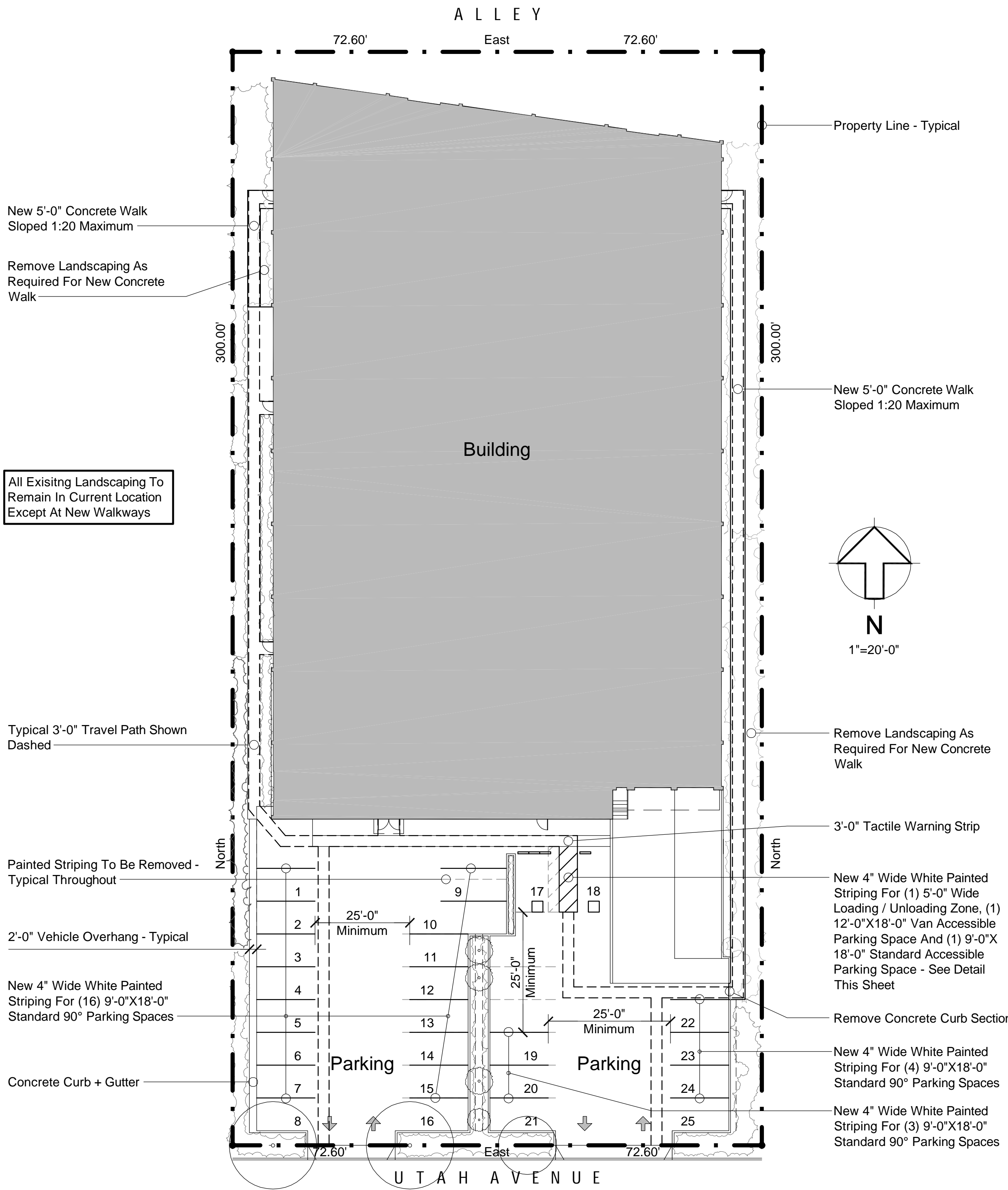
Total Proposed Re-Striped Spaces 25

PARKING DETAIL:

