



# RIVIAN FELL ST FLASHIP RETAIL

CONDITIONAL USE SUBMITTAL

02/17/2021

## PROJECT TEAM

**OWNER:** RIVIAN AUTOMOTIVE, LLC  
13250 N HAGGERTY RD  
PLYMOUTH, MI  
MSVEIVEN@RIVIAN.COM  
MEGAN SVEIVEN

**ARCHITECT:** MBH ARCHITECTS  
960 ATLANTIC AVE  
ALAMEDA, CA 94501  
510-865-8663  
EDDIE HALL

**CONTRACTOR:** TBD

**CIVIL ENGINEER:** LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CA  
(510) 724-3388  
JACKIE LUK

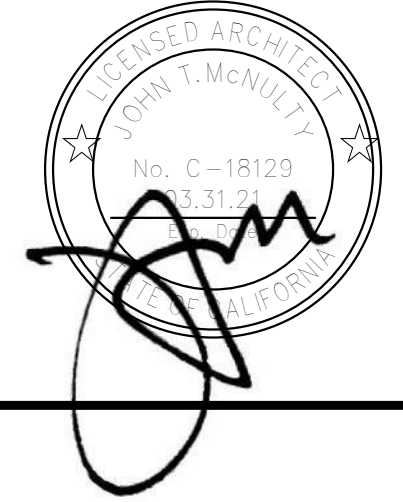
**STRUCTURAL ENGINEER:** ZFA STRUCTURAL ENGINEERS  
1390 EL CAMINO REAL, SUITE 100  
SAN CARLOS, CA  
(650) 394-8869  
MATT FRANZ

**MECHANICAL:** ACIES ENGINEERING  
400 N. MCCARTHY BLVD, SUITE 250  
MILPITAS, CA  
(408) 522-5255  
ALEX PETROVIC

**ELECTRICAL:** ACIES ENGINEERING  
400 N. MCCARTHY BLVD, SUITE 250  
MILPITAS, CA  
(408) 522-5255  
TOMISLAV GAJIC

**PLUMBING:** ACIES ENGINEERING  
400 N. MCCARTHY BLVD, SUITE 250  
MILPITAS, CA  
(408) 522-5255  
ZORAN SUTILOVIC

**MBH** ARCHITECTS  
960 ATLANTIC AVENUE  
ALAMEDA, CA 94501  
TEL 510 865 8663  
FAX 510 865 1611



## -SHEET INDEX-

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A2.4.1	OVERALL ROOF PLAN	•
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Rivian Automotive LLC

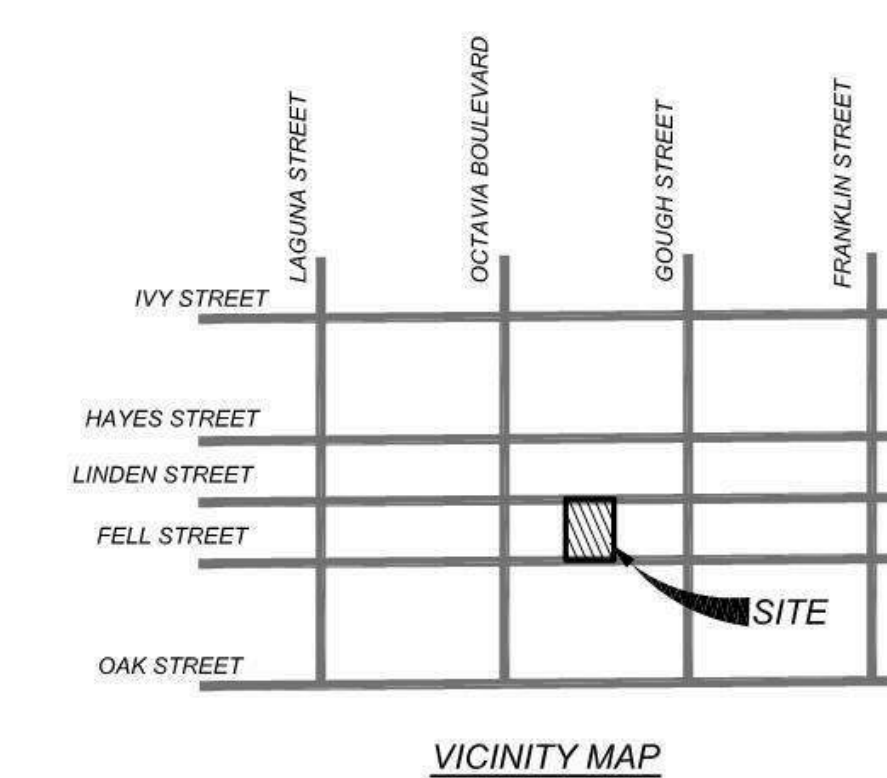
340 and 362 Fell St,  
San Francisco, CA 94102

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No.	Date	Issue
	02.17.2021	CU SUBMITTAL

## BUILDING AND SITE INFORMATION

	EXISTING	PROPOSED
LOT COVERAGE	99%	UNCHANGED
LANDSCAPE AREA	0%	UNCHANGED
BUILDING SF (GROSS)	19,457 SF	UNCHANGED
LOT SF	12,900 SF (.3 ACRES)	UNCHANGED
PUBLIC PARKING ON SITE	NONE	UNCHANGED
100 YEAR FLOOD PLANE (FEMA)	NO	
ZONING DESIGNATION	NCT-HAYES	
HEIGHT AND BULK DISTRICT	40-X	
PLANNING DISTRICT	DISTRICT 5 WESTERN ADDITION	
HISTORIC DISTRICT	HAYES VALLEY	
CEQA HISTORICAL RESOURCE CATEGORY	CATEGORY A	
PARCEL NO.	0817/011	



Project 55012

Scale

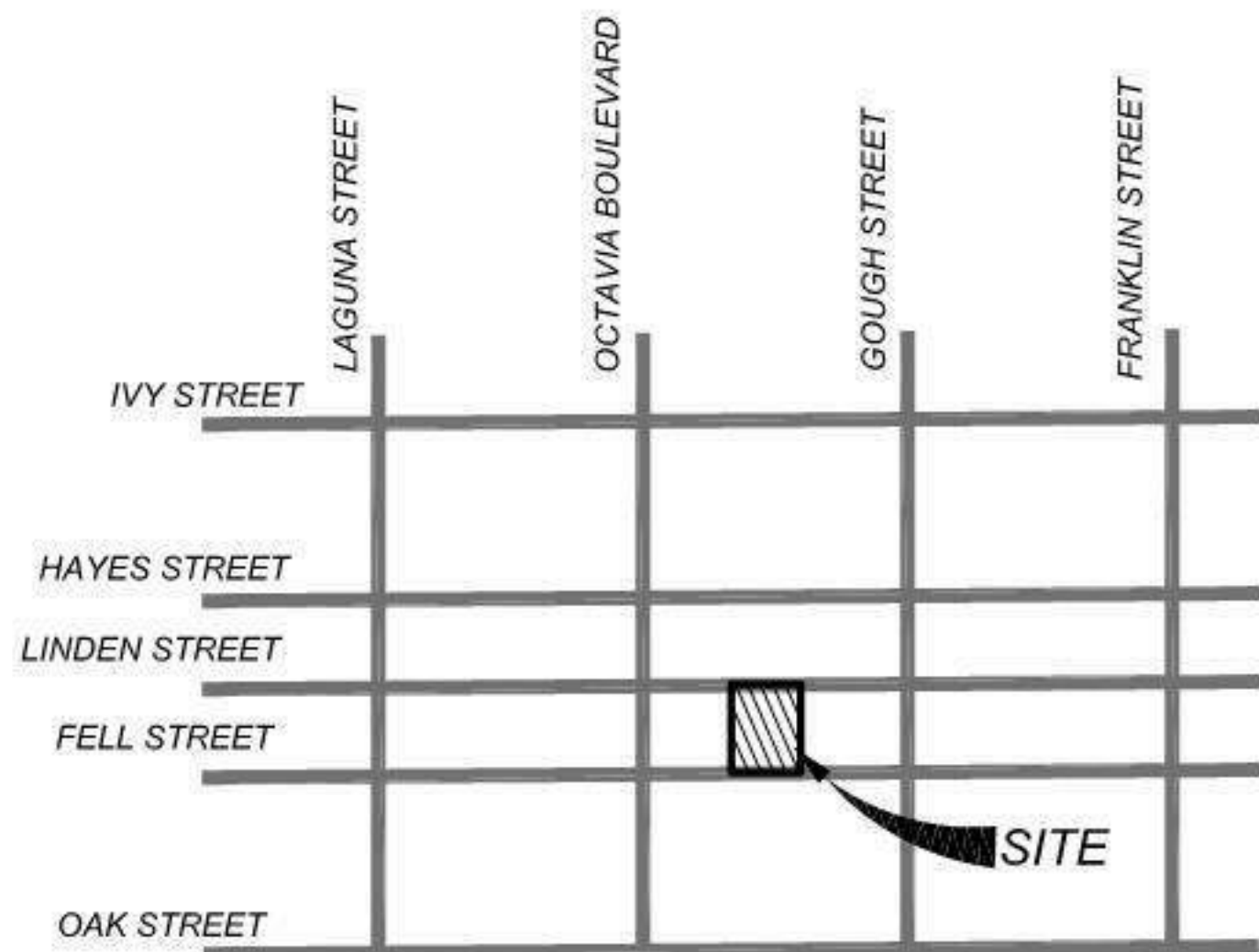
Drawing Title COVER SHEET FOR CU SUBMITTAL

Drawing No.

