



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JANUARY 7, 2015

Date Prepared: December 30, 2015
Case No.: **2015-010314CUA**
Project Address: **3128 16th STREET**
Zoning: Valencia NCT (Neighborhood Commercial Transit)
55-X Height and Bulk District
Block/Lot: 3555/017
Project Sponsor: Kate Chan
278 Raymond Avenue
San Francisco, CA 94112
Staff Contact: Kimberly Durandet – (415) 575-6816
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PROJECT DESCRIPTION

This is a request for **Request for Conditional Use Authorization**, pursuant to Planning Code Sections 249.60, 303, 726.44, and 790.91, to permit the change of use of a 1,160 square foot tenant space from Retail to Restaurant (d.b.a. Tea De Chine), occupying the ground floor within an NC-T (Valencia Street Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use District, and 55-X Height and Bulk District. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

In the Valencia NCT District, Planning Code Section 726.44 requires that conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any point within a period of three years prior to submission of a building permit application to Restaurant (Section [790.91](#)) requires a Conditional Use authorization for selected parcels from 15th Street to 24th Street (Ordinance No.180-13, July 22, 2013).

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2015-010314CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated March 21, 2015 and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses	X			
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			N/A	
list specific §§				
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Approved 12-22-15

Additional Information	
Notification Period	December 18, 2015 – January 7, 2016
Number and nature of public comments received	3 Letters of Support
Number of days between filing and hearing	149

Generalized Basis for Approval (max. one paragraph)
The project is necessary and desirable for, and compatible with, the neighborhood as it activates 1,160 square foot ground floor space with a neighborhood-serving use: Restaurant (d.b.a. Tea de Chine). The space was previously occupied by neighborhood-serving retail. The project would increase the concentration of eating and drinking uses within 300 linear feet of the subject property (and within the Valencia St NCT District) to 28% (storefront street frontage is 15 linear feet of this 60-foot property frontage), which is higher than the 25% threshold recommended by Section 303(o), but represents only an increase of less than 1%. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 7, 2016.

AYES:

NAYS:

ABSENT:

ADOPTED: January 7, 2016

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance

Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections, 249.60, 303, 726.44, and 790.91, to permit the change of use of a 1,160 square foot ground floor tenant space from Retail to Restaurant (d.b.a. Tea De Chine), located at 3128 16th Street within an NC-T (Valencia Street Neighborhood Commercial Transit) Zoning District, Mission Alcoholic Beverage Special Use District, and 55-X Height and Bulk District; in general conformance with plans, dated March 21, 2015, and stamped "EXHIBIT B" included in the docket for Record No. 2015-010314CUA and subject to conditions of approval reviewed and approved by the Commission on January 7, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the Building Permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 7, 2016 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a Building Permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Signs.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.

MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

12. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

14. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

15. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information

change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

17. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ABBREVIATIONS & LEGEND

&	And	F.S.	Full Size	S	South
∠	Angle	FT.	Foot or Feet	S.C.	Solid Core
⊙	At	FTG.	Footing	S.C.D.	Seat Cover Dispenser
€	Centerline	FURR.	Furred(ing)	SCH.E.	Schedule
φ	Diameter or Round	FUT	Future	SCN.	Screen
⊥	Perpendicular			S.D.	Soap Dispenser
#	Pound or Number	GA.	Gauge	SECT.	Section
(E)	Existing	GALV.	Galvanized	SH.	Shelf, Shelving
A.B.	Anchor Bolts	G.B.	Grab Bar	SHR.	Shower
ABV	Above	G.C.	General Contract(or)	SHT.	Sheet
A.C.	Asphaltic concrete	GD.	Grade (ing)	SHTH.	Sheathing
ACOUS.	Acoustical	GL.	Glass	SIM.	Similar
A/C	Air Conditioning	GN.	Ground	S.N.D.	Sanitary Napkin Dispenser
A.D.	Area Drain	GYP.	Gypsum	S.N.R.	Sanitary Napkin Receptacle
AFF.	Above Finished Floor			SNT.	Sealant
ADJ.	Adjustable	H.B.	Hoss Bibb	SPEC.	Specification (s)
ADJA.	Adjacent	HBD	Hardboard	SQ.	Square
AGGR.	Aggregate	HDW	Hardware	SST.	Stainless Steel
ALT.	Alternate	H.M.	Hollow Metal	SSK.	Service Sink
ALUM.	Aluminum	HOR.	Horizontal	STA.	Station
ANOD.	Anodized	HR.	Hour	STD.	Standard
APPROX.	Approximate	HT	Height	STL.	Steel
ARCH.	Architect (ure) (ural)	HWD	Hardwood	STOR.	Storage
ASPH.	Asphalt	H.V.A.C.	Heating/Ventilating/ Air Conditioning	STR.	Structure (al)
				SUSP.	Suspended
				SYM.	Symmetrical
				SYN.	Synthetic
BD.	Board	I.D.	Inside Diameter	T	Tread
BEL	Below	INSU.	Insulation	T.B.	Towel Bar
BET.	Between	INT.	Interior	T.C.	Terra Cotta
BITUM.	Bituminous	JAN.	Janitor	TEL.	Telephone
BLK.	Block	JT.	Joint	T&G	Tongue and Groove
BLKG.	Blocking	KIT.	Kitchen	THK	Thick
BM.	Beam			THR	Threshold
B.M.	Bench Mark	LAB.	Laboratory	T.P.D.	Toilet Paper Dispenser
BRG.	Bearing	LAM.	Laminate	TPTN	Toilet Partition
BRZ.	Bronze	LAV.	Lavatory	T.V.	Television
BOT	Bottom	LBL.	Label	T.O.C.	Top Of Curb
B.S.	Both Sides	LKR.	Locker	T.O.P.	Top Of Pavement
B.W.	Both Ways	LT	Light	T.O.W.	Top Of Wall
BUR	Built Up Roofing	LTL.	Lintel	TP.	Typical
		LVR.	Louver	TZ.	Terrazzo
CAB.	Cabinet			UNF.	Unfinished
C.B.	Catch Basin	M (m)	Meter	U.O.N./	Unless Otherwise Noted
CEM.	Cement	MAS.	Masonry	U.N.O.	
CER.	Ceramic	MAX.	Maximum		
C.I.	Cast Iron	MBR.	Member	VERT.	Vertical
CJT.	Control Joint	M.C.	Mechine Cabinet	VEST.	Vestibule
CK.	Caulk(ing)	MECH.	Mechanical		
CLG.	Ceiling	MEMB.	Membrane	W	West
CLO.	Closet	MET/MTL	Metal	W/	With
CLR.	Clear (ance)	MFR.	Manufacture (r)	W.C.	Water Closet
CM (cm)	Centimeter	MH.	Manhole	W/O	Without
C.M.U.	Concrete Masonry Unit	MIN.	Minun	WD.	Wood
CNTR.	Counter	MIR.	Mirror	WP.	Waterproof
COL.	Column	MISC.	Miscellaneous	WSCOT.	Wainscot
COMP.	Composite (tion)	MM (mm)	Millimeter	WT.	Weight
CONC.	Concrete	M.O.	Masonry Opening		
CONN.	Connection	M.LD.	Moulding		
CONST.	Construction	MTD.	Mounted		
CONT.	Continuous	MTL.	Material		
CORR.	Corridor	MUL.	Mullion		
CTR.	Center	MWK.	Millwork		
DBL.	Double	N	North		
DEPT.	Department	N.I.C.	Not In Contract		
DEMO.	Demolish, Demolition	NO. / #	Number		
D.F.	Drinking Fountain	NOM.	Nominal		
DIA.	Diameter	N.T.S.	Not To Scale		
DIAG.	Diagonal				
DIM.	Dimension(s)				
DISP.	Dispenser				
DMT.	Demountable				
DN.	Down				
D.O.	Door Opening				
DR.	Door				
DWR.	Drawer				
DS.	Downspout				
D.S.P.	Dry Stand Pipe				
DTL.	Detail				
DWG.	Drawing(s)				
E.	East	PCC.	Pre-Cast Concrete		
EA.	Each	PFB.	Prefabricate (d)		
E.B.	Expansion Bolt	PFN.	Prefinished		
E.J.	Expansion Joint	PK.	Parking		
EL.	Elevation	PL.	Plate		
ELEC.	Electrical	P.LAM	Plastic Laminate		
ELEV.	Elevator	PLAS.	Plaster		
EMER.	Emergency	PNT.	Paint (ed)		
ENCL.	Enclosure	PR.	Pair		
E.P.	Electrical Panelboard	P.T.	Point		
EQ.	Equal	P.T.D.	Paper Towel Dispenser		
EQPT.	Equipment	P.T.R.	Paper Towel Receptacle		
E.W.C.	Electric Water Cooler				

