



PLANNING COMMISSION PROJECT SUMMARY AND DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JANUARY 21, 2021

Record No.: 2020-010132CUA
Project Address: 150-154 7th Street
Zoning: WMUG (Western SoMa Mixed-Use General) Zoning District
55-X Height and Bulk District
Western SoMa Special Use District
Block/Lot: 3727/004
Project Sponsor: Carla Laurel, West Bay Pilipino Multiservice Center
175 7th Street
San Francisco, CA 94103
Property Owner: Howard Chung
150 7th Street Property LLC
25 Kearny Street, Suite 302
San Francisco, CA 94108
Staff Contact: Michael Christensen – (628) 652-7567
Michael.Christensen@sfgov.org

Project Description

The project would establish a new, 6,215 square foot Assembly and Social Service use in the basement, first, and second floors of the existing two-story, 7,500 square foot building. The project has qualified for review under the Planning Commission’s Community Business Priority Processing Program (“CB3P”).

Required Commission Action

For the Project to proceed, the Commission must grant Conditional Use Authorization, pursuant to Planning Code Section 303 and 844, for an Assembly and Social Service use within the WMUG Zoning District.

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. 2020-010132CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated September 8, 2020, 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			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act (“CEQA”)	X			Class One and Class Three

Additional Information	
Notification Period	January 1 – January 21 2021
Number and nature of public comments received	None
Timeline from complete application to hearing	78 days

Generalized Basis for Approval (max. one paragraph)
The Project provides a Social Service use which targets the area population, activating a currently vacant commercial space. As such, it provides a necessary and desirable use which conforms to the Planning Code and General Plan.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 21, 2021.

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 21, 2021

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.

Attachments:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Project Application
Exhibit C – Conditional Use Authorization Application
Exhibit D – CB3P Application
Exhibit E – Environmental Determination
Exhibit F - Plans and Renderings

EXHIBIT A

Authorization

This authorization is for a conditional use to allow an Assembly and Social Service use (d.b.a. **West Bay Pilipino Multiservice Center**) located at 150 7th Street, Block 3727, and Lot 007, pursuant to Planning Code Sections **303 and 844** within the **WMUG** Zoning District, the Western SoMa Special Use District and a **55-X** Height and Bulk District; in general conformance with plans, dated **September 8, 2020**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-010132CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 21, 2021** under Motion No **XXXXXX**. 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 21, 2021** under Motion No **XXXXXX**.

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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 6. 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 628.652.7463, www.sfplanning.org

- 7. 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 628.652.7463, www.sfplanning.org

- 8. 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, www.sfplanning.org



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

ProjectAddress: 150-154 7th Street, San Francisco CA 94103

Block/Lot(s): Assessor parcel # 3727-004.

Property Owner's Information

Name: Howard Chung , 150-7th Street Property LLC

Address: 25 Kearny Street, Suite 302
San Francisco, California
94108

Email Address: (415) 788-1280

Telephone: hnchung@yahoo.com

Applicant Information

Same as above

Name: Carla Laurel

Company/Organization: West Bay Pilipino Multiservice Center.

Address: 175 7th St, San Francisco, CA 94103

Email Address: carla@westbaycentersf.org

Telephone: 415-215-4340

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: Carla Laurel Email: carla@westbaycentersf.org Phone: 415-748-4864

Please Select Primary Project Contact: Owner Applicant Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

The project is intended to provide an expanded, permanent home for the West Bay Pilipino Multiservice Center. Project sponsor intends to maintain existing restaurant located at 154 7th Street, and use the remainder of the approximately 7,500 square foot space as a Social Service or Philanthropic Facility to serve West Bay Pilipino Multi-Service Center, a nonprofit serving the local community with academic enrichment, college prep, family and senior support services.

The property is zoned WMUG – West SomA Mixed Use General; within this Zoning District a conditional use authorization is required to operate as a "Social Service or Philanthropic Facility".

The development proposal will maintain the building's current envelope, exterior, and its existing restaurant, although it will replace the facade's existing roll-up doors with traditional doors to provide a gracious entry to the new West bay facility and to present a more visually interesting, pedestrian friendly streetfront. It will modify the currently vacant portion of the building's interior to be used as an institutional "Social Service or Philanthropic Facility" providing programs for neighborhood residents and educational services to SOMA youth.



PROJECT DETAILS:

- Change of Use
- New Construction
- Demolition
- Facade Alterations
- ROW Improvements
- Additions
- Legislative/Zoning Changes
- Lot Line Adjustment-Subdivision
- Other:

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: Yes No

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment Financial Service Massage Establishment Other: Social Service

Estimated Construction Cost: \$495,000

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

	Existing	Proposed	
General Land Use	Parking GSF	0	
	Residential GSF	0	
	Retail/Commercial GSF	7,500	1285
	Office GSF	0	
	Industrial-PDR	0	
	Medical GSF	0	
	Visitor GSF	0	
	CIE (Cultural, Institutional, Educational)	0	6215
	Useable Open Space GSF	0	
	Public Open Space GSF	0	

Project Features	Dwelling Units - Affordable	0	
	Dwelling Units - Market Rate	0	
	Dwelling Units - Total	0	
	Hotel Rooms	0	
	Number of Building(s)	1	
	Number of Stories	2	
	Parking Spaces	0	
	Loading Spaces	0	
	Bicycle Spaces	0	
	Car Share Spaces	0	
	Roof Area GSF - Total	3700	
	Living Roof GSF	0	
	Solar Ready Zone GSF	0	
	Other: _____		


Land Use - Residential	Studio Units	0	
	One Bedroom Units	0	
	Two Bedroom Units	0	
	Three Bedroom (or +) Units	0	
	Group Housing - Rooms	0	
	Group Housing - Beds	0	
	SRO Units	0	
	Micro Units	0	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	6 months
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow 	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning counter staff at the Permit Center to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? ----- Area of excavation/disturbance (in square feet): <p style="text-align: center;">N/A</p> ----- Amount of excavation (in cubic yards): <p style="text-align: center;">N/A</p> -----	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: <ul style="list-style-type: none"> • excavation of 50 or more cubic yards of soil, or • building expansion greater than 500 square feet outside of the existing building footprint. A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.
6b. Geology and Soils 	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. Hazardous Materials	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

 Please see the [Property Information Map](#) or speak with Planning counter staff at the Permit Center to determine if this applies.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Carla Laurel

Name (Printed)

11/3/20

Date

Agent of Applicant

415-748-4864

carla@westbaycentersf.org

Relationship to Project

(i.e. Owner, Architect, etc.)

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

150 7th Street Property, LLC
A California Limited Liability Company
25 Kearny Street, Suite 302
San Francisco, CA 94108
Telephone: 415-788-1280
Fax: 415-788-4315
Email: hnchung@yahoo.com

October 29, 2020

RE: Letter of Authorization
Planning Application for 150-154 7th Street

To The San Francisco Planning Department,

I hereby authorize Carla Laurel of West Bay Pilipino Multiservice Center, and Sarah Dennis Phillips who is operating on her behalf, to serve as Authorized Agents who may communicate with the Planning Department on my behalf.

Sincerely,



Howard Chung, Member
Owner of 150-154 7th Street



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 150-154 7th Street

Block/Lot(s): 3727-004

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

We are requesting a conditional use authorization to operate a Assembly and Social Service institutional use. The use is further described in Planning Code Section 890.50, and such a CU is permitted in the WMUG zoning district under Planning Code Section 844.34.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The proposed use is necessary and desirable within the SOMA neighborhood, as both the Western SOMA and the Central SOMA Plans state that community facilities operated by non-profit entities are a critical part of the area's social and cultural fabric. In recognition of West Bay's important work for the community, it was awarded a City Nonprofit Sustainability grant specifically to support a new facility in SOMA, to provide in-person academic, social and emotional support to local families.

The project is compatible with the surrounding neighborhood as the proposed facility will occupy an existing, currently vacant portion of a commercial building. The project will not expand the existing building envelope and will not create any further physical impacts upon light, air and midblock open space. The proposed use does not exceed the non-residential use size limitations for the zoning district.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The project will not be detrimental to the area as it will replace a long-vacant portion of the building with services to support children, families and seniors in the neighborhood, strengthening the community and its residents, and activating the neighborhood with positive foot traffic. This size, shape, and arrangement of structures will not change with approval of the new use.

The proposed new use will serve neighborhood residents who will arrive primarily by foot, as they do to the facility's current location at 175 7th St. Proposed off street parking and loading will not change under the change of use.

The project will not create any noxious or offensive emissions such as glare, dust or odor.

The project does not propose any changes to existing landscaping and lighting. Any proposed signage will be subject to the review and approval of the Planning Department.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The project as proposed complies with all the applicable provisions of the Planning Code and is consistent with the objectives and policies of the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq. **Planning Code Section 303(g), et seq contains no criteria specific to the proposed use.**

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Carla Laurel

Name (Printed)

11/3/20

Date

Agent of Applicant

415-748-4864

carla@westbaycentersf.org

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address:

Record Number and/or Building Permit Number:

Name of Business (if known):

Project Description

Please provide a narrative project description that summarizes the project and its purpose. See Attachment

Confirm Compliance with Each Criterion by Checking the Boxes Below		
	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
	Formula Retail	The application does not seek to establish a new Formula Retail use, unless the Formula Retail use has fewer than 20 other establishments.
	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
	Loss of Dwellings	The application does not seek to remove any dwelling units.
	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
	Nature of Use	The application involves only non-residential uses and does not seek to establish or expand any of the following: <ul style="list-style-type: none"> • Massage Establishment • Tobacco Paraphernalia Establishment • Adult Entertainment Establishment • Cannabis Uses • Fringe Financial Service • Drive-up Facility • Wireless Telecommunications Site (“WTS”) • Outdoor Activity Area • Bar • Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues) • Off-Street parking in excess of that allowed on an as-of-right basis • Office closed to the public located on the ground story

APPLICANT'S DECLARATION

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Name (Printed)

Date

Phone Number

Email Address

*Acting as an agent of Westbay Pilipino Multiservice Center, and the property owner Howard Chung

For Department Use Only

Check One:

ENROLLED

By: _____

Date: _____

**NOT ENROLLED
STATE REASON:**

By: _____

Date: _____



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
150-154 7th Street		3727004
Case No.		Permit No.
2020-010132PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project is intended to provide an expanded, permanent home for the West Bay Pilipino MultiserviceCenter. The project sponsor intends to maintain the existing restaurant located at 154 7th Street, and use theremainder of the approximately 7,500 square foot space as a Social Service or Philanthropic Facility to serveWest Bay Pilipino Multi-Service Center, a nonprofit serving the local community with academic enrichment,college prep, family, and senior support services.The property is zoned WMUG – West Soma Mixed-Use General; within this Zoning District a conditional use authorization is required to operate as a "Social Service or Philanthropic Facility". The development proposal will maintain the building's current envelope, exterior, and its existing restaurant,and modify the remainder of the building's currently vacant interior to be used as a "Social Service orPhilanthropic Facility," to serve as workspace for staff, and to provide educational services to SOMAresidents.44 Social Service\$675,000although it will replace the facade's existing roll-up doors with traditional doors to provide a gracious entryto the new West bay facility and to present a more visually interesting, pedestrian-friendly street front. It willmodify the currently vacant portion of the building's interior to be used as an institutional "Social Service</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER <input type="checkbox"/> Reclassify to Category C (No further historic review) b. Other (specify):
<input checked="" type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Michael Christensen	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Michael Christensen
		01/05/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

Full Project Description

The project is intended to provide an expanded, permanent home for the West Bay Pilipino Multiservice Center. The project sponsor intends to maintain the existing restaurant located at 154 7th Street, and use the remainder of the approximately 7,500 square foot space as a Social Service or Philanthropic Facility to serve West Bay Pilipino Multi-Service Center, a nonprofit serving the local community with academic enrichment, college prep, family, and senior support services. The property is zoned WMUG – West Soma Mixed-Use General; within this Zoning District a conditional use authorization is required to operate as a "Social Service or Philanthropic Facility". The development proposal will maintain the building's current envelope, exterior, and its existing restaurant, and modify the remainder of the building's currently vacant interior to be used as a "Social Service or Philanthropic Facility," to serve as workspace for staff, and to provide educational services to SOMA residents.

4

4 Social Service

\$675,000

although it will replace the facade's existing roll-up doors with traditional doors to provide a gracious entry to the new West bay facility and to present a more visually interesting, pedestrian-friendly street front. It will modify the currently vacant portion of the building's interior to be used as an institutional "Social Service or Philanthropic Facility" providing programs for neighborhood residents and educational services to SOMA youth.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:

Owner
West Bay Pilipino Multi Service Center

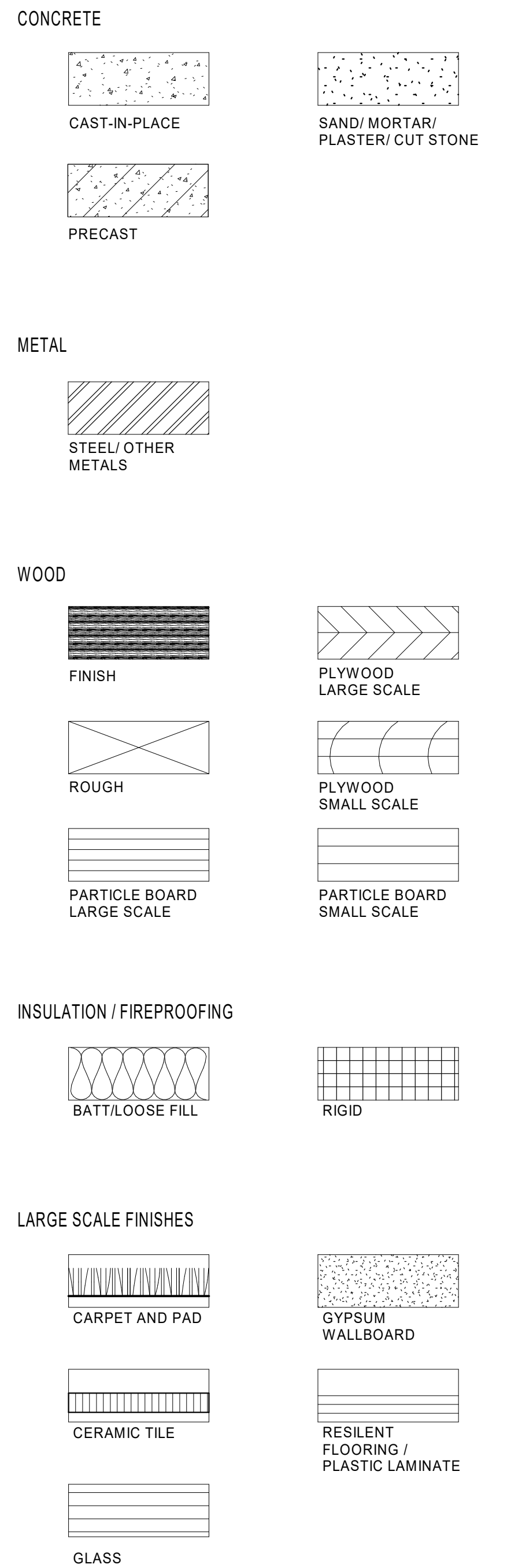
Architect
Solomon Cordwell Buenz

PREAPPLICATION DRAWING SET

09.08.2020



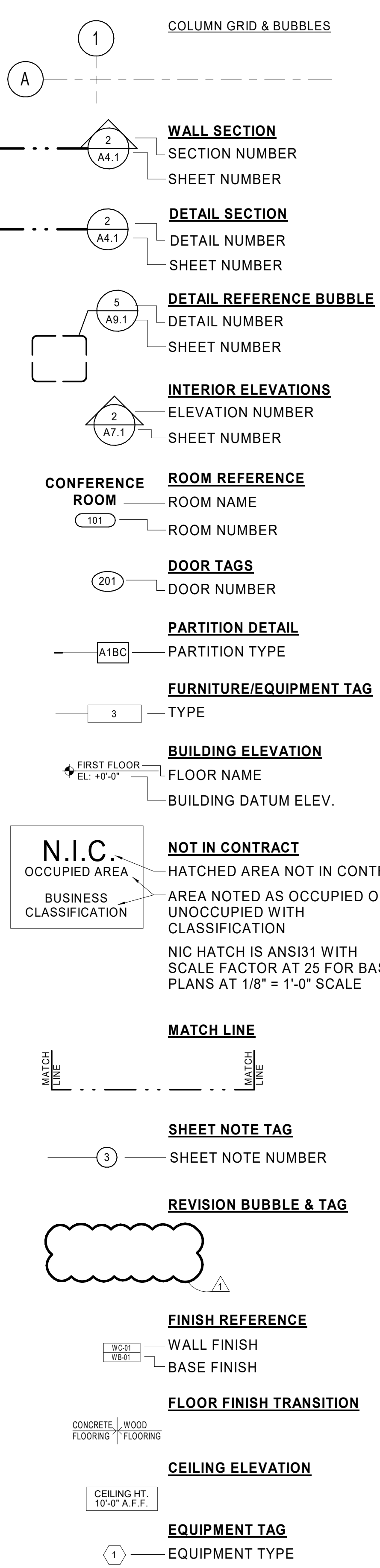
MATERIALS LEGEND



ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
ABV	ABOVE	JC	JANITOR'S CLOSET
AFF	ABOVE FINISHED FLOOR	JT	JOINT
AP	ACCESS PANEL	KIT	KITCHEN
AC	ACoustICAL	KOC	KNOCKOUT
ADD	ADDENDUM	KB	KITCHEN
ADJ	ADJACENT	LBI	LABEL
A/C	AIR CONDITIONING	LAM	LAMINATE(D)
ALT	ALTERNATE	LAV	LAVATORY
AL	ALUMINUM	LH	LEFT HAND
ANC	ANCHOR, ANCHORAGE	L	LENGTH
AB	ANCHOR BOLT	LWC	LIGHTWEIGHT CONCRETE
AD	AREA DRAIN	LW	LUMBER
ASPH	ASPHALT	LTL	LINE
AUTO	AUTOMATIC	LL	LINE LOAD
BRG	BEARING	LVR	LOUVER
BM	BENCH MARK	LP	LOW POINT
BEL	BELOW	MB	MACHINE BOLT
BIT	BITUMINOUS	MH	MANHOLE
BLKG	BLOCKING	MFR	MANUFACTURE(R)
BD	BOARD	MRS	MARBLE
BOT	BOTTOM	MAS	MASONRY
BO	BOTTOM OF	MO	MASONRY OPENING
BRK	BRICK	MXM	MAXIMUM
BLDG	BUILDING	MECH	MECHANICAL
BUR	BUILT UP ROOFING	MEMB	MEMBRANE
BRG	BEARING	MM	MILLIMETER(S)
CPT	CARPET	MIB	MIL
CSMT	CASEMENT	MOD	MODULAR, MODULE
CI	CAST IRON	OP	OPERATION
CIPC	CAST IN PLACE CONCRETE	MISC	MISCELLANEOUS
CB	CATCH BASIN	MOD	MODULAR, MODULE
CLO	CLOSET	MT	MOUNTED, (ING)
CEM	CEMENT	MTL	METAL
PCPL	CEMENT PLASTER (PORTLAND CEM)	MULL	MULLION
CM	CENTIMETER(S)	NAT	NATURAL
CT	CERAMIC TILE	NOM	NOMINAL
CMT	CERAMIC MOSAIC TILE	NFSC	NON FREEKING SILL COOK
CLR	CLEARANCE	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER(S)
COMB	COMBINATION	OPD	OPENING
COMPT	COMPARTMENT	OPP	OPPOSITE
COMPO	COMPOSITION	OPS	OPPOSITE HAND
CONC	CONCRETE	OS	OUTSIDE SURFACE
CMU	CONCRETE MASONRY UNIT	OA	OVERALL DIAMETER
CONST	CONSTRUCTION	OH	OVERHEAD
CONT	CONTINUOUS OR CONTINUE	P	POWER
CONTR	CONTRACTOR	PNT	PAINT(ED)
CJT	CONTROL JOINT	PANEL	PANEL
CPR	COPPER	PTN	PARTICLE BOARD
CRS	COURSES	PTV	PARTITION
CRB	CUBIC FOOT	PERF	PERFORATE(D)
CYD	CUBIC YARD	PERI	PERIMETER
D	DEMOLISH	PLAS	PLASTER
DPR	DAMPEN	PVC	PLYWOOD
DL	DEAD LOAD	PCF	POLYVINYL CHLORIDE
DTL	DETAIL	PRC	POUNDS PER CUBIC FOOT
DIAG	DIAGONAL	PSF	POUNDS PER SQUARE FOOT
DIAM	DIAMETER	PSI	POUNDS PER SQUARE FOOT
DM	DIMENSION	PC	POUNDS PER SQUARE INCH
DI	DITTO	PWF	PRECAST CONCRETE
DIV	DIVISION	PFB	PREFABRICATE(D)
DR	DOOR	PRF	PREFINISHED
DH	DOUBLE HUNG	PL	PREFORMED
DS	DOWNSPOUT	PRETY	PREFERTY LINE
D	DRAIN	QUAN	QUARRY TILE
DT	DRAIN TILE	QTY	QUANTITY
DWR	DRAWER	R	RADIUS
DWS	DRAWING	REF	REFERENCE
DF	DRINKING FOUNTAIN	REFR	REFRIGERATOR
EF	EACH FACE	REV	RETURN AIR
EL	ELECTRICAL	RH	RIGHT HAND
EP	ELECTRICAL PANELBOARD	ROW	RIGHT OF WAY
EWC	ELECTRIC WATER COOLER	R	RISER
EL	ELEVATION	RD	ROOF DRAIN
ELEV	ELEVATOR	RFG	ROOFING
EMER	EMERGENCY	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EKH	EXHAUST	SCH	SCHEDULE
EB	EXPANSION BOLT	SECT	SECTION
EXIT	EXIT	SIMR	SIMILAR
EXP	EXPOSED	SL	SIDE LIGHT
EXT	EXTERIOR	SC	SOLID CORE
E	EXISTING TO BE RELOCATED	SPEC	SPECIFICATION(S)
FB	FACE BRICK	SQ	SQUARE
FCC	FACE OF CONCRETE	SST	STAINLESS STEEL
FOF	FACE OF FINISH	STD	STANDARD
FOM	FACE OF MASONRY	STL	STEEL
FOS	FACE OF STUDS	STOR	STORAGE
FF	FACTORY FINISH	SD	STORM DRAIN
FAS	FASTEN, FASTENER	STR	STRUCTURAL
FGL	FIBERGLASS	SYM	SYMMETRY(CAL)
FN	FINISH(ED)	SYS	SYSTEM
FE	FIRE EXTINGUISHER	TD	TELEDATA
FEC	FIRE EXTINGUISHER CABINET	TEL	TELEPHONE
FEHV	FIRE EXTINGUISHER & HOSE VALVE	TV	TELEVISION
FHS	FIRE HOSE STATION	TZ	TERRAZZO
FLG	FLASHING	TP	TEXTURED PAINT
FHMS	FLATHEAD MACHINE SCREW	THK	THICK
FHWS	FLATHEAD WOOD SCREW	TKG	TONGUE & GROOVE
FLX	FLEXIBLE	TI	TOP OF
FLR	FLOORING	TB	TOWEL BAR
FLD	FLOOR DRAIN	T	TREAD
FL	FLOOR	TYP	TYPICAL
FTG	FOOTING	TEMP	TEMPERED
FND	FOUNDATION	UC	UNDERCUT
GFI	GROUND FAULT INTERRUPT	UNF	UNFINISHED
GA	GAGE, GAUGE	UN	UNLESS OTHERWISE NOTED
GALV	GALVANIZED	VB	VAPOR BARRIER
GC	GENERAL CONTRACTOR	VERT	VERTICAL
GL	GLASS, GLAZING	VIN	VINYL
HGS	HAND GRAB BAR	VCT	VINYL COMPOSITION TILE
GRN	GRANITE	VB	VINYL BASE
GVL	GRAVEL	VF	VINYL FABRIC
GT	GROUT	W	WALL MOUNTED DEVICE
GPDW	GYPSUM DRYWALL	WSCOT	WAINSCOT
HBD	HARDBOARD	WTW	WALL TO WALL
HDW	HARDWARE	WH	WALL HUNG
HDR	HEADER	WC	WATER CLOSET
HGC	HEATING	WP	WATERPROOFING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING	WR	WATER REPELLENT
HD	HEAVY DUTY	WWF	WELDED WIRE FABRIC
HT	HEIGHT	W	WIDTH
HP	HIGH POINT	WIN	WINDOW
HC	HOLLOW CORE	WD	WOOD
HM	HOLLOW METAL	WPT	WORKING POINT
HOR	HORIZONTAL		
HR	HOUR		
HB	HOSE BIB		
HW	HOT WATER HEATER		
IG	ISOLATED GROUND		
INCL	INCLUDED, (ING)		
ID	INSIDE DIAMETER		
INS	INSULATE(D), (ION)		
INT	INTERIOR		
INV	INVERT		

ARCHITECTURAL SYMBOLS



PROJECT DATA

PROJECT NAME: WEST BAY PILIPINO MULTI-SERVICE CENTER
 PROJECT ADDRESS: 150 7TH STREET, SAN FRANCISCO, CA 94103
 BLOCK / LOT: 3727/004
 YEAR BUILT: 1920
 PARCEL AREA: 3,750 SF
 BUILDING AREA: 7,500 SF (ABOVE GRADE)
 ZONING DISTRICT: WMUG - WESTERN SOMA MIXED USE GENERAL
 HEIGHT & BULK DISTRICT: 55-X
 OCCUPANCY GROUPS: A-3, B
 CONSTRUCTION TYPE: III-B, EXISTING ALTERATION
 USE TYPE: COMMUNITY USE
 NUMBER OF STORIES: TWO + BASEMENT
 APPROX. HEIGHT: 23'-11" FROM PROJECT BASE POINT
 APPROXIMATE PROJECT AREA: 5,814 SF, INCLUDES BASEMENT (EXCLUDES RESTAURANT TENANT SPACE)
 FIRE PROTECTION: ALL FLOORS WILL BE FULLY SPRINKLERED WITH AUTOMATIC RESPONSE SPRINKLER SYSTEM

SCOPE OF PROJECT

INTERIOR TENANT RENOVATION FOR TWO LEVELS AND BASEMENT OF THE BUILDING, EXCLUDING THE CURRENT RESTAURANT TENANT AREA. THE SCOPE OF WORK INCLUDES DEMOLITION OF IDENTIFIED EXISTING PARTITIONS AND FLOOR AREAS, NEW STRUCTURE, ELECTRICAL, PLUMBING, MECHANICAL, FIRE SPRINKLER, LIMITED USE ELEVATOR, STAIRS AND FINISHES FOR COMMUNITY CENTER AND RESTROOMS. ACCESSIBILITY UPGRADES ARE INCLUDED. EXTERIOR SCOPE INCLUDES REPLACEMENT OF EXISTING STOREFRONT, NEW PAINT, REPLACEMENT OF EXISTING SKYLIGHTS, ELEVATOR OVERRUN AND ROOF REPAIR AS NEEDED.

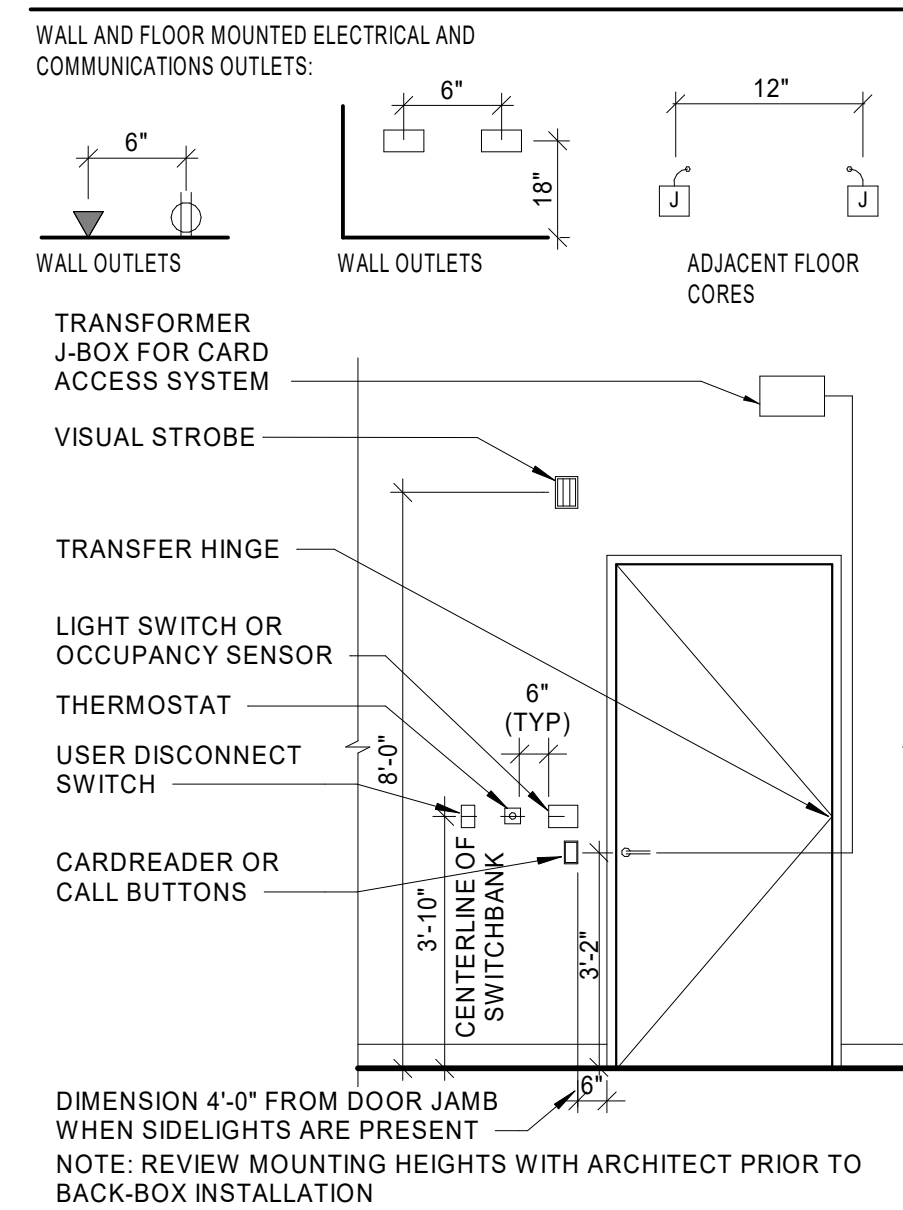
APPLICABLE CODES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 STATE OF CALIFORNIA CODE AND REGULATIONS (CCR) 2019 TITLE 24 CALIFORNIA BUILDING CODE
- PART 1, 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
 - PART 2, 2019 CALIFORNIA BUILDING CODE (CBC)
 - PART 3, 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - PART 4, 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - PART 5, 2019 CALIFORNIA PLUMBING CODE (CPC)
 - PART 6, 2019 CALIFORNIA ENERGY CODE (CEC)
 - PART 9, 2019 CALIFORNIA FIRE CODE (CFC)
 - PART 11, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