A0.0.0

**SITE PLAN NOTES**

- 1 REFER TO CIVIL DRAWINGS FOR GRADE, SIDEWALK SCORE PATTERN, SITE UTILITY, SITE DRAINAGE, DETECTABLE WARNINGS AT CURB RAMPS AND CITY STANDARD SITE IMPROVEMENT DETAILS.
- 3 REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION IMPROVEMENTS.
- 4 STANDPIPE LOCATION SHALL COMPLY WITH CITY OF SAN FRANCISCO FIRE DEPARTMENT REQUIREMENTS.
- 5 ACCESSIBLE ROUTE TO NOT EXCEED 2% SLOPE.
- 7 HEAD HEIGHT CLEARANCE SHALL MEET CBC SECTION 1116A FOR WALKS, PEDESTRIAN WALKS AND CIRCULATION AREAS. MINIMUM CLEARANCE OF 84" SHALL BE MAINTAINED THROUGHOUT.
- 9 ELEVATIONS ARE BASED ON ALTA SURVEY DATUM.
- 11 (E) SIDEWALK FIXTURES REMOVED DURING CONSTRUCTION MUST BE RETURNED TO ORIGINAL LOCATIONS AND REINSTALLED PER CITY STANDARDS.
- 12 ANY (E) SIDEWALK FIXTURES DAMAGED DURING CONSTRUCTION MUST BE REPLACED BY CONTRACTOR.

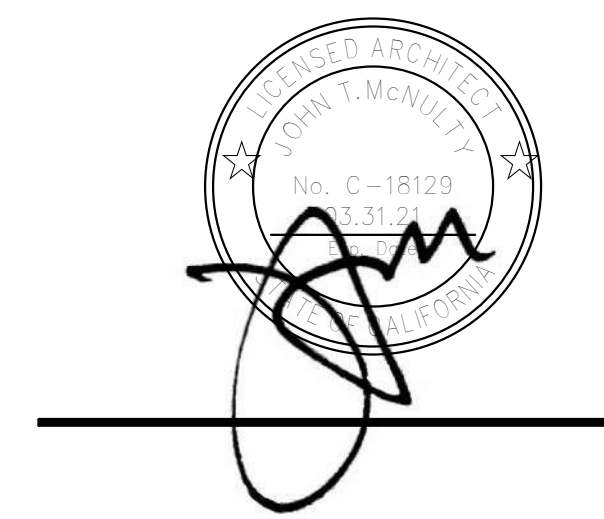


VICINITY MAP

VICINITY PLAN SCALE 3/4" = 1'-0" 2

**BUILDING AND SITE INFORMATION**

	EXISTING	PROPOSED
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LANDSCAPE AREA	0%	UNCHANGED
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CEQA HISTORICAL RESOURCE CATEGORY	CATEGORY A	
PARCEL NO.	0817/011	



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**SITE PLAN LEGEND**

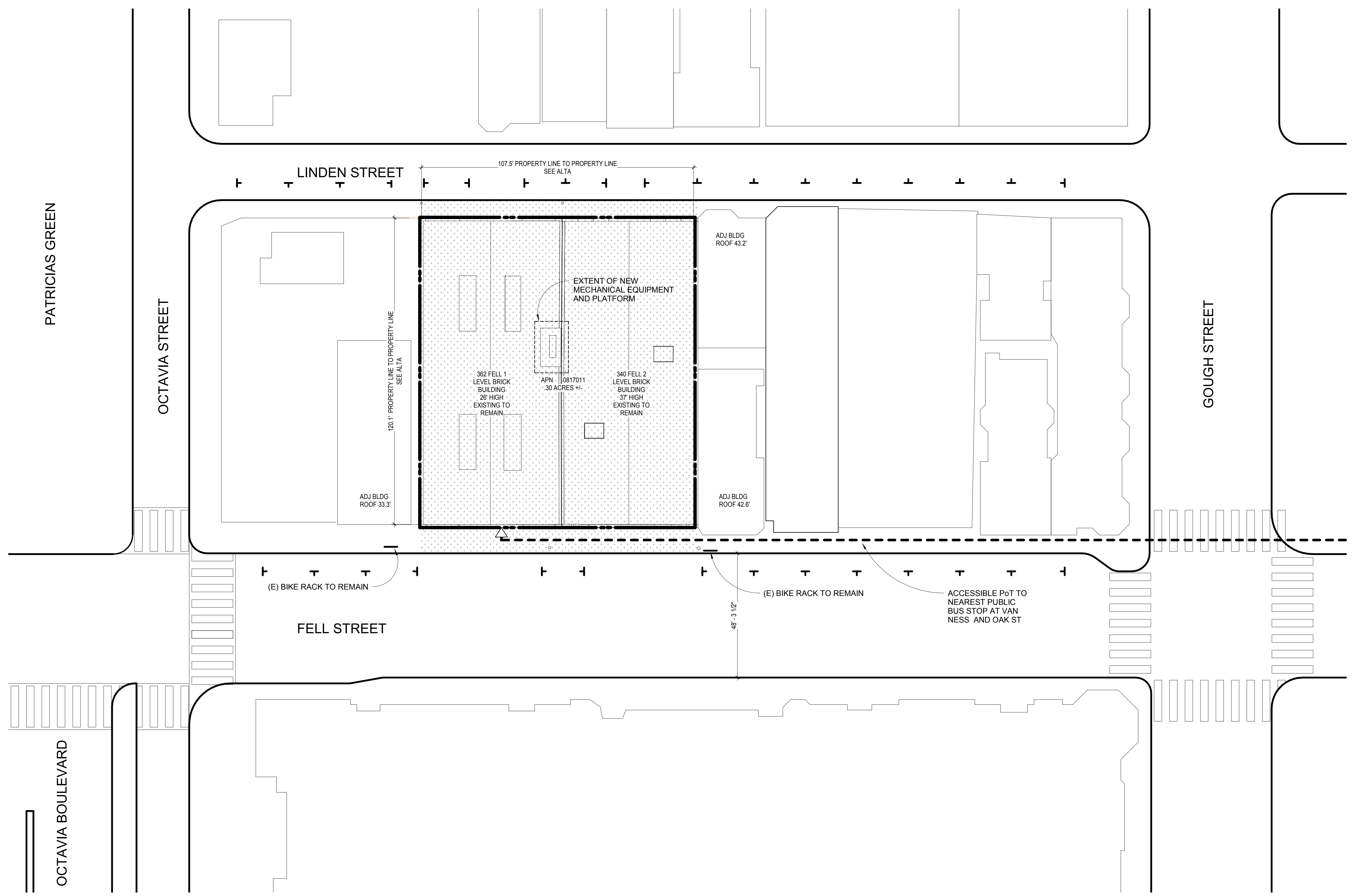
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- △ ACCESSIBLE POINT OF ENTRY
- ▨ EXTENT OF WORK
- ┣ (E) PARKING DESIGNATION BASED ON ALTA SURVEY AND PUBLIC RECORD

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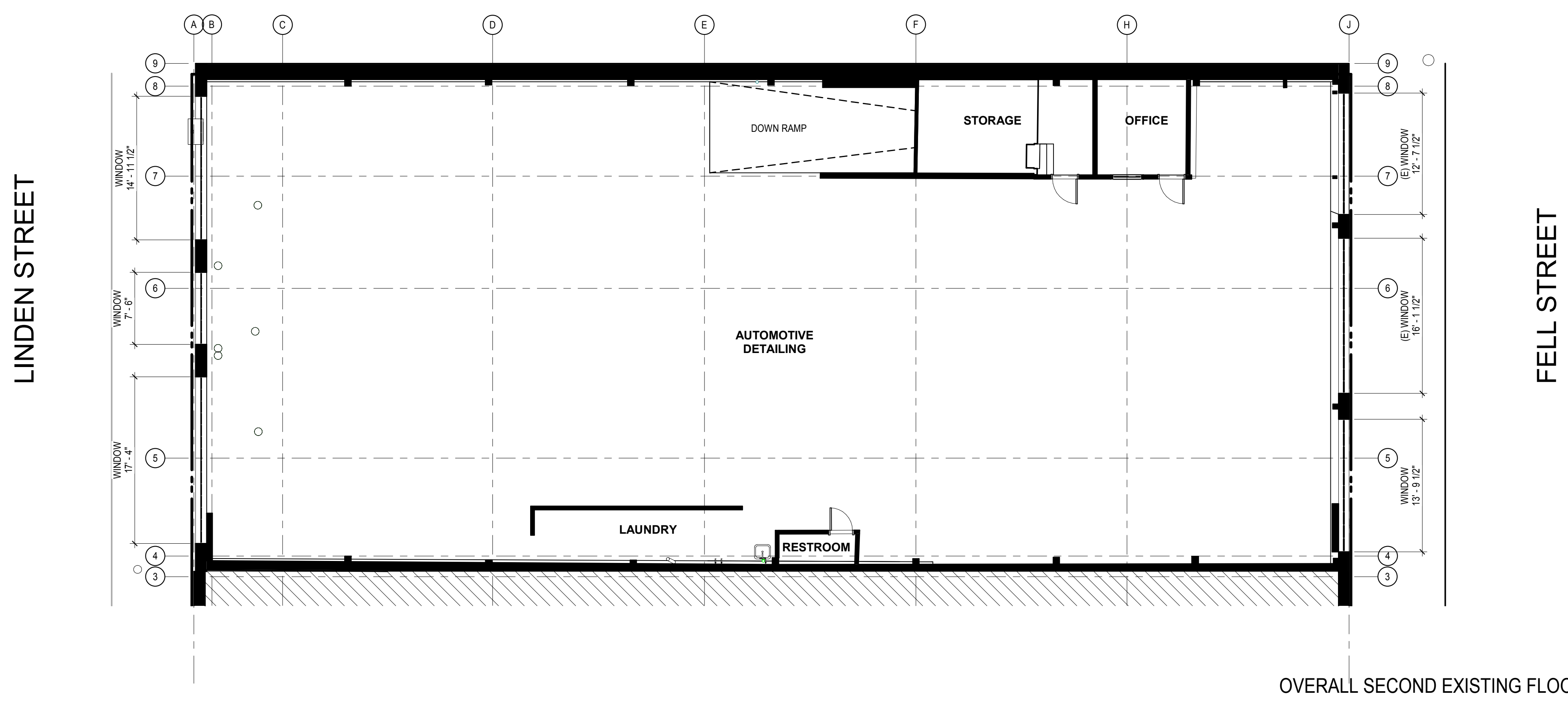
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Drawing Title	SITE PLAN

Drawing No.