TENANT IMPROVEMENTS FOR
TEA DE CHINE
3128 16TH STREET
SAN FRANCISCO, CALIFORNIA

PROJECT DATA	
BUILDING DATA & AREA ANALYSIS:	
TOTAL TENANT AREA:	1160 SF
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	B
SPACES ADJOINING:	B (RETAILS ON BOTH SIDES)
FIRE SPRINKLER SYSTEM:	NONE
NUMBER OF STORIES:	1
TOTAL OCCUPANT LOAD:	36
NUMBER OF EXITS REQUIRED:	1
NUMBER OF EXITS PROVIDED:	1
<u>OCCUPANT LOAD</u>	
KITCHEN: $293 \text{ SQ.FT.}/200 = 2 \text{ PEOPLE}$	
DINING: $482 \text{ SQ.FT.}/15 = 32$	
OFFICE: $45 \text{ SQ.FT.}/100 = 1$	
RECEPTION: $112 \text{ SQ.FT} = 1$	
TOTAL: 36 PEOPLE	
PROJECT DESCRIPTION:	
THIS PROJECT IS TO PROPOSE RESTAURANT.	
SCOPE OF WORK:	
INTERIOR ONLY; AD NEW SEWERLINE AND PLUMBING FIXTURES, ADD NEW RECEPTACLES, KITCHEN HOOD.	

CONTACT

PROJECT TEAM

ANDY N. DANG
9587 DAPPLE GRAY PL.
ELK GROVE, CA 95624
TEL. (916) 761-4858
FAX. (916) 283-3577
odengineering@gmail.com

TENANT:

KATE OWAN
3128 16TH STREET
SAN FRANCISCO, CA 94103

BUILDING OWNER:

CONTRACTORS:

NOTES:

1. PLANS FOR ALTERATIONS TO THE EXISTING AUTOMATIC FIRE SPRINKLERS SHALL BE DEFERRED SUBMITTAL ON A SEPARATE PERMIT.
2. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF FIRE SPRINKLER DROPS AND INSTALL PLUGS AT ALL PIPE T & DRAIN AND REFILL SPRINKLER SYSTEM ON A DAILY BASIS UNTIL ALL SPRINKLER DROP WORK HAS BEEN COMPLETED. DO NOT LEAVE BUILDING WITHOUT FIRE SPRINKLER PROTECTION AFTER WORKING HOURS.

SHEET INDEX																																																																																		
AD ENGINEERING, PLANNING & DESIGN 9587 DAPPLE GRAY PL. ELK GROVE, CA 95624 TEL. (916) 761-4858 FAX. (916) 283-3577 adengineering@gmail.com	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">T-1</td> <td style="width: 80%;">TITLE SHEET</td> <td style="width: 10%;"></td> </tr> <tr> <td style="text-align: center;">T-2</td> <td>SITE PLAN — REFERENCE ONLY</td> <td></td> </tr> <tr> <td></td> <td>ARCHITECTURAL</td> <td></td> </tr> <tr> <td style="text-align: center;">A-1.1</td> <td>FLOOR PLAN</td> <td></td> </tr> <tr> <td style="text-align: center;">A-1.2</td> <td>CEILING PLAN</td> <td></td> </tr> <tr> <td style="text-align: center;">A-2.0</td> <td>ADA DETAILS</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>ELECTRICAL</td> <td></td> </tr> <tr> <td style="text-align: center;">E-1</td> <td>LIGHTING & POWER PLAN</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>PLUMBING</td> <td></td> </tr> <tr> <td style="text-align: center;">P-1</td> <td>PLUMBING PLAN</td> <td></td> </tr> <tr> <td style="text-align: center;">P-2</td> <td>PLUMBING PLAN</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>MECHANICAL</td> <td></td> </tr> <tr> <td style="text-align: center;">M-1</td> <td>MECHANICAL PLAN</td> <td></td> </tr> <tr> <td style="text-align: center;">M-2.1</td> <td>MECHANICAL PLAN</td> <td></td> </tr> <tr> <td style="text-align: center;">M-2.2</td> <td>MECHANICAL PLAN</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>TITLE 24</td> <td></td> </tr> <tr> <td style="text-align: center;">T1-1</td> <td>T-24</td> <td></td> </tr> <tr> <td style="text-align: center;">T1-2</td> <td>T-24</td> <td></td> </tr> <tr> <td style="text-align: center;">T1-3</td> <td>T-24</td> <td></td> </tr> <tr> <td style="text-align: center;">T1-4</td> <td>T-24</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	T-1	TITLE SHEET		T-2	SITE PLAN — REFERENCE ONLY			ARCHITECTURAL		A-1.1	FLOOR PLAN		A-1.2	CEILING PLAN		A-2.0	ADA DETAILS						ELECTRICAL		E-1	LIGHTING & POWER PLAN									PLUMBING		P-1	PLUMBING PLAN		P-2	PLUMBING PLAN						MECHANICAL		M-1	MECHANICAL PLAN		M-2.1	MECHANICAL PLAN		M-2.2	MECHANICAL PLAN						TITLE 24		T1-1	T-24		T1-2	T-24		T1-3	T-24		T1-4	T-24							
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<p>I AM THE DESIGNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT IT IS IN FULL COMPLIANCE WITH CURRENT ACCESSIBILITY REQUIREMENTS.</p> <p>SIGNATURE _____ DATE _____</p> <p>IF THE BUILDING INSPECTOR DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISION OF THE LAW, HE/SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE PLANNING AND BUILDING DEPARTMENT FOR FURTHER REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-CONFORMING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) AND PROPOSED MODIFICATIONS OF THE DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS.</p>																																																																																		
GENERAL NOTES																																																																																		

VICINITY MAP

The vicinity map shows the area around 3128 16th St. The map includes the following streets and landmarks:

- Streets:** Guerrero St, Alborn St, Valencia St, 16th St, Camp St, 15th St, 17th St, Rende Pl.
- Landmarks:** Little Star Pizza, Pakwan, Roxie Theater, Bar Tartine.
- Other:** A red pin marks the location of 3128 16th St. A north arrow is in the top right corner.

