	375 Beale Condominium Corporation
June 14, 2021	Agenda Item 5 - 21-0645
B	ay Area Metro Center Space Modifications: Room 8330
Summary:	This memorandum requests approval to apply the status of Jointly Used Space (JUS) to Room 8330 and to allow the Bay Area Air Quality Management District (BAAQMD) to modify the finishes of Room 8330 to be consistent with other small conference rooms.
Background:	The Covenants, Conditions, and Rules (CC&Rs) dated December 22, 2016, as amended, designate Room 8330 as an Executive staff office.
	Based on Attachment A – Location of Room 8330, BAAQMD proposes that Room 8330 be designated a small conference room. The room is an approximately 215-square-foot office with painted walls and no monitor.
	Section 5.04 of the CC&Rs requires Board approval of modifications made to Jointly Used Spaces. Approval of this item will allow BAAQMD to modify Room 8330 to be consistent with other small conference rooms.
Issues:	None.
Recommendation:	MTC staff recommends that the Board approve application of the status of Jointly Used Space (JUS) to Room 8330 and that BAAQMD be allowed to modify Room 8330 to be consistent with other small conference rooms.
Attachments:	Attachment A: Location of Room 8330
	D ·

375 Beale Condominium Corporation

Denise T. Rodrigues

Attachment A

MAX.

MECH.

MEMB.

MFR.

MH.

MIN.

MIR.

MISC.

М.О.

MTD.

MTL.

MULL.

N/A

N.I.C.

NOM.

N.T.S.

0.A.

OBS.

0.C.

O.D. OFF.

OPNG.

OPP.

P.G.

PL.

P.LAM.

PLAS.

PLUMB.

PR. PRCST.

PTD.

PTN.

RAD.

R.D.

REF

REFR.

REINF.

REQ'D

RESIL.

RM.

R.O.

R.O.W.

RSF

R.W.L.

S.A.D.

S.C. S.C.D.

SCHED

SECT.

SF

SH.

SHWR.

SHT.

S.L.D.

S.M.D.

S.P.D.

SPEC.

S.S. S.S.D.

S.SK.

STA.

STD.

STL.

STOR STRUCT

SUSP. SVC.

SYM.

TBD

T.C.

TEL TER T&G

THK

T.O.C. T.O.M. T.O.S.

U.O.N.

VCT VERT VEST V.I.F

W/O W.C.

WD.

WDW. WH

W.P.

WSCT. WT.

USF

SQ.

SIM.

Q.T.

PLYWD.

NO.

ABBREVIATIONS

ANGLE CENTER LINE ACOUS ACOUSTICAL AD. AREA DRAIN ADJACENT ADJ. A.F.F. ALUM ABOVE FINISH FLOOR ALUMINUM APPROX. APPROXIMATE ARCH. ASB. ARCHITECTURA ASBESTOS BOARD BETWEEN BET. BITUM. BLDG. BLK. BLKG. BM. B.O. B.O.C. CAB. BITUMINOU BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM OF CONCRET C.B.

CEM. CER. C.G. C.I. CTRL. JT CLG. CLKG. CLNG. CLO. CLR.

C.O.

COL CONT. CONST CORR.

DBL. DEPT. DET. D.F.

DIA.

DIAG.

DIM.

DISP. D.O. DN.

DR.

D.S.

D.S.P. DTL. DW DWG. DWR.

EL./ELEV ELEC. ELVR. EMER. ENCL.

E.P.

EQ.

EQPT EXP EXPO EXT

F.D.

FDN.

F.E.C.

F.H.C.

FIN.

FLR. FLSH'G.

FLEX.

F.O.C. F.O.F.

F.O.S.

FTG FURR FUT

GA.

GALV. G.B.

GLAZ.

GND.

GSF.

G.S.M. GYP

H.B.

H.C. H/C HD. HDWD. HDWE. H.M. HORIZ. HR.

INSUL INT

JAN.

KIT.

LAM.

LAV. LTG.

FLUOR.

