



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: APRIL 29, 2021

Record No.: 2021-000485CUA
Project Address: 3910 24th Street
Zoning: 24th Street – Noe Valley Neighborhood Commercial District (NCD) Zoning District
40-X Height and Bulk District
Block/Lot: 3654/006
Project Sponsor: Sarah Redmond
330 1st Street
San Francisco, CA 94107
Property Owner: 3910 24th Street LLC
3912 24th Street
San Francisco, CA 94114
Staff Contact: Stephanie Cisneros – (628) 652-73633
stephanie.cisneros@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would establish a Massage Use (measuring approximately 3,200 square feet) in an existing Personal Service Use (d.b.a. Cocoon Urban Day Spa) within the basement level and ground floor of the existing three-story mixed-use building at 3910 24th Street.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 728, and 303 to allow a Massage Establishment use and a Use Size above 2,500 square feet within the 24th Street-Noe Valley NCD Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has not received any letters of support or opposition for the project to date.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the 24th Street-Noe Valley Neighborhood Commercial District and the Objectives and of the General Plan. The Project isn’t replacing any other local business or use, but rather is seeking to expand its current spa services to include Massage offerings. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 121.2, 728 AND 303, TO ALLOW A MASSAGE ESTABLISHMENT IN AN EXISTING PERSONAL SERVICE USE AND TO AUTHORIZE A USE SIZE OF APPROXIMATELY 3,200 SQUARE FEET TOTAL IN A GROUND FLOOR COMMERCIAL SPACE AT 3910 24TH STREET, LOT 006 IN ASSESSOR'S BLOCK 3654, WITHIN THE 24TH STREET-NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 13, 2021, Sarah Redmond of Cocoon Urban Day Spa (hereinafter "Project Sponsor") filed Application No. 2021-000485CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a massage use within an existing personal service use (d.b.a. Cocoon Urban Day Spa) and to authorize a 3,200 square foot use size (hereinafter "Project") at 3910 24th Street, Block 3654 Lot 006 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On April 29, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000485CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-000485CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2021-000485CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes the establishment of a massage use in an existing personal service use (d.b.a. Cocoon Urban Day Spa; measuring 3,200 gross square feet) located at the first floor and basement of a mixed-use building within the 24th Street-Noe Valley Neighborhood Commercial (NCD) zoning district. The project does not propose any changes to the exterior. The basement and first story commercial spaces will be occupied by the one tenant (Cocoon Urban Day Spa).
3. **Site Description and Present Use.** The Project is located at the basement and first floors of an existing three-story over basement mixed-use building. The two floors above the ground floor commercial space include two units, each in a flat configuration.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the 24th Street-Noe Valley Neighborhood Commercial (NCD) Zoning District. The immediate context is mixed in architectural styles with mixed residential and commercial uses. The block includes two- to three-story mixed-used developments throughout and a Whole Foods retailer at the north side of the block. Other zoning districts in the vicinity of the project site include: RH-2 (Residential House – Two Family) and RH-3 (Residential House – Three Family) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has not received any correspondence in opposition or support of the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use. Massage Establishment.** Planning Code Section 728 states that a Conditional Use Authorization is required for a Massage Establishment. Planning Code Section 102 defines as “Massage Establishment” as “A Retail Sales and Service Use defined by Section [29.5](#) of the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall include both a "Massage Establishment" and a "Sole Practitioner Massage Establishment," as these terms are defined in Section [29.5](#) of the Health Code. The Massage Establishment shall first obtain a permit from the Department of Public Health pursuant to Section [29.25](#) of the Health Code, or a letter from the Director of the Department of Public Health certifying that the establishment is exempt from such a permit under Section [29.25](#) of the Health Code.”

The space was previously used as a day spa with chair/foot massage services. The Project seeks to establish a Massage Use within the existing day spa.
 - B. **Use Size.** Planning Code Section 728 states that a Conditional Use Authorization is required for Use Sizes that exceed 2,499 square feet.

The Project proposes to use 3,200 square feet of retail space at the basement and first levels of the existing commercial space for the personal service use per Planning Code Section 121.2.

- C. **Hours of Operation.** Planning Code Section 728 states that a Conditional Use Authorization is not required for maintaining hours of operation from 6am to 2am, as defined by Planning Code Section 728.

Cocoon Urban Day Spa's hours of operations are: Tuesday through Friday 10:00am to 8:00pm and Saturday through Monday 10:00am to 6:00pm.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 25-feet of frontage on 24th Street with approximately 22 feet devoted to either the entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The proposed massage establishment will not impact traffic or parking in the District because it is not a destination restaurant. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

- (2) 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;

The Planning Code does not require parking or loading for any commercial space less than 10,000 square feet. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval for Massage Establishments and outlined in Exhibit A.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The proposed Massage Establishment does not require any additional tenant improvements.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purpose of the 24th Street-Noe Valley Neighborhood Commercial District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours. As described in Planning Code Section 728, the 24th Street-Noe Valley NCD Zoning District is described as:

The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services

at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street – Noe Valley District controls are designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. The small scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-night activity, certain potentially troublesome commercial uses are regulated. Financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and parking congestion.

Housing development in new buildings is encouraged above the ground story. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions. Accessory Dwelling Units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#) of this Code.

8. Non-Residential Use Size in NC District Findings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project is the only Massage Establishment on the subject block, and therefore does not impede or effect any other local business from performing similar uses within the area.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The proposed Massage Establishment will supplement other personal service needs that the existing Day Spa will offer, a service that is typical for this use.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project is consistent with the neighborhood character and does not propose any changes to the existing building envelope.

9. Massage Establishments. With respect to Massage Establishments that are subject to Conditional Use authorization, in addition to the criteria set forth above, the Commission must make the following additional findings:

- a. Whether the applicant has obtained, and maintains in good standing, a permit for a Massage

Establishment from the Department of Public Health pursuant to Section [29.10](#) of the Health Code;

The Project will seek and obtain all necessary permits from all applicable City Agencies before operation.

- b. Whether the use's façade is transparent and open to the public. Permanent transparency and openness are preferable. Elements that lend openness and transparency to a façade include: windows, glazed entrances, and security grilles (if applicable) which allow for 75% transparency.

The Project's windows and door glazing shall remain transparent and open to the public.

- c. Active street frontage of at least 25 feet in length where 75% of that length is devoted to entrances to commercially used space or windows at the pedestrian eye-level;

The Project's commercial street frontage complies with these criteria.

- d. Windows that use clear, un-tinted glass, except for decorative or architectural accent;

The Project's windows and door glazing shall remain transparent and open to the public.

- e. Any decorative railings or decorative grille work, other than wire mesh, which is placed in front of or behind such windows, should be at least 75% open to perpendicular view and no more than six feet in height above grade;

The Project will comply with these criteria for any and all security grilles on the commercial street frontage.

- f. Whether the use includes pedestrian-oriented lighting. Well-lit establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage use are encouraged.

The Project does not propose any addition lighting from the street lighting that is currently present. The Project's hours of operation (Tuesday through Friday 10:00am-8:00pm, Saturday through Monday 10:00am to 6:00pm) ensure that patrons will not be frequenting the facility after nightfall. If the facility's hours were to change, pedestrian-oriented lighting shall be reviewed by Planning Staff and a permit filed to ensure compliance with this criterion is met.

- g. Whether the use is reasonably oriented to facilitate public access. Barriers that make entrance to the use more difficult than to an average service-provider in the area are to be strongly discouraged. These include (but are not limited to) foyers equipped with double doors that can be opened only from the inside and security cameras.

The Project does not propose any interior partition changes to the basement or first floor commercial levels. The Project does not propose any façade changes or any exterior alterations at either level and shall maintain the existing public-oriented design of the commercial spaces.

10. General Plan Compliance. The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

Policy 3.4

Assist newly emerging economic activities.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

POLICY 6.7

Promote high quality urban design on commercial streets.

POLICY 6.9

Regulate uses so that traffic impacts and parking problems are minimized.

On balance, the Project is consistent with the Objectives and Policies of the General Plan. The Project will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront with an active use. The Project would also allow a local business to expand its operations and increase its employment capacity.

11. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project allows for a neighborhood-serving retail use to continue its functions and expand its business opportunities.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not affect existing housing and does not propose any housing. The Project is a neighborhood retail establishment, in conformity with the neighborhood character and thus preserved the cultural and economic diversity of the surrounding neighborhood. The Project does not displace any other commercial tenants, as the additional storefront that shall be used for Massage Establishment purposes is currently vacant.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (48-West Portal) and is within two blocks of the J Muni line. On-street parking is also available.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident

employment and ownership in these sectors be enhanced.

The Project does not include commercial office development, nor is that type of Use common in the immediate vicinity.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project does not affect any nearby parks or open spaces.

- 12.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 13.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-00485CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 24, 2018, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 29, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 29, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Massage Establishment in an existing Personal Service Use (d.b.a. Cocoon Urban Day Spa) and use size of 3,200 square feet at 3910 24th Street, Lot 006, Assessor's Block 3654, pursuant to Planning Code Sections 121.2, 728, and 303 within the 24th Street-Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated December 24, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2021-000485CUA and subject to conditions of approval reviewed and approved by the Commission on April 29, 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 April 29, 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

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7363, www.sfplanning.org

- 7. 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 628.652.7363, www.sfplanning.org

- 8. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7363, www.sfplanning.org

Monitoring - After Entitlement

- 9. 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

- 10. Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

Operation

- 11. 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, 628.271.2000, www.sfpublishworks.org

- 12. 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

- 13. 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 628.652.7463, www.sfplanning.org

- 14. Massage Establishments.** All massage establishments shall comply with the following standard massage use operation standards.

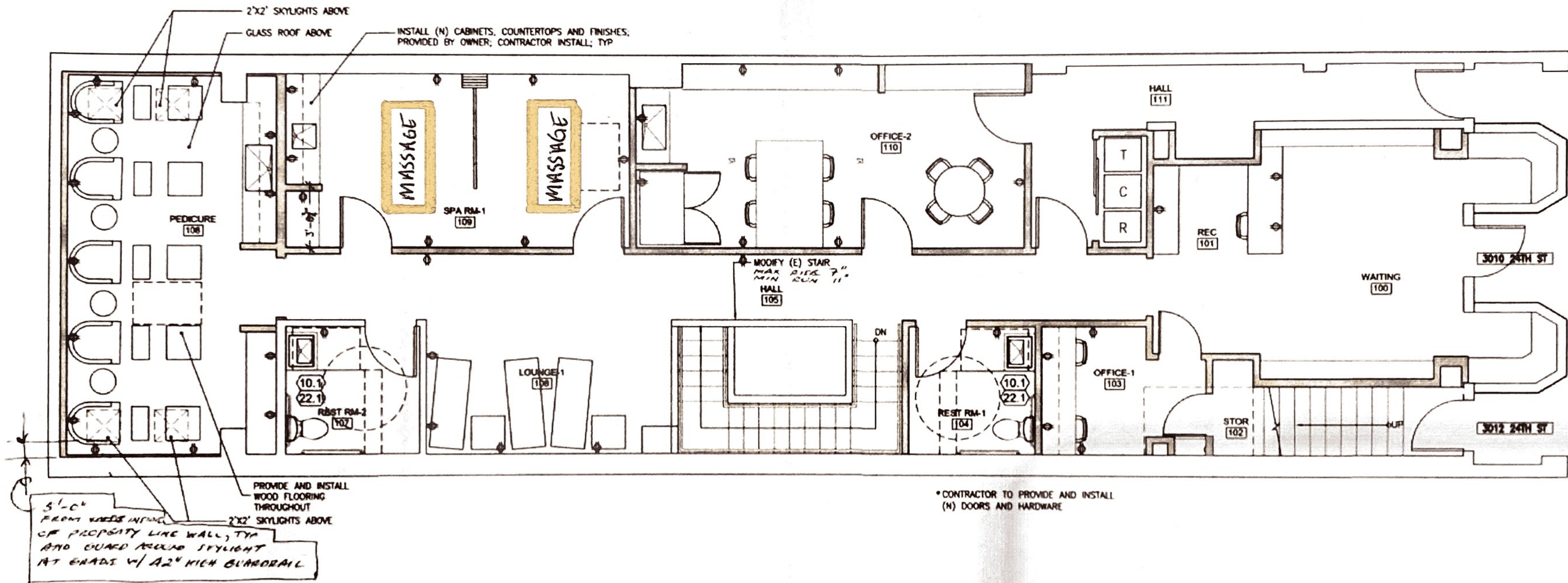
- A. The entry to the massage treatment room shall remain directly visible from the public right-of-way. If any additional doors are required under the Building Code for emergency egress purposes, such door shall be labeled “for emergency use only” and shall have an audible alarm that will go off when the door is opened.

- B. All interior alterations shall be reviewed by the Planning Department to verify compliance with these conditions.
- C. No locks shall be allowed on any interior door of the business except that a lock for privacy may be permitted on the bathroom door.
- D. Any blinds or curtains located behind the storefront windows must be kept open during business hours to allow for visibility into the tenant space from the street. No obstructions shall be located in front of any of the storefront windows that would prevent such visibility.
- E. The front door to the business must be open during business hours. The use of buzzers or a security camera is not permitted.
- F. The massage establishment shall comply with the hours of operation outlined in Ordinance 140-09, approved on July 2, 2009. This Ordinance amended the Health Code to limit the hours of permitted operation for massage establishments from 7:00 am to 10:00 pm.
- G. All persons engaged in performing massage shall be licensed for that purpose by the State of California and the licenses shall be prominently displayed on walls of the business.
- H. The Planning Commission may revoke this Conditional Use authorization if the Department of Public Health revokes the health permit for massage.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 15. Hours of Operation.** The subject establishment is located within the 24th Street-Noe Valley Neighborhood Commercial District, which principally permits hours of operation from 6:00am to 2:00am. The Project proposes their hours of operation to be from 10:00am to 8:00pm Tuesday through Friday and 10:00am to 6:00pm Saturday through Monday.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



PROPOSED FIRST FLOOR PLAN.



COCOON NOE VALLEY DAY SPA

TENANT IMPROVEMENT PROJECT

3910 24TH STREET, SAN FRANCISCO, CA 94114

EVOCO

EVOCO ARCHITECTURE & INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

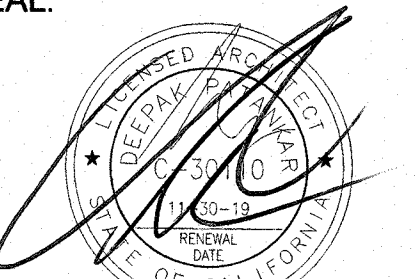
415.312.0454

OWNER:
ANDREW NAUMOV
3912 24TH STREET
SAN FRANCISCO, CA 94114
646.369.6096

REVISIONS
DATE/DESC.

APPROVED
Dept. of Building Insp.
- San Francisco -
FEB 04 2019
Tom C. Hui, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

COCOON NOE VALLEY DAY SPA
3910 24TH STREET,
SAN FRANCISCO, CA 94114
2018 1226 9179

SEAL:


RECEIVED
DEC 26 2018
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

DATE: DECEMBER 24, 2018
SCALE: AS NOTED
JOB #: 18178
DRAWN BY: DP

A-0.0

ABBREVIATIONS

& PERPENDICULAR	AND PERPENDICULAR	FIN. FINISH	FINISH FLOOR	PLWD. PLYWOOD	PLYWOOD PAIR
# EXISTING	POUND OR NUMBER	FL. FLASHING	FLUORESCENT FACE OF CONCRETE	P.S. POINT	PLUMBING STACK
(R) RENOVATED	NEW	F.O.C. FACE OF FINISH	F.O.S. FACE OF STUDS	P.T. PAINTED	PRESSURE TREATED
A.F.F. ACOUS.	ABOVE FINISHED FLOOR	FT. FOOT OR FEET	FTG. FOOTING	R. RISER	RETURN AIR
ADJ. ADJACENT/ADJUSTABLE	ADJACENT/ADJUSTABLE	FURN. FURNACE	FURN. FURNACE	REF. REFERENCE	REFRIGERATOR
ALUM. ALUMINUM	ALUMINUM	G.A. GAUGE	GALLON GALLON	REGTR. REGISTER	REGISTER
APPROX. APPROXIMATE	APPROXIMATE	G.S.M. GALVANIZED SHEET	G.S.M. GALVANIZED SHEET	REIN. REINFORCED	REINFORCED
ARCH. ARCHITECTURAL	ARCHITECTURAL	GL. GLASS	GR. GRADE	R.O. ROUGH OPENING	ROUGH OPENING
BD. BOARD	BOARD	GND. GROUND	GR. GRADE	RWD. REDWOOD	RAIN WATER LEADER
BLDG. BUILDING	BLOCK	GYP. BD. GYPSUM BOARD	H.B. HARDWOOD	S. SCHEDULE	SOLID CORE
BLK. BLOCK	BLOCK	H.D. HARDWOOD	H.F. HORIZONTAL	SECT. SECTION	SCHEDULE
BM. BEAM	BEAM	HGT. HEIGHT	HORIZ. HORIZONTAL	SH. SHIELD	SHIELD
BOT. BOTTOM	BOTTOM	HGT. HEIGHT	HORIZ. HORIZONTAL	SHR. SHOWER	SHOWER
B.P. BUILDING PAPER	BUILDING PAPER	I.D. INSIDE DIAMETER	INSUL. INSULATION	S.MECH. S.MECHANICAL DRGS	SEE MECHANICAL DRGS
BW. BETWEEN	BETWEEN	INT. INTERIOR	JOINT JOINT	S.O. SASH OPENING	SASH OPENING
CAB. CABINET	CABINET	KIT. KITCHEN	LAV. LAVATORY	SQ. SQUARE	SEE STRUCTURAL DRGS
CEM. CEMENT	CEMENT	LAV. LAVATORY	LOC. LOCATION	S.S.D. STAINLESS STEEL	STAINLESS STEEL
CER. CERAMIC	CERAMIC	LOC. LOCATION	LOC. LOCATION	STD. STANDARD	STANDARD
CL. CEILING	CEILING	LOC. LOCATION	LOC. LOCATION	STL. STEEL	STEEL
CLG. CAULKING	CAULKING	LOC. LOCATION	LOC. LOCATION	STOR. STORAGE	STORAGE
CLO. CLOSET	CLOSET	LOC. LOCATION	LOC. LOCATION	STRUC. STRUCTURE	STRUCTURE
CLR. CLEAR	CLEAR	LOC. LOCATION	LOC. LOCATION	SYM. SYMMETRICAL	TREAD OR TEMPERED
COL. COLUMN	COLUMN	LOC. LOCATION	LOC. LOCATION	T. TEMP	TEMPERED
COMP. COMPOSITION	COMPOSITION	LOC. LOCATION	LOC. LOCATION	T.B. TOWEL BAR	TOWEL BAR
CONC. CONCRETE	CONCRETE	LOC. LOCATION	LOC. LOCATION	TEL. TELEPHONE	TELEPHONE
CONSTR. CONSTRUCTION	CONSTRUCTION	LOC. LOCATION	LOC. LOCATION	T. & G. TONGUE & GROOVE	TONGUE & GROOVE
CONT. CONTINUOUS	CONTINUOUS	LOC. LOCATION	LOC. LOCATION	THK. THICK	THICK
DET. DETAIL	DETAIL	LOC. LOCATION	LOC. LOCATION	T.B.R. TO BE REMOVED	TO BE REMOVED
D.F. DIAMETER	DIAMETER	LOC. LOCATION	LOC. LOCATION	T.O. TOP OF	TOILET PAPER DISPENSER
DIA. DIAMETER	DIAMETER	LOC. LOCATION	LOC. LOCATION	T.P.D. T.V.	TELEVISION
DIM. DIMENSION	DIMENSION	LOC. LOCATION	LOC. LOCATION	TYP. TYPICAL	TYPICAL
DIR. DIRECTION	DIRECTION	LOC. LOCATION	LOC. LOCATION	UNF. UNFINISHED	UNLESS OTHERWISE NOTED
DISPO. DISPOSAL	DISPOSAL	LOC. LOCATION	LOC. LOCATION	U.O.N. VERT.	VERTICAL
D.W. DISHWASHER	DISHWASHER	LOC. LOCATION	LOC. LOCATION	V.G. VERTICAL GRAIN	VERIFY IN FIELD
DR. DOOR	DOOR	LOC. LOCATION	LOC. LOCATION	V.H. WATER HEATER	WEST
DRW. DRAWING	DRAWING	LOC. LOCATION	LOC. LOCATION	W. WEST	WITH WOOD
DRGS. DRAWINGS	DRAWINGS	LOC. LOCATION	LOC. LOCATION	W.W. WITHOUT	WITHOUT
E. EAST	EAST	LOC. LOCATION	LOC. LOCATION	W.O. WHERE OCCURS	WATERPROOF
EA. EACH	EACH	LOC. LOCATION	LOC. LOCATION	WP. WATERPROOF	WATERPROOF
EL. ELEVATION	ELEVATION	LOC. LOCATION	LOC. LOCATION		
ELC. ELECTRICAL	ELECTRICAL	LOC. LOCATION	LOC. LOCATION		
ENC. ENCLOSURE	ENCLOSURE	LOC. LOCATION	LOC. LOCATION		
EQ. EQUIPMENT	EQUIPMENT	LOC. LOCATION	LOC. LOCATION		
EQPT. EQUIPMENT	EQUIPMENT	LOC. LOCATION	LOC. LOCATION		
EXT. EXTERIOR	EXTERIOR	LOC. LOCATION	LOC. LOCATION		
F. FROSTED	FROSTED	LOC. LOCATION	LOC. LOCATION		
F.D.C. FIRE DEPT. CONNECTION	FIRE DEPT. CONNECTION	LOC. LOCATION	LOC. LOCATION		
FDN. FOUNDATION	FOUNDATION	LOC. LOCATION	LOC. LOCATION		

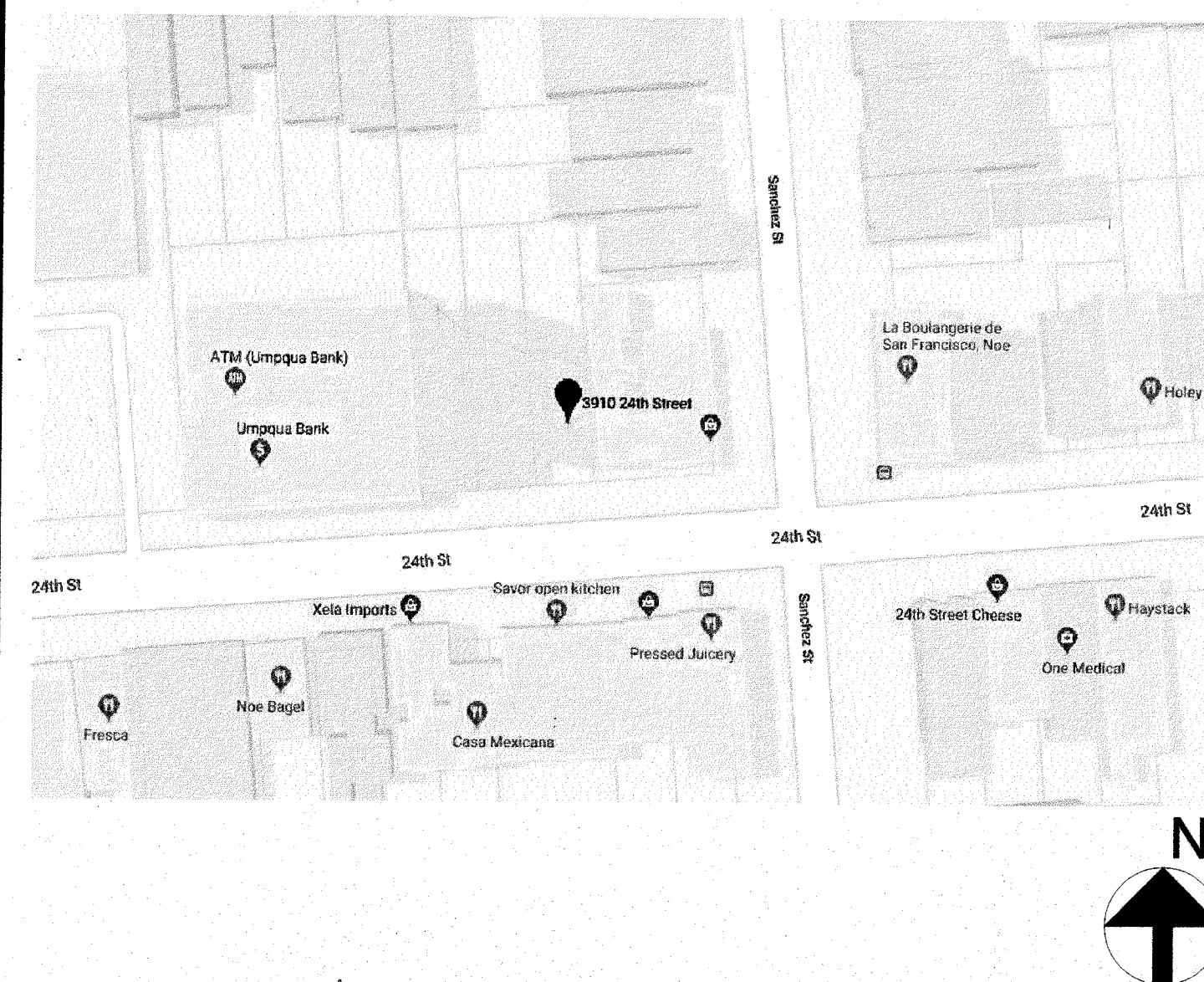
PROJECT DIRECTORY

OWNER
ANDREW NAUMOV
3912 24TH STREET
SAN FRANCISCO, CA 94114
PHONE: 646-369-6096

ARCHITECT
EVOCO ARCHITECTURE | INTERIORS
160 SOUTH LINDEN AVENUE SUITE 210
SOUTH SAN FRANCISCO, CA 94080
CONTACT: DEEPAK PATANKAR
PHONE: 415-312-0454

CONTRACTOR
DAVE O'TOOLE
1657 BALBOA WAY
BURLINGAME, CA 94010
PHONE: 650-271-5988

LOCATION MAP



PROJECT DATA

JURISDICTION CITY OF SAN FRANCISCO
LOCATION 3910 24TH STREET,
SAN FRANCISCO, CA 94114
BUILDING CODE 2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE

BLOCK/LOT 3654/ 006
OCCUPANCY GROUP B
CONSTRUCTION TYPE TYPE VB
FIRE SPRINKLER NO YES
EXISTING USE -
PROPOSED USE SPA
FLOOR AREA 2,553 SF

APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS TITLE 24, CBC 2016, CMC 2016, CPC 2016,
CEC 2016, CALIFORNIA ENERGY CODE 2016, CFC 2016, AND ANY LOCAL
GOVERNING CODES AND ORDINANCES.

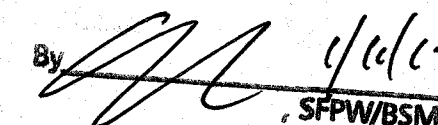
INDEX OF DRAWINGS

A-0.0 TITLE SHEET
DAC DISABILITY ACCESS COMPLIANCE CHECKLIST
GS-4 AB-093 GS-4 NON RESIDENTIAL BASIC TI
A-0.3 CODE COMPLIANCE PLANS
A-0.4 DOOR AND WINDOW SCHEDULES
AD-1.1 DEMOLITION PLANS
A-2.0 DIMENSION CONTROL PLANS
A-2.1 CONSTRUCTION PLANS
A-3.0 REFLECTED CEILING PLANS
A-5.1 INTERIOR ELEVATIONS-1
A-5.2 INTERIOR ELEVATIONS-2
A-5.2a INTERIOR ELEVATIONS-3
A-5.3 ENLARGED RESTROOM PLAN AND ELEVATIONS
A-7.2 DETAILS-2 AND WALL TYPES
E-1/2 LIGHTING & POWER PLANS

SFPUC Capacity Charges
See attached SFPUC Capacity Charge Invoice for total
amount due. DBI will collect charges.

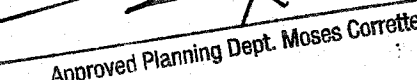
SFPUC- Please be advised
Your plans and fixtures count indicate a larger water
meter is required. Please apply for a water meter
upgrade at SFPUC New Service Installations,
525 Golden Gate Ave, 2nd Floor, San Francisco,
CA 94102, Telephone: (415) 551-2900

NO ALTERATION TO OUR RECONSTRUCTION OF
CITY RIGHT-OF-WAY UNDER THIS PERMIT
Street space under a separate permit

By  SFPUC/BSM

SUBMIT THE FOLLOWING
ITEMS ON SEPARATE
APPLICATION:

- ☐ ARCHITECTURAL
- ☐ MECHANICAL
- ☐ FIRE ALARM
- ☒ SPRINKLERS
- ☐ GAS PIPE
- ☐ HUC & DUCT FIRE SUPPRESS. SYSTEM
- ☐ FUEL OIL/EMER. GENERATOR
- ☐ SMOKE CONTROL


Approved Planning Dept. Moses Corrette

SCOPE OF WORK

- BUILD NEW PARTITION WALLS
- INTERIOR FINISH WORK: PAINT AND FLOOR COVERINGS, CABINETRY
- PLUMBING WORK: NEW WATER AND WASTE LINES
- ELECTRICAL WORK: LIGHTING AND POWER
- NEW HVAC DUCT LAYOUT

**FIRE SPRINKLER AND / OR
FIRE ALARM IS REQUIRED
UNDER SEPARATE PERMIT**

PER NFPA13 ENTIRE BUILDING

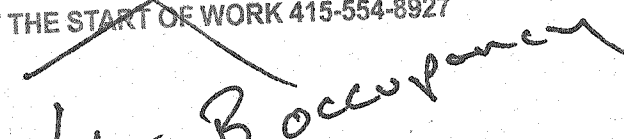

(FOOT/CHAIR MASSAGE USE ONLY)
Approved Planning Dept. Moses Corrette

SYMBOLS

DETAIL:
12 DETAIL NUMBER
A8.0 SHEET NUMBER
ELEVATION
REVISION
XXX ROOM NUMBER
WALL TYPE
XX DOOR NUMBER
WINDOW NUMBER
INTERIOR ELEVATION:
12 ELEVATION NUMBER
A8.0 SHEET NUMBER
BUILDING SECTION:
12 SECTION NUMBER
A8.0 SHEET NUMBER

APPROVAL STAMP

PLEASE NOTIFY DISTRICT FIRE INSPECTOR
AT THE START OF WORK 415-554-8927


Peter Tan, DBI
JAN 11 2019

Matthew Palis, DBI
JAN 03 2018

RECEIVED
DEC 26 2018
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

DAC

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evoco

EVOCO ARCHITECTURE &
INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.312.0454

OWNER:
ANDREW NAUMOV
3912 24TH STREET
SAN FRANCISCO, CA 94114
646.369.6096

REVISIONS

DATE/DESC.



FEB 04 2019

TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

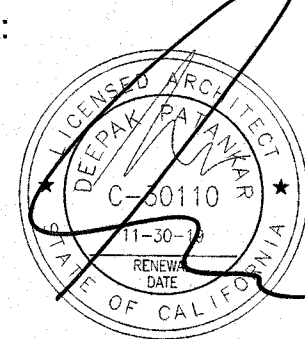
COCOON NOE VALLEY

DAY SPA

Peter Tan, DBI
JAN 11 2019

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



TITLE:

AB-093 GS-4
NON- RESIDENTIAL
BASIC TI

DATE:

DECEMBER 24, 2018

SCALE:

AS NOTED

JOB #:

18176

DRAWN

BY :

DP

GS-4

GS4: San Francisco Green Building Submittal Form for Non-Residential Interior-Only Alteration Projects

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

- Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".
- Provide project information in the Verification box at the right.
- Submittal must be a minimum of 24" x 36".
- This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

MARK WHICH SCOPES ARE INCLUDED IN THIS SUBMITTAL



TITLE				NON-RESIDENTIAL INTERIOR-ONLY ALTERATION			REFERENCES		VERIFICATION	
SOURCE OF REQUIREMENT				A,B,E,F,H,I,M,S,U greater than \$200,000						
DESCRIPTION OF REQUIREMENT				ARCHITECTURE	MECHANICAL	PLUMBING	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)			
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements of 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•						
WATER	INDOOR WATER USE REDUCTION	CALGreen 5.303.3, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Large non-residential interiors projects must upgrade all non-compliant fixtures per SF Building Code ch.13A.			•		A-2.1		
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft).			•		N/A		
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.		•			T24-1.0 THRU T24-1.4		
	COMMISSIONING	CALGreen 5.410.4	All new HVAC equipment must be tested and adjusted.		•			M0.0		
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials..	•						
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•						
HVAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.		•			M0.0		
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.		•			M0.0		
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.		•			M0.0		

FOR YOUR INFORMATION

Indoor Water Efficiency

Each fixture must not exceed CALGreen 5.303 maximum flow rates.

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads*	2 gpm @ 80 psi
Lavatory Faucets: non-residential	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Metering Faucets: wash fountains	.20 gallons per cycle / 20 [rim space (inches) @ 60 psi]
Tank-type water closets	1.28 gallons / flush* and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush*
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8L).
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDPI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

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SYMBOL

DESCRIPTION

OCCUP

LOAD

SOFT

OCCUPANCY TYPE

OCCUPANT LOAD FACTOR

SQUARE FOOTAGE

EXIT SIGN

EXIT ACCESS TRAVEL

CODE COMPLIANCE

1. CLASSIFICATION OF OCCUPANCIES (CBC 304.1)
B - A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

2. TYPE OF CONSTRUCTION (TABLE 601)
FIRE RESISTIVE REQUIREMENTS FOR TYPE V B CONSTRUCTION FOR B OCCUPANCIES

1. BEARING WALLS- EXTERIOR	NO GENERAL REQUIREMENTS
2. BEARING WALLS- INTERIOR	NO GENERAL REQUIREMENTS
3. NON- BEARING WALLS- EXTERIOR	SEE TABLE 602
4. STRUCTURAL FRAME	NO GENERAL REQUIREMENTS
5. NON BEARING WALLS AND PARTITIONS- INTERIOR	NO GENERAL REQUIREMENTS
6. FLOORS	NO GENERAL REQUIREMENTS
7. ROOFS	NO GENERAL REQUIREMENTS

3. INTERIOR FINISHES
MAX. FLAME SPREAD CLASS FOR INTERIOR FINISHES (TABLE 803.11)
NON- SPRINKLERED

OCCUPANCY	VERTICAL EXIT WAYS	OTHER EXIT WAYS	ROOMS OR AREAS
B	A	B	C

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450
AUTOMATIC SHUTOFFS- EACH SYSTEM(S) PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2,000 CUBIC FEET PER MINUTE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTORS. NOTE: AUTOMATIC SHUTOFF IS NOT REQUIRED WHEN ALL OCCUPIED ROOMS SERVED BY THE AIR HANDLING EQUIPMENT HAVE DIRECT EXIT TO THE EXTERIOR AND THE TRAVEL DISTANCE DOES NOT EXCEED 100 FEET.

4. MEANS OF EGRESS
MAXIMUM ALLOWABLE TRAVEL DISTANCE WITH NO SPRINKLER SYSTEM

ALLOWABLE	CBC 1016 - EXITS SHALL BE SO LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF OF EGRESS TRAVEL SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2
B OCCUPANCY	200'

5. EXIT CALCULATIONS

SPACE	AREA	LOAD FACTOR CBC 10-A	OCCUPANTS
BASEMENT	1411 SF	1/ 100 SF	15 OCC
FIRST FLOOR	1931 SF	1/ 100 SF	20 OCC
TOTAL	3342 SF		35 OCC

CBC 1024.2 - EXIT PASSAGEWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL NOT BE LESS THAN 36 INCHES WIDE

6. EXIT WIDTH (TABLE 1005.3.2)

	OCC	MULT.	WIDTH REQUIRED	WIDTH PROVIDED
SPA	35	.2	7.0"	48"

CBC 1006.2.1 - TWO OR MORE EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1

CODE COMPLIANCE NOTES

1. MINIMUM DIMENSIONS CALLED OUT ADJACENT TO DOORS HAVE TO BE MAINTAINED CLEAR AFTER ALL FINISHES HAVE BEEN APPLIED. CONTRACTOR TO VERIFY LOCATION OF CABINETRY ETC. PRIOR TO INSTALLATION.