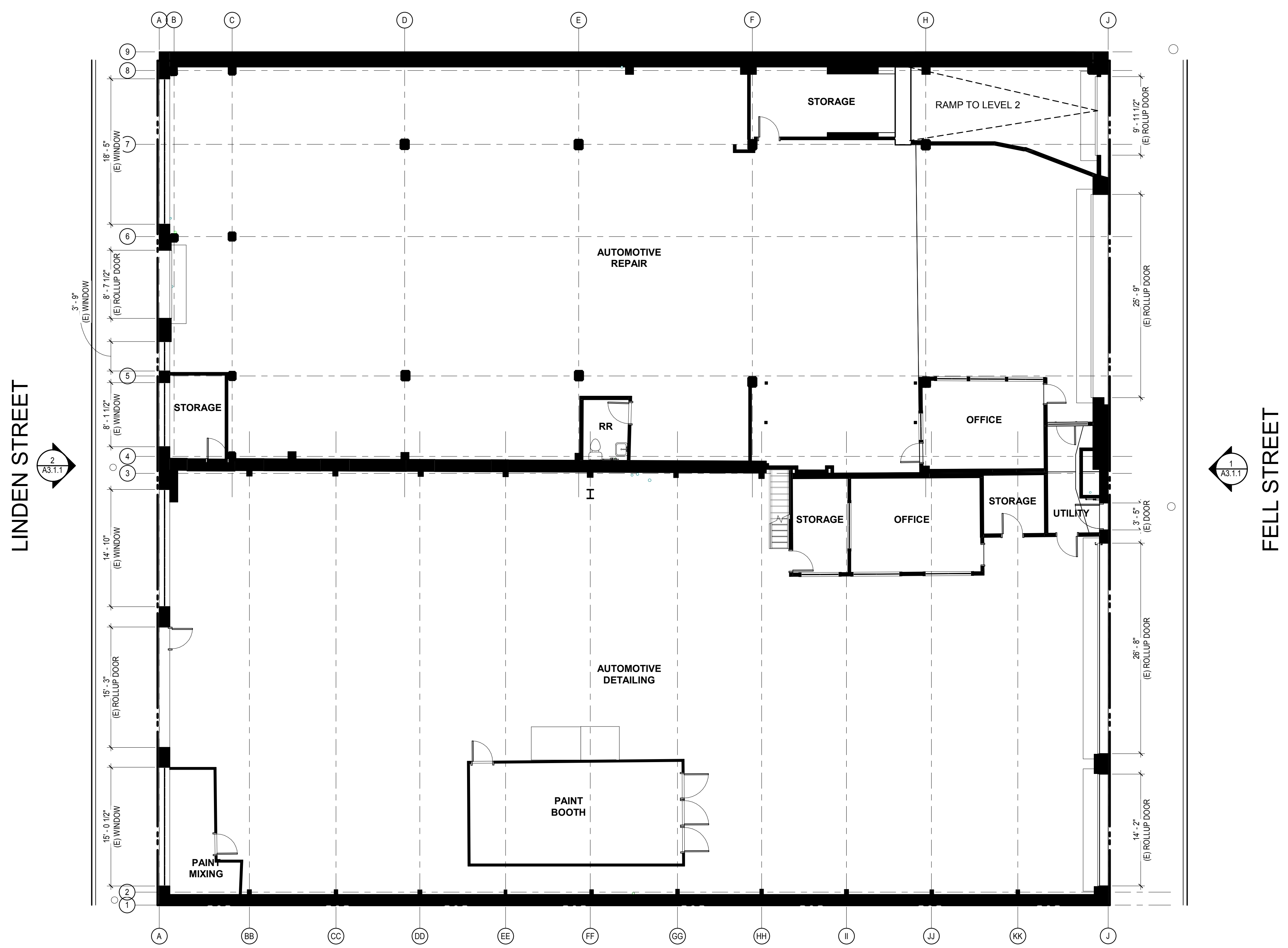
**A1.0.0**



SITE PLAN SCALE 1" = 20'-0" 1



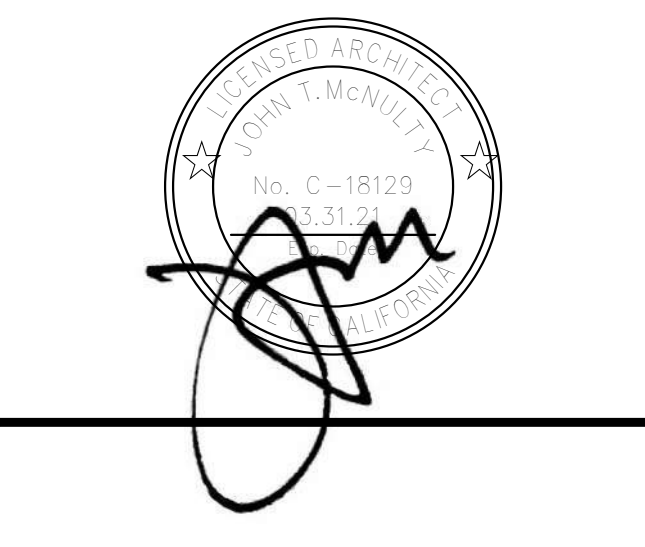
OVERALL SECOND EXISTING FLOOR PLAN SCALE 1/8" = 1'-0" 2



OVERALL GROUND EXISTING FLOOR PLAN SCALE 1/8" = 1'-0" 1

**FLOOR PLAN NOTES**

- 1 CONTRACTOR SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS AND FIELD CONDITIONS, AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK IN QUESTION.
- 2 ALL DIMENSIONS ARE TO FACE OF FINISH, U.O.N.
- 3 OFFSET ALL DOOR OPENINGS 6" FROM PERPENDICULAR WALL U.O.N.
- 4 CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE ARCHITECT, PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
- 5 THE CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES AND SPECIAL EQUIPMENT, U.O.N., VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS AND INSTALLERS.
- 6 "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
- 7 "SIM." SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONED NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 8 "ALIGN" MEANS ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
- 10 REFER TO CIVIL DRAWINGS FOR CIVIL IMPROVEMENTS INCLUDING GRADING, SITE UTILITY, SITE DRAINAGE & CITY STANDARD SITE IMPROVEMENTS.
- 11 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.
- 12 CONTRACTOR SHALL COORDINATE ALL WORK WITH STRUCTURAL, LANDSCAPE, CIVIL, AND ALL DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- 13 SEE OVERALL FLOOR PLAN FOR LOCATIONS OF EXTERIOR WINDOWS, EXTERIOR DOORS AND EXTERIOR WALL CONDITIONS.
- 14 ALL VISIBLE THERMOSTATS, SWITCHES, CONTROLS, OUTLETS AND OTHER VISIBLE ELECTRICAL AND MECHANICAL CONTROLS AND DEVICES ARE TO BE LAID OUT IN AN ORDERLY FASHION. COORDINATE LOCATION OF VISIBLE DEVICES WITH ARCHITECT PRIOR TO SHOP DRAWINGS. USE REMOTE CEILING MOUNTED THERMOSTATS WHENEVER POSSIBLE.
- 15 ALL SWITCHES AND OUTLETS TO BE DECORA STYLE.
- 16 METAL STUD FRAMING AND GYP BOARD FINISH OF THE INTERIOR SIDE OF THE DOUBLE STUD ASSEMBLY AT TENANT RETAIL, OFFICE SPACES AND ELEVATOR LOBBIES TO BE COMPLETED BY FUTURE TENANT. SEE DETAILS ON A8.3.1 FOR SCOPE OF WORK.