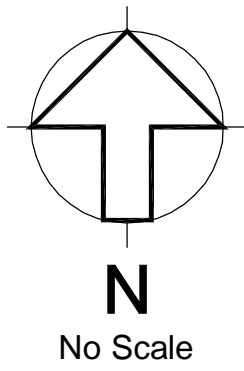
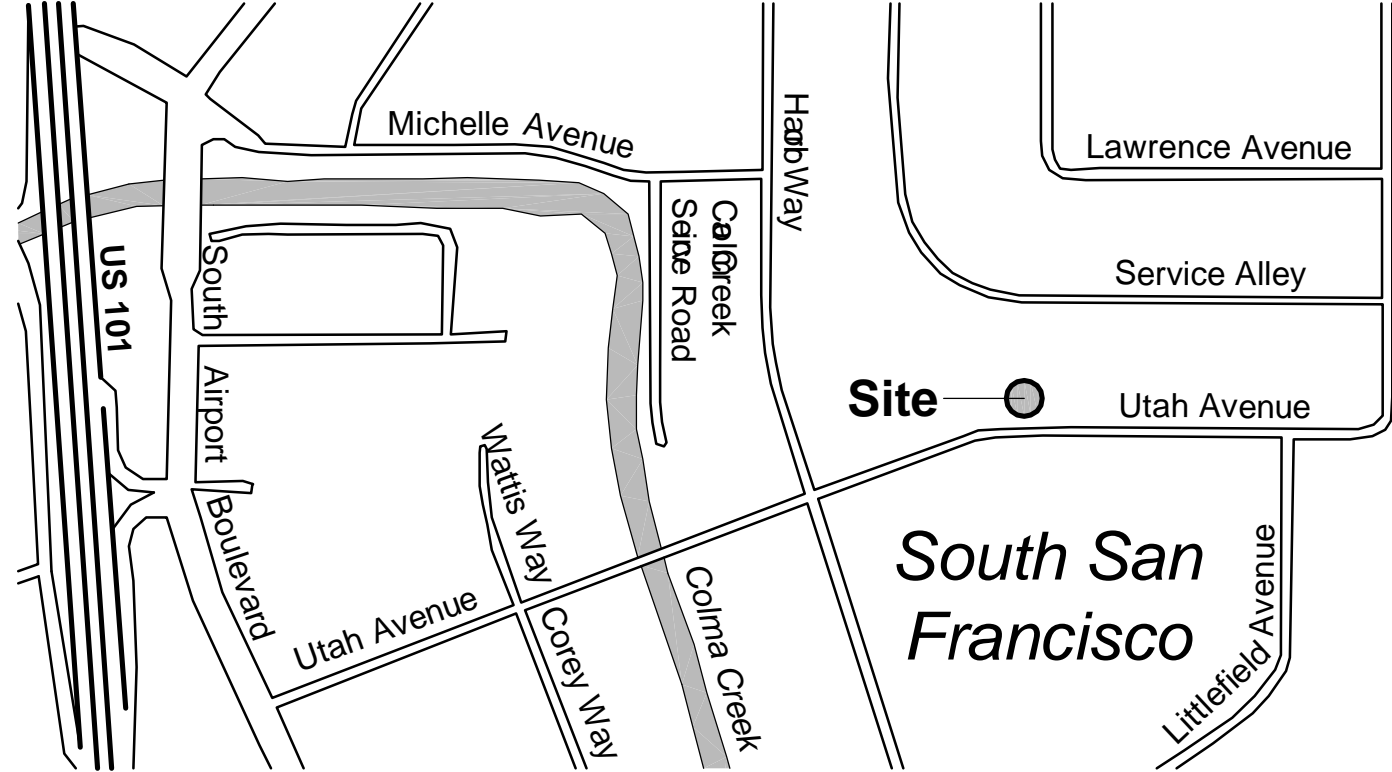
3/16"=1'-0"



PROPOSED SITE PLAN:



VICINITY MAP:



SHEET INDEX:

T1 Vicinity Map, Sheet Index, Project Review, Project Data, Proposed Site Plan, Parking Calculations + Parking Detail

