BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
STAN FEINSOD, Appellant(s)
vs.
ENTERTAINMENT COMMISSION, Respondent

Appeal No. **26-006**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on February 5, 2026, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on February 4, 2026 to 311 Third Street LLC, of a Place of Entertainment Permit (Indoor entertainment allowed Friday-Saturday and up to 4 other times per month until 2:00 a.m.) at 311 3rd Street.

APPLICATION NO. EC-1906 POE

FOR HEARING ON March 11, 2026

Address of Appellant(s):	Address of Other Parties:
Stan Feinsod, Appellant(s) 300 3rd Street, Apt No. 601 San Francisco, CA 94107	311 Third Street LLC, Permit Holder(s) c/o Kingston Wu, Agent for Permit Holder(s) 311 3rd Street San Francisco, CA 94107

Date Filed: February 5, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-006

I / We, **Stan Feinsod**, hereby appeal the following departmental action: **ISSUANCE** of **Place of Entertainment Permit No. EC-1906** by the **Entertainment Commission** which was issued or became effective on: **February 4, 2026**, to: **311 Third Street LLC,** for the property located at: **311 3rd Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **February 19, 2026**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, kaitlyn.azevedo@sfgov.org, maggie.weiland@sfgov.org and kingston@gmail.com
Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **March 5, 2026**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, maggie.weiland@sfgov.org, kaitlyn.azevedo@sfgov.org, and stanfeinsod@gmail.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, March 11, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Stan Feinsod, appellant

The Entertainment Commission met on February 3. Item EC-1906 came up in the agenda at about 8:00 pm. The Commission heard from permit applicant Kingston Wu who explained his intent and compared his location with several other locations in the area (including Dreamforce). Public comment included eight (8) residents of Museum Parc concerned about the propagation of sound from the Golden Eye on the 12 days per month requested in the permit application. A petition signed by 64 residents was presented to the Commissioners.

Golden Eye has single pane windows across the entire restaurant facing Museum Parc, a high-rise condominium with 233 apartments. Residents were deeply concerned about the sound propagation across the street at late hours disturbing their quiet enjoyment of their homes. The issue is made more difficult by the fact that the building is not air-conditioned and on warm nights windows are open. It is sitting on a residential block, in space that has been occupied by restaurants for over twenty (20) years. It is not next to or near any other space which uses live music.

Once public comment was concluded, two Commissioners commented on their personal knowledge and good relationship with Kingston Wu, the applicant. No Commissioner spoke to the overwhelming objections of the residents of Museum Parc. There was no notice taken of the objections. After this repartee about the applicant, and without any notice of the many written objections received or direct testimony of the neighbors, the Commission voted to approve the permit.

The Commission, by this action, demonstrated a bias toward the applicant. It's lack of consideration of neighborhood objections should by itself invalidate the approval action.

The Commission could have considered mitigating actions which would mitigate noise propagation, for instance, the installation of double Pane glass or the installation of acoustic curtains in front of the windows. The Commission could have reduced the permitted hours of live music so that it had to cease by midnight instead of the 2:00 am included in the permit application. A reduction in permitted live music nights from the requested 12 per month to far fewer may have also been considered.

The lack of any consideration of the noise issues renders the Commission's decision invalid and we request it to be reversed

I am a resident and owner of Unit 601 at Museum Parc, 300 Third Street across from the Golden Eye restaurant. This is an appeal to reverse the Commissions decision on this matter

Entertainment Commission Permit

City and County of San Francisco; State of California

Place of Entertainment

Permit Number: EC-1906 POE

Conditional Grant Date: February 3, 2026
Grant Date: February 4, 2026

Permit is hereby granted to: Kingston Wu of 311 THIRD STREET LLC

Business Name: Golden Eye Social

Location: 311 3rd St., San Francisco, CA 94107

EC Approved Activity: Indoor entertainment

Date and Time: Friday - Saturday and up to 4 other times per month until 2am

Unless revoked or suspended by the Entertainment Commission ("EC") during a current year, or unless the permit is valid for only a specified time, it shall be deemed that application for a tax license renewal has been made at the end of each year and the original application granted under the conditions, limitations and obligations set forth herein is unchanged.

This permit must be displayed at the above address in a conspicuous place. You are required to allow any EC Permit Administrator, EC Inspector, or San Francisco Police Officer to inspect your premises (Police Code Sec. 1060.11). You shall not transfer this permit to another person or conduct a separate business at a different location other than that described on this permit (Police Code Sec. 1060.24).

ANY CHANGE IN OWNERSHIP OF THIS PERMITTED BUSINESS REQUIRES A NEW APPLICATION BE FILED WITHIN TEN DAYS OF THE DATE OF THE CHANGE. IF A PERMIT IS CONDITIONALLY GRANTED AND AN APPEAL IS FILED BY ANY PERSON WITHIN 10 DAYS OF THE ISSUANCE, THE PERMIT IS NOT VALID UNTIL THE APPEALS PROCESS IS CONCLUDED AND A FINAL DECISION IS RENDERED BY THE BOARD OF APPEALS.

Pertinent information regarding this permit:

- Permit holder shall comply with San Francisco Municipal Police Code under the jurisdiction of the Entertainment Commission, including but not limited to, Article 15, Article 15.1, Article 15.2, and Article 29.
- Permit holder shall comply with the Commission-approved Security Plan.
- Adhere to the Entertainment Commission's Good Neighbor Policy.
- Permit holder shall email their calendar of events on a monthly basis to the Southern Station Permits Officer, Southern Station Events Supervisor, and the Entertainment Commission.
- There shall be at least 1 guard onsite Friday and Saturday from 8pm until the business closes and any time there is entertainment.
- Indoor entertainment allowed Friday - Saturday and up to 4 other times per month until 2am.
- Sound abatement internal limit approved at 84dBA/94dBC maximum, measured from the pillar to the left of the main bar.

Failure to conduct your business in conformity with these regulations may subject you to a criminal citation or arrest and the revocation of your permit. This permit is accepted and subject to all legal obligations, requirements and the conditions set forth above.

Signature of Permittee:	Issued by: Maggie Weiland Executive Director, Entertainment Commission

Permit is not valid without current tax license.

Entertainment Commission
City and County of San Francisco

Memorandum

To: Kingston Wu of 311 THIRD STREET LLC

From: Kaitlyn Azevedo, Deputy Director

Date: February 3, 2026

RE: EC-1906 - Kingston Wu of 311 THIRD STREET LLC, ***dba Golden Eye Social***, 311 3rd St, Place of Entertainment

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Hi Kingston,

This letter is to memorialize the decision made by the San Francisco Entertainment Commission on February 3, 2026, at the regularly scheduled Entertainment Commission hearing regarding the Place of Entertainment (POE) for Golden Eye Social, located at 311 3rd Street. Please note, this letter is not your permit.

The Commission voted to approve the POE permit with the following conditions:

1. Permit holder shall comply with San Francisco Municipal Police Code under the jurisdiction of the Entertainment Commission, including but not limited to, Article 15, Article 15.1, Article 15.2, and Article 29; and
2. Permit holder shall comply with the Commission-approved Security Plan; and
3. Adhere to the Entertainment Commission's Good Neighbor Policy; and
4. Permit holder shall email their calendar of events on a monthly basis to the Southern Station Permits Officer, Southern Station Events Supervisor, and the Entertainment Commission; and
5. There shall be at least 1 guard onsite Friday and Saturday from 8pm until the business closes and any time there is entertainment; and
6. Indoor entertainment allowed daily until 2am Friday and Saturday and up to 4 other times per month; and
7. Sound abatement internal limit approved at 84dBA/94dBC maximum, measured from the pillar to the left of the main bar.

The following Commissioners voted aye: President Bleiman, Vice President Wang, Commissioner Perez, Commissioner Schlander, Commissioner Thomas, and Commissioner Davis

The following Commissioners voted nay: none

The following Commissioners were absent: Commissioner Poggio

Per Municipal Police Code Article 15.1 Section 1060.24.2 you have a right to appeal this decision to the Board of Appeals:

(a) The following actions taken under this Article may be appealed to the Board of Appeals: The granting or denial of a permit, including a conditionally granted permit, or an amendment to a permit, and the suspension or revocation of a permit. Any such appeal shall be filed within ten days from the date of the decision, as provided in Section 8 of the San Francisco Business and Tax Regulations Code.

The 10-day appeal window for the Commission's decision begins at the issuance of this letter. If you wish to file an appeal, contact the Board of Appeals at:

49 South Van Ness, Suite 1475
San Francisco, CA 94103
628-652-1150
boardofappeals@sfgov.org

Thank you,



Kaitlyn Azevedo
Deputy Director
cc: Maggie Weiland, Entertainment Commission Executive Director

BRIEF(S) SUBMITTED BY APPELLANT(S)

Appellant's Brief for Appeal No. 26-006

Feinsod vs. Entertainment Commission — 311 3rd Street

Introduction

Stan Feinsod, owner of Unit 601 at 300 3rd Street, appeals the Entertainment Commission's issuance of Place of Entertainment Permit No. EC-1906 to 311 3rd Street LLC (dba Golden Eye Social) on February 4, 2026. The permit authorizes indoor live entertainment on Fridays, Saturdays, and up to four additional nights per month — a total of up to twelve nights monthly — until 2:00 a.m. This would effectively transform a restaurant space that has operated as such for over thirty years into a late-night entertainment venue, situated directly beneath a residential building containing over 400 rental apartments and directly across the street from another containing 233 condominiums.

The Appellant respectfully requests that the Board of Appeals reverse the Entertainment Commission's decision and deny the permit. In the alternative, the Appellant requests that the Board impose the specific protective conditions described in Section V of this brief.

The Subject Properties

The Venue: 311 3rd Street

Golden Eye Social occupies a ground-floor commercial space at 311 3rd Street, within the SoMa Square (St. Francis Place) residential complex, which contains over 400 rental apartments. The space was designed and built out as a restaurant. For more than thirty years, this location has been home exclusively to restaurants serving the surrounding community — first Max's Diner (approximately fifteen years), then Bong Su (approximately three years), then Osha Thai (approximately thirteen years, closing in 2023), and now Golden Eye Social, which took over the space in May 2025. At no point during this thirty-year history has entertainment been offered.

The space has structural characteristics that make it poorly suited for use as an entertainment venue. It is a narrow, shallow space with single-pane windows spanning the entire frontage facing 3rd Street and Museum

Parc. It lacks the acoustic infrastructure — double-pane windows, sound isolation, acoustic curtains, physical depth providing separation from the street — that purpose-built entertainment venues incorporate.

Golden Eye Social holds a Type 47 liquor license from the California Department of Alcoholic Beverage Control, which designates it as a restaurant with bar service. A standard condition of the Type 47 license is that noise and disturbances shall not be audible beyond the premises. The Place of Entertainment permit creates a direct tension with this existing regulatory requirement. Appellant believes that this prohibition of audible sound outside the venue must continue.

Museum Parc: 300 3rd Street

Museum Parc is a 233-unit, thirteen-story residential condominium located at 300 3rd Street, corner of 3rd and Folsom Streets, built in 1989 and is home to approximately 350 households.

Museum Parc is directly across 3rd Street from Golden Eye Social. Many of its units have windows facing the venue. Any sound propagating from Golden Eye Social will be heard across the street. Critically, Museum Parc is not air-conditioned. On warm evenings — which in San Francisco can occur in any month — residents must open their windows. This is not a matter of preference; it is the only means of ventilation available to them. Residents cannot simply close their windows to mitigate noise from an entertainment venue across the street.

The Immediate Neighborhood: A Quiet Residential Corner

The applicant and the Entertainment Commission characterized this location as part of a busy commercial and entertainment district. That characterization is incorrect. While Museum Parc is located in the SoMa neighborhood and near the Moscone Convention Center, the specific corner of 3rd and Folsom Streets where these buildings sit is quiet and predominantly residential. Ground floor uses include restaurants, shoe repair, clothes cleaners, and a nail spa. This specific neighborhood has always been quiet since the Yerba Buena Center Redevelopment Plan was adopted in 1966. Although the Plan no longer governs land use in the area, it offers some historical context to the current situation. The Plan rules included the statement “General office, nighttime entertainment, massage establishments, movie theaters and heavy industrial uses are not permitted”. That plan designated this block for housing use, and the SoMa Square residential complex — containing over 400

apartments directly above Golden Eye Social — was built pursuant to that residential designation. The City's planning framework has consistently recognized this corner as residential, not as a commercial entertainment district.

Museum Parc faces the rear of the Moscone Center complex — the service and loading side, not the Howard Street frontage where convention activity, foot traffic, and event crowds concentrate. The Folsom Street side of Moscone generates little pedestrian activity.

The SoMa Square residential apartments — over 400 units — sit directly above two ground-floor restaurants: Golden Eye Social and Pazzia, an Italian restaurant that has operated quietly for decades. There is no other entertainment venue on this block. The nearest enclosed entertainment venue is on the far side of Harrison Street, a block away. Kitty-corner from Museum Parc is Spin, a ping pong venue with offices above that closes no later than 11:00 p.m. and generates no exterior noise at night. That is the entirety of the commercial activity on this corner.

Photographs submitted as Exhibits C-1 through C-10 illustrate these conditions: the narrow width of 3rd Street at this location, the direct line of sight between Museum Parc's residential floors and Golden Eye Social's ground-floor windows, the single-pane storefront windows of the venue, the immediate proximity between the venue's entrance and the residential tower across the street, the rows of residential windows and balconies on Museum Parc that face the venue — several visibly open because the building lacks air conditioning — the quiet rear side of the Moscone Center, the residential character of the immediate block, and the crowds that Golden Eye Social has already generated on this sidewalk (discussed below).

Third Street at this location is narrow and flanked by buildings on both sides. Traffic at night is light. Sound propagates across the street and reflects off the building facades, creating an acoustic corridor that amplifies rather than attenuates noise from ground-floor sources. On a quiet night — which most nights are on this block — live entertainment at 311 3rd Street would be the dominant sound source for residents on the 3rd Street side of Museum Parc.

The Permit Fundamentally Changes the Character of a Residential Corner

The permit as issued authorizes up to twelve nights per month of live entertainment until 2:00 a.m. — up to 144 nights per year, or nearly every other night. Golden Eye Social is currently closed on Sundays and Mondays. Any entertainment permitted on those days would represent an expansion beyond the venue's current operating pattern, and the full twelve-night allowance substantially exceeds any reasonable need.

This represents a fundamental change in the character of this location. For over three decades, every business at 311 3rd Street has been a restaurant – a use consistent with and expected by the surrounding residential community. No resident of Museum Parc or SoMa Square purchased or leased their home expecting a late-night entertainment venue because none has ever existed here. The space is not adjacent to or near any other venue that hosts live music.

The breadth of the permitted activity is particularly concerning. When a patron visits a restaurant, the visit is focused on dining. When a venue offers live entertainment until 2:00 a.m. on up to twelve nights per month, the entertainment becomes the draw, and the operational character of the business changes accordingly. Patrons arrive later, stay later, consume more alcohol, and exit in concentrated groups in the early morning hours. The impacts on the surrounding residential community are qualitatively different from those of a restaurant.

The City's own Planning Code confirms the significance of this transformation. Section 102.17 defines "nighttime entertainment" to include "restaurants and bars" that obtain Place of Entertainment permits for amplified entertainment.[1] Under this definition, the issuance of Permit EC-1906 converts Golden Eye Social from a restaurant into a nighttime entertainment use as a matter of city law — not merely as a practical matter. The residents' concern that this permit transforms a restaurant into a nightclub is not hyperbole; it is the legal reality under San Francisco's own regulatory framework.

In a February 10, 2026 meeting at Golden Eye Social organized by the applicant, six Museum Parc residents met with Mr. Wu to discuss the permit and its potential impacts. During that meeting, the applicant acknowledged that his original plan for this location did not include nighttime entertainment. The entertainment component was added later as a strategy to generate additional traffic at a location the applicant described as underperforming — specifically, that weekend business at this location is slow and that this is the slowest of his six San Francisco restaurants. This confirms that entertainment is not integral to the venue's restaurant concept

but rather an intervention intended to change the commercial character of a corner that does not naturally support late-night activity. The more than 630 households in the two adjacent buildings bear the full burden of this new activity while deriving no benefit from it.

The concerns described in this brief are not hypothetical. On the evening of October 31, 2025 — before the permit was even granted — a large crowd congregated on the 3rd Street sidewalk in front of Golden Eye Social. A photograph taken from a Museum Parc bedroom window after 10:00 p.m. (Exhibit C-10) shows the crowd and a party bus outside the venue. Residents report the crowd did not disperse until approximately 2:00 a.m., and that the indoor sound system was at high volume with the venue's side door propped open. This incident was documented in an email to the Entertainment Commission during the permit application process. It demonstrates exactly the pattern residents fear: large outdoor crowds, extended late-night noise, and an inability by the venue to control the impact on the surrounding residential community.

Sound Propagation Concerns Remain Unaddressed

The Entertainment Commission set an internal sound limit of 84 dBA / 94 dBC, measured from a pillar to the left of the main bar. This limit governs only the sound level inside the venue at a single measurement point. It does not address — and no evidence was presented to the Commission regarding — the level of sound that will propagate through the venue's single-pane windows, across 3rd Street, and into Museum Parc residences. No evidence exists to show that the level of permitted internal sound would be contained inside the venue with no sound audible beyond the premises.

We do not know if an 84 dBA internal limit would result in acceptable noise levels inside any of the homes of the 233 households across the street. More significantly, we do not know if this internal sound level would result in sound that is not audible beyond the premises.

No sound testing has been conducted to determine whether it will. No acoustic analysis of the venue's structural characteristics — its single-pane windows, its shallow depth, its lack of sound isolation — has been performed. The Commission approved the permit without this information.

In the February 10 meeting, Mr. Wu acknowledged the need for sound testing and expressed willingness to conduct measurements inside Museum Parc units. He also indicated that he does not wish to install replacement windows — the single most effective measure for reducing sound propagation to Museum Parc. Without a condition requiring structural soundproofing, the applicant has indicated it will not occur voluntarily. Additionally, the applicant stated that he is still developing his entertainment plan for this location. The Commission thus approved a permit for an entertainment program that does not yet exist in definitive form — without knowing the specific type, volume, or frequency of entertainment that will be presented.

As described above, Museum Parc lacks air conditioning. On warm evenings, whatever sound propagates through Golden Eye Social's single-pane windows and across the street enters directly into residents' homes. There is no practical way for residents to self-mitigate. It is the contention of Appellant that no sound from Golden Eye Social be noticeable by Museum Parc residents, which would maintain the current license's requirement that noise and disturbances shall not be audible beyond the premises.

Appellant does not argue that live entertainment should never be permitted near residential buildings. Appellant argues that when a venue with no acoustic infrastructure seeks to operate as an entertainment venue directly across from and beneath more than 630 households in two residential buildings, the permitting body has an obligation to determine — before granting the permit — whether the venue can operate without materially impacting residents' ability to sleep and enjoy their homes. The Commission did not make this determination.

The Entertainment Commission's Proceeding Was Fundamentally Flawed

While the Board of Appeals applies de novo review and may decide this matter on its merits without deference to the Entertainment Commission, the circumstances of the Commission's proceeding are relevant to the Board's understanding of why the permit was issued without adequate protective conditions.

Residential Opposition Was Substantial and Unanimous

Eight residents of Museum Parc appeared at the February 3, 2026 hearing and testified against the permit. A petition (attached) signed by over sixty (60) Museum Parc residents was presented to the Commissioners. Over forty (40) written objections were submitted in advance, including a detailed letter from Appellant and a

separate letter from Museum Parc resident and owner Alan Bush, Ph.D. Not a single resident spoke in favor of the permit.

The residents' testimony and written submissions raised specific, concrete concerns: sound propagation through single-pane windows, the lack of air conditioning requiring open windows, the thirty-year history of restaurant-only use, the absence of acoustic testing, and the need for protective conditions including soundproofing requirements, reduced hours on weeknights, and patron dispersal management.

The Commission Did Not Address Residential Concerns

After public comment concluded, two Commissioners spoke — not to address any of the concerns raised by residents, but to describe their personal knowledge of and relationship with the applicant, Kingston Wu, and to express their trust in him based on their familiarity with his other business operations. No Commissioner acknowledged, addressed, or responded to any of the specific objections raised by the eight speakers, the petition signers, or the written submissions.

This sequence is significant. In a proceeding where the affected community's input is supposed to inform the decision, the only Commissioner commentary following public comment was personal endorsement of the applicant. The Commission then voted unanimously to approve the permit (6–0, with one Commissioner absent), without any discussion of whether the residents' concerns had merit or how they might be mitigated.

This outcome is difficult to reconcile with the Commission's own governing mandate. Administrative Code § 90.1 directs the Commission to balance "the cultural, economic, employment and other benefits of a vibrant entertainment and late-night entertainment industry with the needs of residents and businesses in the vicinity of entertainment venues." Section 90.4(b) ties permit conditions to the Commission's good neighbor policies for the specific location. The Commission's proceeding reflected no balancing and no location-specific analysis — only personal endorsement of the applicant.

The neighborhoods surrounding Mr. Wu's other establishments may have very different characteristics from the corner of 3rd and Folsom Streets. Personal trust in an applicant, however warranted, is not a substitute for evaluating whether the specific physical conditions of a specific venue — single-pane windows, shallow space, no acoustic isolation, residential building with over 400 units directly above, 233 residential units directly

across the street, no air conditioning in those units — can accommodate entertainment use without impacting the surrounding community. Commissioners who have a personal relationship with an applicant that might affect their impartiality should recuse themselves from the proceeding, or at minimum should demonstrate that their familiarity with the applicant has not predetermined the outcome. The record of this proceeding demonstrates neither.

Requested Relief

Primary Request: Deny the Permit

The Appellant respectfully requests that the Board of Appeals reverse the Entertainment Commission's decision and deny Place of Entertainment Permit No. EC-1906.

The basis for this request is straightforward: the venue at 311 3rd Street was built as a restaurant, has operated exclusively as a restaurant for over thirty years, lacks the acoustic infrastructure for entertainment use, sits directly beneath a residential building with over 400 apartments and directly across the street from 233 residential condominiums in a building without air conditioning, and no evidence was presented that the venue can host live entertainment until 2:00 a.m. without materially impacting the surrounding residential community. Indeed, the Halloween 2025 incident demonstrates that this impact has already occurred.

Alternative Request: Impose Protective Conditions

Should the Board determine that some form of entertainment use is appropriate at this location, the Appellant requests that the following conditions be placed on the POE permit:

Sound mitigation. Require installation of double-pane windows or acoustic curtains across the venue's 3rd Street frontage, and any additional soundproofing necessary to ensure that entertainment does not produce a measurable increase in ambient noise inside Museum Parc units, and importantly shall not be audible beyond the premises. Require sound testing — at actual performance volume — both inside the venue, on the sidewalk outside the venue, and inside Museum Parc units facing 3rd Street, with results submitted to the Board, before entertainment operations commence.

Reduced hours. Limit entertainment to Friday and Saturday nights until 11:00 p.m. The current permit structure allows for up to twelve (12) nights per month of entertainment until 2:00 am. This proposed limitation would be Friday nights and Saturday nights per calendar month until 11:00 pm. No entertainment on Sunday or Monday, consistent with the venue's current operating schedule. These limits would be consistent with the hours maintained by the other commercial uses on this corner — the nearest comparable business, Spin, closes no later than 11:00 p.m. — and would still permit entertainment on up to eight (8) nights per month while substantially reducing the impact on residents. The current permit's allowance of entertainment until 2:00 a.m. is excessive for a venue with no acoustic infrastructure in an immediate residential setting; even Chase Center, a purpose-built entertainment venue, typically concludes live performances by 11:00 p.m.

Patron dispersal management. Require dedicated security personnel on the 3rd Street sidewalk from thirty minutes before closing until thirty minutes after closing on all entertainment nights, with responsibility for actively and promptly dispersing patrons and preventing congregating, loitering, or queuing on the sidewalk. The current permit requires only one guard inside the venue on Fridays and Saturdays. This does not address the noise impact of concentrated groups of patrons exiting onto 3rd Street at closing time. The October 31, 2025 incident — in which a crowd on the sidewalk did not disperse until approximately 2:00 a.m. — demonstrates that this concern is not hypothetical.

Expedited review trigger. If the Board or the Entertainment Commission receives more than three verified noise or disturbance complaints from distinct Museum Parc or SoMa Square households within any sixty-day period, require the permit holder to appear before the appropriate body for review and potential reconditioning.

Conclusion

The residents of Museum Parc and SoMa Square are not opposed to Golden Eye Social operating as the restaurant it is licensed to be. They are opposed to the transformation of this residential corner into a late-night entertainment district — a transformation that the Entertainment Commission approved unanimously, without addressing a single concern raised by the petition signers, eight public speakers, and multiple written submissions from the people who live across the street.

This permit was granted without any determination that the venue can operate as an entertainment venue without impacting the more than 630 households in the two buildings most directly affected, and the evidence already in hand — the Halloween 2025 incident — demonstrates that it cannot. The Board of Appeals has the authority to hear this matter anew. The Appellant respectfully asks the Board to either deny the permit or impose conditions that meaningfully protect the residential community.

Respectfully submitted,

Stan Feinsod, Appellant

300 3rd Street, Unit 601

San Francisco, CA 94107

Notes

[1] SF Planning Code § 102.17: “Nighttime entertainment uses shall include dance halls, discotheques, nightclubs, private clubs and other similar evening-oriented entertainment activities which require dance hall keeper police permits or place of entertainment police permits which are not limited to nonamplified live entertainment, including restaurants and bars which present such activities.”

ATTACHMENTS

1. Petition to Entertainment Commission
2. Exhibit C - Photos
3. Exhibit G and H -Planning Code 102.17 and Administrative Code 90.1 and 90.4(b)

URGE ENTERTAINMENT COMMISSION TO DENY GOLDEN EYE PERMIT APPLICATION

We, the undersigned residents of Museum Parc (300 3rd Street), respectfully urge the SF Entertainment Commission to deny the POE permit application submitted by Golden Eye Social Club (311 3rd Street) to allow live entertainment until 2:00 a.m. on weekends and select weekdays. The proposed use is incompatible with the surrounding residential community. Any extended late-night entertainment would result in amplified noise, late-night crowd activity, and related safety concerns, interfering with residents' quiet enjoyment of their homes. Approval of this permit would exacerbate cumulative neighborhood impacts and undermine residential livability. We respectfully request that the Commission prioritize neighborhood compatibility, public safety, and quality of life and deny the POE application.