PROJECT DIRECTORY

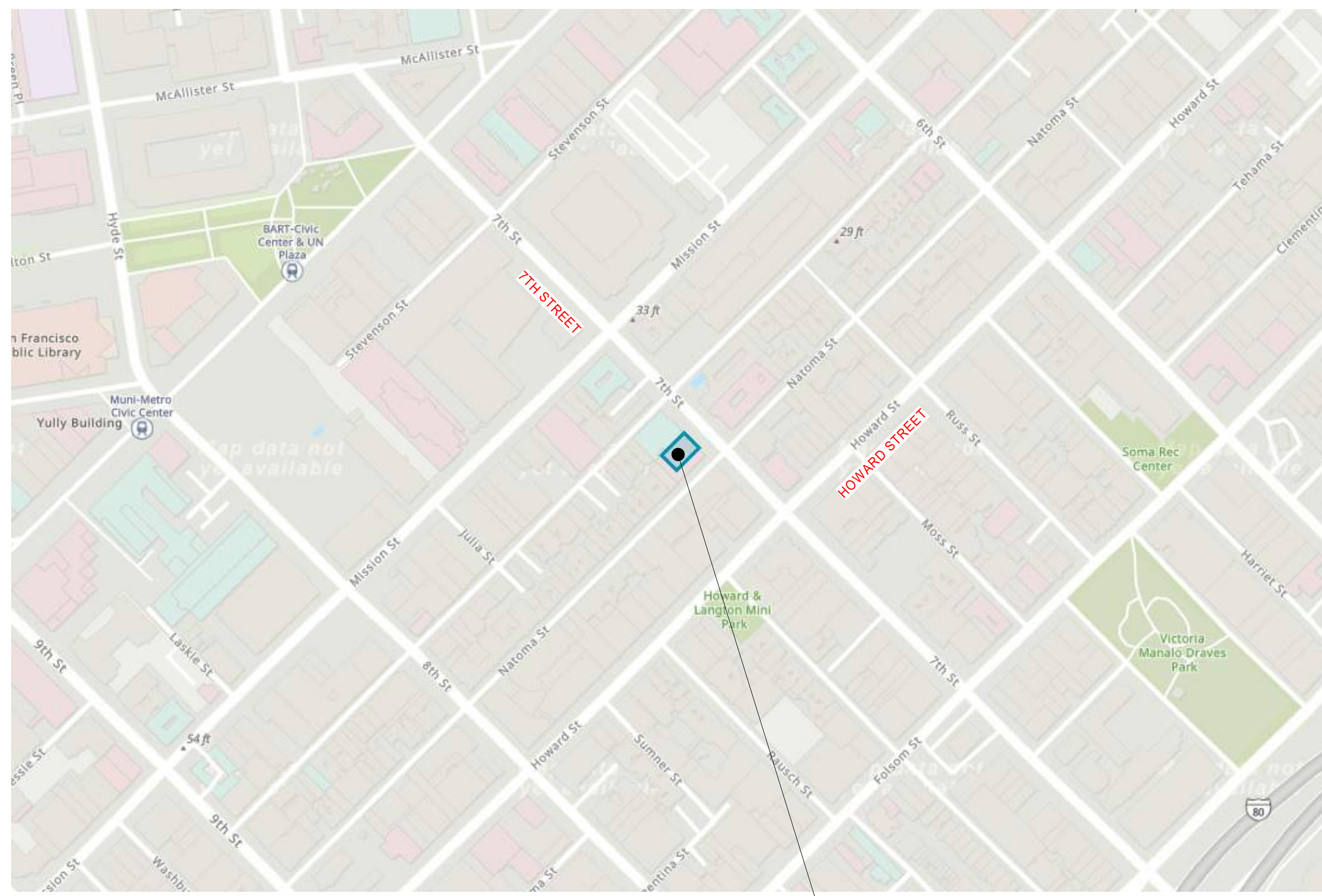
CLIENT	DEVELOPMENT MANAGER
WEST BAY PILIPINO MULTI-SERVICE CENTER 175 7TH STREET SAN FRANCISCO, CA 94103	TISHMAN SPEYER 1 BUSH STREET SUITE 500 SAN FRANCISCO, CA 94104
ARCHITECT	PRECONSTRUCTION CONTRACTOR
SOLOMON CORDWELL BUENZ 255 CALIFORNIA ST SUITE 300 SAN FRANCISCO, CA 94111	SWINERTON BUILDERS 260 TOWNSEND ST SAN FRANCISCO, CA 94107

MOUNTING HEIGHTS & SPACING REQUIREMENTS



- MOUNTING HEIGHT GENERAL NOTE:
 A. ALL NEW OUTLETS SHALL BE MOUNTED HORIZONTALLY 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED. OUTLETS SHOWN IN ROOMS WITH RAISED FLOORS SHALL BE MOUNTED 8" ABOVE RAISED FLOOR, UNLESS OTHERWISE NOTED.
 B. THERMOSTATS AND STROBES SHALL ALIGN ABOVE LIGHT SWITCHES.
 C. WHERE CLERESTORY AND SIDELIGHTS ARE PRESENT, DEVICES ARE TO ALIGN AT 3'-6" FROM THE HINGE SIDE OF THE DOOR ON THE PERPENDICULAR PARTITION. STAGGER OUTLETS WHERE WALL OUTLETS ON OPPOSITE SIDE OF WALL OCCUR. VERIFY OUTLET LOCATIONS WITH FURNITURE.

SITE VICINITY MAP



PROJECT LOCATION: 150 7TH STREET

DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
ID0.00	COVER SHEET
ID0.01	GENERAL INFORMATION, LEGENDS AND ABBREVIATIONS
ID0.01.1	GENERAL NOTES
ID0.01.2	GENERAL NOTES
ID0.05	ACCESSIBILITY DETAILS (FOR REFERENCE ONLY)
ID0.06	OCCUPANCY & EXITING PLANS
ID1.00	BASEMENT DEMOLITION PLAN
ID1.01	LEVEL 1 EXISTING & DEMO PLAN
ID1.02	LEVEL 2 EXISTING & DEMO PLAN
ID1.03	ROOF EXISTING & DEMO PLAN
ID0.07	SITE PLAN
ID2.00	BASEMENT PARTITION PLAN
ID2.01	LEVEL 1 PARTITION PLAN
ID2.02	LEVEL 2 PARTITION PLAN
ID2.03	ROOF EXISTING & PROPOSED PLAN
ID3.00	BASEMENT REFLECTED CEILING PLAN
ID3.01	FIRST FLOOR REFLECTED CEILING PLAN
ID3.02	SECOND FLOOR REFLECTED CEILING PLAN
ID3.50	BASEMENT FINISH PLAN
ID3.51	LEVEL 1 FINISH PLAN
ID3.52	LEVEL 2 FINISH PLAN
ID4.50	BASEMENT FURNITURE PLAN (FOR REFERENCE)
ID4.51	LEVEL 1 FURNITURE PLAN (FOR REFERENCE)
ID4.52	LEVEL 2 FURNITURE PLAN (FOR REFERENCE)
ID6.01	BUILDING ELEVATION & SECTION
ID6.02	BUILDING SECTIONS
ID6.03	BUILDING SECTIONS
ID6.04	BUILDING SECTIONS
ID7.01	INTERIOR ELEVATIONS
ID8.01	PARTITION DETAILS
ID8.02	SCHEDULES
ID9.01	RENDERINGS
ID10.00	SCHEME B LOWER LEVEL
ID10.01	SCHEME B LEVEL 1
ID10.02	SCHEME B LEVEL 2

NO.	DATE	DESCRIPTION
2	09/08/2020	PRE APPLICATION DRAWING SET
1	08/24/2020	DUE DILIGENCE PRICING



Solomon Cordwell Buenz
 Chicago
 T 312.896.1100
 San Francisco
 T 415.216.2450
 www.scb.com

