

**DIRECTORY**  
SCALE: NA

**INTERIOR DESIGNER:**  
ARCSINE  
414 THIRTEENTH STREET, STE 350  
OAKLAND, CA 94612  
P: 510.444.2410  
F: 510.444.2610  
CONTACT: TBD

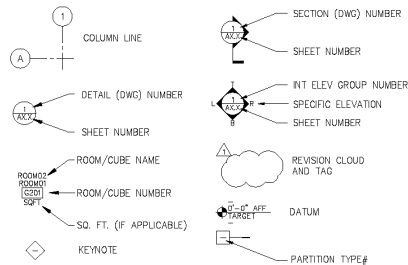
## SCALE: N/A

APR:	N/A
ZONING:	N/A
PROJECT ADDRESS:	N/A
TYPE OF CONSTRUCTION:	N/A
OCCUPANCY GROUP:	N/A
PROPOSED USE:	N/A
AREA OF IMPROVEMENT:	N/A
NUMBER OF STORIES:	N/A
SPECIAL INSPECTIONS:	N/A
FIRE SPRINKLERS:	N/A
ADDITIONAL DEFERRED PERMIT:	N/A

## SCALE: N/A

NON PERMITTED WORK ENCLOSED IN THIS DRAWING SET.  
CONTRACTOR TO PULL ALL RELEVANT TRADE PERMITS AS REQUIRED

SCALE: N/A



SCALE: N/A

APPLICABLE CODES

- 2013 - CALIFORNIA BUILDING CODE (ADOPTS IBC, 2012 W/ CA AMEND.)
- 2013 - CALIFORNIA MECHANICAL CODE (ADOPTS UMC, 2012 IAPMO W/ CA AMEND.)
- 2013 - CALIFORNIA ELECTRICAL CODE (ADOPTS NEC, 2011 W/ CA AMEND.)
- 2013 - CALIFORNIA PLUMBING CODE (ADOPTS UPC, 2012 IAPMO W/ CA AMEND.)
- 2013 - CALIFORNIA REFERENCED STANDARDS CODE
- 2013 - CALIFORNIA ENERGY CODE

310 BALDWIN AVE  
SAN MATEO, CA 94401

PROGRESS SET  
NOT FOR  
CONSTRUCTION

DATE	ISSUES AND REVISIONS
JDKJ XXXI XX	ISSUANCE
DATE	8/31/17
SCALE	AS NOTED @ 24x36
DRAWN BY	
PROJECT NUMBER	17-10
SHEET TITLE	
 <b>COVER SHEET PROJECT INFO DRAWING INDEX</b>	
SHEET NUMBER	
<b>A0.10</b>	
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PROGRESS SET  
NOT FOR  
CONSTRUCTION

#### DEMOLITION SHEET NOTES

- ITEMS TO BE DEMOLISHED ARE SHOWN DASHED.
- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.
- FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
- REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
- IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
- ALL EXISTING ITEMS ARE TO REMAIN UNLESS OTHERWISE NOTED. IN THE CASE OF DAMAGE OR DISTURBANCE TO THE EXISTING BUILDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY RESTORING, REPAIRING, OR REPLACING WITH MATERIAL, WORKMANSHIP, AND FINISHES TO MATCH THE EXISTING AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL TEMPORARY SHORING AND/OR BRACING REQUIRED TO FACILITATE NEW WORK OR CONSTRUCTION.
- CONTRACTOR TO REMOVE ABANDONED HVAC EQUIPMENT, DUCTWORK, ELECTRICAL AND PLUMBING LINES. CAP AND IDENTIFY EXPOSED UTILITIES. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. NOTIFY OWNER AND THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK. MARK LOCATIONS OF DISCONNECTED UTILITIES.
- MAINTAIN FREE AND SAFE FIRE EXITS.
- ALL DEMOLISHED MATERIAL SHALL BE CONVEYED TO BE THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE JOB SITE IN A TIMELY MANNER AND IN ACCORDANCE WITH ALL LOCAL RESTRICTIONS AND CODES UNLESS OTHERWISE NOTED. BURNING OF DEBRIS ON THE SITE SHALL NOT BE PERMITTED.
- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
- REMOVAL OF ANY EQUIPMENT, CABLING, SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES AND OWNER AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
- REMOVE ALL EXISTING IRREGULAR MATERIAL WHICH CAUSE RISKS OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLETS, CORERS, COVER PLATES, RESILIENT FLOORCOVERING, CARPET PAIL, SUBSURFACE TO RECEIVE THE NEW FLOOR FINISH AS REQUIRED.
- ERECT AND MAINTAIN RUSTPROOF PARTITIONS AS REQUIRED TO EXCLUDE UNAUTHORIZED PERSONS AND PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER AREAS OF THE PROJECT. ON COMPLETION REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREAS SHALL BE LEFT IN "TYPICAL CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIALS SHALL BE REMOVED.
- KEYNOTED ITEMS ARE INTENDED TO SHOW THE GENERAL EXTENT OF DEMOLITION. HOWEVER, SOME ITEMS MAY NOT BE COVERED OR DISTURBED NOT INDICATED. REMOVE ALL ITEMS WHEN SHOWN OR NOT AS NECESSARY TO ACCOMMODATE INSTALLATION OF NEW CONSTRUCTION. THESE ITEMS MAY INCLUDE: FRAMING MEMBERS, BLOCKING, ELECTRICAL, MECHANICAL, AND PLUMBING FITTINGS, CONDUITS AND PIPING, MISCELLANEOUS CONNECTIONS, FIXTURES, EQUIPMENT, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING AND DEMOLITION REQUIRED TO FACILITATE THE PROPER INSTALLATION OF NEW CONSTRUCTION.