T1.1 Existing Site Plan

A1 Existing Floor Plan

A1.1 Proposed Floor Plan

A2 Site Photos

PROJECT REVIEW:

The Proposed Project Involves Utilizing Existing Warehouse Space For Indoor Recreation Purposes During After School Hours Thus Requiring A Conditional Use Permit (CUP) -

Site Installation:

Parking Re-Striping Only - No Paving, Concrete Wheelstops + (Accessible Parking Wall Signs Under Separate Permit)

Building Interior Installation:

2 - 55'X90' Interlocking Polyurethane Tile Flooring Areas Over Existing Concrete Slab. (No Modifications To The Building Exterior Are Proposed).

PROJECT DATA:

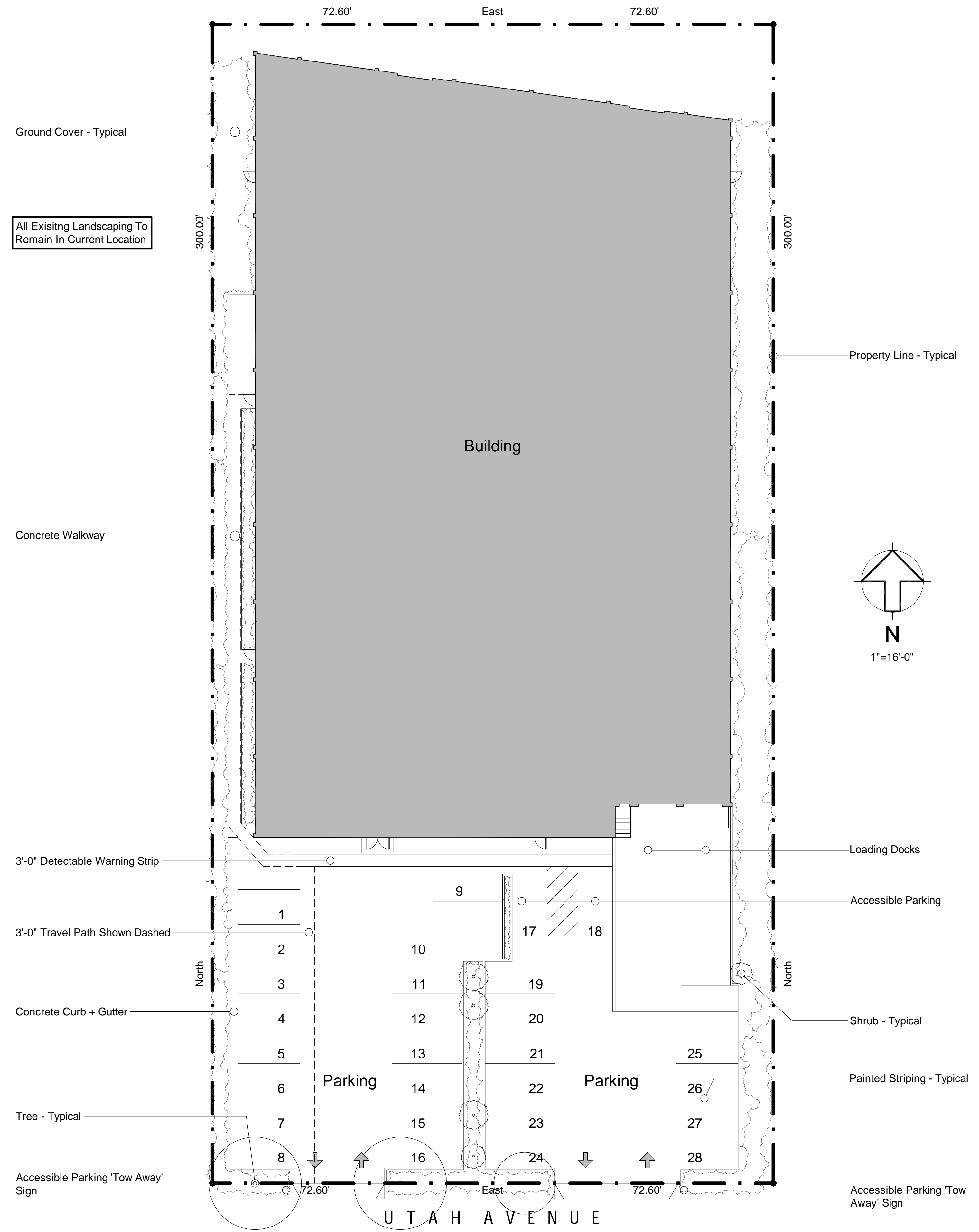
Permitting Agency:	South San Francisco Planning Division 315 Maple Avenue South San Francisco, CA 94080 650.877.8535
Codes:	South San Francisco Municipal Code, 2018 IPMC, 2016 CBSC Including The CBC, CEC, CMC, CPC, California Energy Code, CFC, CGBSC + CRC
Occupancy:	Group A3 , B
Construction Type:	3-B (Sprinklered)
Assessor's Parcel Number:	015.135.140.000
Property Description:	WLY 72.60' F + R MEAS PTN Of Lot 22 + ELY 72.60'
Zoning:	MI - Mixed Industrial
Existing Lot Area:	43,560 S.F. (1 Acre)
Existing Office Floor Area:	3,219 S.F.
Existing Warehouse Floor Area:	20,443 S.F.
Total Existing Floor Area:	23,662 S.F.