CABINET CATCH BASIN CEMENT CERAMIC CORNER GUARD CAST IRON CONTROL JOINT CEILING CAULKING CEILING CLOSET CLEAR CASED OPENING

COLUMN CONTINUOUS CONSTRUCTION CORRIDOR DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER

DIAGONAL DIMENSION DISPENSER DOOR OPENING DOWN DOOR DOWNSPOU

DRY STANDPIP DETAIL DISHWASHER DRAWING DRAWER

EXISTING EAST EACH EXPANSION JOIN ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL

EQUAL EQUIPMENT EXPANSION EXPOSED EXTERIOR

FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HOSE CABINET

FINISH FLOOR FLASHING FLEXIBLE FLUORESCEN[®]

FACE OF CONCRET FACE OF FINISH FACE OF STUD FIREPROOF FOOT OR FEET FULL TILE FOOTING

FURRING

FUTURE GAUGE GALVANIZED GRAB BAR GLASS GLAZING GROUND **GROSS SQUARE FEET** GALVANIZED SHEET METAL

GYPSUM HOSE BIBB HOLLOW CORE HANDICAPPED HARD HARDWOOD HARDWARE HOLLOW METAL

HORIZONTAL HOUR HEIGHT

INSIDE DIAMETE INCH INSULATION INTERIOR

JANITOR JOINT KITCHEN

Laboratory Laminate Lavatory LIGHT

MAXIMUM MECHANICAL MEMBRANE MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED METAL MULLION NEW NORTH NOT APPLICABLE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVER OVERALL OBSCURE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE PAINT GRADE PLATE PLASTIC LAMINATE PLASTER PLUMBING PLYWOOD PAIR PRE-CAST POINT PAINTED PARTITION QUARRY TILE RELOCATED RISER RADIUS ROOF DRAIN REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING RIGHT OF WAY RENTABLE SQUARE FEET RAIN WATER LEADER SOUTH SEE ARCHITECTURAL DRAWING SOLID CORE SEE CIVIL DRAWING SCHEDULED SECTION SQUARE FOOT SHELF SHOWER SHEET SIMILAR SEE LANDSCAPE DRAWING SEE MECHANICAL DRAWING SEE PLUMBING DRAWING SPECIFICATION SQUARE STAINLESS STEEL SEE STRUCTURAL DRAWINGS SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SERVICE SYMMETRICAL TREAD TO BE DETERMINED TOP OF CURB TELEPHONE TERRAZZO **TONGUE & GROOVE** THICK TOP OF CONCRETE TOP OF MULLION TOP OF SLAB TOP OF PAVEMENT TUBE STEEL TYPICAL UNLESS OTHERWISE NOTED USABLE SQUARE FEET VINYL COMPOSITE TILE VERTICAL VESTIBULE VERIFY IN FIELD WEST WITH WITHOUT WATER CLOSET WOOD WINDOW WATER HEATER WATERPROOF WAINSCOT WEIGHT

SYMBOLS

	COLUMN CENTERLINES
XX/XA0.0	~ DETAIL NUMBER DETAIL REFERENCE
N	- SHEET NUMBER
XX/XA0.0 E	INTERIOR ELEVATION
X	KEY NOTE REFERENCE
$\langle \! \rangle$	ISSUE NUMBER
\triangle	REVISION
	N.I.C. (BUILDING SHELL)
	N.I.C. (EXISTING OR UNIMPROVED TENANT SPACE)

<u>SUITE ###</u>			
USE	SF	SF/OCC	NO. OF
	<u>OCC.</u>		
8330 SMALL CONFERENCE	215	SF/15 14.3	
TOTAL	215	15	
EXITS REQUIRED EXITS PROVIDED:	1 1		

BAAQMD

375 Beale Street, 8th Floor San Francisco, CA 94105

NOTES TO PLAN CHECKER

- SCOPE OF WORK:
- THIS PROJECT INVOLVES MODIFICATION OF EXISTING TENANT IMPROVEMENTS CONVERTING AN EXISTING OFFICE TO A CONFERENCE ROOM, INCLUDING MODIFICATIONS TO CEILING GRID & TILE, LIGHT FIXTURE RELOCATION AND NEW, NEW OFFICE DOORS & FRAMES, SALVAGE & REUSE OF EXISTING SELECTED MATERIALS IF PRACTICABLE, AND NEW FINISHES.