**KEYNOTES**

**FLOOR PLAN LEGEND**

- (E) WALL TO REMAIN
- (N) LIGHT FRAME PARTITION
- (N) 1-HR RATED LIGHT FRAME FIRE BARRIER
- (N) 2-HR RATED LIGHT FRAME FIRE BARRIER
- PROPERTY LINE
- FIRE EXTINGUISHER CABINET
- FLOOR ELEVATION
- ALIGN FACE OF FINISH, TYPICAL



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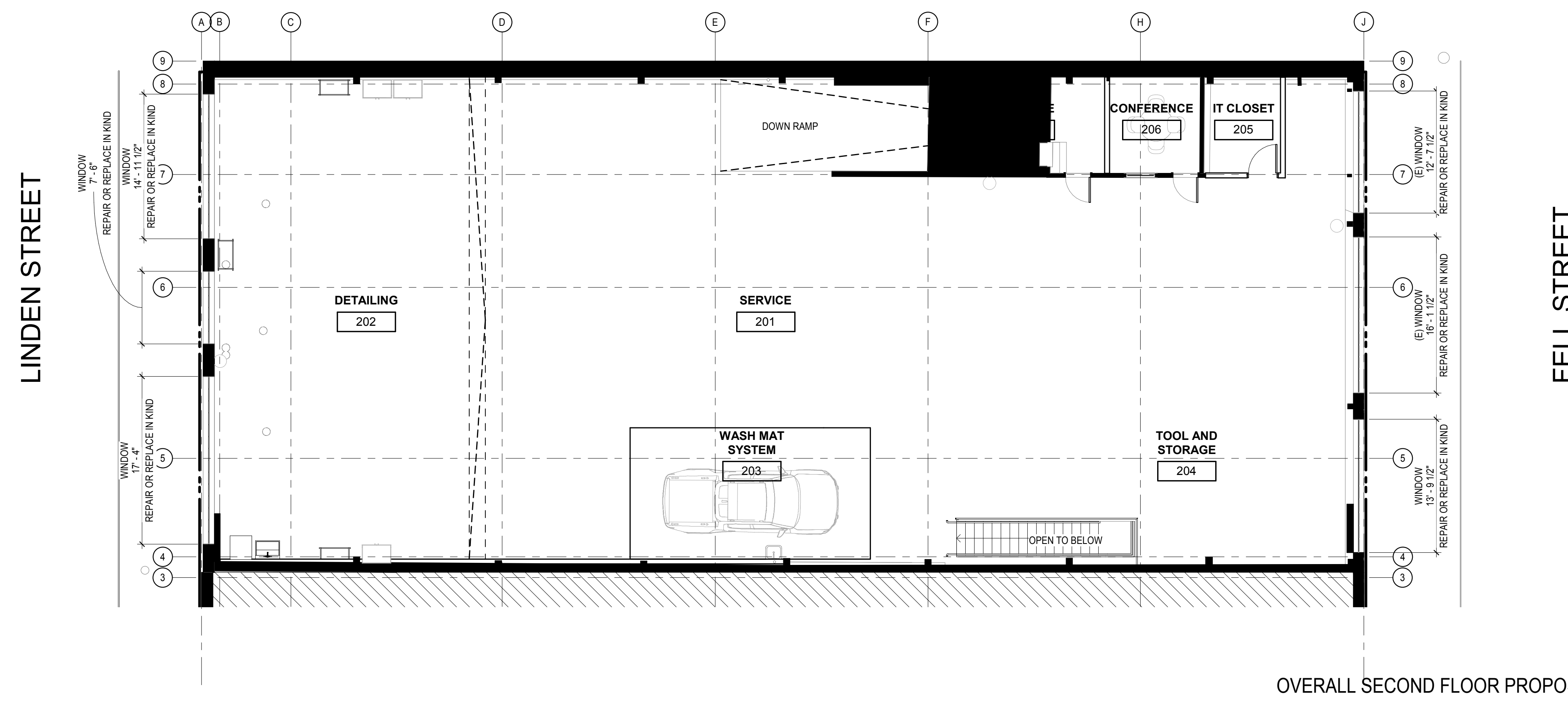
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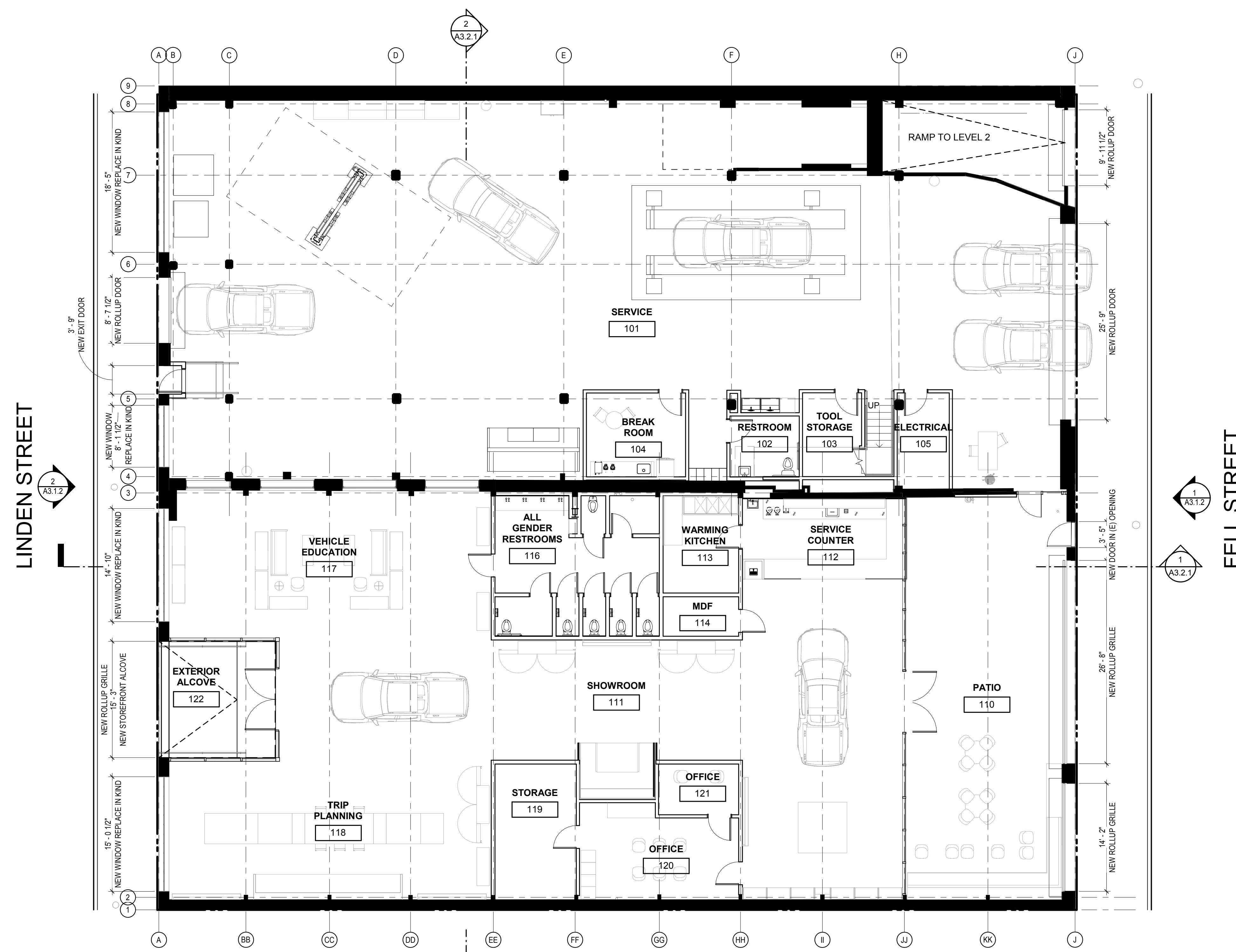
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Drawing Title	EXISTING BUILDING PLANS

Drawing No.

**A2.1.0**



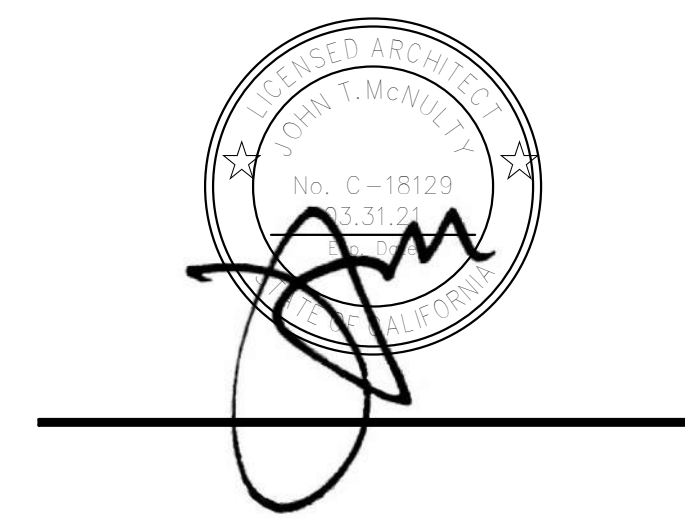
OVERALL SECOND FLOOR PROPOSED PLAN SCALE 1/8" = 1'-0" 2



OVERALL GROUND FLOOR PROPOSED PLAN SCALE 1/8" = 1'-0" 1

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**KEYNOTES**

- (E) WALL TO REMAIN
- (N) LIGHT FRAME PARTITION
- (N) 1-HR RATED LIGHT FRAME FIRE BARRIER
- (N) 2-HR RATED LIGHT FRAME FIRE BARRIER
- PROPERTY LINE
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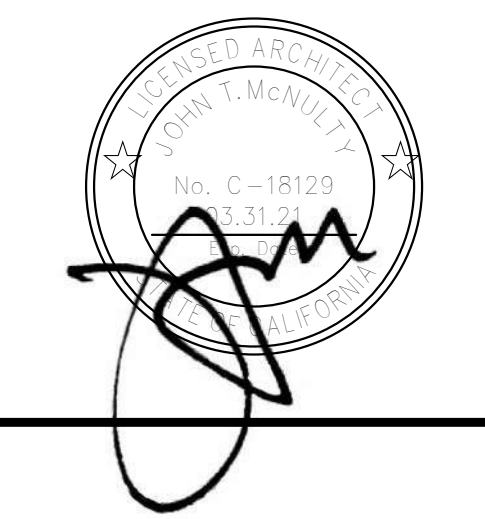
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Scale	As indicated
Drawing Title	PROPOSED PLANS

Drawing No.