REDWOOD SOCCER ALLIANCE TENANT MODIFICATION
239 UTAH AVENUE SOUTH SAN FRANCISCO, CA

COVER SHEET

DRAWN: MJH
DATE: 5.15.19
SCALE: AS NOTED

T1



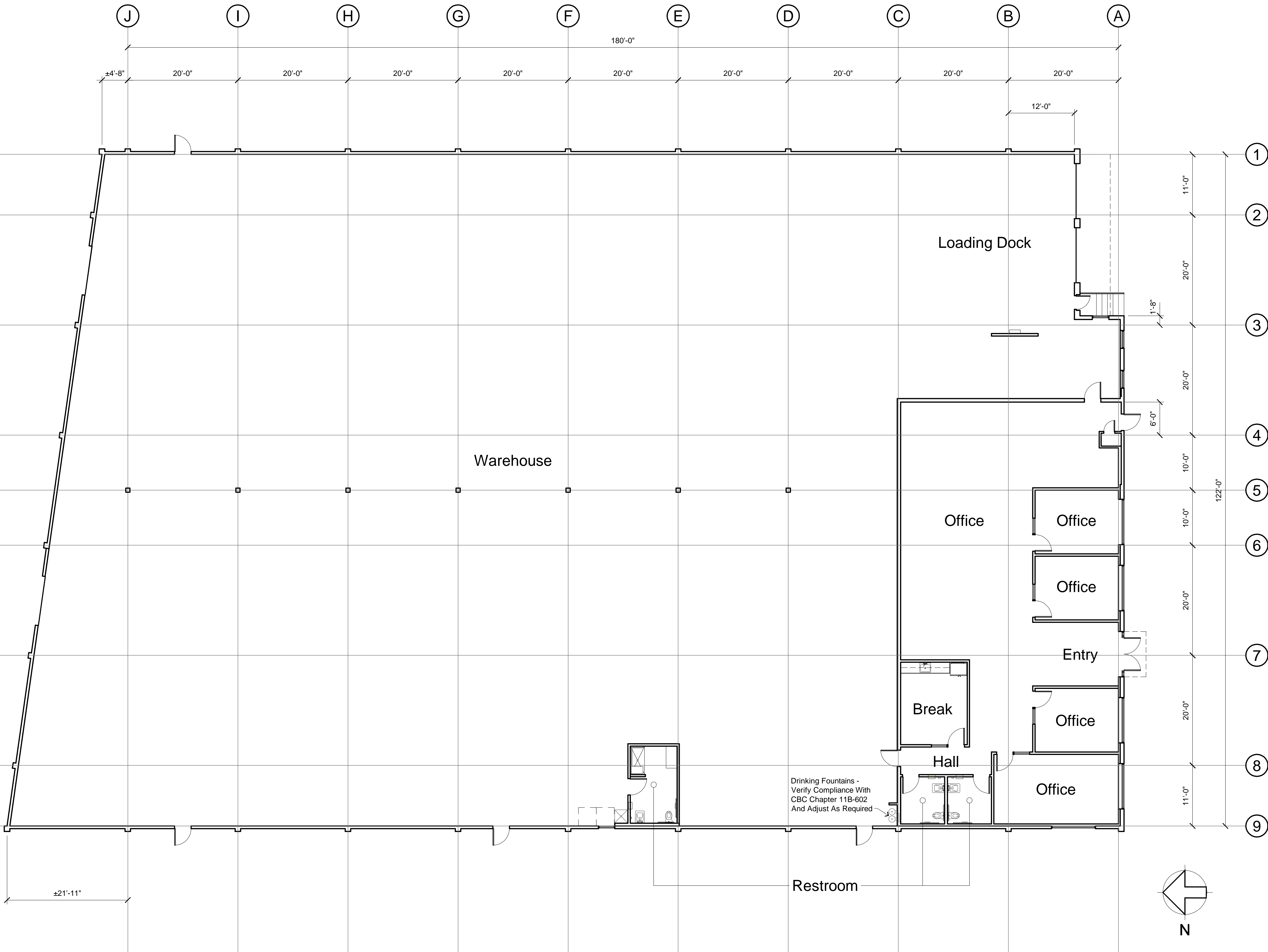
428 PENINSULA AVENUE
SAN MATEO, CA 94401
650.206.9505