WEST BAY

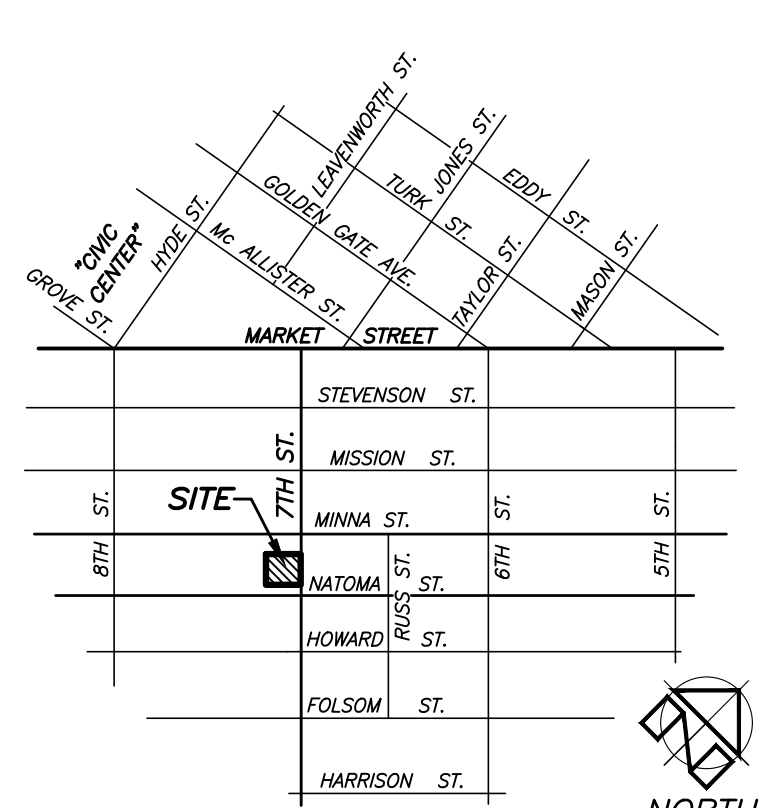
150 7TH STREET
 SAN FRANCISCO, CA 94103

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GENERAL INFORMATION, LEGENDS AND ABBREVIATIONS

Drawn By: YOUR INITIALS
 Checked By: PM/PP
 Project Number: 50256.001

Sheet Number: ID0.01



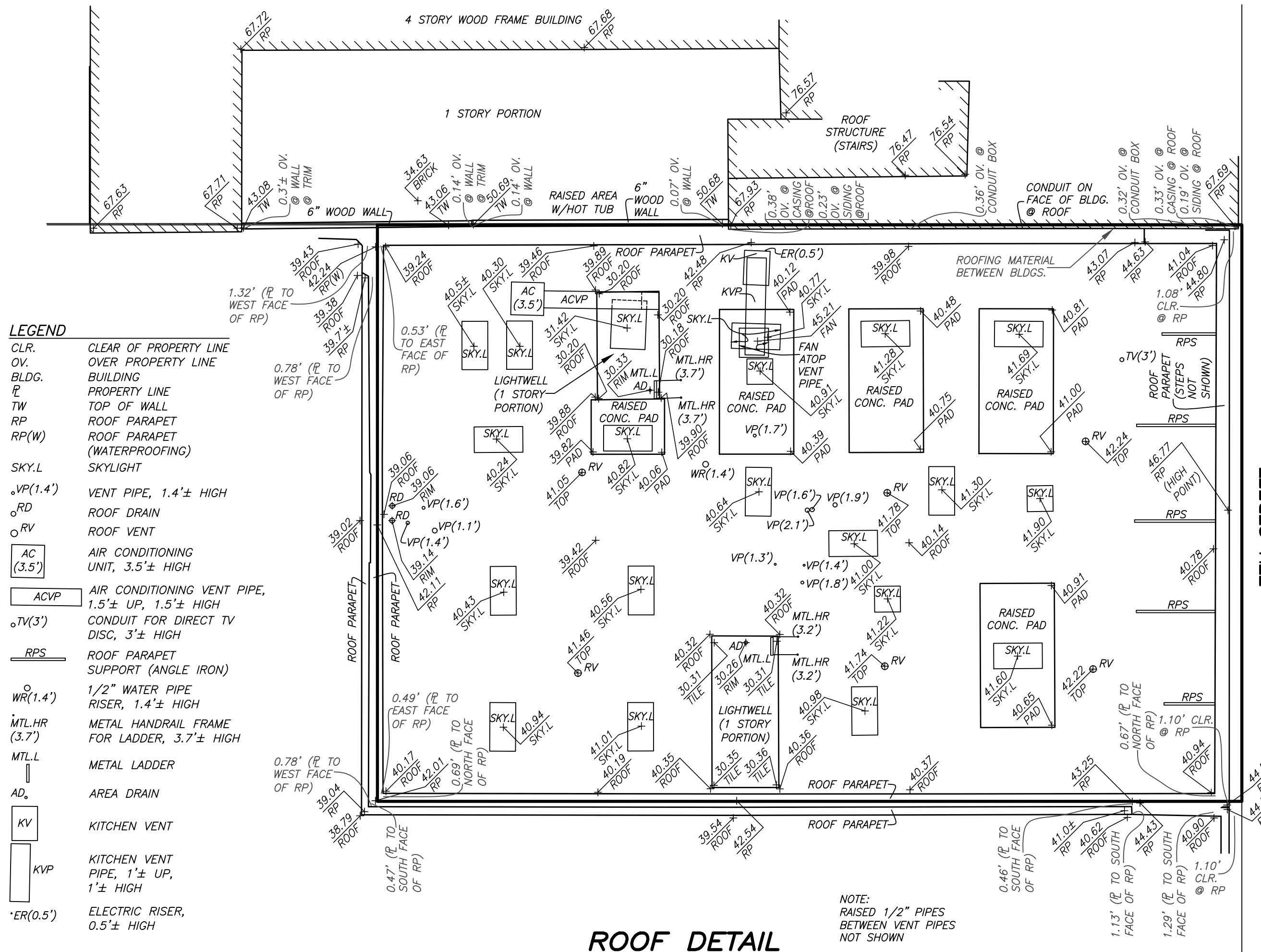
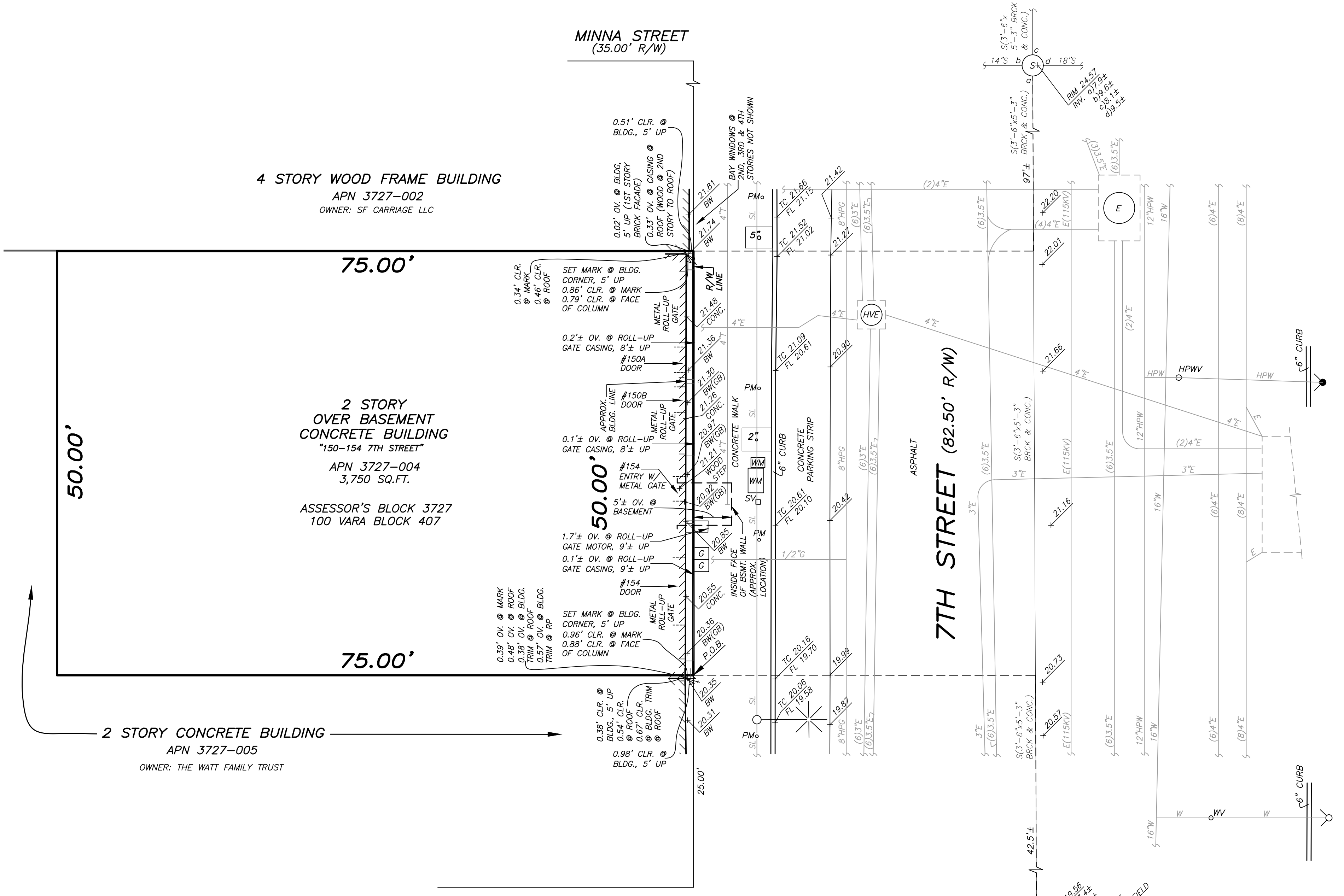
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF 7TH STREET, DISTANT THEREON 25 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF NATOMA STREET, RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF 7TH STREET 50 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 50 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 75 FEET TO THE POINT OF BEGINNING.
 BEING PART OF 100 VARA BLOCK NO. 407
 ASSESSOR'S LOT 004; BLOCK 3727



- LEGEND**
- CLR. CLEAR OF PROPERTY LINE
 - OV. OVER PROPERTY LINE
 - BLDG. BUILDING
 - BSMT. BASEMENT
 - APPROX. APPROXIMATE
 - R/W RIGHT OF WAY
 - APN ASSESSOR'S PARCEL NUMBER
 - P.O.B. POINT OF BEGINNING
 - CONC. CONCRETE
 - TC TOP OF CURB
 - FL FLOW LINE
 - BW BACK OD WALK
 - GB GRADE BREAK
 - INV. INVERT
 - (HVE) HIGH VOLTAGE ELECTRIC MANHOLE
 - (E) ELECTRIC MANHOLE
 - (HPW) HIGH PRESSURE WATER VALVE
 - (WV) LOW PRESSURE WATER VALVE
 - (F) HIGH PRESSURE FIRE HYDRANT
 - (L) LOW PRESSURE FIRE HYDRANT
 - (PM) PARKING METER
 - (S) SEWER MANHOLE
 - (5') TREE PIT W/TREE & DIAMETER
 - (WM) WATER METER
 - (SV) SEWER VENT
 - (G) GAS BOX
 - (*) ELECTROLYTIC
 - (E) ELECTRIC LINE
 - (G) GAS LINE
 - (HPG) HIGH PRESSURE GAS LINE
 - (S) SEWER LINE
 - (SL) STREET LIGHT LINE
 - (T) TELEPHONE LINE
 - (W) WATER LINE
 - (HPW) HIGH PRESSURE WATER LINE



ROOF DETAIL
SCALE: 1"=8'

- LEGEND**
- CLR. CLEAR OF PROPERTY LINE
 - OV. OVER PROPERTY LINE
 - BLDG. BUILDING
 - RP PROPERTY LINE
 - TP TOP OF WALL
 - RP ROOF PARAPET
 - RP(W) ROOF PARAPET (WATERPROOFING)
 - SKYL. SKYLIGHT
 - VP(1.4') VENT PIPE, 1.4'± HIGH
 - RD ROOF DRAIN
 - RV ROOF VENT
 - AC(3.5') AIR CONDITIONING UNIT, 3.5'± HIGH
 - ACVP AIR CONDITIONING VENT PIPE, 1.5'± UP, 1.5'± HIGH
 - TV(3') CONDUIT FOR DIRECT TV DISC, 3'± HIGH
 - RPS ROOF PARAPET SUPPORT (ANGLE IRON)
 - WR(1.4') 1/2" WATER PIPE RISER, 1.4'± HIGH
 - MTLHR METAL HANDRAIL FRAME FOR LADDER, 3.7'± HIGH
 - MTL METAL LADDER
 - AD AREA DRAIN
 - KV KITCHEN VENT
 - KVP KITCHEN VENT PIPE, 1'± UP, 1'± HIGH
 - ER(0.5') ELECTRIC RISER, 0.5'± HIGH

SURVEY REFERENCE
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0216030787-DB, FIRST UPDATE REPORT, DATED JUNE 5, 2020.
 THE FOLLOWING IS AN EXCEPTION TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:
 6. "PARAPET AGREEMENT" RECORDED DECEMBER 12, 1989 IN REEL F-16, IMAGE 935, OFFICIAL RECORDS. NOT PLOTTABLE

BASIS OF SURVEY
 1. CITY OF SAN FRANCISCO MONUMENT MAP NUMBERS 285 & 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 2. BLOCK DIAGRAM OF 100 VARA BLOCK 407 DATED APRIL 12, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK
 LETTER "O" IN "OPEN" TOP OF HIGH PRESSURE FIRE HYDRANT AT THE SOUTHEAST CORNER OF 7TH AND HOWARD STREETS. ELEVATION = 17.069 FEET, HISTORIC (OLD) SAN FRANCISCO CITY DATUM.

GENERAL NOTES
 1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
 2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.

FLOOD NOTE
 THE SUBJECT PROPERTY HAS NOT BEEN IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA. THERE IS NO FLOOD INSURANCE RATE MAP FOR SAN FRANCISCO.

PARKING
 THERE IS NO PARKING WITHIN THE SUBJECT PROPERTY.

BASEMENT NOTE
 IT IS NOT KNOWN IF THE ADJOINING BUILDINGS HAVE BASEMENTS.

UTILITY NOTE
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

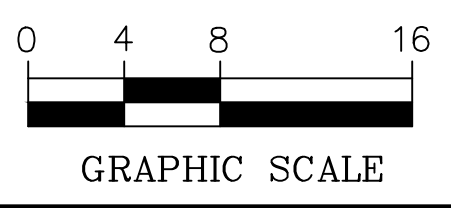
SURVEYOR'S CERTIFICATE
 TO WESTBAY PILIPINO MULTI SERVICE CENTER AND OLD REPUBLIC TITLE COMPANY:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 9, 2020.

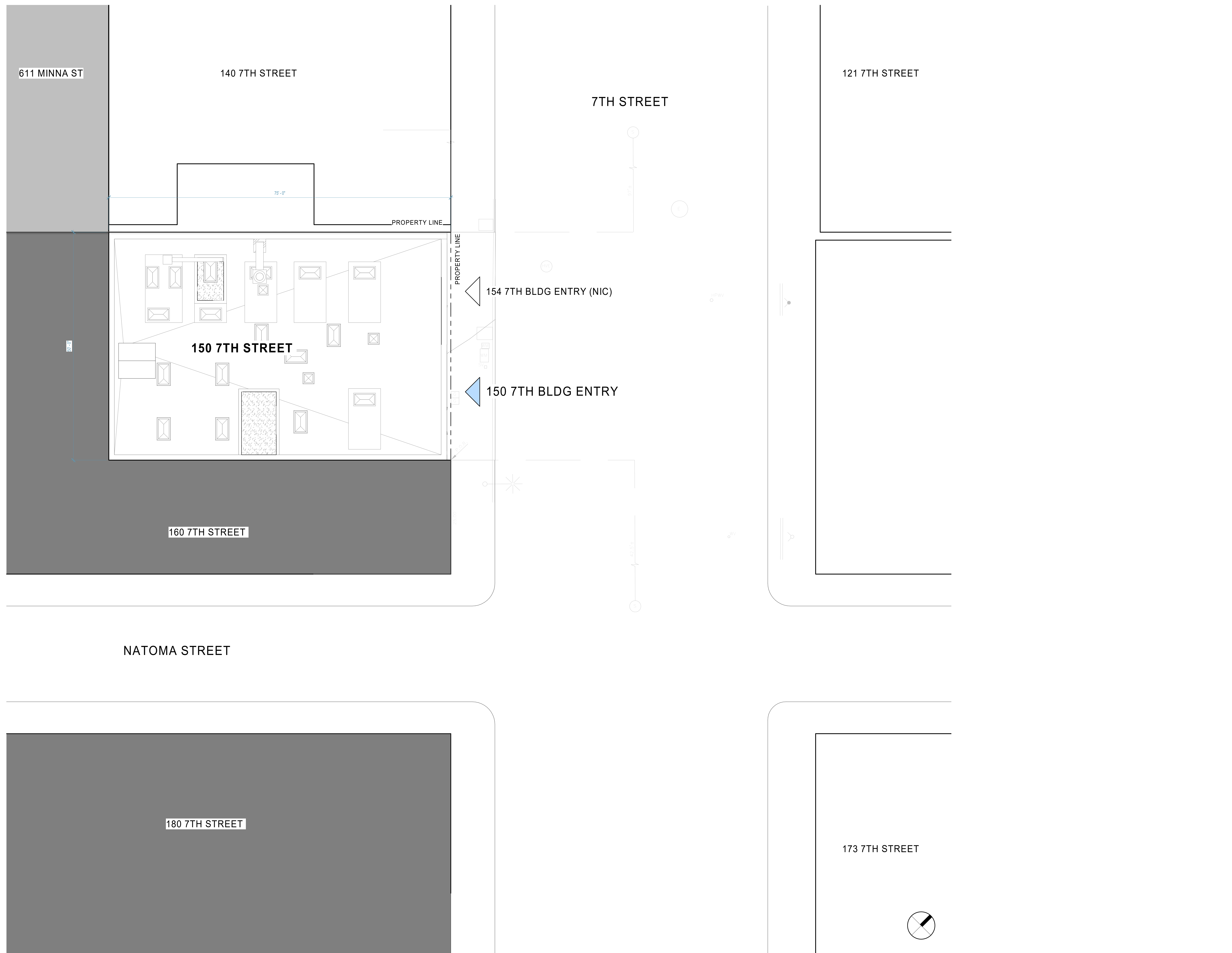
DATE: AUGUST 17, 2020
 Benjamin B. Ron
 BENJAMIN B. RON
 PROFESSIONAL LAND SURVEYOR NO. 5015
 BEN@MARTINRON.COM



**SITE SURVEY &
 ALTA/NSPS LAND TITLE SURVEY**
 OF A PORTION OF ASSESSOR'S BLOCK NO. 3727
 FOR
WESTBAY PILIPINO MULTI SERVICE CENTER
 SAN FRANCISCO CALIFORNIA

SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: MV
DATE: 8/17/20		DES.
SHEET: 1		DRW: JP
DF: 1		CHK: BR
JOB NO. S-9952		REV ND.