ALL WORK SHALL COMPLY WITH FEDERAL, STATE & LOCAL CODES INCLUDING CAC TITLE 24 AND FEDERAL ADA REGULATIOS, INCLUDING CAC TITLE 24 ENERGY REGULATIONS FOR NON-RESIDENTIAL BUILDINGS: SEE LIST OF APPLICABLE CODES ON THIS SHEET.

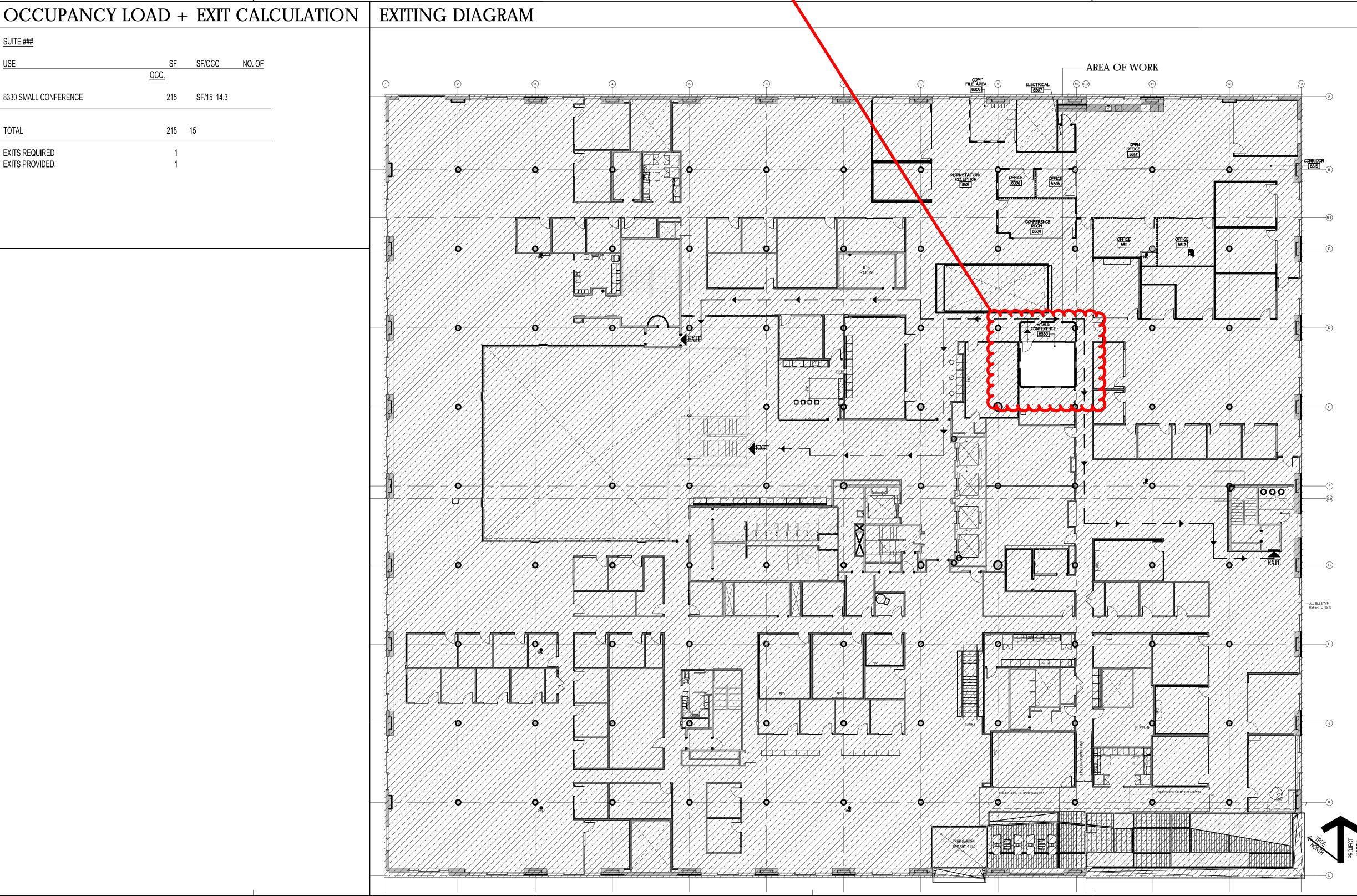
- OCCUPANCY: THIS PROJECT DOES NOT CHANGE THE EXISTING OCCUPANCY, B-OFFICE. THE CONFERENCE ROOM OCCUPANCY IS ACCESSORY.
- NON-INFRINGEMENT STATEMENTS: 1. THIS IMPROVEMENT DOES NOT ALTER THE BUILDING'S PRIMARY VERTICAL OR LATERAL LOAD CARRYING STRUCTURAL ELEMENTS.
- 2. THE PROPOSED CONSTRUCTION DOES NOT INFRINGE UPON THE EXISTING LIFE SAFETY SYSTEM FOR THIS BUILDING.
- LATERAL STABILIZATION: (SEISMIC CATEGORIES D, E & F) THE ACOUSTICAL CEILING SYSTEM AND RELATED PARTITIONS, ELECTRICAL AND MECHANICAL BRACING SHALL BE IN COMPLIANCE WITH ASTM STANDARDS C635 & C636.
- MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS: MECHANICAL & ELECTRICAL DRAWINGS ARE PROVIDED BY DESIGN/BUILD ENGINEERS AND ATTACHED. ALL OTHER REQUIRED DRAWINGS ARE DEFERRED SUBMITTALS BY DESIGN-BUILD ENGINEERS.
- ENERGY COMPLIANCE ENERGY CALCULATIONS ARE PREPARED AND FILED BY ENGINEER AND ARE INCLUDED IN THE ENGINEER'S DRAWINGS.
- G. ACCESSIBILITY COMPLIANCE:

- SEE REFERENCE SHEETS A00-11, A00-21, A00-22, A00-23 AND A10-32 CBC 2019 CHAPTER 11B THE PROPOSED CONSTRUCTION FULLY COMPLIES WITH DISABLED ACCESS RE REGULATIONS.
- PATH OF TRAVEL TO THE SUITE, INCLUDING THE LOBBY AND ELEVATORS, COM TIED INTO THE BUILDING LIFE SAFETY SYSTEM. SEE ATTACHED BUILDING ARC

ALL MOUNTING HEIGHTS AND CLEARANCES TO BE COMPLIANT.

- H. LIFE SAFETY & SPRINKLER SYSTEM: 1. SPRINKLERS: SPRINKLER MODIFICATION PLANS ARE NOT REQUIRED.
- ALARM SYSTEM: FIRE ALARM SYSTEM MODIFICATION PLANS SHALL BE PR FIRE ALARM SYSTEM MODIFICATIONS IN ACCORDANCE WITH THE FIRE DE REVIEW FEES SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIO SYSTEMS SHALL BE MONITORED BY CENTRAL STATION SERVICE.
- J. EXITING: 1. THE FLOOR PROVIDES FOUR (4) STAIRWAYS FOR EGRESS, THE STAIRWAY DIAGONAL DISTANCE OF THE FLOOR PLATE; SEE EXITING DIAGRAM BELOW
- 2. THE AREA OF WORK HAS AN OCCUPANT LOAD THAT IS UNDER 50 PERSON BELOW.