2. CBC 1008.1.9.3- IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS; B; F; M AND S OCCUPANCIES AND IN ALL PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE, DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH (25MM) HIGH ON A CONTRACTING BACKGROUND, AND THE USE OF THE KEY OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

3. ALL EXIT SIGNS SHALL BE SELF-ILLUMINATED TYPE.

4. DOOR HARDWARE- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

6. EXIT SIGNS- EXITS SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF CBC SECTION 1011. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.

7. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE EXTINGUISHER SHALL BE 2-A:10-BC. (CFC/ 906). PROVIDE FIRE EXTINGUISHER(S) ACCORDING TO THE INDICATED CODE SECTION.

8. ADDRESS- THE PREMISES SHALL BE IDENTIFIED BY AN APPROVED ADDRESS. THE ADDRESS SHALL BE PLACED IN A LOCATION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. THE MINIMUM SIZE OF THE ADDRESS SHALL BE 4 INCHES HIGH WITH A STROKE WIDTH OF 0.5 INCH.

9. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED, UNLESS ANY OF THE EXCEPTIONS TO THE SECTION 1008.1.9.4 ARE MET. CBC 1008.1.9

TACTILE SIGN REQUIREMENTS

ALL TACTILE SIGNS TO COMPLY WITH CBC SECTION 1011.4

1011.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS.
TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT."
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
2.1 "EXIT STAIR DOWN"
2.2 "EXIT RAMP DOWN"
2.3 "EXIT STAIR UP"
2.4 "EXIT RAMP UP"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE."
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "TO EXIT."

ALL DOORS TO BE EQUIPPED WITH SINGLE EFFORT, NON GRASP HARDWARE (LEVER) LOCATED AT MINIMUM 34 INCHES TO MAXIMUM 44 INCHES AFF CBC 11 B 404.2.7

PROVIDE AT LEAST 5% OF THE SEATING IN THE WAITING AREA AS WHEELCHAIR SPACES PER CBC 11B-805.3

CODE COMPLIANCE KEYNOTES

1. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBF FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY NOT TO EXCEED 15 LBF(SEC 11B-404.2.9)

2. PROVIDE MINIMUM 18 INCHES AT INTERIOR DOORS ON THE PULL SIDE

3. NEW COUNTERTOP MAX 34 INCHES HIGH MEETING ACCESSIBILITY GUIDELINES

4. FIRE EXTINGUISHER CABINET. ADA COMPLIANT FOR PROJECTION FROM WALL

5. ADA COMPLIANT ACCESSIBLE COUNTER. MINIMUM 36 INCHES WIDE, 34 INCHES HIGH MAX., MEETING ACCESSIBILITY GUIDELINES. CBC 11B-227, 11B- 904.4

6. PROVIDE MINIMUM 24 INCHES AT EXTERIOR DOORS ON THE PULL SIDE

7. CBC 1008.1.9.3#2 - MAIN EXTERIOR DOOR IS PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE, DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRACTING BACKGROUND.

8. MAX 1/2 INCH THRESHOLD AT DOORWAY SEE DETAIL 1/A-7.2

9. TACTILE EXIT SIGN WITH THE WORD, "EXIT." (BLACK ON BRUSHED ALUMINUM)

10. TACTILE EXIT SIGN WITH THE WORD "TO EXIT." (BLACK ON BRUSHED ALUMINUM)

11. TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE." (BLACK ON BRUSHED ALUMINUM)

12. INTERNATIONAL SYMBOL OF ACCESSIBILITY AT BUILDING ENTRANCE. (BLACK ON BRUSHED ALUMINUM)

13. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B- 305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B- 306 SHALL BE PROVIDED.

REVISIONS

DATE/DESC.

APPROVED

Dept. of Building Insp.
- San Francisco -

FEB 04 2019

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

COCOON NOE VALLEY
DAY SPA

3910 24TH STREET,
SAN FRANCISCO, CA 94114

BASEMENT CODE COMPLIANCE PLAN

3/16" = 1'-0"

12/2/18
Approved Planning Dept. Moses Corrales

FIRST FLOOR CODE COMPLIANCE PLAN

3/16" = 1'-0"

12/2/18
Approved Planning Dept. Moses Corrales

SEAL:

RECEIVED
JAN 03 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

Matthew Raika DBI
JAN 03 2018

TITLE:
CODE COMPLIANCE
PLANS

DATE:
DECEMBER 24, 2018

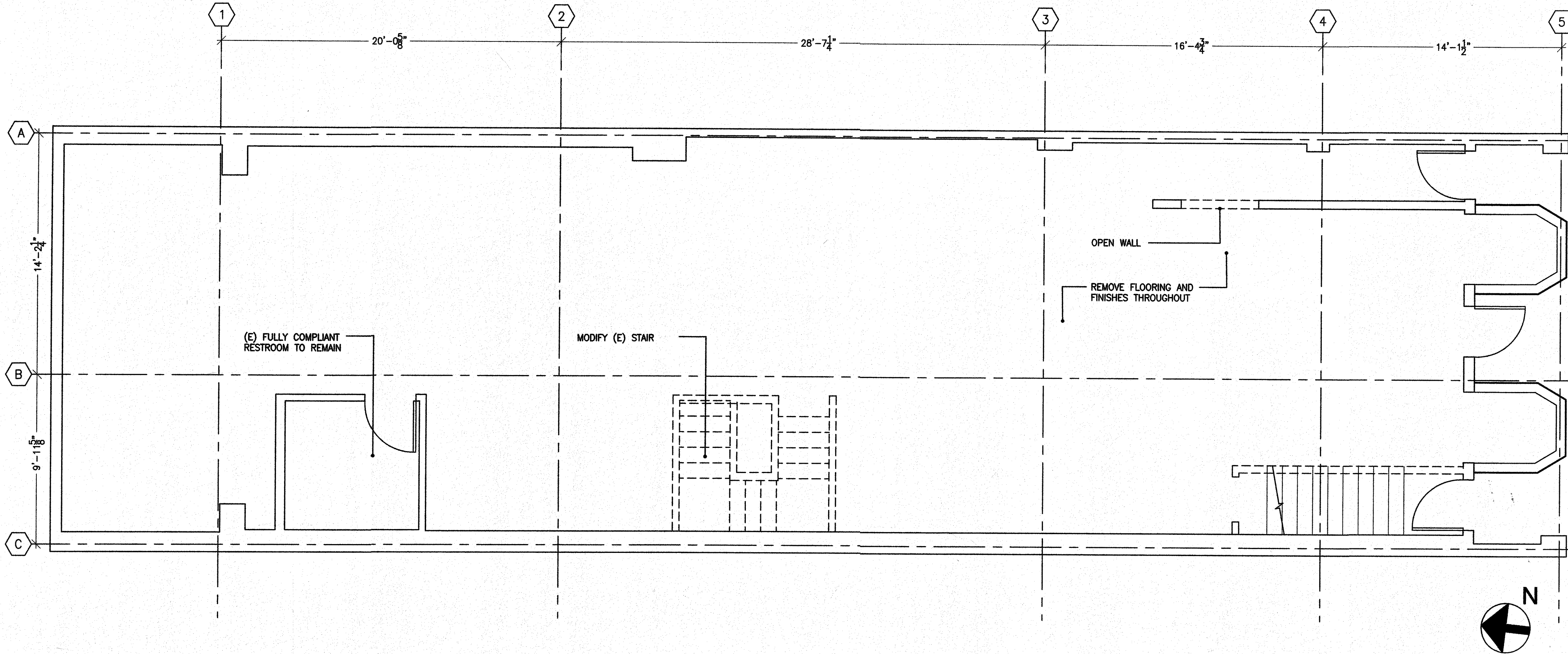
SCALE:
AS NOTED

JOB #:
18176

DRAWN
BY:
DP

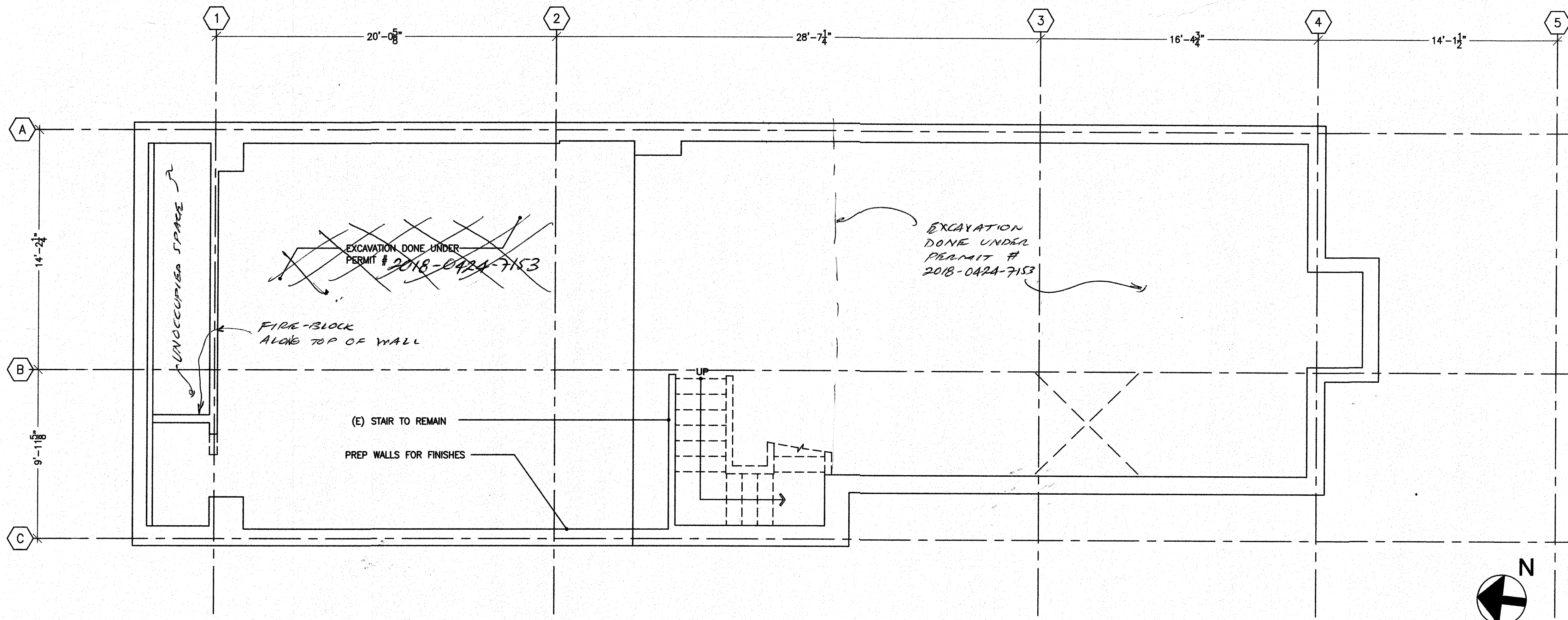
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FIRST FLOOR DEMOLITION PLAN

1/4" = 1'-0"



BASEMENT DEMOLITION PLAN

1/4" = 1'-0"

DEMOLITION PLAN NOTES

DEMOLITION CONSISTS OF PERFORMING ALL DEMOLITION OF ANY EXISTING CONSTRUCTION WHICH IN ITS PRESENT POSITION WILL INTERFERE WITH THE COMPLETED NEW CONSTRUCTION AND TO PERFORM ANY OTHER CUTTING OR PATCHING OF EXISTING CONSTRUCTION TO PROVIDE THE PROPOSED WORK DESCRIBED IN THESE DOCUMENTS.

CLEAN ALL WINDOW GLASS FRAME AND SILL OF DRIPS, SPILLS AND DEBRIS AND REPAIR ANY DAMAGE CAUSED BY DEMOLITION.

ALL EXISTING DOORS FRAMES, DOOR HARDWARE, LIGHT FIXTURES SWITCH AND RECEPTACLE PLATES REMOVED DURING DEMOLITION AND NOT REUSED FOR THIS PROJECT SHALL BE STORED FOR THE OWNER IN AN AREA DESIGNATED BY PROPERTY MANAGEMENT.

WHERE DEMOLITION (REMOVAL OF PARTITIONS ETC.) CAUSES UNEVENNESS IN THE FLOOR SURFACE, THE CONTRACTOR SHALL PATCH TO LEVEL THE FLOOR TO RECEIVE FINISHED FLOORING.

DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
REMOVAL OF EXISTING PARTITIONS INCLUDING DOORS, FRAMES, THERMOSTATS. PARTITIONS AND ELECTRICAL IN PARTITIONS

ALL ELECTRICAL, TELEPHONE, DATA ITEMS NOT USED SHALL BE REMOVED. REMAINING HOLES SHALL BE CAPPED AND PATCHED TO PROVIDE A FLUSH SURFACE TO MATCH ADJACENT SURFACE.

MAIN DISTRIBUTOR TRUNK FOR HVAC TO BE LEFT INTACT. TEMPORARILY SUSPEND SECONDARY DUCTS AS REQUIRED.

CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS AND EQUIPMENT TO ENSURE MINIMUM INTERFERENCE WITH EXISTING BUSINESS OPERATION. TIMING MUST BE COORDINATED WITH LANDLORD AND EXISTING TENANTS TO THE SIDE OF THE PROJECT AREA.

CONTRACTOR TO ARRANGE FOR ACCEPTABLE TIME AND KEEP AREA CLEAR OF DEBRIS AND SANITARY. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LEAST POSSIBLE LEVEL. CONTRACTOR TO KEEP PATHWAYS CLEAN AND CLEAR OF DEBRIS.

DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE REMOVED ENTIRELY FROM THE BUILDING SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR.

IF CONTRACTOR DISCOVERS EXISTING CONDITIONS THAT ARE NOT INDICATED ON THE DRAWING, HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH PORTION OF THE WORK.

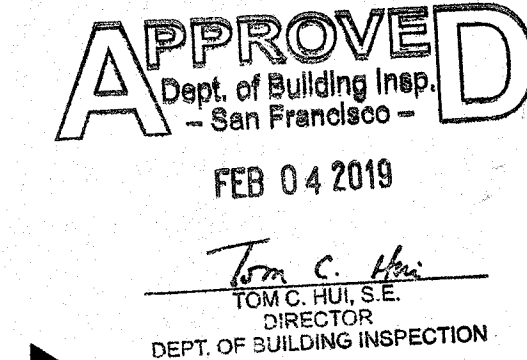
EACH SPECIFIC ITEM OF CUTTING, PATCHING OR FITTING IS NOT NECESSARILY DESCRIBED INDIVIDUALLY HEREIN. ABSENCE OF A SPECIFIC INSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM AS REQUIRED TO COMPLETE THE WORK.

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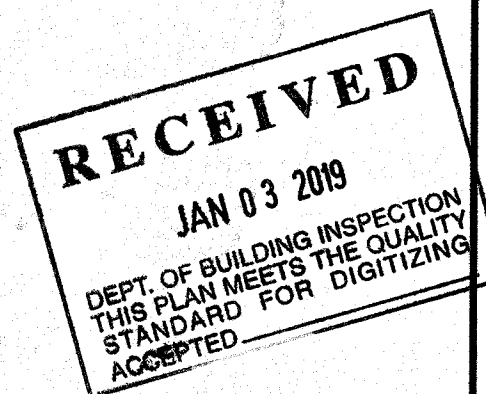
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415.312.0454

OWNER:
ANDREW NAUMOV
3912 24TH STREET
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646.369.6096

REVISIONS	
DATE/DESC.	

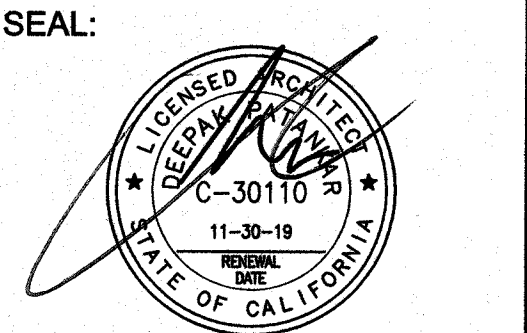


COCOON NOE VALLEY
DAY SPA
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Peter Tan, DBI
JAN 11 2019

Matthew Ralls, DBI
JAN 03 2018

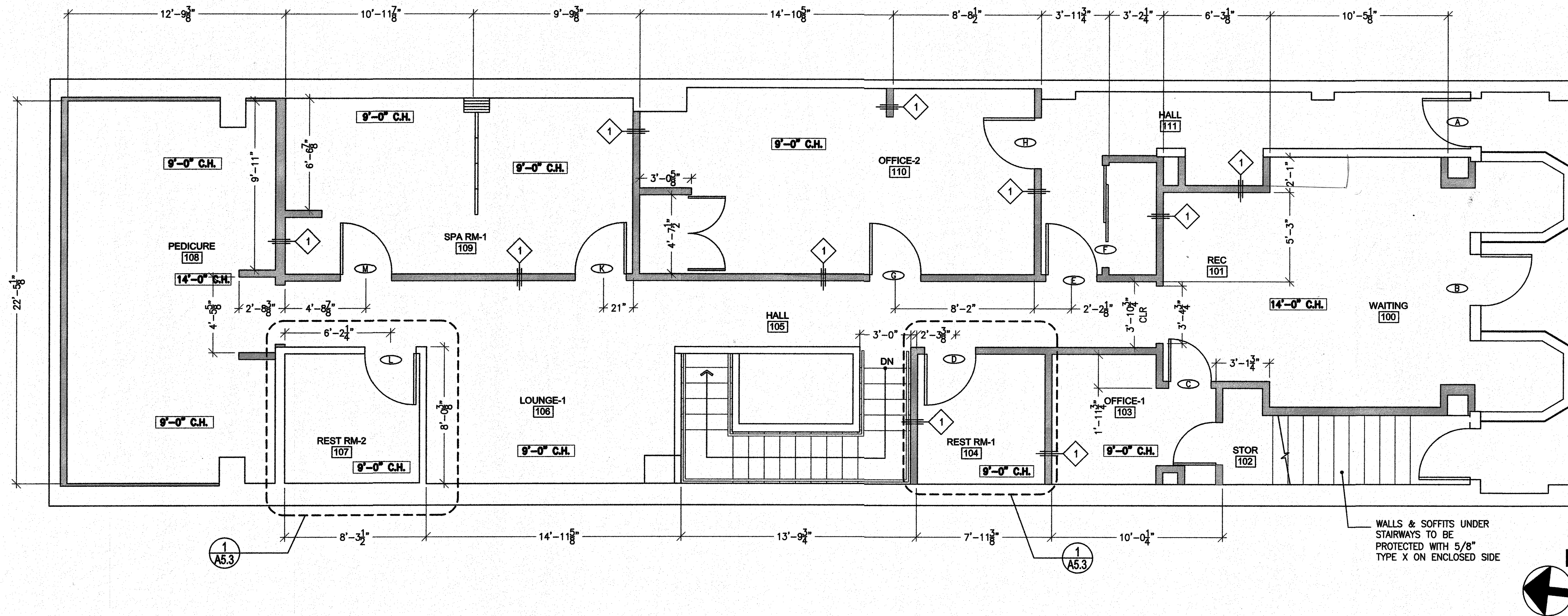


TITLE:
DEMOLITION
PLANS

DATE: DECEMBER 24, 2018
SCALE: AS NOTED
JOB #: 18176
DRAWN BY: DP

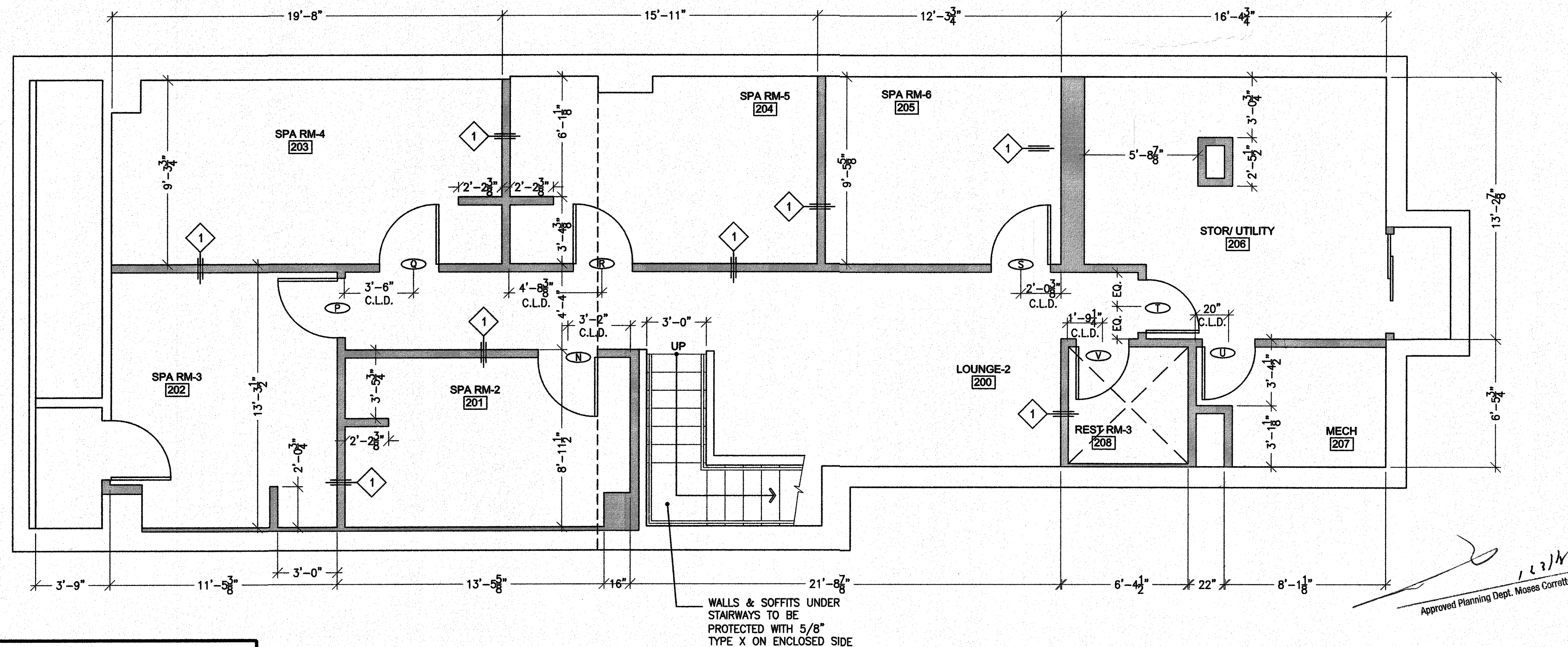
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FIRST FLOOR DIMENSION CONTROL PLAN

1/4" = 1'-0"



WALL TYPE SYMBOL:

EXISTING WALL: 
NEW WALL: 

BASEMENT DIMENSION CONTROL PLAN

1/4" = 1'-0"

CONSTRUCTION PLAN NOTES

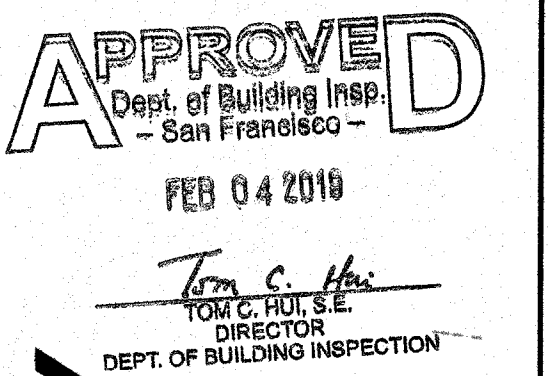
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE ARCHITECTS ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
- ALL WORK SHALL CONFORM WITH CALIFORNIA CODE OF REGULATIONS TITLE 24 AND 2016 CBC, CMC, CPC, AND 2016 CEC
- UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
- DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
- CONSTRUCTION DEBRIS AND WASTE SHALL BE DEPOSITED OFFSITE AT AN APPROPRIATE SITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
- THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.
- THE CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK.
- THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH CHAPTER 44, UBC, IF REQ'D.
- THE CONTRACTOR SHALL OBTAIN NECESSARY ISSUANCE OF A BUILDING OR GRADING PERMIT IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH SECTION 3800 OF THE CALIFORNIA LABOR CODE.
- UNLESS OTHERWISE NOTED, ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF TWO COATS.
- ALL DIMENSIONS TO FACE OF EXTERIOR SHEATHING, FACE OF FOUNDATION, AND FACE OF GYP BD. U.N.O.
- CONFIRM VOICE AND DATA OUTLET LOCATIONS W/ OWNER
- ALL PUBLIC UTILITY TIE-INS TO COMPLY WITH LOCAL MUNICIPALITY REQUIREMENTS.
- BRACE PARTITIONS TO ROOF STRUCTURE ABOVE AS REQUIRED.
- NONBEARING PARTITIONS ARE TO BE CONSTRUCTED OF METAL STUDS U.O.N
- ALL DOORS, HARDWARE AND FRAMES TO MEET CODE REQUIREMENTS
- ALL DOOR FRAMES TO RECEIVE SILENCERS.
- ALL EXPOSED SURFACES TO BE FINISHED.
- EXCEPT AS OTHERWISE INDICATED, COMPLY WITH APPLICABLE PROVISIONS OF NEC AND STANDARDS BY NEMA, FOR ELECTRICAL COMPONENTS OF GENERAL WORK. PROVIDE UL LISTED AND LABELED PRODUCTS WHERE APPLICABLE COMPONENTS RECOGNIZED TO INCLUDE BUT NOT BY WAY OF LIMITATION, MOTORS, MOTOR STARTERS, INTERNAL EQUIP. WIRING, INTEGRAL CONTROL SWITCHES AND SIMILAR ELECTRIC DEVICES, ELECTRIC HEATING COILS, INTEGRATED LIGHTING EQUIP., ELECTRIC SENSORS AND SIGNALS, COMMUNICATION EQUIP., SCIENTIFIC DEVICES AND SIMILAR ELECTRICAL COMPONENTS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB IS THE CONTRACTORS RESPONSIBILITY.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED, UNLESS ANY OF THE CONDITIONS UNDER SECTION 1008.1.9.4 IS MET. (CBC # 1008.1.9)
- PROVIDE 2X6 OR 2X8 WOOD STUD BLOCKING AS REQ'D TO SUPPORT ANY WALL ATTACHMENTS. (COAT HOOKS, MIRRORS, ETC.) CONTRACTOR SHALL NOT SUBSTITUTE SHEET METAL FOR SOLID BLOCKING.
- FULLY RECESSED 2-A-10-BC FIRE EXTINGUISHER FOR EVERY 50/75' OF TRAVEL OR EVERY 3,000 SQUARE FEET. FIRE EXTINGUISHER LOCATIONS SHALL BE INDICATED ON THE ARCHITECTURAL FLOOR PLANS. TITLE 19, CHAPTER 3 AND CALIFORNIA FIRE CODE, SECTION 906. TWO LOCATIONS ARE IDENTIFIED.
- RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12

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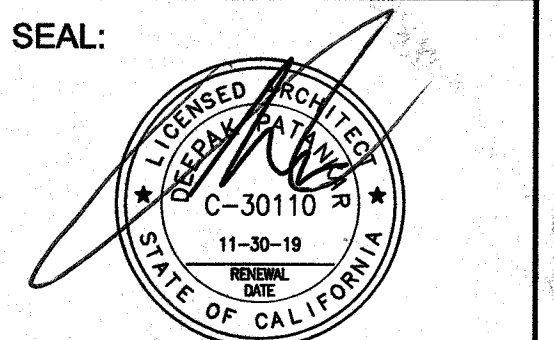
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3912 24TH STREET
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646.369.6096

REVISIONS	
DATE/DESC.	



COCOON NOE VALLEY
DAY SPA
3910 24TH STREET,
SAN FRANCISCO, CA 94114

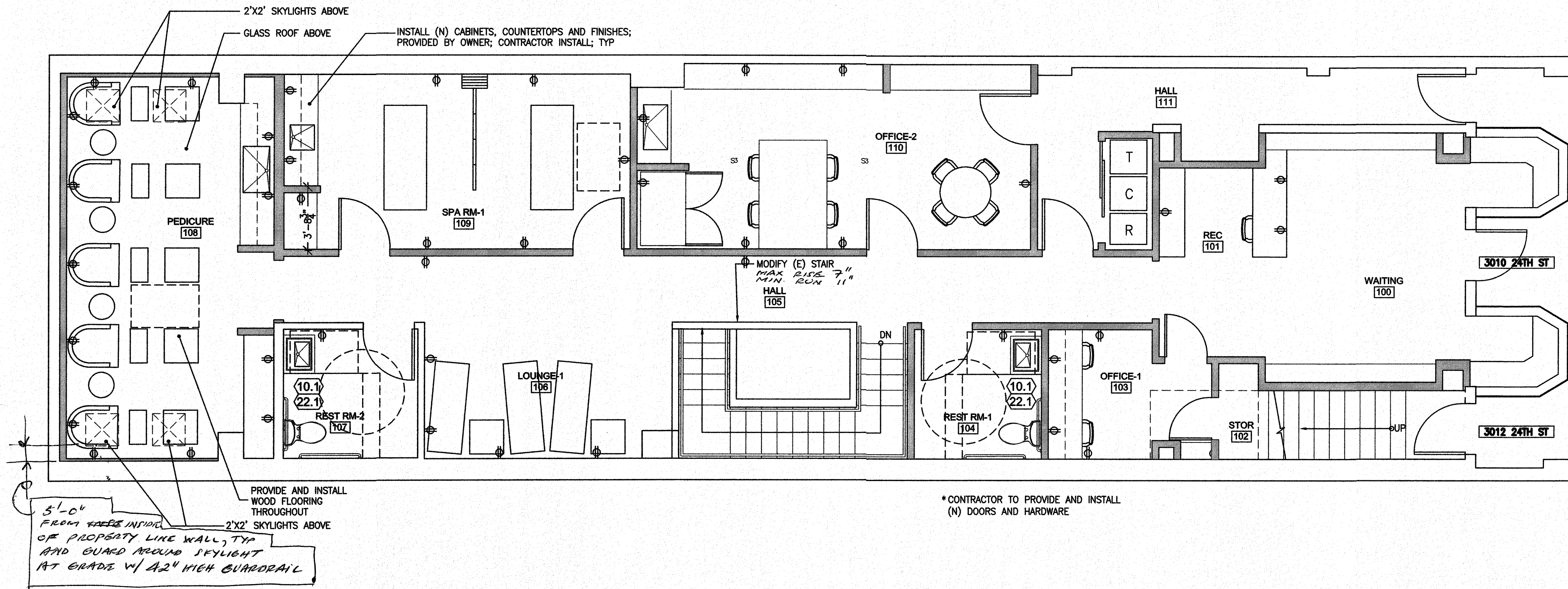


TITLE:
DIMENSION
CONTROL PLANS

DATE: DECEMBER 24, 2018
SCALE: AS NOTED
JOB #: 18176
DRAWN BY: DP

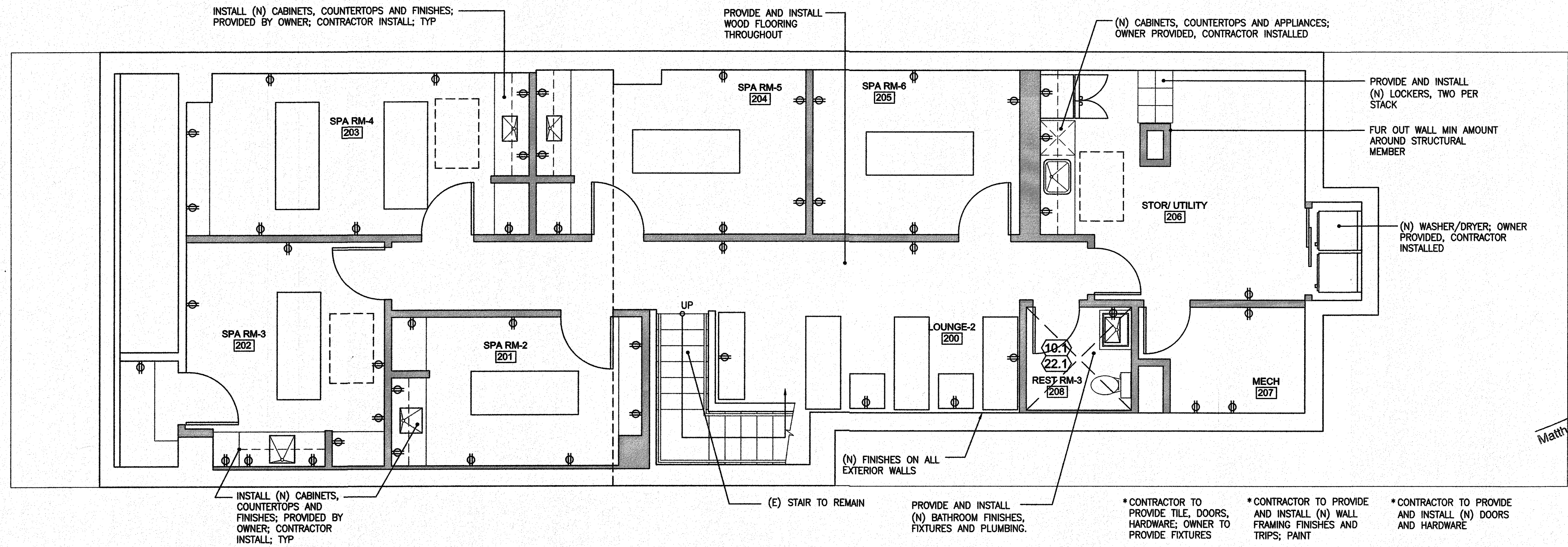
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FIRST FLOOR CONSTRUCTION FLOOR PLAN

1/4" = 1'-0"



WALL TYPE SYMBOL:

EXISTING WALL:

NEW WALL:

BASEMENT CONSTRUCTION FLOOR PLAN

1/4" = 1'-0"

KEYED NOTES: (#)

DIVISION 1 - GENERAL REQUIREMENTS

1.2 NOT USED

DIVISION 2 - SITE

2.1 NOT USED

DIVISION 3 - CONCRETE

3.1 NOT USED

DIVISION 6 - WOODS, PLASTICS & COMPOSITES

6.1 ADA TRANSACTION COUNTER @ 30" A.F.F.
6.2 42" SOLID SURFACE TRANSACTION COUNTER
6.3 CUSTOM CABINETRY BY MILLWORK FABRICATOR

DIVISION 8 - OPENINGS

8.1 TEMPERED GLAZING
8.2 SKYLIGHT ABOVE

DIVISION 9 - FINISHES

9.1 SEE FINISH SCHEDULE

DIVISION 10 - SPECIALTIES

10.1 RECESSED RESTROOM ACCESSORIES
10.2 COAT HOOK

DIVISION 11 - EQUIPMENT

11.1 SEE EQUIPMENT SCHEDULE

DIVISION 12 - FURNISHINGS

12.1 ARTWORK LOCATION
12.2 SIGNAGE

DIVISION 13 - SPECIAL CONSTRUCTION

13.1 NOT USED

DIVISION 15 - MECHANICAL

15.1 NOT USED

DIVISION 21 - FIRE SUPPRESSION

21.1 RECESSED FIRE EXTINGUISHER

DIVISION 22 - PLUMBING

22.1 ADA PROTECTIVE PIPE COVERING ALL UNDER SINK PIPING

DIVISION 23 - HVAC

23.1 SEE MECHANICAL DRAWINGS

DIVISION 25 - INTEGRATED AUTOMATION

25.1 CAT 6 CABLING THROUGHOUT, COORDINATE WITH NETWORKING CONSULTANT

DIVISION 26 - ELECTRICAL

26.1 SEE ELECTRICAL DRAWINGS
26.2 SERVER
26.3 TELEPHONE AND LANDLINE

DIVISION 27 - COMMUNICATIONS

27.1 IT CLOSET

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS.
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

5.303.3.4.1 NONRESIDENTIAL LAVATORY FAUCETS
LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.1 NONRESIDENTIAL KITCHEN FAUCETS
LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI.