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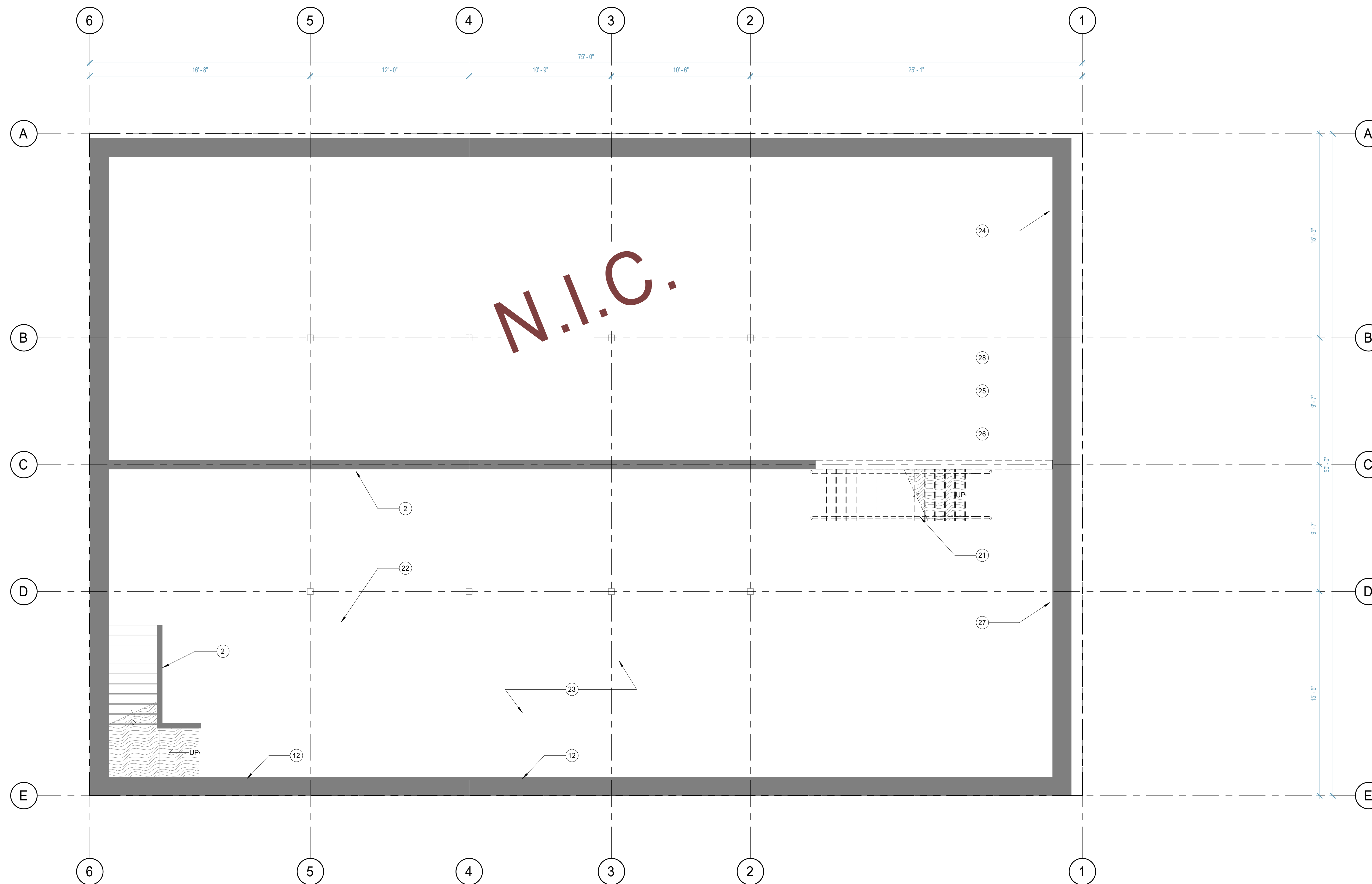
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SITE PLAN

Drawn By: YOUR INITIALS
 Checked By: PM/PP (edit this)
 Project Number: 50256.001

Sheet Number: **ID0.07**

1 SITE PLAN
 SCALE: 1/8" = 1'-0"



1 LOWER LEVEL DEMO
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFER TO FLOOR PLANS AND REFLECTED CEILING PLANS FOR COORDINATION WITH SCOPE OF NEW WORK.
3. REMOVE ALL EXISTING PARTITIONS AS NOTED.
4. REMOVE ALL EXISTING FLOOR FINISHES, TILES, ADHESIVE, AND MORTAR BED UNLESS NOTED OTHERWISE. PATCH AND REPAIR TO RECEIVE NEW FINISHES.
5. REMOVE ALL WALL BASE, UNLESS NOTED OTHERWISE.
6. REMOVE ALL WALL FINISHES AND/OR CLADDING FROM WALLS, UNLESS NOTED OTHERWISE. PREPARE SURFACES TO RECEIVE NEW FINISHES PER FINISH PLANS.
7. REMOVE ALL EXISTING CEILING TILES, GRID, LIGHTING AND DEVICES MOUNTED ON OR ABOVE CEILING.
8. DO NOT REMOVE ANY HISTORICAL ELEMENT OF THE BUILDING.
9. REMOVAL, REPAIR AND INSTALLATION OF NEW GREASE EXHAUST FAN, DUCT AND SUPPLY AIR FAN, SUPPORTING CURB AND WATERPROOFING TO BE UNDERTAKEN BY RESTAURANT TENANT. NEW ROUTING THROUGH LEVEL 2 PROVIDED IN THE PARTITION PLANS.

DEMOLITION PLAN KEY NOTES

- 1 DEMO EXISTING DRYWALL CEILING, REPAIR JOISTS AS NEEDED
- 2 (E) WALL PATCH AND CLEAN FOR NEW PAINT
- 3 REMOVE AND PREPARE TO PAINT EXISTING RADIATOR COVERS.
- 4 REMOVE ALL EXISTING MILLWORK.
- 5 REMOVE EXISTING PLASTER, FRAMING TO REMAIN, REPAIR DAMAGED FRAMING
- 6 DEMO EXISTING STOREFRONT & ROLL UP DOOR HOUSING, PATCH AND REPAIR CONCRETE AS NEEDED
- 7 REMOVE ALL EXISTING PLUMBING AND CAP AS NEEDED FOR RENOVATION
- 8 DEMO ALL EXISTING ELECTRICAL BACK TO SOURCE.
- 9 REMOVE EXISTING WINDOW.
- 10 REMOVE DOOR AND FRAMED EXTERIOR PARTITION
- 11 DEMO FLOORING, SUBSTRATE AND FRAMING FOR NEW OPENING
- 12 DEMO EXISTING GYP BOARD AND PLASTER TO EXTENTS SHOWN TO EXPOSE CONCRETE. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS DIFFER.
- 13 DEMOLISH PLASTER AND FRAMING
- 14 REMOVE FINISH FLOORING
- 15 REPAIR (E) LADDER ATTACHMENTS AS NEEDED, CLEAN RUNGS OF RUST

- 16 REMOVE (E) DAMAGED ROOFING, VERIFY DAMAGED EXTENTS IN FIELD, REMOVE DRAIN
- 17 (E) MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED BY RESTAURANT TENANT (N.I.C.)
- 18 DEMO (E) SKYLIGHTS AND (E) WATERPROOFING. REMOVE PORTIONS OF CURB EFFECTED BY WATER DAMAGE
- 19 PATCH (E) WATERPROOFING CAP AT PARAPET AS REQUIRED
- 20 CLEAN (E) KICKERS OF RUST AS REQUIRED
- 21 DEMO (E) STAIR AND HANDRAILS
- 22 (E) WOOD POSTS TO REMAIN, TYPICAL; U.O.N.
- 23 (E) CONCRETE SURFACE TO BE PREPARED FOR NEW FINISH FLOOR
- 24 (E) ELECTRIC METERS (ALL TENANTS)
- 25 (E) WATER LINE, LOCATION & SIZING TO BE VERIFIED
- 26 (E) SEWER LINE, LOCATION & SIZING TO BE VERIFIED
- 27 (E) GAS LINE
- 28 (E) TELEPHONE LINE, LOCATION TO BE VERIFIED

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- PARTITION OR ELEMENT TO BE DEMOLISHED
- EXISTING 2 HOUR RATED CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION, AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING DOOR TO REMAIN

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2	09/08/2020	PRE APPLICATION DRAWING SET
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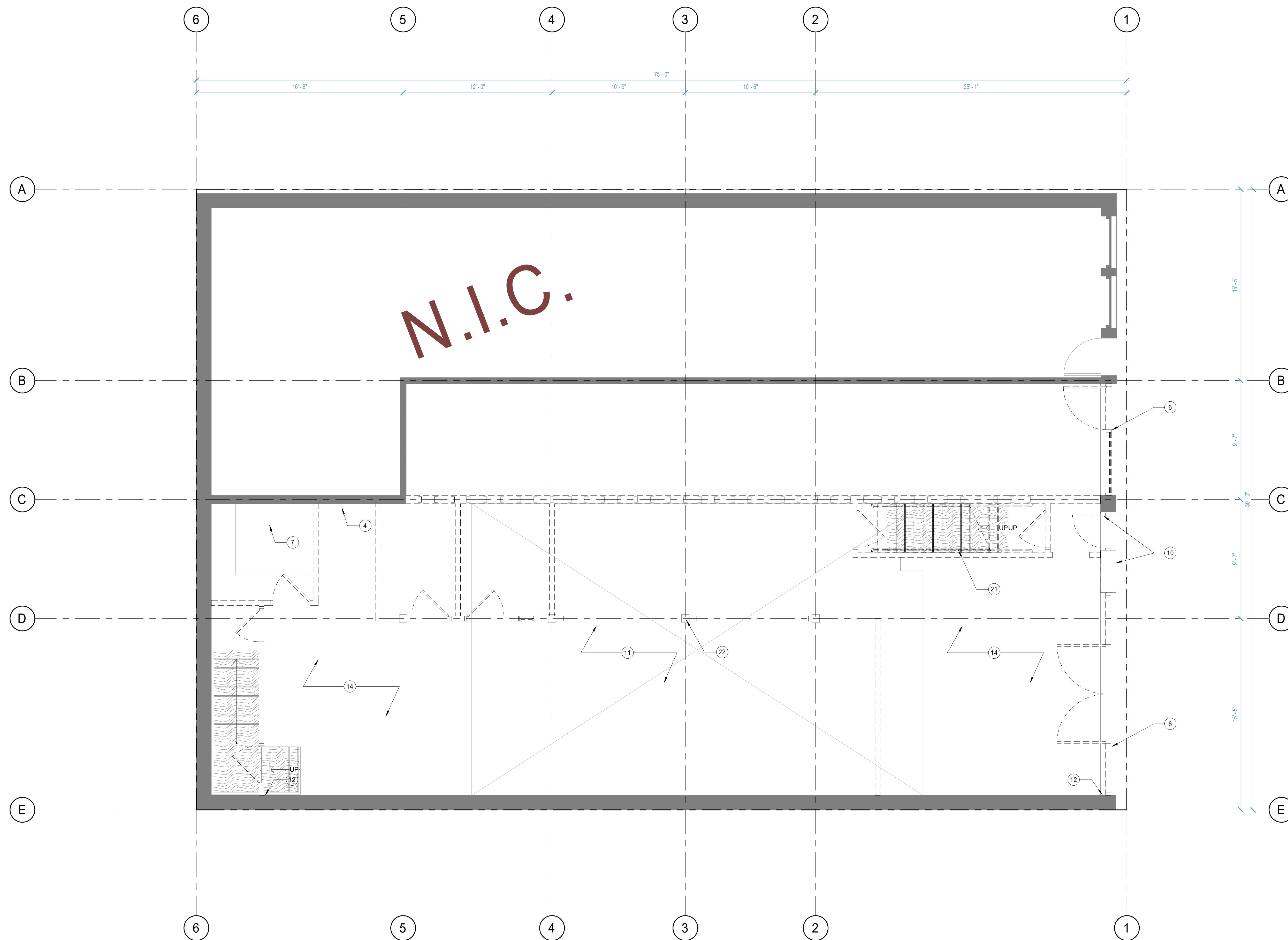
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**BASEMENT
DEMOLITION PLAN**

Drawn By: Author
Checked By: Checker

Project Number: 50256.001

Sheet Number: **ID1.00**



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

- 1 REFER TO GENERAL NOTES SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 2 REFER TO FLOOR PLANS AND REFLECTED CEILING PLANS FOR COORDINATION WITH SCOPE OF NEW WORK.
- 3 REMOVE ALL EXISTING PARTITIONS AS NOTED.
- 4 REMOVE ALL EXISTING FLOOR FINISHES, TILES, ADHESIVE, AND MORTAR BED UNLESS NOTED OTHERWISE. PATCH AND REPAIR TO RECEIVE NEW FINISHES.
- 5 REMOVE ALL WALL BASE, UNLESS NOTED OTHERWISE.
- 6 REMOVE ALL WALL FINISHES AND/OR CLADDING FROM WALLS, UNLESS NOTED OTHERWISE. PREPARE SURFACES TO RECEIVE NEW FINISHES PER FINISH PLANS.
- 7 REMOVE ALL EXISTING CEILING TILES, GRID, LIGHTING AND DEVICES MOUNTED ON OR ABOVE CEILING.
- 8 DO NOT REMOVE ANY HISTORICAL ELEMENT OF THE BUILDING.
- 9 REMOVAL, REPAIR AND INSTALLATION OF NEW GREASE EXHAUST FAN, DUCT AND SUPPLY AIR FAN, SUPPORTING CURB AND WATERPROOFING TO BE UNDERTAKEN BY RESTAURANT TENANT, NEW ROUTING THROUGH LEVEL 2 PROVIDED IN THE PARTITION PLANS.

DEMOLITION PLAN KEY NOTES

- 1 DEMO EXISTING DRYWALL CEILING, REPAIR JOISTS AS NEEDED
- 2 (E) WALL PATCH AND CLEAN FOR NEW PAINT
- 3 REMOVE AND PREPARE TO PAINT EXISTING RADIATOR COVERS.
- 4 REMOVE ALL EXISTING MILLWORK.
- 5 REMOVE EXISTING PLASTER, FRAMING TO REMAIN, REPAIR DAMAGED FRAMING
- 6 DEMO EXISTING STOREFRONT & ROLL UP DOOR HOUSING, PATCH AND REPAIR CONCRETE AS NEEDED
- 7 REMOVE ALL EXISTING PLUMBING AND CAP AS NEEDED FOR RENOVATION
- 8 DEMO ALL EXISTING ELECTRICAL BACK TO SOURCE.
- 9 REMOVE EXISTING WINDOW.
- 10 REMOVE DOOR AND FRAMED EXTERIOR PARTITION
- 11 DEMO FLOORING, SUBSTRATE AND FRAMING FOR NEW OPENING
- 12 DEMO EXISTING GYP BOARD AND PLASTER TO EXTENTS SHOWN TO EXPOSE CONCRETE, CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS DIFFER.
- 13 DEMOLISH PLASTER AND FRAMING
- 14 REMOVE FINISH FLOORING
- 15 REPAIR (E) LADDER ATTACHMENTS AS NEEDED, CLEAN RUNGS OF RUST

- 16 REMOVE (E) DAMAGED ROOFING, VERIFY DAMAGED EXTENTS IN FIELD, REMOVE DRAIN
- 17 (E) MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED BY RESTAURANT TENANT (NIC)
- 18 DEMO (E) SKYLIGHTS AND (E) WATERPROOFING, REMOVE PORTIONS OF CURB EFFECTED BY WATER DAMAGE
- 19 PATCH (E) WATERPROOFING CAP AT PARAPET AS REQUIRED
- 20 CLEAN (E) KICKERS OF RUST AS REQUIRED
- 21 DEMO (E) STAIR AND HANDRAILS
- 22 (E) WOOD POSTS TO REMAIN, TYPICAL; U.O.N.
- 23 (E) CONCRETE SURFACE TO BE PREPARED FOR NEW FINISH FLOOR
- 24 (E) ELECTRIC METERS (ALL TENANTS)
- 25 (E) WATER LINE, LOCATION & SIZING TO BE VERIFIED
- 26 (E) SEWER LINE, LOCATION & SIZING TO BE VERIFIED
- 27 (E) GAS LINE
- 28 (E) TELEPHONE LINE, LOCATION TO BE VERIFIED