C O D E F O R M A T I O N

ALL WORK SHALL CONFORM TO THE FOLLOWING MODEL CODES:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY STANDARDS
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

NOTES:

- A. ALL CALCULATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL BE AUTOMATICALLY EXPIRE. (CPC 2013 SECTION 1106.3.2)
- B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS, A SUCCESSFUL PERMIT MAY BE OBTAINED WITHIN 180 DAYS, OR IF WORK IS SUSPENDED, THE REASON FOR A PERIOD OF 180 DAYS. PERMITS WHICH HAVE BEEN INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO ONE (1) YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1), THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE. (CPC 2013 SECTION 1101.9.5 (C))
- C. FIRE SPRINKLER PLANS STAMPED APPROVED BY THE COUNTY/CITY FIRE AUTHORITY SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.
- D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS PER FLUSH. (CPC 2013 SECTION 403.2.1)
- E. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A COMPLIANCE LISTING IN ACCORDANCE WITH SEC. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE. 2013 CPC SECTION 604.1.2 ALLOWS PEX WATER PIPING.

FINES/NOTES:

- 1. PROVIDE A MINIMUM OF ONE 2-A-10-10-B-C-RATED FIRE EXTINGUISHERS WITH CURRENT STATE MANDATED CERTIFICATION TAG.
- 2. APPROVED SUE NUMBER A MINIMUM OF SIX (6) INCHES IN HEIGHT SHALL BE PLACED ON ALL EXTERIOR DOORS OF THE TENANT SPACE.






GENERAL NOTES

1. ALL WORK , MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING BUILDING CODES, ORDINANCES, REGULATIONS AND AGENCIES.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING THE WORK. REPORT ANY DISCREPANCIES AND / OR POTENTIAL PROBLEMS TO THE ARCHITECT, PRIOR TO PROCEEDING.
3. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTORS SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS. (N.I.C.)
4. ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 AIR CHANGES PER HOUR BY MECHANICAL MEANS. REFER TO APPLICABLE DRAWINGS.
5. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE APPROVED ASSEMBLIES WITH SELF - CLOSING DEVICES IN ONE (1) HOUR RATED CONSTRUCTION.
6. ALL PENETRATIONS AT FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
7. PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES, TEMPORARY GUARD RAILS, AND/ OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.
8. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL THE ADDRESS AND / OR SUITE UNIT NUMBERS PER CITY AND FIRE DEPT. REQUIREMENTS. VERIFY SIZE, COLOR AND LOCATIONS, PRIOR TO PROCEEDING.
9. OBTAIN TENANT'S LATEST CRITICAL DRAWINGS AND / OR TENANT'S CONTRACTOR DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING, MECHANICAL AND ELECTRICAL ROUGH-IN, STUB-UPS, ETC. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM TENANT'S REPRESENTATIVE, PRIOR TO POURING CONCRETE FLOOR SLAB OR APPLYING FINISHES ON WALLS.
10. FOR RETAIL SHOP BUILDINGS, GENERAL CONTRACTOR TO VERIFY WITH OWNER THE LOCATIONS OF TENANT WALLS, DOORS AND TOILET ROOMS AS SHOWN ON THIS SET ARE ACCEPTABLE PRIOR TO PROCEEDING WITH WORK.

MANDATORY REQUIREMENTS OF 2013 GREEN BUILDING STANDARD CODE:

PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING:

- 4.303.1.1 WATER CLOSETS: ≤ 1.28 GAL/FLUSH
- 4.303.1.2 URINALS: ≤ 0.5 GAL/FLUSH
- 4.303.1.3.1 SINGLE SHOWERHEADS: ≤ 2.0 GPM @ 80 PSI
- 4.303.1.3.2 MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME
- 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS: ≤ 1.5 GPM @ 60 PSI
- 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS: ≤ 0.5 GPM @ 60 PSI
- 4.303.1.4.3 METERING FAUCETS: ≤ 0.25 GALLONS PER CYCLE
- 4.303.1.4.4 KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM

	REVISIONS/DATE
	PLAN CHECK 9/14/2015
	
	
	
	
	



Checked By _____

Scale

TITLE

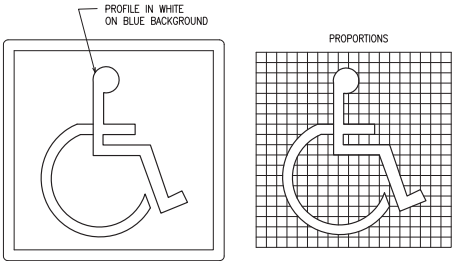
1. PARKING

- A. THE FOLLOWING TABLE ESTABLISHES THE NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED:

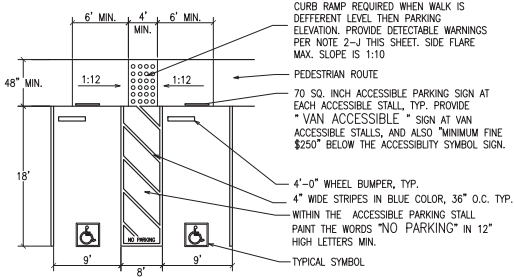
TOTAL NUMBER OF PARKING SPACES	NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% OF TOTAL
+1000	20 + 1 FOR EACH 100 OVER 1000

- B. SURFACE SLOPES OF PARKING SPACES FOR PERSON WITH PHYSICAL DISABILITIES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1/4 INCH PER FOOT (2% GRADIENT) IN ANY DIRECTION.

- C. EACH PARKING SPACE RESERVED FOR PERSON WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, BEADED TEXT, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THE 70 SQ. INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END IF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE, OR CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND, OR SIDEWALK. A SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE OFF-STREET PARKING FACILITY, NOT LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 2 INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED DISABLED SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENCE PLATES ISSUED FOR PERSONS WITH PHYSICAL DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT AUTHORIZED POLICE DEPARTMENT TOWING AGENCY OR BY TELEPHONINGSECTION 22507.8(A)(VC)." IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION, 3 FEET SQUARE, DUPLICATING THE SYMBOL OF ACCESSIBILITY IN BLUE PAINT.

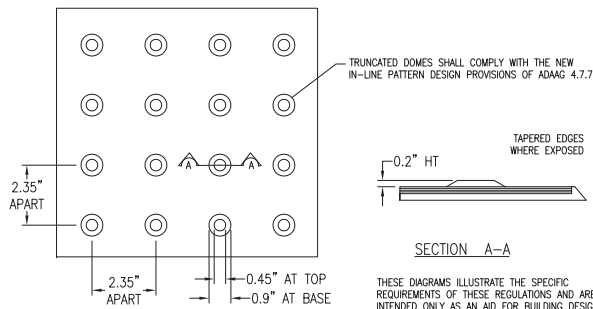


INTERNATIONAL SYMBOL OF ACCESSIBILITY



*ONE IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN 1, SHALL BE SERVE BY AN ACCESS AISLE 96" WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE".