Room 8330



	PROJEC	CT DIRECTORY		BUILDING IN	FORMATION
REQUIREMENTS PER TITLE 24, CALIFORNIA CODE OF	TENANT:	BAY AREA AIR QUALITY MANAGEMEN 375 BEALE STREET SAN FRANCISCO, CA 94105	I DISTRICT	LOCATION:	375 BEALE STREET 8TH FLOOR SAN FRANCISCO, CA 9410
OMPLIES FULLY, INCLUDING VISUAL/AUDIBLE ALARMS	Staff Specialist:	RAYMOND WANG rwang@baaqmd.gov	(415)749-8422	BLOCK / LOT:	3746 / 002
CHITECT'S SHEETS FOR REFERENCE.	BUILDING MANAGEMENT:	CUSHMAN & WAKEFIELD 375 BEALE STREET		YEAR OF CONSTRUCTION: CONSTRUCTION TYPE:	2016 TYPE 1B
PREPARED SHOWING ALL TENANT IMPROVEMENT DEPARTMENT ORDINANCES. PLANS AND PLAN IOR TO COMMENCEMENT OF WORK. ALL FIRE ALARM	Property Manager:	SAN FRANCISCO, CA 94105 EBONY PICKETTAY ebony.horace@cis.cushwake.com	(628) 220-2081	NO. OF STORIES: ACTUAL HEIGHT: OCCUPANCY:	8 STORY BUILDING OVER 126'-0" B, OFFICE
	INTERIOR ARCHITECT:	BRERETON ARCHITECT 909 MONTGOMERY STREET		INTERIOR CONSTRUCTION:	NON-COMBUSTIBLE
		SAN FRANCISCO, CA 94133		RETURN AIR PLENUM:	FIRE-RATED NON-COMBU
AYS ARE SEPARATED BY MORE THAN 1/3 THE	Project Architect: Job Captain:	ASHLEY MILLER, AIA, IIDA, LEED AP amiller@brereton.com CHRISTOPHER HEPPEL	(415) 963-4609	FIRE SPRINKLERS:	ENTIRE BUILDING IS PRO FULLY AUTOMATIC AND M
	Job Captain.	cheppel@brereton.com	(+13) 303-003		SPRINKLER SYSTEM IN A WITH THE NFPA 13; MODI
DNS, REQUIRING ONE (1) EXIT. SEE EXITING DIAGRAM	GENERAL CONTRACTOR:	TBD TBD TBD	TBD		NEEDED BY PROPOSED II IMPROVEMENTS.
	Project Manager:	TBD TBD	TBD	FIRE ALARM SYSTEM:	STROBE, HORNS AND SPI THROUGHOUT IN ACCOR NFPA 72.
				AREAS OF:	CONSTRUCTION: 21 FLOOR: 61 BUILDING: 433,6
				APPLICABLE C	CODES
				ALL WORK SHALL FULLY COMPLY BU	T NOT BE LIMITED TO:
<i>/</i>	AREA OF WORI	ζ		A. THE 2019 CALIFORNIA BUILDIN	G CODE
AREA OF WORK				B. THE 2019 CALIFORNIA ELECTRICAL CODEC. THE 2019 CALIFORNIA MECHANICAL CODE	
	OPEN OFFICE			E. THE 2019 CALIFORNIA ENERGY	
			CORRIDOR 8315	F. THE 2019 CALIFORNIA FIRE CO	
WORKSTATION RECEPTION [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800] [800]			(8)	G. THE CALIFORNIA CODE OF REC	GULATIONS, TITLE 24, REFERED TO / ARDS CODE

INDEX OF D	RAWINCS

THE 2019 CALIFORNIA GREEN BUILDING STANDARD CODE

THE 2019 CALIFORNIA REFERENCE STANDARDS CODE

NFPA 13 SPRINKLER SYSTEMS

NFPA 72 NATIONAL FIRE ALARM CODE

ARCHITECTUR	AL
A0.0	COVER SHEET
A00-11	LEVEL 01 LIFE SAFETY DIAGRAMS - FOR REFERENCE (
A00-21	DIAGRAMS (CBC SECTION 1135B) - FOR REFERENCE O
A00-22	DIAGRAMS (CBC SECTION 1135B) - FOR REFERENCE O
A00-23	COMPLIANCE AND MOUNTING HEIGHTS - FOR REFERE
A10-32	CORE ENLARGED PLANS AND ELEVATIONS - FOR REFE
A0.6	GENERAL NOTES
A2.0.1	DEMOLITION PLAN AND REFLECTED CEILING DEMOLIT
A2.1	CONSTRUCTION PLAN, REFLECTED CEILING PLAN, PO
	PLAN, FINISH PLAN
A9.1	FRAMING DETAILS
A9.2	CEILING DETAILS, DOOR SCHEDULE AND HARDWARE (

MILLWORK DETAILS AND INTERIOR ELEVATIONS

A9.3