**A2.1.1A**

**ROOF PLAN NOTES**

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- 9 ALL EQUIPMENT TO BE MOUNTED ON ACOUSTICAL ISOLATORS, MASON BR OR EQUIVALENT
- 10 ALL PIPE AND CONDUIT PENETRATIONS TO BE MINIMUM OF 6" APART.



**KEYNOTES**

**ROOF PLAN LEGEND**



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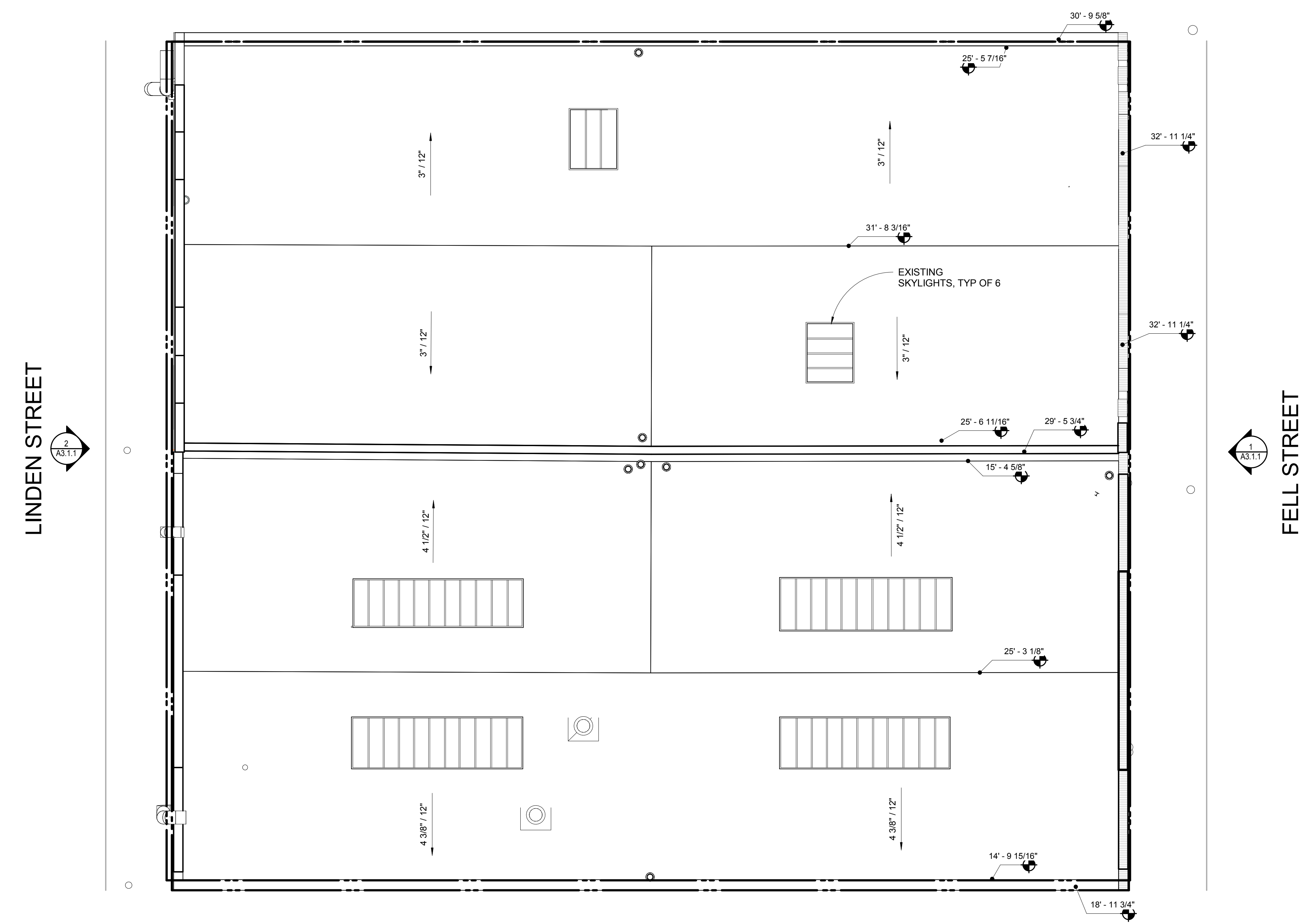
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Drawing Title	EXISTING ROOF PLAN

Drawing No.

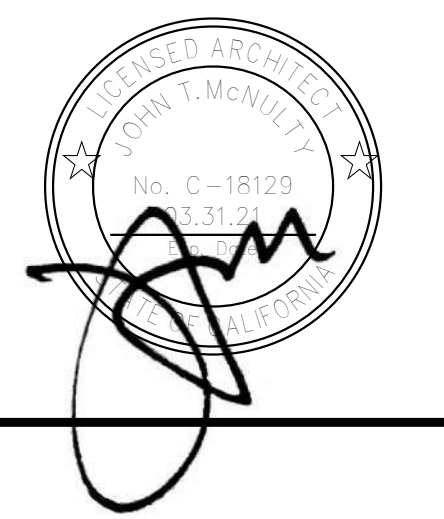
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EXISTING ROOF PLAN  
 SCALE 1/8" = 1'-0"  
 1

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**KEYNOTES**

**ROOF PLAN LEGEND**

- 2-HOUR RATED WALL
- CMU WALL
- DEMISING WALL
- 1-HOUR RATED WALL
- CONCRETE WALL, 2-HOUR MIN., SEE STRUCT. DWGS.
- PROPERTY LINE
- WALL/PARTITION SYMBOL-SEE PARTITION SCHEDULE
- DOOR TYPE
- WINDOW TYPE
- FLOOR ELEVATION
- ALIGN FACE OF FINISH, TYPICAL
- PLUMBING FIXTURE/ACCESSORY TYPE, SEE SHEET A10.3.1
- FINISH TYPE, SEE SHEET A10.3.1



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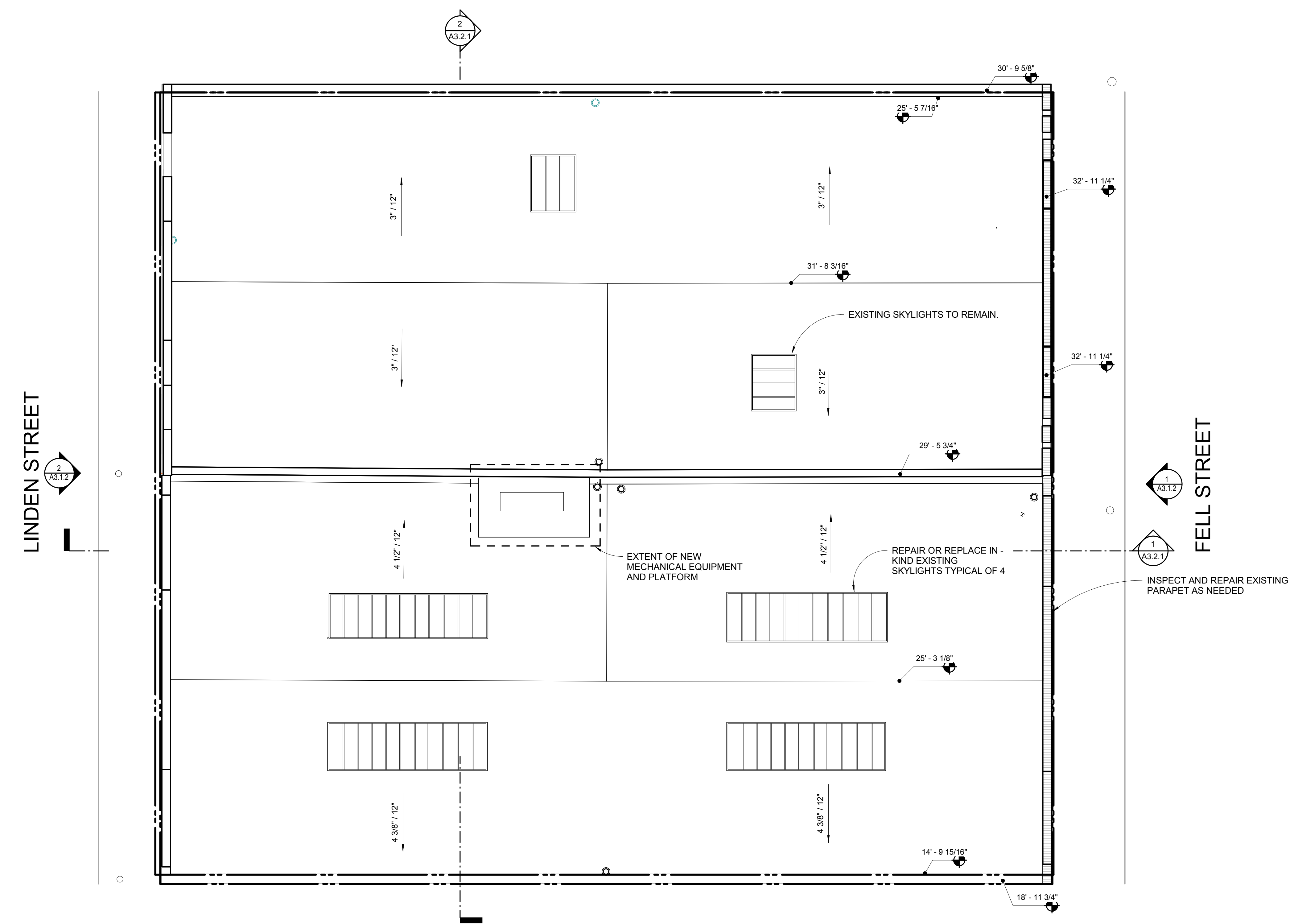
Project 55012