MEZZANINE DEMOLITION PLAN 2  
1/4" = 1'-0"

#### KEYNOTES

- REMOVE (E) RAILINGS.
- REMOVE (E) COLUMNS.
- REMOVE (E) COUNTER RAMP GUT TO STRAIGHTEN OUT COUNTER FRONT.
- (E) BAR DIE TO REMAIN.
- REMOVE (E) COUNTERTOP.
- REMOVE (E) PARTIAL HEIGHT WALLS.
- REMOVE (E) DRINK LEDGE.
- REMOVE (E) CARPET.
- REMOVE (E) WATER STATION.
- REMOVE (E) EQUIPMENT AND BAR DIE FOR (N) OPERABLE GATE.

#### LEGEND

AREA BEYOND SCOPE, N/C

FIRST FLOOR DEMOLITION PLAN 1  
1/4" = 1'-0"

DATE	ISSUES AND REVISIONS
20XX.XXX.XX	ISSUANCE

DATE	8/31/17
SCALE	AS NOTED @ 24x36
DRAWN BY	

PROJECT NUMBER	17.10
SHEET TITLE	

FIRST FLOOR & MEZZANINE  
DEMOLITION PLAN

NORTH SHEET NUMBER  
**A1.10**

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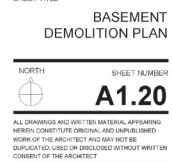
CELEBRATING  
100 Years

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FIRST FLOOR  
EXISTING &  
PROPOSED RCP