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- PARTITION OR ELEMENT TO BE DEMOLISHED
- EXISTING 2 HOUR RATED CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION, AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING DOOR TO REMAIN

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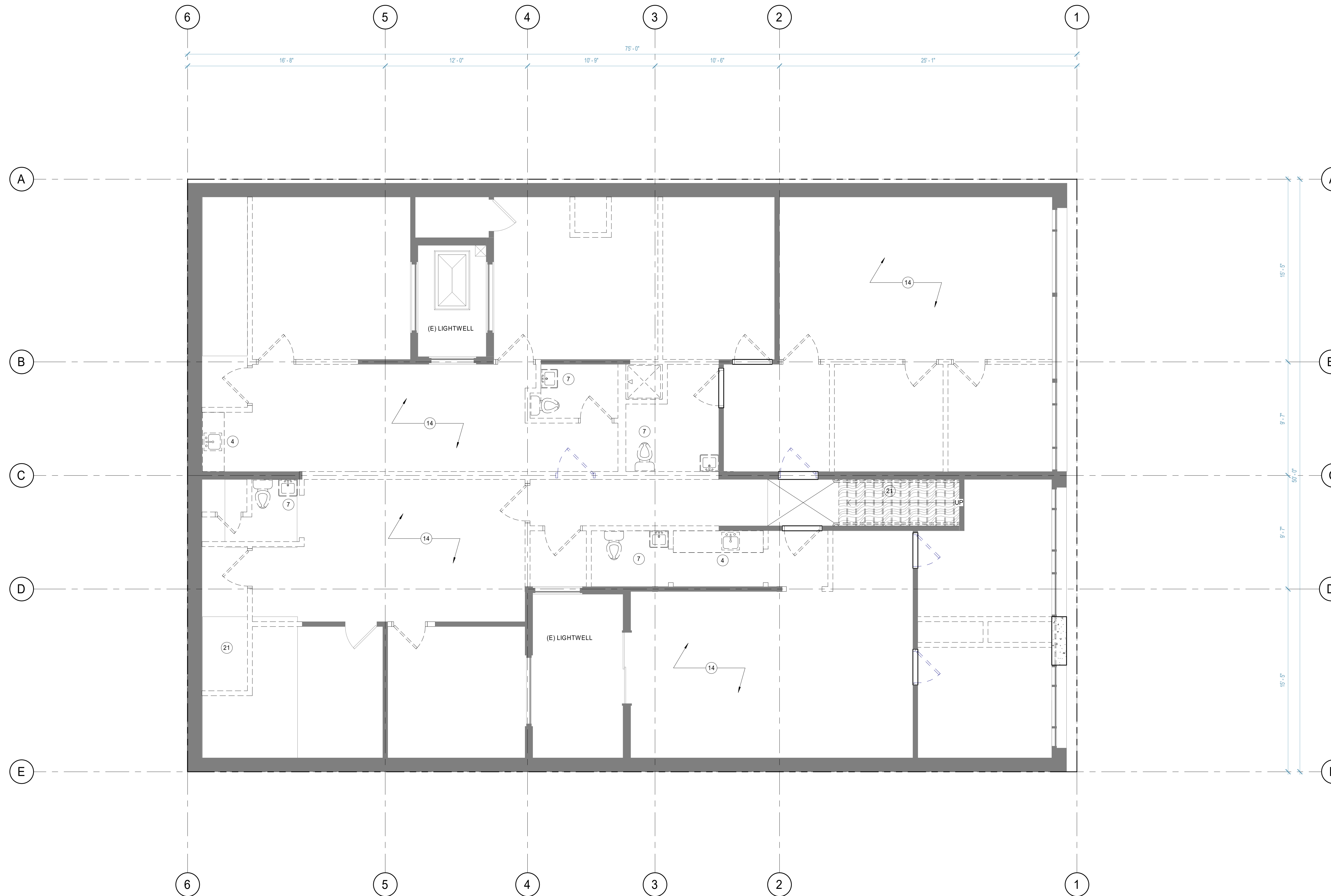
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LEVEL 1 EXISTING & DEMO PLAN

Drawn By: Author
Checked By: Checker

Project Number: 50256.001

Sheet Number: **ID1.01**



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFER TO FLOOR PLANS AND REFLECTED CEILING PLANS FOR COORDINATION WITH SCOPE OF NEW WORK.
3. REMOVE ALL EXISTING PARTITIONS AS NOTED.
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7. REMOVE ALL EXISTING CEILING TILES, GRID, LIGHTING AND DEVICES MOUNTED ON OR ABOVE CEILING.
8. DO NOT REMOVE ANY HISTORICAL ELEMENT OF THE BUILDING.
9. REMOVAL, REPAIR AND INSTALLATION OF NEW GREASE EXHAUST FAN, DUCT AND SUPPLY AIR FAN. SUPPORTING CURB AND WATERPROOFING TO BE UNDERTAKEN BY RESTAURANT TENANT. NEW ROUTING THROUGH LEVEL 2 PROVIDED IN THE PARTITION PLANS.

DEMOLITION PLAN KEY NOTES

1. DEMO EXISTING DRYWALL CEILING, REPAIR JOISTS AS NEEDED
2. (E) WALL PATCH AND CLEAN FOR NEW PAINT
3. REMOVE AND PREPARE TO PAINT EXISTING RADIATOR COVERS.
4. REMOVE ALL EXISTING MILLWORK.
5. REMOVE EXISTING PLASTER, FRAMING TO REMAIN. REPAIR DAMAGED FRAMING
6. DEMO EXISTING STOREFRONT & ROLL UP DOOR HOUSING. PATCH AND REPAIR CONCRETE AS NEEDED
7. REMOVE ALL EXISTING PLUMBING AND CAP AS NEEDED FOR RENOVATION
8. DEMO ALL EXISTING ELECTRICAL BACK TO SOURCE.
9. REMOVE EXISTING WINDOW.
10. REMOVE DOOR AND FRAMED EXTERIOR PARTITION
11. DEMO FLOORING, SUBSTRATE AND FRAMING FOR NEW OPENING
12. DEMO EXISTING GYP BOARD AND PLASTER TO EXTENTS SHOWN TO EXPOSE CONCRETE. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS DIFFER.
13. DEMOLISH PLASTER AND FRAMING
14. REMOVE FINISH FLOORING
15. REPAIR (E) LADDER ATTACHMENTS AS NEEDED. CLEAN RUNGS OF RUST

16. REMOVE (E) DAMAGED ROOFING. VERIFY DAMAGED EXTENTS IN FIELD. REMOVE DRAIN
17. (E) MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED BY RESTAURANT TENANT (N.I.C.)
18. DEMO (E) SKYLIGHTS AND (E) WATERPROOFING. REMOVE PORTIONS OF CURB EFFECTED BY WATER DAMAGE
19. PATCH (E) WATERPROOFING CAP AT PARAPET AS REQUIRED
20. CLEAN (E) KICKERS OF RUST AS REQUIRED
21. DEMO (E) STAIR AND HANDRAILS
22. (E) WOOD POSTS TO REMAIN. TYPICAL: U.O.N.
23. (E) CONCRETE SURFACE TO BE PREPARED FOR NEW FINISH FLOOR
24. (E) ELECTRIC METERS (ALL TENANTS)
25. (E) WATER LINE. LOCATION & SIZING TO BE VERIFIED
26. (E) SEWER LINE. LOCATION & SIZING TO BE VERIFIED
27. (E) GAS LINE
28. (E) TELEPHONE LINE. LOCATION TO BE VERIFIED

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- PARTITION OR ELEMENT TO BE DEMOLISHED
- EXISTING 2 HOUR RATED CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION, AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING DOOR TO REMAIN

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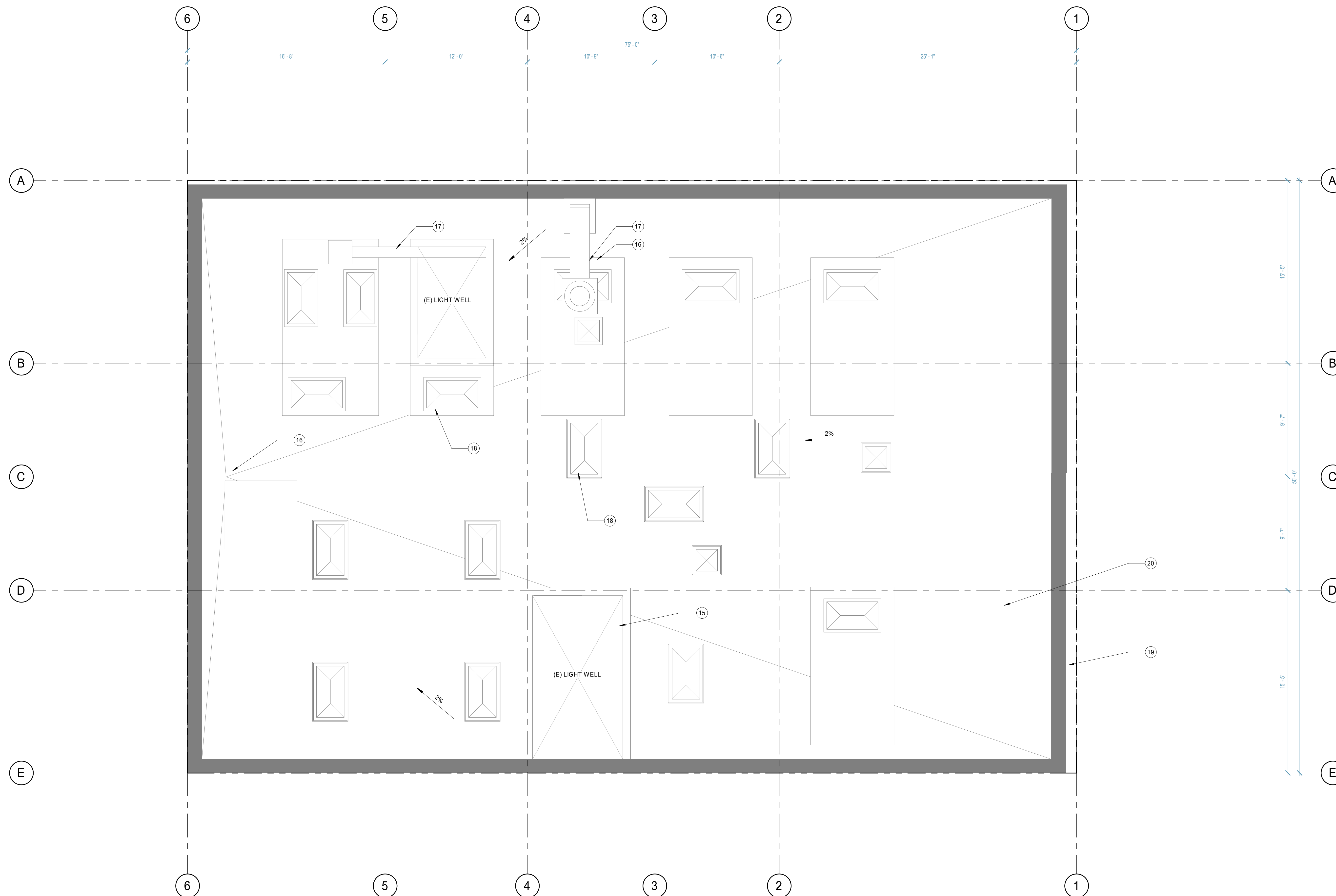
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LEVEL 2 EXISTING & DEMO PLAN

Drawn By: Author
Checked By: Checker

Project Number: 50256.001

Sheet Number: **ID1.02**



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEETS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFER TO FLOOR PLANS AND REFLECTED CEILING PLANS FOR COORDINATION WITH SCOPE OF NEW WORK.
3. REMOVE ALL EXISTING PARTITIONS AS NOTED.
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9. REMOVAL, REPAIR AND INSTALLATION OF NEW GREASE EXHAUST FAN, DUCT AND SUPPLY AIR FAN, SUPPORTING CURB AND WATERPROOFING TO BE UNDERTAKEN BY RESTAURANT TENANT. NEW ROUTING THROUGH LEVEL 2 PROVIDED IN THE PARTITION PLANS

DEMOLITION PLAN KEY NOTES

- 1 DEMO EXISTING DRYWALL CEILING, REPAIR JOISTS AS NEEDED
- 2 (E) WALL PATCH AND CLEAN FOR NEW PAINT
- 3 REMOVE AND PREPARE TO PAINT EXISTING RADIATOR COVERS.
- 4 REMOVE ALL EXISTING MILLWORK.
- 5 REMOVE EXISTING PLASTER, FRAMING TO REMAIN, REPAIR DAMAGED FRAMING
- 6 DEMO EXISTING STOREFRONT & ROLL UP DOOR HOUSING, PATCH AND REPAIR CONCRETE AS NEEDED
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- 8 DEMO ALL EXISTING ELECTRICAL BACK TO SOURCE.
- 9 REMOVE EXISTING WINDOW.
- 10 REMOVE DOOR AND FRAMED EXTERIOR PARTITION
- 11 DEMO FLOORING, SUBSTRATE AND FRAMING FOR NEW OPENING
- 12 DEMO EXISTING GYP BOARD AND PLASTER TO EXTENTS SHOWN TO EXPOSE CONCRETE. CONTRACTOR TO NOTIFY ARCHITECT IF EXISTING CONDITIONS DIFFER.
- 13 DEMOLISH PLASTER AND FRAMING
- 14 REMOVE FINISH FLOORING
- 15 REPAIR (E) LADDER ATTACHMENTS AS NEEDED, CLEAN RUNGS OF RUST

- 16 REMOVE (E) DAMAGED ROOFING, VERIFY DAMAGED EXTENTS IN FIELD, REMOVE DRAIN
- 17 (E) MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED BY RESTAURANT TENANT (NIC)
- 18 DEMO (E) SKYLIGHTS AND (E) WATERPROOFING. REMOVE PORTIONS OF CURB EFFECTED BY WATER DAMAGE
- 19 PATCH (E) WATERPROOFING CAP AT PARAPET AS REQUIRED
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- 21 DEMO (E) STAIR AND HANDRAILS
- 22 (E) WOOD POSTS TO REMAIN, TYPICAL: U.O.N.
- 23 (E) CONCRETE SURFACE TO BE PREPARED FOR NEW FINISH FLOOR
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- 26 (E) SEWER LINE, LOCATION & SIZING TO BE VERIFIED
- 27 (E) GAS LINE
- 28 (E) TELEPHONE LINE, LOCATION TO BE VERIFIED

DEMOLITION PLAN LEGEND

- PARTITION OR ELEMENT TO REMAIN
- PARTITION OR ELEMENT TO BE DEMOLISHED
- EXISTING 2 HOUR RATED CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- EXISTING DOOR & FRAME TO BE REMOVED
- EXISTING DOOR TO REMAIN