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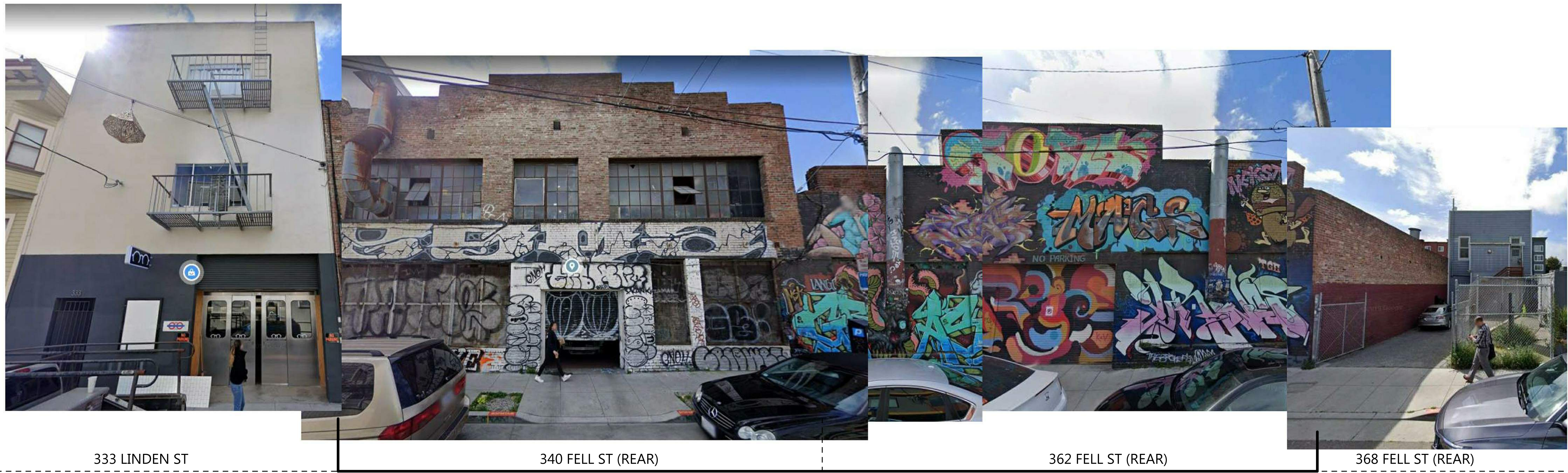
Drawing Title OVERALL ROOF PLAN

Drawing No.

**A2.4.1**



OVERALL ROOF PLAN SCALE 1/8" = 1'-0" 1



333 LINDEN ST

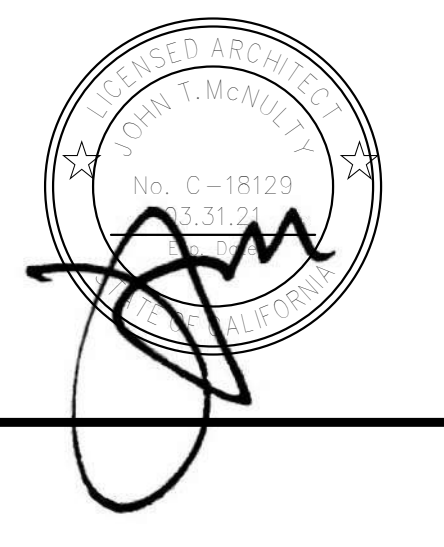
340 FELL ST (REAR)

362 FELL ST (REAR)

368 FELL ST (REAR)

PROJECT SITE

LINDEN STREET PHOTO MONTAGE

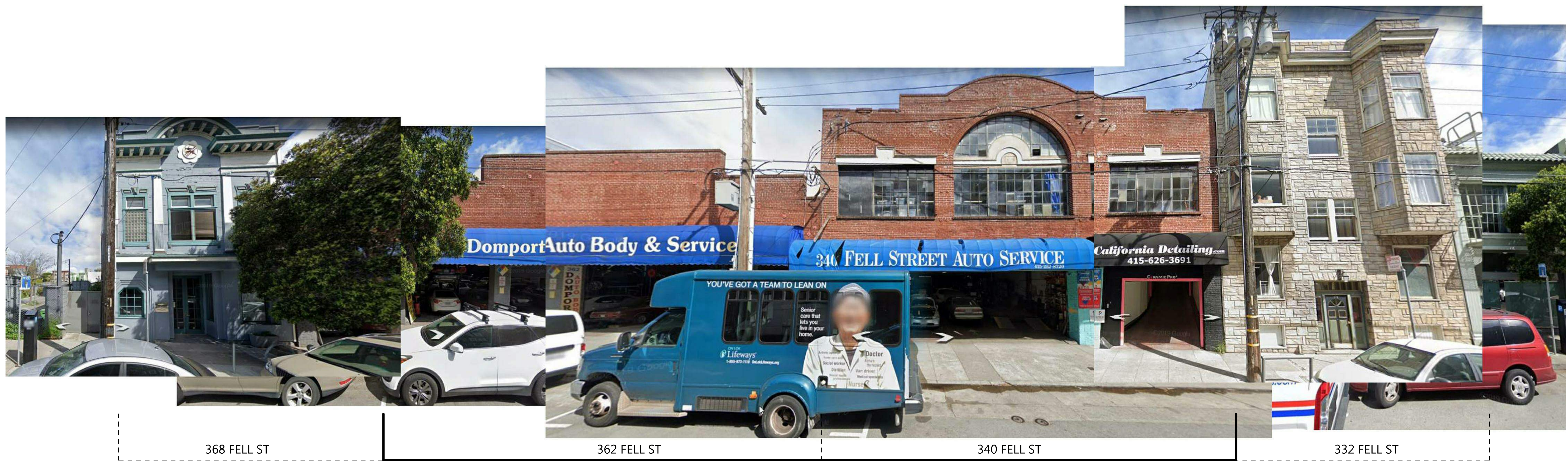


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368 FELL ST

362 FELL ST

340 FELL ST

332 FELL ST

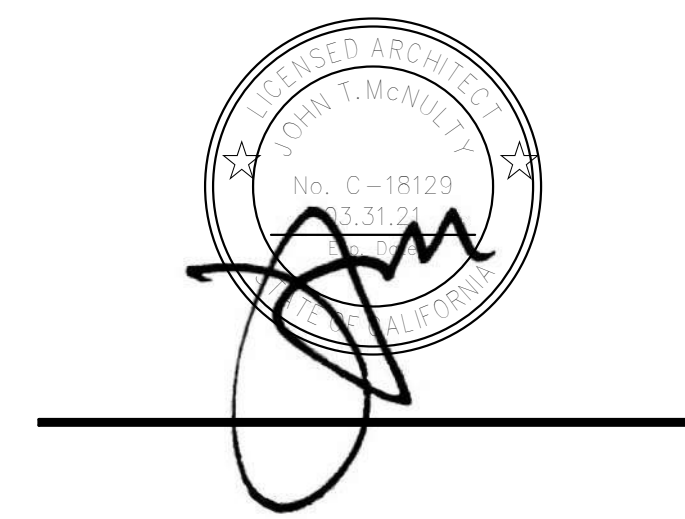
PROJECT SITE

FELL STREET PHOTO MONTAGE

Project	55012
Scale	1/2" = 1'-0"
Drawing Title	PHOTOGRAPHS OF EXISTING BUILDING

Drawing No.