ACCESSIBLE SPACES, DOUBLE/SINGLE PARKING STALL



DETECTABLE WARNING (TRUNCATED DOMES)

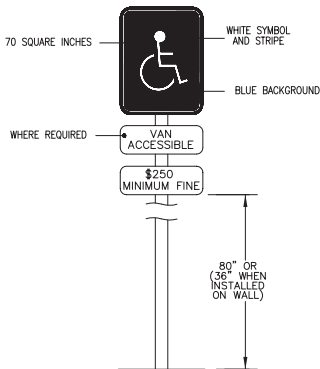
2. CURB RAMPS

- A. CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB. THE PREFERRED AND RECOMMENDED LOCATION FOR CURB RAMPS IS IN THE CENTER OF THE CROSSEWALK OF EACH STREET CORNER, WHERE IT IS NECESSARY TO LOCATE A CURB RAMP IN THE CENTER OF THE CURB RETURN AND THE STREET SURFACES ARE MARKED TO IDENTIFY PEDESTRIAN CROSSEWALKS, THE LOWER END OF THE CURB RAMPS SHALL TERMINATE WITHIN SUCH CROSSEWALKS.
- B. CURB RAMPS SHALL BE A MINIMUM OF 4 FEET IN WIDTH AND SHALL LIE, GENERALLY, IN A SINGLE SLOPED PLAN WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
- C. BUILT-UP CURB RAMPS SHALL BE LOCATED SO THAT THE DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES.
- D. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY FLARED SIDES.
- E. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 10 HORIZONTAL. (ADA)
- F. A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
- G. THE TRANSITION FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES, PER 11B-406.



- NOTES:
1. ALL ACCESSIBLE SIGNS SHALL BE VERIFIED AND APPROVED BY THE ARCHITECT OF RECORD BEFORE PERMIT CAN BE FINALED. SECTION 11B-703.1.1.
 2. ALL BRaille SIGNS SHALL BE APPROVED BY BUILDING PLAN CHECK PRIOR TO INSTALLATION.

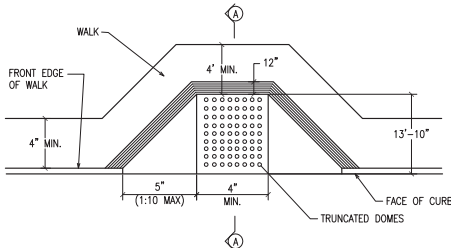
ACCESSIBLE ENTRANCE SIGN



PARKING SIGNAGE

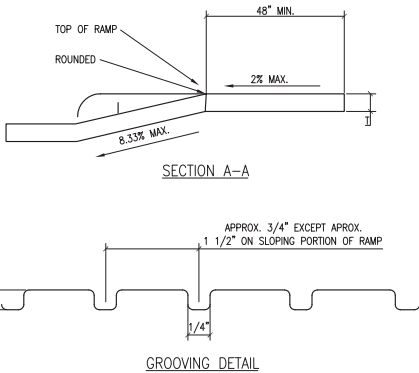
2. CURB RAMPS (CONT.)

- H. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM AND SLIP-RESISTANT AND SHALL BE OF A CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
- I. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4 INCH ON THE CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK.
- J. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS.
- K. IF A DIAGONAL CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL-DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48 INCHES MINIMUM CLEAR SPACE. IF DIAGONAL CURB RAMPS ARE PROVIDED AT MARKED CROSSINGS, THE 48 INCHES CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24 INCH LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



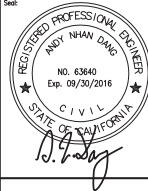
3. WALKS AND SIDEWALKS

- A. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BE STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH, AND SHALL BE A MINIMUM OF 4 FEET IN WIDTH.
- B. WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-403.
- C. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48, per SECTION 11B-403.3
- D. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
- E. WALKS, SIDEWALKS AND PEDESTRIAN WAYS SHALL BE FREE OF GRATING WHENEVER POSSIBLE. FOR GRATING LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/4 INCH IN THE DIRECTION OF TRAFFIC FLOW.
- F. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL IT SHALL COMPLY WITH THE PROVISIONS FOR CURB RAMPS.
- G. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4 INCH MAY BE VERTICAL. WHEN CHANGES IN LEVEL GREATER THAN 1/2 INCH ARE NECESSARY COMPLY WITH THE REQUIREMENTS FOR CURB RAMPS.
- H. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP THAT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THE SWINGS TOWARD THE WALK.
- I. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS OF AT LEAST 5 FEET IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET.
- J. IF A WALK CROSSES OR ADJOURS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 NCHEES WIDE, CONSISTING OF TRUCATED DOMES. SEE RAMP DETAIL.



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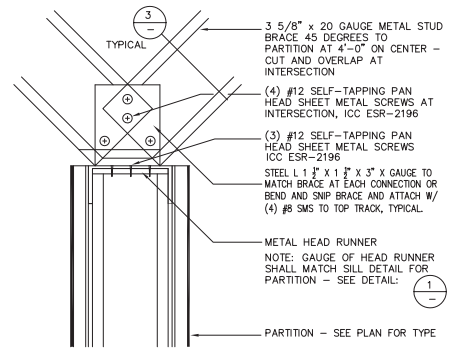
TEA DE CHINE
3128 16th Street
San Francisco, CA 94103

Drawn By	A. DANG
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Date	3-21-2015
Scale	
Job No.	AS NOTED

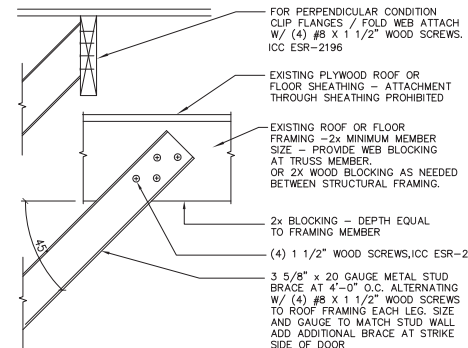
SITE PLAN	
Drawing No.	
T-2	
of	Sheets

NONLOAD-BEARING SCREWABLE STEEL STUDS AND JOISTS STEEL STUD MANUFACTURER'S ASSOCIATION - ICC ESR-2620									
GAUGE	STUD SIZE	INTERIOR PARTITION - 8 P.S.F. STUD ONLY - SEE NOTE 8			CEILING - 4 P.S.F. STUD ONLY - SEE NOTE 8			FLEXURAL STRESS CONTROLS ALLOWABLE MEM STIFFENERS REQUIRED AT SUPPORTS	FLEXURAL STRESS CONTROLS ALLOWABLE MEM STIFFENERS REQUIRED AT SUPPORTS
		12"	16"	24"	12"	16"	24"		
25	1 5/8"	9'-7"	8'-8"	7'-7"	8'-2"	7'-5"	6'-6"		
	1 1/2"	13'-3"	12'-0"	10'-2"	10'-4"	10'-3"	9'-0"		
	3 5/8"	17'-3"	15'-1"	12'-4"	13'-3"	12'-3"	10'-10"		
	4"	18'-8"	16'-2"	13'-2"	-	-	-		
20	1 5/8"	12'-0"	10'-0"	9'-6"	10'-3"	9'-4"	8'-1"		
	2 1/2"	16'-7"	15'-1"	13'-2"	14'-2"	12'-10"	11'-3"		
	3 5/8"	21'-6"	19'-6"	17'-1"	18'-3"	15'-0"	13'-6"		
	4"	23'-11"	21'-8"	18'-11"	16'-9"	15'-6"	13'-10"		
	6"	33'-11"	30'-1"	26'-3"	18'-10"	17'-6"	15'-9"		