NO.	DATE	DESCRIPTION
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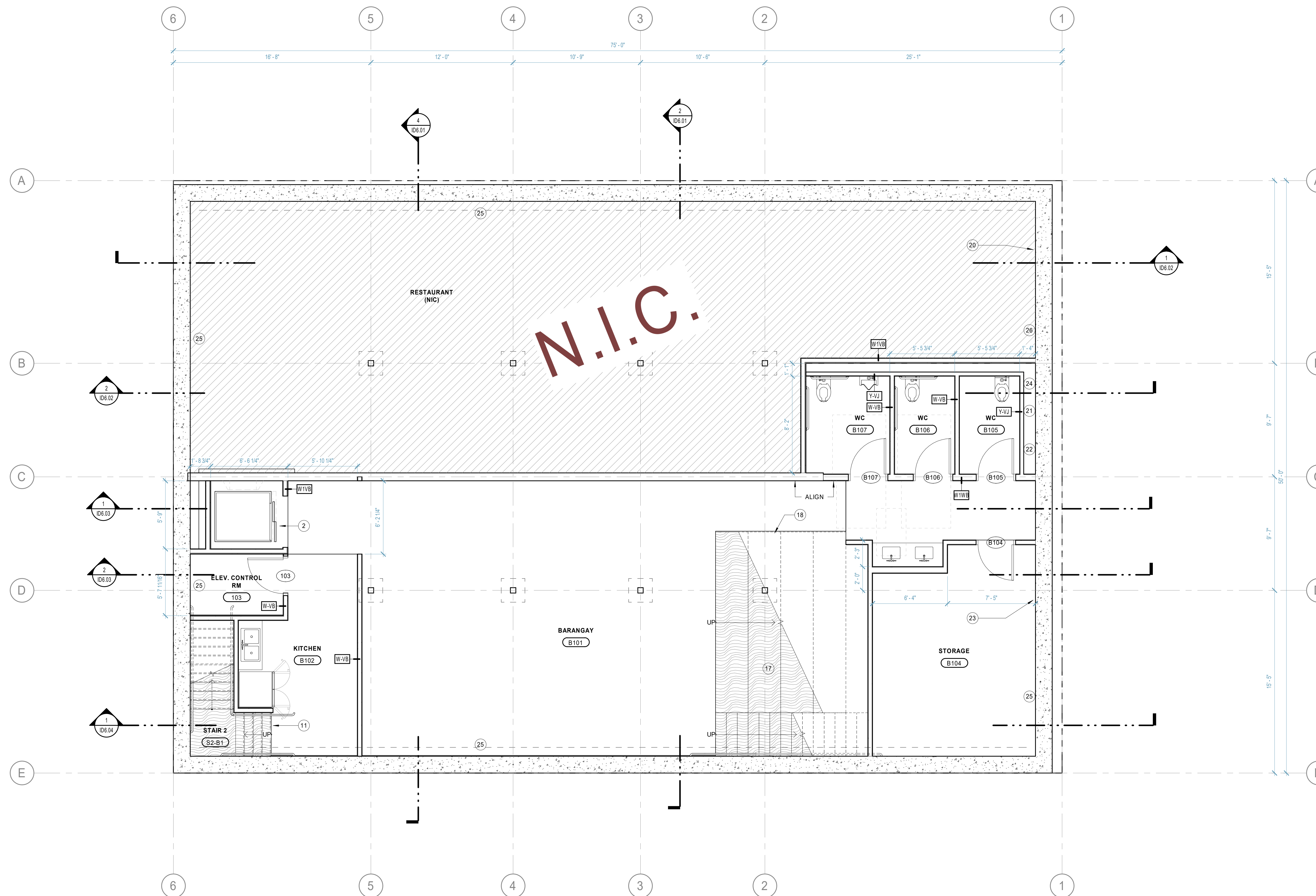
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ROOF EXISTING & DEMO PLAN

Drawn By: Author
Checked By: Checker

Project Number: 50256.001

Sheet Number: **ID1.03**



1 LOWER LEVEL
SCALE: 1/4" = 1'-0"

PARTITION PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET ID8.01 FOR PARTITION TYPES AND DETAILS.
3. REFER TO SHEET ID8.02 FOR DOOR SCHEDULE AND DETAILS.
4. DO NOT SCALE DRAWINGS.
5. PARTITIONS ARE DIMENSIONED TO FINISH FACE OF ASSEMBLY, UON.
6. INFILL AND NEW PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.
7. MAINTAIN INTEGRITY OF EXISTING FIRE RATED ASSEMBLIES FOR ALL PENETRATIONS.
8. REPLACE FIBERGLASS OR ACOUSTICAL SOUND ATTENUATION IN ALL (E) PARTITIONS TO REMAIN. SEE ID8.01 FOR ACOUSTIC REQUIREMENTS FOR NEW PARTITIONS.
9. REPAIR FLOOR/WALL/CEILING ASSEMBLIES AS NEEDED. INFILL OPENINGS TO MATCH (E) CONSTRUCTION. SEE ID3 SERIES FOR FINISHES.

PARTITION PLAN KEY NOTES

- 1 FLOOR AREA OF (E) STAIR TO BE FILLED IN TO MATCH THE ADJACENT WOOD DECK. MEASUREMENTS TO BE VERIFIED.
- 2 NEW 42" X 60" LULA ELEVATOR (3 STOPS) WITH HOISTWAY OPENING OF 60" X 70" IN (E) FLOOR.
- 3 REPLACE (E) STAIR WITH NEW 44" WIDE WOOD STAIR. DIM OF EXISTING FLOOR OPENING TO BE FIELD VERIFIED.
- 4 (E) DOOR TO REMAIN. REFURBISH TO LIKE NEW CONDITION AS NEEDED AND REPAIR.
- 5 NEW FRAMED WALL TO REPLACE (E) DOOR. THICKNESS AND RATING OF WALL TO MATCH (E) ADJACENT CONSTRUCTION.
- 6 (E) STRUCTURAL WALL TO HAVE SHEATHING REMOVED AND FRAMING EXPOSED, FINISHED AND STAINED.
- 7 MECHANICAL SHAFT ASSOCIATED WITH RESTAURANT (NIC) TO BE REPLACED AND RELOCATED. TO BE COORDINATED.
- 8 (E) SKYLIGHT TO BE REFURBISHED TO LIKE NEW CONDITION AS NEEDED. GLAZING TO BE REPLACED.
- 9 PONDING IN LIGHT COURT. DRAINAGE TO BE REPLACED AND WATER DAMAGED AREAS REPAIRED.
- 10 BUILT-IN CASEWORK. SEE ID7 SERIES.
- 11 (E) STAIR TO REMAIN. REFURBISH TO LIKE NEW CONDITION AS NEEDED.
- 12 NEW CONCRETE LEVEL LANDING FROM BACK OF WALK TO STOREFRONT DOORS; TO COORDINATE W/ CIVIL.
- 13 NEW WOOD STAIR AND METAL HANDRAIL. (E) FLOOR OPENING TO BE ENLARGED.
- 14 (E) SIDEWALK, DEMO AND REGRADE AS REQUIRED FOR LEVEL LANDINGS
- 15 NEW HOLD OPEN DOOR, CONNECT TO FIRE ALARM
- 16 NEW HOLD OPEN DOOR
- 17 NEW FINISH WOOD TERRACED SOCIAL SEATING AREA AND STAIR, INCLUDE (2) HANDRAILS AT STAIR
- 18 NEW GUARDRAIL
- 19 NEW WINDOW IN (E) WINDOW SYSTEM. COLOR AND REFLECTANCE TO MATCH EXISTING
- 20 (E) ELECTRIC METERS (ALL TENANTS), ELECTRICAL ENGINEER TO CONFIRM ADEQUATE LOAD
- 21 (E) WATER LINE. ACCESS PANEL AT GWB. CIVIL TO CONFIRM WATER PRESSURE AND PLUMBING TO CONFIRM BACKFLOW PREVENTER REQUIREMENT
- 22 (E) SEWER LINE. PLUMBING ENGINEER TO CONFIRM CAPACITY. ACCESS PANEL AT GWB
- 23 (E) GAS LINE. PLUMBING ENGINEER TO CONFIRM CAPACITY
- 24 (E) TELEPHONE LINE. LOCATION TO BE VERIFIED
- 25 (E) JOISTS TO BE ANCHORED TO (E) CONCRETE FOUNDATION WALL. STRUCTURAL ENGINEER TO CONFIRM
- 26 NEW FIRE SPRINKLER LINE, PLUMBING ENGINEER/ FIRE SPRINKLER ENGINEER TO PROVIDE SIZING AND BACKFLOW

PARTITION PLAN LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION. AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- WOOD STUD FRAMING TO REMAIN AND GYPSUM SHEATHING REPLACED WITH POLYCARBONATE
- NEW DOOR, FRAME AND HARDWARE
- PARTITION TYPE. REFER TO SHEET ID8.01.

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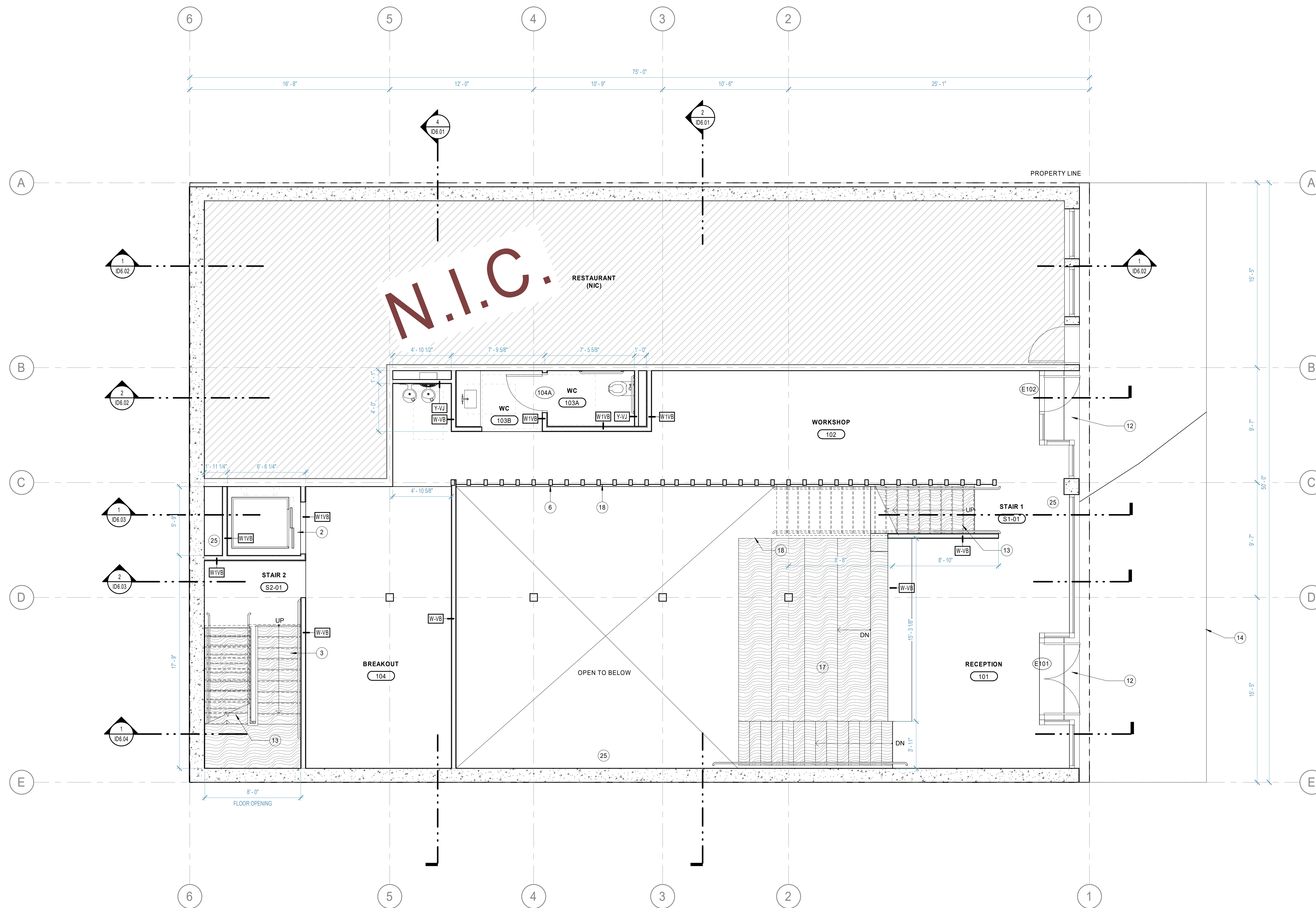
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**BASEMENT
PARTITION PLAN**

Drawn By: YOUR INITIALS
Checked By: PM/PP (edit this)
Project Number: 50256.001

Sheet Number: **ID2.00**



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET ID8.01 FOR PARTITION TYPES AND DETAILS.
3. REFER TO SHEET ID8.02 FOR DOOR SCHEDULE AND DETAILS.
4. DO NOT SCALE DRAWINGS.
5. PARTITIONS ARE DIMENSIONED TO FINISH FACE OF ASSEMBLY, U.O.N.
6. INFILL AND NEW PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.
7. MAINTAIN INTEGRITY OF EXISTING FIRE RATED ASSEMBLIES FOR ALL PENETRATIONS.
8. REPLACE FIBERGLASS OR ACOUSTICAL SOUND ATTENUATION IN ALL (E) PARTITIONS TO REMAIN. SEE ID8.01 FOR ACOUSTIC REQUIREMENTS FOR NEW PARTITIONS.
9. REPAIR FLOOR/WALL/CEILING ASSEMBLIES AS NEEDED. INFILL OPENINGS TO MATCH (E) CONSTRUCTION. SEE ID3 SERIES FOR FINISHES.