**A3.1.0**



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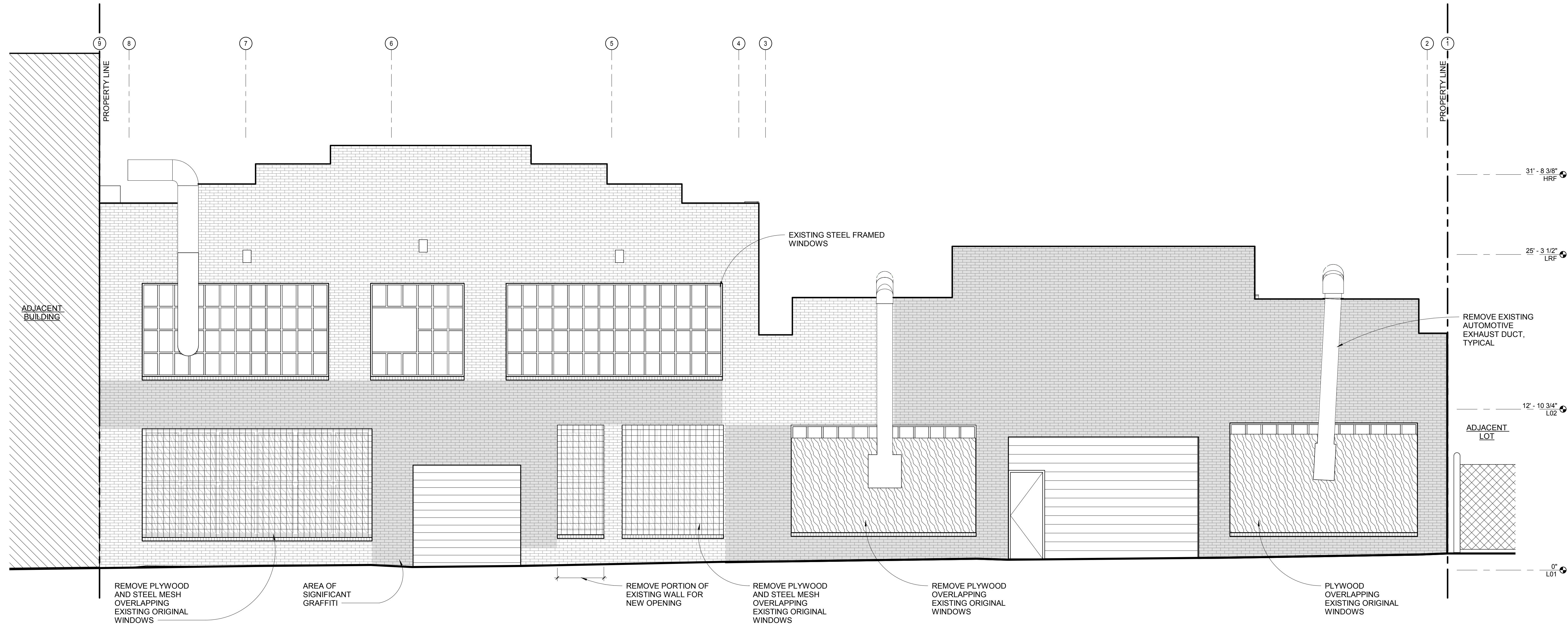
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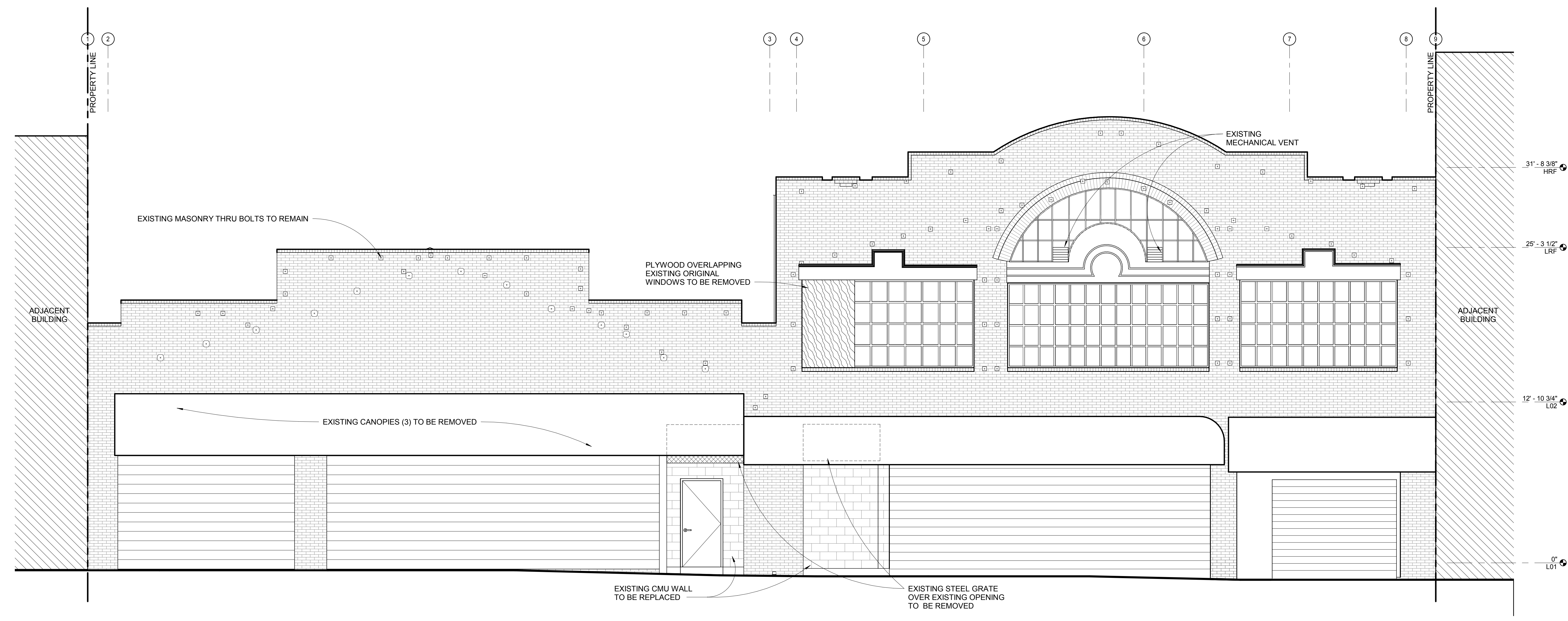
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Drawing Title	EXISTING NORTH AND SOUTH EXTERIOR ELEVATION

Drawing No.

**A3.1.1**

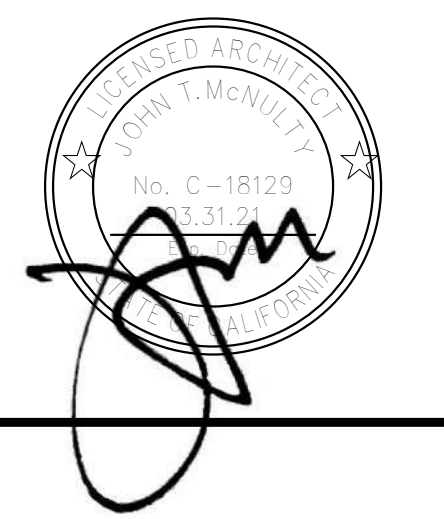


LINDEN ST EXISTING ELEVATION SCALE 1/4" = 1'-0" 2



FELL STREET EXISTING ELEVATION SCALE 1/4" = 1'-0" 1





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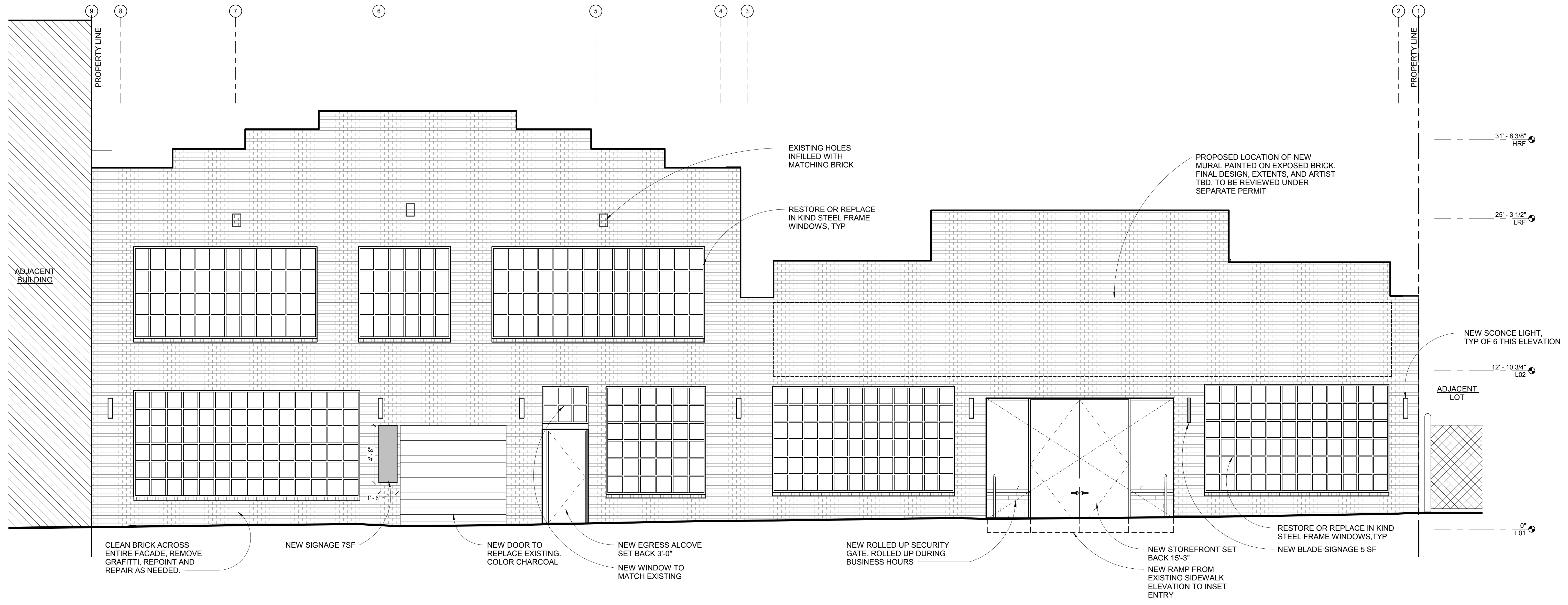
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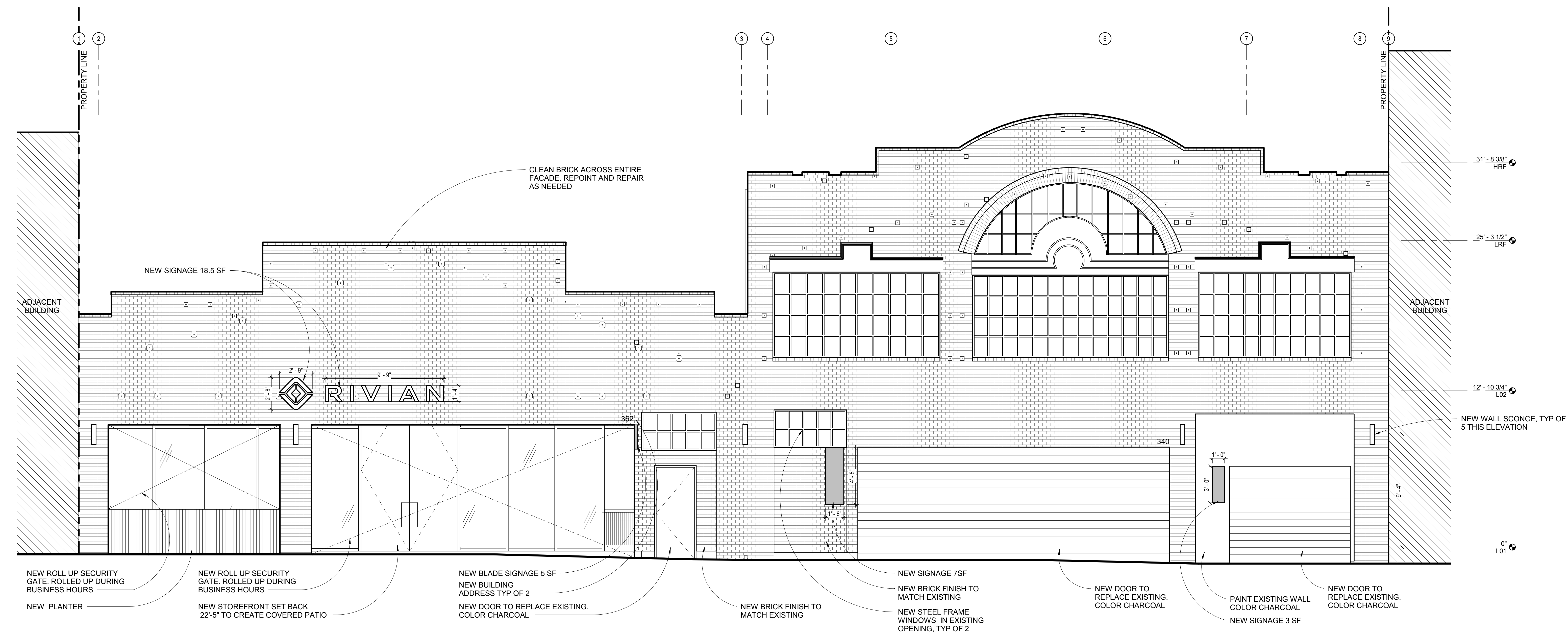
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Drawing No.