N.I.C. EQUIP. SCHEDULE (CONFIRM W/ OWNER)

	REMARKS
N1	
N2	
N3	
N4	
N5	UNDERCOUNTER REFRIGERATOR
N6	STAFF REFRIGERATOR (OFC)
N7	
N8	WASHER/ DRYER (OFC)
N9	MICROWAVE
N10	
N11	COMPUTER STATION WITH ETHERNET PORT
N12	
N13	WALL MOUNT TV

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REVISIONS

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APPROVED
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- San Francisco -

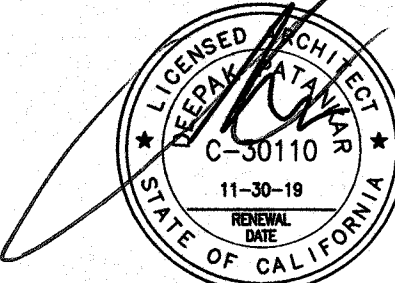
FEB 04 2019

Tom C. Hui, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

COCOON NOE VALLEY
DAY SPA

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



TITLE:

CONSTRUCTION
PLANS

DATE: DECEMBER 24, 2018

SCALE: AS NOTED

JOB #: 18176

DRAWN BY: DP

A-2.1

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KEYED NOTES:

DIVISION 9 - FINISHES
9.1 ACOUSTICAL CEILING TILE (2' X 2')
9.2 GYP. BD. CEILING
SEE FINISH PLAN FOR INTERIOR FINISHES

LEGEND:

A-RECESSED CAN LIGHTS
B-PENDANT LIGHTS; SARAH TO PROVIDE SPECS
C-CHANDELIER; TBD
D-MINI POT LED IMPORT-HD-RD-ST-SS
E-CHANDELIER; TBD
F-LED STRIP LIGHTS
G-CHANDELIER; TBD
H-AUTOMATIC CEILING MOUNTED FIXTURES (CHEAP)
J-CEILING MOUNTED CHEAP LIGHT FOR A MECHANICAL ROOM
K-UNDER CABINET LIGHTS
L-BATHROOM PENDANT LIGHT : TBD
M-TREATMENT ROOM PENDANT LIGHT TBD
P-CORRIDOR SCONCE: TBD
FO- FLOOR OUTLET
*ALL LIGHTS TO BE ON A DIMMABLE SWITCH

REFLECTED CEILING PLAN NOTES

- ALL WIRING AND LIGHT FIXTURES, EXIT SIGNS OR OTHER ELECTRICAL DEVICES TO BE UL APPROVED AND APPROVED BY THE BUILDING DEPARTMENT.
- ALL CEILING FIXTURES TO BE UL APPROVED AND CERTIFIED PRIOR TO INSTALLATION.
- ALL FLUORESCENT AND DECORATIVE LIGHT FIXTURE LENSES ARE TO BE CLEANED AFTER FINISH FLOORING HAS BEEN INSTALLED.
- ALL LIGHT SWITCHES SHALL CONFORM TO THE REQUIREMENTS OF T24 FOR SPACE LIGHTING.
- ALL SWITCHES, DIMMERS, THERMOSTATS AND OTHER WALL CONTROL DEVICES SHALL BE MOUNTED WITHIN 48" AFF UNLESS OTHERWISE NOTED. LOCATIONS ARE TO BE FIELD APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- PROVIDE EXIT SIGNS AS REQUIRED BY THE BUILDING DEPARTMENT AND THE FIRE MARSHALL. REFER TO ELECTRICAL PLAN FOR LOCATIONS.
- WHERE SWITCHES ARE SHOWN ADJACENT TO EACH OTHER THEY SHALL BE GANGED AND COVERED BY A SINGLE PLATE.
- CEILING SYSTEM TO HAVE SEISMIC BRACING AS REQUIRED BY APPLICABLE CODES. REFER TO SEISMIC BRACING DETAILS.
- LIGHTING SCHEDULE: PROVIDE LIGHTING SUBMITTAL ON ALL FIXTURES AND CONTROLS FOR ARCHITECTS' APPROVAL.
- ALL ELECTRICAL WIRING TO BE INSTALLED IN CONDUIT OR MC CABLE IN PATIENT TREATMENT AREAS (APPROVED BY LOCAL BUILDING DEPARTMENT)
- ALL LIGHT FIXTURES, SPEAKERS, ETC. TO BE LOCATED AS SHOWN UON. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION. ALL FIXTURES THAT REQUIRE RELOCATION ARE TO BE APPROVED BY THE ARCHITECT.
- CONTRACTOR TO FIELD VERIFY CLEARANCE FOR LIGHT FIXTURES PRIOR ORDERING.
- CEILING PLANE SHALL BE LEVEL AND TRUE, AND IN ALIGNMENT WITH ALL LIGHTING, SPRINKLER, HVAC AND OTHER ELEMENTS INCORPORATED IN ITS CONSTRUCTION
- MECHANICAL, HVAC AND PLUMBING ELEMENTS SHALL AT NO TIME COME IN CONTACT WITH THE CEILING CONSTRUCTION EXCEPT AS NECESSARY PENETRATIONS MAY REQUIRE.
- ARCHITECTURAL PLANS SHALL GOVERN LIGHT FIXTURE LOCATION, AND ENGINEERING PLANS SHALL PREVAIL IN QUESTIONS OF CIRCUITING AND SCOPE AND DIFFUSER LOCATIONS.
- THERMOSTATS SHALL BE MOUNTED AT MAX 48" AFF. LOCATIONS PER MECHANICAL PLAN AND TO BE COORDINATED WITH OTHER TRADES BY THE GC AND APPROVED BY BUILDING MANAGEMENT REPRESENTATIVE AND ARCHITECT. MOUNT TO ALIGN VERTICALLY WITH LIGHT SWITCHES.
- ACCESS SHALL BE PROVIDED BY GC AS REQUIRED FOR INSTALLATION AND MAINTENANCE OF MECHANICAL, ELECTRICAL AND OTHER ELEMENTS WITHIN CEILING PLENUM AND AS REQUIRED BU CODE. LOCATIONS FOR ACCESS DOORS, HATCHES ETC SHALL BE COORDINATED WITH OTHER TRADES AND APPROVED BY ARCHITECT.
- GC TO COORDINATE WITH ARCHITECT IF ANY LOCATION OF LIGHT FIXTURE OR DEVICES ARE NOT SHOWN DIMENSIONALLY PRIOR TO INSTALLATION.
- GC TO VERIFY ANY EXISTING BOXES /VALVES ABOVE HARD OR SPECIAL CEILINGS AND MAKE ALLOWANCE PROVISIONS TO MOVE THEM TO AN ACCESSIBLE LOCATION.
- INSPECTIONS AS REQUIRED BY LOCAL AUTHORITIES SHALL BE COORDINATED BY GC PRIOR TO CLOSING OF CEILING.
- PROVIDE GROMMET AT ALL CEILING PENETRATIONS FOR FIXTURES / SUPPORTS
- COORDINATE DUCT LOCATION AND DIFFUSER SIZE WITH MECHANICAL SHEET
- DIFFUSERS & RETURNS IN ACT TO BE CENTERED IN TILE, PAINT TO MATCH ACT, TYP
- IF REQUIRED BY LOCAL CODE, GC TO PROVIDE SEMI-RECESSED SPRINKLER HEADS W/ WHITE ESCUTCHEONS CENTERED IN ACT. IF PENDANT HEADS ARE REQUIRED IN GYPSUM SOFFIT OVER FRONT LOBBY, CONCEAL SUPPLY PIPING WITHIN SOFFIT. GC TO SUBMIT SPRINKLER LAYOUT TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION
- CEILING HEIGHTS INDICATED ON PLAN REFLECT THE FINISH CEILING HEIGHTS
- CG TO COORDINATE SPEAKER LOCATIONS WITH LOW VOLTAGE CONSULTANT

NOTE:
LIGHT FIXTURES ARE NON IC RATED. IF INSULATION IS BEING PROVIDED IN CEILING , GC TO ENSURE 3 INCHES MINIMUM SPACE BETWEEN INSULATION AND LIGHT FIXTURES.

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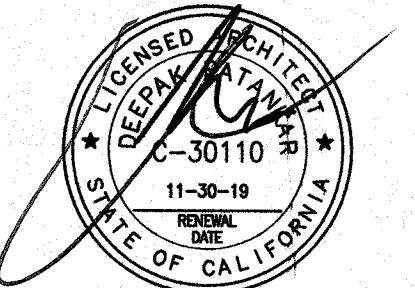
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DIRECTOR
DEPT. OF BUILDING INSPECTION

**COCOON NOE VALLEY
DAY SPA**

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



TITLE:
**REFLECTED
CEILING PLANS**

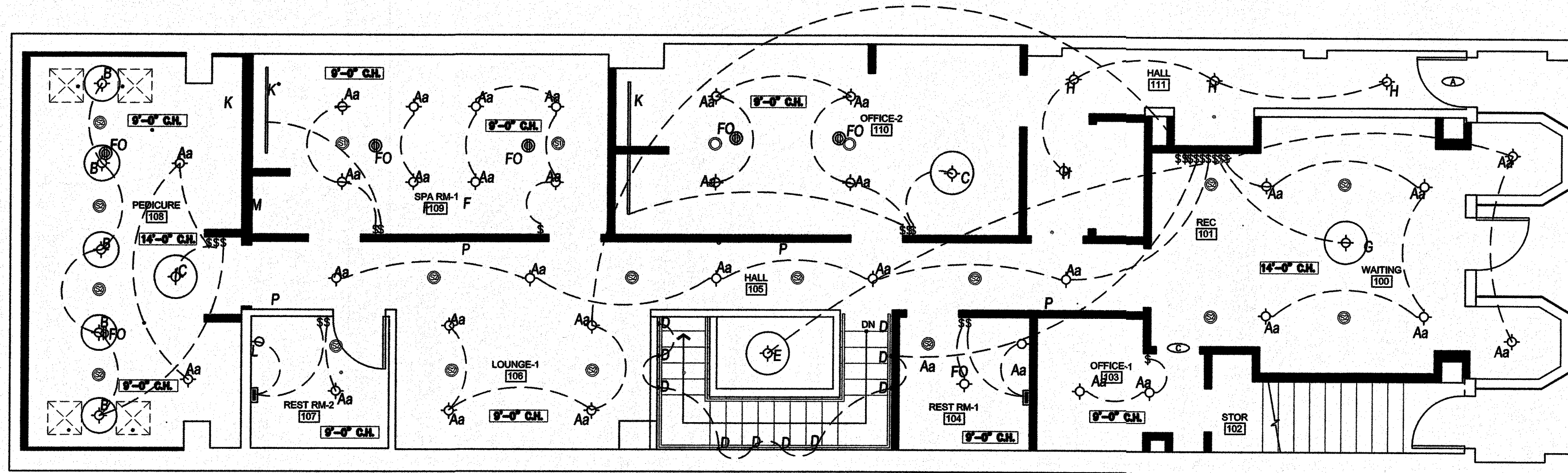
DATE:
DECEMBER 24, 2018

SCALE:
AS NOTED

JOB #:
18176

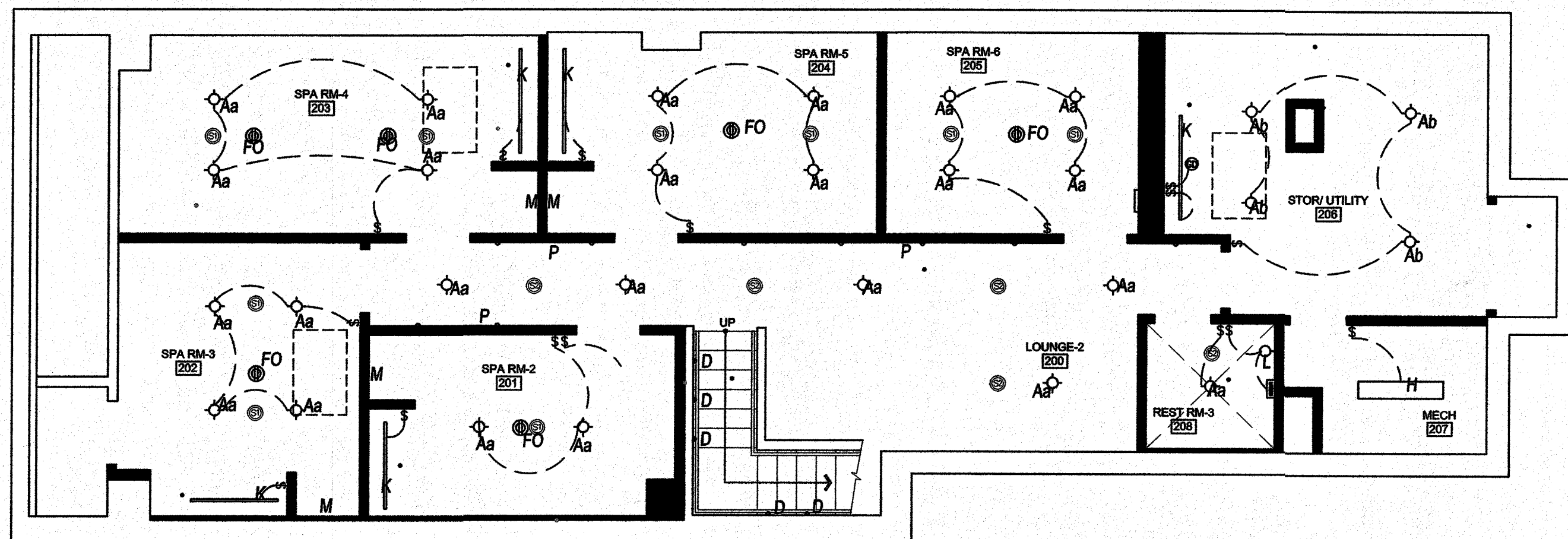
DRAWN
BY : DP

A-3.0



GROUND FLOOR REFLECTED CEILING PLAN

3/16" = 1'-0"

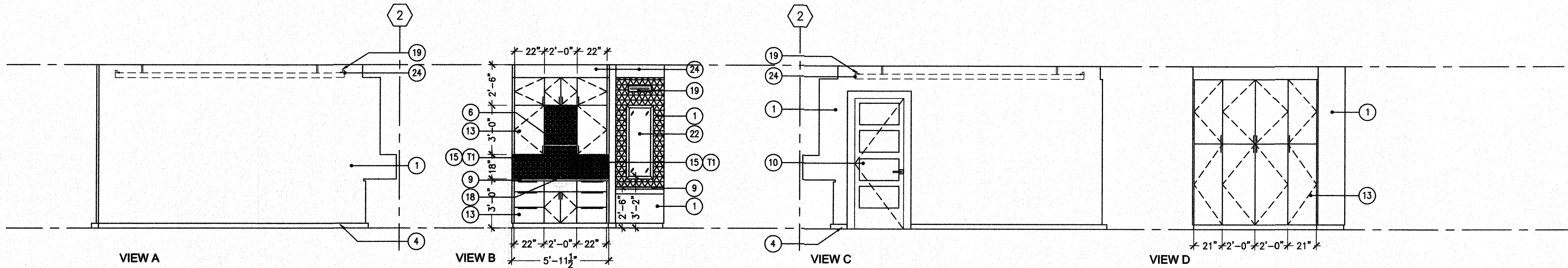


BASEMENT REFLECTED CEILING PLAN

3/16" = 1'-0"

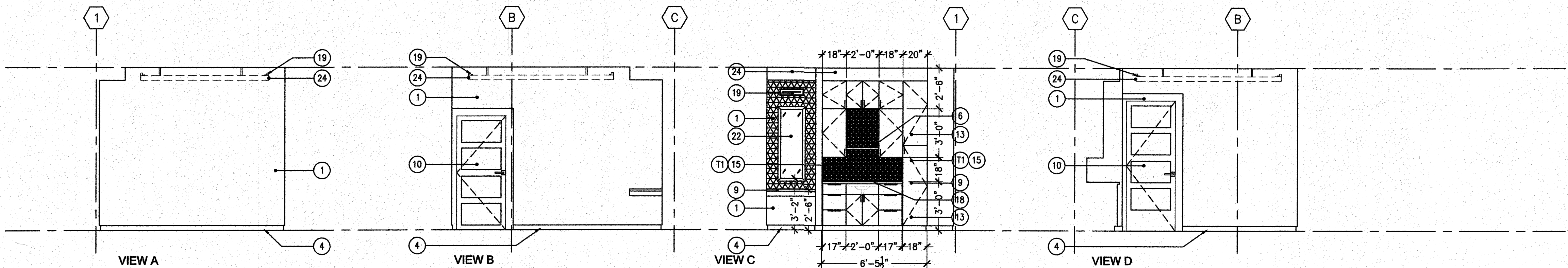
NOTE:
PAINT ALL EXPOSED CEILING, COLOR TBD

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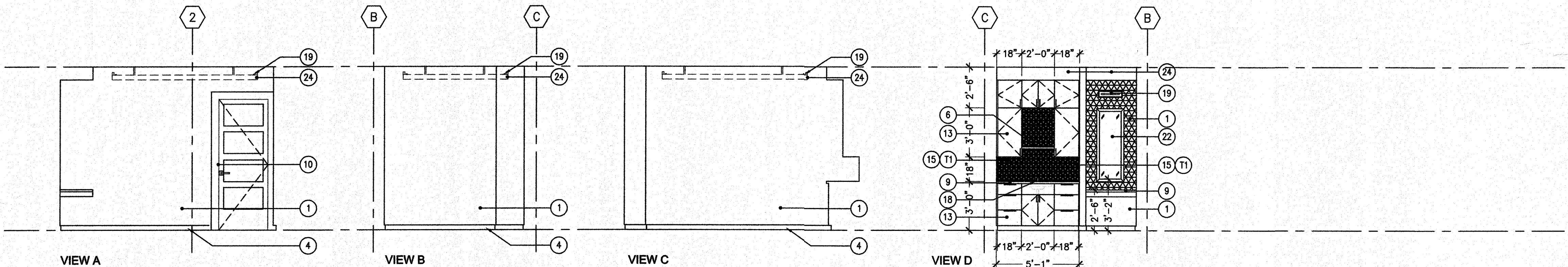
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SCALE: 1/4" = 1'-0"



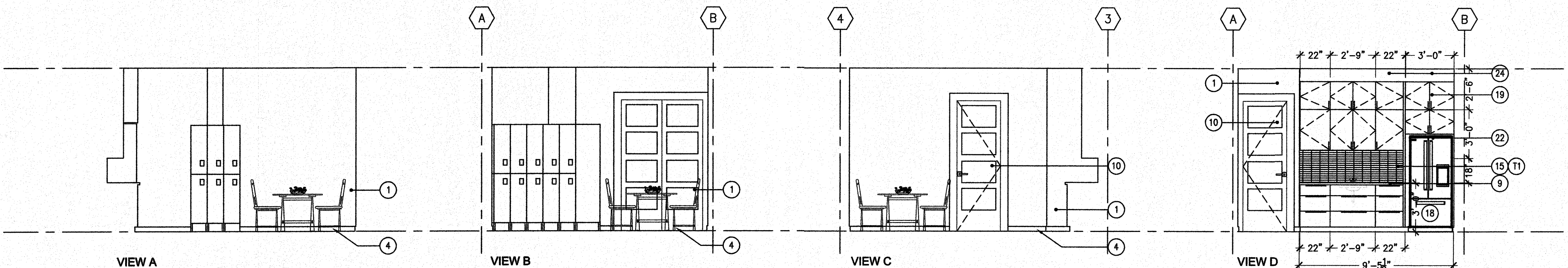
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SCALE: 1/4" = 1'-0"



2 SPA RM- 2 :

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



1 STOR/ UTILITY:

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

GENERAL

FOR DOOR SCHEDULE, SEE SHEET A8.1

SEE FLOOR PLANS FOR WINDOW TYPES

SEE FLOOR PLANS FOR DIMENSIONS

CONTRACTOR TO PROVIDE SOLID CONTINUOUS BACKING FOR ALL WALL, MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME DIMENSION AS FRAMING.

CRITICAL ALIGNMENTS OCCUR BETWEEN DIFFERENT TRADES. CONTRACTOR TO COORDINATE.

SHEET NOTES

- (N) GYPSUM WALL BOARD; PAINTED
- (E) WALL FINISH, PATCH, REPAIR, AND PAINT
- (E) WOOD TRIMS, PAINT
- (N) WALL BASE
- (N) CROWN MOLDING; PAINTED
- (N) WOOD SHELF; PAINTED
- (N) WOOD SILL AND APRON; SILL TO OVERLAP SIDE TRIMS 2"
- (N) 1X4 WOOD DOOR CASING; PAINTED
- (N) COUNTERTOP; SEE FINISH SCHEDULE
- (N) WOOD DOOR AND FRAME; SEE FLOOR PLAN FOR DOOR TYPE
- NEW WINDOW; SEE WINDOW SCHEDULE
- (E) DOOR/WINDOW; PAINT
- (N) CABINETS; PROVIDED BY OWNER; INSTALLED BY CONTRACTOR
- (N) APPLIANCE; PROVIDED BY OWNER, INSTALLED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE POWER, WATER, GAS, ETC. AS REQUIRED FOR FULLY FUNCTIONING SYSTEM
- (N) WALL TILE O/THIN SET MORTAR BED
- (N) TOWEL BAR
- (N) ROBE HOOK
- (N) PLUMBING FIXTURE; SEE SCHEDULE
- (N) ELECTRICAL FIXTURE
- (N) SHOWER GLASS
- (N) RECESSED MEDICINE CABINET
- (N) MIRROR
- (N) CASED OPENING
- (N) DROPPED CEILING

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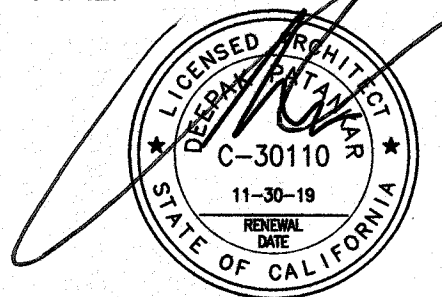
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San Francisco
FEB 04 2019

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

**COCOON NOE VALLEY
DAY SPA**

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



RECEIVED
JAN 03 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

Matthew Ralls, DBI
JAN 03 2019

TITLE:

**INTERIOR
ELEVATIONS-1**

DATE: DECEMBER 24, 2018

SCALE: AS NOTED

JOB #: 18176

DRAWN BY: DP

A-5.1

This architectural section drawing illustrates the interior layout of a house. The drawing is oriented horizontally, with the front of the house on the left and the back on the right. Key features include:

- Front Door:** Located on the left side of the drawing, marked with a circled 'A' above it.
- Dining Area:** Situated to the right of the front door, featuring a table and chairs. A chandelier hangs above the table.
- Kitchen Area:** Located to the right of the dining area, featuring a sink, cabinets, and a countertop. A chandelier hangs above the kitchen area.
- Back Door:** Located on the right side of the drawing, marked with a circled 'A' above it.
- Interior Details:** The drawing shows various interior elements such as walls, doors, windows, and furniture. A person is depicted standing in the kitchen area.

GENERAL

FOR DOOR SCHEDULE, SEE SHEET AB.1

SEE FLOOR PLANS FOR WINDOW TYPES

SEE FLOOR PLANS FOR DIMENSIONS

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- ④ (N) WALL BASE
- ⑤ (N) CROWN MOLDING; PAINTED
- ⑥ (N) WOOD SHELF; PAINTED
- ⑦ (N) WOOD SILL AND APRON; SILL TO OVERLAP SIDE TRIMS 2"
- ⑧ (N) 1X4 WOOD DOOR CASING; PAINTED
- ⑨ (N) COUNTERTOP; SEE FINISH SCHEDULE
- ⑩ (N) WOOD DOOR AND FRAME; SEE FLOOR PLAN FOR DOOR TYPE
- ⑪ NEW WINDOW; SEE WINDOW SCHEDULE
- ⑫ (E) DOOR/WINDOW; PAINT
- ⑬ (N) CABINETS; PROVIDED BY OWNER; INSTALLED BY CONTRACTOR
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REQUIRED FOR FULLY FUNCTIONING SYSTEM
- ⑮ (N) WALL TILE 0/THIN SET MORTAR BED
- ⑯ (N) TOWEL BAR
- ⑰ (N) ROBE HOOK
- ⑱ (N) PLUMBING FIXTURE; SEE SCHEDULE
- ⑲ (N) ELECTRICAL FIXTURE
- ⑳ (N) SHOWER GLASS
- ㉑ (N) RECESSED MEDICINE CABINET
- ㉒ (N) MIRROR
- ㉓ (N) CASED OPENING
- ㉔ (N) DROPPED CEILING


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COCOON NOE VALLEY
DAY SPA

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



The seal is circular with the text "LICENSED ARCHITECT" at the top, "DEEPAK P. KUMAR" in the center, "C-30110" below the name, "11-30-19" for the expiration date, and "RENEWAL DATE" at the bottom. The outer ring of the seal reads "STATE OF CALIFORNIA". A signature is written across the seal.

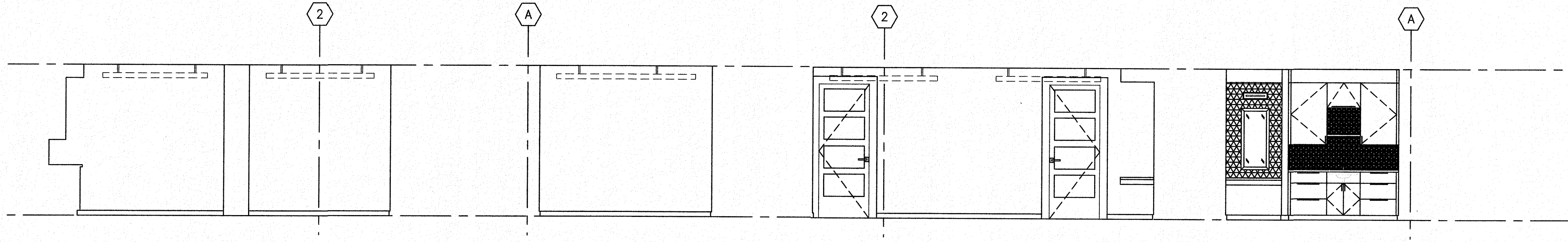
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ACCEPTED

Matthew Ralls, DBI
JAN 03 2018

TITLE:	
INTERIOR ELEVATIONS-2	
DATE:	
DECEMBER 24, 2018	
SCALE:	
AS NOTED	
JOB #:	
18176	
DRAWN	
BY :	
DP	

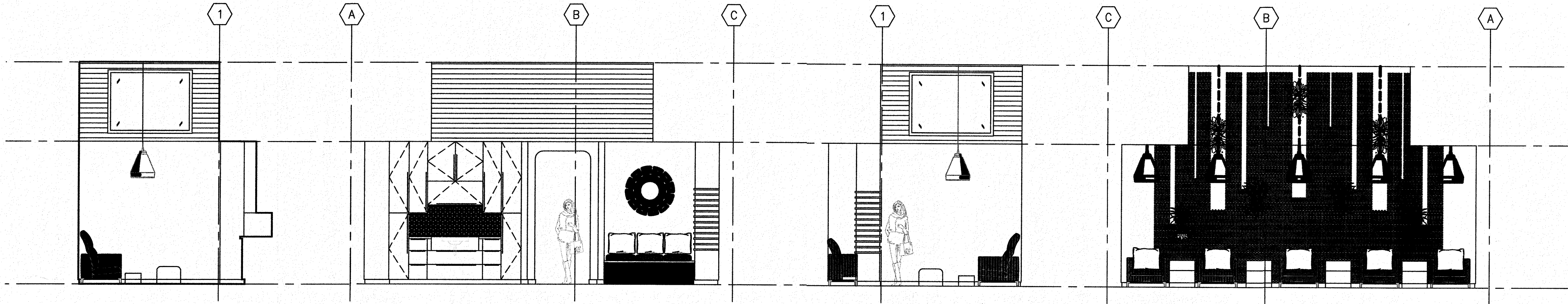
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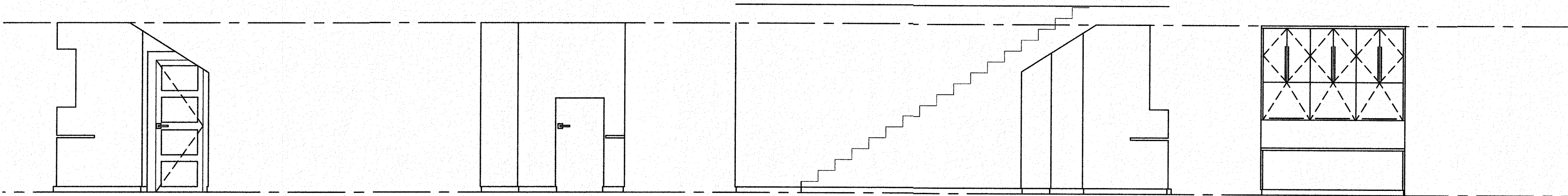
4 SPA RM- 1 :

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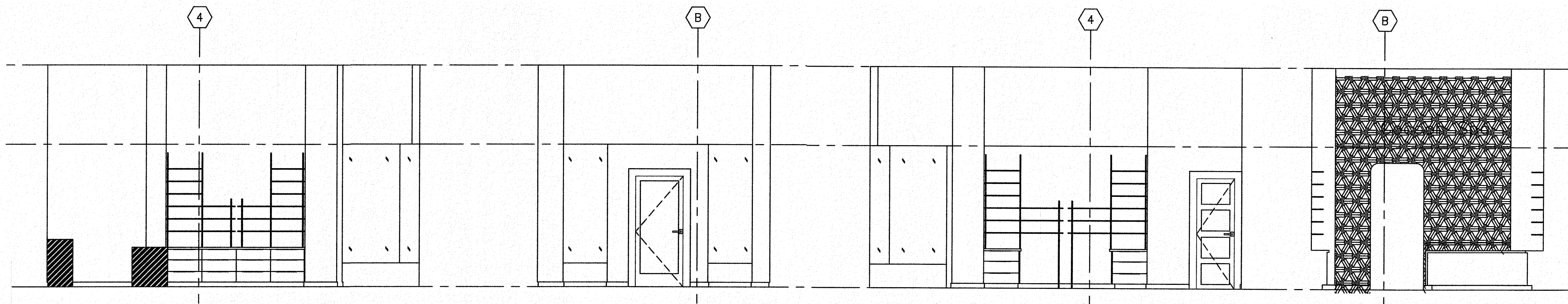
3 PEDICURE :

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



2 OFFICE-1 :

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



1 WAITING :

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

GENERAL

FOR DOOR SCHEDULE, SEE SHEET A8.1

SEE FLOOR PLANS FOR WINDOW TYPES

SEE FLOOR PLANS FOR DIMENSIONS

CONTRACTOR TO PROVIDE SOLID CONTINUOUS BACKING FOR ALL WALL MTD. FIXTURES, ACCESSORIES, MILLWORK, EQUIPMENT RACKS, SHELVING, ETC. ALL BLOCKING TO BE SAME DIMENSION AS FRAMING.

CRITICAL ALIGNMENTS OCCUR BETWEEN DIFFERENT TRADES. CONTRACTOR TO COORDINATE.

SHEET NOTES

- (N) GYPSUM WALL BOARD; PAINTED
- (E) WALL FINISH, PATCH, REPAIR, AND PAINT
- (E) WOOD TRIMS, PAINT
- (N) WALL BASE
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- (N) WOOD SHELF; PAINTED
- (N) WOOD SILL AND APRON; SILL TO OVERLAP SIDE TRIMS 2"
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- (N) PLUMBING FIXTURE; SEE SCHEDULE
- (N) ELECTRICAL FIXTURE
- (N) SHOWER GLASS
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- (N) MIRROR
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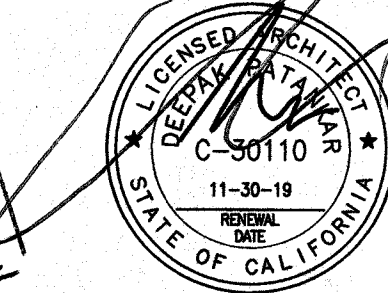
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FEB 04 2019

Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

**COCOON NOE VALLEY
DAY SPA**

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



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JAN 03 2019
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Matthew Ralls, DBI
JAN 03 2018

TITLE:

**INTERIOR
ELEVATIONS-3**

DATE: DECEMBER 24, 2018

SCALE: AS NOTED

JOB #: 18176

DRAWN BY: DP

A-5.2a

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RESTROOM LEGEND

MARK	LOCATION	DESCRIPTION	MOUNTING HEIGHT
R1	RESTROOM	RECESSED PAPER TOWEL DISPENSER	40" AFF TO CENTERLINE OF TOWEL DISPENSER
R2	RESTROOM	RECESSED SEAT COVER DISPENSER	36" AFF TO CENTERLINE OF DISPENSER
R3	RESTROOM	GRAB BAR 36" & 42" LONG, SATIN	33" AFF TO CENTERLINE OF BAR
R4	RESTROOM	UTILITY HOOK	48" AFF TO TOP OF HOOK
R5	RESTROOM	RECESSED TOILET TISSUE DISPENSER	19" AFF TO CENTERLINE OF DISPENSER
R6	RESTROOM	WALL MOUNT HAND DRYER IN RECESSED HOUSING	40" AFF TO CENTERLINE OF HAND DRYER
R7	RESTROOM	MIRROR	40" AFF TO BOTTOM OF MIRROR, BACKLIT LED
R8	RESTROOM	RESTROOM DOOR SIGNAGE	SEE DETAIL 6/A-7.2
R9	RESTROOM	WATER CLOSET, COMFORT HEIGHT ELONGATED BOWL, WHITE	HEIGHT OF WATER CLOSET TO BE 17" TO 19" AFF
R10	RESTROOM	LAVATORY, UNDERCOUNTER	
R11	RESTROOM	WALL SIGNAGE	
R12	RESTROOM	DECORATIVE PENDANT LIGHT	REFER TO RCP

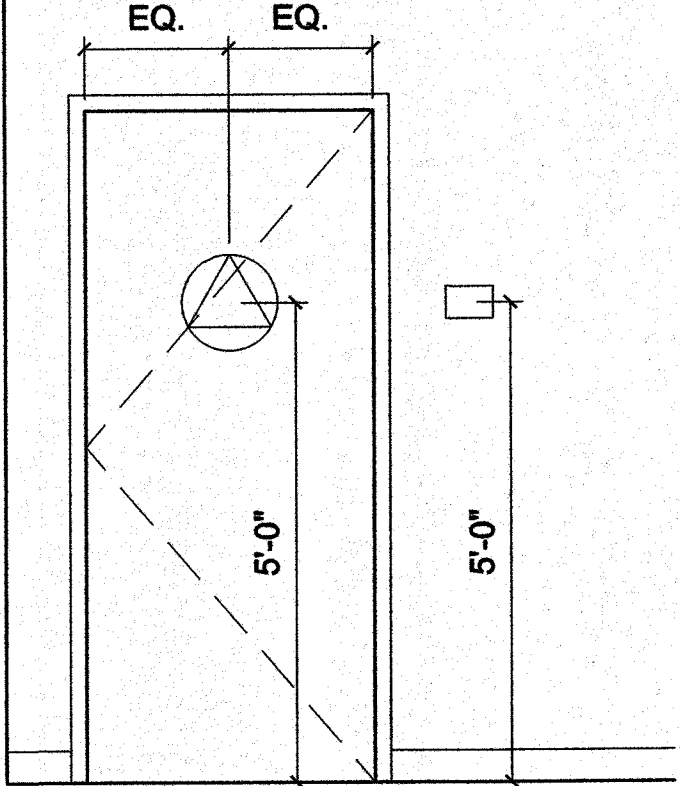
RESTROOM PLAN NOTES

- COORDINATE TYPICAL TOILET ROOM DIMENSIONS NOT SHOWN W/ DISABLED ACCESS DETAIL SHEET
- SEE SPECIFICATION FOR TOILET ACCESSORY PRODUCT INFORMATION
- ALL TOILET ACCESSORIES SHALL BE LOCATED AND MOUNTED TO MEET ALL REQUIREMENTS OF THE ADA AND ALL LOCAL ACCESSIBILITY CODE REQUIREMENTS.
- CONTRACTOR TO PROVIDE WALL BLOCKING FOR ALL TOILET ROOM ACCESSORIES AS REQUIRED.
- CONTRACTOR TO PROVIDE IN WALL BLOCKING FOR SINK AND TOILET AS REQUIRED.