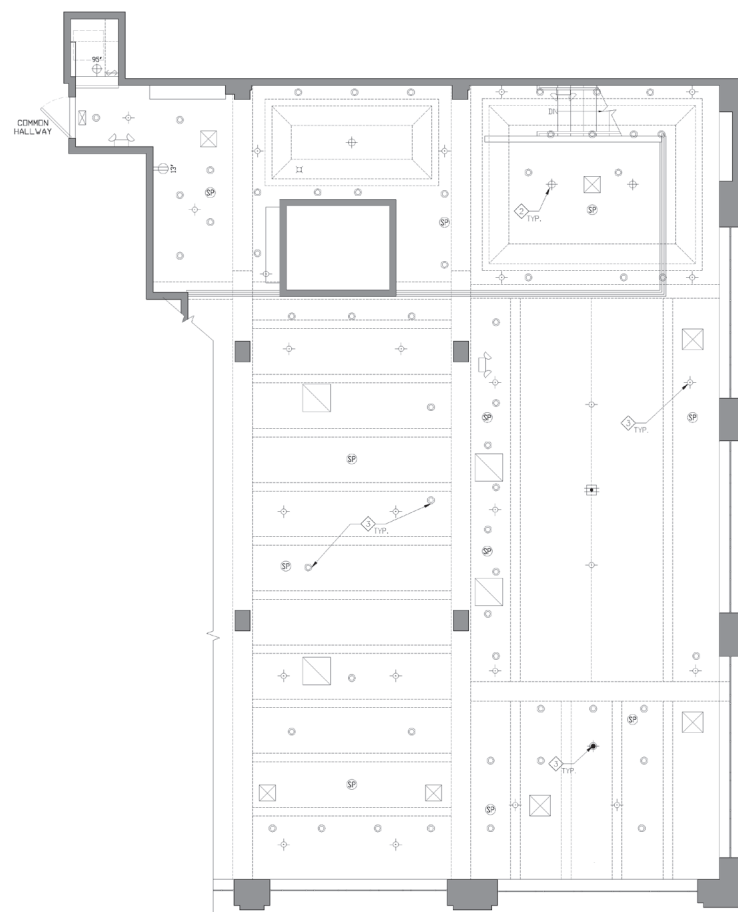
NORTH

SHEET NUMBER

**A4.10**

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 AREA BEYOND SCOPE, NC



7. ELECTRICAL CONTRACTOR TO ENSURE THAT LIGHT LEVEL FROM NATURAL AND ARTIFICIAL SOURCES MEETS (AT 30" A.F.F.) AT LEAST:

- 50 FT. CANDLES IN THE KITCHEN (INCLUDING UTENSILS, WASHING AREAS), OTHER FOOD HANDLING AREAS, AND IN AREAS WHERE EXPONENTS USE KNIVES, GRINDERS, SLICERS, SAWS, OR SIMILAR TYPE EQUIPMENT; AND IN ALL AREAS DURING CLEANING OPERATIONS.
- 20 FT. CANDLES IN CUSTOMER SELF SERVE AREAS AND INSIDE UNDER COUNTER REFRIGERATION UNITS
- 10 FT. CANDLES INSIDE WALK-IN REFRIGERATION UNITS AND FOOD STORAGE AREAS.
- 10 FT. CANDLES IN ALL OTHER AREAS DURING NORMAL OPERATIONS.
- 50 FT. CANDLES IN ALL AREAS OF THE FACILITY DURING CLEANING ACTIVITIES.

8. RECESSED LIGHTS AND PENDANTS IN THE BAR AREA MUST BE PROVIDED WITH SHATTERPROOF PROTECTION OR CONTAINMENT WHEN LOCATED OVER AREAS USED FOR FOOD PREPARATION (INCLUDING BEVERAGES), UTENSIL WASHING, OPENED FOOD STORAGE, AND WHERE THE LIGHT FIXTURES ARE USED FOR CLEANING PURPOSES.

1 (E) WOOD BEAMS TO REMAIN UNPAINTED, ALL OTHER CEILING TO BE PT-1.

2 (E) SEMI-FLUSHMOUNT LOCATION TO REMAIN, (N) SEMI-FLUSHMOUNT FIXTURE TO BE INSTALLED.