#	Name	Signature	Phone Number	Date
1	Ellen Kiyomiya	Ellen Kiyomiya #901	415 305 5517	1/18/26
2	GREG CHEN		NA	1/18/2026
3	Jim Bourgart	J. Bourgart #406	(415) 533-8159	
4	M. MAGUSS			1/18/26
5	Jm Chen			1/18/26
6	Vernon Grang			1/18/26
7	IKSHITA REDDY			1/18/26
8	Caroline Gillis		609-651-6763	1/18/26
9	Jon			
10	Clem Thurber		404-583-4317	1/18/26
11	Frank Xing	Frank Xing		1/18/26
12	MARI IKI		#405	1.18.26
13	BIRA HANDI			1.18.26
14	Candy Gray		n/a	1/18/26
15	Heather Hsia		8504458170	1/18/26

URGE ENTERTAINMENT COMMISSION TO DENY GOLDEN EYE PERMIT APPLICATION

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#	Name	Signature	Phone Number	Date
16	Michael Lee		(516) 220-8830	1/18/26
17	Logan Good		(847) 254-3043	1/18/26
18	JANE HOPKINS		415.307.4300	1/19/26
19	JENNIFER DEAL		415.243.0733	1.19.26
20	SARKISSIAN S.		415 601.6597	1.19.26
21	Mary C. Lao		415 999 4688	1/19/26
22	MAY FAIR		650-892-8983	1/19/26
23	Tony Yan		415-215-7523	1/19/26
24	ANITA LAO		415 504-6946	1/19/26
25	Clinton Bowen		818-687-1991	1/19/26
26	Jiang Jin		310-570-8586	1/19/26
27	ALAN BUSH		425-614-5873	1/20/26
28	JANINE CHENG		872-818-6929	1/20/26
29	Carlos Arjza		832-202-3280	1/20/26
30	VIKKI HART		(415) 601-4957	1/20/26

URGE ENTERTAINMENT COMMISSION TO DENY GOLDEN EYE PERMIT APPLICATION

We, the undersigned residents of Museum Parc (300 3rd Street), respectfully urge the SF Entertainment Commission to deny the POE permit application submitted by Golden Eye Social Club (311 3rd Street) to allow live entertainment until 2:00 a.m. on weekends and select weekdays. The proposed use is incompatible with the surrounding residential community. Any extended late-night entertainment would result in amplified noise, late-night crowd activity, and related safety concerns, interfering with residents' quiet enjoyment of their homes. Approval of this permit would exacerbate cumulative neighborhood impacts and undermine residential livability. We respectfully request that the Commission prioritize neighborhood compatibility, public safety, and quality of life and deny the POE application.

#	Name	Signature	Phone Number	Date
31	Raluca Musaloiu-E.		415-685-3009	01/20/2026
32	Clifford Kane		415-516-6055	1/20/26
33	Val S. Krenkel		415 4121380	1/20/26.
34	Ella Robinsm		202-369-1773	1-21-26
35	Charles Yu		781-640-9388	1/21/26
36	IVY LAM		717-883-8638	1-21-26
37	IGNATIUS Lam		714-478-7461	1-21-26
38	Diana Walke		214-274-1161	1-21-26
39	Lih-Yuh Wei		510-449-1616	1-21-26
40	PETER HARTMAN		415-510-7867	1-21-26
41	Tiffany Lung		408 318 2464	1/21/26
42	Jampa Tendar		3476533636	1-22/26
43	Douglas Chang		415-917 9147	1-22-26
44	Bella Wang		14465097O	01/22/26
45	Anuraj Pandey		4157460548	01/22/26

URGE ENTERTAINMENT COMMISSION TO DENY GOLDEN EYE PERMIT APPLICATION

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#	Name	Signature	Phone Number	Date
46	Salvador V.		510-362-2735	1/23/26
47	B. Wong	B. Wong	617-413-8222	1/23/2026
48	S. Lakdawala		6787616210	1/23/2026
49	Jenny Guan		415-215-7523	1/23/2026
50	A. Sakashita		415.351.8394	1/24/2026
51	R. Bourgart	Rielle E.J. Bourgart	415-902-3828	1/24/2026
52	Joe Mendenhall	Joe Mendenhall	415-735-8546	1/25/2026
53	Liliya Vilk		916-260-[illegible]	1/25/2026
54	Shyam [illegible]		916-714-7933	1/25/2026
55	Kelly Toledo		281-691-4276	25 Jan 2026
56	Ethan Chan		916-215-6097	1/25/2026
57	Pan Kashkoli	D. Kashkoli	415-407-2571	1/25/20
58	DAVID YI		415-490-6756	1/25/2026
59	Salvador V.			1/26/26
60	Julio D			1/26/26

URGE ENTERTAINMENT COMMISSION TO DENY GOLDEN EYE PERMIT APPLICATION

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#	Name	Signature	Phone Number	Date
61	Stan Fenrod	S Fenrod	4155021091	1/26/2026
62	V Smyth	V Smyth	415-533-2240	1/26/26
63	David Cervantes		415-517-7133	01/27/26
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EXHIBIT C

Photographs

Appeal No. 26-006
Feinsod vs. Entertainment Commission
311 3rd Street

All photographs taken February 2026 unless otherwise noted.

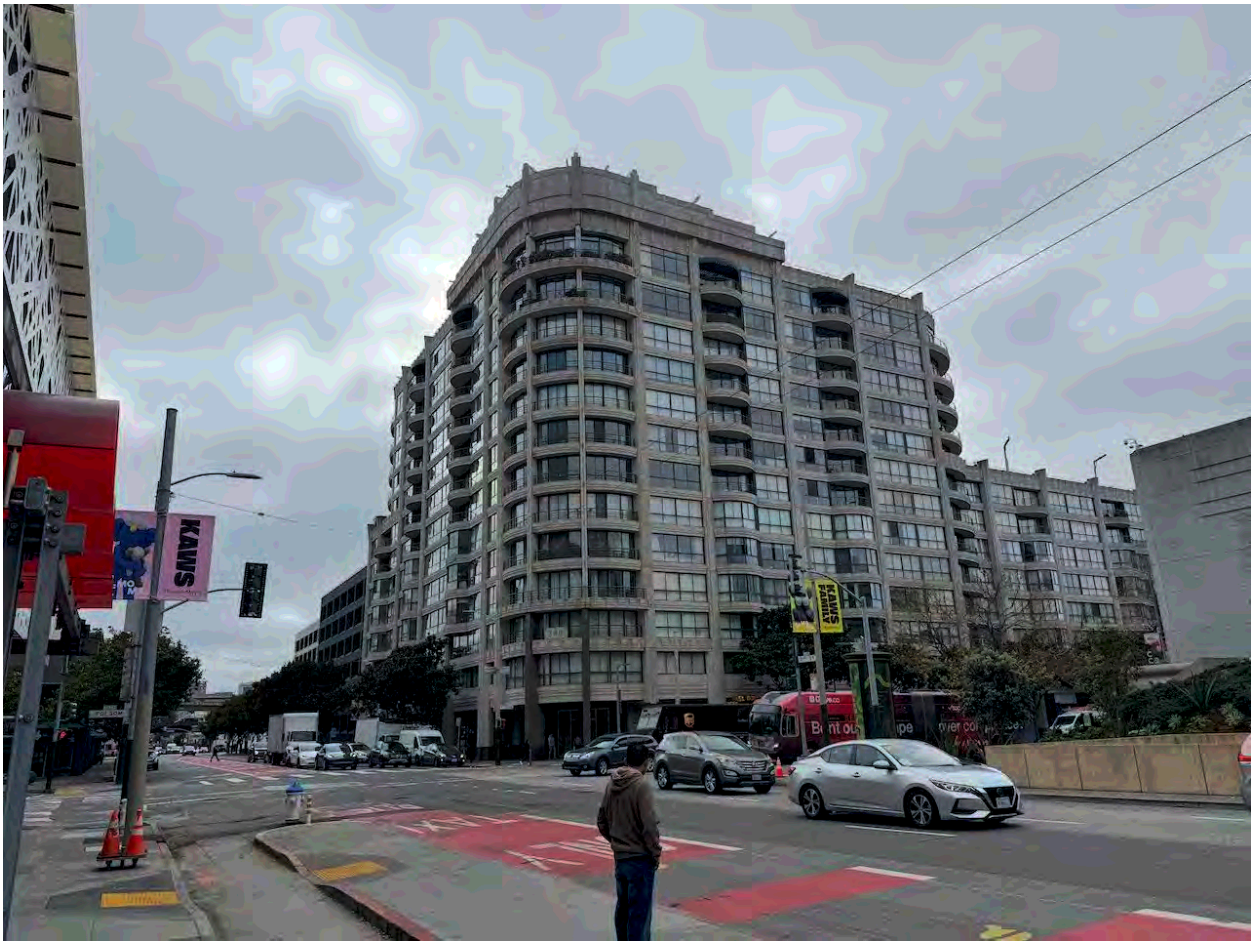
Photographs by Alan Bush, resident at 300 3rd Street (Museum Parc), except where indicated.

Exhibit C-1: Aerial View of the 3rd and Folsom Streets Area



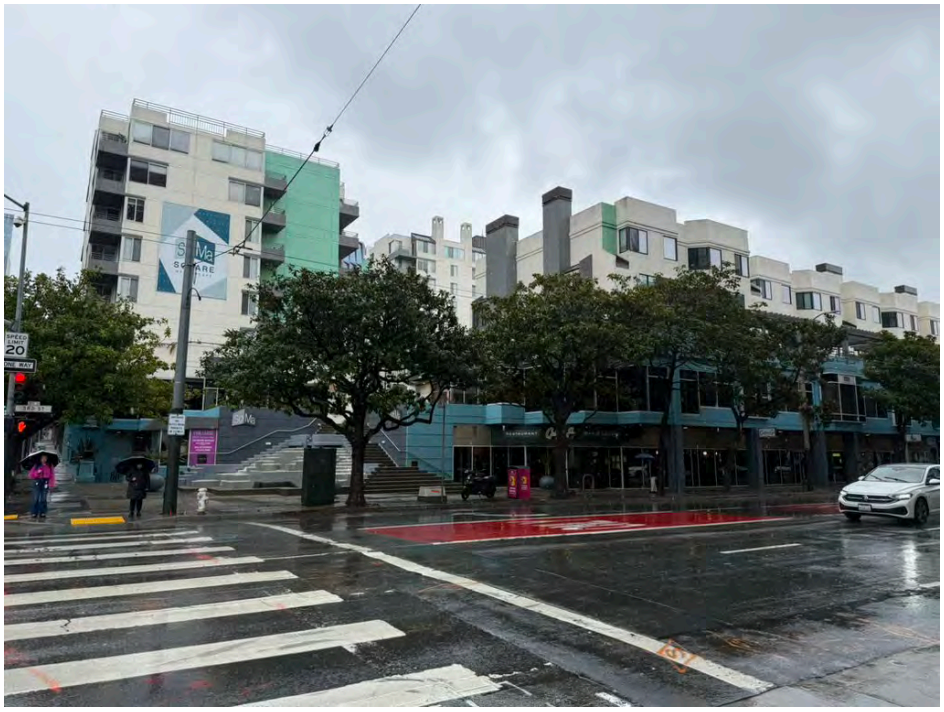
C-1. *The 3rd and Folsom Streets area. Museum Parc (300 3rd Street, red pin) faces the service side of the Moscone Convention Center, not its active Howard Street frontage. Golden Eye Social and SoMa Square Apartments are directly across 3rd Street. The immediate area is residential, not an entertainment district.*

Exhibit C-2: Intersection of 3rd and Folsom Streets



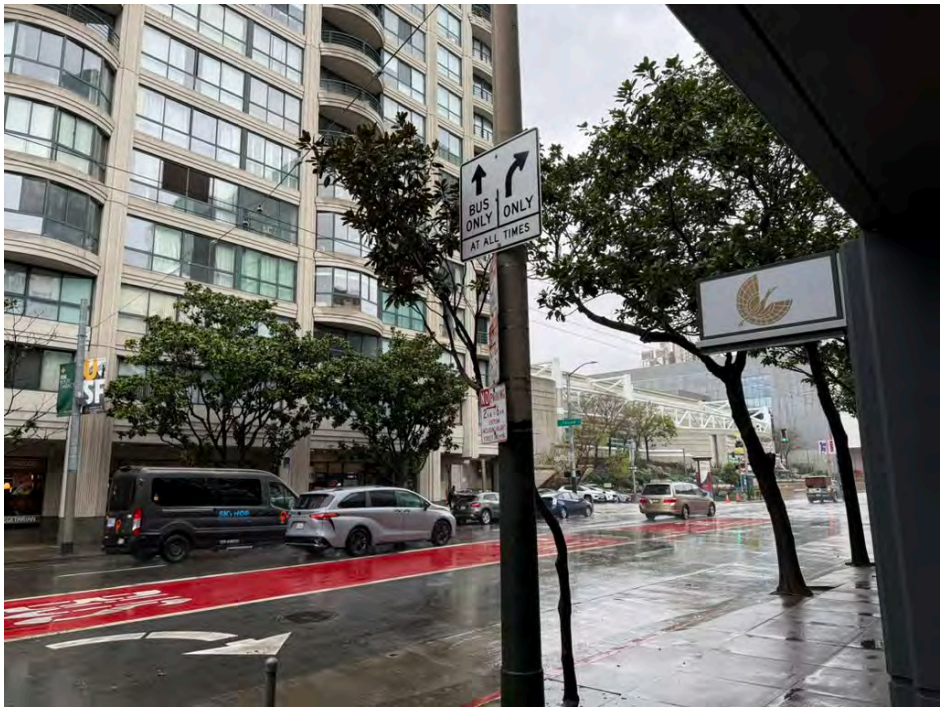
C-2. *View south on 3rd Street from the Folsom Street intersection. Museum Parc (300 3rd Street) is the residential tower at right. The SoMa Square complex containing Golden Eye Social (311 3rd Street) is at left. The buildings face each other directly across the width of 3rd Street. The narrow distance between the two buildings creates an acoustic corridor in which sound from ground-floor sources propagates directly into residential units on both sides.*

Exhibit C-3: SoMa Square and Golden Eye Social



C-3. *The SoMa Square residential complex as viewed from Museum Parc across 3rd Street. Golden Eye Social occupies the ground-floor commercial space at center and right. Residential apartments — including townhouse-style units — are directly above and immediately adjacent to the venue. The 20 mph speed limit sign reflects the residential character of this block. This space has been occupied exclusively by restaurants for over thirty years.*

Exhibit C-4: Museum Parc Viewed from Golden Eye Social's Side of 3rd Street



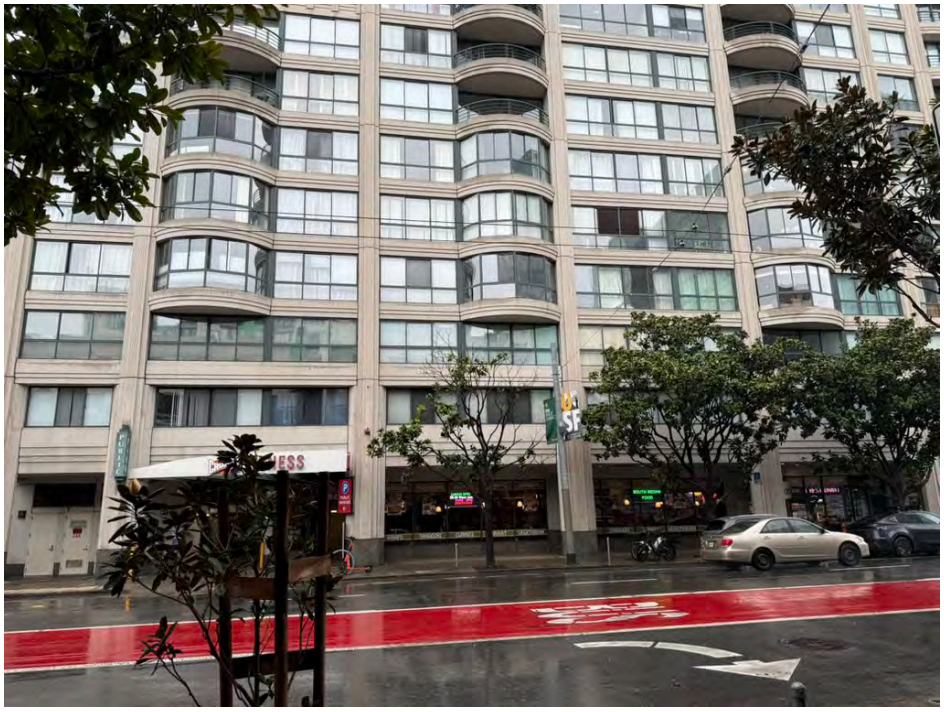
C-4. *Museum Parc (300 3rd Street) as seen from the Golden Eye Social side of 3rd Street. The building contains 233 residential condominiums. Multiple floors of windows and balconies face directly toward 311 3rd Street. The building is not air-conditioned; on warm evenings, residents must open these windows. There is no practical way for residents to self-mitigate against noise from an entertainment venue across the street.*

Exhibit C-5: Museum Parc from Golden Eye Social's Entrance



C-5. *Museum Parc as seen looking up from directly in front of Golden Eye Social. The Golden Eye Social sign is visible at right. This photograph illustrates the immediate proximity between the venue's entrance and the residential tower across the street. The wall of windows and balconies rising above demonstrates the number of units that would be directly exposed to entertainment noise, patron egress noise, and sidewalk activity associated with a late-night entertainment venue.*

Exhibit C-6: Museum Parc Residential Windows



C-6. *A closer view of Museum Parc's 3rd Street facade showing residential windows across multiple floors. Several windows are visibly open. Museum Parc was built in 1989 without air conditioning. On warm evenings — which in San Francisco can occur in any month — residents have no choice but to open their windows for ventilation. Whatever sound propagates from Golden Eye Social across 3rd Street enters directly into these homes.*

Exhibit C-7: Folsom Street — Residential Character



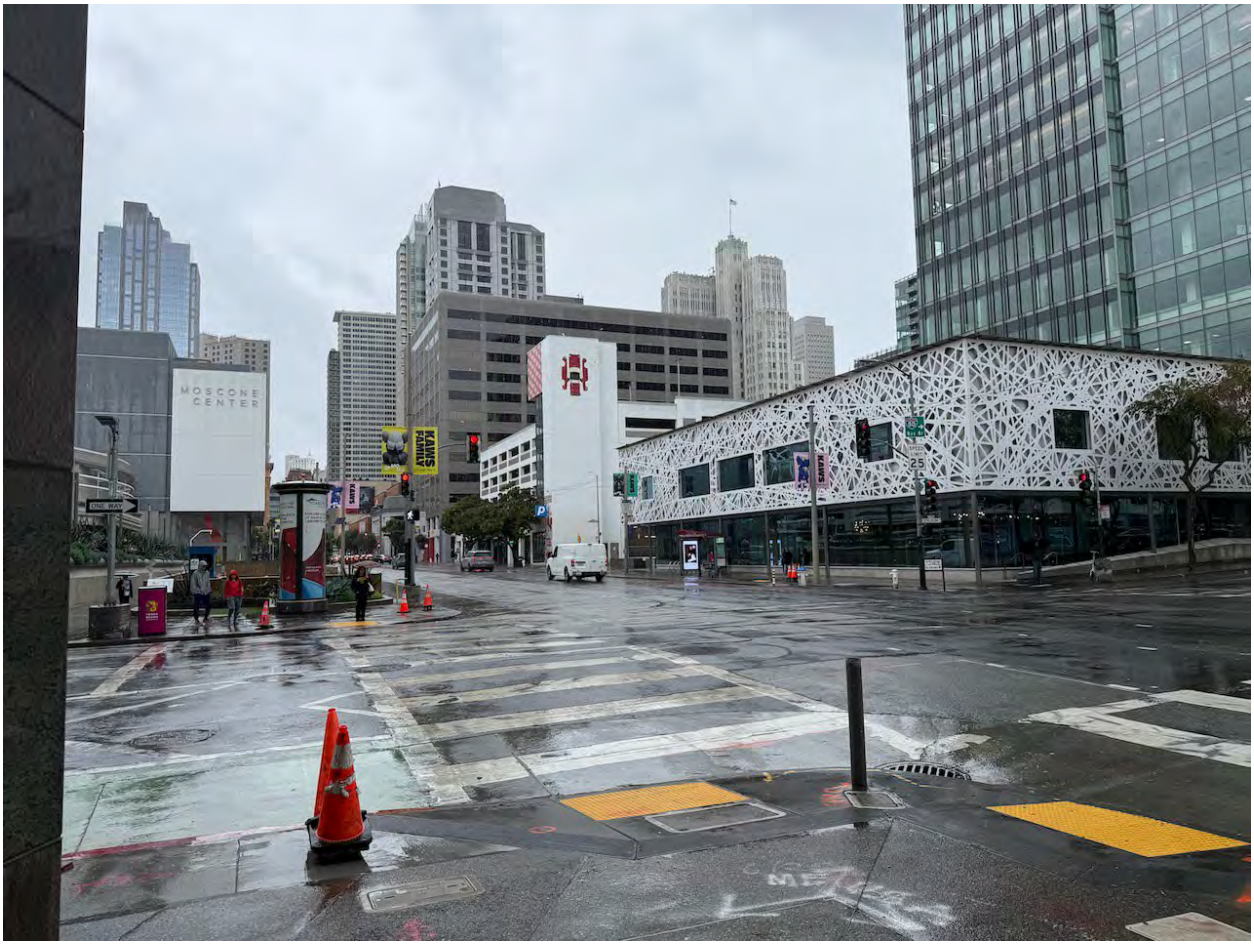
C-7. *View east along Folsom Street from the 3rd Street intersection. Museum Parc's residential facade extends along the left side of the frame. The service side of the Moscone Convention Center is visible in the distance at right. The street is quiet and residential in character, with no entertainment venues, nightlife establishments, or significant pedestrian activity. This is around the corner on which Golden Eye Social seeks to operate as a late-night entertainment venue.*

Exhibit C-8: Rear of the Moscone Convention Center from Museum Parc



C-8. *View from Museum Parc (300 3rd Street) looking across Folsom Street toward the rear of the Moscone Convention Center. Unlike the active Howard Street frontage one block north, this side of Moscone is a blank service wall with loading docks and no pedestrian activity. This is what Museum Parc actually faces — not an entertainment district. The applicant's characterization of this location as part of a busy commercial and entertainment area is contradicted by the physical reality of this corner.*

Exhibit C-9: View from Museum Parc Toward Spin (3rd and Folsom Intersection)



C-9. *View from Museum Parc at the 3rd and Folsom intersection, facing the back of the Moscone Center and Spin (a ping pong parlor). The activity for conventions is not at this intersection, it is a long block away at Howard St and north of Howard St.*

Exhibit C-10: Halloween 2025 — Crowd Activity Outside Golden Eye Social



C-10. *Photograph taken from Unit 405 of Museum Parc (300 3rd Street) by residents Mari Iki & Martin Maguss on the evening of October 31, 2025. A large crowd is visible congregating on the sidewalk directly in front of Golden Eye Social (311 3rd Street). A party bus is stopped on 3rd Street. Colored lighting is visible from inside the venue. SoMa Square residential apartments are visible directly above the crowd. This photograph documents the type of late-night crowd activity and noise impact that residents experience from Golden Eye Social's operations. This event occurred before Golden Eye Social obtained its Place of Entertainment permit (EC-1906, issued February 4, 2026), demonstrating that the venue was already generating nightclub-level sidewalk activity without the permit. The permit would authorize and expand this use to up to twelve nights per month until 2:00 a.m.*

EXHIBIT G

San Francisco Planning Code — "Nighttime Entertainment" Definition

Appeal No. 26-006 | Feinsod vs. Entertainment Commission | 311 3rd Street

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Current Codification (§ 102, as amended by Ord. 70-23)

The current San Francisco Planning Code consolidates all use definitions within Section 102. The definition of Nighttime Entertainment reads as follows:

> **Nighttime Entertainment.** A Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment, **including Restaurants and Bars which present such activities**. Nighttime Entertainment uses shall not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.3 of this Code.

(San Francisco Planning Code § 102, as amended by Ord. 70-23, eff. April 2023. Emphasis added.)

Historical Codification (§ 102.17, Ord. 115-90)

The definition originated as a standalone section and retains the same substantive scope. The original text reads:

> **SEC. 102.17. NIGHTTIME ENTERTAINMENT USES.** Nighttime entertainment uses shall include dance halls, discotheques, nightclubs, private clubs and other similar evening-oriented entertainment activities which require dance hall keeper police permits or place of entertainment police permits which are not limited to nonamplified live entertainment, **including restaurants and bars which present such activities**, but shall not include any arts activities or space defined in Section 102.2 of this Code, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.3 of this Code.

(San Francisco Planning Code § 102.17, added by Ord. 115-90, App. 4/6/90. Emphasis added.)

Significance to This Appeal

Under either formulation, the issuance of Place of Entertainment Permit No. EC-1906 to Golden Eye Social — a restaurant and bar that will present amplified entertainment — classifies that use as **Nighttime Entertainment** as a matter of San Francisco Planning Code. This is not a characterization urged by the Appellant; it is the legal classification the City's own code applies to the permitted activity. A restaurant or bar that obtains a Place of Entertainment permit for amplified entertainment is, by definition, a Nighttime Entertainment use under San Francisco law.

EXHIBIT H

San Francisco Administrative Code — Entertainment Commission Governing Mandate

Appeal No. 26-006 | Feinsod vs. Entertainment Commission | 311 3rd Street

Source: SF Administrative Code, Chapter 90, as published by the San Francisco Entertainment Commission at www.sfgov.org/entertainment/administrative-code-chapter-90

SEC. 90.1. DECLARATION OF POLICY.

It is the policy of the City and County of San Francisco to have a system of coordinated planning and permitting for cultural, entertainment, athletic and similar events and establishments throughout the City to promote such establishments and events for the economic and cultural enrichment of San Franciscans and visitors to San Francisco, and to celebrate the diverse communities within San Francisco. To facilitate this goal it is the policy of the City to have the San Francisco Entertainment Commission:

(1) assist the organizers and operators of cultural, entertainment, athletic and similar events and establishments to apply for, and obtain from the commission and other City departments when the applicant satisfies the requirements therefor, all necessary permits from the City;

(2) promote the responsible conduct and operation of such events and establishments;

(3) promote the development of a vibrant entertainment and late-night entertainment industry within the City;

(4) promote the use of City facilities for cultural, entertainment, athletic and similar events that generate revenue for the City;

(5) foster harm reduction policies, including but not limited to reduction of risks from substance use, hearing protection, heat exhaustion, and relevant health and safety measures;

(6) develop and recommend to the Mayor and Board of Supervisors "good neighbor policies" that appropriately balance the cultural, economic, employment and other benefits of a vibrant entertainment and late-night entertainment industry with the needs of residents and businesses in the vicinity of entertainment venues;

(7) mediate disputes between persons affected by cultural, entertainment, athletic and similar events and establishments, and the organizers of such events and operators of such establishments;

(8) assume responsibility from the Police Department for issuing entertainment-related permits;

(9) plan and coordinate City services for major events or which there is no recognized or adequate organizer or promoter, such as Halloween bacchanalia in the Castro district and New Year's Eve festivities; and

(10) provide information regarding venues and services appropriate for conducting events and functions ancillary to conventions held within the City, including conventions at the Moscone Convention Center.

(Added by Ord. 164-02, File No. 020783, App. 7/26/2002)

SEC. 90.4. POWERS AND DUTIES OF THE ENTERTAINMENT COMMISSION.