PARTITION PLAN KEY NOTES

- 1 FLOOR AREA OF (E) STAIR TO BE FILLED IN TO MATCH THE ADJACENT WOOD DECK. MEASUREMENTS TO BE VERIFIED.
- 2 NEW 42" X 60" LULA ELEVATOR (3 STOPS) WITH HOISTWAY OPENING OF 80" X 72" IN (E) FLOOR.
- 3 REPLACE (E) STAIR WITH NEW 44" WIDE WOOD STAIR. DIM OF EXISTING FLOOR OPENING TO BE FIELD VERIFIED.
- 4 (E) DOOR TO REMAIN. REFURBISH TO LIKE NEW CONDITION AS NEEDED AND REPAIR.
- 5 NEW FRAMED WALL TO REPLACE (E) DOOR. THICKNESS AND RATING OF WALL TO MATCH (E) ADJACENT CONSTRUCTION.
- 6 (E) STRUCTURAL WALL TO HAVE SHEATHING REMOVED AND FRAMING EXPOSED, FINISHED AND STAINED.
- 7 MECHANICAL SHAFT ASSOCIATED WITH RESTAURANT (NIC) TO BE REPLACED AND RELOCATED. TO BE COORDINATED.
- 8 (E) SKYLIGHT TO BE REFURBISHED TO LIKE NEW CONDITION AS NEEDED. GLAZING TO BE REPLACED.
- 9 PONDING IN LIGHT COURT. DRAINAGE TO BE REPLACED AND WATER DAMAGED AREAS REPAIRED.
- 10 BUILT-IN CASEWORK. SEE ID7 SERIES.
- 11 (E) STAIR TO REMAIN. REFURBISH TO LIKE NEW CONDITION AS NEEDED.
- 12 NEW CONCRETE LEVEL LANDING FROM BACK OF WALK TO STOREFRONT DOORS. TO COORDINATE W/ CIVIL
- 13 NEW WOOD STAIR AND METAL HANDRAIL. (E) FLOOR OPENING TO BE ENLARGED.
- 14 (E) SIDEWALK, DEMO AND REGRADE AS REQUIRED FOR LEVEL LANDINGS

- 15 NEW HOLD OPEN DOOR, CONNECT TO FIRE ALARM
- 16 NEW HOLD OPEN DOOR
- 17 NEW FINISH WOOD TERRACED SOCIAL SEATING AREA AND STAIR, INCLUDE (2) HANDRAILS AT STAIR
- 18 NEW GUARDRAIL
- 19 NEW WINDOW IN (E) WINDOW SYSTEM. COLOR AND REFLECTANCE TO MATCH EXISTING
- 20 (E) ELECTRIC METERS (ALL TENANTS), ELECTRICAL ENGINEER TO CONFIRM ADEQUATE LOAD
- 21 (E) WATER LINE, ACCESS PANEL AT GWB. CIVIL TO CONFIRM WATER PRESSURE AND PLUMBING TO CONFIRM BACKFLOW PREVENTER REQUIREMENT
- 22 (E) SEWER LINE, PLUMBING ENGINEER TO CONFIRM CAPACITY, ACCESS PANEL AT GWB
- 23 (E) GAS LINE, PLUMBING ENGINEER TO CONFIRM CAPACITY
- 24 (E) TELEPHONE LINE, LOCATION TO BE VERIFIED
- 25 (E) JOISTS TO BE ANCHORED TO (E) CONCRETE FOUNDATION WALL. STRUCTURAL ENGINEER TO CONFIRM
- 26 NEW FIRE SPRINKLER LINE, PLUMBING ENGINEER/FIRE SPRINKLER ENGINEER TO PROVIDE SIZING AND BACKFLOW

PARTITION PLAN LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION, AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- WOOD STUD FRAMING TO REMAIN AND GYPSUM SHEATHING REPLACED WITH POLYCARBONATE
- NEW DOOR, FRAME AND HARDWARE
- PARTITION TYPE. REFER TO SHEET ID8.01.

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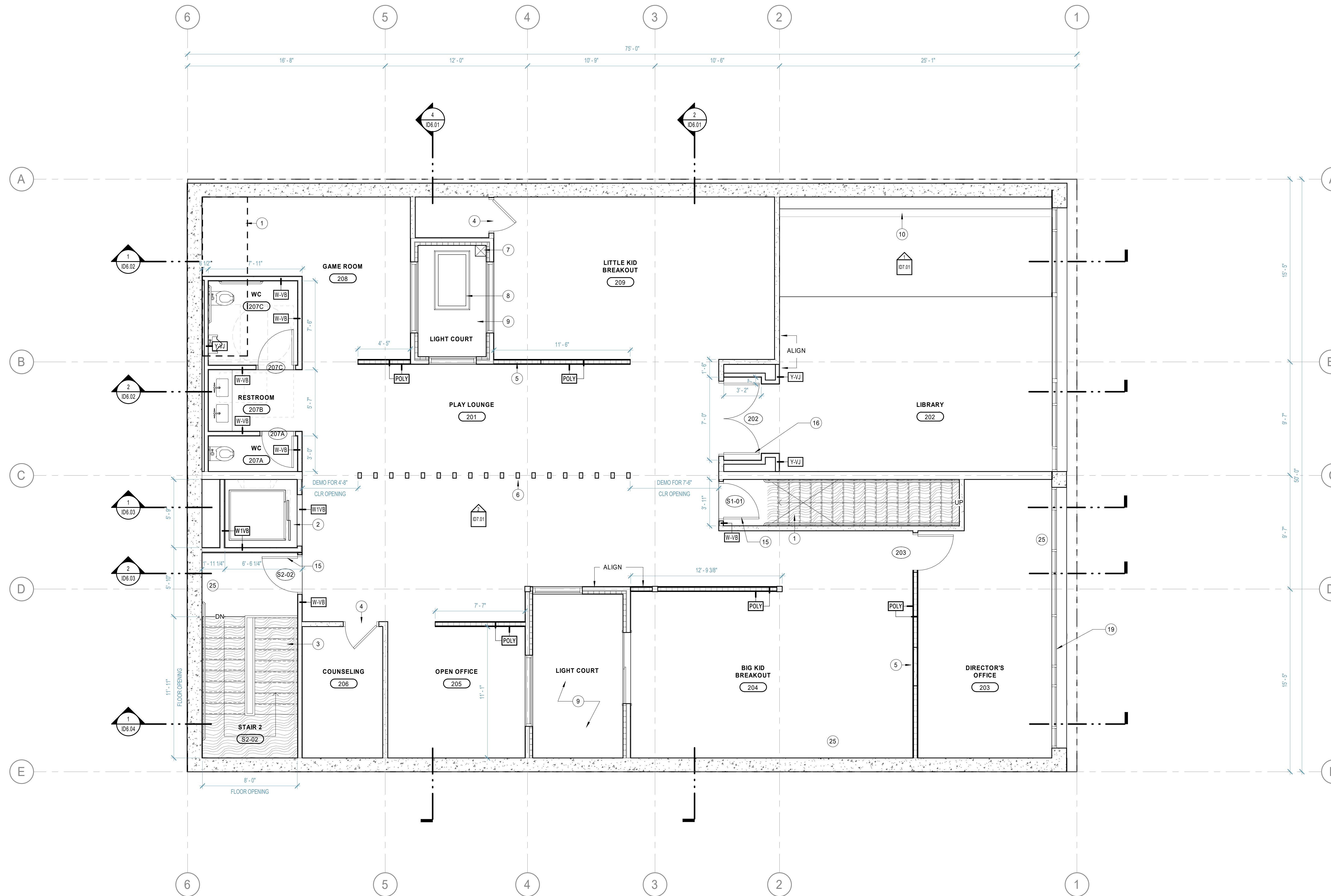
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LEVEL 1 PARTITION PLAN

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Project Number: 50256.001

Sheet Number: **ID2.01**



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PARTITION PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
2. REFER TO SHEET ID8.01 FOR PARTITION TYPES AND DETAILS.
3. REFER TO SHEET ID8.02 FOR DOOR SCHEDULE AND DETAILS.
4. DO NOT SCALE DRAWINGS.
5. PARTITIONS ARE DIMENSIONED TO FINISH FACE OF ASSEMBLY, UON.
6. INFILL AND NEW PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR CONSTRUCTION, THICKNESS AND FIRE RATING.
7. MAINTAIN INTEGRITY OF EXISTING FIRE RATED ASSEMBLIES FOR ALL PENETRATIONS.
8. REPLACE FIBERGLASS OR ACOUSTICAL SOUND ATTENUATION IN ALL (E) PARTITIONS TO REMAIN. SEE ID8.01 FOR ACOUSTIC REQUIREMENTS FOR NEW PARTITIONS.
9. REPAIR FLOOR/WALL/CEILING ASSEMBLIES AS NEEDED. INFILL OPENINGS TO MATCH (E) CONSTRUCTION. SEE ID3 SERIES FOR FINISHES.

PARTITION PLAN KEY NOTES

- 1 FLOOR AREA OF (E) STAIR TO BE FILLED IN TO MATCH THE ADJACENT WOOD DECK. MEASUREMENTS TO BE VERIFIED.
- 2 NEW 42" X 60" LULA ELEVATOR (3 STOPS) WITH HOISTWAY OPENING OF 60" X 73" IN (E) FLOOR.
- 3 REPLACE (E) STAIR WITH NEW 44" WIDE WOOD STAIR. DIM OF EXISTING FLOOR OPENING TO BE FIELD VERIFIED.
- 4 (E) DOOR TO REMAIN. REFURBISH TO LIKE NEW CONDITION AS NEEDED AND REPAINT.
- 5 NEW FRAMED WALL TO REPLACE (E) DOOR. THICKNESS AND RATING OF WALL TO MATCH (E) ADJACENT CONSTRUCTION.
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- 8 (E) SKYLIGHT TO BE REFURBISHED TO LIKE NEW CONDITION AS NEEDED. GLAZING TO BE REPLACED.
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- 11 (E) STAIR TO REMAIN. REFURBISH TO LIKE NEW CONDITION AS NEEDED.
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- 13 NEW WOOD STAIR AND METAL HANDRAIL. (E) FLOOR OPENING TO BE ENLARGED.
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- 16 NEW HOLD OPEN DOOR
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- 25 (E) JOISTS TO BE ANCHORED TO (E) CONCRETE FOUNDATION WALL. STRUCTURAL ENGINEER TO CONFIRM
- 26 NEW FIRE SPRINKLER LINE. PLUMBING ENGINEER/ FIRE SPRINKLER ENGINEER TO PROVIDE SIZING AND BACKFLOW

PARTITION PLAN LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING CONSTRUCTION AREA OF BUILDING NOT IN CONTRACT (N.I.C.)
- WOOD STUD FRAMING TO REMAIN AND GYPSUM SHEATHING REPLACED WITH POLYCARBONATE
- NEW DOOR, FRAME AND HARDWARE
- PARTITION TYPE. REFER TO SHEET ID8.01.

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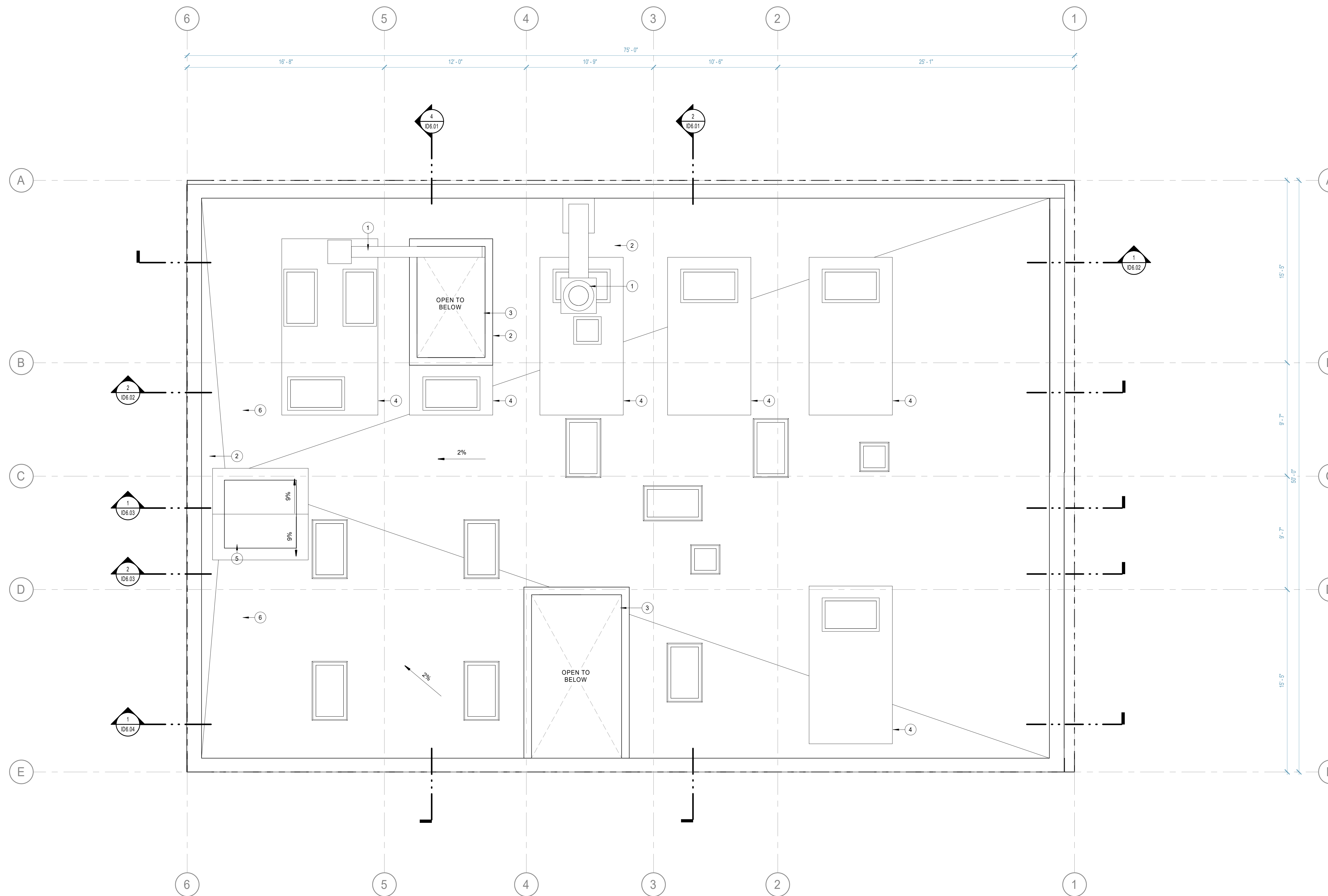
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LEVEL 2 PARTITION PLAN

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Project Number: 50256.001

Sheet Number: **ID2.02**



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

1. PATCH AND REPAIR ROOF TO LIKE NEW CONDITION. DO NOT VOID THE EXISTING ROOF WARRANTY.
2. REMOVE ALL ROOF DEBRIS AND UNUSED VENTS/UTILITIES. INFILL OPENINGS TO MATCH (E) CONSTRUCTION.
3. ALL (E) SKYLIGHTS TO HAVE GLAZING REPLACED AND FRAMES REPAIRED TO LIKE NEW CONDITION AS NEEDED. SKYLIGHTS ARE EITHER 24" X 24" OR 24" X 48" TYPICAL.

PARTITION PLAN KEY NOTES

- 1 (E) MECHANICAL EQUIPMENT TO BE REPLACED (NIC) AND TO BE PROVIDED SLEEPERS AND SPRING MOUNTED VIBRATION ISOLATORS, CURRENTLY SITTING ON WOOD CURBS.
- 2 OCCURRENCE OF PONDING, ROOF TO BE REPAIRED AND THE ASSOCIATED WATER DAMAGE TO BE REPAIRED.
- 3 (E) LADDER COMING UP FROM THE SECOND FLOOR INSIDE LIGHT COURT TO REMAIN.
- 4 ELEVATED PADS UNDER ROOFING MEMBRANE.
- 5 ELEVATOR PENTHOUSE.
- 6 RELOCATE NEW DRAIN AND PLUMBING

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ROOF EXISTING & PROPOSED PLAN

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LEVEL 2



LEVEL 1 RECEPTION



LEVEL 2 LIBRARY



BASEMENT LEVEL BARANGAY

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RENDERINGS

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