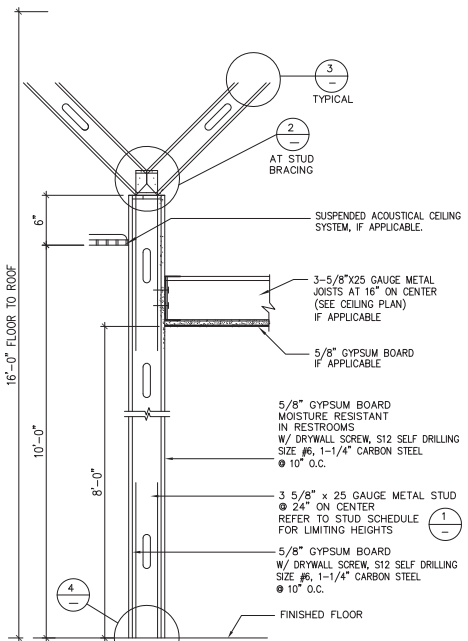
STUD SCHEDULE
SCALE: NONE



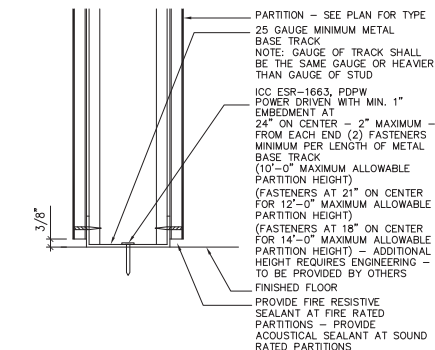
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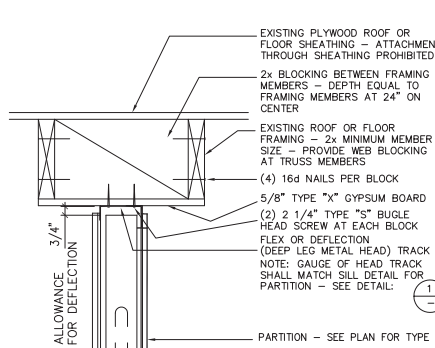
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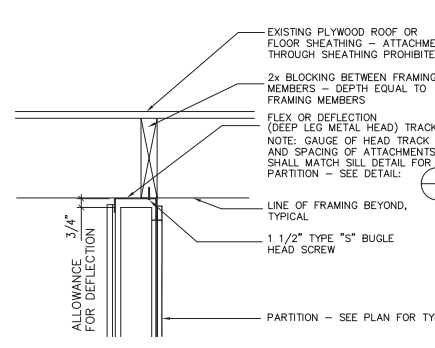
PARTITION WALL DETAILS
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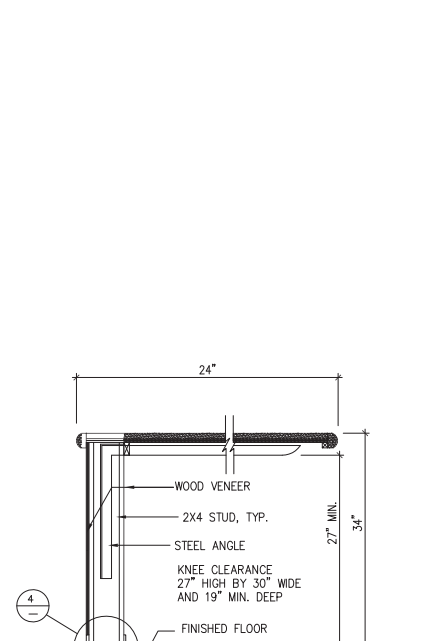
SILL DETAIL
SCALE: NONE



HEAD TRACK DETAIL
SCALE: NONE



HEAD TRACK DETAIL
SCALE: NONE



COUNTER
SCALE: NONE

DOOR SCHEDULE						
DR. NO.	SIZE(WxH)	TYPE	THICKNESS	FINISH	HARDWARE	REMARKS
①	(E)6070	ALUM/GLASS	1 1/2"	N/A	ACCESSIBLE PANIC HARDWARE	TEMPERED GLASS SEE NOTES 1, 2, 3, 4, 5.
②	(E)3070	SOLID WOOD	1 1/2"	PAINT	ACCESSIBLE LEVER HARDWARE	SELF-CLOSING SEE NOTES 1, 2, 3, 4, 5.
③	3070	SOLID WOOD	1 1/2"	PAINT	PRIVATE LOCK ACCESSIBLE LEVER HARDWARE	SEE NOTES 1, 2, 3, 4, 5.

- DOOR NOTES:
1. MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDE) AT BUILDING ENTRANCE(S) AND ALL DOORS.
 2. PROVIDE 12" STRIKE-SIDE BY 48" DEEP CLEAR SPACE ON SIDE OPPOSITE SWING OF DOOR.
 3. MAXIMUM DOOR OPENING EFFORTS: 5 LBS. AT EXTERIOR AND INTERIOR DOORS, AND 15 LBS. AT FIRE DOORS.
 4. 10" HIGH KICK PLATE.
 5. EQUIPPED WITH SINGLE EFFORT, NON-GRASPING TYPE HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.

FINISH SCHEDULE											
	FLOOR			BASE		WALL			CEILING		
	HARDWOOD FLOOR TILE	SMOOTH FINISH CONCRETE FLOOR WITH IMPROVED SRAIR	15"X12" CERAMIC TILE	6" HIGH QUANTITY TILE / 4" HP RADIUS CORO (SEE COORDINATES)	4" SQUARE BASE (SEE COORDINATES)	6" HIGH WALL CORO BASE	SMOOTH FINISH CONCRETE FLOOR WITH IMPROVED SRAIR	15"X12" CERAMIC TILE	6" HIGH QUANTITY TILE / 4" HP RADIUS CORO (SEE COORDINATES)	4" SQUARE BASE (SEE COORDINATES)	6" HIGH WALL CORO BASE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
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	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
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	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
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	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
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	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
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	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CARPET	6"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE	15"X12" PERGOLIN TILE
	15"X12" CERAMIC TILE	COMMERCIAL CAR									