REDWOOD SOCCER ALLIANCE TENANT MODIFICATION
239 UTAH AVENUE SOUTH SAN FRANCISCO, CA

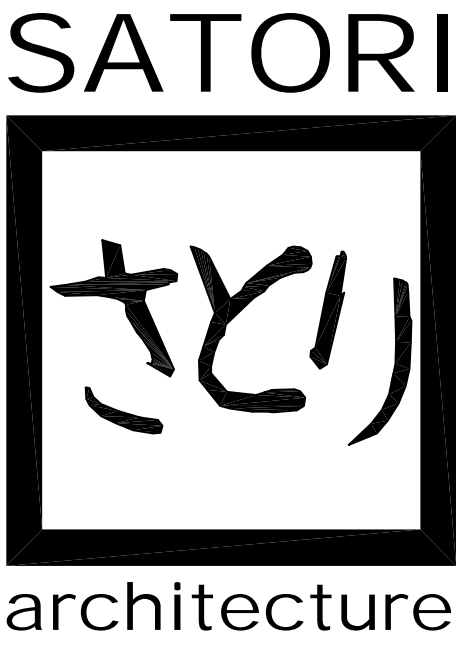
EXISTING
SITE PLAN

DRAWN: MJH
DATE: 5.15.19
SCALE: AS NOTED

I



- Notes:
1. Provide Premise Identification Per California Fire Code Section 501.1 And South San Francisco Municipal Code Section 15.48.070 (Non-Residential Buildings). Specifically: Provide 6" High Color Contrasting Address Numbers On Building Rear Wall +8'-0" Above Finished Grade As Well As Timed Illumination During Non-Daylight Hours For Both Front And Rear Address Numbers.
 2. Provide Knox Key Box With Keys To Entry And Other Doors To Be Determined.
 3. Install One 5Lb. 2A10BC Fire Extinguisher On Wall At Break Room, Main Office Area And Warehouse Area 3'-6" Above Finished Floor In Conspicuous Locations Using Bracket Hardware Provided Or As Otherwise Required In California Fire Code Section 906.
 4. Interior Finish, Decorative Materials And Furnishings Shall Be Installed Per California Fire Code Chapter 8.
 5. All Warehouse Sprinkler Heads To Be Protected With SprinkGuard Inline Model 201040 And Endline Model 201049 Cages Or Approved Equals.