RR- 1 AND RR- 2 TO BE UNISEX RESTROOMS

KEYED NOTES: #

- DIVISION 6 - WOODS, PLASTICS & COMPOSITES
6.1 NOT USED
- DIVISION 9 - FINISHES
9.1 FLOOR TILE WITH TILE BASE AND SCHLUTER TRANSITION
9.2 WALL TILE
9.3 SEE FINISH PLAN FOR INTERIOR FINISHES
- DIVISION 22 - PLUMBING
15.1 ADA PROTECTIVE PIPE COVERING ALL UNDER SINK PIPING
15.2 CONTRACTOR TO MAKE SURE THAT PLUMBING VENT PIPE AT RESTROOM LAVATORY IS LOCATED TO ALLOW A CENTERED LIGHT FIXTURE INSTALLATION. ADD ELBOW AS NECESSARY



11 ELEV 1/2" = 1'-0"

RESTROOM CODE KEYNOTES

- MAXIMUM 12" OVERLAP ALLOWED BETWEEN DOOR SWING AND 5'-0" ACCESSIBILITY TURNING RADIUS. (CBC 11B-603.2.3)
- INSULATION SOCK- HOT WATER AND DRAINPIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (CBC 11B-606.5)
- NOT USED
- KNEE CLEARANCE UNDER FRONT LIP OF LAVATORIES IS A MINIMUM OF 27" HIGH AND EXTENDS A MINIMUM OF 8" IN DEPTH FROM THE FRONT OF THE LAVATORY AND IS 29" MIN CLEAR AT APRON (CBC 11B-306.3.3).
- TOE CLEARANCE UNDER LAVATORY IS A MINIMUM OF 9" HIGH 30" WIDE AND EXTENDS A MINIMUM OF 17" IN DEPTH FROM THE FRONT OF THE LAVATORY PER (CBC 11B-306).
- THE REAR GRAB BAR SHALL BE 36 INCHES LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON ONE SIDE AND 24 INCHES MINIMUM ON THE OTHER SIDE. THE REAR GRAB BAR SHALL BE SECURELY ATTACHED AND CENTERED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33 INCHES, THE GRAB BAR MAY BE AS HIGH AS 36 INCHES AND THE SPACE BETWEEN THE GRAB BAR AND THE TOP OF THE TANK SHALL BE 1-1/2 INCHES MINIMUM. (CBC 11B-604.5.2).
- THE SIDE GRAB BAR SHALL BE 42 INCHES LONG MINIMUM, LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTEND 54 INCHES MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES MINIMUM IN FRONT OF THE WATER CLOSET. THE SIDE GRAB BAR SHALL BE SECURELY ATTACHED AND CENTERED 33 INCHES ABOVE AND PARALLEL TO THE FLOOR. (CBC 11B-604.5.1).
- PROVIDE CLEAR FLOOR SPACE A MINIMUM OF 60 INCHES MEASURED PERPENDICULAR FROM THE SIDE WALL CLOSEST TO THE WATER CLOSET AND 56 INCHES MINIMUM FROM THE REAR WALL. (CBC 11B-604.3.1).
- AT SINGLE ACCOMMODATION TOILET FACILITIES A 60 INCH DIAMETER CLEAR FLOOR SPACE IS TO BE PROVIDED WITHIN THE ROOM WHICH IS NOT ENCRASURED BY THE SWING OF THE ENTRANCE OR ANY INTERIOR DOOR BY MORE THAN 12 INCHES (CBC 603.2.3).
- FLUSH CONTROLS AT TOILET AND LAVATORY SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBF (CBC 11B- 309.4).

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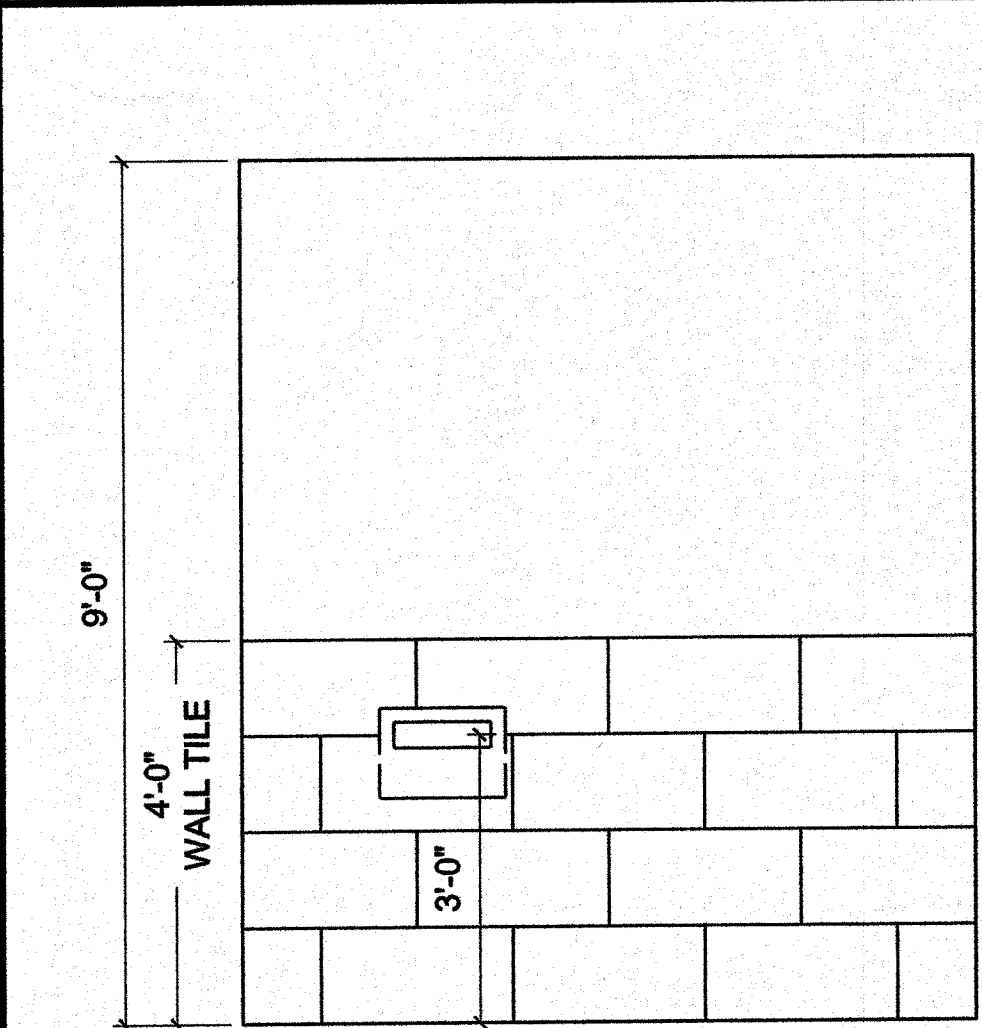
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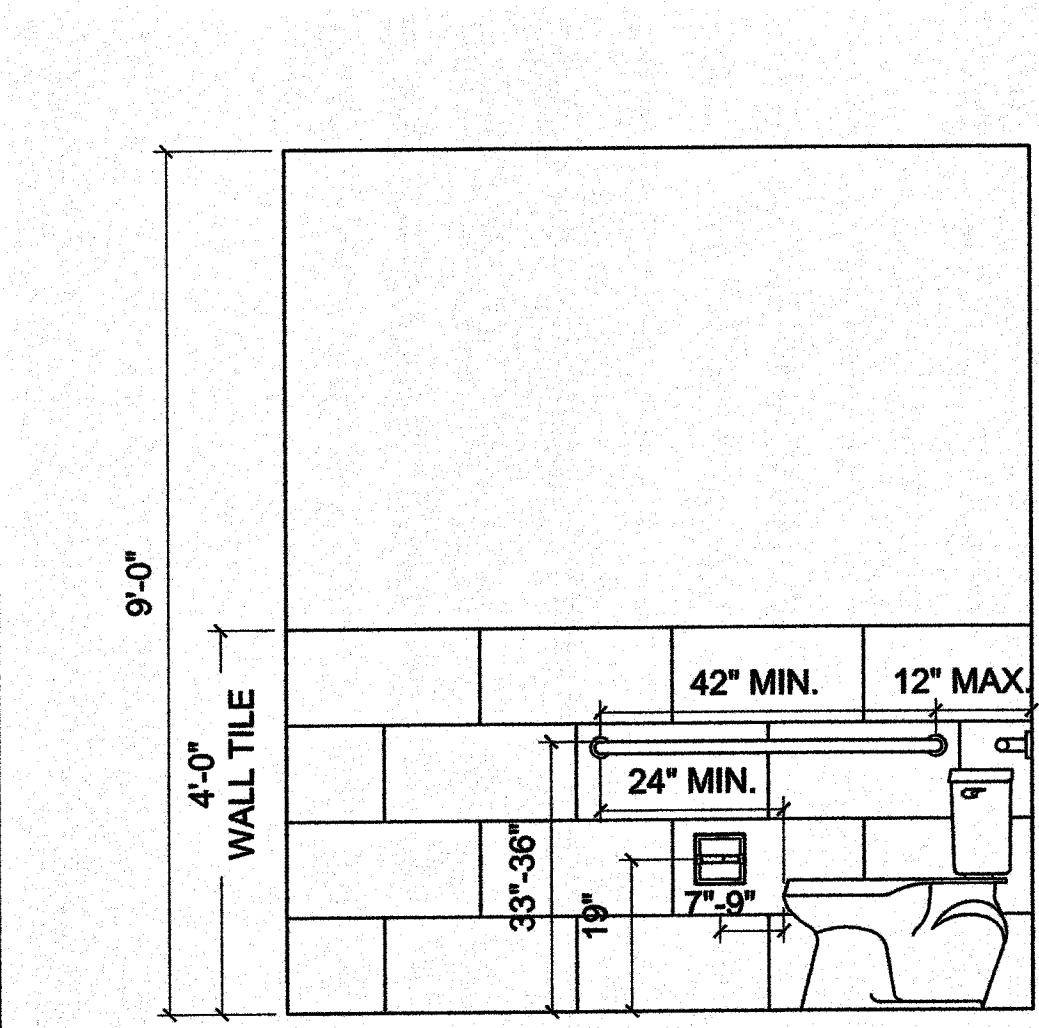
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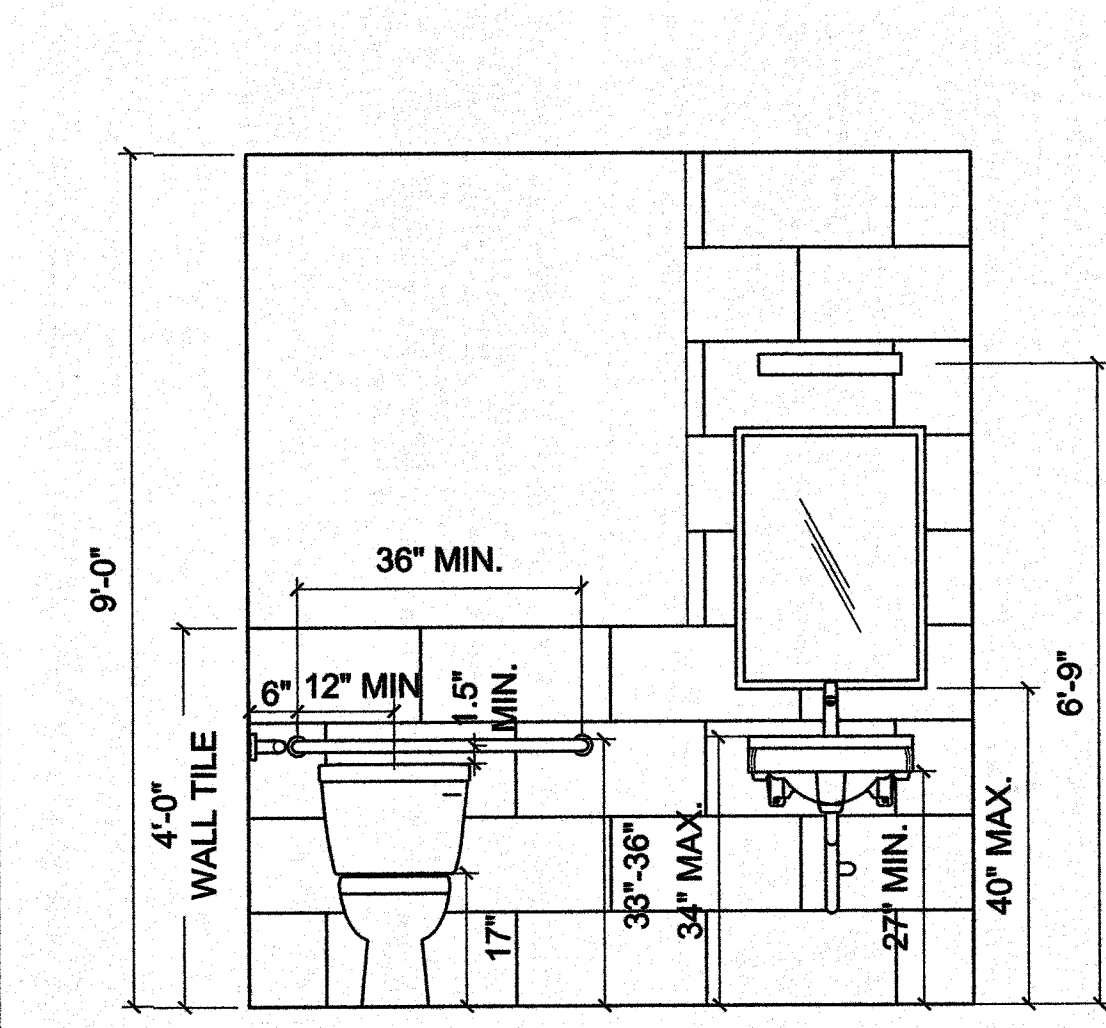
3910 24TH STREET,
SAN FRANCISCO, CA 94114



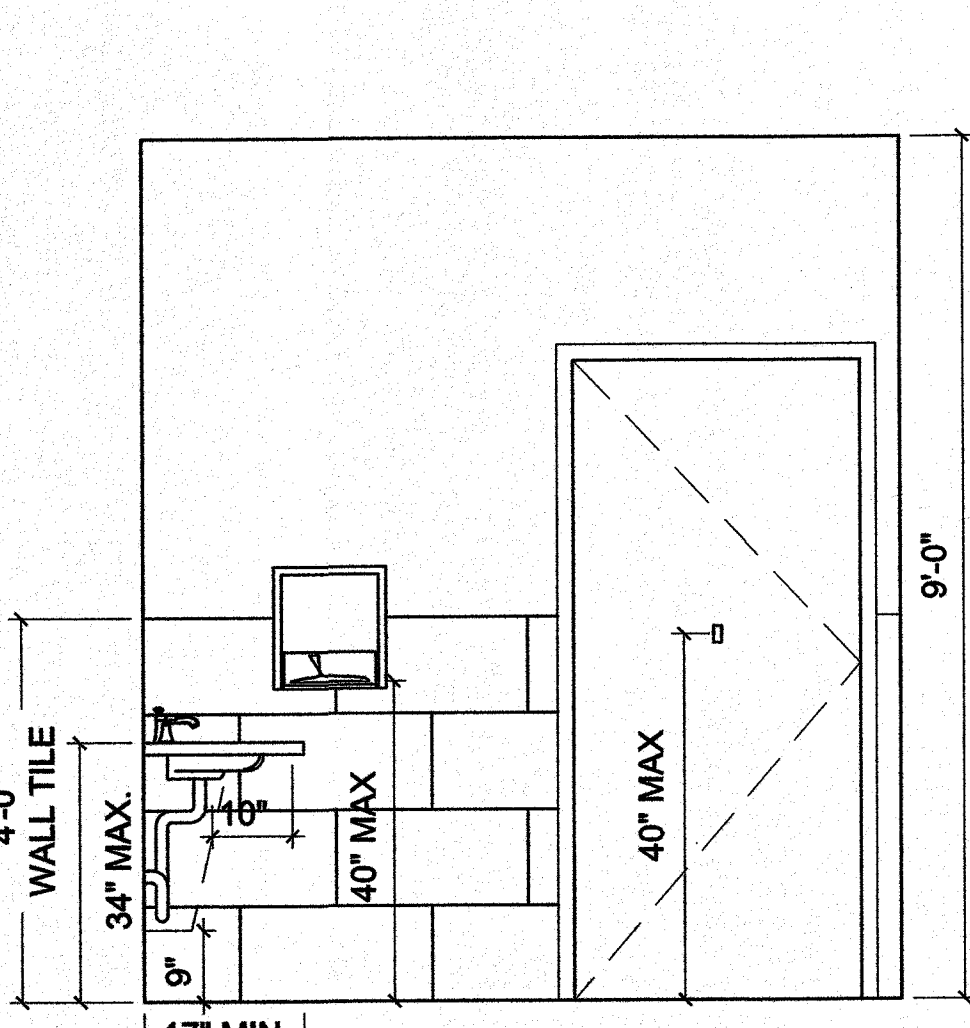
10 ELEV. 1/2" = 1'-0"



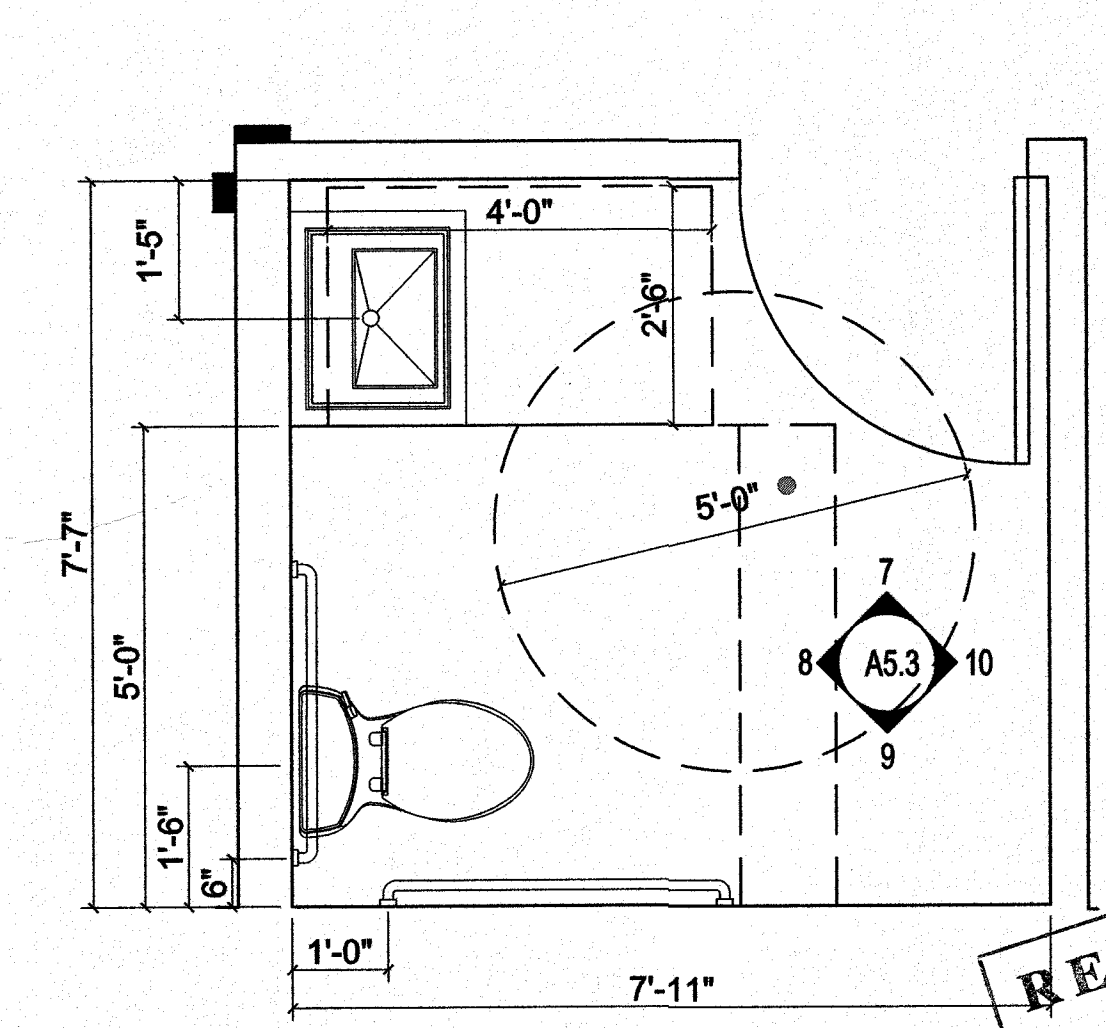
9 ELEV. 1/2" = 1'-0"



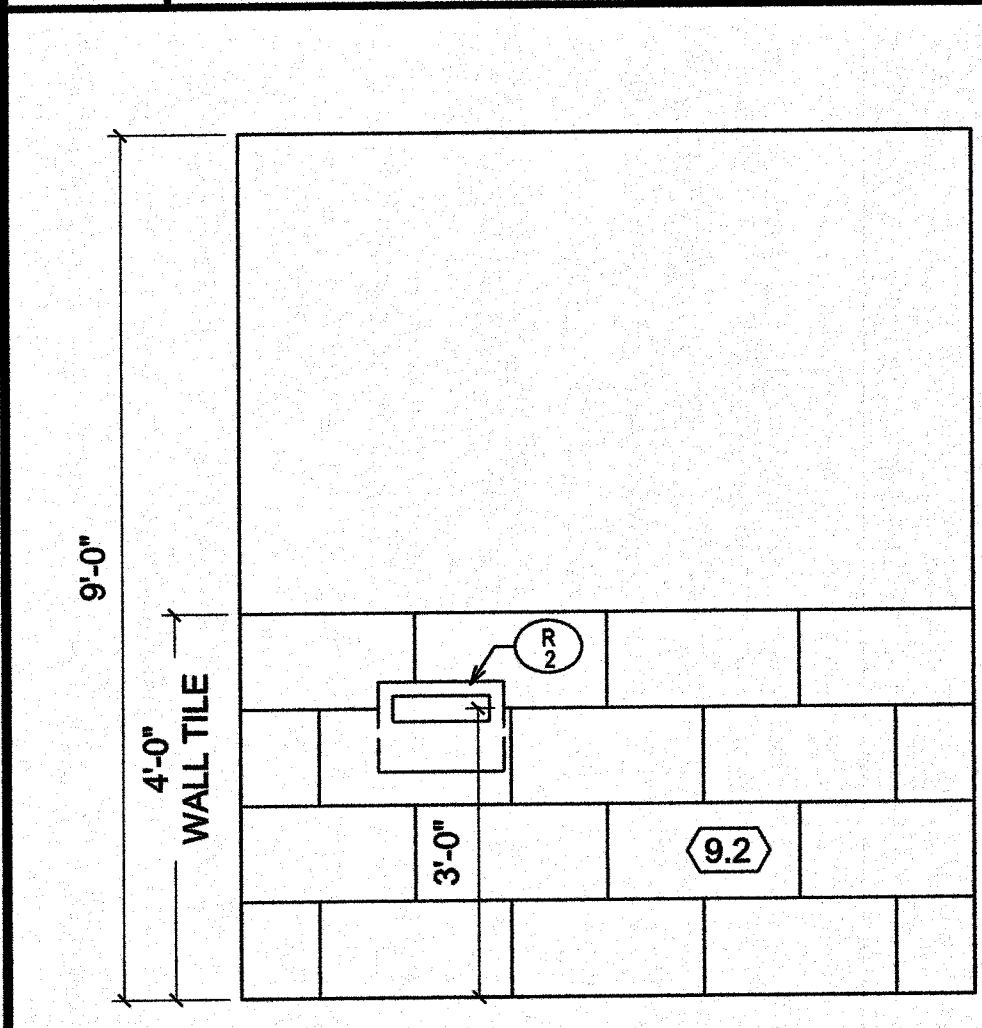
8 ELEV. 1/2" = 1'-0"



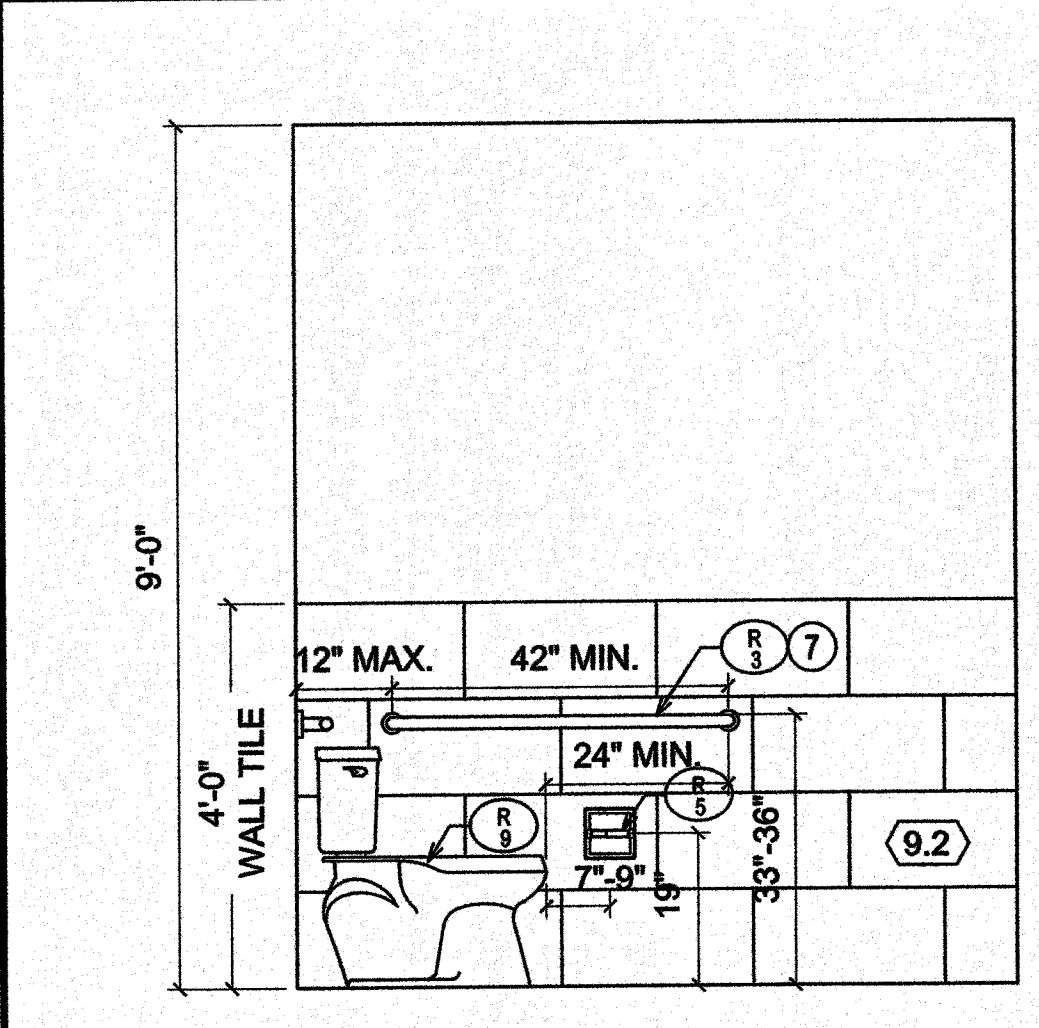
7 ELEV. 1/2" = 1'-0"



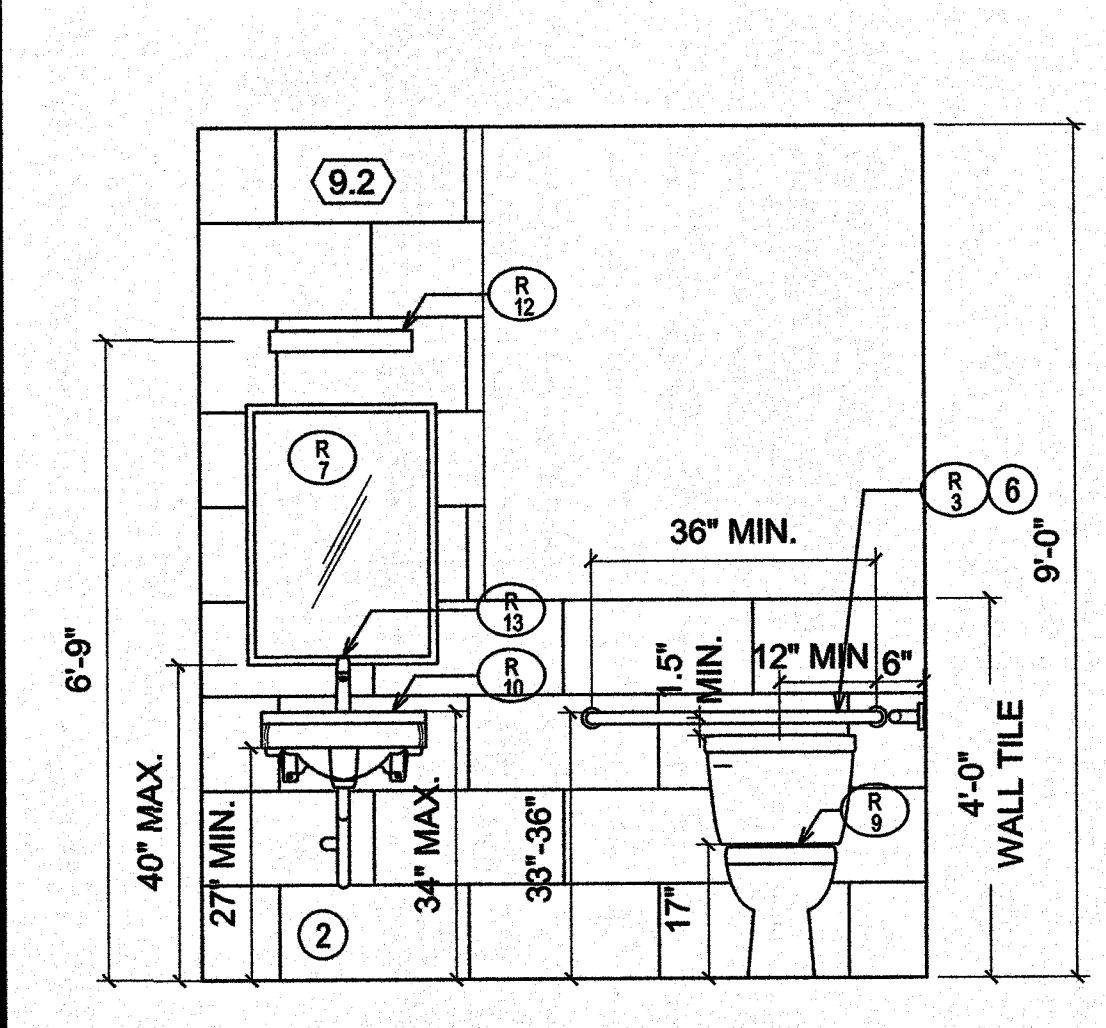
6 PLAN (RR-2/ 107) 1/2" = 1'-0"



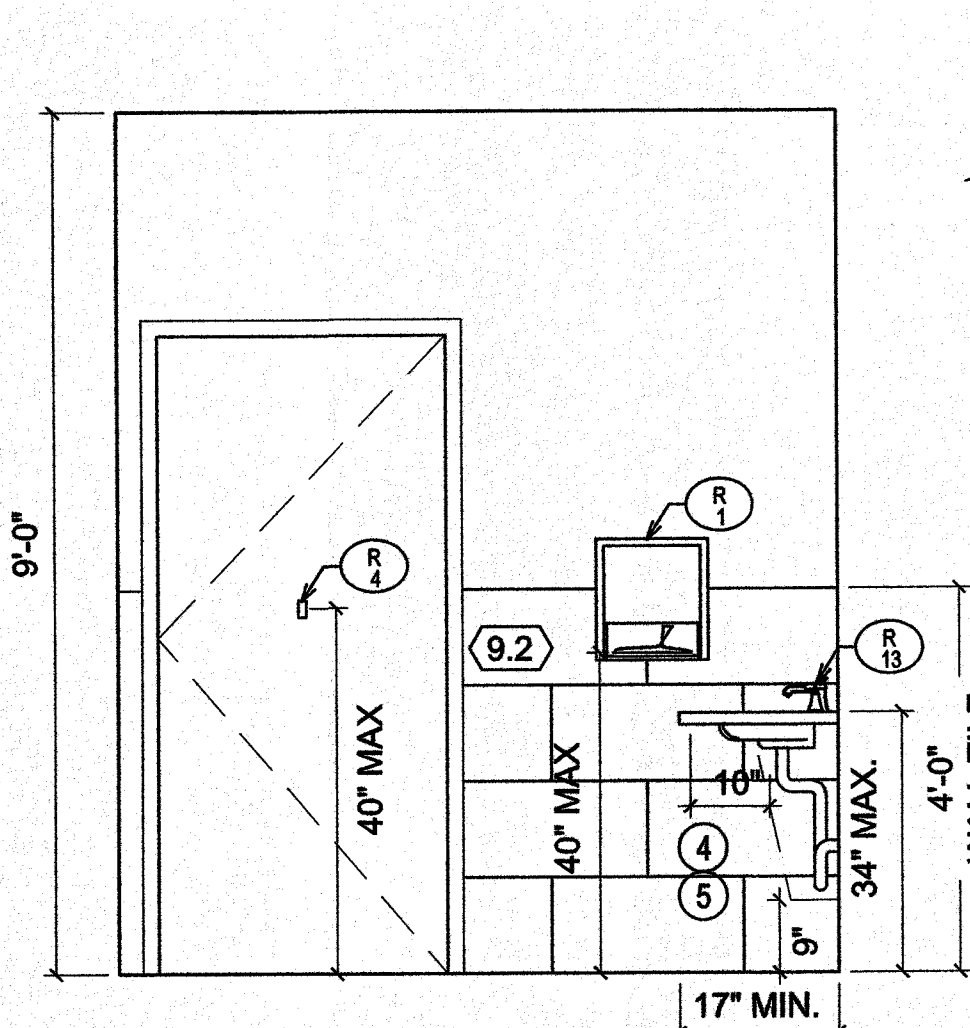
5 ELEV. 1/2" = 1'-0"