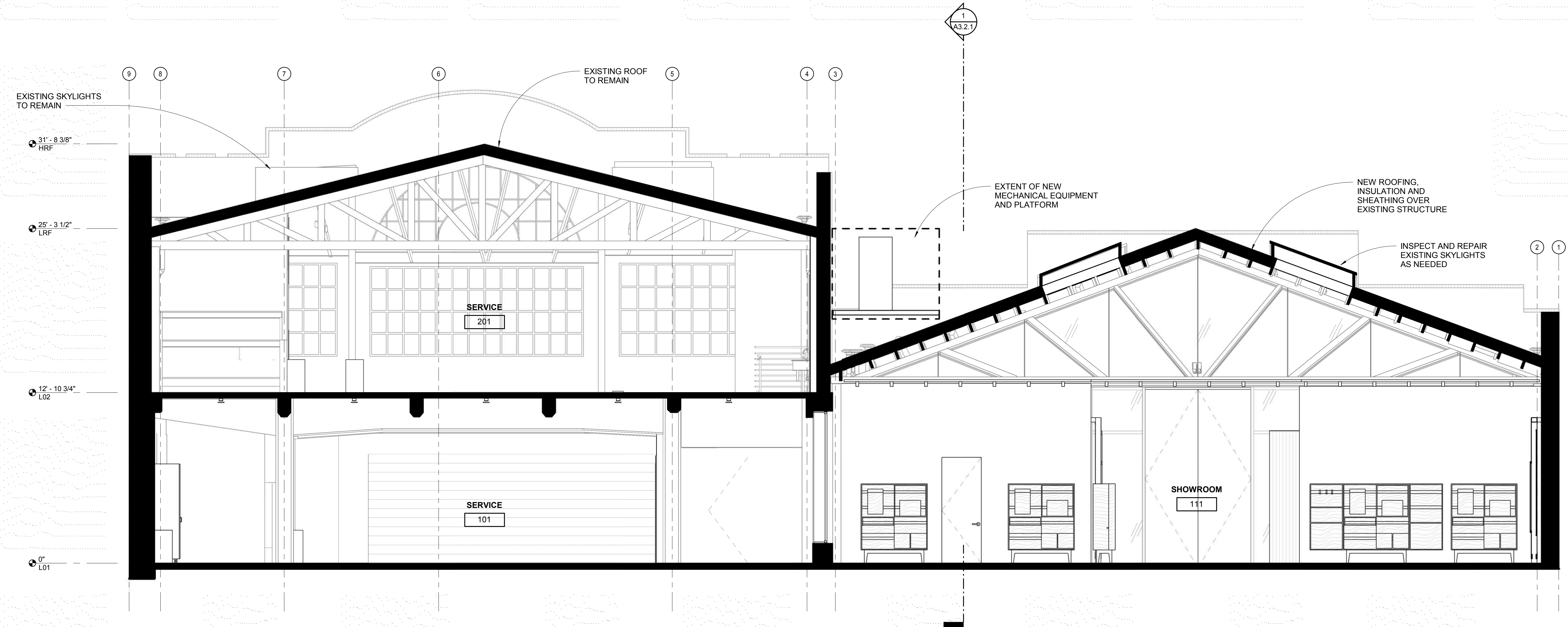
**A3.1.2**



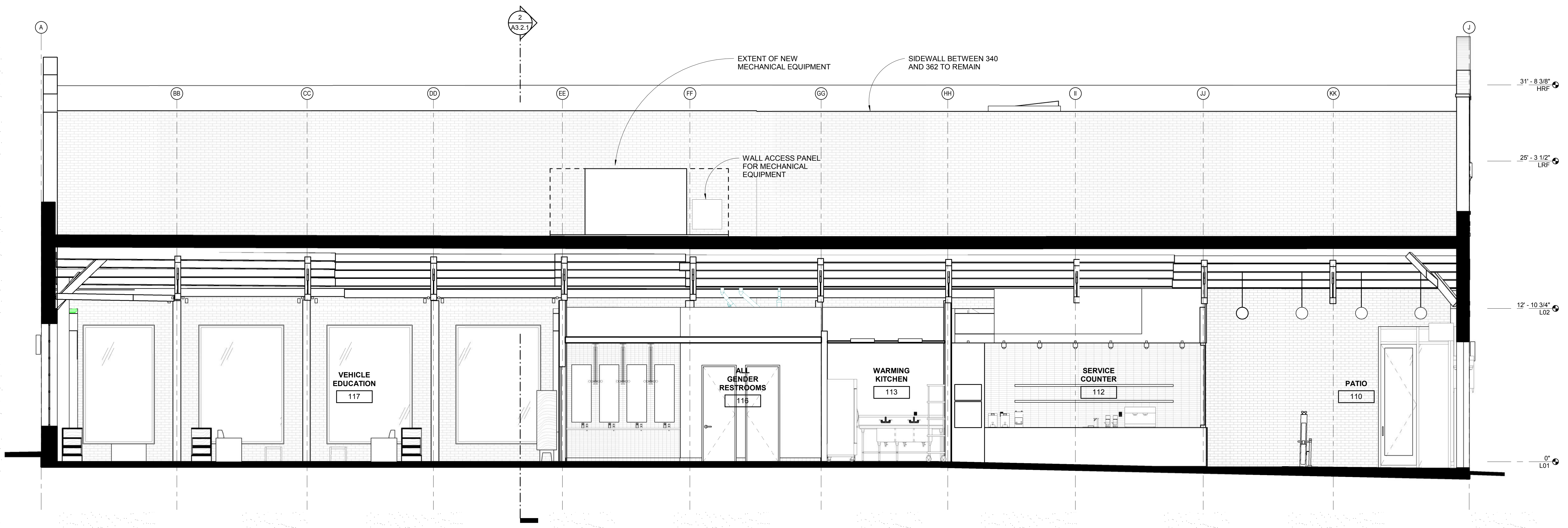
LINDEN STREET PROPOSED ELEVATION SCALE 1/4" = 1'-0" 2



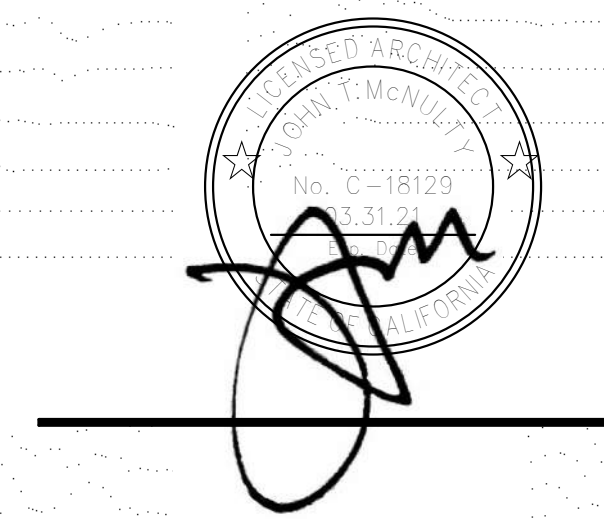
FELL ST PROPOSED ELEVATION SCALE 1/4" = 1'-0" 1



EAST-WEST BUILDING SECTION SCALE 1/4" = 1'-0" 2



NORTH-SOUTH BUILDING SECTION SCALE 1/4" = 1'-0" 1



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No.	Date	Issue
02	17.2021	CU SUBMITTAL

Project	55012
Scale	1/4" = 1'-0"
Drawing Title	OVERALL BUILDING SECTIONS
Drawing No.	

**A3.2.1**