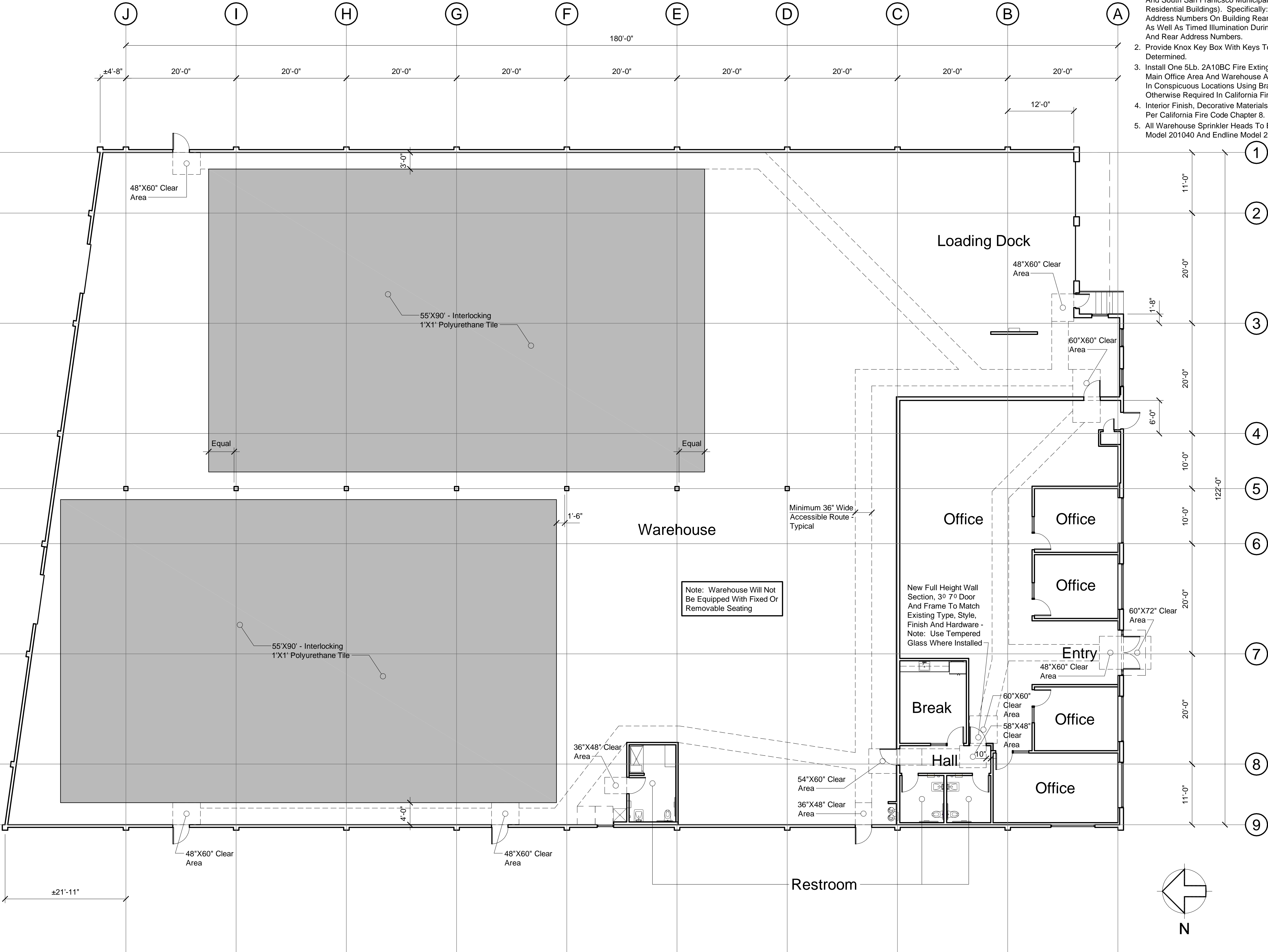
428 PENINSULA AVENUE
SAN MATEO, CA 94401
650.206.9505