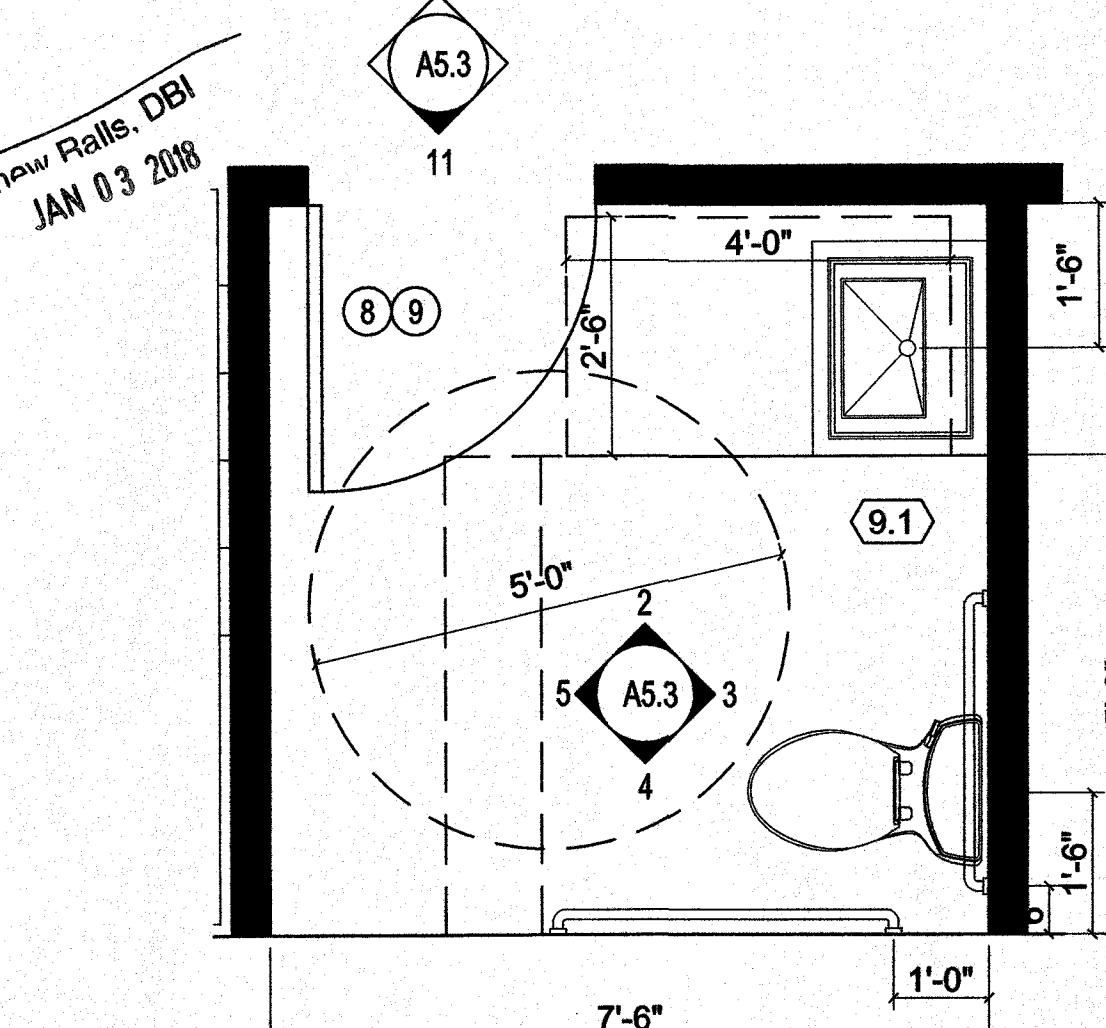
4 ELEV. 1/2" = 1'-0"



3 ELEV. 1/2" = 1'-0"

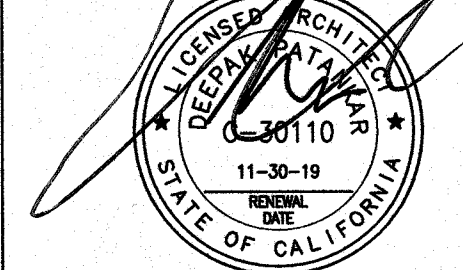


2 ELEV. 1/2" = 1'-0"



1 PLAN (RR-1/ 104) 1/2" = 1'-0"

SEAL:



TITLE:
FIRST FLOOR
ENLARGED
RESTROOM PLAN
& ELEVATIONS- 1

DATE: DECEMBER 24, 2018

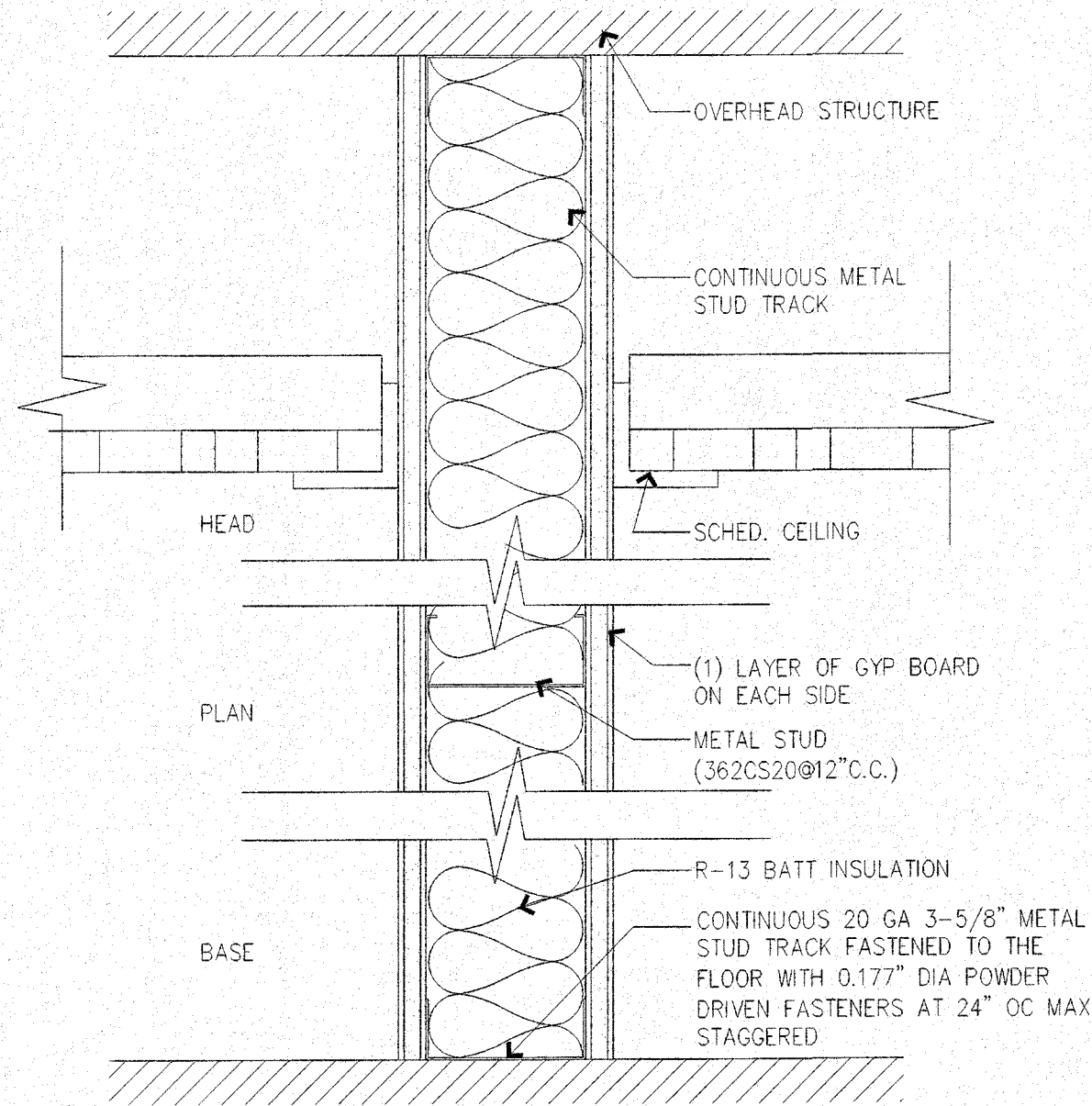
SCALE: AS NOTED

JOB #: 18176

DRAWN BY: DP

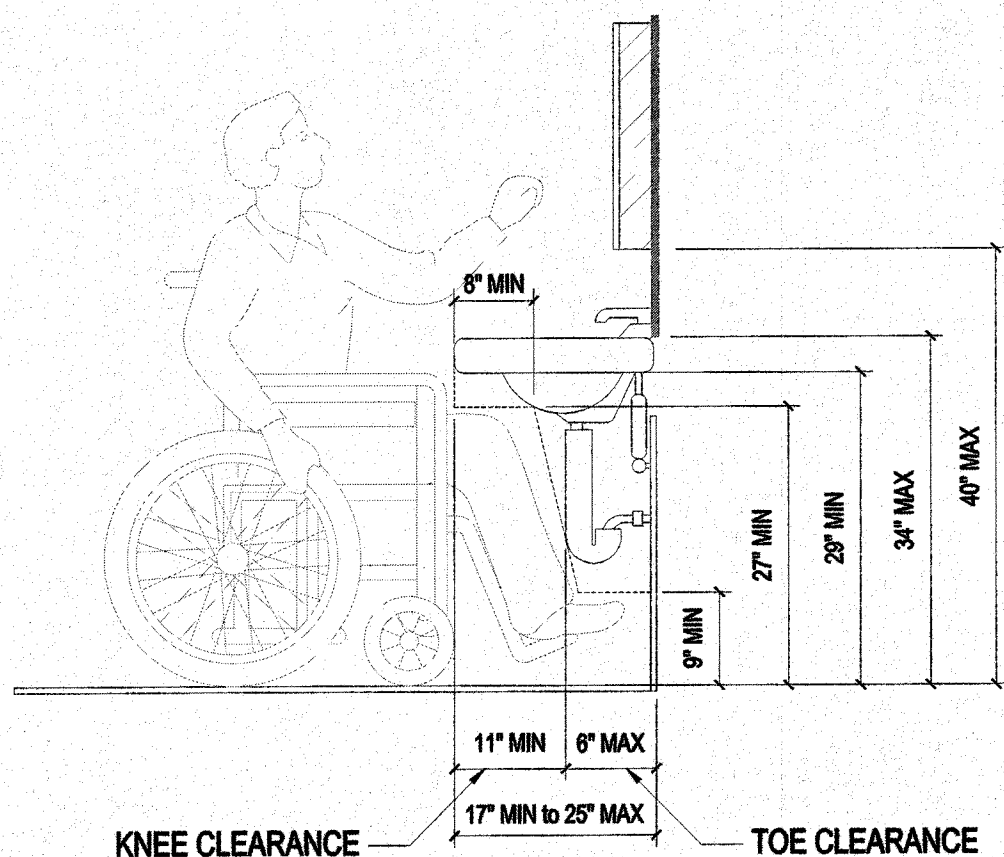
A-5.3

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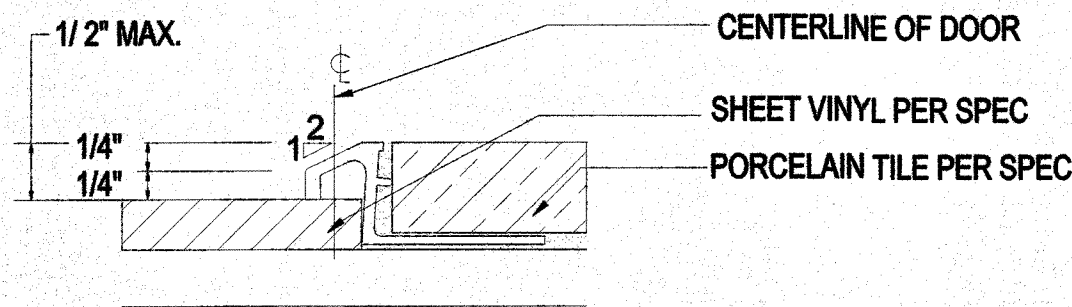
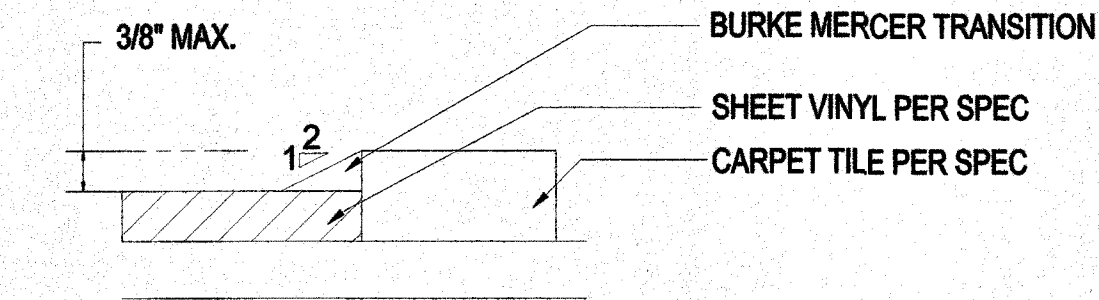


WALL TYPE 1- TYPICAL PARTITION WALL
20 GA 3-5/8\"/>

WALL TYPES



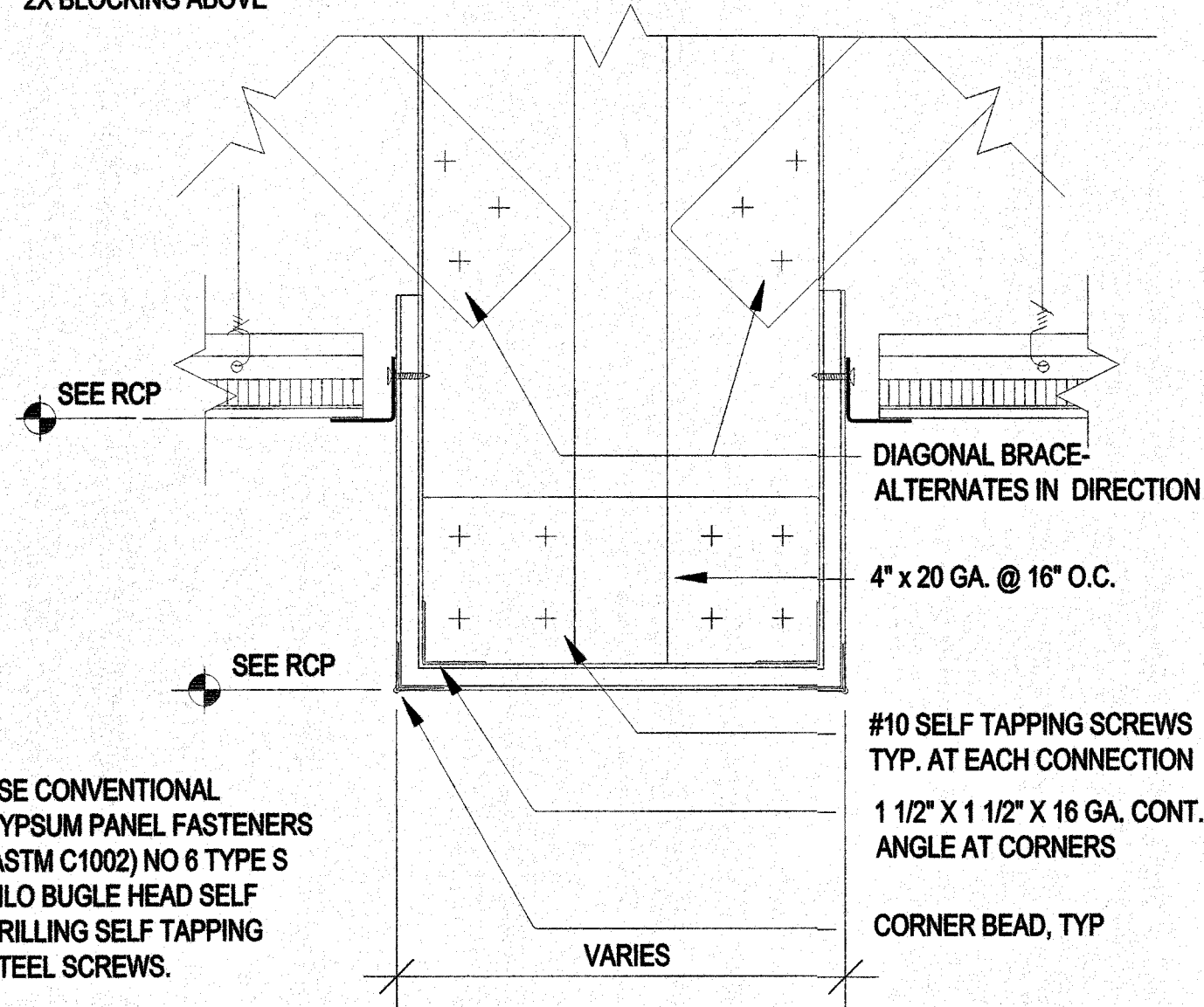
NOTE:
PIPES ACCESSIBLE UNDER SINK SHALL BE INSULATED



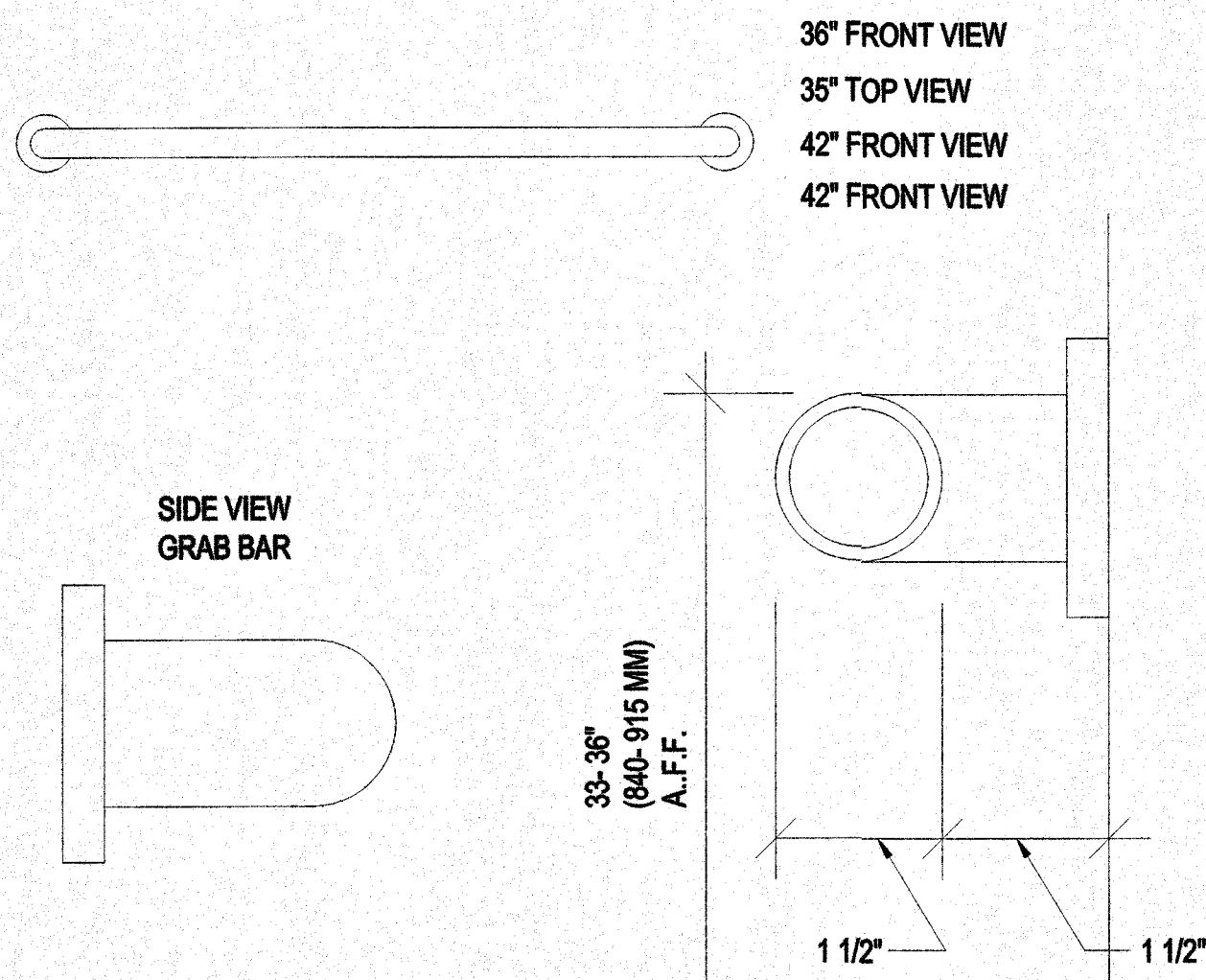
CHANGE IN LEVEL BEVELED
PER CBC 11B-203.3

10 FLOOR TRANSITION DETAIL:

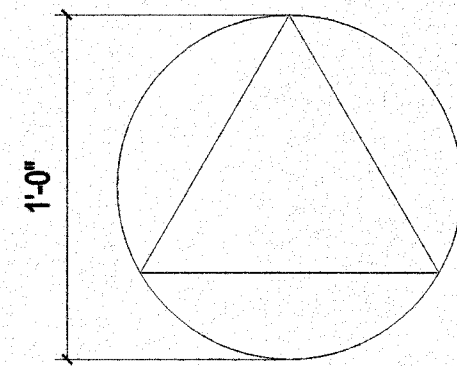
USE 4-#10 SCREWS THROUGH THE
WEB TO THE 2X JOISTS OR ADDED
2X BLOCKING ABOVE



9 GYP BD HEADER:



8 RESTROOM GRAB BAR DETAIL:

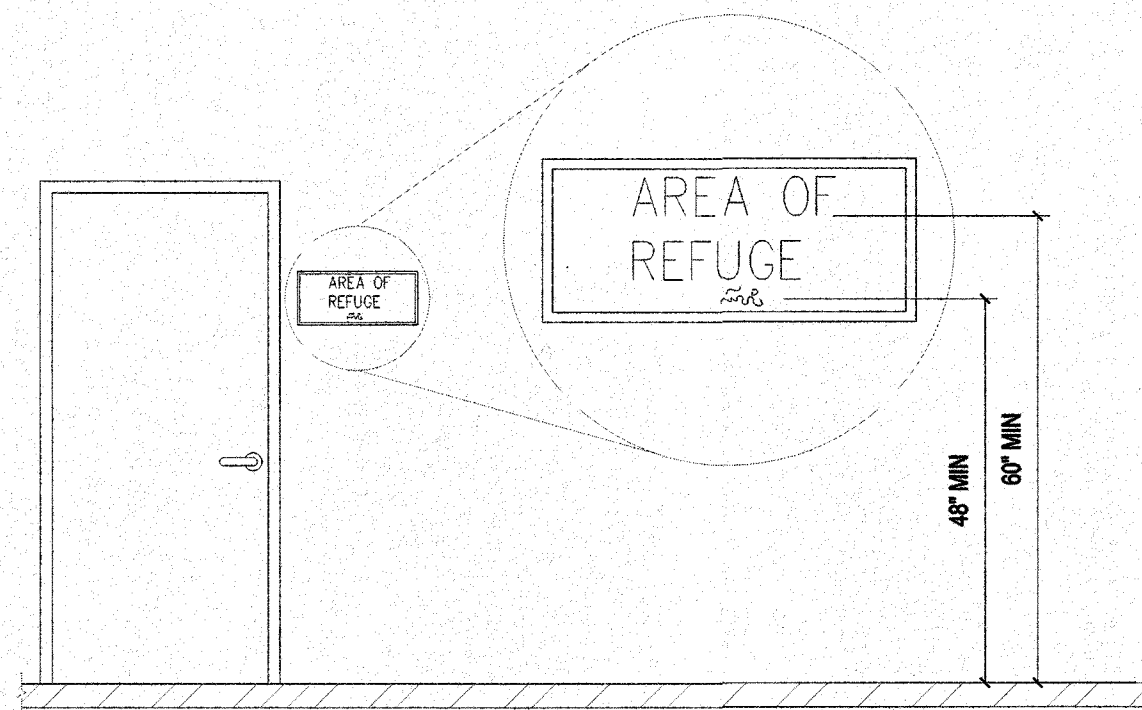


PER STATE ASSEMBLY BILL 1732, SINGLE USER RESTROOM TO SERVE AS ALL GENDER RESTROOM.
ALL RESTROOM SIGNAGE TO COMPLY WITH AB 1732.

- SIGNAGE PER CBC 11B- 216.8, 11B- 703.2.6
1. ALL GENDER- A 12\"/>
 2. SYMBOL SHALL BE MOUNTED AT 58\"/>

NOTE: BLACK ON BRUSHED ALUMINUM

6 RESTROOM SIGNAGE:



(CBC 11B-703.4.1) THE TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES
MINIMUM ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWER
BRAILLE CELLS.

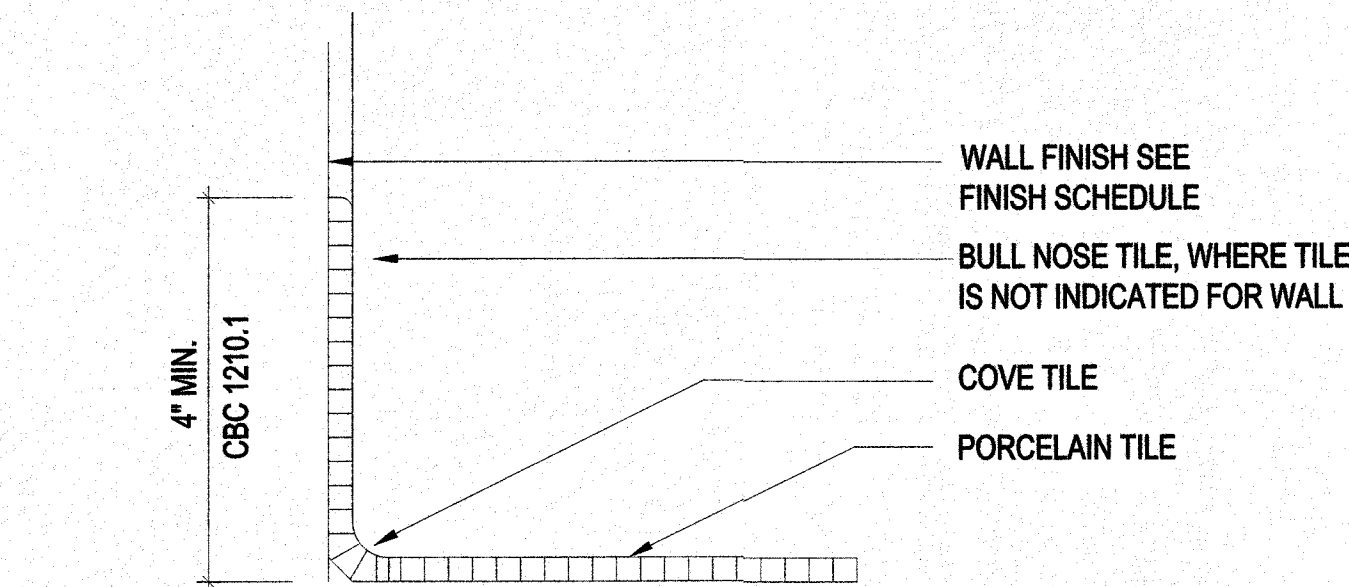
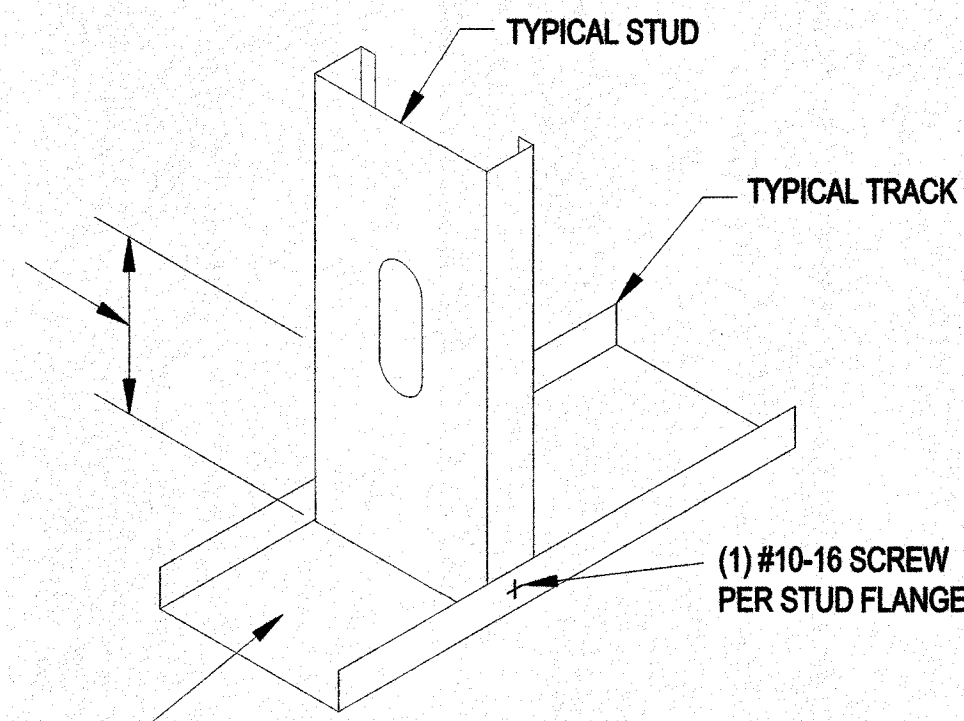
MOUNTING LOCATIONS SHOULD BE SUCH THAT A PERSON MAY APPROACH WITHIN 3\"/>

5 HEIGHT OF TACTILE CHARACTERS:

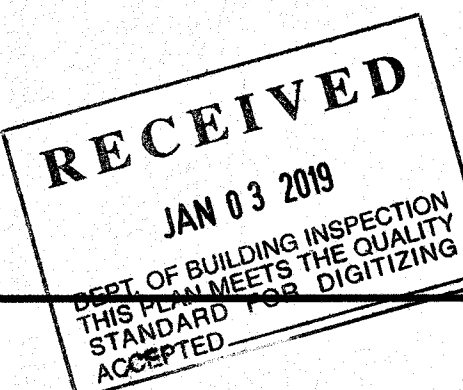
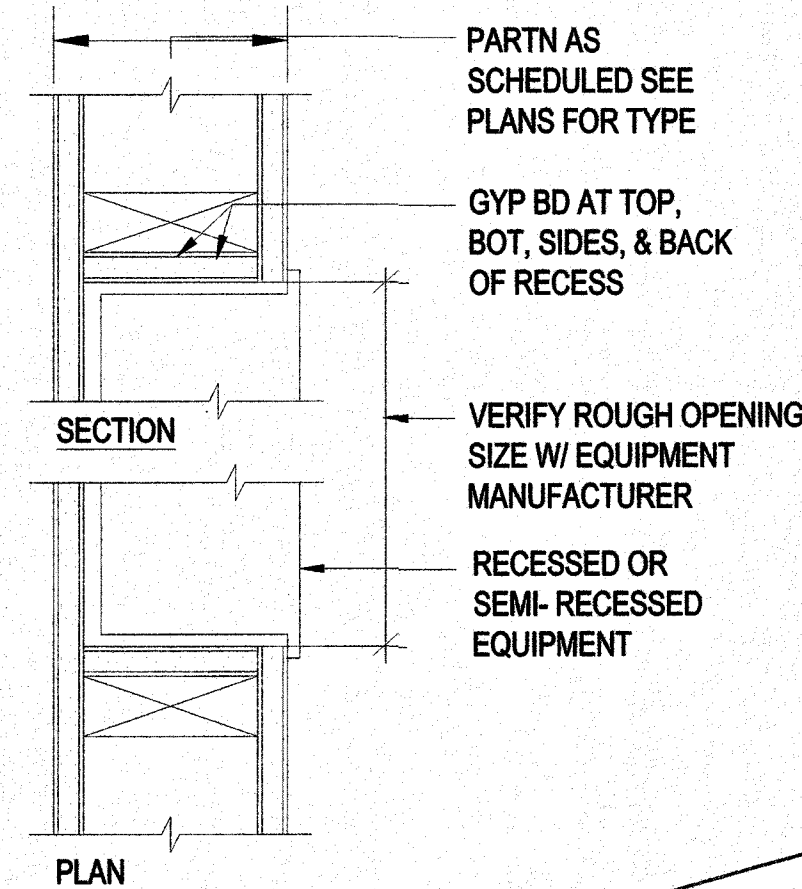
INSTALL STUDS WITH SAME
DIMENSION (10\"/>

CONT. METAL STUD SILL
TRACK SECURE WITH #12
WOOD SCREWS X 1\"/>

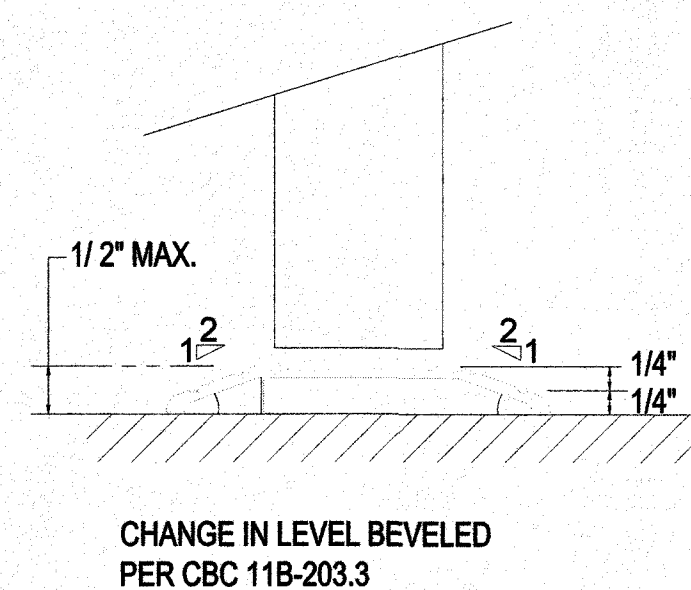
4 STUD BASE DETAIL:



3 TILE COVE BASE DETAIL:



2 FIRE EXT. NICHE:



1 THRESHOLD:

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EVOCO ARCHITECTURE &
INTERIORS
160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.312.0454

OWNER:
ANDREW NAUMOV
3912 24TH STREET
SAN FRANCISCO, CA 94114
646.369.6096

REVISIONS
DATE/DESC.