[Relevant Subsections]

In addition to the powers and duties set forth in Sections 4.102, 4.103 and 4.104 of the Charter, the commission shall have the following powers and duties:

(a) Accept review, gather information regarding, and conduct hearings upon applications for entertainment-related permits; and rule upon and issue, deny, condition, suspend, revoke or transfer entertainment-related permits in accordance with applicable laws and regulations. The commission may authorize the executive director or permit administrators, or both, to rule upon applications and grant, deny, condition, transfer or modify specified types of entertainment-related permits deemed by the commission to be routine and unlikely to pose significant negative impacts on persons in the vicinity of the event or establishment for which the permit is sought; provided, that any City department with an interest in the permit or person having a right to appeal to the Board of Appeals under Section 30 of the San Francisco Business and Tax Regulations Code may, in writing, (i) request that the permit application be heard in the first instance by the commission, or (ii) request reconsideration by the commission of the executive director's or permit administrator's decision. If the commission grants a request for reconsideration, it may hear the matter de novo, or may limit its review to the administrative record that was before the executive director or permit administrator at the time of his or her decision.

(b) Impose reasonable conditions upon the issuance or renewal of entertainment-related permits consistent with the applicable law, regulations and the good neighbor policy or policies for the location or locations of the establishment or event for which the permit is sought.

(Added by Ord. 164-02, File No. 020783, App. 7/26/2002)

Significance to This Appeal

Section 90.1(6) directs the Entertainment Commission to **balance** the benefits of a vibrant entertainment industry **with the needs of residents and businesses in the vicinity of entertainment venues**. Section 90.4(b) requires that conditions be imposed consistent with the **good neighbor policy for the specific location** of the establishment.

The Commission's February 3, 2026 proceeding reflected neither. No Commissioner addressed the concerns of the eight public speakers, the 64-signature petition, or the written submissions from residents of the two immediately adjacent buildings. No location-specific analysis was performed. The only Commissioner commentary following public comment was personal endorsement of the applicant. The Commission then voted 6–0 to approve without any conditions responsive to the residential impacts raised.

This is inconsistent with the Commission's own governing mandate under Administrative Code §§ 90.1 and 90.4(b).

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Honorable Members, Board of Appeals

Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103

Dear President Trasviña and Honorable Members:

RE: Appeal No. 26-006 – EC-1906 Place of Entertainment (P.O.E) permit for Golden Eye Social: **Brief of Respondent 311 Third Street, LLC dba Golden Eye Social**

I. Introduction

Golden Eye Social has operated responsibly since May 2024 as a full-service restaurant and bar featuring *augmented reality darts* as a central component of its entertainment offering. We believe we are the first of our kind in the Bay Area, and proudly introducing our concept, and technology to the progressive City San Francisco, and playing a small part in the economic recovery of downtown.

The requested permit will allow Golden Eye Social to lawfully and transparently expand its entertainment programming in a manner consistent with its existing business model, its zoning designation, and the expectations of its surrounding neighborhood including the conventioneers at the Moscone Center and the many businesses located the Financial District and South of Market area where we operate.

Despite this broad zoning, Golden Eye Social is not seeking to transform into a nightclub or fundamentally alter its operating character. The Place of Entertainment Permit No. EC-1906 will allow the business to enhance its ability to provide structured, professionally managed

entertainment experiences that complement its food and beverage program—particularly during later evening hours on Fridays and Saturdays, when post-dining entertainment is most desired by visitors and residents. It also meets the expectations of its business clients, enabling them to plan events within our space that showcase their businesses and entertain their guests within the rules of defined by the P.O.E.

This application reflects Golden Eye Social's commitment to professionalism, regulatory compliance, neighborhood compatibility, and long-term investment in San Francisco's economic recovery.

II. Business Location & Character

Golden Eye Social opened to the public in May 2024 in a previously vacant 6,800 square foot storefront directly across from the Moscone Center. Our business sits along one of the busiest pedestrian and vehicle corridors in the city. 3rd street is 6 lanes wide \connecting cars that exit the freeway at Fourth Street with downtown, the Moscone Center (across the street from our business), Oracle Park down the street, and a number of hotels, museums, and parking structures, all of which exist within blocks of our business. Our cross street Folsom Street is similarly large 6 lanes wide (3 for cars, 2 for parking, and 1 for bikes).

Our space has been vacant following the economic downturn associated with COVID-19, and its activation represents a meaningful contribution to the revitalization of the Central SOMA corridor.

The business was launched with financial support from Main Street Launch, a nonprofit lender working in partnership with the City of San Francisco to empower small business owners to establish operations in critical commercial corridors. Golden Eye Social's opening was attended by Mayor Daniel Lurie and other elected officials as a visible demonstration of San Francisco's ongoing recovery and renewed investment in downtown vibrancy.

Golden Eye Social is first and foremost a bar and restaurant. It serves full dinners, elevated cocktails, and maintains a refined and professionally designed interior environment with open windows, elevated seating, and full table service offering a full menu from opening 10:00 p.m. or later, reinforcing the establishment's identity as a culinary destination rather than a nightclub as some would choose to characterize the motivations of this business. Please see Exhibit A

The culinary program is led by a chef who previously served as a head food-tech chief scientist in San Francisco, reflecting the innovative and food-forward character of the business. The management team includes experienced hospitality professionals from the management teams of respected establishments including Waterbar, Epic Steak, and District Wine Bar. This leadership brings extensive experience in operating sophisticated dining environments within high traffic mixed-use neighborhoods.

The entertainment component—augmented reality darts—is structured, technology-driven, and integrated into the dining experience. It is not loud, chaotic, or nightclub-oriented. Rather, it provides interactive engagement in a contained and controlled format utilizing expensive equipment within easy reach of customers.

The requested Place of Entertainment Permit will allow Golden Eye Social to supplement this core offering with occasional live or programmed entertainment that enhances the guest experience during late-evening hours but also allow us to accommodate the entertainment requests of Moscone Center convention hosts and local businesses.

Golden Eye Social currently operates five days per week from 4:00 p.m. until late – hours befitting a restaurant operating downtown. It/s reputation reflects this professionalism, as demonstrated by consistently strong public reviews, including a 4.6-star rating on Yelp, 4.5 stars on Google, and a 4.7 "Exceptional" rating on OpenTable. Nightclubs rarely, if ever, operate a reservation system on Open Table or have these review ratings.

In short, the character of our business is food and cocktail-forward, professionally managed, and neighborhood-oriented. The requested permit will not change that character; it will simply allow Golden Eye Social to remain competitive in a downtown environment where guests increasingly expect post-dining programming and drive to locations that have it.

III. Zoning & Land Use Compliance

Golden Eye Social is located within a C-3 Downtown Commercial zoning district, one of the least restrictive districts in San Francisco. C-3 districts are specifically intended to accommodate retail, entertainment, high-density commercial, and residential uses. The zoning framework anticipates vibrant, mixed-use activity, including nighttime uses that activate the streetscape.

Please see Exhibit B

Additionally, the property lies within the Central SOMA Special Use District, which explicitly encourages “Active Uses” and recognizes nighttime entertainment as a desirable and intended component of the district’s vitality. The planning objectives of Central SOMA include activating ground-floor commercial spaces and fostering pedestrian engagement in the evening hours.

Golden Eye Social’s proposed entertainment programming is entirely consistent with both the letter and the spirit of the zoning. By granting the continuance of this permit, the City would be affirming the intended function of the Central SOMA corridor as an active, vibrant, mixed-use environment.

IV. Landlord & Community Support

Golden Eye Social operates at the base of SOMA Square, a 426-unit residential apartment community. The property is owned by Equity Residential, a publicly traded REIT with a market cap of $23B.

Since opening in May 2024, Golden Eye Social has operated without complaint or operational issue within the residential complex. The General Manager of the apartment community has confirmed that there have been no operating problems, noise disputes, or safety concerns attributable to the business. As such, we have received the unconditional support as evidenced by this attached Letter of Recommendation from the General Manager of our 426 unit residential community. Please see Exhibit C

In addition, the larger leadership team at Equity Residential, are in full knowledge and support our P.O.E application. Nick Page, Retail Director, and his boss Connie Wing, Senior Director, both flew in to meet me at Golden Eye this past Friday February 27th and offering their verbal support for us obtaining this Place of Entertainment license, and are willing to speak to members of the City on our behalf if necessary. Ownership's willingness to endorse this permit reflects its confidence in Golden Eye Social's operational professionalism and its belief that the establishment enhances the quality of life for residents.

Attached letters of support from residents and customers further attest to the positive presence Golden Eye Social brings to the neighborhood. Please see Exhibit D

V. Ownership Experience & Track Record

Ownership of Golden Eye Social brings substantial operational experience within mixed-use and residential-adjacent environments. The ownership group operates multiple restaurants and bars in San Francisco, including another business in SOMA and 3 in the Marina District:

1. Thriller Social Club at 508 4th Street in SOMA
2. Wilder at 3154 Fillmore Street in the Marina District
3. Westwood at 2036 Lombard Street in the Marina District
4. Morella at 2001 Chestnut Street in the Marina District

These businesses operate underneath or adjacent to residential and, in many cases, include entertainment components such as cover charges, live music and mechanical bulls. All these businesses open until 2am on Fridays and Saturdays.

Letters of support from landlords at each of these properties confirm the ownership group's history of responsible operation, prompt communication, cleanliness, and effective sound management. In certain locations, the group has operated adjacent to residential units since 2019 without incident. Please see Exhibit E

This track record demonstrates that ownership understands the responsibilities associated with entertainment programming in dense urban environments.

VI. Entertainment Commission Oversight & Public Benefit

There is sometimes a misconception that a Place of Entertainment Permit allows operators unchecked discretion regarding amplified sound or late-night activity. The opposite is true.

A permit issued by the San Francisco Entertainment Commission subjects the operator to defined operational conditions, including sound testing, security planning, and compliance requirements. The permitting process ensures that entertainment is conducted responsibly and that neighbors are protected from excessive noise or unsafe conditions. The operators of Golden Eye Social are familiar with these high standards and have operated under them since 2019 which makes us a "known party" in the eyes of the Entertainment Commission.

Golden Eye Social welcomes this oversight. The business understands that formal licensing creates accountability and transparency. It places the venue within a structured regulatory framework that includes pre-approval sound testing and ongoing enforcement mechanisms. By obtaining a Place of Entertainment Permit, Golden Eye Social will operate with greater clarity,

defined standards, and formalized compliance protocols. This benefits residents, patrons, and the broader community.

VII. The Importance of Communication in Mixed-Use Environments

Even where zoning clearly permits entertainment uses, successful coexistence between a retail and residential neighbors ultimately depends not only on legal compliance, but on communication, responsiveness, and mutual respect. This helps to ensure rapid resolution of concerns, prevention rather than reaction, and accountability and transparency.

Golden Eye Social has prioritized structured, professional communication with both its landlord and the residential community around SOMA Square including Museum Parc as follows:

When initial opposition was received for our Place of Entertainment Filing (it only received from the Museum Parc building, one of 12+ buildings contacted as part of the initial mailer), Golden Eye took the following actions:

- Postponed our public hearing two months (from December 16 2025 to February 3 2026) to open a window to address their concerns
- Promptly met with the Stan Feinsod, President of the Museum Parc building (the appellant to the POE) to discuss concerns and work on solutions. A variety of workable solutions was presented by Golden Eye, but the only workable solution for Stan was no sound, no exception.

- Incurred the expense of a second mailer to invite concerns residents to open discussion prior to rescheduled hearing. *(This additional expense was incurred because Stan was unwilling to use his position to invite residents on our behalf, necessitating the incurrence of additional cost and delays for the resident meeting.)*
- Held that second meeting with concerned Museum Parc residents. Although this mailer went to all residents at Museum Parc, only 2 residents attended. It is also worth noting that it was explained to me that much of the opposition was not through experience with our business but a general 'support our neighbors' ideology.
- Conceded multiple rights granted under a standard Place of Entertainment license, including but not limited to removing our request for outdoor amplified music (so we cannot have speakers for outdoor diners or events), and reducing our flexibility by limiting our entertainment to 3 days per week.

Once our Place of Entertainment was granted, Golden Eye Social met with inflamed residents after the Entertainment Commission hearing, to listen to their concerns and embrace the anger/frustration/finger pointing and continued to promise open communication, direct access to our management team, additional test work prior to our first programmed event, and exploration of further sound dampening measures if deemed necessary.

Golden Eye made good on those promises. On March 4th, Golden Eye coordinated another meeting with Museum Parc residents and Andrew Zverina, Senior Inspector at the Entertainment Commission, to demonstrate a sound test, explain how the sound measurements work, review enforcement methods, and answer questions about the P.O.E. Only one resident attended – Stan.

At this meeting, Golden Eye set the sound limit to 84 dBA / 94 dBC, our limit granted in the P.O.E, and walked outside to see how much sound carried past our door and how much sound carried across the 6 lanes of 3rd street to the border of Museum Parc. While still indoor, all three parties (Stan, Andrew, and myself - Kingston) all exclaimed how loud the interior sound was. Upon exiting our Golden Eye, and standing 3 to 5 ft from the doors, the sound was inaudible except for the occasional bass. Unofficial measurements we took outdoors (using the approved Entertainment Commission decibel reader and 2 Amazon purchased decibel readers) showed that we were under the ambient sound limit permitted. In fact, sound permeation was so little that Stan and I mutually agreed that walking across the street to Museum Parc would be unnecessary.

While March 4th testing is unofficial, and results will likely vary at different times of day, the demonstration illustrated to me, Stan, and witnessed by Andrew, that it perhaps fears about hearing sound pollution were less grounded in fact than their community thought. The real issue may have to do with crowd control before and after operating hours, which Golden Eye Social's management team has extensive experience.

VIII. Conclusion

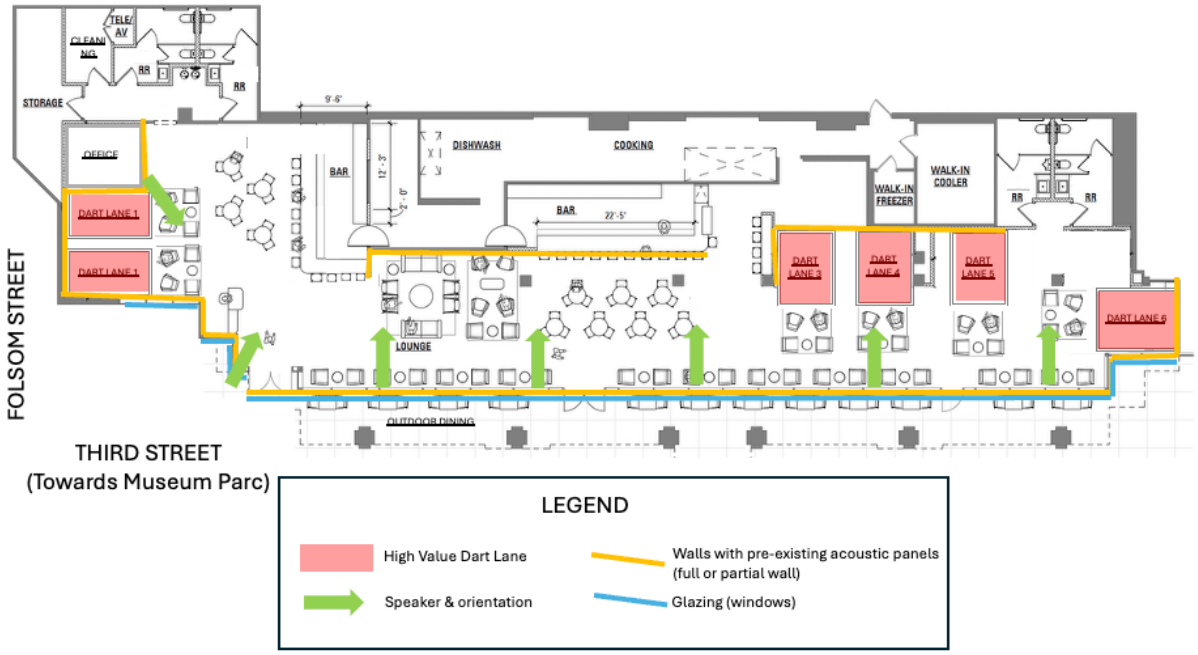
Golden Eye Social represents a responsible, professionally managed investment in San Francisco's downtown recovery. It operates within appropriate zoning that supports active uses and nighttime vibrancy. It enjoys the support of its landlord, residents, and customers. Its ownership group has an established track record of responsible entertainment operations in mixed-use neighborhoods. Management clearly values communication and connection with the

community and continues to go above and beyond their obligations to win community support. Furthermore, Golden Eye welcomes the structured oversight of the Entertainment Commission.

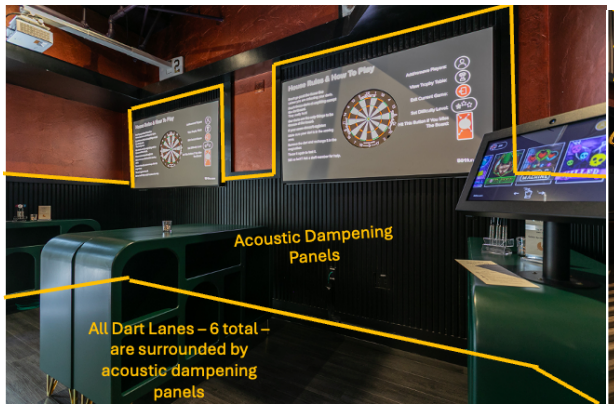
The requested Place of Entertainment Permit does not seek to alter the character of Golden Eye Social. It seeks only to formalize and enhance its ability to provide carefully managed, high-quality entertainment that complements its dining experience and supports the vitality of Central SOMA.

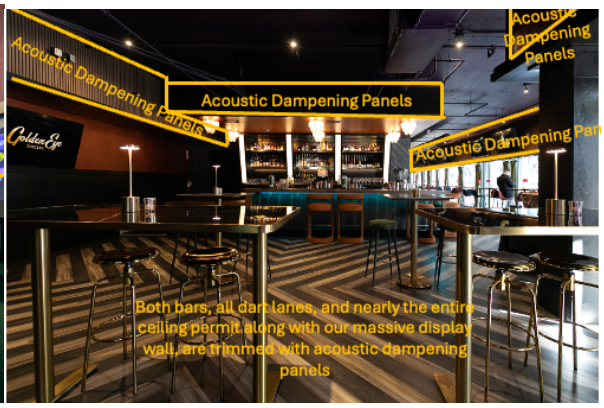
For these reasons, 311 Third Street, LLC dba Golden Eye Social respectfully requests approval of its Place of Entertainment Permit application.

Exhibit A: Golden Eye Pictures, Layout, Acoustic Treatment and High Value Equipment






Acoustic Dampening Panels
All Dart Lanes – 6 total – are surrounded by acoustic dampening panels


Acoustic Dampening Panels
Acoustic Dampening Panels
Acoustic Dampening Panels
Acoustic Dampening Pan
Both bars, all dart lanes, and nearly the entire ceiling permit along with our massive display wall, are trimmed with acoustic dampening panels


Butter bar and cheese
(Yes, that is a block of butter)


Raw Oyster &
Seafood Bar


Iberico Ham Carving
Charcuterie Station


FIRE EXTINGUISHER
Grand Opening with Mayor Lurie, Events Team, Kitchen Team, Management Team, and Public Relationship Team
Surrounded by sound dampening panels







EXHIBIT B: Zoning

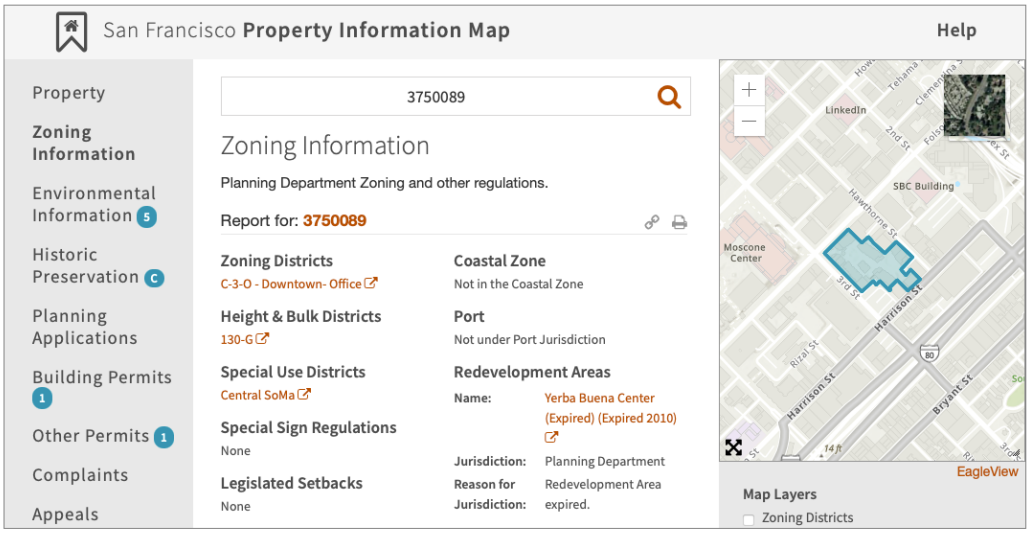
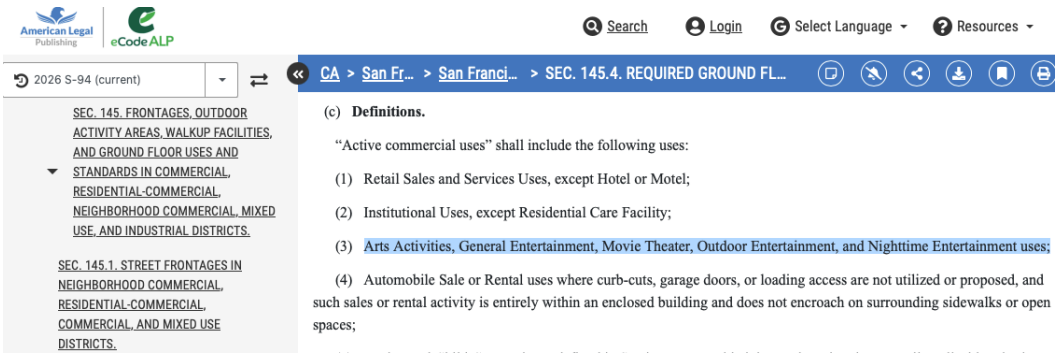


Table 210.2

ZONING CONTROL TABLE FOR C-3 DISTRICTS

Zoning Category	*§ References*	*C-3-O*	*C-3-O(SD)*	*C-3-R*	*C-3-G*	*C-3-S*
Privately Owned Public Open Space	§ 138	Required with the constructing of a new building or an addition of gross floor area equal to 20% or more of an existing building. Ratio of POPOS is 1:50 feet for all districts except C-3-R which is 1:100.				
Downtown Streetscape Plan	§ 138.1	Required. Sidewalk paving, as set for in the Downtown Streetscape Plan is required with any new construction; or the addition of floor area equal to 20% or more of an existing building.				
Street Frontage Requirements	§ 145.1	Required as specified in § 145.1.				
Street Frontage, Required Ground Floor Commercial	§ 145.4	As specified in § 145.4, certain streets and districts are required to have "active commercial uses."				
Street Frontage, Parking and Loading Access Restrictions	§ 155(r)	As specified in § 155(r) certain streets and districts have additional restrictions on vehicular access in addition to general standards. In C-3 Districts curb cuts are restricted on Transit Preferential, Neighborhood Commercial Streets or official City bicycle routes or bicycle lanes.				



Furthermore, there are already pre-existing Place of Entertainment Licenses that already overlay Museum Parv, or are in close proximity to our building (outlined in blue). The gold circles are 300 ft in diameter.

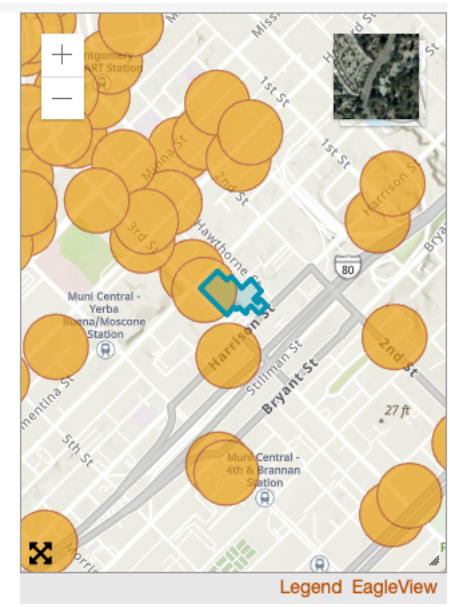


Exhibit C: Letter of Recommendation from General Manager of SOMA Square

SoMa Square Apartments
One Saint Francis Place
San Francisco, CA 94107
415.284.3000

EquityApartments.com

February 24, 2026

To Whom It May Concern,

I am writing on behalf of the ownership and management of 311 3rd Street regarding Golden Eye Social, a retail tenant that has operated at the property since May 2025.

During their tenancy, Golden Eye Social has maintained professional and cooperative communication with property management. They have been responsive in coordinating maintenance, operational matters, and building-related needs.

The premises have been kept in clean and orderly condition, and their team has conducted their business in a professional manner consistent with the standards of our mixed-use property.

As of the date of this letter, property management has not received noise complaints from residential tenants related to their operations.

We understand that Golden Eye Social is applying for a Place of Entertainment License and submit this letter to confirm their standing as a current tenant in good standing.

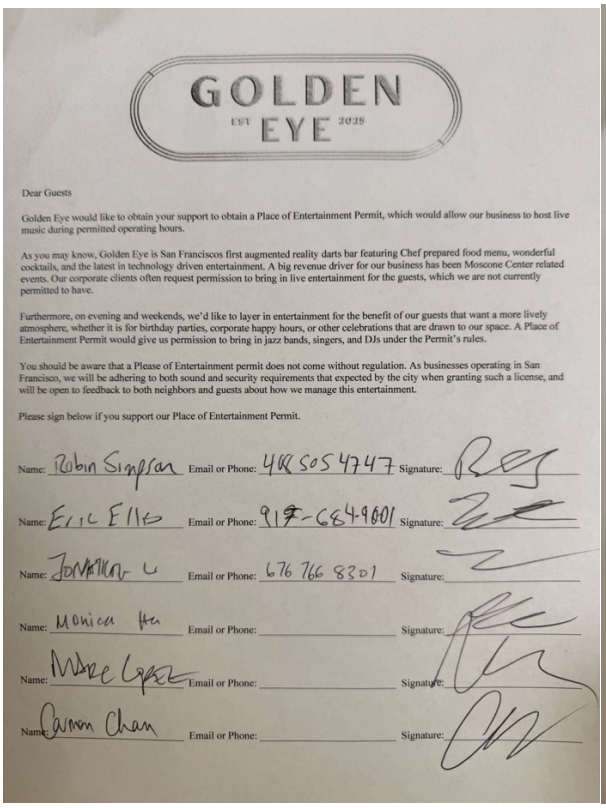
Please feel free to contact me if additional information is required.

Sincerely,

Michael Lopez

General Manager
SoMa Square Apartments
415.767.7207

Exhibit D: Support signatures from customers and residents



GOLDEN EYE
EST 2025

Dear Guests

Golden Eye would like to obtain your support to obtain a Place of Entertainment Permit, which would allow our business to host live music during permitted operating hours.