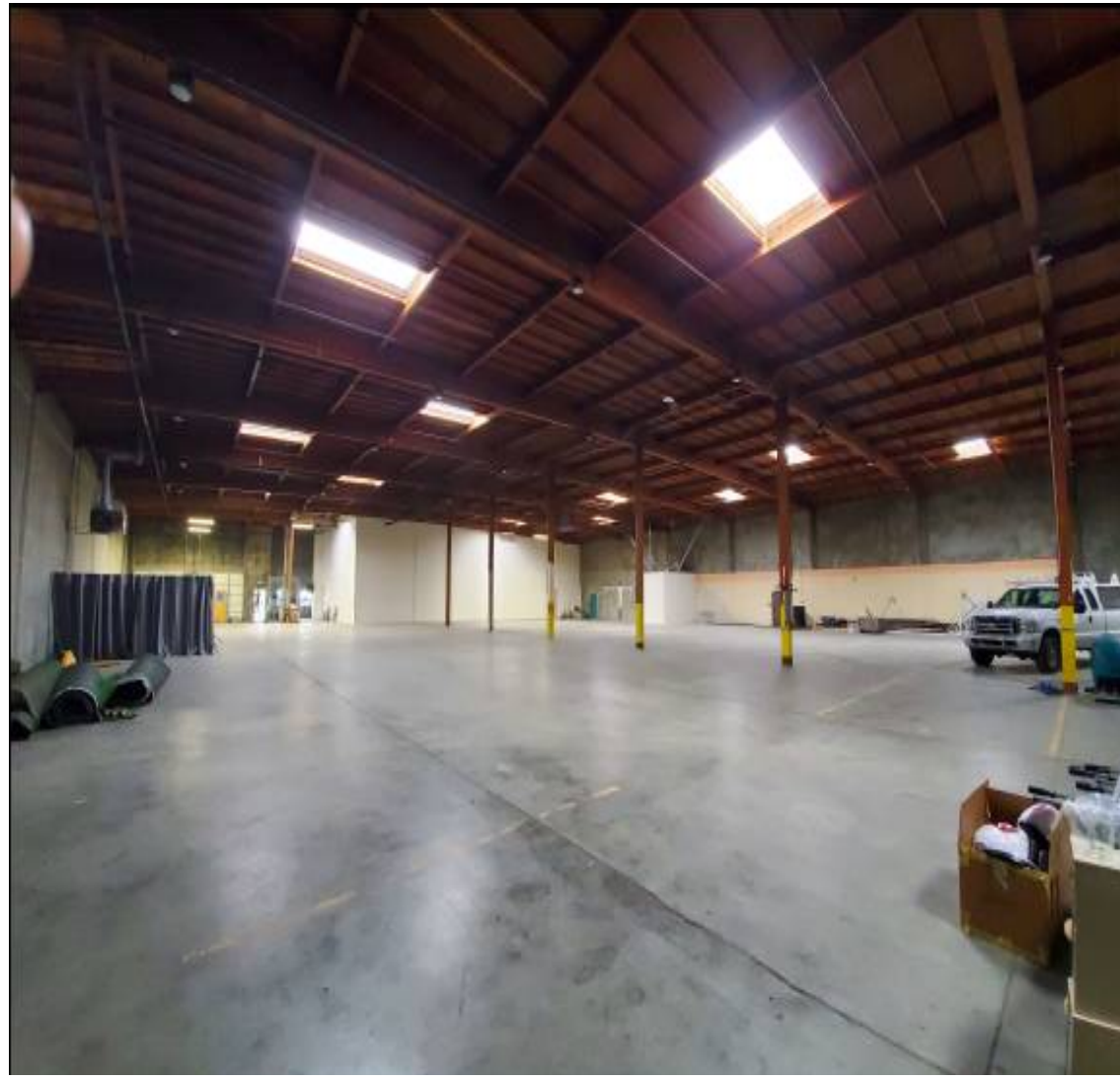
REDWOOD SOCCER ALLIANCE TENANT MODIFICATION
239 UTAH AVENUE SOUTH SAN FRANCISCO, CA

PROPOSED
FLOOR PLAN

DRAWN: MJH
DATE: 5.15.19
SCALE: 1/8"=1'-0"