APPROVED
Dept. of Building Insp.
- San Francisco -

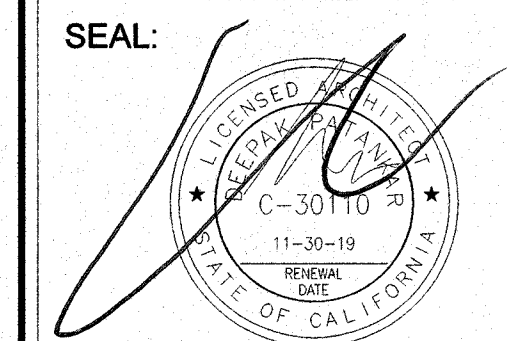
FEB 04 2019

Tom C. Hul
TOM C. HUL, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

**COCOON NOE VALLEY
DAY SPA**

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



TITLE:

DETAILS-2

DATE:

DECEMBER 24, 2018

SCALE:

AS NOTED

JOB #:

18176

DRAWN
BY:

DP

11

KNEE CLEARANCE:

8

RESTROOM GRAB BAR DETAIL:

4

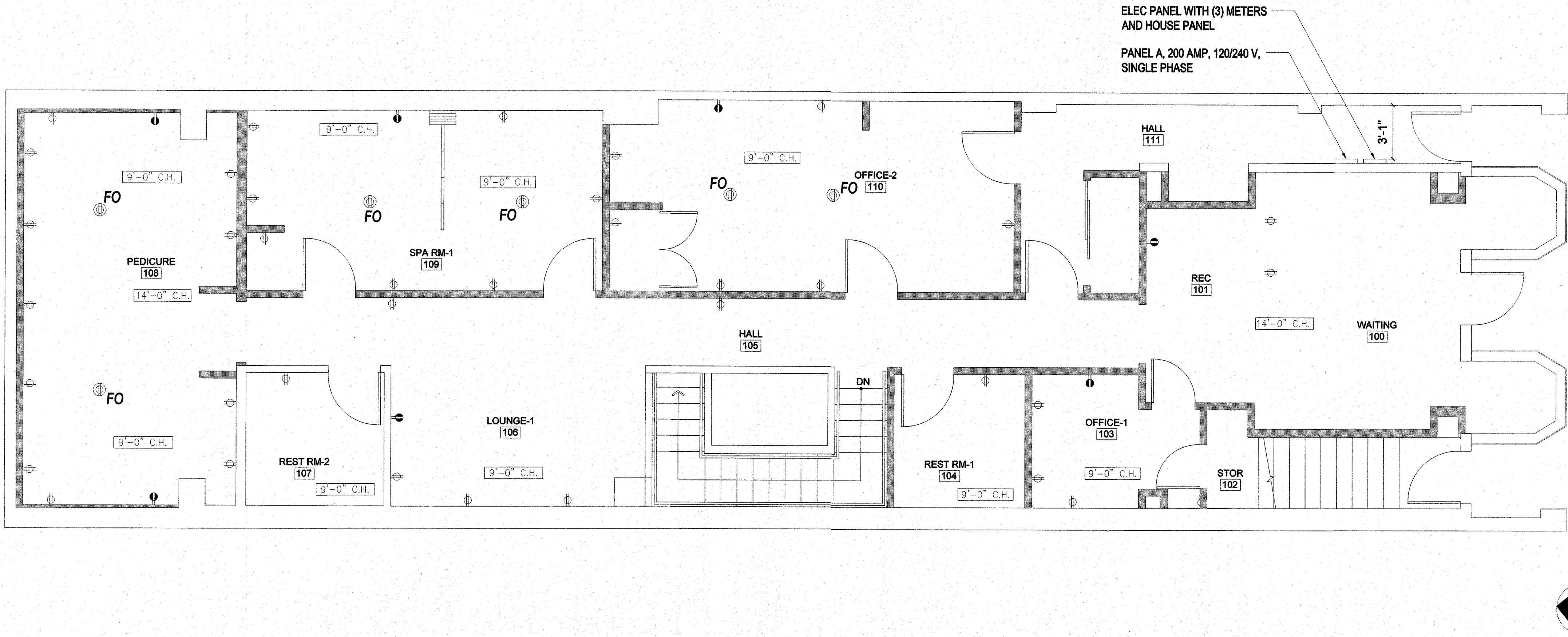
STUD BASE DETAIL:

1

THRESHOLD:

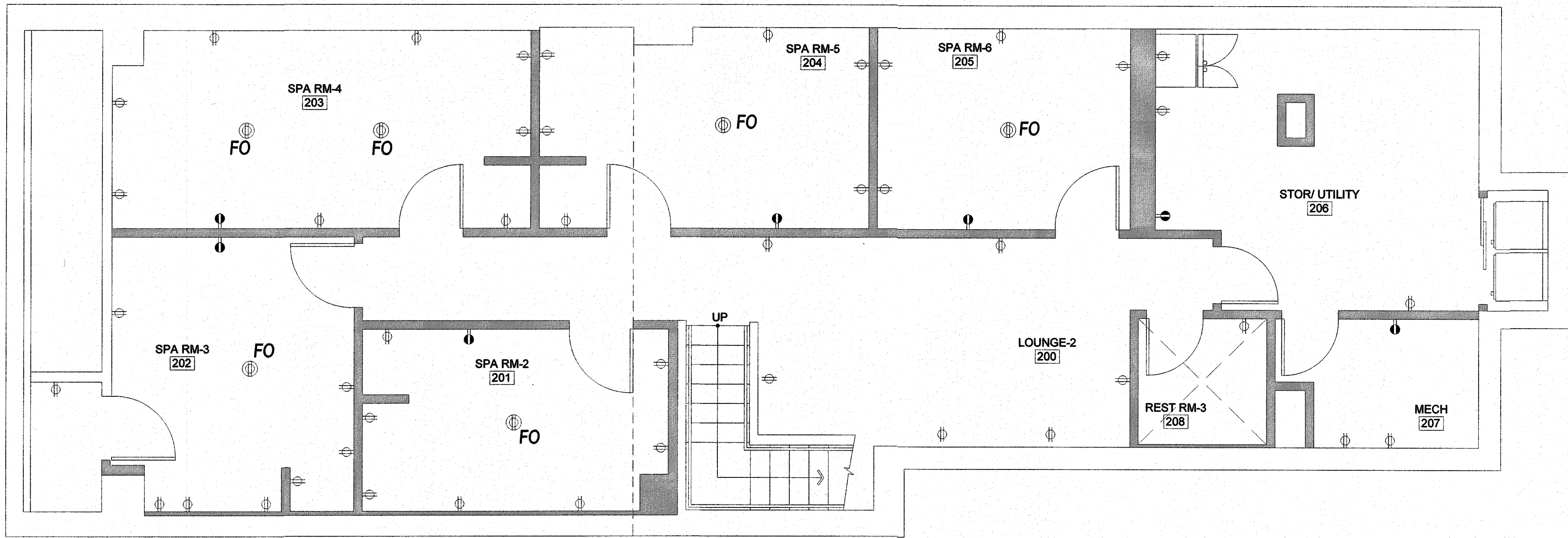
A-7.2

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FIRST FLOOR POWER PLAN

1/4" = 1'-0"



WALL TYPE SYMBOL:







EXISTING WALL: 
NEW WALL: 

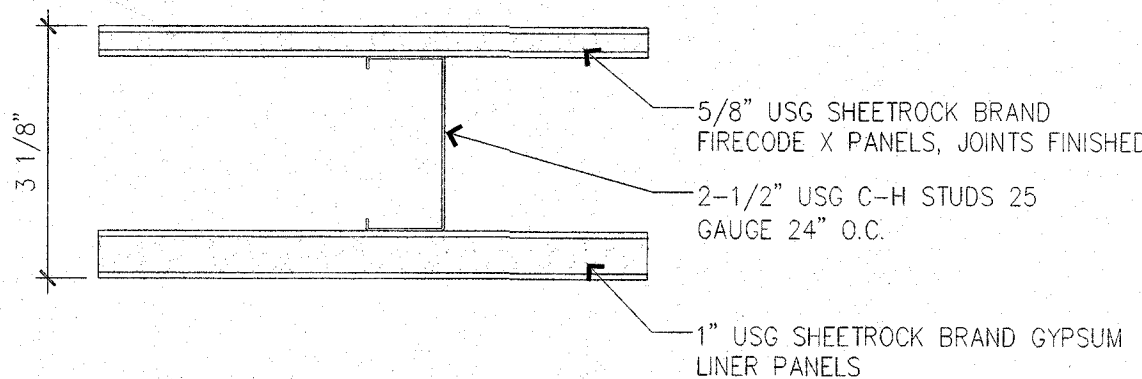
BASEMENT POWER PLAN

1/4" = 1'-0"

ELECTRICAL PLAN NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA ELECTRICAL CODE
- REDUNDANT GROUNDING IS REQUIRED FOR THE PATIENT CARE AREAS. THE METAL RACEWAY OR CABLE SHALL ITSELF QUALIFY AS EQUIPMENT GROUNDING RETURN PATH. LIGHTS ABOVE 7FEET 6 INCHES AND SWITCHES LOCATED MORE THAN 6 FEET FROM THE PATIENT BED OR CHAIR ARE EXCLUDED.
- EMERGENCY LIGHTING SHALL BE PROVIDED IN ALL EXAM ROOMS
- IN COMPLIANCE WITH CALIFORNIA TITLE 24 ACCESSIBILITY REQUIREMENTS 404.8 (C) THE CENTER GRIP FOR CONTROLS AND SWITCHES SHALL NOT BE MORE THAN FORTY EIGHT INCHES ABOVE FINISHED FLOOR.

-  DUPLEX OUTLET MINIMUM 15 INCHES A.F.F
-  QUAD OUTLET MINIMUM 15 INCHES A.F.F
-  OUTLET AT F.F
-  CEILING OUTLET
-  DUPLEX OUTLET ON A DEDICATED CIRCUIT
-  CONTROLLED DUPLEX OUTLET



1-HR FIRE RATED SHAFT

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160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

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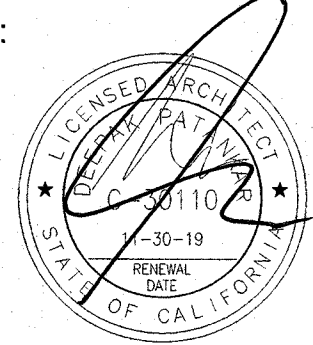
OWNER:
ANDREW NAUMOV
3912 24TH STREET
SAN FRANCISCO, CA 94114
646.369.6096

REVISIONS
DATE/DESC.

APPROVED
Dept. of Building Insp.
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FEB 04 2019

Tom C. Hu
TOWN CLERK
DIRECTOR
DEPT. OF BUILDING INSPECTION

COCOON NOE VALLEY
DAY SPA
3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:


TITLE:
POWER PLANS

DATE:
DECEMBER 24, 2018

SCALE:
AS NOTED

JOB #:
18176

DRAWN
BY: DP

E-1.0

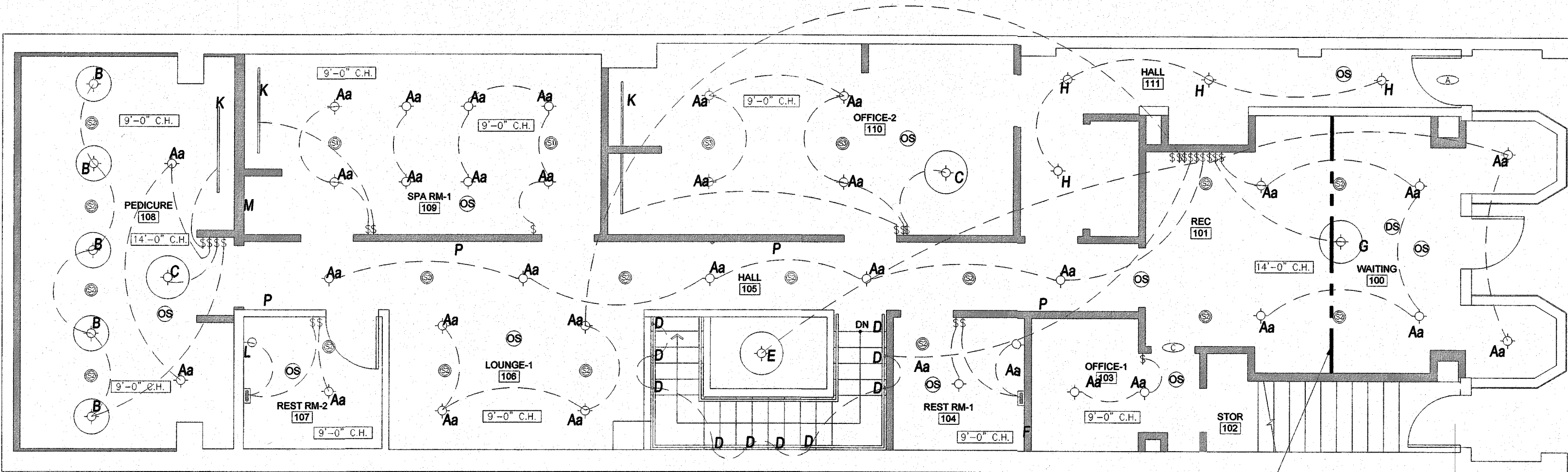
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LEGEND:

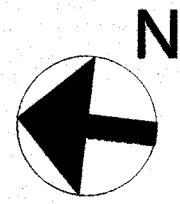
A--RECESSED CAN LIGHTS
B--PENDANT LIGHTS; SARAH TO PROVIDE SPECS
C--CHANDELIER; TBD
D--MINI POT LED MPORT--HD--RD--ST--SS
E--CHANDELIER; TBD
F--LED STRIP LIGHTS
G--CHANDELIER; TBD
H--AUTOMATIC CEILING MOUNTED FIXTURES (CHEAP)
J--CEILING MOUNTED CHEAP LIGHT FOR A MECHANICAL ROOM
K--UNDER CABINET LIGHTS
L--BATHROOM PENDANT LIGHT : TBD
M--TREATMENT ROOM PENDANT LIGHT TBD
P--CORRIDOR SCONCE; TBD

*ALL LIGHTS TO BE ON A DIMMABLE SWITCH

§ SWITCH MAXIMUM 48 INCHES A.F.F.
OS OCCUPANCY SENSOR
DS DAYLIGHT SENSOR

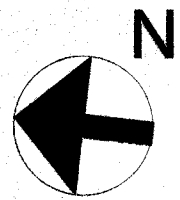
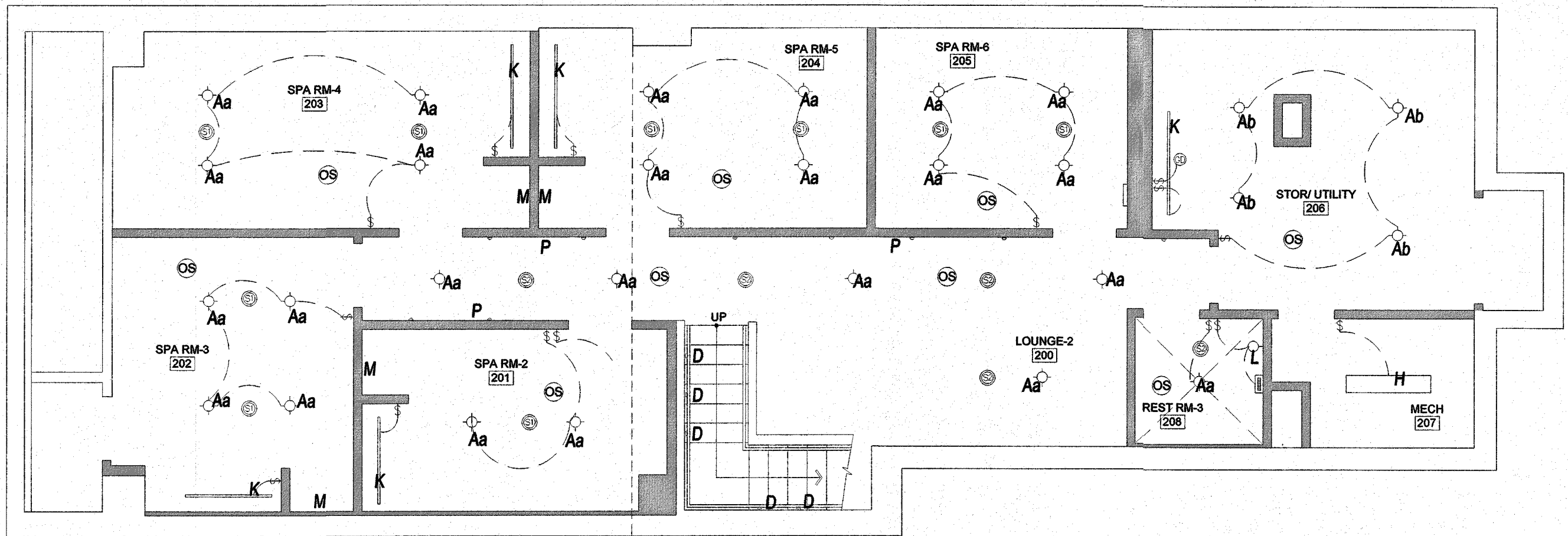


PRIMARY
DAYLIGHT
ZONE



GROUND FLOOR LIGHTING PLAN

3/16" = 1'-0"



BASEMENT LIGHTING PLAN

3/16" = 1'-0"

LIGHTING PLAN NOTES

1. ALL WORK TO COMPLY WITH 2016 CALIFORNIA ELECTRICAL CODE AND 2016 CALIFORNIA BUILDING CODE, AND ALL LOCAL CODES AND ORDINANCES.
2. PROVIDE MULTI LEVEL SWITCHING PER TITLE 24 REQUIREMENTS FOR EACH AREA. LOCATE THE SWITCHES NEAR THE DOOR JAMB
3. PROVIDE ELECTRONIC BALLAST FOR ALL FLUORESCENT LIGHT FIXTURES
3. CONTRACTOR TO VERIFY LIGHT FIXTURE AND CEILING COMPATIBILITY PRIOR TO ORDERING FIXTURES
4. CONNECT NIGHT LIGHT FIXTURES TO UNSWITCHED CIRCUIT
5. PROVIDE RELAY PANEL WITH TIME CLOCK CONTROL FOR NIGHT SWEEP CIRCUIT
6. PROVIDE SEPARATE SWITCHING FOR DAYLIGHT AREAS
7. ALL EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
8. DRAWING SHOWS CIRCUITING AND SWITCHING REQUIREMENTS AND FIXTURE TYPES ONLY. VERIFY EXACT LIGHTING FIXTURES AND STANDARD SWITCHING WITH THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
9. PROVIDE 90 MINUTE MINIMUM EMERGENCY BATTERY PACK FOR EXIT SIGNS. (SHALL COME TO FULL BRIGHT)
10. INSTALL GROUNDED (NEUTRAL) CONDUCTORS OR PROVIDE RACEWAY TO ALL SWITCH LOCATIONS AS PER 2016 CEC, ART 404.2.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
12. PROVIDE CEILING MOUNTED OCCUPANCY SENSOR.
13. EXISTING EXHAUST FAN SHALL BE SEPARATELY SWITCHED FROM LIGHTS IN COMPLIANCE WITH T-24 SWITCHING REQUIREMENTS.
14. PROVIDE CEILING MOUNTED AUTOMATIC DIMMING CONTROL DAYLIGHT SENSOR WITH OCCUPANCY SENSOR FOR PRIMARY DAYLIGHT ZONE. LOCATE SENSOR PER MANUFACTURER RECOMMENDATION.

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EVOCO ARCHITECTURE &
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160 SOUTH LINDEN AVE # 210
SO. SAN FRANCISCO CA 94080

415.312.0454

OWNER:
ANDREW NAUMOV
3912 24TH STREET
SAN FRANCISCO, CA 94114
646.369.6096

REVISIONS

DATE/DESC.

APPROVED
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- San Francisco -

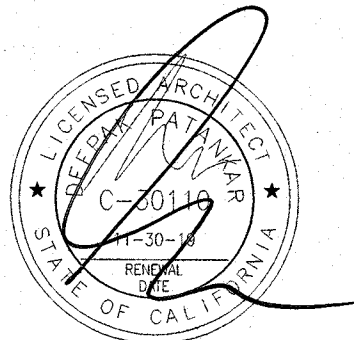
FEB 04 2019

Tom C. Hulse
DIRECTOR
DEPT. OF BUILDING INSPECTION

COCOON NOE VALLEY
DAY SPA

3910 24TH STREET,
SAN FRANCISCO, CA 94114

SEAL:



TITLE:

LIGHTING PLANS

DATE:

DECEMBER 24, 2018

SCALE:

AS NOTED

JOB #:

18176

DRAWN
BY :

DP

E-2.0

GENERAL NOTES	
1.	CONTRACTOR SHALL VISIT JOB SITE, VERIFY FIELD CONDITIONS, REVIEW PLAN AND SPECIFICATIONS AND SHALL INCLUDE IN HIS PRICE THE NECESSARY COST TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE MECHANICAL DRAWING AND SHALL MEET ALL APPLICABLE CODES.
2.	ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED SHALL BE NEW, FREE FROM DEFECTS AND SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP DURING THE PERIOD DUE TO FAULTY WORKMANSHIP OR MATERIAL, THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIAL AND LABOR TO CORRECT THE TROUBLE WITHOUT COST TO THE OWNER.
3.	CONTRACTOR IS TO REVIEW THE PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT BETWEEN DUCTS, CONDUITS, SPRINKLERS, PIPING, LIGHTING FIXTURES, ETC. NO EXTRAS WILL BE ALLOWED FOR CORRECTION OF CONFLICTS DUE TO LACK OF COORDINATION.
4.	THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION OF PIPING, DUCT WORK OR DIFFUSERS.
5.	THE CONTRACTOR SHALL BRING TO THE ARCHITECT'S ATTENTION OF ANY DISCREPANCY OR CONFLICTS IN THE PLANS OR THE SITE CONDITIONS. ALL NECESSARY CHANGES MUST BE APPROVED IN WRITING BY THE ARCHITECT BEFORE START OR WORK.
6.	CONTRACTOR TO SUBMIT CATALOG CUT SHEETS OF ALL THE MATERIAL AND EQUIPMENT TO BE USED AND WORKING SHOP DRAWINGS FOR APPROVAL BEFORE START OF WORK.
7.	SUPPORTS FOR ALL PIPING AND DUCTWORK SHALL BE IN ACCORDANCE WITH LATEST SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OR MECHANICAL SYSTEMS AND PLUMBING SYSTEMS".
8.	CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THE WORK.
9.	MHC ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND PERFORMANCE OF ANY EXISTING WORK TO REMAIN. EXISTING DESIGN DRAWING IS BASE ON AS-BUILT RECORD DRAWING PROVIDED BY LANDLORD.
10.	ALL WORK TO COMPLY WITH 2016 CMC AND LOCAL AMENDMENTS.

MECHANICAL GENERAL NOTES	
1.	VERIFY EXACT SIZE AND LOCATION OF OPENINGS THROUGH BEAMS, CONCRETE WALLS AND SLABS WITH STRUCTURAL ENGINEER, PRIOR TO INSTALLATION OR PURCHASE.
2.	ALL NEW DUCTS SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENT OF 2016 CMC 603.0 AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING; THE USE OF SEISMIC RESTRAINT GUIDELINES PER SMACNA IS ALSO APPLICABLE.
3.	SEAL ALL AIR PLENUMS, DUCT SHAFTS AND PENETRATIONS AIRTIGHT.
4.	FLEX DUCTS MAY BE USED IN BETWEEN JOISTS AND AT CONNECTION TO DIFFUSERS AT NON-VISIBLE AREAS ONLY. FLEX DUCT SHALL BE LISTED AND LABELED UMC 10-1 (UL181). MAXIMUM 5 FEET UNLESS OTHERWISE NOTED. FLEX DUCT MUST BE ONE SIZE LARGER THAN LISTED AND INSTALLED IN TENSION WITH NO KINKS AND RIGID TRANSITIONS. ALUMINUM FLEX DUCT NOT ALLOWED.
5.	SEE STRUCTURAL DRAWINGS FOR MINIMUM DISTANCE BETWEEN PIPE SLEEVES AND OTHER PENETRATIONS OF STRUCTURAL SLABS AND WALLS. VERIFY EXACT SIZE AND LOCATION OF OPENINGS THROUGH BEAMS, CONCRETE WALLS AND SLABS WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION OR PURCHASE.
6.	PROVIDE NECESSARY TRANSITION PIECES UNDER BEAMS TO AVOID CONFLICT WITH CEILING, LIGHTS, PIPING, ETC. AS REQUIRED.
7.	ALL DUCTWORK & PLENUMS SHALL BE FABRICATED OF GALVANIZED STEEL & HAVE THE MINIMUM GAUGE PER SMACNA UNLESS OTHERWISE NOTED.
8.	FACTORY-MADE DUCTWORK SHALL BE CONSTRUCTED OF CLASS 0 OR CLASS 1 MATERIALS PER 2016 CMC CHAPTER 6.
9.	ALL SEAMS AND CONNECTIONS IN DUCTWORK AND INSULATION SHALL BE SEALED PER SMACNA STANDARD.
10.	ALL MATERIALS AND EQUIPMENT INSTALLED ABOVE CEILINGS SHALL BE NON-COMBUSTIBLE AND U.L. APPROVED. ALL WIRING SHALL BE NON-COMBUSTIBLE OR SHALL BE ENCLOSED IN METAL CONDUIT.
11.	CONTRACTOR SHALL COORDINATE WITH ARCHITECT BEFORE PURCHASING DIFFUSERS AND REGISTERS TO VERIFY SIZE, TYPE AND FINISH. COORDINATE LOCATIONS WITH LIGHTING AND REFLECTED CEILING PLANS.
12.	LINING MATERIALS INSTALLED WITHIN DUCTS TO HAVE MOLD, HUMIDITY, AND EROSION RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF 2016 CMC 604.0.
13.	INSULATION APPLIED TO THE SURFACE OF DUCTS, INCLUDING DUCT COVERINGS, LININGS, TAPES, AND ADHESIVES, LOCATED IN BUILDINGS SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN TWENTY-FIVE (25) AND A SMOKE DEVELOPED INDEX NOT GREATER THAN FIFTY (50), WHEN TESTED AS A COMPOSITE INSTALLATION PER 2016 CMC 604.0.
14.	HORIZONTAL DUCT SHALL HAVE HANGERS AND SUPPORTS SPACED AS FOLLOWS (BASED ON SMACNA STANDARD): A. DUCT WITH CABLE TRAY SHARING THE SAME SUPPORT - MAXIMUM 8' CENTER. B. DUCT WITHOUT CABLE TRAY SHARING THE SAME SUPPORT - MAXIMUM 12' CENTER
15.	SUPPLY AND RETURN AIR DUCTS AND PLENUMS OF A HEATING OR COOLING SYSTEM SHALL BE INSULATED TO ACHIEVE THE MINIMUM THERMAL (R) VALUE AS SET FORTH IN 2016 CMC CHAPTER 6 AND 2016 CEC 120.4. APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING, OR OTHER PURPOSES.
16.	CONTRACTOR SHALL BALANCE SUPPLY AND EXHAUST DIFFUSER/GRILLE/DUCT DISCHARGE TO AIRFLOW (CFM) AS NOTED ON DRAWING. ALL EQUIPMENT TESTING, ADJUSTING AND BALANCING SHALL BE DONE BY AN AABC CERTIFIED TECHNICIAN.
17.	ALL DUCT OPENINGS AND MECHANICAL EQUIPMENT SHALL BE PROTECTED FROM DAMAGE AND CONTAMINATION OF CONSTRUCTION DUST/DEBRIS DURING THE DURATION OF CONSTRUCTION. MECHANICAL EQUIPMENT SHALL NOT BE USED DURING CONSTRUCTION.
18.	ALL NEW HVAC EQUIPMENT SHALL BE TESTED AND ADJUSTED. CONTRACTOR SHALL BALANCE SUPPLY AND EXHAUST DIFFUSER/GRILLE/DUCT DISCHARGE TO AIRFLOW (CFM) AS NOTED ON DRAWING. ALL EQUIPMENT TESTING, ADJUSTING AND BALANCING SHALL BE DONE BY AN AABC CERTIFIED TECHNICIAN.
19.	NO HALONS OR CFCs SHALL BE USED IN ANY HVAC SYSTEMS.
20.	CONTRACTOR SHALL PROVIDE MIN. MERV-8 FILTERS ON HVAC EQUIPMENT FOR REGULARLY OCCUPIED, ACTIVELY VENTILATED SPACES. REFER TO EQUIPMENT SCHEDULE.

SUBSTITUTIONS	
1.	BRAND OR TRADE NAMES ARE USED TO ESTABLISH MINIMUM STANDARDS OF QUALITY AND PERFORMANCE ONLY. PRODUCTS OF OTHER MANUFACTURERS MAY BE SUBSTITUTED ONLY WITH WRITTEN APPROVAL OF THE OWNER. SUBSTITUTE PRODUCTS SHALL HAVE PERFORMANCE AND MATERIAL CHARACTERISTICS EQUAL TO OR BETTER THAN THOSE SPECIFIED AND/OR SCHEDULED.
2.	APPROVAL OF A SUBSTITUTION DOES NOT AUTHORIZE ANY DEVIATION FROM THE UTILITY, SIZE, OR FUNCTION OF THE SPECIFIED ITEM, UNLESS SPECIFICALLY POINTED OUT AND APPROVAL IS REQUESTED IN THE LETTER OF SUBMITTAL. RESPONSIBILITY FOR CONFLICTS DUE TO SPACE LIMITATIONS IS NOT RELIEVED BY APPROVAL OF A SUBSTITUTION. IF REVISION OF WIRING, PIPING, OR ARRANGEMENT OF OTHER EQUIPMENT IS REQUIRED BECAUSE OF A SUBSTITUTION, SUCH REVISIONS SHALL BE ACCOMPLISHED AT NO CHARGE IN CONTRACT COST. SUBMIT SHOP DRAWINGS OF ALL REVISIONS TO THE ARCHITECT/ENGINEER/OWNER FOR APPROVAL.
3.	UNLESS OTHERWISE SHOWN OR SPECIFIED, ALL MATERIAL SHALL BE NEW, FULL WEIGHT, STANDARD, OF THE BEST QUALITY OF ITS KIND, AND SATISFACTORY TO THE ARCHITECT AND ENGINEER.

SCOPE OF WORK	
1.	INSTALLATION OF NEW HEAT PUMP SYSTEMS.
2.	INSTALLATION OF EXHAUST SYSTEMS.
3.	INSTALLATION OF OUTSIDE AIR SYSTEMS.

MECHANICAL LEGEND					
SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
	-	ROUND DUCT SIZE (INSIDE DIAMETER)		CSD	CEILING SUPPLY DIFFUSER
	-	DUCT SIZE (INSIDE WIDTH x DEPTH)		-	THERMOSTAT
	VD	MANUAL VOLUME DAMPER		-	EQUIPMENT TAG
	-	FLEXIBLE DUCT. 5FT MAX. ALLOWED		EF	EXHAUST FAN
	RA/EX	RETURN AIR / EXHAUST AIR		SA/OA	SUPPLY AIR / OUTSIDE AIR
	-	SHEET NOTES NOTATION		BDD	BACKDRAFT DAMPER *ARROW INDICATES AIR FLOW DIRECTION

HEAT PUMP SCHEDULE																
TAG	MAKE / MODEL	HEATING			COOLING				ELECTRICAL					DIMENSION (WxDxH) (IN)	WEIGHT (LB)	REMARKS
		CAPACITY (BTU/H)	HSPF	POWER (KW)	CAPACITY (BTU/H)	SEER	EER	POWER (KW)	VOLT	Φ	RLA	MCA	MOP			
HP-1	DAIKIN / RXTQ48TAVJU	49,500	10	4	45,500	18	10.3	4.85	208	1	19	29.1	35	37x12.75x39	176	1, 2
HP-2	DAIKIN / RXTQ60TAVJU	57,000	10.2	4.18	57,000	18	9.8	5.82	208	1	23.2	29.1	35	35.5x12.75x53	225	1, 2
1. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL DISCONNECT SWITCH AND CONVENIENCE OUTLET.																
2. COORDINATE WITH GENERAL CONTRACTOR TO PROVIDE WOOD SLEEPERS FOR EQUIPMENT MOUNTING AND NEOPRENE WAFFLE PAD AT MOUNTING POINTS.																

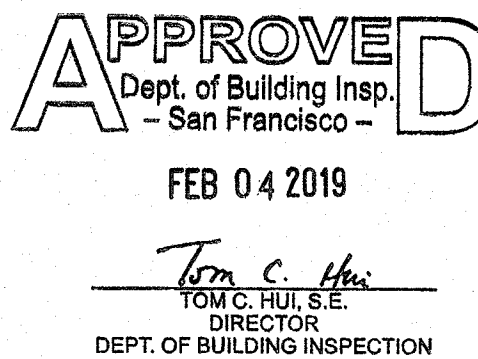
FAN COIL SCHEDULE														
TAG	MAKE / MODEL	OUTDOOR UNIT	CFM	COOLING		HEATING		ELECTRICAL				DIMENSION (WxDxH) (IN)	WEIGHT (LB)	REMARKS
				CAPACITY (BTU/H)	POWER (W)	CAPACITY (BTU/H)	POWER (W)	VOLT	Φ	MCA	MOCP			
FC-1A, FC-1F, FC-1G	DAIKIN / FXAQ09PVJU	HP-1	280	9,500	30	10,500	30	208	1	0.4	15	31.25x9.25x11.5	26	1, 2, 3
FC-1B, FC-1C, FC-1D, FC-1E	DAIKIN / FXAQ07PVJU	HP-1	260	7,500	20	8,500	30	208	1	0.4	15	31.25x9.25x11.5	26	1, 2, 3
FC-2A	DAIKIN / FXAQ12PVJU	HP-2	290	12,000	30	13,500	40	208	1	0.4	15	31.25x9.25x11.5	26	1, 2, 3
FC-2B, FC-2C, FC-2D, FC-2E, FC-2F, FC-2G	DAIKIN / FXAQ07PVJU	HP-2	260	7,500	20	8,500	30	208	1	0.4	15	31.25x9.25x11.5	26	1, 2, 3
FC-2H	DAIKIN / FXAQ09PVJU	HP-1	280	9,500	30	10,500	30	208	1	0.4	15	31.25x9.25x11.5	26	1, 2, 3
1. COORDINATE WITH ELECTRICAL SUBCONTRACTOR TO PROVIDE AND INSTALL DISCONNECT SWITCH. 2. PROVIDE CONDENSATE PUMP, REMOTE CONTROL AND BRANCH PIPING KIT. 3. COORDINATE WITH PLUMBING CONTRACTOR TO ROUTE 3/4"Φ CONDENSATE DRAIN TO NEARBY SINK P-TRAP INDIRECTLY.														

FAN SCHEDULE													
TAG	MAKE / MODEL	RPM	CFM	ESP (IN-WC)	SONES	ELECTRICAL					DIMENSION (WxDxH) (IN)	WEIGHT (LB)	REMARKS
						VOLT	φ	Hz	W	HP			
EF-1, EF-2, EF-3, EF-5	PANASONIC / FV-0511VKS2	1135	90	0.25	0.6	120	1	60	11.2	-	10.25x10.25x7.5	10	1, 2
EF-4		1054	50		0.4				6.2				
EF-5		1182	110		0.8				15.4				
SF-1, SF-2, SF-3	PANASONIC / FV-40NLF1	1150	410	0.4	-	120	1	60	122	3/4	15x22x11	12	1, 3
1. COORDINATE WITH ELECTRICAL SUBCONTRACTOR TO PROVIDE AND INSTALL DISCONNECT SWITCH. 2. PROVIDE WALL SWITCH. 3. PROVIDE FLEXIBLE DUCT CONNECTION AND AIR FILTER AT ROOF CAP.													

GRILLE SCHEDULE						
TAG	MAKE / MODEL	SIZE (IN)	CFM	NC	SP (IN-WC)	REMARKS
S-1	TITUS / 301FS	8x6	30-175	21	0.10	1
S-2	HART & COOLEY 420	12x4	60-200	-	0.06	
1. PROVIDE OPPOSED BLADE DAMPER (OBD).						