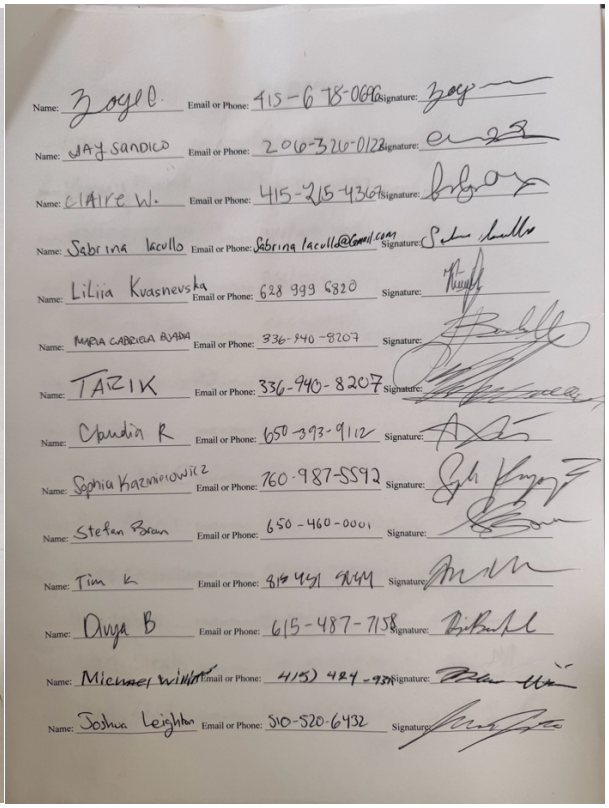
As you may know, Golden Eye is San Franciscos first augmented reality darts bar featuring Chef prepared food menu, wonderful cocktails, and the latest in technology driven entertainment. A big revenue driver for our business has been Moscone Center related events. Our corporate clients often request permission to bring in live entertainment for the guests, which we are not currently permitted to have.

Furthermore, on evening and weekends, we'd like to layer in entertainment for the benefit of our guests that want a more lively atmosphere, whether it is for birthday parties, corporate happy hours, or other celebrations that are drawn to our space. A Place of Entertainment Permit would give us permission to bring in jazz bands, singers, and DJs under the Permit's rules.

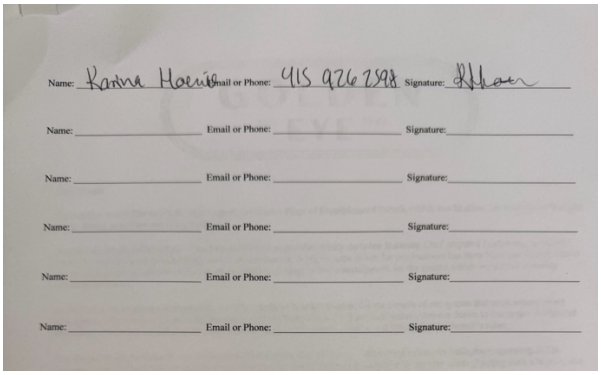
You should be aware that a Please of Entertainment permit does not come without regulation. As businesses operating in San Francisco, we will be adhering to both sound and security requirements that expected by the city when granting such a license, and will be open to feedback to both neighbors and guests about how we manage this entertainment.

Please sign below if you support our Place of Entertainment Permit.

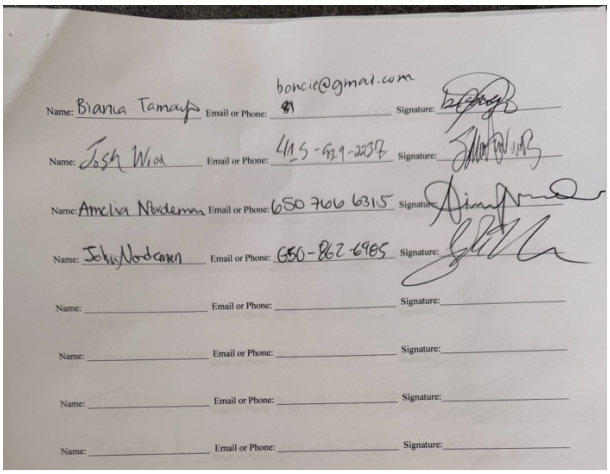
Name: Robin Simpran Email or Phone: 4R505 4747 Signature:
Name: Eric Ellis Email or Phone: 917-684-9801 Signature:
Name: Jonathan L Email or Phone: 676 766 8301 Signature:
Name: Monica He Email or Phone: Signature:
Name: Mike Lopez Email or Phone: Signature:
Name: Carmen Chan Email or Phone: Signature:



Name: Zoyd D. Email or Phone: 415-678-0668 Signature:
Name: JAY SANDICO Email or Phone: 206-326-0122 Signature:
Name: CLAIRE W. Email or Phone: 415-215-4367 Signature:
Name: Sabrina Iacullo Email or Phone: Sabrina Iacullo@Gmail.com Signature:
Name: Lilia Kvashevska Email or Phone: 628 999 6820 Signature:
Name: MARIA CARRERA BARA Email or Phone: 936-840-8207 Signature:
Name: TARIK Email or Phone: 336-940-8207 Signature:
Name: Claudia R Email or Phone: 650-393-9112 Signature:
Name: Sophia Kazmierowicz Email or Phone: 760-987-5592 Signature:
Name: Stefan Bran Email or Phone: 650-460-0001 Signature:
Name: Tim K Email or Phone: 818 441 [illegible] Signature:
Name: Divya B Email or Phone: 615-487-7158 Signature:
Name: Michael Wilson Email or Phone: (415) 424-[illegible] Signature:
Name: Joshua Leighton Email or Phone: 510-520-6432 Signature:

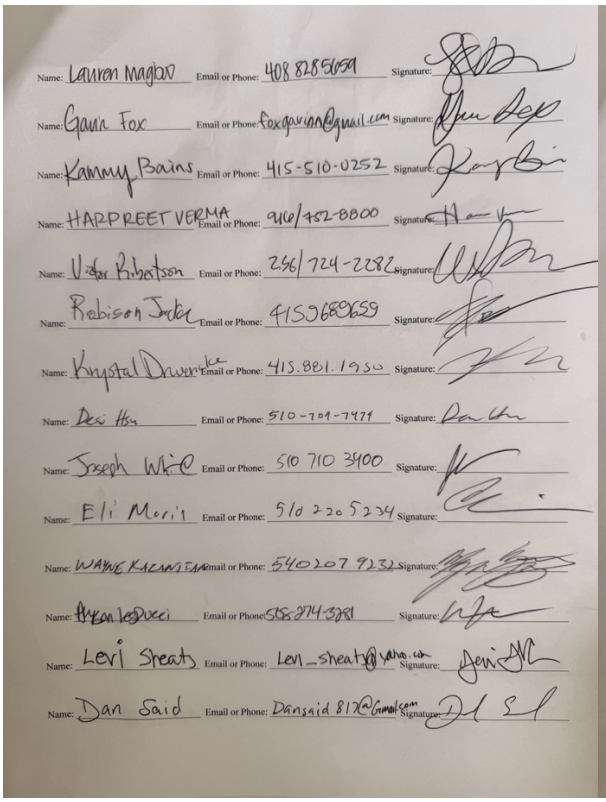


Name: Karina Harris Email or Phone: 415 926 2998 Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:



Name: Biana Tamayo Email or Phone: bancie@gmail.com 81 Signature:
Name: Josh Wood Email or Phone: 415-531-2237 Signature:
Name: Amelia Nordeman Email or Phone: 650 766 6315 Signature:
Name: John Nordeman Email or Phone: 650-862-6985 Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:
Name: Email or Phone: Signature:

(more on following page)



Name: Lauren Maglaw Email or Phone: 408 8285659 Signature:

Name: Gaura Fox Email or Phone: foxgaurinn@gmail.com Signature:

Name: Kammy Bains Email or Phone: 415-510-0252 Signature:

Name: HARPREET VERMA Email or Phone: 916/752-8800 Signature:

Name: Victor Robertson Email or Phone: 256/724-2282 Signature:

Name: Robison Jodes Email or Phone: 4159688659 Signature:

Name: Krystal Drewrie Email or Phone: 415.881.1950 Signature:

Name: Desi Hsu Email or Phone: 510-709-7471 Signature:

Name: Joseph Wise Email or Phone: 510 710 3400 Signature:

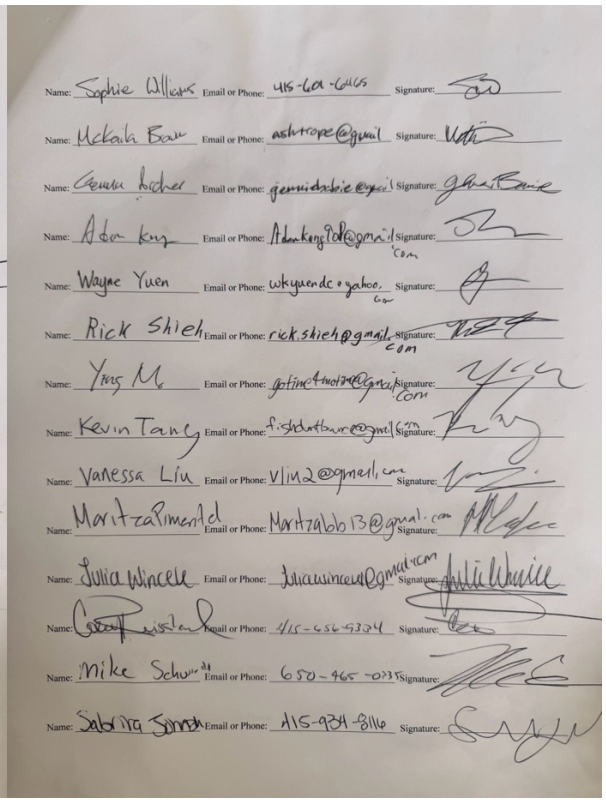
Name: Eli Merin Email or Phone: 510 220 5234 Signature:

Name: WAYNE KACANISTAR Email or Phone: 5402079232 Signature:

Name: Arron Lopucci Email or Phone: 585-274-3281 Signature:

Name: Levi Sheats Email or Phone: Levi_sheats@yahoo.com Signature:

Name: Dan Said Email or Phone: Dansaid817@Gmail.com Signature:



Name: Sophie Williams Email or Phone: 415-601-6665 Signature:

Name: Mckaila Bauer Email or Phone: ashtrope@gmail Signature:

Name: Genesis Archer Email or Phone: gennidabie@gmail Signature:

Name: Adam Kang Email or Phone: Adamkang808@gmail.com Signature:

Name: Wayne Yuen Email or Phone: wkyuen dc@yahoo.com Signature:

Name: Rick Shieh Email or Phone: rick.shieh@gmail.com Signature:

Name: Yang Mo Email or Phone: gofine4motor@gmail.com Signature:

Name: Kevin Tang Email or Phone: fishbattlecore@gmail.com Signature:

Name: Vanessa Liu Email or Phone: vlin2@ogmail.com Signature:

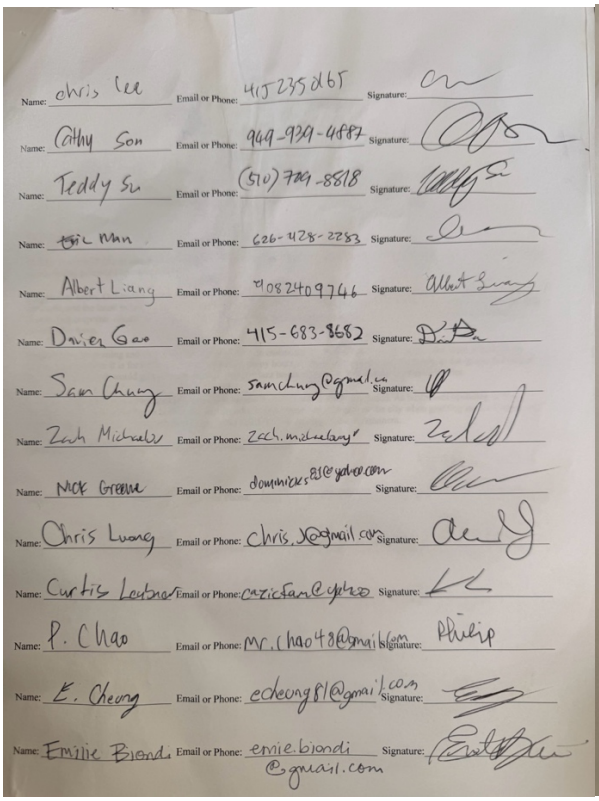
Name: Maritza Pimentel Email or Phone: Maritza16613@gmail.com Signature:

Name: Julia Wincelle Email or Phone: Juliawincelle@gmail.com Signature:

Name: [illegible] Email or Phone: 415-656-9334 Signature:

Name: Mike Schuh Email or Phone: 650-465-0335 Signature:

Name: Sabrina Sonsa Email or Phone: 415-934-3116 Signature:



Name: chris lee Email or Phone: 415 235 2165 Signature:

Name: Cathy Son Email or Phone: 949-939-4887 Signature:

Name: Teddy Su Email or Phone: (510) 701-8818 Signature:

Name: Eric Man Email or Phone: 626-428-2283 Signature:

Name: Albert Liang Email or Phone: 4108240746 Signature:

Name: Davier Gao Email or Phone: 415-683-3682 Signature:

Name: Sam Chang Email or Phone: samchang@gmail.com Signature:

Name: Zach Michaels Email or Phone: zach.michaelsy Signature:

Name: NICK GREENE Email or Phone: dominicks85@yahoo.com Signature:

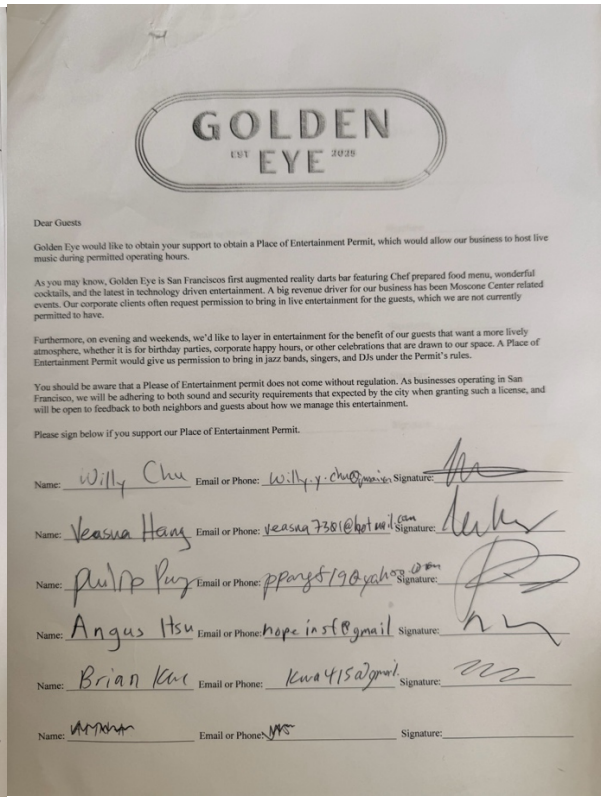
Name: Chris Luong Email or Phone: chris.l@gmail.com Signature:

Name: Curtis Lechner Email or Phone: curtisandc@yahoo Signature:

Name: P. Chao Email or Phone: mr.chao48@gmail.com Signature:

Name: E. Cheung Email or Phone: echeung81@gmail.com Signature:

Name: Emilie Biondi Email or Phone: emie.biondi@gmail.com Signature:



GOLDEN EYE
EST 2020

Dear Guests

Golden Eye would like to obtain your support to obtain a Place of Entertainment Permit, which would allow our business to host live music during permitted operating hours.

As you may know, Golden Eye is San Franciscos first augmented reality darts bar featuring Chef prepared food menu, wonderful cocktails, and the latest in technology driven entertainment. A big revenue driver for our business has been Moscone Center related events. Our corporate clients often request permission to bring in live entertainment for the guests, which we are not currently permitted to have.

Furthermore, on evening and weekends, we'd like to layer in entertainment for the benefit of our guests that want a more lively atmosphere, whether it is for birthday parties, corporate happy hours, or other celebrations that are drawn to our space. A Place of Entertainment Permit would give us permission to bring in jazz bands, singers, and DJs under the Permit's rules.

You should be aware that a Please of Entertainment permit does not come without regulation. As businesses operating in San Francisco, we will be adhering to both sound and security requirements that expected by the city when granting such a license, and will be open to feedback to both neighbors and guests about how we manage this entertainment.

Please sign below if you support our Place of Entertainment Permit.

Name: Willy Chu Email or Phone: willy.y.chu@gmail.com Signature:

Name: Veasna Hang Email or Phone: veasna7381@hotmail.com Signature:

Name: Philip Pang Email or Phone: ppang5190@yahoo.com Signature:

Name: Angus Hsu Email or Phone: hope inst@gmail Signature:

Name: Brian Kwa Email or Phone: kwa415a@gmail. Signature:

Name: [illegible] Email or Phone: [illegible] Signature:

Exhibit E: Landlord of Recommendation from Landlord of all Golden Eye Social's operator's other businesses

March 2, 2026

To Whom It May Concern,

I am pleased to provide this letter of recommendation for Wilder, located at 3154 Fillmore Street. I have served as the landlord for this property throughout their tenancy since 2020 and can speak directly to their conduct and operations over the past five years.

Wilder, through its owner and representative Kingston Wu, has operated as a neighborhood restaurant and bar since its inception. From the outset, the tenant has maintained a balanced concept that serves the surrounding community while responsibly operating within a lively commercial corridor.

My building is located in a dense residential area surrounded by residential units and ground-floor retail. Despite this mixed-use and sensitive setting, I have not received any complaints regarding the tenant's behavior or operations during their five years in the space. Their management has consistently demonstrated an understanding of how to operate respectfully within a residential neighborhood.

Wilder's location—referred to locally as the Marina Triangle—is an area that becomes heavily inundated with 21+ parties on Friday and Saturday nights. Throughout these peak times, the tenant has consistently implemented appropriate operational measures to manage the flow of patrons and preserve the character of the restaurant. This has included hiring outside security personnel to assist with crowd management and ensure orderly conduct. Their proactive approach has been instrumental in maintaining a safe and respectful environment for both patrons and neighbors.

Based on my experience, I recommend Wilder without hesitation. They have proven themselves to be responsible stewards of their space and a professional, well-managed neighborhood restaurant and bar operator.

Please feel free to contact me should you require any additional information.

Sincerely,

Wendy Tonkin
BM Tonkin Inc.
President
80 E Sir Francis Drake Blvd Ste 4L
Larkspur, CA 94939
wtonkin@bmtonkin.com
415 515-7736

March 1, 2026
Jimmy and Rayna Bernard
Landlord/Property Owner
2036 Lombard Street, S.F., 94123

To Whom It May Concern,
I am writing to provide my full recommendation for Kingston Wu, the operator of Westwood, a country music restaurant and dance hall located at 2036 Lombard Street. I have served as the landlord for this property throughout their tenancy and am pleased to share my experience working with them.
Westwood has been operating as a country music restaurant and dance hall/entertainment venue since 2019. Over the past seven years in the space, they have consistently demonstrated professionalism and responsibility in operating an entertainment-forward concept within a mixed-use neighborhood environment. To my knowledge, they operate DJ-led line dancing during the weekdays, and live bands and/or DJs on both Friday and Saturday until 2 am.
My building is situated in a dense residential area surrounded by residential buildings, light commercial businesses, and a large motel/hotel directly across the street. Despite this sensitive setting, I have not received any complaints regarding tenant behavior or operations during their tenancy. Their team has clearly prioritized maintaining positive community relations and ensuring that their programming is managed appropriately for the neighborhood.
In addition, Westwood has been a strong and proactive communicator. They are responsive, transparent, and thoughtful in addressing operational matters, event planning, and any building-related coordination. This level of communication has made them a dependable and cooperative tenant throughout their lease term.
Based on my experience, I confidently recommend Westwood as an entertainment-forward restaurant operator. They have shown that a live music and dance-oriented concept can be executed responsibly, professionally, and in harmony with surrounding uses.
Please feel free to contact me should you require any additional information.

Sincerely,

James & Rayna Bernard

James and Rayna Bernard
263 Loma Ave., Tiburon, Ca 94920
cell 415 518-3826 or 415 250-5279
email- jimmyb1934@gmail.com
raynabernard@gmail.com

CAPITAL
BRIDGE
PARTNERS

566 Commerical Street
San Francisco, CA 94111
Phone: (415) 820-4770
Fax: (415) 820-4771
capbridgepartners.com

February 26, 2026

To Whom It May Concern,

I am writing to recommend Kingston Wu and his business, Thriller Social Club who has been a tenant at my property located at 508 4th Street, San Francisco, since late 2020 coming out of the Covid Closures. Thriller Social Club operates as an entertainment forward, 10,000 sf arcade bar with food, drink, arcade games and plenty of extremely large corporate and private events.

During the course of their tenancy, Thriller Social Club and Kingston Wu have proven to be an exceptional operator and an extremely dependable tenant. Communication has always been clear, direct, and timely. Whether addressing routine property matters or coordinating around building logistics (i.e. building repairs, street closure, electrical upgrades), they have consistently been proactive and professional.

As this is a mixed-use environment, compatibility with neighboring residents is critical. 4th Street is a major SF street with residential, office and retail flanking both sides of our street. I can state unequivocally that we have experienced no issues or complaints from residents (office or residential) tenants related to their operations — including sound. They have been mindful of their surroundings and respectful of shared occupancy considerations.

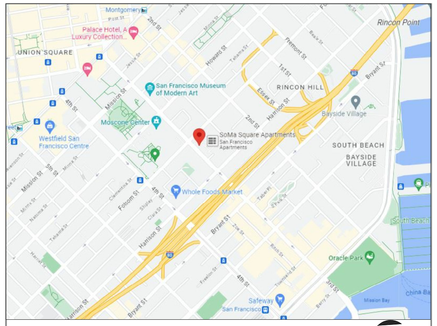
They also take great care in maintaining their premises. The restaurant space and adjacent areas are kept clean, organized, and well maintained, reflecting pride of ownership and strong operational standards.

In my experience, Thriller Social Club has conducted their business with integrity and professionalism. I would not hesitate to lease to them again and would recommend them to any commercial property owner seeking a responsible and well-managed restaurant tenant.

Please feel free to contact me if further information would be helpful.

Sincerely,

Kenneth Wei
Co-Founder/Partner
Capital Bridge Partners, Inc.
T 650.307.2900



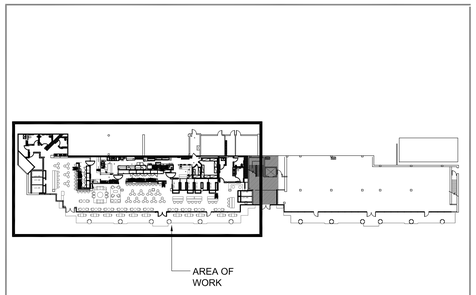
VICINITY MAP

N.T.S.

DART BAR / RESTAURANT

TENANT IMPROVEMENT

311 THIRD STREET
SAN FRANCISCO, CA



SITE PLAN

N.T.S.

GENERAL NOTES

1. ALL WORK ARE NEW UNLESS OTHERWISE NOTED AS EXISTING.
2. SCOPE:
   A. PROVIDE ALL MATERIAL, EQUIPMENT AND LABOR TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS.
   B. IN GENERAL THE WORK INCLUDES BUT IS NOT LIMITED TO INTERIOR ALTERATION.THE CONTRACTOR SHALL SUBMIT PROPOSED CONSTRUCTION SCHEDULE. SEE SPECIAL CONDITIONS TO CONTRACT BASED ON THE WORK TIME REQUIREMENTS.
   C. DEMOLISH EXISTING STRUCTURES AS SHOWN OR NOTED.
   D. ALTERATION TO ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER AS NOTED.
3. CONTRACTOR SHALL VISIT THE SITE, CAREFULLY EXAMINE THE AREAS AFFECTED BY THE WORK AND FAMILIARIZE THEMSELVES OF THE CONDITIONS AND SHALL REPORT TO ARCHITECT AND CONSTRUCTION MANAGER. ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK PRIOR TO SUBMITTING BIDS.
4. THE CONTRACTOR SHALL MAKE SURE THAT ALL TRADES WORK CONFORMS TO THE LATEST FEDERAL, STATE AND CITY CODES AND ORDINANCES.
5. THE CONTRACTOR SHALL OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION.
6. WHEN "APPROVED EQUAL", "EQUAL TO," OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT AND CONSTRUCTION MANAGER PRIOR TO ANY PURCHASE OR INSTALLATION.
7. THE WORD "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
8. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURERS RECOMMENDATIONS.
9. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS AND SHOP DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT. THESE DRAWINGS SHALL BE UPDATED WITH THE LATEST REVISIONS.
10. THE CONTRACTOR SHALL PREPARE AND UPDATE CONSTRUCTION SCHEDULE. COMPLETION DATE MAY NOT BE EXTENDED WITHOUT WRITTEN NOTICE.
11. IF THE LOCATION OF THE WORK IS IN AN AREA THAT MUST CONTINUE IN OPERATION DURING THE PROGRESS OF THE WORK, THE CONTRACTOR IS TO PROVIDE MINIMUM INTERFERENCE WITH OPERATION.
12. SPECIAL PRECAUTIONS AND TEMPORARY PARTITIONS SATISFACTORY TO THE OWNER AND ARCHITECT MUST BE PROVIDED TO PROTECT THE OCCUPANTS OF THE BUILDING AND THE PUBLIC FROM ACCIDENTS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS FROM ALL FLOOR AND ADJACENT SPACES TO OUTSIDE OF THE BUILDING AT ALL TIMES DURING CONSTRUCTION.
14. CONTRACTOR SHALL INCLUDE ALL CUTTING, DRILLING AND PATCHING REQUIRED TO PERMIT THE INSTALLATION OF HIS WORK AND HIS SUB-CONTRACTORS.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUB-CONTRACTORS.
16. ALL MATERIAL AND EQUIPMENT SHALL MEET APPLICABLE STANDARDS AS PUBLISHED BY ANSI AND NEMA AND SHALL BE LISTED BY U.L., WHERE REQUIRED, MEA NUMBERS MUST BE PROVIDED.
17. ANY DAMAGES TO EXISTING PARTITIONS, FLOORS, CEILINGS OR ANY PART OF THE BUILDING OR EQUIPMENT CAUSED BY THE WORK OF THE CONTRACTOR SHALL BE MADE GOOD AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE FROM THE JOB SITE AND BROOM CLEAN DAILY.
19. THE CONTRACTOR IS TO CONTROL CLEANING TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
20. WHEN REMOVING AN EXISTING OUTLET, CABLES ARE TO BE REMOVED FROM ORIGINATING POINT AND A COVER PLATE TO BE INSTALLED AT THE WALL. IN CASE OF ELECTRIC OUTLETS, WIRES ARE TO BE REMOVED TO THE JUNCTION BOX, AND CAPPED. COVER PLATE TO BE INSTALLED AT WALL. REMOVE ALL ABANDONED CONDUIT.

SCOPE OF WORK

TENANT IMPROVEMENT WORK DART BAR / RESTAURANT
RESTAURANT WITH NON-STRUCTURAL WALLS, NEW BARS AND KITCHEN EQUIPMENT. NEW (5) GENDER NEUTRAL RESTROOMS, (N) FINISHES WITH ASSOCIATED PLUMBING, ELECTRICAL & MECHANICAL.