EQUIPMENT CHECKLIST						
No.	ITEM	MANUFACTURER	MODEL NUMBER	ELECTRICAL	GAS	REMARK
1	U/C REFRIGERATOR	TRUE	TUC-60-32D-2	115V/1P/60		
2	WORKTABLES 3' L	ADVANCE TABCO	7-G-331			
3	CASHIER TABLE	CUSTOM MAKE	36" X 34" HIGH			
4	HAND SINK(DROP-IN)	ADVANCE TABCO	D1-1-10			
5	WORKTABLES 8' L	ADVANCE TABCO	7-G-338			
6	SANDWICH TABLE	TRUE	TSSU-60-16			
7	WORKTABLES 3' L	ADVANCE TABCO	7-G-331			
8	PREP SINK	ADVANCE TABCO	FC-1-1818-18RorL			
9	ICE MAKER	HOSHIZAKI	KM-150BAF-E	115V/1P/60		
10	SHELIVING	METRO	METROSEAL 3			
11	3-COMP SINK	ADVANCE TABCO	FC-3-1818-24RL			
12	HAND SINK 14" X 14"	ADVANCE TABCO	PS-60			
13	WORKTABLES 3' L	ADVANCE TABCO	7-G-331			
14	4-BURN RANGE	IMPERIAL	IR-4 24"		120,000 BTU	
15	DEEP FRYER	IMPERIAL	IFS-40		100,000 BTU	
16	TEA MAKER	FRESER		220V/1P/60		
17	FREEZER	TRUE	T-49	115V/1P/60		
18	CUP SEALER	T4		115V/1P/60		
19	WATER HEATER	BRADFORD WHITE	65T-65		65,000 BTU	
20	L O C K E R S	KELMAX	EL/6			
21	WATER BOILER	GMCW	815 E	220V/1P/60		
22	TEA BREWER	FRESER	INTELLI	115V/1P/60		
23	MOP SINK	24"X24"				
24	TABLE AND CHAIR					

GENERAL NOTES:

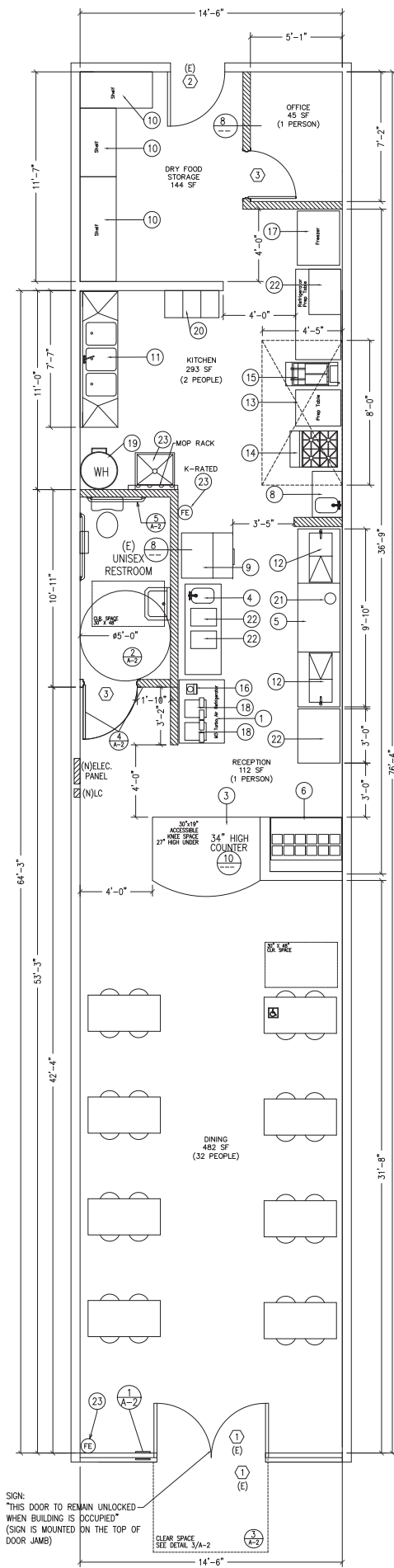
1. NO HAZARDOUS MATERIALS WILL BE STORED OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 414.2.5.
2. THE FIRE SPRINKLER SYSTEM WILL REQUIRED SEPARATE PERMIT FROM FIRE DEPARTMENT.
3. PROVIDE 1" MINIMUM UNDERCUT AT EACH INTERIOR DOOR FOR RETURN AIR.
4. ALL RESTROOM DOORS SHALL BE SELF-CLOSE TYPE.
5. THE EXISTING R-19 WALL INSULATION SHALL BE PLACED BACK IN THE WALLS, IF ANY WORK IS DONE ON THE WALLS.
6. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.
7. TOP COUNTER HEIGHT FROM 28 TO 34 INCHES.
8. SIGN OVER ONLY ONE MAIN EXIT DOOR " THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". ONLY "KEY HARDWARE IS ALLOWED.
9. 10" KICK PLATE SHALL BE INSTALLED AT THE BOTTOM OF ALL DOOR EXCEPT AUTOMATIC OR SLIDING DOORS.
10. THE EXTERIOR DOOR SHALL HAVE 6 INCHES MIN. SUITE NUMBER.
11. TACTILE WITH THE WORD " EXIT" SHALL BE INSTALLED AT THE GRADE LEVEL EXIT DOOR.
12. NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM THE INSIDE OF THE AREA SERVED.
13. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED". [SECTIONS 1006.1 ; 1006.2]
15. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
16. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.
17. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
18. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
19. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO E 6C SECTION 501.2.
20. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

KITCHEN/RESTAURANT NOTES:

1. ALL RESTROOM DOORS SHALL BE SELF-CLOSING DOORS.
2. EXTERIOR DOORS SHALL BE CLOSE-FITTING W/ NO OPENING GREATER THAN 1/4 INCH WHEN CLOSE.
3. EXTERIOR DOORS SHALL BE HEAVY DUTY SELF-CLOSERS.
4. TOILETS AND HANDWASHING FACILITIES SHOULD HAVE SOAP, PAPER DISPENSER, AND HANDWASH SIGNS.
5. FOOD STORAGE SHELVES SHOULD BE MIN. 6 INCHES ABOVE FLOOR.
6. THE MAX. SEATING CAPACITY SHALL BE POST IN THE DINING AREA.
7. 10" KICK PLATE SHALL BE INSTALLED AT THE BOTTOM OF ALL DOOR EXCEPT AUTOMATIC OR SLIDING DOORS.
8. OCCUPANT LOAD SHALL BE POST IN THE DINING AREA.
9. KITCHEN EQUIPMENTS SHALL BE INSTALLED IN ACCORDANCE WITH MECHANICAL CODE, THEIR LISTING AND THE MANUFACTURE'S INSTRUCTION.

RECEPTION COUNTER SPECIFICATIONS:

1. TWO SURFACE LEVEL; CUSTOMER RECEPTION IS 42" HIGH; WORK AREA AND ADA ARE 32" HIGH. SEE CONSTRUCTION DETAIL 19 ON SHEET A-2.
2. PROVIDE ELECTRICAL OUTLETS, PHONE, AND INTERNET CABLE.
3. PROVIDE SUFFICIENT OPEN AREA UNDER RECEPTION COUNTER FOR LEG ROOM.
4. COUNTER TOP, COLOR FINISH WILL BE SPECIFIED BY TENANT.