3 (E) FIXTURES THROUGHOUT TO REMAIN

 AREA BEYOND SCOPE. N/A





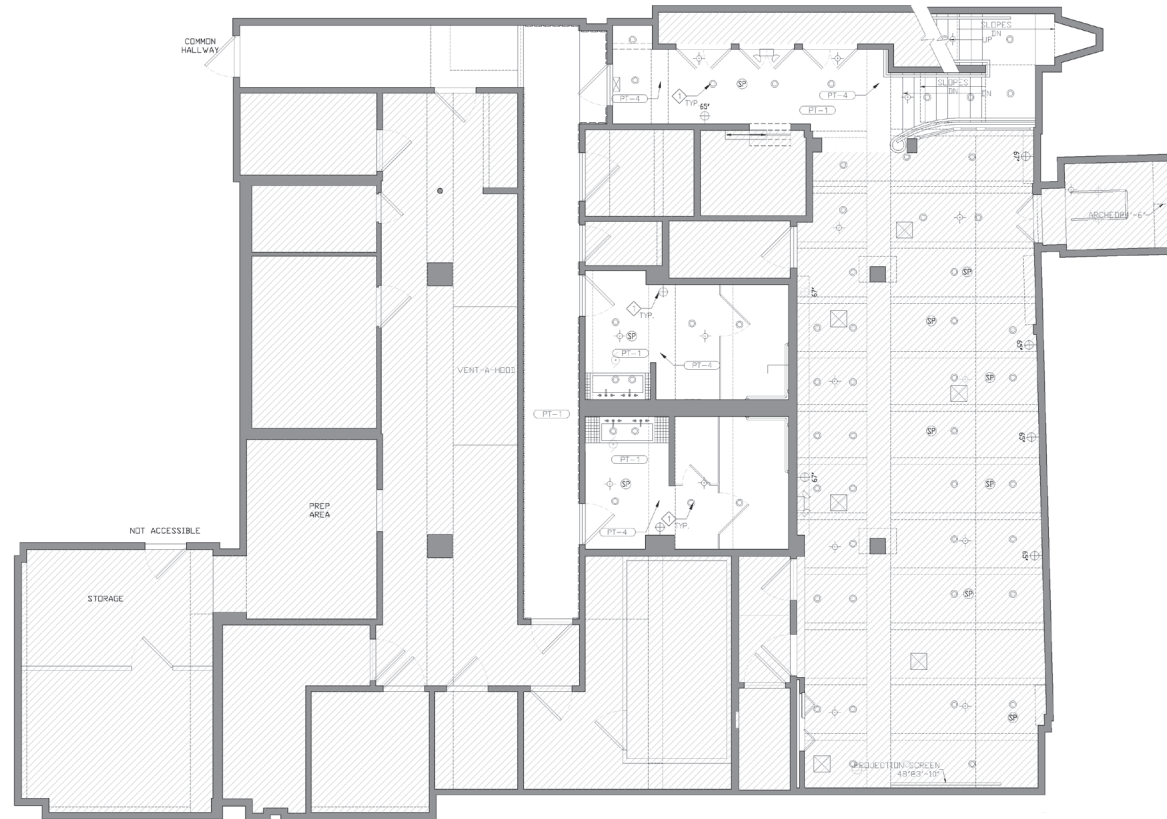




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100 Years

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PROGRESS SET  
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CONSTRUCTION

#### SHEET NOTES

1. SEE MEP PLANS FOR INFORMATION REGARDING HVAC, ETC.
2. THE GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED TO INSURE CLEARANCES FOR FIXTURES, DUCTS, DEVICES, ETC NECESSARY TO MAINTAIN THE SPECIFIED CEILING HEIGHT ABOVE THE FINISHED FLOOR AS NOTED ON THE DRAWINGS. CLARIFY ALL CONFLICTS WITH THE ARCHITECT.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND LOCATION OF ALL PLUMBING, MECHANICAL, DUCTS AND AVI AND ALL OTHER PRESENT APPLICABLE APPROPRIANCES.
4. ELECTRICAL, MECHANICAL, AND PLUMBING CONTRACTORS MUST COORDINATE INSTALLATION AND REQUIRED CLEARANCES OF THEIR EQUIPMENT.
5. 2013 UBC, UMC, UPC, AND NEC, AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.
6. ARCH TO PROVIDE DIMENSION PLAN TO GC AS REQUIRED, GC TO ALLOW 5 BUSINESS DAYS FOLLOWING REQUEST.

7. ELECTRICAL CONTRACTOR TO ENSURE THAT LIGHT LEVEL FROM NATURAL AND ARTIFICIAL SOURCES MEASURES (AT 30" A.F.F.) AT LEAST:
  - 50 FT. CANDLES IN THE KITCHEN (INCLUDING UTENSIL WASHING AREAS), OTHER FOOD HANDLING AREAS, AND IN AREAS WHERE EMPLOYEES USE KNIVES, GRINDERS, SLICERS, SAWS, OR SIMILAR TYPE EQUIPMENT, AND IN ALL AREAS DURING CLEANING OPERATIONS.
  - 30 FT. CANDLES IN CUSTOMER SELF SERVE AREAS AND INSIDE UNDER COUNTER REFRIGERATION UNITS.
  - 10 FT. CANDLES INSIDE WALK-IN REFRIGERATION UNITS AND DRY FOODS STORAGE AREAS.
  - 10 FT. CANDLES IN ALL OTHER AREAS DURING NORMAL OPERATIONS.
  - 50 FT. CANDLES IN ALL AREAS OF THE FACILITY DURING CLEANING ACTIVITIES.
8. RECESSED LIGHTS AND PENDANTS IN THE BAR AREA MUST BE PROVIDED WITH SHATTERPROOF PROTECTION OR CONTAINMENT WHEN LOCATED OVER AREAS USED FOR FOOD PREPARATION (INCLUDING BEVERAGE), UTENSIL WASHING, OPENED FOOD STORAGE, AND WHERE THE LIGHT FIXTURES ARE EXPOSED TO EMPLOYEE CONTACT.

#### KEYNOTES

- (E) ALL FIXTURES THROUGHOUT TO REMAIN.

#### LEGEND

- AREA BEYOND SCOPE, N/C

BASEMENT PROPOSED RCP 1  
1/4" = 1'-0"

DATE	ISSUES AND REVISIONS
20XX XXX XX	ISSUANCE

DATE	8/21/17
SCALE	AS NOTED @ 24x36
DRAWN BY	
PROJECT NUMBER	17.10
SHEET TITLE	

BASEMENT  
PROPOSED  
RCP

NORTH	SHEET NUMBER
	<b>A4.40</b>
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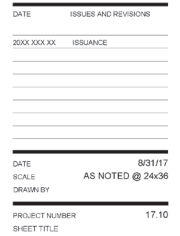








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