CITY NOTE

"INSTALLATION, MODIFICATION OR REARRANGEMENT OF ANY WALL (S) OR PARTITION (S) IS SUBJECT TO FIELD VERIFICATION AND MAY REQUIRE STRUCTURAL ANALYSIS".

CODES USED:

BUILDING:	2022 CALIFORNIA BUILDING CODE
ACCESSIBILITY:	2022 CALIFORNIA BUILDING CODE, TITLE 24
MECHANICAL:	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL:	2022 CALIFORNIA ELECTRICAL CODE
PLUMBING:	2022 CALIFORNIA PLUMBING CODE
FIRE:	2022 CALIFORNIA FIRE CODE
ENERGY:	2022 CALIFORNIA ENERGY CODE
GREEN BLDG:	2022 CALIFORNIA GREEN BUILDING CODE
LOCAL AMENDMENTS:	CITY & COUNTY OF SAN FRANCISCO

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	INS	INSULATION
A.C.T.	ACOUSTIC CEILING TILES		
A/C	AIR CONDITIONING	J.B.	JUNCTION BOX
@	AT		
AL	ALUMINUM	MFG	MANUFACTURING OR MANUFACTURER
BL	BLOCK	M.C.	MILLWORK CONTRACTOR
BR	BRICK		
BET	BETWEEN	N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE		
C.L.	CENTER LINE		
CEM	CEMENT	O.C.	ON CENTER
CL	CLOSET		
CLG	CEILING	P	POINT
COL	COLUMN	PART	PARTITION
CONC	CONCRETE		
CONST	CONSTRUCTION	REF	REFER
CONT	CONTINUOUS	RESIL	RESILIENT
		RM	ROOM
DR	DOOR	R.O.	ROUGH OPENING
D.O.	DOOR OPENING		
DIM	DIMENSION	S.C.	SELF CLOSING
DET	DETAIL	S.C.W.D.	SOLID CORE WOOD DOOR
S.S.	STAINLESS STEEL		
EA	EACH	STD	STANDARD
EL	ELEVATION	STL	STEEL
ELEC	ELECTRIC	ST	STREET
ELEV	ELEVATOR		
EXIST	EXISTING	T	TREAD
E.C.	ELECTRICAL CONTRACTOR	TEL	TELEPHONE
T.O.S.	TOP OF SLAB		
F.P.	FLOOR DRAIN	T.O.	TRIMMED OPENING
F.F.	FINISH FLOOR	T.O.W.	TOP OF WALL
FIN	FINISH	TYP	TYPICAL
FL	FLOOR		
F.P.	FIREPROOF	U.O.N.	UNLESS OTHERWISE NOTED
F.O.	FACE OF		
FIN.O.	FINISHED OPENING	VEST	VESTIBULE
F.R.	FIRE RATED	V.I.F.	VERIFY IN FIELD
F.S.	FULL SIZE	V.T.	VINYL TILE
GL	GLASS	WP	WORK POINT
GYP. BD.	GYPSUM BOARD		
G.C.	GENERAL CONTRACTOR		
H.V.A.C.	HEATING VENT & AIR CONDITIONING		
HT	HEIGHT		

PROJECT DATA

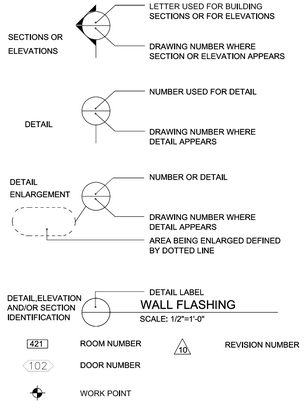
ADDRESS:	311 THRID STREET SAN FRANCISCO, CALIFORNIA 94107
LOT/BLOCK:	3750 / 505
TYPE OF CONSTRUCTION:	1-A
SPRINKLERS:	FULLY SPRINKLERED
# OF STORIES:	2
OCCUPANCY:	M, B, R-2, A-2
EXISTING USE:	RESTAURANT / BAR
PROPOSED USE:	RESTAURANT / BAR

OCCUPANT LOAD CALCULATION

AREA DESCRIPTION:				
DINING:	1,899.0 S.F.	@ 15 S.F. / OCC	=	127.0
BAR:	1,228" L.F.	@ 18" L.F. / OCC	=	69.0
DART LANES:	549.0 S.F.	@ 11 S.F. / OCC	=	50.0
KITCHEN:	1,739.0 S.F.	@ 200 S.F./ OCC	=	9.0
STORAGE:	548.0 S.F.	@ 300 S.F. / OCC	=	2.0
UTILITY:	110.0 S.F.		=	ACCESSORY
HALLWAY:	581.0 S.F.		=	ACCESSORY
RESTROOM:	415.0 S.F.		=	ACCESSORY
	6,764.0 S.F			257.0 TOTAL OCCUPANTS
				246.0 CUSTOMER OCCUPANTS

EXITS PROVIDED: 3

LIST OF SYMBOLS



ARCHITECT

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MEP ENGINEER

MARS ENGINEERING GROUP
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PHONE: (818) 593-8999
FAX: (818) 230-7773

CONTACT: MAJID AMIRI, PE
EMAIL: majid@marsengineering.net

LANDLORD

EQUITY RESIDENTIAL
333 3RD. STREET, SUITE 210
SAN FRANCISCO, CA 94107

CONTACT: IAN MOLDOVAN
TEL: (305) 812 8818
EMAIL: IMOLDOVAN@eqr.com

GENERAL CONTRACTOR

-

LIST OF DRAWINGS

ARCHITECTURAL

ARCHITECTURAL:

A0.0	COVER SHEET
A0.1	D.A. CHECKLIST
A0.2	SITE PLAN
A0.4	OCCUPANT LOAD FLOOR PLAN
A0.5	PATH OF TRAVEL PLAN
A0.8	ACCESSIBILITY REQUIREMENT DIAGRAMS
A2.0	OVERALL CONSTRUCTION FLOOR PLAN
A2.1	PARTIAL CONSTRUCTION FLOOR PLAN
A2.2	PARTIAL CONSTRUCTION FLOOR PLAN
A2.3	OVERALL REFLECTED CEILING PLAN
A2.4	PARTIAL REFLECTED CEILING PLAN
A2.5	PARTIAL REFLECTED CEILING PLAN
A2.6	PARTIAL EQUIPMENT FLOOR PLAN
A2.7	PARTIAL EQUIPMENT FLOOR PLAN
A2.8	PARTIAL EQUIPMENT FLOOR PLAN AND HEALTH NOTES
A2.9	EQUIPMENT SCHEDULE
A2.10	PARTIAL FINISH FLOOR PLAN
A2.11	PARTIAL FINISH FLOOR PLAN
A2.12	PARTIAL WALL AND CEILING FINISH PLAN
A2.13	PARTIAL WALL AND CEILING FINISH PLAN
A4.0	ENLARGED RESTROOM PLAN AND ELEVATIONS
A4.1	ENLARGED RESTROOM INTERIOR ELEVATIONS
A5.0	INTERIOR ELEVATIONS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A5.3	INTERIOR ELEVATIONS
A5.4	INTERIOR ELEVATIONS
A5.5	INTERIOR ELEVATIONS
A6.0	WALL SECTIONS AND RCP DETAILS
A7.0	DETAILS
A7.1	DETAILS
A7.2	DETAILS
A8.0	DOOR SCHEDULE

PLUMBING:

P-1.0	PLUMBING NOTES AND SCHEDULE
P-1.1	EQUIPMENT SCHEDULE
P-2.0	PLUMBING WASTE & VENT FLOOR PLAN
P-2.1	PLUMBING WASTE & VENT FLOOR PLAN
P-2.2	PLUMBING WATER SUPPLY FLOOR PLAN
P-2.3	PLUMBING WATER SUPPLY FLOOR PLAN
P-3.0	PLUMBING DETAILS

MECHANICAL:

M-1.0	MECHANICAL COVER SHEET
M-1.1	MECHANICAL SCHEDULE
M-2.0	MECHANICAL CEILING PLAN
M-2.1	MECHANICAL CEILING PLAN
M-3.0	MECHANICAL DETAILS
M-4.0	MECHANICAL ENERGY FORMS

ELECTRICAL:

E-1.0	NOTES, SYMBOLS AND ELECTRICAL SPECIFICATIONS
E-2.0	EXISTING SINGLE LINE DIAGRAM AND PANEL SCHEDULES
E-2.1	KITCHEN EQUIPMENT SCHEDULE, LIGHTING SCHEDULE AND DETAILS
E-3.0	PARTIAL LIGHTING PLAN AND NOTES
E-3.1	PARTIAL LIGHTING PLAN AND NOTES
E-3.2	PARTIAL POWER PLAN AND NOTES
E-3.3	PARTIAL POWER PLAN AND NOTES
E-4.0	INDOOR LIGHTING COMPLIANCE TITLE 24 FORMS
E-4.1	INDOOR LIGHTING COMPLIANCE TITLE 24 FORMS

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-2025 — STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

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NO.	REVISIONS:	DATE:
1	PERMIT SUBMITTAL	01/10/24
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ISSUE DATE: 12/20/2023

DRAWING TITLE:

COVER SHEET

DRAWING NUMBER:

A0.0

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 311 THIRD STREET

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

1. The proposed use of the project is RESTAURANT (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: GROUND LEVEL
3. The construction cost of this project excluding disabled access upgrades *to the path of travel* is $ 215,000.00 , which is; (*check one*) ✓ more than / ☐ less than the Accessibility Threshold amount of $195,358.00
4. Is this a City project and/or does it receive any form of public funding? *Check one:* ☐ Yes / ✓ No
   Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required

Conditions below must be fully documented by accompanying drawings.

5. Read **A** through **D** below carefully and check the most applicable boxes. Check one box only:

☐	**A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. checklist.
✓	**B:** Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist
☐	**C:** Project Adjusted cost of construction is greater than the current valuation threshold: list items that will be upgraded on form C. all other items shall be checked on the page of the D.A.in the " not required by code" column.
☐	**D:** Proposed project consists entirely of barrier removal: Fill out and attach Barrier removal form to Plans
☐	**E: Proposed project is** minor revision to previously approved permit drawings only. (Note : This shall NOT be used for new or additional work). Provide previously approved permit application here: _____. Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditional require the removal or alternation of a load bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibits modification or additional of elements, spaces or features tat are in fill and structure compliance with the minimum requirement for new constructions for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standards would make the specific work of the project affected by the building standards infeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons withe disabilities

The details of any Technical Infeasibility or Unreasonable Hardship all be recorded and entered into the files of the Department. All Unreasonable hardships shall be rectified by the AAC.

D.A. CHECKLIST (p. 2 of 2) The address of the project is: 69 WEST PORTAL AVENUE

Check all applicable boxes and specify where on the drawings the details are shown:

Note: Upgrades below are listed in priority based on CBC-11B-202.4, exception 8	Existing Fully Complying	Will be Up-graded to Full Compliance	Equivalent Facilitation will provide full access	Compliance is technically infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or none existing)	Non-compliant request UHH Must be ratified by AAC	Location of detail(s)-include detail no, & drawing sheet (do not leave this part blank!), Also clarification comments can be written here
A. One accessible entrance entrance including: approach walk, vertical access, platform (landings), door / gate and hard hardware for door/gate	☒	☐	☐	☐	☐	☐	☐	A2.1 AND A2.2
B. An accessible route to the area of remodel including:								
Parking/ access aisles and curb ramps	☐	☐	☐	☐		☒	☐	.
Curb ramps and walks	☐	☐	☐	☐		☒	☐	.
Corridors, hallways, floors	☐	☐	☐	☐		☒	☐	.
Ramps elevators, lifts	☐	☐	☐	☐		☒	☐	.
C. At least one accessible restroom for each sex or a single unisex restroom_serving the area of remodel	☐	☒	☐	☐	☐	☐	☐	A4.0
D. Accessible public pay phone	☐	☐	☐	☐	☐	☒	☐	.
E. Accessible drinking fountains	☐	☐	☐	☐	☐	☒	☐	.
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	☒	☐	☐	☐	☐	☐	☐	A0.8, A2.1, A2.2, A7.0
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

1. No additional forms required.
2. No additional forms required.
3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
4. Fill out Request for Approval of Technical infeasibility form for each item checked and attach to plans.
5. Provide details from a set of City approved reference drawings, provide its permit application number here _____ and list reference drawing number on plans.
6. No additional forms required.
7. Fill out Request for an unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-25 — GEORGE CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

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ISSUE DATE: 12/20/2023

DRAWING TITLE:
D.A. CHECKLIST

DRAWING NUMBER:
A0.1



1 SITE PLAN

Scale: 3/16" = 1'-0"

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08/31/2025 — STATE OF CALIFORNIA

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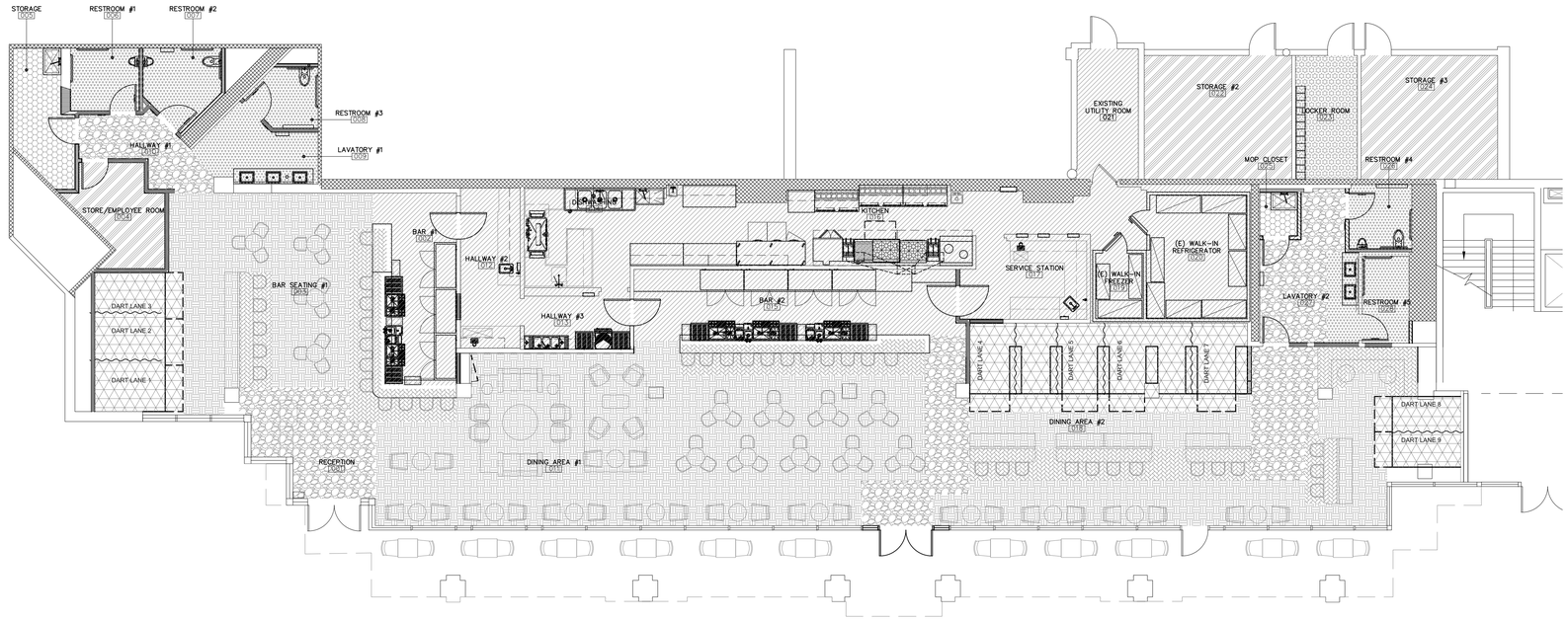
ISSUE DATE: 12/20/2023

DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

A0.2



1 OCCUPANT LOAD PLAN

Scale: 1/8" = 1'-0"

PLUMBING FIXTURE CALCULATION

OCCUPANT LOAD PER TABLE 422.1

	SQ. FT.	OC/LOAD	OCCUPANTS
SEATING	2,339	30	77.9
KITCHEN	2,377	50	47.5
STORAGE	547	500	1.0
RESTROOMS / UTILITY	-	-	-
TOTAL RESTROOM OCCUPANT LOAD			189.4 (190)

190 / 2 = 95.0 PER SEX

FOR MALES = 2 TOILET, 1 LAVATORY, 1 URINAL

FOR FEMALES = 3 TOILET, 1 LAVATORY

OCCUPANT LOAD LEGEND:

DINING:	1,899.0 S.F. @	15 S.F OCC.	=	127.0
BAR:	1,228" L.F. @	18" L.F. OCC.	=	69.0
KITCHEN:	1,739.0 S.F. @	200 S.F OCC.	=	9.0
DART LANES:	549.0 S.F. @	11 S.F OCC.	=	50.0
STORAGE:	548.0 S.F. @	300 S.F OCC.	=	2.0
UTILITY:	110.0 S.F.		=	ACCESSORY
HALLWAY:	581.0 S.F.		=	ACCESSORY
RESTROOMS:	415.0 S.F.		=	ACCESSORY

6,764.0 S.F.

257.0 TOTAL OCCUPANTS
246.0 CUSTOMER OCCUPANTS

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LICENSED ARCHITECT
C-17636
RENEWAL DATE 08-31-25
CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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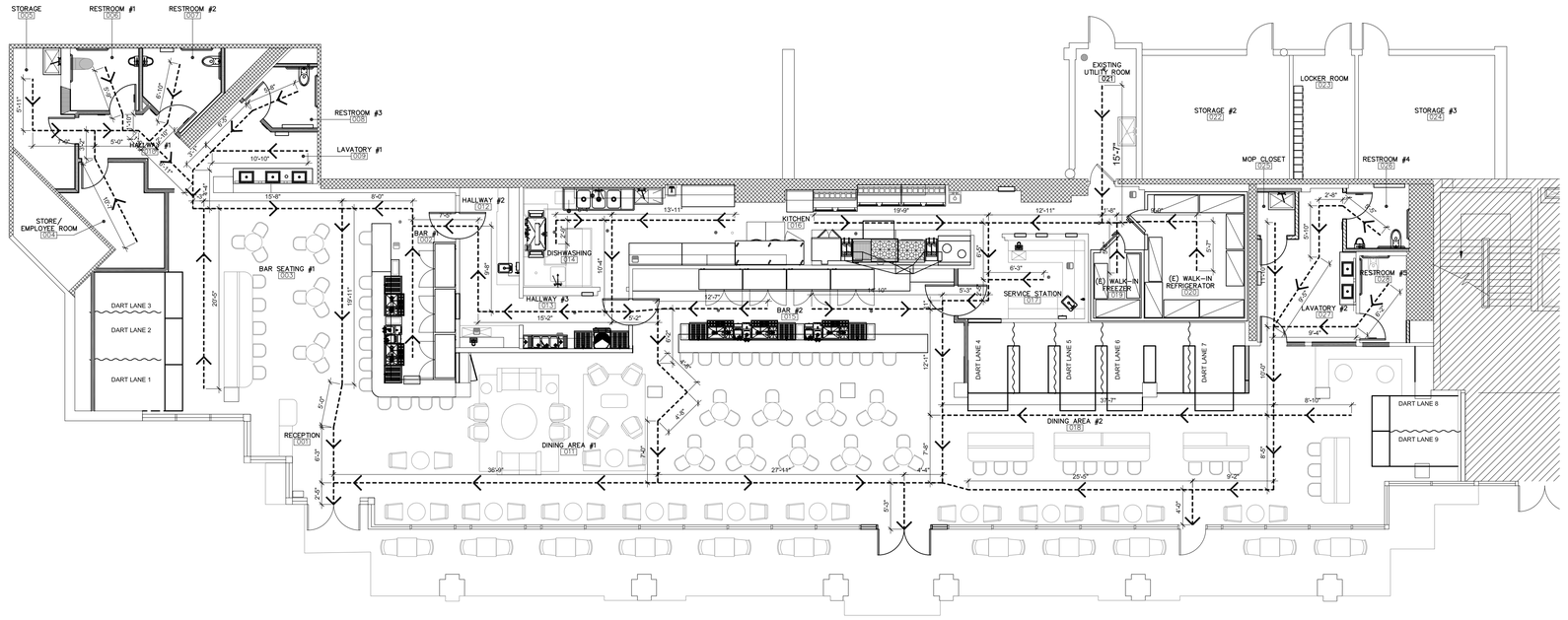
ISSUE DATE: 12/20/2023

DRAWING TITLE:

OCCUPANT LOAD FLOOR PLAN

DRAWING NUMBER:

A0.4



1 PATH OF TRAVEL PLAN

Scale: 1/8" = 1'-0"

5'-11"	5'-8"	15'-2"	19'-9"	15'-7"	10'-7"	13'-11"	5'-5"	6'-2"
7'-0"	6'-5"	9'-6"	6'-5"	12'-11"	3'-2"	10'-4"	2'-8"	9'-4"
5'-0"	3'-1"	7'-5"	5'-3"	6'-5"	5'-0"	5'-2"	5'-10"	10'-0"
1'-9"	4'-4"	8'-0"	-11"	2'-5"	1'-9"	6'-2"	9'-5"	8'-5"
6'-11"	1'-3"	19'-11"	12'-1"	5'-3"	6'-11"	4'-8"	10'-0"	9'-2"
4'-4"	15'-8"	5'-0"	7'-9"	12'-1"	4'-4"	4'-8"	8'-5"	4'-0"
1'-3"	19'-11"	6'-5"	4'-4"	7'-9"	15'-8"	7'-0"	9'-2"	
15'-8"	5'-0"	2'-5"	5'-3"	4'-4"	19'-11"	27'-11"	4'-0"	48'-3"
19'-11"	6'-3"	73'-2"	64'-2"	5'-3"	5'-0"	5'-3"	54'-11"	
5'-0"	2'-5"			-11"	6'-3"	85'-1"		
6'-6"	70'-0"			73'-11"	2'-5"			
2'-5"					81'-0"			
81'-5"								
20'-5"	5'-9"	6'-10"	14'-10	5'-7"	2'-9"	2'-9"	11'-10"	
15'-8"	1'-10"	2'-10"	12'-1"	9'-0"	6'-4"	6'-4"	10'-0"	
19'-11"	1'-9"	6'-11"	7'-9"	1'-8"	10'-4"	10'-4"	8'-5"	
5'-0"	6'-11"	4'-4"	4'-4"	12'-11"	5'-2"	5'-2"	9'-2"	
6'-3"	4'-4"	15'-8"	5'-3"	6'-5"	6'-2"	6'-2"	4'-0"	
2'-5"	15'-8"	19'-11"	44'-3"	2'-5"	4'-8"	4'-8"	43'-5"	
69'-8"	19'-11"	5'-0"		5'-3"	4'-8"	4'-8"		
	5'-0"	6'-3"		12'-11"	7'-0"	7'-0"		
	6'-3"	2'-5"		6'-5"	36'-9"	27'-11"		
	2'-5"	70'-2"		2'-5"	2'-5"	5'-3"		
	70'-10"			5'-3"	86'-3"	80'-3"		
				12'-11"				
				7'-9"				
				4'-4"				
				5'-3"				
				-11"				
				74'-5"				

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LICENSED ARCHITECT
C-17636
RENEWAL DATE 08.31.2025
SAN FRANCISCO, CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

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NO.	REVISIONS:	DATE:
1	PERMIT SUBMITTAL	01/10/24
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ISSUE DATE: 12/20/2023

DRAWING TITLE:

PATH OF TRAVEL PLAN

DRAWING NUMBER:

A0.5

ACCESSIBILITY NOTES

DOOR NOTES:

1. EXIT DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. NO REVOLVING DOOR ALLOWED FOR ACCESSIBLE DOORS.
3. THRESHOLD MAXIMUM HEIGHT SHALL BE 1/2" WITH MAXIMUM VERTICAL CHANGE OF 1/4"



VERTICAL CHANGES IN LEVEL BEVELED CHANGES IN LEVEL

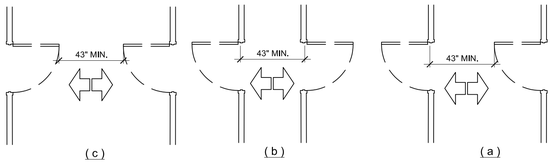
4. DOUBLE DOOR WIDTH SHALL BE 3-0" NOMINAL OPENING (ACTIVE LEAR)
5. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION, WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

HARDWARE NOTES:

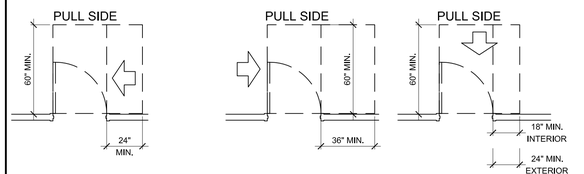
1. IT SHALL BE OPERABLE FROM SINGLE EFFORT, NO GRASPING OR WRIST MOVEMENT (LEVERS, PUSH-PULLS OR PANIC DEVICES).
2. IT SHALL BE MOUNTED AT 38"-44" HIGH.
3. IT SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGEABLE OR EFFORT.

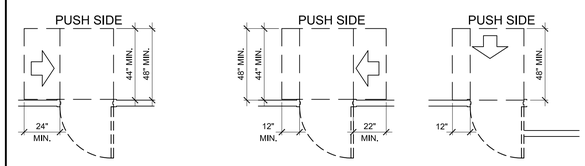
DOOR OPENING FORCE:

INTERIOR DOOR = 5 POUNDS
EXTERIOR DOOR = 5 POUNDS
FIRE DOOR = 15 POUNDS



DOORS IN SERIES AND GATES IN SERIES





IF BOTH CLOSER AND LATCH ARE PROVIDED

C. LATCH SIDE APPROACHES - SWING DOOR

IF BOTH CLOSER AND LATCH ARE PROVIDED

B. HINGE SIDE APPROACHES - SWING DOOR

IF BOTH CLOSER AND LATCH ARE PROVIDED

A. FRONT APPROACHES - SWING DOOR

SIGNAGE NOTES:

LETTERS AND NUMBERS:

1. WIDTH TO HEIGHT RATIO WHERE WIDTH OF UPPERCASE LETTER '0" IS 60% MINIMUM AND 110% MAXIMUM OF HEIGHT OF UPPERCASE LETTER "T".
2. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAXIMUM OF THE HEIGHT OF THE CHARACTER.
3. CHARACTERS SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND.

SIGNS / PICTOGRAMS

1. PICTOGRAMS / PICTORIAL SYMBOL SIGNS SHALL HAVE TEXT DESCRIPTORS LOCATED DIRECTLY BELOW PICTOGRAM FIELD. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.
2. CHARACTERS ON SIGNS SHALL BE RAISED 1/32' MIN. AND SHALL BE SANS SERIF UPPER CASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
3. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND MAXIMUM OF 2' HIGH
4. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MINIMUM AND 1/2' MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.
5. BRAILLE SHALL COMPLY WITH CODE.
6. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MINIMUM BY 18" MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.
7. VERTICAL CLEARANCE AT SUSPENDED SIGNS WITH MINIMUM HEADROOM OF 80" REQUIRE MINIMUM 3" CHARACTER HEIGHT MEASURED BY USING UPPERCASE "X". CHARACTERS AND NUMBERS SHALL BE SIZED ACCORDING TO VIEWING DISTANCE FROM WHICH READ. LOWER CASE CHARACTERS PERMITTED.
8. WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS & SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF DOOR AS ONE ENTERS ROOM OR SPACE. SIGNS THAT IDENTIFY EXIT SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS ROOM OR SPACE
9. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

SIGN LOCATIONS

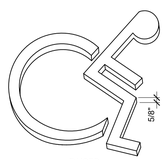
1. ALL ACCESSIBLE ENTRANCES IDENTIFIED WITH MINIMUM OF ONE STANDARD SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.