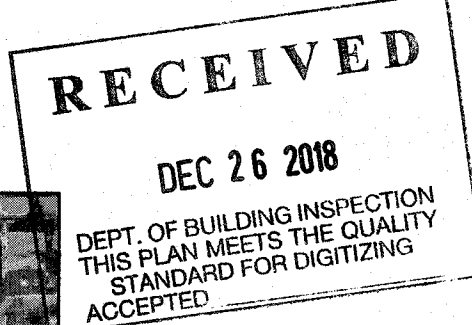
ABBREVIATIONS			
ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	(N)	NEW
ARCH	ARCH	N.C.	NORMALLY CLOSED
CFF	CAP FOR FUTURE	N.O.	NORMALLY OPENED
CLG	CEILING	OC	ON CENTER
COORD.	COORDINATE	POC	POINT OF CONNECTION
(D)	DEMOLITION	POD	POINT OF DISCONNECTION
DN	DOWN	(R)	RELOCATED
DWG	DRAWING	S.A.D.	SEE ARCHITECTURAL DRAWING
(E)	EXISTING	S.E.D.	SEE ELECTRICAL DRAWING
EA	EACH	SQ-FT	SQUARE FEET
EXT	EXTERIOR	SF	SQUARE FEET
FLR	FLOOR	TEMP.	TEMPERATURE
G.C.	GENERAL CONTRACTOR	THRU	THROUGH
INT	INTERIOR	TBD	TO BE DETERMINED
MAX	MAXIMUM	TYP.	TYPICAL
MIN	MINIMUM	UG	UNDERGROUND
SA	SUPPLY AIR	UTR	UP THROUGH ROOF
EA	EXHAUST AIR	RA	RETURN AIR
CA	CIRCULATION AIR	OA	OUTSIDE AIR
BOD	BOTTOM OF DUCT	RTU	ROOFTOP UNIT
BOP	BOTTOM OF PLENUM	TG	TRANSFER GRILLE
EXH	EXHAUST	VD	VOLUME DAMPER
EF	EXHAUST FAN	VTR	VENT THROUGH ROOF
CFM	CUBIC FEET PER MINUTE	IN-WC	INCH WATER COLUMN

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
M0.0	MECHANICAL NOTES & SCHEDULES
M0.1	MECHANICAL DETAILS
M1.0	MECHANICAL BASEMENT & LEVEL 1 PLANS
T24-1.0	MECHANICAL TITLE 24 - PAGE 1 OF 3
T24-1.1	MECHANICAL TITLE 24 - PAGE 2 OF 3
T24-1.2	MECHANICAL TITLE 24 - PAGE 3 OF 3
T24-1.3	LIGHTING TITLE 24 - PAGE 1 OF 2
T24-1.4	LIGHTING TITLE 24 - PAGE 2 OF 2

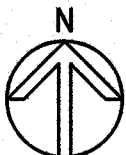


Peter Tan, DBI
JAN 11 2019

VICINITY MAP



Kjell Harshman, SFFD
DEC 27 2018



REVISION

REVISION DATE

REVISION DESCRIPTION

ENGINEER OF RECORD:

MHC ENGINEERS

150 8TH STREET
SAN FRANCISCO, CA 94103
PH: 415 512-7141
FAX: 415 512-7120

3910 24TH ST

3910 24TH ST

SAN FRANCISCO, CALIFORNIA

MECHANICAL NOTES & SCHEDULES

M0.0

DATE

2018-10-18

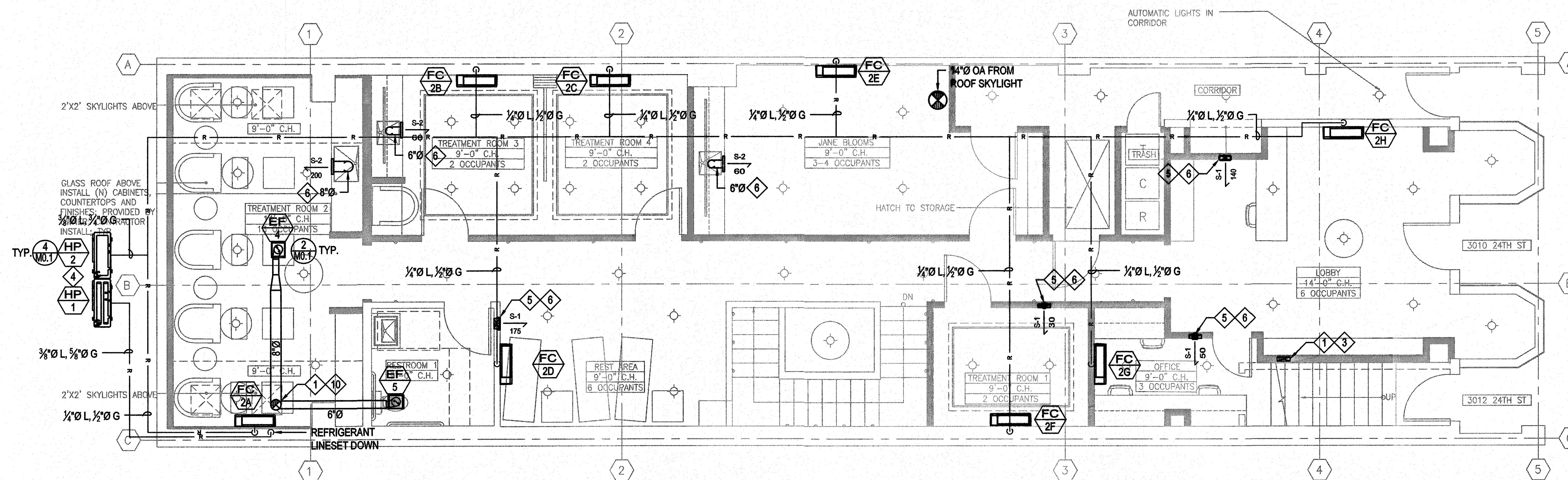
APPROVED

MHC

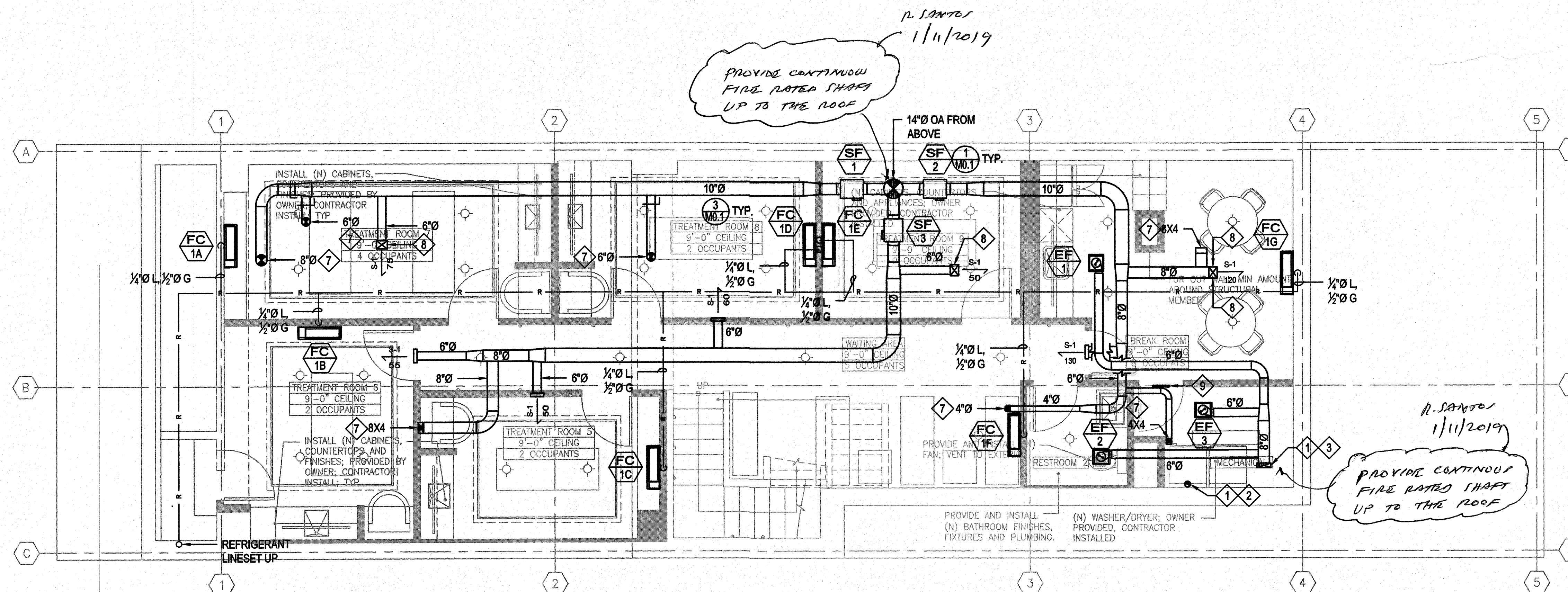
SK

208

M18-044



2 MECHANICAL LEVEL 1 PLAN
SCALE: 1/32" = 1'-0"



1 MECHANICAL BASEMENT PLAN
SCALE: 1/32" = 1'-0"

SHEET NOTES

- 1 ENSURE EXHAUST TERMINATION IS 3' FROM PROPERTY LINE, OPENINGS INTO BUILDING & 10' FROM AIR INTAKE.
- 2 4"Ø DRYER EXHAUST UP TO ROOF CAP. ENSURE DRYER IS CAPABLE OF VENTING LENGTH OF DUCT; REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 3 10x3/4" UP TO ROOF CAP.
- 4 HEAT PUMPS TO BE LOCATED AT REAR DECK. EXACT LOCATION TO BE DIRECTED BY OWNER.
- 5 LOW WALL GRILLE.
- 6 DUCT FROM BELOW.
- 7 DUCT UP TO LEVEL 1. *PROVIDE FIRE DAMPER*
- 8 CEILING GRILLE.
- 9 PROVIDE 12x18 LOUVER WITH MIN. 50% FREE AREA.
- 10 8"Ø UP TO ROOF CAP.

APPROVED
Dept. of Building Insp.
- San Francisco -

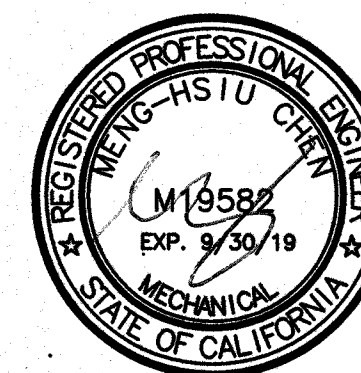
FEB 04 2019

Tom C. Huie
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Peter Tan, DBI
JAN 11 2019

RECEIVED
DEC 26 2018
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING.
ACCEPTED

Kjell Harshman, SFPD
DEC 27 2018



MHC ENGINEERS
150 8TH STREET
SAN FRANCISCO, CA 94103
PH: (415) 512-7141
FAX: (415) 512-7120

3910 24TH ST
SAN FRANCISCO, CALIFORNIA

**MECHANICAL BASEMENT
& LEVEL 1 PLANS**

DATE: 2018-10-18
APPROVED: MHC
DRAWN: SK
JOB: M18-044

M1.0

STATE OF CALIFORNIA
MECHANICAL SYSTEMS
CERTIFICATE OF COMPLIANCE
Project Name: 3910 24th St Date Prepared: 10/18/2018

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
1. I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Meng Hsiu Chen
Signature Date: 10/18/2018
Company: MHC Engineers, Inc.
Address: 150 8th Street
City/State/Zip: San Francisco, CA 94103

RESPONSIBLE PERSON'S DECLARATION STATEMENT
1. I certify the following under penalty of perjury, under the laws of the State of California:
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance (responsible designer) conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. I have reviewed the building design or system design identified on this Certificate of Compliance (responsible designer) and the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

RESPONSIBLE DESIGNER NAME: Meng Hsiu Chen
Company: MHC Engineers, Inc.
Address: 150 8th St.
City/State/Zip: San Francisco, CA 94103
Date Signed: 10/18/2018
License: M19582
Phone: 415-512-7141

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

STATE OF CALIFORNIA
HVAC DRY & WET SYSTEM REQUIREMENTS
CEC-NRCC-MCH-02-E (Revised 01/16)

CERTIFICATE OF COMPLIANCE
HVAC Dry & Wet System Requirements
Project Name: 3910 24th St Date Prepared: 10/18/2018

A. Equipment Tags and System Description ¹ - Dry Systems		(N) HP-1	(N) HP-2
MANDATORY MEASURES		Reference to the Requirements in the Contract Documents ²	
Heating Equipment Efficiency ³	110.1 or 110.3(a)	M0.0	M0.0
Cooling Equipment Efficiency ³	110.1 or 110.3(a)	M0.0	M0.0
HVAC or Heat Pump Thermostats	110.2(b), 110.2(c)	RE/MOTE	RE/MOTE
Furnace Standby Loss Control	110.2(d)	N/A	N/A
Low Leakage AHUs	110.2(f)	N/A	N/A
Ventilation ⁴	120.1(b)	M1.0	M1.0
Demand Control Ventilation ⁵	120.1(c)(4)	N/A	N/A
Occupant Sensor Ventilation Control ⁶	120.1(c)(5), 120.2(e)(3)	N/A	N/A
Shutoff and Reset Controls ⁷	120.2(e)	N/A	N/A
Outdoor Air and Exhaust Damper Control	120.2(f)	N/A	N/A
Isolation Zones	120.2(g)	N/A	N/A
Automatic Demand Shed Controls	120.2(h)	N/A	N/A
Economizer FDD	120.2(i)	N/A	N/A
Duct Insulation	120.4	N/A	N/A
PRESCRIPTIVE MEASURES		Y	Y/N
Equipment is sized in conformance with 140.4(a) & (b)	140.4(a) & (b)	Y	Y/N
Supply Fan Pressure Control	140.4(c)	0.112	0.117
Simultaneous Heat/Cool ⁸	140.4(d)	N/A	N/A
Economizer	140.4(e)	N/A	N/A
Heat and Cool Air Supply Reset	140.4(f)	N/A	N/A
Electric Resistance Heating ⁹	140.4(g)	N/A	N/A
Duct Leakage Sealing and Testing ¹⁰	140.4(i)	N/A	N/A

- Notes:
- Provide equipment tags (e.g. AHU 1 to 10) and system description (e.g. Single Duct VAV reheat) as appropriate. Multiple units with common requirements can be grouped together.
 - Provide references to plans (i.e. Drawing Sheet Numbers) and/or specifications (including Section name/number and relevant paragraphs) where each requirement is specified. Enter "N/A" if the requirement is not applicable to this system.
 - The referenced plans and specifications must include all of the following information: equipment tag, equipment nominal capacity, Title 24 minimum efficiency requirements, and actual rated equipment efficiencies. Where multiple efficiency requirements are applicable (e.g. full- and part-load) include all. Where appliance standards apply (110.1), identify where equipment is required to be listed per Title 20 1601 et seq.
 - Identify where the ventilation requirements are documented for each central HVAC system. Include references to both central unit schedules and sequences of operation. If one or more spaces is naturally ventilated identify where this is documented in the plans and specifications. Multiple zone central air systems must also provide a MCH-03-E compliance document.
 - If one or more spaces has demand controlled ventilation identify where it is specified including the sensor specifications and the sequence of operation.
 - If one or more space has occupant sensor ventilation control identify where it is specified including the sensor specifications and the sequence of operation.
 - If the system is DDC identify the sequences for the system start/stop, optimal start, setback (if required) and setup (if required). For all systems identify the specification for the thermostats and time clocks (if applicable).
 - Identify where the heating, cooling and deadband airflows are scheduled for this system. Include a reference to the specification of the zone controls. Provide a MCH-03-E compliance document.
 - Enter N/A if there is no electric heating. If the system has electric heating indicate which exception to 140.4(g) applies.
 - If duct leakage sealing and testing is required, a MCH-04-A compliance document must be submitted.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

January 2016

STATE OF CALIFORNIA
MECHANICAL SYSTEMS
CERTIFICATE OF COMPLIANCE
Project Name: 3910 24th St Date Prepared: 10/18/2018

A. MECHANICAL COMPLIANCE DOCUMENTS & WORKSHEETS (check box if worksheet is included)
For detailed instructions on the use of this form, refer to the 2016 Nonresidential Manual
Note: The Enforcement Agency may require all forms to be incorporated into the building plans.
YES NO Comp. Doc. Worksheet # Title
☒ ☐ NRCC-MCH-01-E (Part 1 of 3) Certificate of Compliance, Declaration. Required on plans for all submittals.
☒ ☐ NRCC-MCH-01-E (Part 2 of 3) Certificate of Compliance, Required Acceptance Tests (MCH-02-A to 18-A). Required on plans where applicable.
☒ ☐ NRCC-MCH-01-E (Part 3 of 3) Mechanical Dry Equipment Summary is required for all submittals with Central Air Systems. It is optional on plans.
☒ ☐ NRCC-MCH-02-E (Part 1 of 2) Mechanical Wet Equipment Summary is required for all submittals with chilled water, hot water or condenser water systems. It is optional on plans.
☒ ☐ NRCC-MCH-02-E (Part 2 of 2) Mechanical Ventilation and Reheat is required for all submittals with multiple zone heating and cooling systems. It is optional on plans.
☒ ☐ NRCC-MCH-03-E Power Consumption of Fans. Required on plans where applicable.
☒ ☐ NRCC-MCH-07-E (Part 1 of 2) Power Consumption of Fans, Declaration. Required on plans where applicable.
☒ ☐ NRCC-MCH-07-E (Part 2 of 2)

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

STATE OF CALIFORNIA
MECHANICAL SYSTEMS
CERTIFICATE OF COMPLIANCE
Project Name: 3910 24th St Date Prepared: 10/18/2018

B. MECHANICAL HVAC ACCEPTANCE FORMS (check box for required compliance documents)
Test Performed By: _____
Designer: _____
This compliance document is to be used by the designer and attached to the plans. Listed below are all the acceptance tests for HVAC systems. The designer is required to check the applicable boxes for all acceptance tests that apply and list all equipment that requires an acceptance test. All equipment of the same type that requires a test, list the equipment description and the number of systems.
Installing Contractor: _____
The contractor who installed the equipment is responsible to either conduct the acceptance test themselves or have a qualified entity run the test for them. If more than one person has responsibility for the acceptance testing, each person shall sign and submit this Certificate of Acceptance applicable to the portion of the construction or installation for which they are responsible.
Enforcement Agency: _____
Punchlist - The NRCC-MCH-01-E compliance document is not considered a completed document and is not to be accepted by the building department unless the correct boxes are checked.
Inspector - Before occupancy permit is granted all newly installed process systems must be tested to ensure proper operation.
Test Description Equipment Requiring Testing or Verification (N) HP-1 (N) HP-2
☒ ☐ MCH-02-A Outdoor Air
☒ ☐ MCH-03-A Single Zone Unitary
☒ ☐ MCH-04-A Air Distribution Ducts
☒ ☐ MCH-05-A Economizer Controls
☒ ☐ MCH-06-A Demand Control Ventilation (DCV)
☒ ☐ MCH-07-A Supply Fan VAV
☒ ☐ MCH-08-A Valve Leakage Test
☒ ☐ MCH-09-A Supply Water Temp. Reset
☒ ☐ MCH-10-A Hydronic Water Valve/Flow Control
☒ ☐ MCH-11-A Automatic Demand Shed Control
☒ ☐ MCH-12-A Fault Detection & Diagnostics for Air & Units
☒ ☐ MCH-13-A Automatic Fault Detection & Diagnostics for Air & Units
☒ ☐ MCH-14-A Distributed Energy Storage AC Systems
☒ ☐ MCH-15-A Thermal Energy Storage (TES) Systems
☒ ☐ MCH-16-A Supply Air Temp. Reset Controls
☒ ☐ MCH-17-A Condenser Water Reset Controls
☒ ☐ MCH-18-A ECMS

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

January 2016

STATE OF CALIFORNIA
MECHANICAL SYSTEMS
CERTIFICATE OF COMPLIANCE
Project Name: 3910 24th St Date Prepared: 10/18/2018

C. MECHANICAL HVAC ACCEPTANCE FORMS (check box for required compliance documents)
Test Performed By: _____
Designer: _____
This compliance document is to be used by the designer and attached to the plans. Listed below are all the acceptance tests for HVAC systems. The designer is required to check the applicable boxes for all acceptance tests that apply and list all equipment that requires an acceptance test. All equipment of the same type that requires a test, list the equipment description and the number of systems.
Installing Contractor: _____
The contractor who installed the equipment is responsible to either conduct the acceptance test themselves or have a qualified entity run the test for them. If more than one person has responsibility for the acceptance testing, each person shall sign and submit this Certificate of Acceptance applicable to the portion of the construction or installation for which they are responsible.
Enforcement Agency: _____
Punchlist - The NRCC-MCH-01-E compliance document is not considered a completed document and is not to be accepted by the building department unless the correct boxes are checked.
Inspector - Before occupancy permit is granted all newly installed process systems must be tested to ensure proper operation.
Test Description Equipment Requiring Testing or Verification (N) HP-1 (N) HP-2
☒ ☐ MCH-12-A Fault Detection & Diagnostics for Air & Units
☒ ☐ MCH-13-A Automatic Fault Detection & Diagnostics for Air & Units
☒ ☐ MCH-14-A Distributed Energy Storage AC Systems
☒ ☐ MCH-15-A Thermal Energy Storage (TES) Systems
☒ ☐ MCH-16-A Supply Air Temp. Reset Controls
☒ ☐ MCH-17-A Condenser Water Reset Controls
☒ ☐ MCH-18-A ECMS

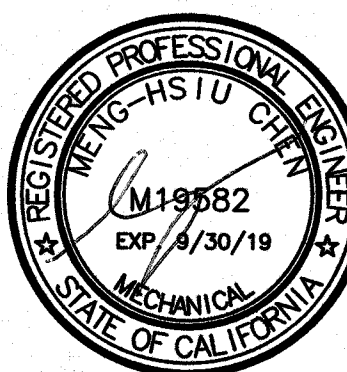
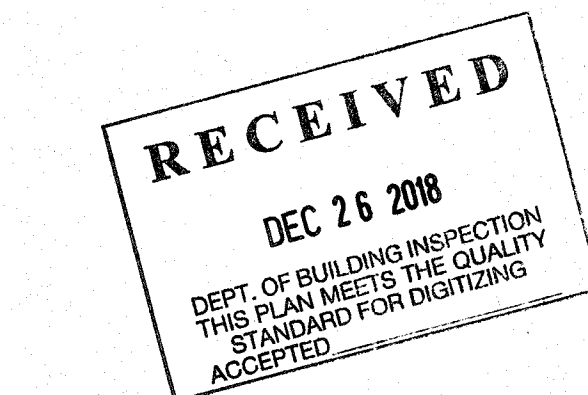
CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

January 2016

STATE OF CALIFORNIA
HVAC SYSTEM REQUIREMENTS
CEC-NRCC-MCH-02-E (Revised 09/14)

CERTIFICATE OF COMPLIANCE
HVAC Wet System Requirements
Project Name: 3910 24th St Date Prepared: 10/18/2018


DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
1. I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: Meng Hsiu Chen
Signature Date: 10/18/2018
Company: MHC Engineers, Inc.
Address: 150 8th Street
City/State/Zip: San Francisco, CA 94103
CEA/HERS Certification Identification (if applicable):
Phone: 415.512.7141
RESPONSIBLE PERSON'S DECLARATION STATEMENT
1. I certify the following under penalty of perjury, under the laws of the State of California:
2. The information provided on this Certificate of Compliance is true and correct.
3. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
4. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
5. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
6. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.
Responsible Designer Name: Meng Hsiu Chen
Signature Date: 10/18/2018
Company: MHC Engineers, Inc.
Address: 150 8th St.
City/State/Zip: San Francisco, CA 94103
License: M19582
Phone: 415-512-7141



STATE OF CALIFORNIA	
REQUIREMENTS FOR PACKAGED SINGLE ZONE UNITS	
SEC-REC-NRCC-MCH-05-E (Revised 01/16)	
CALIFORNIA ENERGY COMMISSION	
NRCC-MCH-05-E	
(Page 1 of 2)	
Project Name:	3810 24th St
Date Prepared:	10/18/2018

Equipment Type(s)	(N) HP-1	As Scheduled	(N) HP-2	As Scheduled
MANDATORY MEASURES	T-24 Sections	As Scheduled	As Scheduled	As Scheduled
Heating Equipment Efficiency ^a	110.1 or 110.2(a)	7/0 HSFP	7/0 HSFP	Requirement ^d
Cooling Equipment Efficiency ^b	110.1 or 110.2(a)	10.0 HSFP	7/0 HSFP	10.0 HSFP
Thermostats ^c	110.1 or 110.2(c)	13 SEER	18.0 SEER / 13 SEER	18.0 SEER / 10
Furnace Standby Loss Control ^e	110.2(d), 110.2(e)	Subtask	Subtask	Subtask
Low leakage AHU	110.2(f)	n/a	n/a	none
Duct Leakage Testing and Sealing ^f	110.2(g)	n/a	n/a	none
Demand Control Ventilation ^g	110.2(h)	Rq'd	Rq'd	Rq'd
Occupant Sensor Ventilation Control ^h	120.1(a), 120.2(a)(6)	No	No	No
Shutoff and Reset Controls ⁱ	120.2(i)	Req'd	Programable Req.	Programable ^j
Outdoor Air and Exhaust Damper Control	120.2(j)	Rq'd	Auto	Auto
Automatic Demand Shed Controls	120.2(k)	NR	none	NR
Economizer FDD	120.2(l)	NR	No	NR
Duct Insulation	120.2(m)	NR	NR	NR
Duct Leakage Sealing and Testing ^k	120.2(n)	R-8.0	R-8.0	R-8.0
OPTIONAL MEASURES				
Economizer is sized in accordance with 140.4(a & b)	140.4(a & b)	25.9/48 Btu/h	41.43/37 Btu/h	41.43/37 Btu/h
Economizer	140.4(c)	24.2/32 Btu/h	39.0/51 Btu/h	38.4/13 Btu/h
Electric Resistance Heating ^l	140.4(d)	NR	No	No Economizer
Duct Leakage Sealing and Testing ^m	140.4(e)	NR	No	NR
Notes:				
1. Provide equipment tags (e.g., ACI or KCI to 10). Multiple units of the same make and model with the same application and accessories can be grouped together.				
2. The right column indicates the minimum requirement from the Standard (including all occupancies). Description of the unit (e.g., gas-pack or heat pumps; rated heating capacity per unit "N/A") (no heating) and, rated cooling capacity (enter "N/A" if no cooling). For air conditioning systems, indicate the system type (e.g., VAV, VAV with electric reheat, etc.).				
3. For each requirement, enter the minimum requirement from the Standard in the left column (under "Standard Requirement"), in the right column (under "As Scheduled") enter the value for the units as specified.				
4. Where there is more than one requirement (e.g., full and part load conditions) enter both with the appropriate labels (e.g., COP and EER).				
5. In the left column indicate the thermostatic requirements based on the standard (e.g., programmable ambient thermostat or electric heat). In the right column indicate the heat pump has a furnace which is rated at <225,000 Btu/h of capacity, indicate the rated standby loss and ignition source (e.g., IOD). If there is no furnace or the unit is rated for <25,000 Btu/h indicate "N/A".				
6. Indicate "N/A".				
7. In the left column, enter both the required ventilation value from Table 120.1A and for the number of occupants times 15 cfm/person. In the right column enter the actual minimum ventilation as scheduled. If the space is naturally ventilated enter "N/A" in the left column and "typic space is naturally ventilated" in the right column.				
8. If the space is required to have either DCV or Occupant Sensor Ventilation Control indicate "required" in the left column (otherwise indicate "N/A" in the right column).				
9. In the left column indicate the required time controls from the standard. In the right column, indicate the functionality (e.g., EMCS or programmable timer/switch).				
10. Enter "N/A" if there is no electric heating. If the system has electric heating indicate what occupies it (e.g., EMCS or programmable timer/switch).				
11. Enter duct sealing and testing is required, a MCH-A4 compliance document must be submitted.				

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance



STATE OF CALIFORNIA
REQUIREMENTS FOR PACKAGED SINGLE ZONE UNITS
 (RECORDED-MCH-06-E (Revised 07/18))


CERTIFICATE OF COMPLIANCE

Requirements for Packaged Single-Zone Units

CALIFORNIA ENERGY COMMISSION
 NRCC-MCH-06-E
 (Page 2 of 2)

Project Name: 3910 24th St

Date Prepared: 10/18/2018

DECLARATION AND SIGNATURE			
<p>1. I certify that this Certificate of Compliance documentation is accurate and complete.</p>			
Documentation Author Name:	Meng Hui Chen	Signature Date:	10/18/2018
Company:	MHC Engineers, Inc.	CA/IEEE Certification Identification (if applicable):	
Address:	150 8th Street	Phone:	415.512.7141
City/State/Zip:	San Francisco, CA 94103		
RESPONSIBLE PERSON'S DECLARATION STATEMENT			
<p>I certify the following under penalty of perjury, under the laws of the State of California: The information provided on this Certificate of Compliance is true and correct.</p> <p>I am able under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible building owner).</p>			
<p>1. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6 and Part 6 of the California Code of Regulations.</p> <p>2. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, and the building design or system design is submitted to the enforcement agency for approval with the building permit application.</p> <p>3. I will ensure that a complete and correct copy of this Certificate of Compliance is provided to the enforcement agency for all applicable inspections.</p> <p>4. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.</p>			
Responsible Designer Name:	Meng Hui Chen	Responsible Designer Signature:	
Company:	MHC Engineers, Inc.	Date Signed:	10/18/2018
Address:	150 8th St.	License:	M18582
City/State/Zip:	San Francisco, CA 94103	Phone:	415-512-7141

A Building Energy Efficiency Standards - 2016 Nonresidential Compliance

FAN POWER CONSUMPTION CEC-NRCC-MCH-07-E (Revised 01/16)		CALIFORNIA ENERGY CONNECTION NRCC-MCH-07-E (Page 1 of 2)	
CERTIFICATE OF COMPLIANCE			
Power Consumption of Fans Requirements			
Project Name: 3910 24th St	Date Prepared: 10/18/2018		

A. Constant Volume Fan Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Constant Volume Fans when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

FAN DESCRIPTION	DESIGN BRAKE HP	EFFICIENCY		NUMBER OF FANS	PEAK WATTS A02 x A04 x 746 / (A03a x A03b)
		MOTOR	DRIVE		
(N) HP-1 - Supply Fan	0.000	85.5%	97.0%	1.0	0
FC-1A THRU 1-E	0.116	85.5%	97.0%	1.0	150
FC-1F	0.023	85.5%	97.0%	1.0	30
FC-1G	0.023	85.5%	97.0%	1.0	30

B. Variable Air Volume Fan Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Variable Air Volume (VAV) Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

FAN DESCRIPTION	DESIGN BRAKE HP	EFFICIENCY		NUMBER OF FANS	PEAK WATTS B02 x B04 x 746 / (B03a x B03b)
		MOTOR	DRIVE		


C. Totals and Adjustments

FILTER PRESSURE ADJUSTMENT Equation 140.4-A in §140.4(c) of the Building Energy Efficiency Standards.	01	TOTAL FAN SYSTEM POWER (WATTS, SUM COLUMN F)	210	W
	02	SUPPLY DESIGN AIRFLOW	1,880	CFM
A) If filter pressure drop (SP_d) is greater than 1 inch W. C. or 245 Pascal then enter SP_d on line 4. Enter Total Fan pressure drop across the fan (SP_f) on line 5.	03	TOTAL FAN SYSTEM POWER INDEX (Row 1 / Row 2) ¹	0.112	W/CFM
	04	SP_d		in W.C or Pa
	05	SP_f		in W.C or Pa
B) Calculate Fan Adjustment and enter on line 6.	06	Fan Adjustment = $1 - (SP_d - 1) / SP_f$		
C) Calculate Adjusted Fan Power Index and enter on row 7	07	ADJUSTED FAN POWER INDEX (Line 3 × Line 6) ¹	0.112	W/CFM

1. TOTAL FAN SYSTEM POWER INDEX or ADJUSTED FAN POWER INDEX must not exceed 0.8 W/cfm for Constant Volume systems or 1.25 W/cfm for VAV systems.

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance

APPROVED
Dept. of Building Insp.
- San Francisco -
FEB 04 2019
Tom C. Hui
TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION



MHC ENGINEERS
 150 8TH STREET
 SAN FRANCISCO, CA 94103
 PH. (415) 512-7141
 FAX (415) 512-7120

STATE OF CALIFORNIA

FAN POWER CONSUMPTION

CEC-NRCC-MCH-07-E (Revised 01/16)

CALIFORNIA ENERGY COMMISSION

NRCC-MCH-07-E

CERTIFICATE OF COMPLIANCE

(Page 1 of 2)

Power Consumption of Fans Requirements

Project Name: 3910 24th St

Date Prepared:

10/18/2018

A. Constant Volume Fan Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Constant Volume Fan Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

01 FAN DESCRIPTION	02 DESIGN BRAKE HP	03 EFFICIENCY		04 NUMBER OF FANS	05 PEAK WATTS A02 x A04 x 746 / (A03a x A03b)
		MOTOR	DRIVE		
(N) HP-2 - Supply Fan	0.000	85.6%	97.0%	1.0	0
FC-2A,2B,2C,2F	0.101	85.6%	97.0%	1.0	130
FC-2D	0.023	85.6%	97.0%	1.0	30
FC-2H	0.023	85.6%	97.0%	1.0	30

B. Variable Air Volume Fan Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Variable Air Volume (VAV) Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

01 FAN DESCRIPTION	02 DESIGN BRAKE HP	03 EFFICIENCY		04 NUMBER OF FANS	05 PEAK WATTS B02 x B04 x 746 / (B03a x B03b)
		MOTOR	DRIVE		

C. Totals and Adjustments

FILTER PRESSURE ADJUSTMENT Equation 140.4-A in §140.4(c) of the Building Energy Efficiency Standards.	01	TOTAL FAN SYSTEM POWER (WATTS, SUM COLUMN F)	250	W
	02	SUPPLY DESIGN AIRFLOW	2,130	CFM
A) If filter pressure drop (SP _f) is greater than 1 inch W. C. or 245 Pascal then enter SP _f on line 4. Enter Total Fan pressure drop across the fan (SP _t) on line 5.	03	TOTAL FAN SYSTEM POWER INDEX (Row 1 / Row 2) ¹	0.117	W/CFM
	04	SP _f		in W.C or Pa
	05	SP _t		in W.C or Pa
B) Calculate Fan Adjustment and enter on line 6.	06	Fan Adjustment = 1-(SP _f - 1)/SP _t		
C) Calculate Adjusted Fan Power Index and enter on row 7	07	ADJUSTED FAN POWER INDEX (Line 3 x Line 6) ¹	0.117	W/CFM

1. TOTAL FAN SYSTEM POWER INDEX or ADJUSTED FAN POWER INDEX must not exceed 0.8 W/cfm for Constant Volume systems or 1.25 W/cfm for VAV systems.

FAN POWER CALCULATION

CEC-NRCC-MCH-07-E (Revised 01/16)

CERTIFICATE OF COMPLIANCE

Power Consumption of Fans Requirements

Project Name: 3910 24th St

CALIFORNIA ENERGY COMMISSION

NRCC-MCH-07-E

(Page 1 of 2)

Date of Preparation: 3/10/2018

A. Constant Volume Fan Systems

NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Constant Volume Fan Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

FAN DESCRIPTION	O1	O2 DESIGN BRAKE HP	O3 EFFICIENCY		O4 NUMBER OF FANS	O5 PEAK WATTS A02 x A04 x 746 / (A03a x A03b)
			MOTOR	DRIVE		
FC-2E		0.023	85.5%	97.0%	1.0	30
FC-2G		0.023	85.5%	97.0%	1.0	30

B. Variable Air Volume Fan Systems

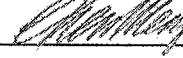
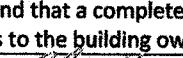
NOTE: Provide one copy of this worksheet for each fan system with a total fan system horsepower greater than 25 hp of Variable Air Volume (VAV) Systems when using the Prescriptive Approach. See Power Consumption of fans §140.4(c).

FAN DESCRIPTION	O1	O2 DESIGN BRAKE HP	O3 EFFICIENCY		O4 NUMBER OF FANS	O5 PEAK WATTS B02 x B04 x 746 / (B03a x B03b)
			MOTOR	DRIVE		

C. Totals and Adjustments

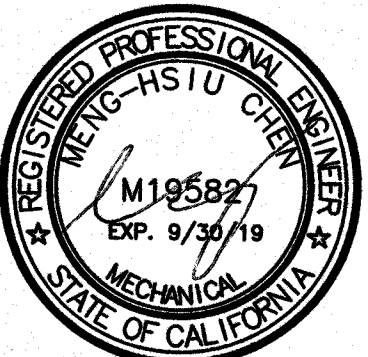
<p>FILTER PRESSURE ADJUSTMENT</p> <p>Equation 140.4-A in §140.4(c) of the Building Energy Efficiency Standards.</p> <p>A) If filter pressure drop (SP_f) is greater than 1 inch W. C. or 245 Pascal then enter SP_f on line 4. Enter Total Fan pressure drop across the fan (SP_f) on line 5.</p> <p>B) Calculate Fan Adjustment and enter on line 6.</p> <p>C) Calculate Adjusted Fan Power Index and enter on row 7</p>	<p>O1 TOTAL FAN SYSTEM POWER (WATTS, SUM COLUMN F)</p> <p>O2 SUPPLY DESIGN AIRFLOW</p> <p>O3 TOTAL FAN SYSTEM POWER INDEX (Row 1 / Row 2)²</p> <p>O4 SP_f</p> <p>O5 SP_f</p> <p>O6 Fan Adjustment = 1/(SP_a - 1)/SP_f</p> <p>O7 ADJUSTED FAN POWER INDEX (Line 3 x Line 6)³</p>	<p>250</p> <p>2,130</p> <p>0.117</p> <p>0.117</p>	<p>W</p> <p>CFM</p> <p>W/CFM</p> <p>In W.C or Pa</p> <p>In W.C or Pa</p> <p>W/CFM</p>
--	---	---	---

1. TOTAL FAN SYSTEM POWER INDEX or ADJUSTED FAN POWER INDEX must not exceed 0.8 W/cfm for Constant Volume systems or 1.25 W/cfm for VAV systems.