A1.1





Warehouse Interior Elevation South



Warehouse Interior Elevation North



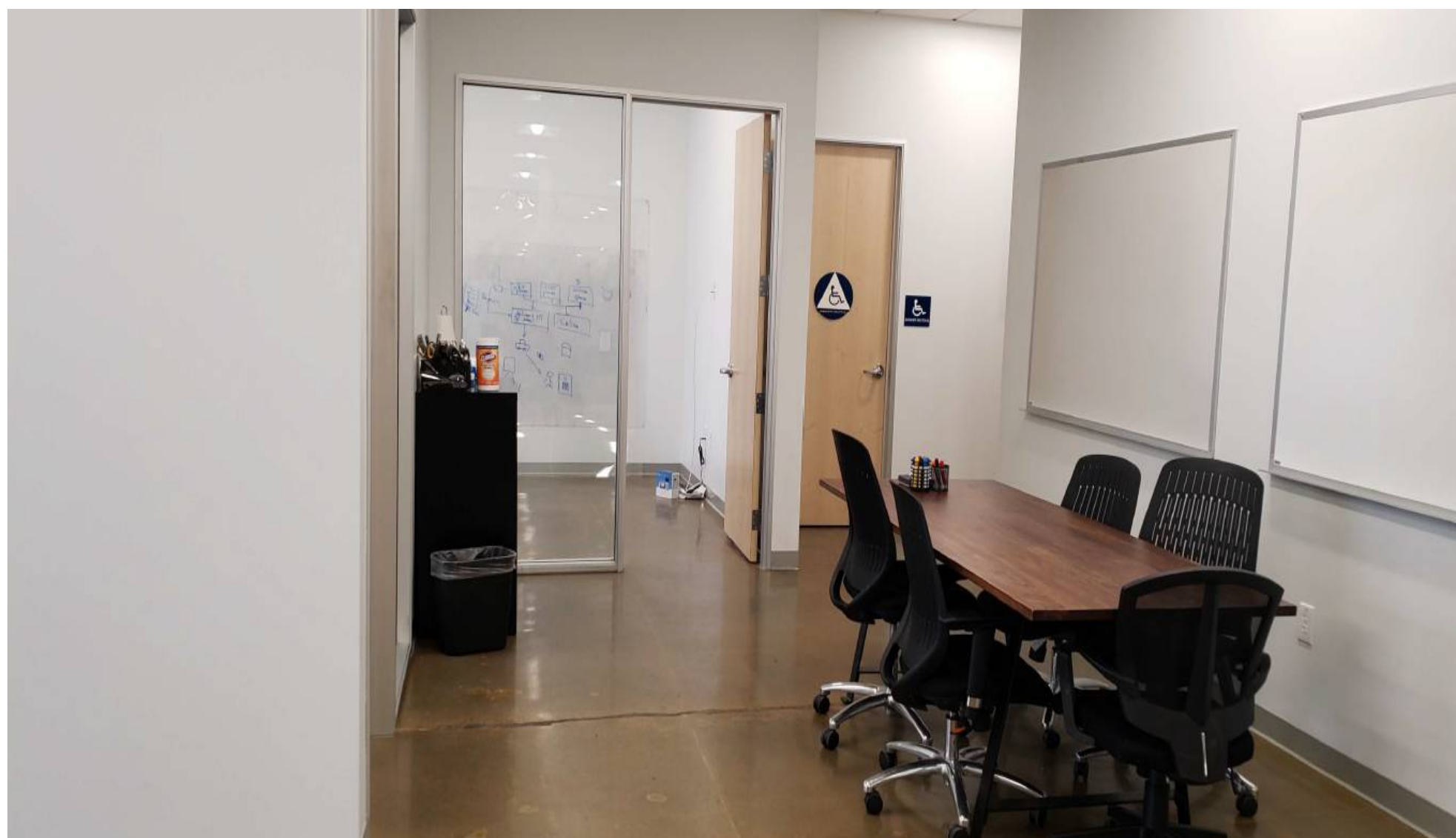
South Exterior Elevation



North Exterior Elevation



Office Interior Elevation East



Office Interior Elevation West



West Exterior Elevation



East Exterior Elevation