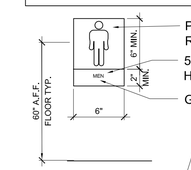
INTERNATIONAL SYMBOL OF ACCESSIBILITY:

1. STANDARD USED To IDENTIFY ACCESSIBLE FACILITIES.
2. WHITE FIGURE ON BLUE BACKGROUND, COLOR #15090 IN FEDERAL STANDARD # 5958.
3. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.
4. USE CONTRASTED GRADE 2 BRAILLE. DISTANCE BETWEEN TWO DOTS IN THE SAME CELL TO BE 0.100" O.C DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS TO BE 0.300" O.C.
5. DOT HEIGHT TO BE 0.025"-0037"
6. BRAILLE DOTS SHALL BE DOMED OR ROUNDED.



RESTROOM SIGNAGE MOUNTING HEIGHTS

NOTE: SIGN TO MEET ALL LOCAL, ADA CODE REQUIREMENTS. PROVIDE "MEN" AND " WOMEN" SIGN AS REQUIRED

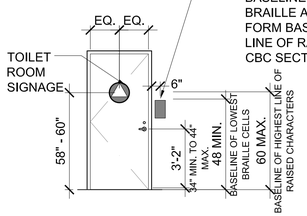


PICTOGRAM, NO TACTILE REQUIRED. MINIMUM 6" HEIGHT

5/8" MIN. (2" MAX) HIGH 1/32" RAISED HELVETICA MEDIUM UPPERCASE LETTERS

GRADE 2 BRAILLE OF ABOVE TEXT

WALL BRAILLE SIGN MOUNTED @ 48" MIN. AFF MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE AND 60" MAX. AFF MEASURED FORM BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. 2022 CBC SECTION 11B-703.4.1 & 11B-703.4.2

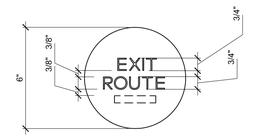


SIGNAGE LOCATION @ TOILET ROOM DOOR

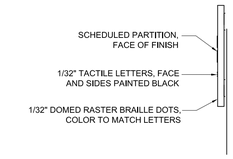
SIGNAGE IS TO COMPLY WITH CBC 11B-703.4 FOR LOCATION & 11B-703.7.2.6 FOR DESIGN

NOTE: SIGNAGE SHALL BE 1/4" THICK & THEIR COLOR & CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THAT OF DOOR

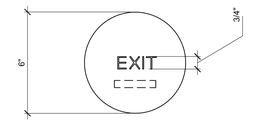
TACTILE EXIT SIGNAGE



OPTION A. EXIT ROUT SIGN

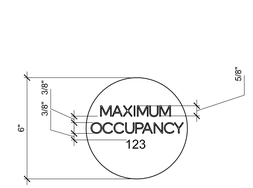


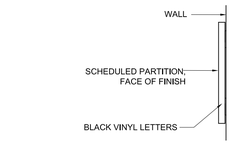
3/16" THICK ACRYLIC PANEL, FACE AND RETURN EDGES PAINTED BLUE, SATIN FINISH



OPTION B. EXIT SIGN FOR EGRESS DOORS OPENING TO EXTERIOR OF BUILDING

MAXIMUM OCCUPANCY MOUNTED ON WALL

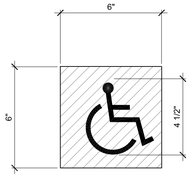


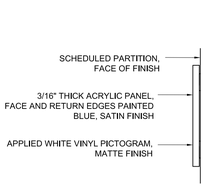


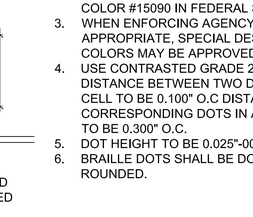
3/8" THICK ACRYLIC PANEL, FACE AND RETURN EDGES PAINTED WHITE

NOTE: GC TO INSTALL

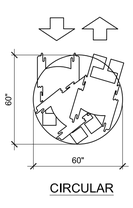
ISA DECAL SIGNAGE





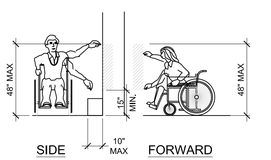


T-SHAPED

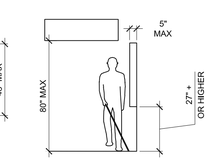


CIRCULAR

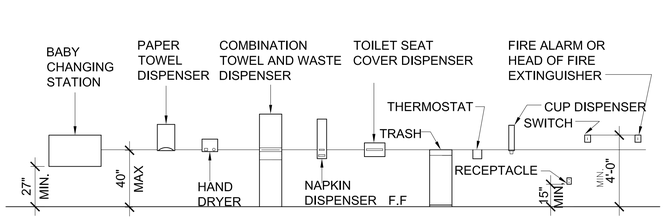
WHEELCHAIR TURNING SPACE



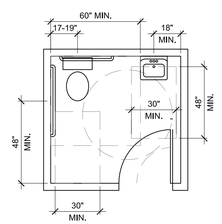
UNOBSTRUCTED REACH



LIMITS ON PROTRUDING OBJECTS

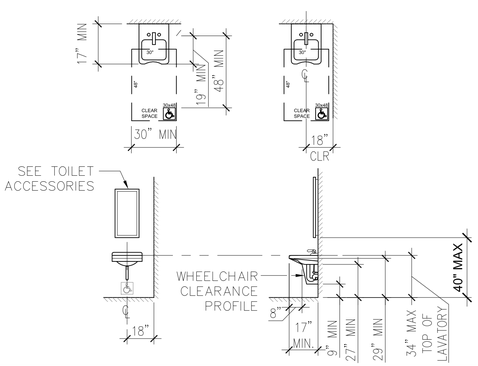


PLUMBING ACCESSORY MOUNTING HEIGHTS

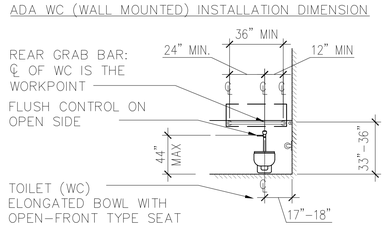


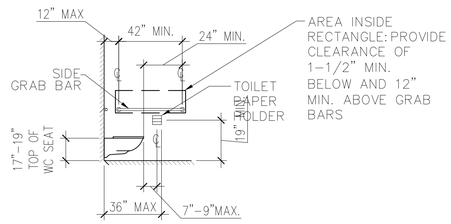
G. SINGLE OCCUPANCY RESTROOM

LAVATORY PLAN CLEAR FLOOR SPACE



ADA WC (WALL MOUNTED) INSTALLATION DIMENSION





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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-2025 — GOVERNOR OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
311 THIRD STREET
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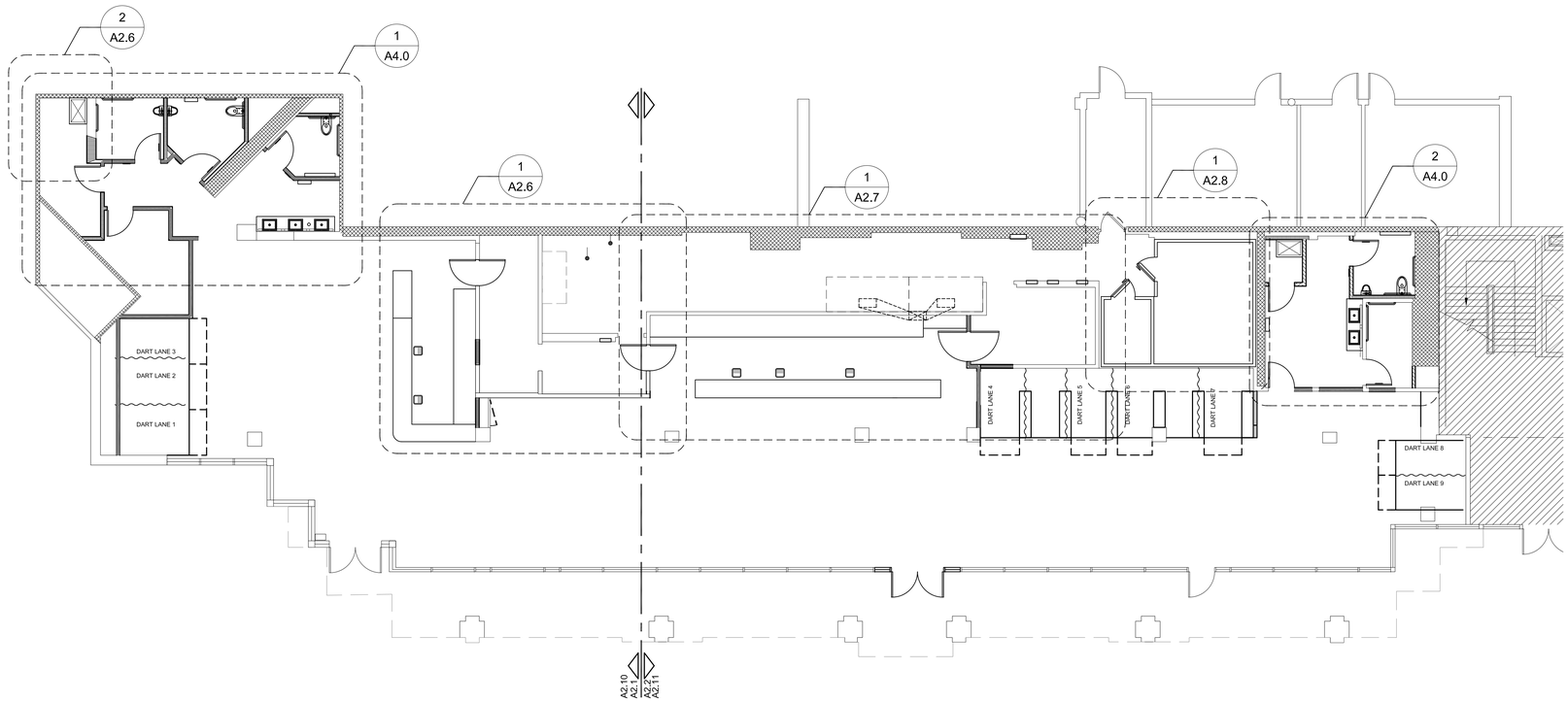
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ISSUE DATE: 12/20/2023

DRAWING TITLE:
ACCESSIBILITY REQUIREMENT DIAGRAMS

DRAWING NUMBER:
A0.8



1 OVERALL CONSTRUCTION FLOOR PLAN

Scale: 1/8" = 1'-0"

WALL LEGEND :

(E) PARTITION, (N) PAINT

NEW CEILING HEIGHT WALL PARTITION
NON-STRUCTURAL 3 5/8" PARTITION,8"@ TOILET BACK
20 GAUGE METAL STUDS @ 16" O.C. WITH GYP BOARD.
PROVIDE BATT INSULATION TYPICAL SEE DETAIL 3/A6.0

LOW WALL 6" 20 GAUGE METAL STUDS @ 16 " O.C &
TYPE 'X' GYP BD. HEIGHT +42" A.F.F

NEW WALL PARTITION NON-STRUCTURAL 3-5/8"
20 GAUGE METAL STUDS @ 16" O.C. AT EXISTING
WALL, SEE DETAIL 1 SHEET A6.0

(E) CMU WALL.

NEW FULL HEIGHT WALL PARTITION NON-STRUCTURAL
3 5/8" 20 GAUGE METAL STUDS @ 16" O.C. WITH R-13
BATT INSULATION WITH TYP. 1X1 GYP BOARD.

CONSTRUCTION GENERAL NOTES:

1. THE WORK SHOWN IN THESE DRAWINGS INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION AND INSTALLATION OF WALLS, WALL/FLOOR FINISH, LIGHT FIXTURES, PLUMBING FIXTURES, DOOR FRAME, MECHANICAL, ELECTRICAL AND PLUMBING, TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY CONCEALED OR UNKNOWN CONDITIONS.
3. PERFORM DIMENSION VERIFICATION AFTER DEMOLITION AND NOTIFY ARCHITECT FOR ANY DISCREPANCIES AS SOON AS POSSIBLE.
4. ALL ADA REQUIRED CLEARANCES ARE DIMENSIONS FROM THE FACE OF FINISH (WALL/FLR/STRUCTURE/EXISTING OR NEW CONSTRUCTION) TO THE FACE OF FINISH (WALL/FLR/STRUCTURE/EXISTING OR NEW CONSTRUCTION). THIS ARE NOTED WITH "CLR." OR "CLEAR" AND/OR DIMENSIONS NOTED IN INCHES. THESE DIMENSIONS TAKES PRECEDENCE OVER ALL OTHER DIMENSION NOTED ON THIS DRAWINGS. DO NOT SCALE.
5. DO NOT BLOCK REQUIRED EXIT WAYS. ERECT BARRICADES AND TEMPORARY LIGHTING AS REQUIRED TO MAINTAIN PATH OF TRAVEL.
6. CONTRACTOR(S) SHALL CONFORM WITH ANY AND ALL STANDARDS, RULES AND REGULATIONS OF THE BUILDING'S LANDLORD FOR ALL WORK, UNLESS IN CONFLICT WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES.
7. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATION PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
8. WORK MUST COMPLY WITH ANY AND ALL GREEN CODE AS REQUIRED BY LOCAL, STATE AND FEDERAL CODE.
9. NO STRUCTURAL WORK IS TO BE PERFORMED UNDER THIS DRAWING SET. DO NOT REMOVE ANY STRUCTURAL WALLS (LOAD BEARING OR SHEAR WALLS) OR OTHER STRUCTURAL ELEMENTS.
10. NO WORK WILL BE PERFORMED IN ANY AREA AFFECTING THE BUILDING'S OR AREA'S ALARMS, TELEPHONE, DATA, OR SECURITY SYSTEMS, WITHOUT 24-HOUR NOTIFICATION AND APPROVAL OF THE BUILDING'S PROPERTY MANAGER.
11. ALL NEW WORK SHALL CONFORM TO EXISTING ENERGY MANAGEMENT SYSTEM SPECIFICATIONS AND GUIDELINES. REQUEST FROM THE BUILDING'S PROPERTY MANAGER.
12. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
13. ALL WORK IS AS "(E)" = EXISTING, UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL VISIT SITE TO BECOME FAMILIAR WITH ALL FIELD CONDITIONS. CONTRACTOR TO NOTIFY OWNER AND ARCHITECT IMMEDIATELY OF ANY PROBLEMS OR CONFLICTS OR UNUSUAL CONDITIONS DISCOVERED. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
15. CONTRACTOR TO PATCH, REPAIR, AND PAINT WALLS. TYPICAL FOR NEW AND EXISTING WALLS.
16. ALL DIMENSIONS TO EXISTING SURFACES ARE TO FACE OF EXISTING FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS LOCATING NEW WALLS ARE TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.
17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10 AND THE LOCAL JURISDICTION REQUIREMENTS. USE BUILDING STANDARD WALL MOUNTED CABINETS IN SPACES VIEWABLE BY THE PUBLIC AND STANDARD EXTINGUISHER WALL BRACKETS IN AREAS NOT VIEWABLE BY THE PUBLIC.
18. ALL EXTERIOR GLAZING IS EXISTING UNLESS OTHERWISE NOTED.
19. PREP AND REPAINT ALL (E) PAINTED SURFACES AND THOROUGHLY CLEAN ENTIRE PROJECT AREA AT PROJECT COMPLETION.
20. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIES AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY & PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL (2013 CBC, 703.7)

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LICENSED ARCHITECT
ANDREW MORRISON
C-17636
RENEWAL DATE 08-31-25
SANTA CRUZ, CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

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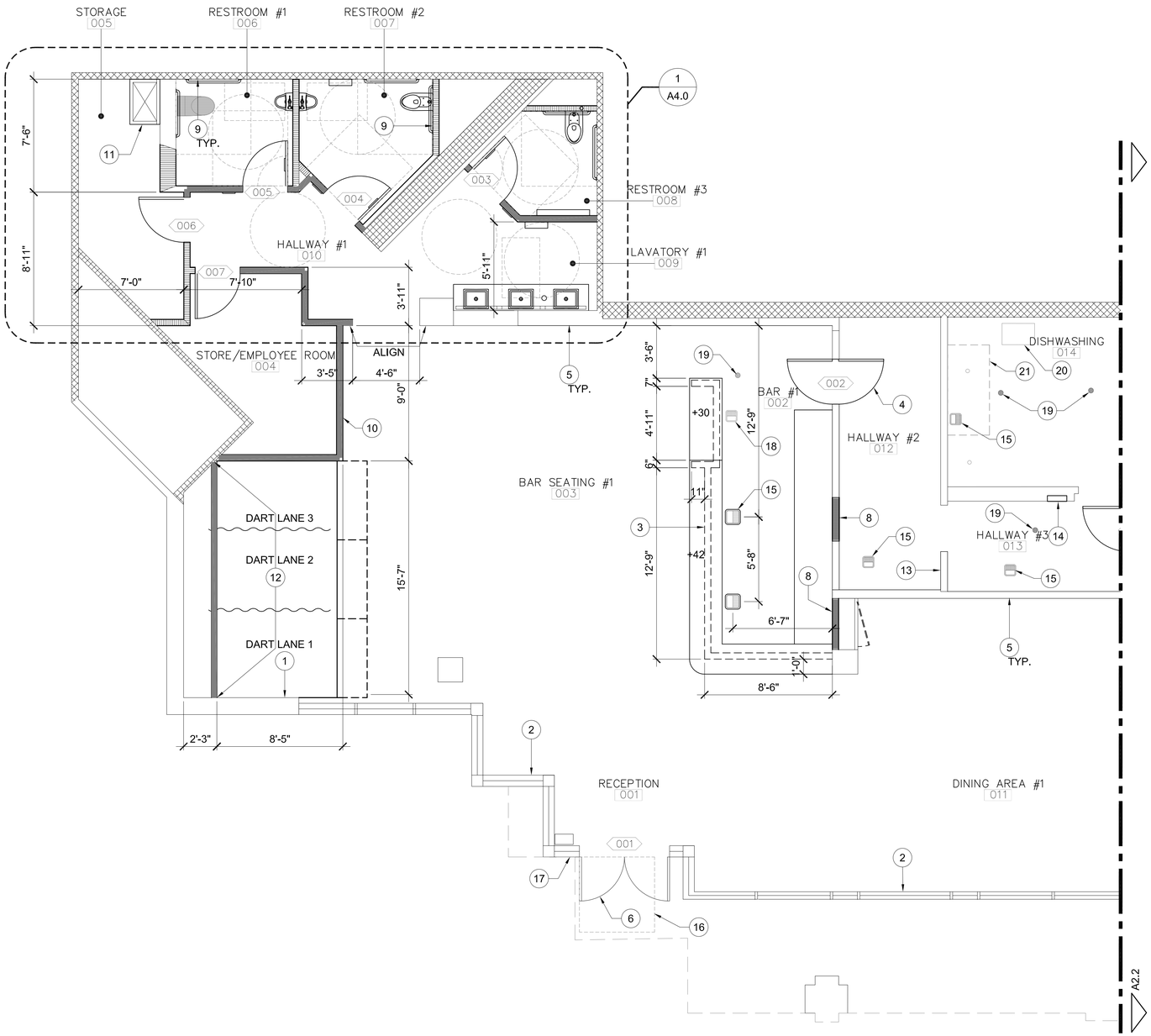
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ISSUE DATE: 12/20/2023

DRAWING TITLE:
OVERALL CONSTRUCTION FLOOR PLAN

DRAWING NUMBER:
A2.0



1 PARTIAL CONSTRUCTION FLOOR PLAN

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

WALL LEGEND :

(E) PARTITION, (N) PAINT

NEW CEILING HEIGHT WALL PARTITION NON-STRUCTURAL 3 5/8" PARTITION,8"@ TOILET BACK 20 GAUGE METAL STUDS @ 16" O.C. WITH GYP BOARD. PROVIDE BATT INSULATION TYPICAL SEE DETAIL 3/A6.0

LOW WALL 6" 20 GAUGE METAL STUDS @ 16 " O.C & TYPE 'X' GYP BD. HEIGHT +42" A.F.F SEE DETAIL 2/A6.0

NEW PLUMBING WALL PARTITION NON-STRUCTURAL 3-5/8" 20 GAUGE METAL STUDS @ 16" O.C. SEE DETAIL 4/A6.0

(E) CMU WALL.

NEW FULL HEIGHT WALL PARTITION NON-STRUCTURAL 3 5/8" 20 GAUGE METAL STUDS @ 16" O.C. WITH R-13 BATT INSULATION AND TYPE " X" GYP. BD. BOTH SIDES. SEE DETAIL 1/A6.0

CONSTRUCTION KEY NOTES:

1. (E) PARIMETER WALLS PREP FOR (N) FINISH.
2. (E) STOREFRONT CLEAN & PROTECT DURING CONSTRUCTION; TYP.
3. (N) LOW WALL 3 5/8" 20 GA METAL STUDS @ 16" O.C WITH TYPE 'X' GYP. BD. BOTHSIDES.
4. (N) ELIASON DOORS 36" WIDE X 6'-8" HIGH DOUBLE SWING W/ VIEW LIFE.
5. (E) WALLS TO BE PREPARED / PATCH AS NEEDED FOR (N) FINISH, TYP.
6. (E) 6'-0" WIDE DOUBLE ENTRY DOORS WITH ADA THRESHOLD. SEE DETAILS 12 PROTECT DURING CONSTRUCTION.
7. (E) STRUCTURAL WALL FURR OUT AS NEEDED FOR (N) FINISH INSTALLATION.
8. (E) DOOR OPENING TO BE IN FILLED-MATCH ADJACENT WALL THICKNESS.
9. PROVIDE BACKING FOR FUTURE WALL MOUNTED PLUMBING ACCESSORIES, TYP.
10. (N) FULL HEIGHT WALL 3 5/8" 20 GA METAL STUD @ 16" O.C WITH GYP. BD. BOTHSIDES.
11. FLOOR MOUNTED MOP SINK 24" X 36" W/ WALL MOUNT FAUCET MOP SINK MODEL #9-OP-33 BY ADVANCE TABCO MOP FAUCET MODEL #K-240 BY ADVANCE TABCO. SEE DETAIL 5 / A7.2
12. PROVIDE BACKING IN WALL FOR FUTURE DART BOARD EQUIPMENT.
13. EXISTING LIGHT SWITCHES, THERMOSTATS, LIGHT CONTROLS TO REMAIN.
14. EXISTING ELECTRICAL PANEL TO REMAIN, SEE ELECTRICAL DRAWINGS.
15. NEW FLUSH MOUNT FLOOR SINK. SEE DETAIL 3 SHEET A7.0 AND PLUMBING DRAWINGS.
16. EXISTING LEVEL LANDING. SLOPE 1/4" PER FOOT EITHER DIRECTION
17. INTERNATIONAL ACCESSIBILITY SYMBOL, SEE DETAIL 8 SHEET A7.0
18. EXISTING FLOOR SINK TO REMAIN
19. EXISTING FLOOR DRAIN TO REMAIN
20. EXISTING GREASE TRAP TO REMAIN
21. EXISTING TYPE II EXHAUST HOOD TO REMAIN

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LICENSED ARCHITECT
C-17636
RENEWAL DATE 08-31-25
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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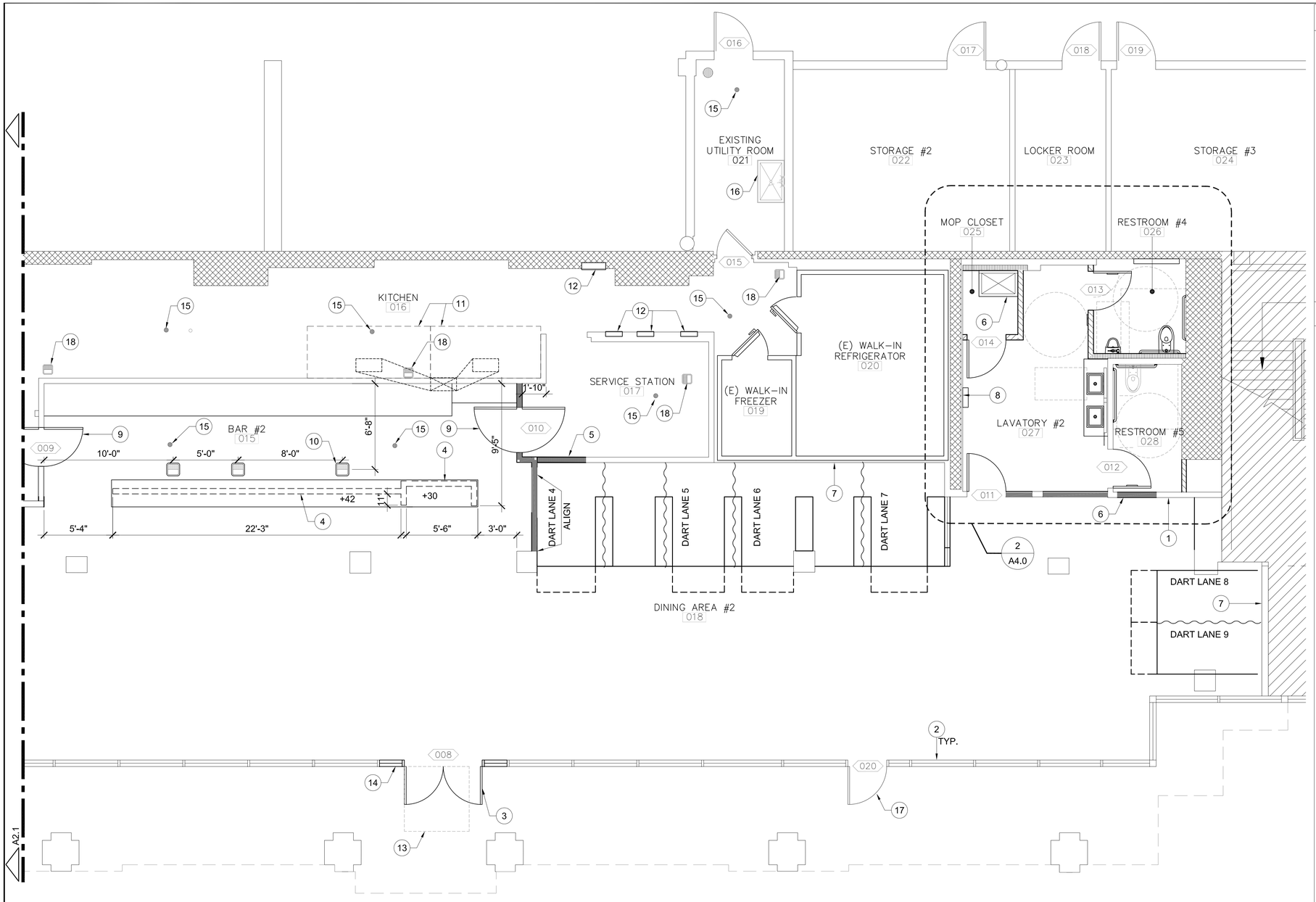
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ISSUE DATE: 12/20/2023

DRAWING TITLE:
PARTIAL CONSTRUCTION FLOOR PLAN

DRAWING NUMBER:
A2.1



1 PARTIAL CONSTRUCTION FLOOR PLAN

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

WALL LEGEND :

- (E) PARTITION, (N) PAINT
- NEW CEILING HEIGHT WALL PARTITION NON-STRUCTURAL 3 5/8" PARTITION,8"@ TOILET BACK 20 GAUGE METAL STUDS @ 16" O.C. WITH GYP BOARD. PROVIDE BATT INSULATION TYPICAL SEE DETAIL 3/A6.0
- LOW WALL 6" 20 GAUGE METAL STUDS @ 16 " O.C & TYPE 'X' GYP BD. HEIGHT +42" A.F.F SEE DETAIL 2/A6.0
- NEW PLUMBING WALL PARTITION NON-STRUCTURAL 3-5/8" 20 GAUGE METAL STUDS @ 16" O.C. SEE DETAIL 4/A6.0
- (E) CMU WALL.
- NEW FULL HEIGHT WALL PARTITION NON-STRUCTURAL 3 5/8" 20 GAUGE METAL STUDS @ 16" O.C. WITH R-13 BATT INSULATION AND TYPE " X" GYP. BD. BOTH SIDES. SEE DETAIL 1/A6.0

CONSTRUCTION KEY NOTES:

1. EXISTING BUILDING PARIMETER WALL PREP FOR (N) FINISH.
2. (E) STOREFRONT CLEAN & PROTECT DURING CONSTRUCTION; TYP.
3. (N) 6'-0" WIDE STOREFRONT, DOORS TO MATCH DOOR NUMBER 001 , WITH ADA THRESHOLD. SEE DETAIL 12/A7.0
4. (N) LOW WALL 3 5/8" 20 GA METAL STUDS @ 16" O.C WITH TYPE 'X' GYP. BD. BOTHSIDES.
5. (E) DOOR OPENING TO BE IN FILLED-MATCH ADJACENT WALL THICKNESS.
6. FLOOR MOUNTED MOP SINK 24" X 36" W/ WALL MOUNT FAUCET MOP SINK MODEL #9-OP-33 BY ADVANCE TABCO MOP FAUCET MODEL #K-240 BY ADVANCE TABCO. SEE DETAIL 5/ A7.2
7. PROVIDE BACKING IN BACK WALL AT DART LANES FOR FUTURE DART EQUIPMENT INSTALLATION; TYP.
8. (E) STRUCTURAL WALLS FUR OUT AS NEEDED FOR (N) FINISH.
9. (N) ELIASON DOORS 36" WIDE X 6'-8" HIGH DOUBLE SWING W/ VIEW LITE.
10. NEW FLUSH MOUNT FLOOR SINK, SEE DETAIL 3 SHEET A7.0 AND PLUMBING DRAWINGS.
11. EXISTING HOODS RELOCATED SEE SHEET A2.7 AND A2.9
12. EXISTING ELECTRICAL PANELS TO REMAIN.
13. EXISTING LEVEL LANDING, SLOPE 1/4" PER FOOT EITHER DIRECTION
14. INTERNATIONAL ACCESSIBILITY SYMBOL. SEE DETAIL 8 SHEET A7.0
15. EXISTING FLOOR DRAIN TO REMAIN.
16. EXISTING MOP SINK TO REMAIN.
17. EXISTING EXIT DOOR TO REMAIN.
18. EXISTING FLOOR SINK TO REMAIN.