STATE OF CALIFORNIA PAW POWER CONSUMPTION CEC-NRCC-MCH-07-E (Revised MM/YY)		CALIFORNIA ENERGY COMMISSION NRCC-MCH-07-E (Page 2 of 2)	
CERTIFICATE OF COMPLIANCE Power Consumption of Fans Requirements			
Project Name: 3910 24th St		Date Prepared: 10/18/2018	
DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT			
I, <u>1</u> certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name: Meng Hsiu Chen		Documentation Author Signature: 	
Company: MHC Engineers, Inc.		Signature Date: 10/18/2018	
Address: 150 8th Street		CEA/HERS Certification Identification (if applicable):	
City/State/Zip: San Francisco, CA 94103		Phone: 415-512-7141	
RESPONSIBLE PERSON'S DECLARATION STATEMENT			
I certify the following under penalty of perjury, under the laws of the State of California:			
1. The information provided on this Certificate of Compliance is true and correct.			
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).			
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.			
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.			
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.			
Responsible Designer Name: Meng Hsiu Chen		Responsible Designer Signature: 	
Company: MHC Engineers, Inc.		Date Signed: 10/18/2018	
Address: 150 8th St.		License: M19582	
City/State/Zip: San Francisco, CA 94103		Phone: 415-512-7141	

Peter Tan, DB
IAN 11 2019

RECEIVED
DEC 26 2018
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED



STATE OF CALIFORNIA

INDOOR LIGHTING

CERTIFICATE OF COMPLIANCE

INICC-1716 (Issued 7/18)

CALIFORNIA ENERGY COMMISSION

NICC-1716-LITE

Page 4 of 7

10/18/2018

Report Page:

Date Prepared:

Project Name: 3910 24th St

Project Address: 3910 24th St

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustments Footnotes PAF Portable Ltg
Treatment Rooms	Beauty Salon	1.7	555	943.5	<input type="checkbox"/> <input type="checkbox"/>
Rest Area	Waiting Area	0.8	343	274.4	<input type="checkbox"/> <input type="checkbox"/>
Lobby	Main Entry Lobby	0.95	280	266	<input type="checkbox"/> <input type="checkbox"/>
Jane Blooms	Retail Merch., Showroom	1.2	215	258	<input type="checkbox"/> <input type="checkbox"/>
Office	Office (<= 250 square feet)	1	110	110	<input type="checkbox"/> <input type="checkbox"/>
TOTAL:			2,639	9,321.4	See Tables J, K, R for detail

Unconditioned Spaces

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustments Footnotes PAF portable Ltg
Restrooms	Corridor, Restrm, Stair, Support	0.6	37	22.2	<input type="checkbox"/> <input type="checkbox"/>
Mechanical Room	Elec, Mech, Telephone	0.55	53	29.15	<input type="checkbox"/> <input type="checkbox"/>
Corridor	Corridor, Restrm, Stair, Support	0.6	145	87	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restrooms	Corridor, Restrm, Stair, Support	0.6	20	36	<input type="checkbox"/> <input type="checkbox"/>
TOTAL:			295	174.35	See Tables J, K, R for detail

J. POWER ADJUSTMENT: PORTABLE LIGHTING IN OFFICES

This Section Does Not Apply

K. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD FOOTNOTES

This Section Does Not Apply

L. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED SPECIAL FUNCTION AREAS

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

 STATE OF CALIFORNIA Indoor Lighting NARCIS Code: 7149 CERTIFICATE OF COMPLIANCE Project Name: 3910 24th St. Project Address: 3910 24th St.		CALIFORNIA ENERGY COMMISSION NRCC-LITE-E Page 5 of 7 Report Page: Date Prepared: 10/18/2018												
N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY This Section Does Not Apply														
Q. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING This Section Does Not Apply														
R. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS This Section Does Not Apply														
Q. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE This Section Does Not Apply														
R. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (PAF) <i>Table Instructions: Please complete the table for all areas indicated in Table I or Table L as using a PAF credit described in §1401.6(i)(2).</i>														
Unconditioned Spaces														
01	02	Luminaires Controlled for PAF Credit				03	04	05	06	07				
Area Description	PAF per §1401.6(i)(2) (*Can be used in conjunction with other PAF's)													
	1	2A	2B	2C	3A*	3B*	4*	Luminaire Name or Item Tag	# of Luminaires	Lighting Controlled (Watts)				
	Pick up to one				Pick up to one									
Corridor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	H	20	4	80			
Total Power Adjustment (Watts) UNCONDITIONED SPACES:											08			
S. RATED POWER REDUCTION COMPLIANCE BY SPACE											9			
This Section Does Not Apply														

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

STATE OF CALIFORNIA Indoor Lighting NRCCLT-LE Compliance Form		CALIFORNIA ENERGY COMMISSION NRCCLT-LE Page 6 of 7 Report Page: Date Prepared:	
PROJECT INFORMATION			
Project Name: 3910 24th St			
Project Address: 3910 24th St			
T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION			
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at http://www.energy.ca.gov/2012updates/infofiles/EFC-480-2012-033.aspx#addenda/terms/NRCL			
YES	NO	Form/Title	Field Inspector Pass Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-01-E - Must be submitted for all buildings	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCCLT-LI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCCLT-LI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>
U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE			
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Program (ATTC). For more information visit: http://www.energy.ca.gov/2012updates/infofiles/attec.htm			
YES	NO	Form/Title	Field Inspector Pass Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-07-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-08-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/> <input type="checkbox"/>
<input type="radio"/>	<input checked="" type="radio"/>	NRCCLT-LI-09-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	NRCCLT-LI-10-A - Must be submitted for institutional tuning power adjustment factor (PAF).	<input type="checkbox"/> <input type="checkbox"/>

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

STATE OF CALIFORNIA

Indoor Lighting

NRCC-LITE (Updated 7/18)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE

NRCC-LITE

This document is used to demonstrate compliance with requirements in §10.2, §130.0, §130.0, §140.0, and §141.0(b)(2) for indoor lighting scopes using the prescriptive path.

Project Name: 3910 24th St Report Page: Page 1 of 7

Project Address: 3910 24th St Date Prepared: 10/18/2018

A. GENERAL INFORMATION

01 Project Location (city)	San Francisco	04 Total Conditioned Floor Area (ft ²)	2,633
02 Climate Zone	3	05 Total Unconditioned Floor Area (ft ²)	295
03 Occupancy Types Within Project (select all that apply):		06 lb of Stores (Habitable Above Grade)	1
<input checked="" type="checkbox"/> Office	<input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Hotel/Motel	<input checked="" type="checkbox"/> Support Areas
<input type="checkbox"/> Parking Garage	<input type="checkbox"/> High-Rise Residential	<input type="checkbox"/> School	
	<input type="checkbox"/> Warehouse	<input checked="" type="checkbox"/> Other (write in):	
	<input type="checkbox"/> Relocatable		

B. PROJECT SCOPE

The following instructions include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.0 or §141.0(b)(2) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work				Conditioned Spaces				Unconditioned Spaces			
01	02	03	04	05	06	07	08	09	10	11	12
MV Project Consists of (check all that apply):	Calculation Method	Area (ft ²)	Calculation Method	Area (ft ²)	Category	Category	Category	Category	Category	Category	Category
<input checked="" type="checkbox"/> New Lighting System				2,633							
<input type="checkbox"/> Altered Lighting System											
Total Area of Work (ft ²)				2,633				295			

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES WITH EXCEPTIONAL CONDITIONS" refer to Table D, for guidance.

Allowed Lighting Power per §140.0(b)(1) (Watts)				Actual Lighting Power per §140.0(b)(1) (Watts)				Compliance Results			
01	02	03	04	05	06	07	08	09	10	11	12
Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.0(b)(1).	Complete Building Category	Area Category	Tailored Footnotes	Total Allowed (Watts)	Total Designed (Watts)	Portable Lighting (Watts)	PAF Control Credits	Total Actual *Includes Adjustments	Total Actual *Includes Adjustments	05 Must be ≤109 §140.0	COMPLIES
(See Table I)	(See Table I)	(See Table I)	(See Table I)	=	≤	(+)	(-)	(+)	(-)	=	COMPLIES
3,321.4	3,321.4	3,190.2		3,321.4	≥	123.6	4			119.6	COMPLIES
174.35				174.35	≥						COMPLIES
Unconditioned:											COMPLIES

Control Compliance (See Table H for Details)

Rated Power Reduction Compliance (See Table S for Details)

Not Applicable

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

STATE OF CALIFORNIA

INDOOR LIGHTING

NRCC-Title 17(B)

CERTIFICATE OF COMPLIANCE

CALIFORNIA ENERGY COMMISSION

NRCC-Title 17(B)

Page 2 of 7

Project Name: 3910 24th St

Project Address: 3910 24th St

Page: 2

Date Prepared:

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with ineditiable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE											
Table Instructions: Include all permanent designed lighting and all portable lighting in offices.											
01 Item or Item Tag	02 Complete Luminaire Description	03 Specialized Luminaire Types		04 Watts per luminaire¹	05 How Wattage is determined	06 Total number luminaires	07 Exempt per §140.6(a)3	08 Design Watts	09 Field Inspector		
		Track	Portable						Pass	Fail	
A	Recessed Can Light	<input type="checkbox"/>	<input type="checkbox"/>	11.8	NAB Default	64	<input type="checkbox"/>	755.2	<input type="checkbox"/>	<input type="checkbox"/>	
B	Pendant Light	<input type="checkbox"/>	<input type="checkbox"/>	150	NAB Default	5	<input type="checkbox"/>	750	<input type="checkbox"/>	<input type="checkbox"/>	
C	Chandelier Treatment Room 2	<input type="checkbox"/>	<input type="checkbox"/>	200	NAB Default	1	<input type="checkbox"/>	200	<input type="checkbox"/>	<input type="checkbox"/>	
D	Mini Pot LED	<input type="checkbox"/>	<input type="checkbox"/>	2.3	NAB Default	18	<input type="checkbox"/>	41.4	<input type="checkbox"/>	<input type="checkbox"/>	
E	Chandelier Rest Area	<input type="checkbox"/>	<input type="checkbox"/>	200	NAB Default	1	<input type="checkbox"/>	200	<input type="checkbox"/>	<input type="checkbox"/>	
F	LED Stro Light	<input type="checkbox"/>	<input type="checkbox"/>	3	NAB Default	256	<input type="checkbox"/>	768	<input type="checkbox"/>	<input type="checkbox"/>	
G	Chandelier lobby	<input type="checkbox"/>	<input type="checkbox"/>	200	NAB Default	1	<input type="checkbox"/>	200	<input type="checkbox"/>	<input type="checkbox"/>	
K	Under Cabinet Light	<input type="checkbox"/>	<input type="checkbox"/>	5.2	NAB Default	53	<input type="checkbox"/>	275.6	<input type="checkbox"/>	<input type="checkbox"/>	
Total Designed Watts CONDITIONED SPACES:								3,190.2			
01 Item or Item Tag	02 Complete Luminaire Description	03 Specialized Luminaire Types		04 Watts per luminaire¹	05 How Wattage is determined	06 Total number luminaires	07 Exempt per §140.6(a)3	08 Design Watts	09 Field Inspector		
		Track	Portable						Pass	Fail	
A	Recessed Can Light	<input type="checkbox"/>	<input type="checkbox"/>	11.8	NAB Default	2	<input type="checkbox"/>	23.6	<input type="checkbox"/>	<input type="checkbox"/>	
H	Ceiling Light	<input type="checkbox"/>	<input type="checkbox"/>	20	NAB Default	5	<input type="checkbox"/>	100	<input type="checkbox"/>	<input type="checkbox"/>	
Total Designed Watts UNCONDITIONED SPACES:								113.6			

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

STATE OF CALIFORNIA										CALIFORNIA ENERGY COMMISSION										
Indoor Lighting																				
NRC/CALITE (Created 7/18)										NRC-CALITE Page 3 of 3										
CERTIFICATE OF COMPLIANCE										Report Title:										
Project Name: 3910 24th St										Date Prepared:										
Project Address: 3910 24th St										10/18/2018										
<p>*NOTES: Authority Having Jurisdiction may ask for Luminaires cut sheets to confirm wattage used for compliance per §340.5(a). Wattage used must be the maximum rated for the luminaire, not the lamp.</p>																				
G. TRACK LIGHTING																				
This Section Does Not Apply																				
H. INDOOR LIGHTING CONTROLS (Not Including PAFs)																				
Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOB'S NOT COMPLY" if the notes are left blank.																				
Area Level Controls				Building Level Controls																
O4	O5	O6	O7	O8	O9	O10	O11	O12	O13											
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §340.1(a)	Multi-Level Controls Controls §340.1(d)	Shut-Off Controls Controls §340.1(g)	Primary/Split Daylighting §340.1(b)	Secondary Daylighting §340.8(c)	Shut-off Controls §340.1(f)	Field Inspector Pass Fail	Field Inspector Pass Fail											
All	Beauty Salon	Manual ON/OFF	Dimmer	Auto Timewatch	N/A	N/A	See Area Level Controls	<input type="checkbox"/>	<input type="checkbox"/>											
<p>*NOTES: Controls with a * require a note in this space below explaining how compliance is achieved. EX: Conference 1: Primary/Split Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §340.1(d)2</p>																				
I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS																				
Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §340.5(b). Indicate if additional lighting power allowances per §340.5(c) or adjustments per §340.5(i)(g) are being used.																				
Conditioned Spaces		O2	O3	O4	O5	O6														
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/m²)	Area (m²)	Allowed Wattage (Watts)	PAF*	Additional Allowances / Footcandles	Adjustments Portable Log													
Treatment Rooms	Beauty Salon	1.7	690	1,173	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
Waiting Area	Waiting Area	0.8	235	204	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
Break Room	All Other Areas	0.5	185	92.5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>													
Total Connected																				

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standard>.

RECEIVED

DEC 26 2008

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE "QUALITY
STANDARD FOR DIGITIZING"
ACCEPTED


REGISTERED PROFESSIONAL ENGINEER
MENG-HSIU CHEN
M119582
EXP. 9/30/10
MECHANICAL
STATE OF CALIFORNIA

~~Peter Tan, DBI~~
~~JAN 11 2019~~

T24-1.3

LIGHTING TITLE 24 - PAGE
1 OF 2

3910 24TH ST
3910 24TH ST
SAN FRANCISCO, CALIFORNIA



MHC ENGINEERS
 150 8TH STREET
 SAN FRANCISCO, CA 94103
 PH. (415) 512-7141
 FAX (415) 512-7120

[illegible]

STATE OF CALIFORNIA
Indoor Lighting
NRCCL-TITLE
NRCCL-TITLE (Issued 7/18)
Project Name: 3910 24TH ST
Project Address: 3910 24TH ST
Report Page: 7 of 7
Date Prepared: 10/18/2018

CALIFORNIA ENERGY COMMISSION
NRCCL-TITLE
10/18/2018

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
Documentation Author Name: Meng Hsiu Chen
Company: MHC Engineers, Inc.
Address: 150 8th Street
City/State/Zip: San Francisco, CA 94103
Signature Date: 10/18/2018
CEA/HERS Certification Identification (if applicable): 415-512-7141
Phone: 415-512-7141

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I have ensured that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency upon request. I have also ensured that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Meng Hsiu Chen
Company: MHC Engineers, Inc.
Address: 150 8th St.
City/State/Zip: San Francisco, CA 94103
Signature Date: 10/18/2018
License: M19882
Phone: 415-512-7141

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2016standards>

July 2018

City and County of San Francisco
Department of Building Inspection



Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

NOTICE

SIMPLIFIED TITLE-24 NON-RESIDENTIAL INTERIOR TENANT IMPROVEMENT ENERGY INSPECTION REQUIREMENTS (M/E/P)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Inspector or (415) 558-6570.

Before final inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. **The permit will not be finalized without compliance with the energy inspection requirements.**

Energy Inspection Services Contact Information

- Telephone: (415) 558-6132
- Fax: (415) 558-6474
- Email: dbi.energyinspections@sfgov.org
- In person: 3rd Floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2016standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Rev 2/28/2017

SIMPLIFIED TITLE-24 NON-RESIDENTIAL INTERIOR TENANT IMPROVEMENT ENERGY INSPECTION (M/E/P)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
Attachment NR-MEP

JOB ADDRESS: 3910 24TH ST APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME: Meng-Hsiu Chen PHONE NO.: (415) 512-7141

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for a typical Non-Residential Tenant Improvement:

MECHANICAL
1. Installation
✓ NRCA-MCH-01-E Mechanical (IB36) Engr/Arch of Record: Meng-Hsiu Chen
2. Acceptance
✓ NRCA-MCH-02-A Outdoor Air (AB2) Email: general@mhcengr.com
✓ NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3)
ELECTRICAL
1. Installation
✓ NRCL-LT01-E Interior Lighting (IE5)
✓ NRCL-LT02-E Energy Management Control System (EMCS) or Lighting Control System (IE7)
□ NRCL-LT03-E Track Lighting Integral Current Limiter or Supplemental Overcurrent Protection Panel (IE8)
✓ NRCL-LT04-E Power Adjustment Factors (IE10)
□ NRCL-LT05-E Certificate of Installation - Electrical Power Distribution (IE15)
2. Acceptance
✓ NRCA-LT02-A Lighting Controls (AE1) Engr/Arch of Record: Meng-Hsiu Chen
□ NRCA-LT03-A Automatic Daylighting Controls (AE2) Email: general@mhcengr.com
□ NRCA-LT04-A Demand Responsive Lighting Controls (AE3)
□ NRCA-LT05-A Institutional Tuning PAP (AE5)
PLUMBING
1. Installation
□ NRCL-PLB-01-E Water Heating Systems (IP10) Engr/Arch of Record: Email:

This simplified energy inspection form is intended to be used for typical interior tenant improvements. If additional installation, acceptance, or verification certificates not shown in this form are required, the standard Non-Residential Building, Plumbing, and Electrical Energy Inspection forms shall be used.

Review by: DBI Engineer or Plan Checker Phone: (415) 558-
APPROVAL (Based on submitted reports)

DATE DBI Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

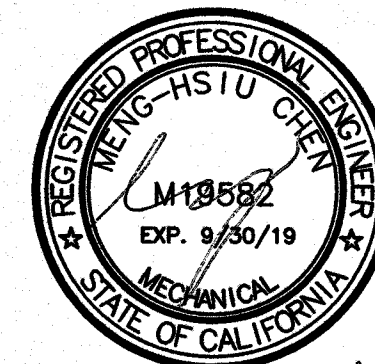
Rev 2/28/2017

APPROVED
Dept. of Building Insp.
- San Francisco -

FEB 04 2019

TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
DEC 26 2018
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED



LIGHTING TITLE 24 - PAGE
2 OF 2

3910 24TH ST
3910 24TH ST
SAN FRANCISCO, CALIFORNIA

MHC ENGINEERS
150 8TH STREET
SAN FRANCISCO, CA 94103
PH. (415) 512-7141
FAX (415) 512-7120

REVISION	DESCRIPTION	REVISION DATE	REV#	REV BY

DATE: 2018-10-18
APPROVED: MHC
DESIGN: SK
JOB: M18-044

T24-1.4



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3910 24th Street		3654006
Case No.		Permit No.
2021-000485PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project proposes a day spa (Cacoon Day Spa) in Noe Valley, where services include waxing, skincare, and massage. There will be no change to planning or zoning. This establishment has two other locations in the Bay Area.		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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"/>	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Other ____

☐

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"/>	<p>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.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>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?</p> <p>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. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>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? <i>(refer to 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.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>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? <i>(refer to 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.</p>
<p>Comments and Planner Signature (optional):</p> 	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input 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 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 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. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input 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</i> (Analysis required):
<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:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input 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:	Signature:
	<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	

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:



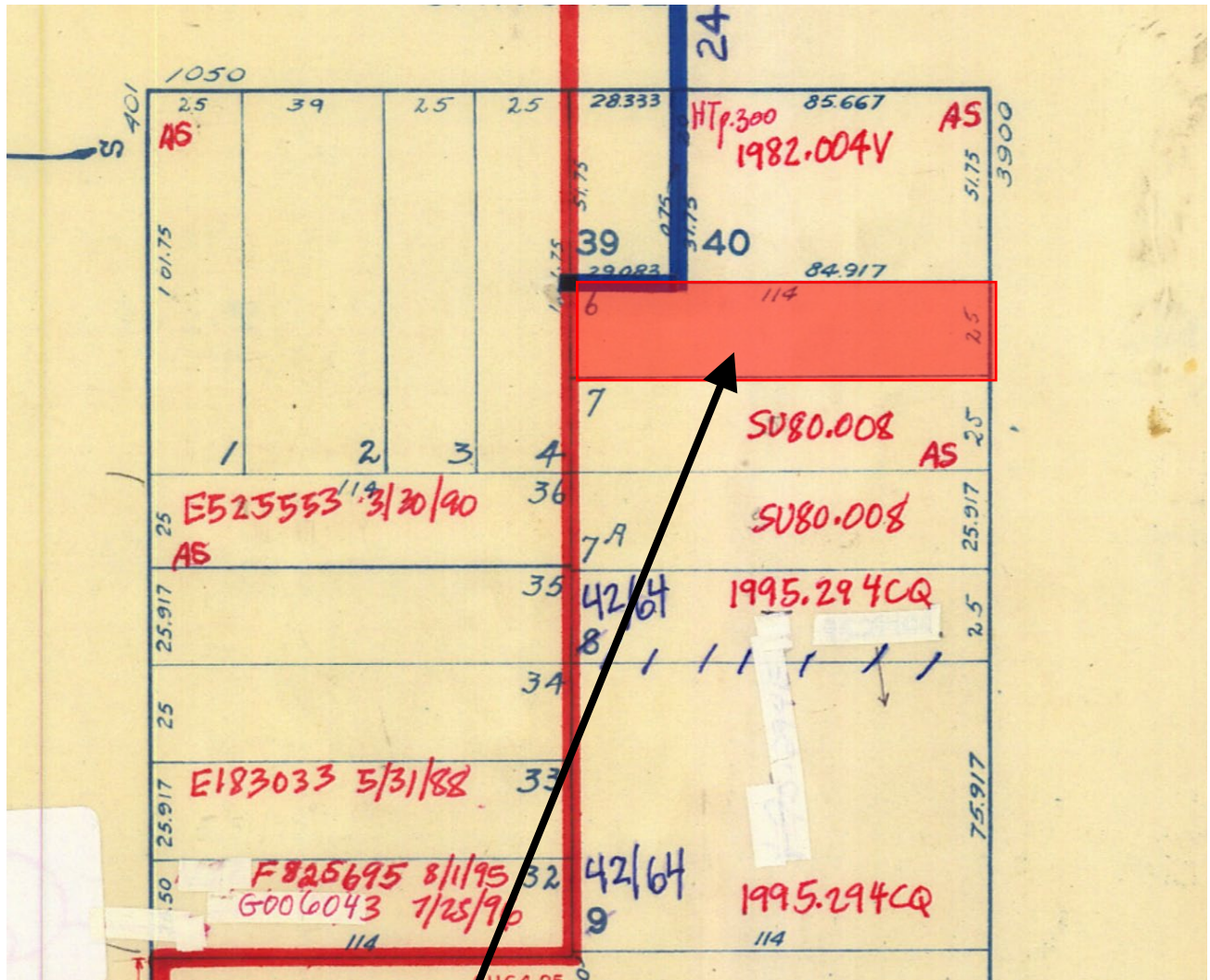
LAND USE INFORMATION

PROJECT ADDRESS: 3910 24TH ST

RECORD NO.: 2021-000485CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	1400	0	0
Retail/Commercial GSF	3200	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ()	N/A	N/A	N/A
TOTAL GSF	4600	0	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	2	0	2
Dwelling Units - Total	2	0	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	N/A	N/A	N/A

Parcel Map



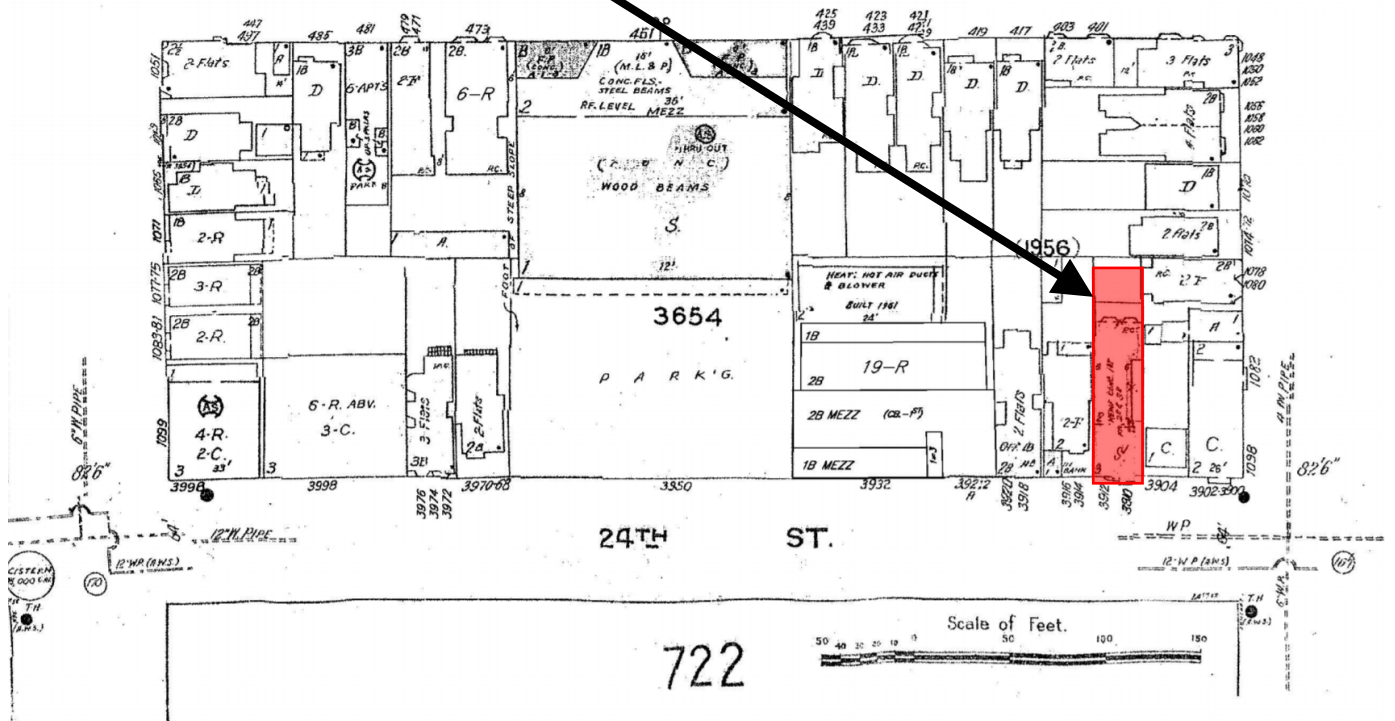
SUBJECT PROPERTY



Conditional Use Authorization
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3910 24th Street

Sanborn Map*

SUBJECT PROPERTY

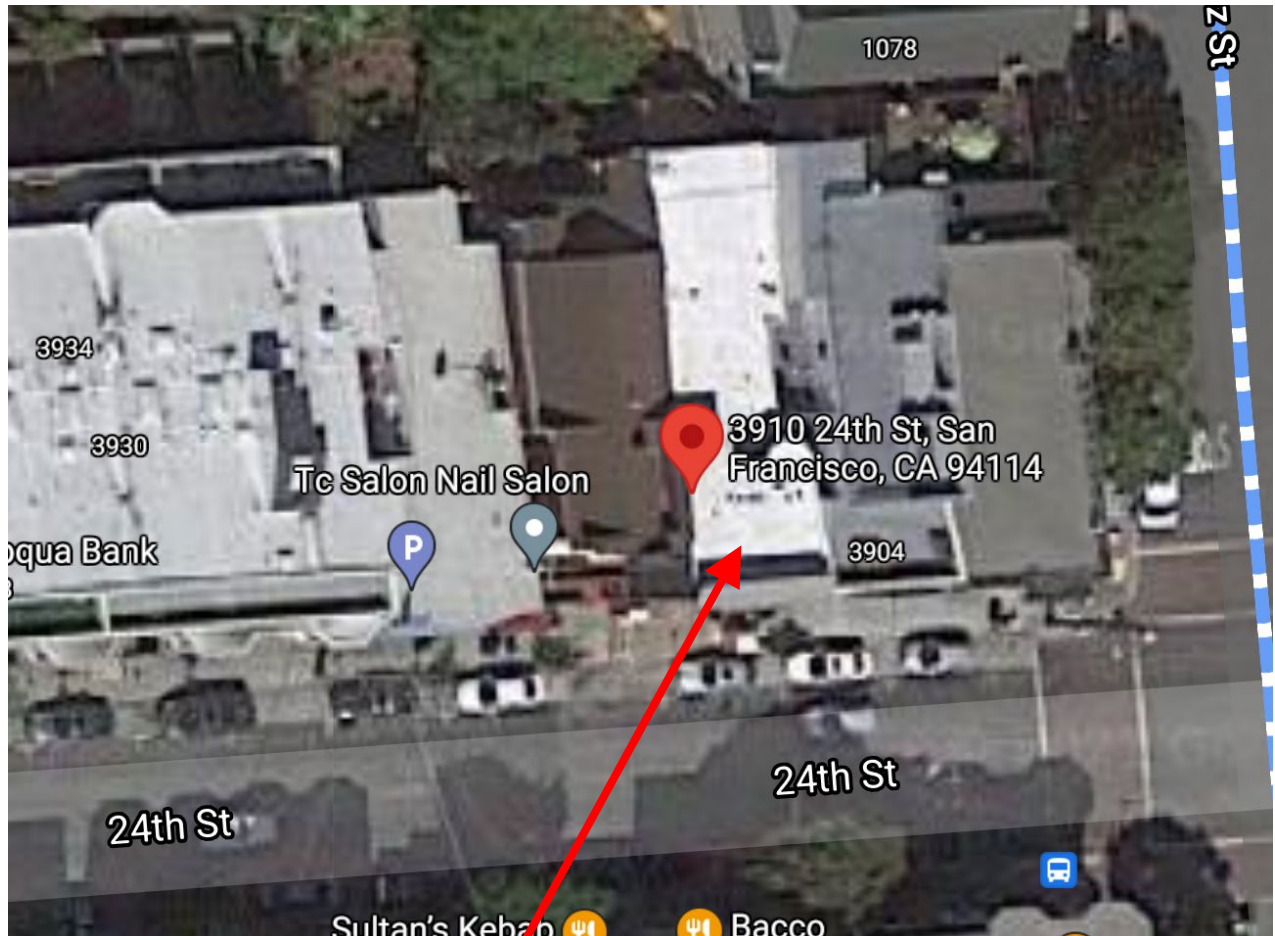


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



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Aerial Photo

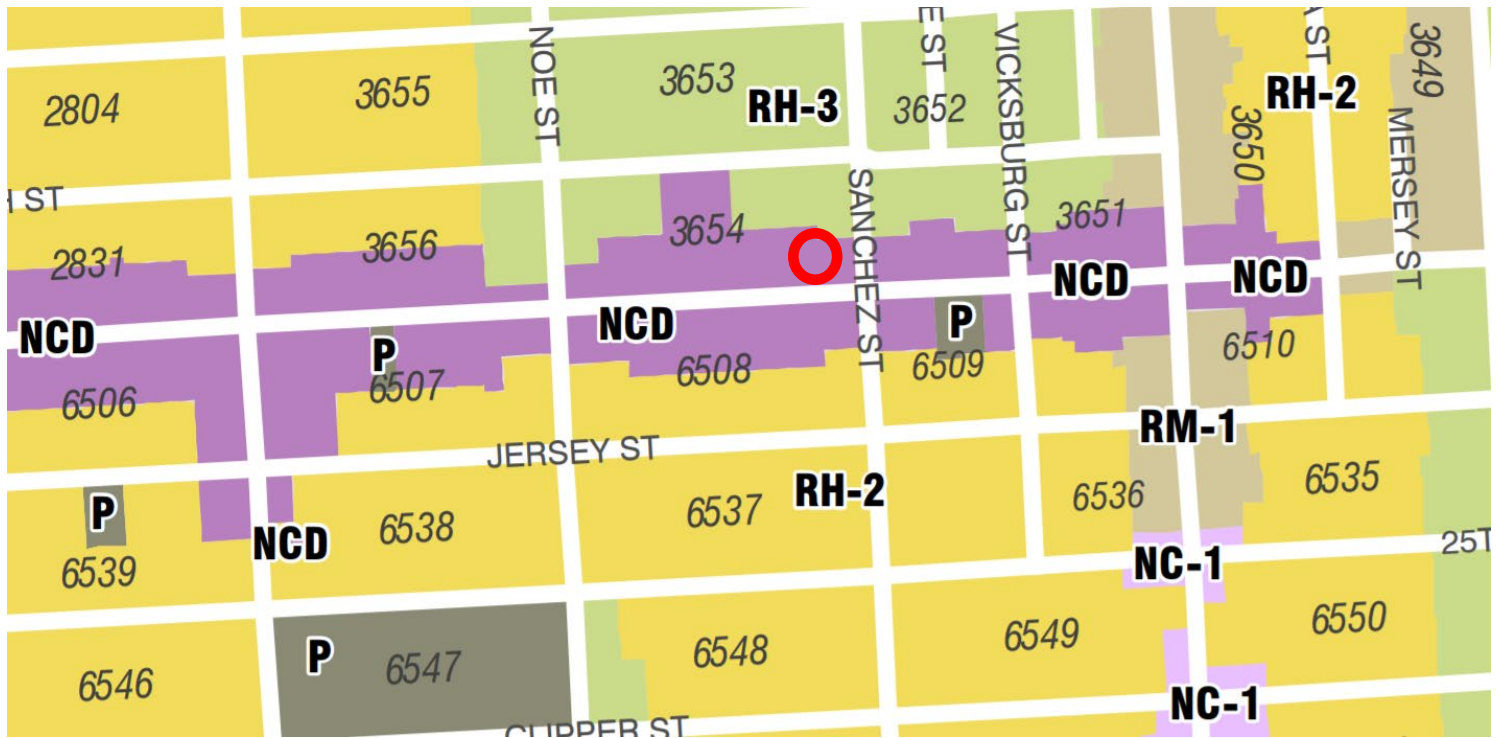


SUBJECT PROPERTY



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Zoning Map



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April 21st 2021

To whom it may concern,

Cocoon Day spa, Noe Valley is requesting a conditional use permit for our new spa that will be located on the busy main street of Noe Valley.

We are a prominent spa with locations in Soma and Rockridge in Oakland - Noe Valley will be our third location.

We opened our first San Francisco location in 2007 in the Soma district. We successfully secured a conditional use permit from the city at that time. We have been performing massages at our Soma location for the last 14 years and we provide full time employment to a team of eight Massage Therapist's.

In January 2021 we received our massage establishment license for our Rockridge location. We started performing massage there in February and it has been very very well received by the neighborhood. We provide full time employment to a team of 5 massage therapists there.

We are very excited to bring Cocoon Day Day spa to Noe Valley.

We believe that we will be a great asset to this busy main street that has sadly lost so many businesses over the past year due to Covid.

Cocoon Day spas are high end spa's designed for all. Our treatments and services focus primarily on effectiveness but also luxury and relaxation. Massage is a key and necessary component to the services that we offer.

We are really excited to become a positive and essential part of the neighborhood and contribute to the re-growth of Noe Valley.

Here is a link to our website: www.cocoonurbandayspa should you wish to get a better knowledge for what it is that we do.

I also encourage you to check out our great yelp reviews and Google reviews for our other locations.

Thank you sincerely,

Sarah Redmond and Kimi Mercado
Owners

Site Photo



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