FLOOR PLAN
SCALE: 1/4" = 1'

EXISTING WALL
NEW PARTITION WALL. SEE DETAIL 7/A-1.1

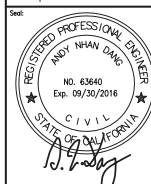


A-1.1
of Sheets

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REVISIONS/DATE	
△	PLAN CHECK 9/14/2015
△	
△	
△	
△	



TEA DE CHINE
3128 16th Street
San Francisco, CA 94103

Drawn By: A. DANG
Checked By:
Date: 3-21-2015
Scale:
Job No.: AS NOTED

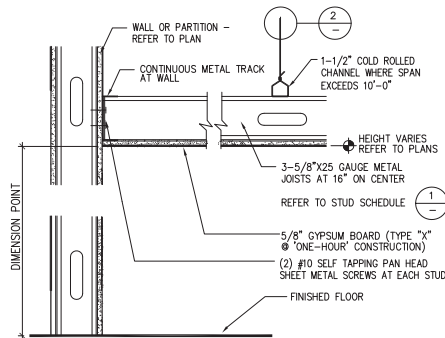
FLOOR PLAN

Drawing No.

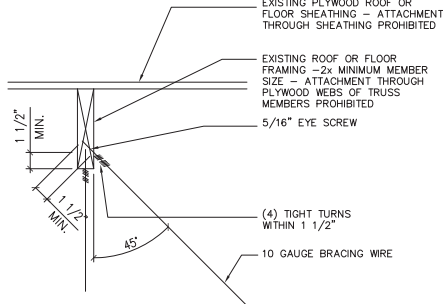
GAUGE	STUD SIZE	INTERIOR PARTITION - 5 P.S.F. STUDS 10" - SEE NOTE 8			GLULF - 4 P.S.F.		
		STUD SPACING			JOIST SPACING		
		12"	16"	24"	12"	16"	24"
25	1 5/8"	9'-7"	8'-8"	7'-7"	8'-2"	7'-5"	6'-6"
	2 1/2"	13'-3"	12'-0"	10'-2"	11'-4"	10'-3"	9'-0"
	3 5/8"	17'-3"	15'-1"	12'-4"	13'-3"	12'-3"	10'-10"
	6"	18'-8"	16'-2"	13'-2"	—	—	—
20	1 5/8"	12'-0"	10'-7"	9'-6"	10'-3"	9'-4"	8'-1"
	2 1/2"	16'-0"	15'-1"	13'-2"	14'-2"	12'-10"	11'-3"
	3 5/8"	21'-6"	21'-6"	18'-11"	18'-10"	15'-6"	13'-10"
	6"	23'-1"	21'-8"	18'-11"	16'-9"	15'-6"	13'-10"

1. LIGHT GAUGE METAL FRAMING DIMENSIONS SHALL NOT BE SMALLER THAN THOSE SPECIFIED ON THE DRAWINGS
2. THE SCHEDULE SHALL NOT APPLY TO BEARING WALLS, DOORS OR CEILING
3. ALL METAL FRAMING MEMBERS AND PARTS SHALL CONFORM WITH AND SPECIFICATIONS FOR DESIGN
4. ALL FRAMING DETAILS SHALL CONFORM WITH 2015 EDITION OF THE ASSOCIATION OF MANUFACTURERS' SPECIFICATIONS TO NON-BEARING INTERIOR PARTITIONS WITH OPSHM BOARD ONLY. NO ALLOWANCES MADE FOR CASKWORK OR OTHER LOADING.
5. ALL SPANS AND HEIGHTS REFLECT AN (X/20) MAXIMUM DEFLECTION FOR WALLS AND 1/240 MAXIMUM FOR CEILING
6. NONLOAD-BEARING CEILING SHALL NOT BE WAIVED ON OR USED FOR STORAGE OF ANY KIND, BOTH TYPES OF JOISTS SHALL BE LATERALLY SUPPORTED
7. HIGHLIGHT STUDS FOR STUDS ONLY SHALL ALSO APPLY TO NONLOAD-BEARING INTERIOR PARTITIONS WITH OPSHM BOARD AND ONE SIDE
8. CEILING SPAN VALUES ARE FOR SINGLE, FULLY BRACED SPANS.

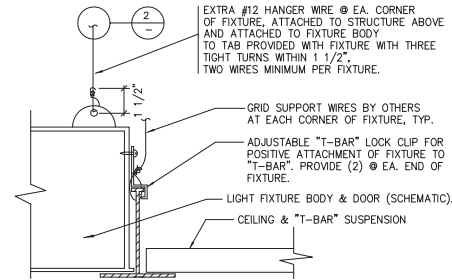
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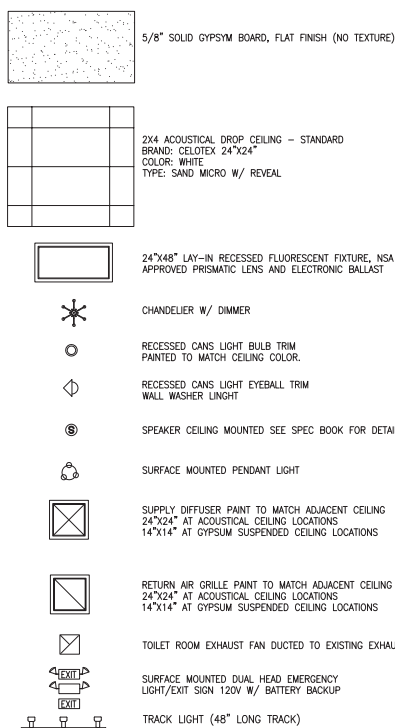
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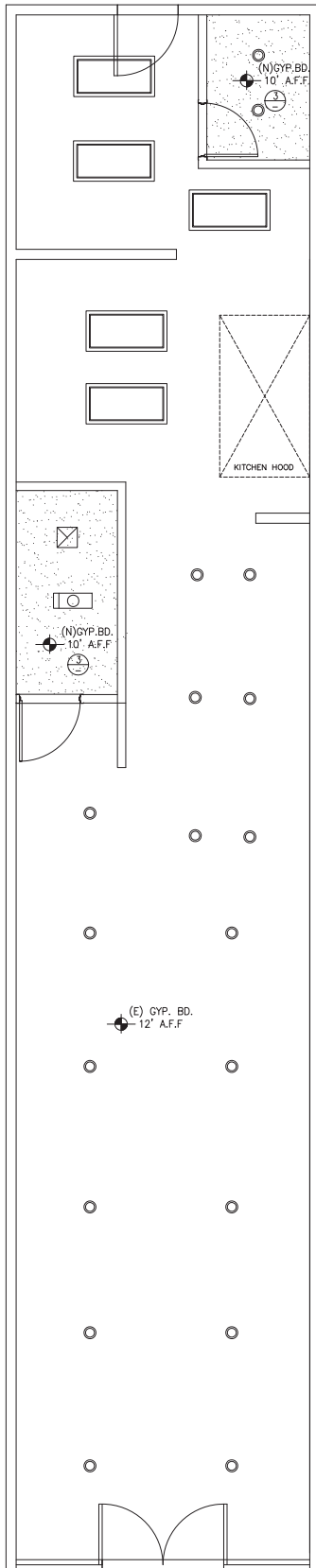
PROVIDE INDEPENDENT WIRE SUPPORT FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE AS FOLLOWS:

- FIXTURES LESS THAN 10 POUNDS, PROVIDE ONE #12 GAGE WIRE (MAY BE SLACK)
- FIXTURES 11 - 55 POUNDS, PROVIDE TWO #12 GAGE WIRES (MAY BE SLACK)
- FIXTURES 56 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE WITHOUT USING THE CEILING SUSPENSION SYSTEM FOR DIRECT SUPPORT
- PENDANT HUNG FIXTURES SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE USING #9 GAGE WIRE (OSCA)

SCALE : NONE



1. THE SUSPENDED CEILING LATERAL FORCE-BRACING MEMBERS SHALL BE LOCATED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT ARE NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. TB ACCESSIBILITY CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING

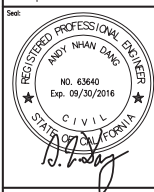


CEILING PLAN
SCALE: 1/4" = 1'

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	REVISIONS/DATE
1	PLAN CHECK 9/14/2015



TEA DE CHINE
3128 16th Street
San Francisco, CA 94103

Checked By

Scale

Job No. AS NOTED

Drawing No.

A-1.2

Tea De Chine Draft Sponsor Packet

Introduction:

The location of this project is 3126 16th Street, SF, CA 94103. The space is located between a coffee shop (Stanza Coffee) and a garage. The space was previously used as a retail store. The space has been vacant for two years without any renters. During this period the boarded up front attracted many homeless/ transients. It has also become a spot for graffiti due to the boarded up front and the space being unoccupied. We are requesting a change of use from retail to restaurant as we would like to open up a family owned tea shop at this location and feel that we will be a perfect fit. It would be beneficial for neighboring business once opened as we will help attract more food/shopping traffic and reduce the graffiti and improve the overall appearance of the street. We would provide a welcoming place for people in the neighborhood to relax and enjoy a nice cup of tea and snacks.



CEG 16TH, LP
Isaac Safier | Ph. (212) 203-1750 | Email:
is@charlesenterprise.com
820 Lawton St. San Francisco, CA 94122

September 9, 2015

By email to Colin.Clarke@sfgov.org

Colin Clark
San Francisco Planning Dept.
1650 Mission St., Suite 400
San Francisco, CA 94103

3128 16th Street (Address of Permit Work)
3555 / 017 (Assessor's Block/Lot)
2015.0401.2522 (Building Permit Application Number)
2015-010314CUA (Conditional Use Authorization Number)

Re: CONCERNS REGARDING RETAIL USE RESTRICTION AT 3128 16th ST., SAN FRANCISCO, CA

Dear Planning:

I am the general counsel of Charles Enterprise Group, a California Limited Liability Company which is the general partner of CEG 16th, a California Limited Partnership, which is the sole owner of the property located at 3122-3128 16th St. in San Francisco, CA. I am writing to express my concern that the suite located at 3128 16th St., will remain vacant and a source of blight if the change of use that has been requested by tenant Kate Chan is not granted.

CEG 16th, LP first signed a lease agreement with Kate Chan dated February 2, 2015 and the property has been vacant during that time while she has tried to secure a CUP. We have already renegotiated the lease to allow her more time to attain a CUP. During that time our broker has continued to market the property to back-up tenants without success. Before Kate Chan signed a lease, the property was vacant for nearly 2 years after the retail tenant Hangar 16 closed its doors. During that time, the property was the target hundreds of graffiti artists, forcing us to build a wooden covering over the destroyed glass frontage. We received hundreds of graffiti notices and fines from the city despite our best efforts to keep up with applying new paint. Vagrants used the frontage as place to sleep and sometimes as a bathroom. Before shutting down, Hangar 16 asked us for rent reductions citing less than expected sales and eventually agreed to cancel its lease.

Although 16th St. is a lively corridor, there are certain aspects of the suite at 3128 16th St. that make it a difficult place for retail. It has a very narrow frontage which is behind a large tree, it has a long narrow 1100 sqft interior which is too much space for a store given the lack of frontage, and the space lacks the visibility needed for retail. People tend to pass it by without noticing it. The market has spoken on this regard as we have not been able to secure or keep a retail tenant even at very reasonable rents and persistent marketing.

The suite at 3128 16th St. is perfect for restaurant use. The back can be used for a kitchen or office area and the middle can be used for an eating area. A tea shop would be inviting and draw people

in, adding a lot of character to the street, while making the most of a narrow frontage. More importantly, it is the only option we have at this point.

If Kate Chan's proposal is not approved, I suspect that it will take us several more years to rent the suite, during which time we will continue to deal with vagrancy, graffiti and blight despite our best efforts to keep fresh paint on the frontage.

I have enclosed a letter we received from neighbors regarding the vagrancy and graffiti for your review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Isaac Safier', written in a cursive style.

Isaac Safier, Esq.

General Counsel of Charles Enterprise Group, a California Limited Liability Company, general partner of CEG 16th, a California Limited Partnership.

cc: Zepporah Glass, manager

July 5, 2013

CEG 16th LP
820 Lawton Avenue
San Francisco, CA 94122

RE: PROPERTY AT 3128-16th Street, San Francisco, 94110

To Property Owners:

We are a group of concerned residents living near 3128-16th Street. We feel you need to do something to clean up this commercial property. There is graffiti all in front of this store. Also every night and even during the day, vagrants are sleeping in front. The vagrants think they have the right to sleep there.

The women who had a clothing shop there left because of this problem with vagrants. The vagrants urinate, leaving food, clothing and more. That area is in unsanitary condition. It brings down this neighborhood including property value.

We have called the police many times. We have also spoken with Captain Moser of the Mission Police Station. Captain Moser stated that the owners of this property need to put a **"No Trespassing"** sign and, also speak with him regarding getting permission from the owners to move the vagrants out of there. Without this permission the police cannot move the vagrants out of there.

You can get a No Trespassing form from Mission Police Station at 630 Valencia Street. It would be more effective if you had this in writing, giving Captain Moser permission to move the vagrants out of that property.

Please post a "No Trespassing" signs on this building as soon as possible or put a gate up so the vagrants are not be able to sleep there during the day or night.

Concern residents living at: Guerrero, Albion, 16th, and Dolores Street

From: [Dema Grim](#)
To: [Durandet, Kimberly \(CPC\)](#)
Subject: TasTea Lounge
Date: Thursday, November 05, 2015 12:55:07 PM

Hi Kimberly,

Regarding the proposed tea lounge and café proposed for 3128 16th st the VCMA supports this project.

Many thanks,

Dema Grim, board member

DEMA
1038 Valencia St
SF, CA 94110
415.206.0500

rock on with your frock on!

<http://www.godemago.com>



AVAILABLE



URBANGROUP

real estate

(415) 863-1775

NOTICE

DAKOTA SPORT