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-25 — CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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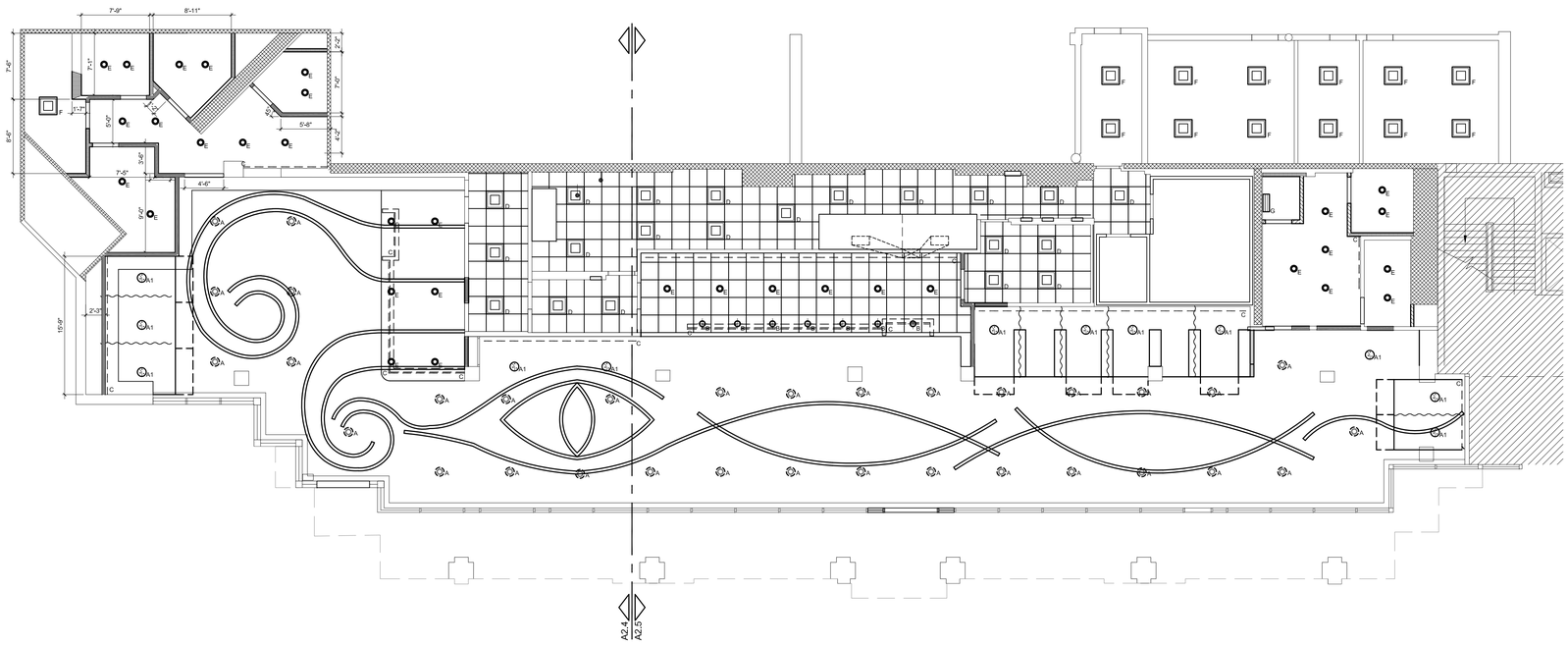
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ISSUE DATE: 12/20/2023

DRAWING TITLE:
PARTIAL CONSTRUCTION FLOOR PLAN

DRAWING NUMBER:
A2.2



1 OVERALL REFLECTED CEILING PLAN

Scale: 1/8" = 1'-0"

RCP LEGEND

- ACOUSTICAL CEILING, SEE DETAIL 10/A6.0 ARMSTRONG 2X2 WASHABLE CEILING TILES KITCHEN ZONE WHITE.
- RECESSED CAN LIGHT FIXTURE
- LED STRIP LIGHT
- SURFACE MOUNT LED LIGHT FIXTURE
- F — SURFACE MOUNTED 2X2 FLAT PANEL LED LIGHT FIXTURE
- D — DROP- IN 2X2 LED FLAT PANEL LIGHT FIXTURE
- A — SUSPENDED MONO LIGHT
- A1 — SUSPENDED MONO SPOT LIGHT

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ARCHITECTURAL PROJECT NO.: 23080

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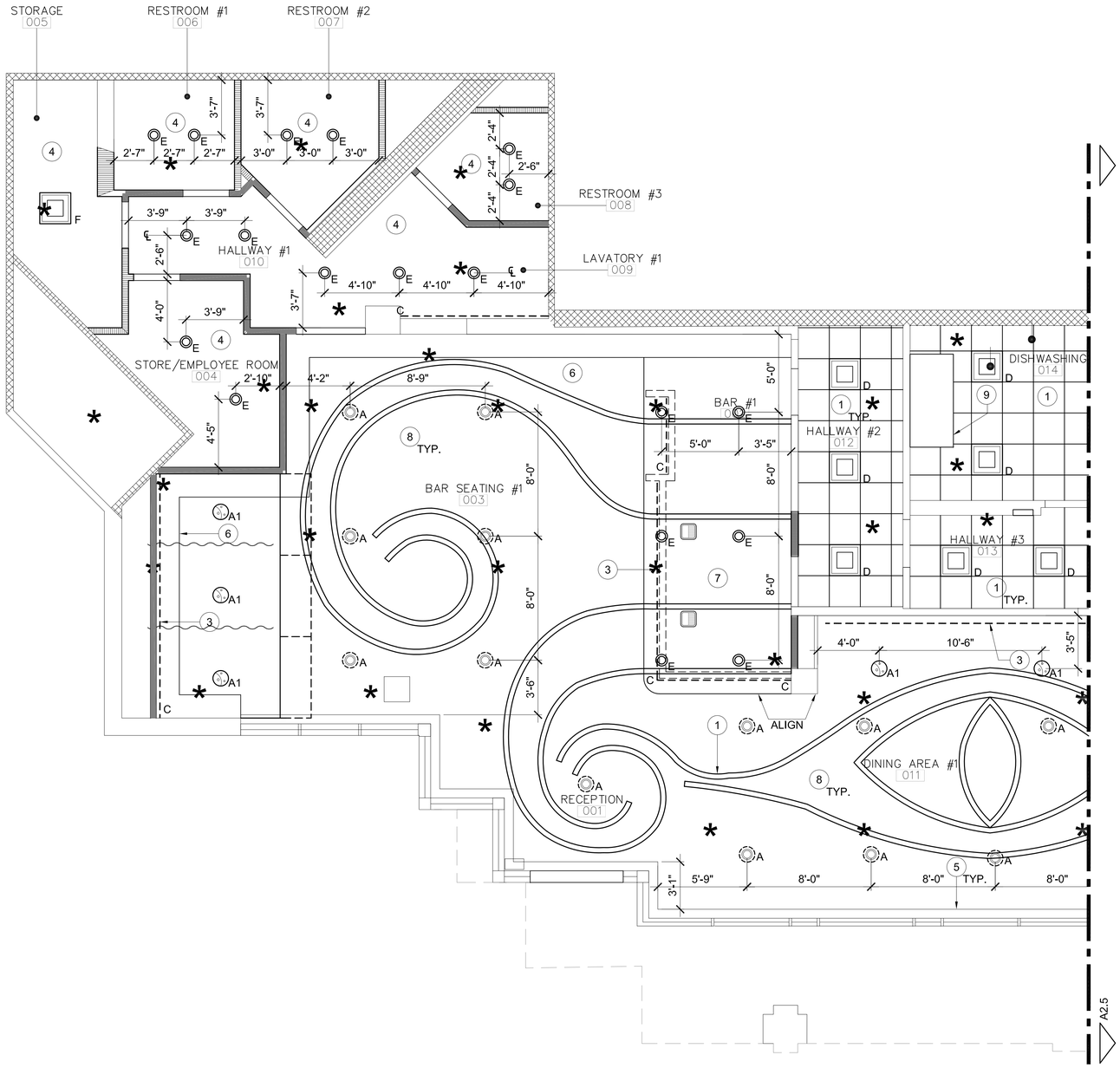
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ISSUE DATE: 12/20/2023

DRAWING TITLE:
OVERALL PROPOSED REFLECTED CEILING PLAN

DRAWING NUMBER:
A2.3



1 PARTIAL REFLECTED CEILING PLAN

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

RCP LEGEND

- ACOUSTICAL CEILING, SEE DETAIL 10/A6.0 ARMSTRONG 2X2 WASHABLE CEILING TILES KITCHEN ZONE WHITE.
- E — RECESSED CAN LIGHT FIXTURE
- LED STRIP LIGHT
- SURFACE MOUNT LED LIGHT FIXTURE
- F — SURFACE MOUNTED 2X2 FLAT PANEL LED LIGHT FIXTURE
- D — DROP- IN 2X2 LED FLAT PANEL LIGHT FIXTURE
- A — SUSPENDED MONO LIGHT
- A1 — SUSPENDED MONO SPOT LIGHT

KEY NOTES

1. 2x2 ACT CEILING GRID SYSTEM WITH WASHABLE PANELS, TYP, IN KITCHEN MATCH (N) ACT HEIGHT TO CEILING HT, TYP.
2. PROVIDE LED LIGHT STRIP WITH FROSTED LENS & COVER AT BAR COUNTER (E) CEILING HT.
3. LED LIGHT STRIP WITH FROSTED LENS & COVER AT DART LANES & ACCENT WALLS.
4. (N) TYPE " X" GYP. BD. CEILING @ 8'-0" IN THE RESTROOM. (N) PAINT. PROVIDE INSULATION ABOVE CEILING FOR SOUND PROOFING.
5. (E) GYP. BD. SOFFIT AT WINDOW. (N) PAINT. SEE DETAIL 9/A6.0
6. (N) 20" WIDE GYP BD. SOFFIT AROUND BAR SEATING FOR PLUMBING & ELECTRICAL CONDUITS.
7. (N) GYP. BD. CEILING @ MAX. HEIGHT AT BAR V.I.F. , (N) PAINT: COLOR TBD. (N) CEILING LAYOUT TO ALIGN WITH BAR COUNTER BELOW.
8. EXPOSED CEILING AT DINING / SEATING AREAS PROVIDE (N) PAINT FINISH.
9. (E) TYPE II EXHAUST HOOD.

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-25 — STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL REFLECTED CEILING PLAN

DRAWING NUMBER:

A2.4



1 PARTIAL REFLECTED CEILING PLAN

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

RCP LEGEND

- ACOUSTICAL CEILING, SEE DETAIL 10/A6.0 ARMSTRONG 2X2 WASHABLE CEILING TILES KITCHEN ZONE WHITE.
- E — RECESSED CAN LIGHT FIXTURE
- LED STRIP LIGHT WITH FROSTED LENS COVER
- SURFACE MOUNT LED LIGHT FIXTURE
- F — SURFACE MOUNTED 2X2 FLAT PANEL LED LIGHT FIXTURE
- D — DROP- IN 2X2 LED FLAT PANEL LIGHT FIXTURE
- A — SUSPENDED MONO LIGHT
- A1 — SUSPENDED MONO SPOT LIGHT

KEY NOTES

1. 2x2 ACT CEILING GRID SYSTEM WITH WASHABLE PANELS, TYP. IN KITCHEN MATCH (N) ACT HEIGHT TO CEILING HT.
2. PROVIDE LED LIGHT STRIP WITH FROSTED LENS & COVER AT BAR COUNTER (E) CEILING HT.
3. LED LIGHT STRIP WITH FROSTED LENS & COVER AT DART LANES & ACCENT WALLS.
4. (N) TYPE " X" GYP. BD. CEILING @ 8'-0" IN THE RESTROOM. (N) PAINT. PROVIDE INSULATION ABOVE CEILING FOR SOUND PROOFING.
5. (E) GYP. BD. SOFFIT AT WINDOW. (N) PAINT. SEE DETAIL 9/A6.0
6. (N) 20" WIDE TYP. GYP BD. SOFFIT AROUND BAR SEATING FOR PLUMBING & ELECTRICAL CONDUITS.
7. (N) 2X2 CEILING SYSTEM WITH TIN PANELS.
8. EXPOSED CEILING AT DINING / SEATING AREAS PROVIDE (N) PAINT FINISH.
9. (E) TYPE I EXHAUST HOODS, SEE MECHANICAL DRAWINGS.

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-25 — GOVERNOR CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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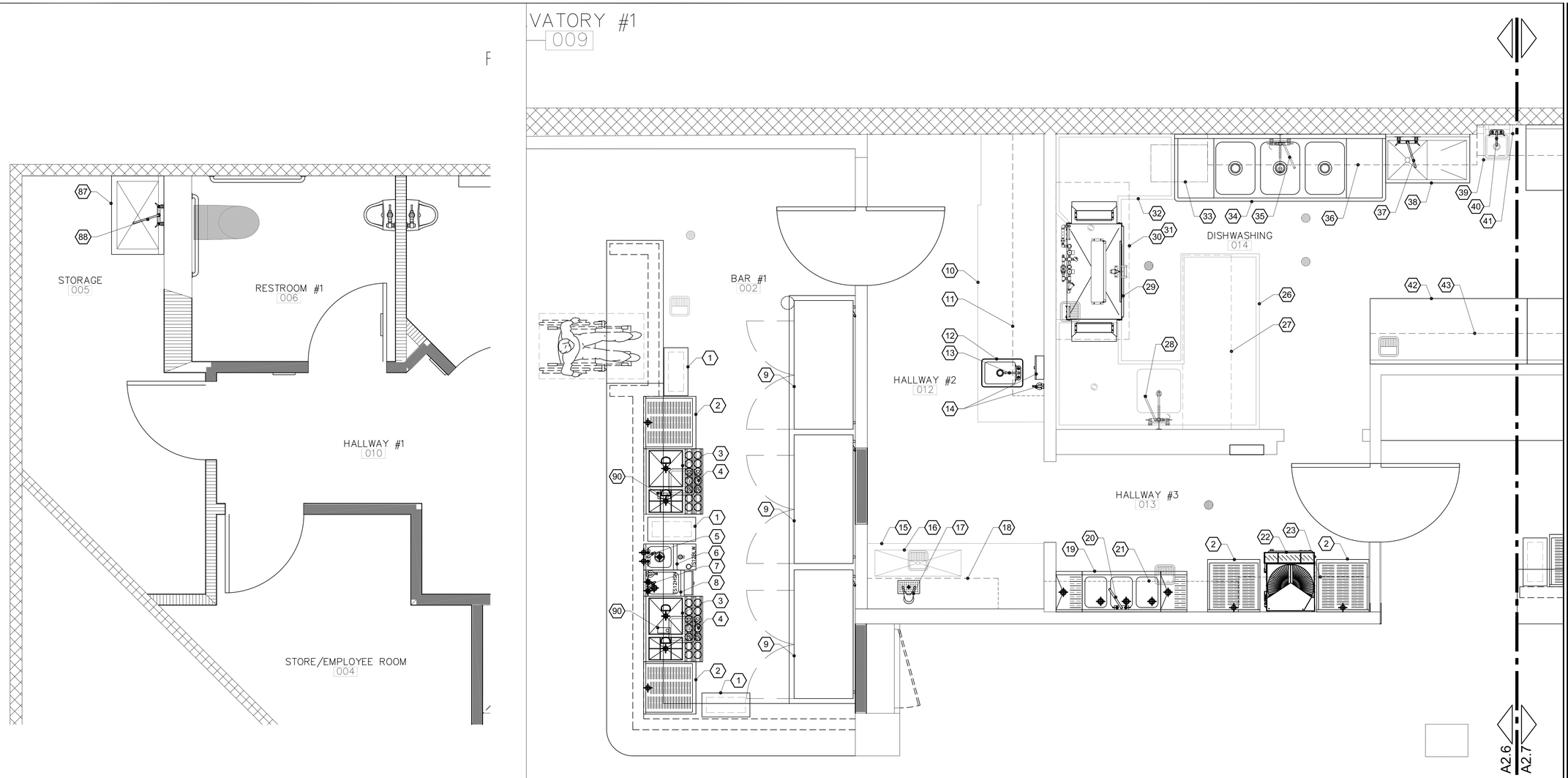
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DRAWING TITLE:

PARTIAL REFLECTED CEILING PLAN

DRAWING NUMBER:

A2.5



2 PARTIAL EQUIPMENT FLOOR PLAN

Scale: 1/2" = 1'-0"

1 PARTIAL EQUIPMENT FLOOR PLAN

Scale: 1/2" = 1'-0"

0 1' 2' 3' 4' 5' 6'

SCALE: 1/2"=1'-0"

NOTE:
SEE SHEET A2.9 FOR EQUIPMENT SCHEDULE.
SEE SHEET A2.8 FOR HEALTH NOTES

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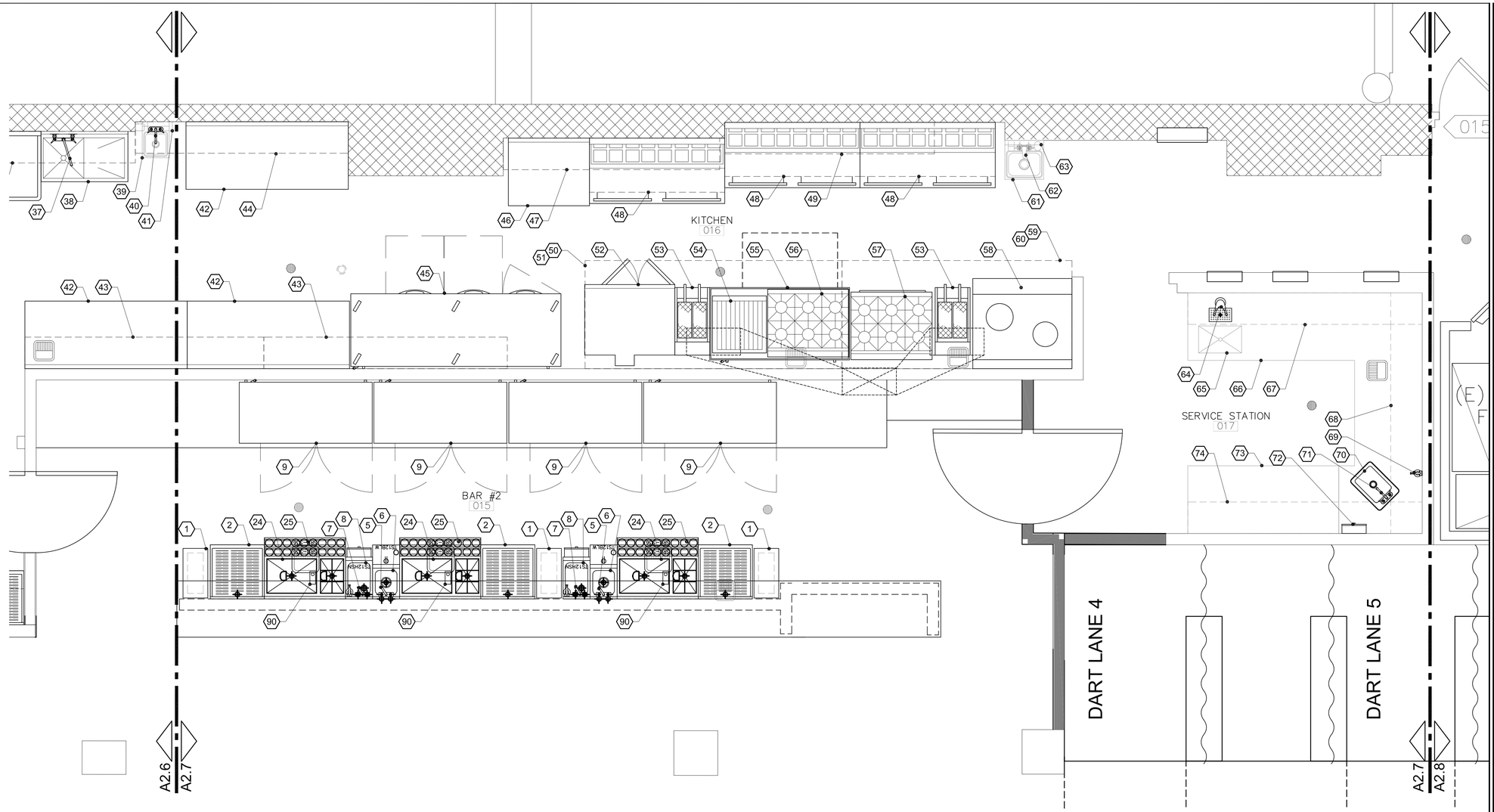
ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL EQUIPMENT FLOOR PLAN

DRAWING NUMBER:

A2.6



1 PARTIAL EQUIPMENT FLOOR PLAN

Scale: 1/2" = 1'-0"

0 1' 2' 3' 4' 5' 6'

SCALE: 1/2"=1'-0"

NOTE:
SEE SHEET A2.9 FOR EQUIPMENT SCHEDULE.
SEE SHEET A2.8 FOR HEALTH NOTES

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LICENSED ARCHITECT C-17636 RENEWAL DATE 08-31-2025 REGISTERED CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
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ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL EQUIPMENT FLOOR PLAN

DRAWING NUMBER:

A2.7

HEALTH DEPARTMENT REQUIREMENTS

1. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (N.S.F.) APPROVED AND IN CONFORMITY WITH LOCAL HEALTH REGULATIONS. INSTALLATION OF EQUIPMENT SHALL MEET SAME REQUIREMENTS.

2.ALL ADJOINING EQUIPMENT AND COUNTERS SHALL BE SEALED TOGETHER TO PREVENT THE ENTRANCE OF MOISTURE. ALL EQUIPMENT, INCLUDING SHELVING, SHALL BE SMOOTHLY SEALED TO WALL TO PREVENT THE ENTRANCE OF SPLASH AND DEBRIS. ALL PORTABLE OR FREE STANDING UNITS SHALL BE REMOVABLE AND EASILY ACCESSIBLE FOR CLEANING.

3.ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS.

4.ALL REFRIGERATION AND HOT STORAGE EQUIPMENT SHALL HAVE THERMOMETERS WHICH ARE EASILY READABLE IN PROPER WORKING CONDITION.

5.STORAGE SHELVING MUST BE SPECIFIED AS HAVING A NON-ABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6" INCHES ABOVE THE FLOOR.

6.AT LEAST ONE DOUBLE SINK COMPARTMENT SHALL BE AVAILABLE FOR FOOD PENETRATION. FOOD PENETRATION SINKS SHALL HAVE AN INDIRECT SEWER CONNECTION, I.E. FIXED IN - LINE AIR GAP OR DRAIN TO A FLOOR SINK THROUGH APPROVED AIR GAP.

7.A SEPERATE WALL MOUNTED HANDWASH BASIN IS REQUIRED WITHIN OR ADJACENT TO THE FOOD PREPARATION AND PACKAGING AREA. PROVIDE PERMANENTLY MOUNTED SINGLE SERVICE SOAP AND PAPER TOWEL DISPENSERS.

8. ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM MIXING FAUCETS.

9. ALL EXPOSED CONDUIT, PLUMBING, ETC., MUST BE INSTALLED AT LEAST 6" INCHES OFF THE FLOOR AND 1/2 INCH AWAY FROM WALLS. ALL EXPOSED FLEX CONDUIT IS TO BE SEAL TIGHT OR EQUIVALENT. VERIFY ADDITIONAL REQUIREMENTS ACCORDING TO SFIA TIG STANDARDS.

10. THE JUNCTURE AT THE FLOOR AND WALL MUST HAVE A COVED BASE WITH AT LEAST A 3/8" INCH RADIUS AND EXTENDING AT LEAST 6" INCHES UP THE WALL. IF TOP SET COVING IS USED, IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONE SEALANT OR EQUIVALENT TO FORM WATERPROOF SEAL.

11.TWENTY FOOTCANDLES OF LIGHT SHALL BE PROVIDED FOR ALL FOOD PENETRATION AREAS. MINIMUM OF FIVE FOOTCANDLES IN STORAGE AREAS ADEQUATE LIGHTING SHALL BE USED OVER ALL COUNTERS, SINKS AND AVAILABLE FOR CLEAN-UP OF GENERAL PREMISES.

12.LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED OR WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTERPROOF SHIELDS AND SHALL BE READILY CLEANABLE.

13. REFUSE CONTAINERS SHALL BE MOISTURE AND VERMIN PROOF WITH TIGHT FITTING LIDS.

14. ALL COUNTERS AND CABINETS WILL HAVE INTEGRALLY COVED BASES.

15.FLOORS AND FLOORS ARE SMOOTH, DURABLE, NON-ABSORBENT AND EASILY CLEANABLE IN AREAS WHERE:
- FOOD PREPARED, PACKAGED OR STORED
- WHERE UTENSILS ARE CLEANED AND STORED
- WHERE GARBAGE IS STORED
- IN EMPLOYEE CHANGE AND STORAGE AREAS

16. WALLS AND CEILING FINISHES LIGHT COLORED IN FOOD PREPARATION, UTENSIL CLEANING AREAS, AND INSIDE WALK-IN REFRIGERATION UNITS.

GENERAL NOTES:

ALL PLUMBING, ELECTRICAL AND REFRIGERATION ROUGH-IN WORK: FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES INCLUDING FAUCETS, VALVES, TRAPS, MISC. FITTINGS, SWITCHES, WIRING, CONDUIT, OR FLEX, MAGNETIC STARTERS, DISCONNECTS, ELECTRICAL PANELS, THERMAL OVERLOAD PROTECTION, CORD AND PLUGS, ETC., SHALL BE PROVIDED BY APPROPRIATE SUBCONTRACTORS.

FIXTURES. ANY ADDITIONAL REQUIREMENTS SHALL BE SPECIFIED BY THE ARCHITECT, SUPPLIER, OWNER, OR G.C. ALL EXISTING EQUIPMENT AND N.I.C. (NOT IN CONTRACT) ITEMS, SHALL BE VERIFIED BY THE GENERAL, ELECTRICAL, AND PLUMBING CONTRACTORS FOR MECHANICAL REQUIREMENTS.

MECHANICAL ROUGH-IN AND FINAL HOOK-UP BY THE PLUMBING AND ELECTRICAL SUB-CONTRACTORS SHALL CONFORM TO LOCAL CODES.

ALL ROUGH-IN ARE SUBJECT TO CHANGE PENDING THE FINAL SELECTION OF EQUIPMENT AND LOCATION OF SAME.

MECHANICAL SYMBOLS SHOWN PLUS 15" (UP 15") DENOTES HEIGHT FROM FINISHED FLOOR (A.F.F.) TO CENTER LINE OF OUTLET, PIPE, ETC. IN WALL. SYMBOLS SHOWN (STUB) DENOTES TO TERMINATE ROUGH-INS APPROX. 4" A.F.F.

ALL DIMENSIONS SHOWN ARE FROM FINISH FACE OF WALLS, FLOORS, CEILINGS, OR CENTER LINE OF COLUMNS, UNLESS OTHERWISE NOTED

ALL FINISHED BUILDING DIMENSIONS SHALL BE VERIFIED BEFORE FABRICATION AND/OR INSTALLATION OF EQUIPMENT AND FIXTURES.

GENERAL CONTRACTOR SHALL PROVIDE ALL CEILING, WALL AND FLOOR PENETRATIONS AND ALL SLEEVES FOR PLUMBING, ELECTRICAL, REFRIGERATION, CO2 LINES AND VENTILATION DUCTS AS REQUIRED.

ELECTRICAL SUB-CONTRACTOR TO PROVIDE POWER OUTLET(S) ON ROOF FOR HOOD EXHAUST FAN(S) AND MAKE UP AIR BLOWERS. HOOD LIGHTS TO BE WIRED BY ELECTRICAL CONTRACTOR.

GENERAL CONTRACTOR SHALL PROVIDE NON-COMBUSTIBLE WALLS BEHIND, ABOVE, AND ADJACENT TO COOKING EQUIPMENT SHALL BE IN ACCORDANCE WITH LOCAL FIRE & BUILDING CODES.

PLUMBER TO SIZE, FURNISH AND LOCATE GREASE TRAP IF REQUIRED BY LOCAL CODE.

LAST DATE REVISION VOIDS ALL PREVIOUS DRAWINGS.

NOTE:

1. THE LISTED DIMENSIONS FOR CUSTOM FABRICATED WALK-IN BOXES, S/S EQUIPMENT, CABINETS, ETC. ARE NOMINAL. EACH FABRICATOR IS TO FIELD VERIFY EQUIPMENT ITEM SIZE AND TO PROVIDE SHOP DRAWING(S) BASED ON FIELD DIMENSIONS FOR APPROVAL PRIOR TO FABRICATION OR DELIVERY.

2. EACH SUPPLIER AND/OR FABRICATOR SHALL VERIFY WITH GC THE DELIVERY AND ACCESS OF HIS SPECIFIC EQUIPMENT INTO THE SPACE. IF NECESSARY MAKE ARRANGEMENTS WITH GC, LANDLORD AND/OR OWNER FOR ACCESS E.G. REMOVAL OF DOOR(S), WINDOW(S) AND/OR WALL(S).

3. ALL FAUCETS LEAD-FREE.

4. ALL DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED WALLS, FLOORS CEILINGS OR CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED. THESE DIMENSIONS SHALL BE VERIFIED BY ALL TRADES AD SUB CONTRACTORS.

5. THE OWNER, VENDOR AND/OR FOOD SERVICE EQUIPMENT SUPPLIER SHALL NOTIFY THE GENERAL CONTRACTOR AND HIS SUBS OF ANY EQUIPMENT CHANGES FROM ITEMS LISTED ON DRAWINGS AND SPECIFICATIONS. SPECIFICALLY CHANGES TO UTILITY CONNECTIONS, LOADS, ETC E.G. VOLTAGES, ETC.

6. WHEELCHAIR SEATING SPACES SHALL PROVIDE A TABLE OR COUNTER HEIGHT OF 28" TO 24" ABOVE FINISH FLOOR WITH A 27" HIGH x 30" WIDE x 19" DEEP KNEE SPACE UNDERNEATH, PER CBC 11B-902 AND 11B-306.3.3, EXCEPTION #2.

7. AT LEAST 50% OF SELF-SERVICE SHELVES LOCATED WITHIN REACH RANGE OF CBC 11B-308 AND 11B-227.4

8. GENERAL CONTRACTOR TO PROVIDE FIRE EXTINGUISHER TYPE 2-A:10-BC. THE EXACT LOCATION OF THE FIRE EXTINGUISHER TO BE VERIFIED BY THE FIRE INSPECTOR PRIOR TO INSTALLATION.

9. GENERAL CONTRACTOR TO PROVIDE A "K" TYPE FIRE EXTINGUISHER WITHIN 30 FEET OF THE COOKING INVOLVING VEGETABLE OR ANIMAL OIL AND FATS (SUCH AS DEEP FRYERS) AS MEASURED ALONG AN UNOBSTRUCTED PATH OF TRAVEL.

NOTE:

COOKING EQUIPMENT IS SPACED AT LEAST 6" APART AND FROM ADJACENT WALLS, OR PROPERLY FLASHED TOGETHER AND TO THE WALLS, OR IS EQUIPPED WITH CASTERS (IF CASTERS ARE ALLOWED BY THE FIRE PROTECTION DISTRICT OR FIRE DEPARTMENT) AND APPROVED HEAVY DUTY QUICK DISCONNECT FLEXABLE GAS LINES WITH RESTRAINING CABLES OR CHAINS.

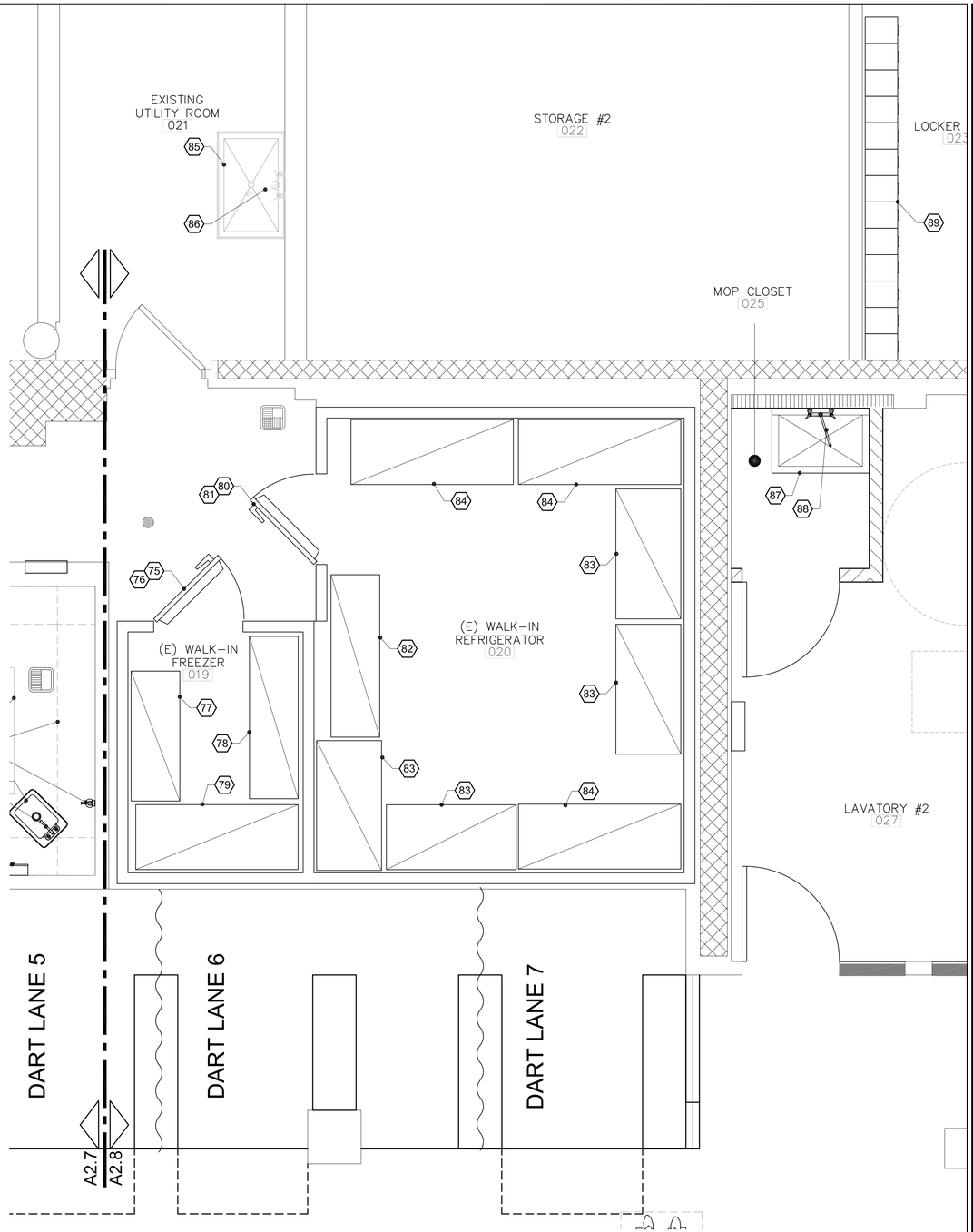
THE LINES FROM SYRUP TANKS TO DRINK DISPENSER HEADS MUST BE ENCLOSED IN A CHASE. USE A RIGID MATERIAL I.E. PLASTER, FOAM, ETC. TO SEAL THE OPENINGS THROUGH WHICH THE BEVERAGE CONDUIT LINES PASS.

COUNTERS AND CABINETS MUST HAVE AN APPROVED SMOOTH, NON-ABSORBENT, EASILY CLEANABLE FINISH ON TOPS AND ON UNDERSIDES OF COUNTER TOPS AND OTHER EXTERIOR SURFACES, SHELVES, AND INTERIOR SURFACES (ACCEPTABLE PLASTIC LAMINATE, STAINLESS STEEL, ETC.). PAINT, VARNISH, OR POLYURETHANE FINISHED WOOD IS NOT ACCEPTABLE.

PARTITIONS UNDER COUNTERS TO HAVE INTEGRAL COVE BASE.
ALL FLOOR SURFACE IN SERVICE AREAS, FOOD PREP AREAS AND RESTROOM MUST BE COVED AT FLOOR AND WALL W/ 3/8" RADIUS. FLOOR MATERIAL MUST CONTINUE UP WALL 6".

NOTE:
THE FOLLOWING AREAS SHALL BE SMOOTH, DURABLE, EASILY CLEANABLE, LIGHT-COLORED, AND NON-ABSORBENT WALLS AND CEILING FINISHES WILL BE REQUIRED:

- WHERE FOOD IS PREPAIRED OR PACKAGED
- CUSTOMER SELF-SERVE LOCATIONS WHERE OPEN FOOD OR BEVERAGE IS DISPENSED (E.G., SALAD BARS, BUFFETS, CONDIMENT STATIONS, BEVERAGE STATIONS, ETC.)
- WAIT STATIONS
- WHERE UTENSILS ARE WASHED OR STORED
- JANITORIAL AREAS
- RESTROOMS (CUSTOMER RESTROOMS DO NOT REQUIRE LIGHT-COLORED WALLS OR CEILING FINISHES THOUGH IT IS RECOMMENDED)
- EMPLOYEE LOCKER ROOM
- WALK-IN REFRIGERATORS AND FREEZERS
- WHERE ANY FOOD IS NOT STORED IN THE ORIGINAL UNOPENED CONTAINER
- GARBAGE AND REFUSE STORAGE



1 PARTIAL EQUIPMENT FLOOR PLAN

Scale: 1/2" = 1'-0"

0 1' 2' 3' 4' 5' 6'

SCALE: 1/2"=1'-0"

NOTE:
SEE SHEET A2.9 FOR EQUIPMENT SCHEDULE

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LICENSED ARCHITECT C-17636 RENEWAL DATE 08-31-2025 STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
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SAN FRANCISCO, CALIFORNIA

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ISSUE DATE: 12/20/2023

DRAWING TITLE:
PARTIAL EQUIPMENT FLOOR PLAN AND HEALTH NOTES

DRAWING NUMBER:
A2.8

EQUIPMENT SCHEDULE

ITEM NO.	QTY.	SUPP. BY	SET IN PLACE BY	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS
50	1	(E)	(E)	EXISTING TYPE I EXHAUST HOOD 9'-6" x 48" w/ LIGHTS AND FILTERS - RELOCATED	EXISTING / RELOCATED	.	.
51	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #50 .	EXISTING	.	.
52	1	FSV	GC	GAS DOUBLE CONVECTION OVEN .	EXISTING	.	.
53	2	(E)	(E)	EXISTING GAS FRYER .	EXISTING / RELOCATED	.	.
54	1	(E)	(E)	EXISTING GAS 24" COUNTERTOP CHAR-BROILER	EXISTING / RELOCATED	.	.
55	1	(E)	(E)	SELF-CONTAINED CHEF BASE DRAWER UNIT REFRIGERATOR w/ LOCKING CASTERS	EXISTING / RELOCATED	.	.
56	1	(E)	(E)	EXISTING GAS 6 OPEN BURNER COUNTERTOP RANGE	EXISTING / RELOCATED	.	.
57	1	(E)	(E)	EXISTING GAS 6 OPEN BURNER RANGE w/ OVEN	EXISTING / RELOCATED	.	.
58	1	(E)	(E)	EXISTING WOK RANGE .	EXISTING / RELOCATED	.	.
59	1	(E)	(E)	EXISTING TYPE I EXHAUST HOOD 9'-6" x 48" w/ LIGHTS AND FILTERS - RELOCATED	EXISTING / RELOCATED	.	.
60	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #50	EXISTING	.	.
61	1	(E)	(E)	EXISTING WALL HUNG HAND SINK .	EXISTING	.	.
62	1	(E)	(E)	EXISTING FAUCET FOR ITEM #61 .	EXISTING	.	.
63	1	(E)	(E)	EXISTING SOAP AND TOWEL DISPENSERS .	EXISTING	.	.
64	1	(E)	(E)	EXISTING WATER FILLER w/ DRAIN PAN .	EXISTING	.	(E) INDIRECT DRAIN
65	1	(E)	(E)	EXISTING ICE PAN .	EXISTING	.	(E) INDIRECT DRAIN
66	1	(E)	(E)	EXISTING STAINLESS STEEL CABINETRY .	EXISTING	.	.
67	1	(E)	(E)	EXISTING STAINLESS STEEL WALL CABINETRY	EXISTING	.	.
68	1	(E)	(E)	EXISTING STAINLESS STEEL WALL CABINETRY	EXISTING	.	.
69	1	(E)	(E)	EXISTING WALL MOUNT SOAP DISPENSER .	EXISTING	.	.
70	1	(E)	(E)	EXISTING HAND SINK .	EXISTING	.	.
71	1	(E)	(E)	EXISTING DECK MOUNT FAUCET FOR ITEM #70	EXISTING	.	.
72	1	(E)	(E)	EXISTING WALL MOUNT TOWEL DISPENSER .	EXISTING	.	.
73	1	(E)	(E)	EXISTING STAINLESS STEEL WORK TABLE w/ S.S. LEGS AND UNDER SHELF	EXISTING	.	.
74	1	(E)	(E)	EXISTING STAINLESS STEEL WALL CABINETRY	EXISTING	.	.
75	1	(E)	(E)	EXISTING WALK-IN FREEZER .	EXISTING	.	.
76	1	(E)	(E)	EXISTING REMOTE COMPRESSOR FOR ITEM #75	EXISTING	.	.
77	1	(E)	(E)	EXISTING EPOXY WIRE SHELVING 48"x18"x75" 4 SHELVES	EXISTING	.	.
78	1	(E)	(E)	EXISTING EPOXY WIRE SHELVING 60"x18"x75" 4 SHELVES	EXISTING	.	.
79	1	(E)	(E)	EXISTING EPOXY WIRE SHELVING 60"x24"x75" 4 SHELVES	EXISTING	.	.
80	1	(E)	(E)	EXISTING WALK-IN REFRIGERATOR .	EXISTING	.	.
81	1	(E)	(E)	EXISTING REMOTE COMPRESSOR FOR ITEM #80	EXISTING	.	.
82	1	(E)	(E)	EXISTING EPOXY WIRE SHELVING 60"x18"x75" 4 SHELVES	EXISTING	.	.
83	4	(E)	(E)	EXISTING EPOXY WIRE SHELVING 48"x24"x75" 4 SHELVES	EXISTING	.	.
84	3	(E)	(E)	EXISTING EPOXY WIRE SHELVING 60"x24"x75" 4 SHELVES	EXISTING	.	.
85	1	(E)	(E)	EXISTING FLOOR MOUNT MOP SINK .	EXISTING	.	.
86	1	(E)	(E)	EXISTING WALL MOUNT FAUCET FOR ITEM #85	EXISTING	.	.
87	2	FSV	GC	FLOOR MOUNT STAINLESS STEEL MOP SINK 36" x 24"	ADVANCE TABCO	9-OP-33	.
88	2	FSV	GC	WALL MOUNT SERVICE FAUCET FOR ITEM #87	T&S BRASS	B-0665-CR-BGTR	.
89	13	FSV	GC	EMPLOYEE LOCKERS 1 TIER 6 LOCKERS .	SALSBURY	66165	.
90	5	FSV	GC	SODA GUN HOLDER .	GLASTENDER	UMGH	.

EQUIPMENT SCHEDULE

ITEM NO.	QTY.	SUPP. BY	SET IN PLACE BY	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS
1	6	FSV	GC	SLIM JIM TRASH CAN .	RUBBERMAID	FG354060GREY	.
2	7	FSV	GC	24" DRAIN TRAY WITH STORAGE SHELF BELOW	GLASTENDER	DBGR-24	INDIRECT DRAIN
3	2	FSV	GC	30" COMBINATION BAR ICE BIN w/ COLD PLATE	GLASTENDER	CBA-30L3	INDIRECT DRAIN
4	2	FSV	GC	30" DOUBLE SPEED RAIL .	GLASTENDER	DSRC-30	.
5	3	FSV	GC	FAUCET FOR ITEM #6 .	ADVANCE TABCO	K-59-EC-X	.
6	3	FSV	GC	BAR DUMP SINK WITH BLENDER STATION .	GLASTENDER	BSA-12	INDIRECT DRAIN
7	3	FSV	GC	FAUCET FOR ITEM #8 .	ADVANCE TABCO	K-62	.
8	3	FSV	GC	BAR HAND SINK WITH FAUCET, SOAP AND TOWEL DISPENSERS	GLASTENDER	HSA-12-D	.
9	7	FSV	GC	SELF-CONTAINED 2 DOOR BACK BAR REFRIGERATOR	ATOSA	MBB59GGR	.
10	1	(E)	(E)	EXISTING STAINLESS STEEL CABINETRY w/ DOORS AND SHELVES 132"L x 30"D	EXISTING	.	.
11	1	(E)	(E)	EXISTING STAINLESS STEEL WALL SHELVING 120"L x 14"D 3 SHELVES	EXISTING	.	.
12	1	FSV	GC	DROP-IN HAND SINK WITH SPLASH GUARDS .	ADVANCE TABCO	DI-1-10SP	.
13	1	FSV	GC	DECK MOUNT FAUCET FOR ITEM #16 .	ADVANCE TABCO	K-124	.
14	1	FSV	GC	SOAP AND TOWEL DISPENSER WALL MOUNT	BOBRICK	SOAP = B-4112 TOWEL = B-4262	.
15	1	(E)	(E)	EXISTING STAINLESS STEEL CABINET w/ STORAGE SHELVES	EXISTING	.	.
16	1	(E)	(E)	EXISTING ICE BIN .	EXISTING	.	(E) INDIRECT DRAIN
17	1	(E)	(E)	EXISTING WATER FILLER STATION .	EXISTING	.	(E) INDIRECT DRAIN
18	1	(E)	(E)	EXISTING STAINLESS STEEL WALL MOUNT SHELVING 60"L x 14"D x 34" H 3 SHELVES	EXISTING	.	.
19	1	FSV	GC	3 COMPARTMENT BAR SINK w/ D. B. AND GALV LEGS	GLASTENDER	TSA-60-S	.
20	1	FSV	GC	FAUCET FOR ITEM #19 .	T&S BRASS	B-1146-04XS-F12	.
21	1	(E)	(E)	EXISTING STAINLESS STEEL WALL SHELVING 83 1/2"L x 14"D x 45"H 4 SHELVES	EXISTING	.	.
22	1	FSV	GC	BAR GLASS DISHWASHER .	PERLICK	PKHT24	.
23	1	(E)	(E)	EXISTING STAINLESS STEEL SLANT SHELF 60"L x 23 1/2"	EXISTING	.	.
24	3	FSV	GC	36" COMBINATION BAR ICE BIN w/ COLD PLATE	GLASTENDER	CBA-36L	.
25	3	FSV	GC	DOUBLE SPEED RAIL .	GLASTENDER	DSRC-36	.
26	1	(E)	(E)	EXISTING SOILED DISH ISLAND w/ RINSE SINK	EXISTING	.	.
27	1	(E)	(E)	EXISTING SORTING SHELVING ABOVE ITEM #26	EXISTING	.	.
28	1	(E)	(E)	EXISTING PRE-RINSE FAUCET FOR ITEM #26	EXISTING	.	.
29	1	VEND	VEND	CONVEYOR DISHWASHER .	AUTO-CHLOR	AC44	.
30	1	(E)	(E)	EXISTING TYPE II EXHAUST HOOD .	EXISTING	.	.
31	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #30 .	EXISTING	.	.
32	1	(E)	(E)	EXISTING CLEAN DISHTABLE .	EXISTING	.	.
33	1	(E)	(E)	EXISTING GREASE TRAP .	EXISTING	.	.
34	1	FSV	GC	3 COMPARTMENT SINK 18"x24" w/ 18" DRAIN BOARDS EACH SIDE w/ S.S. LEGS	ADVANCE TABCO	FS-3-1824-18RL	.
35	1	FSV	GC	SPLASH MOUNT FAUCET FOR ITEM #34 .	T&S BRASS	S-0133-A14-B	.
36	1	(E)	(E)	EXISTING STAINLESS STEEL UPPER CABINETRY 10'-41/2"L X 14"D	EXISTING / RELOCATED	.	.
37	1	FSV	GC	SPLASH MOUNT PREP SINK FAUCET FOR ITEM #38	T&S BRASS	S-0231	.
38	1	FSV	GC	PREP SINK 18"x18"x12" DEEP w/ 18" DRAIN BOARD w/ S.S. LEGS	ADVANCE TABCO	FS-1-1818-18R	INDIRECT DRAIN
39	1	FSV	GC	WALL MOUNT HAND SINK WITH SPLASH GUARDS	ADVANCE TABCO	7-PS-56	.
40	1	FSV	GC	DECK MOUNT FAUCET FOR ITEM #39 .	T&S BRASS	S-1146	.
41	1	FSV	GC	WALL MOUNT SOAP AND TOWEL DISPENSERS	BOBRICK	SOAP = B-4112 TOWEL = B-4262	.
42	1	FSV	GC	STAINLESS STEEL WORK TABLE 72" x 30" w/ S.S. LEGS AND UNDER SHELF	ADVANCE TABCO	KSS-306	.
43	2	(E)	(E)	EXISTING STAINLESS STEEL WALL MOUNT CABINETRY 106"L x 14"D	EXISTING / RELOCATED	.	.
44	1	(E)	(E)	EXISTING STAINLESS STEEL WALL MOUNT CABINETRY 94"L x 14"D	EXISTING / RELOCATED	.	.
45	1	FSV	GC	SELF-CONTAINED WORKTOP REFRIGERATOR w/ 4 DRAWERS AND 1 DOOR w/ LOCKING CASTERS	TRUE	TWT-93D-4-HC	.
46	1	FSV	GC	STAINLESS STEEL WORK TABLE 36"L x 30"D w/ S.S. LEGS AND UNDER SHELF	ADVANCE TABCO	KSS-303	.
47	1	(E)	(E)	EXISTING STAINLESS STEEL WALL MOUNT CABINETRY 94"L x 14"D	EXISTING / RELOCATED	.	.
48	3	FSV	GC	SELF-CONTAINED PREP TABLE w/ 4 DRAWERS AND LOCKING CASTERS	TRUE	TSSU-60-16D-4-HC	.
49	1	(E)	(E)	EXISTING STAINLESS STEEL WALL MOUNT CABINETRY 93"L x 14"D	EXISTING / RELOCATED	.	.

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LICENSED ARCHITECT — RICHARD MORENO — C-17636 — RENEWAL DATE 08-31-25 — CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

DART BAR/RESTAURANT

311 THIRD STREET

SAN FRANCISCO, CALIFORNIA

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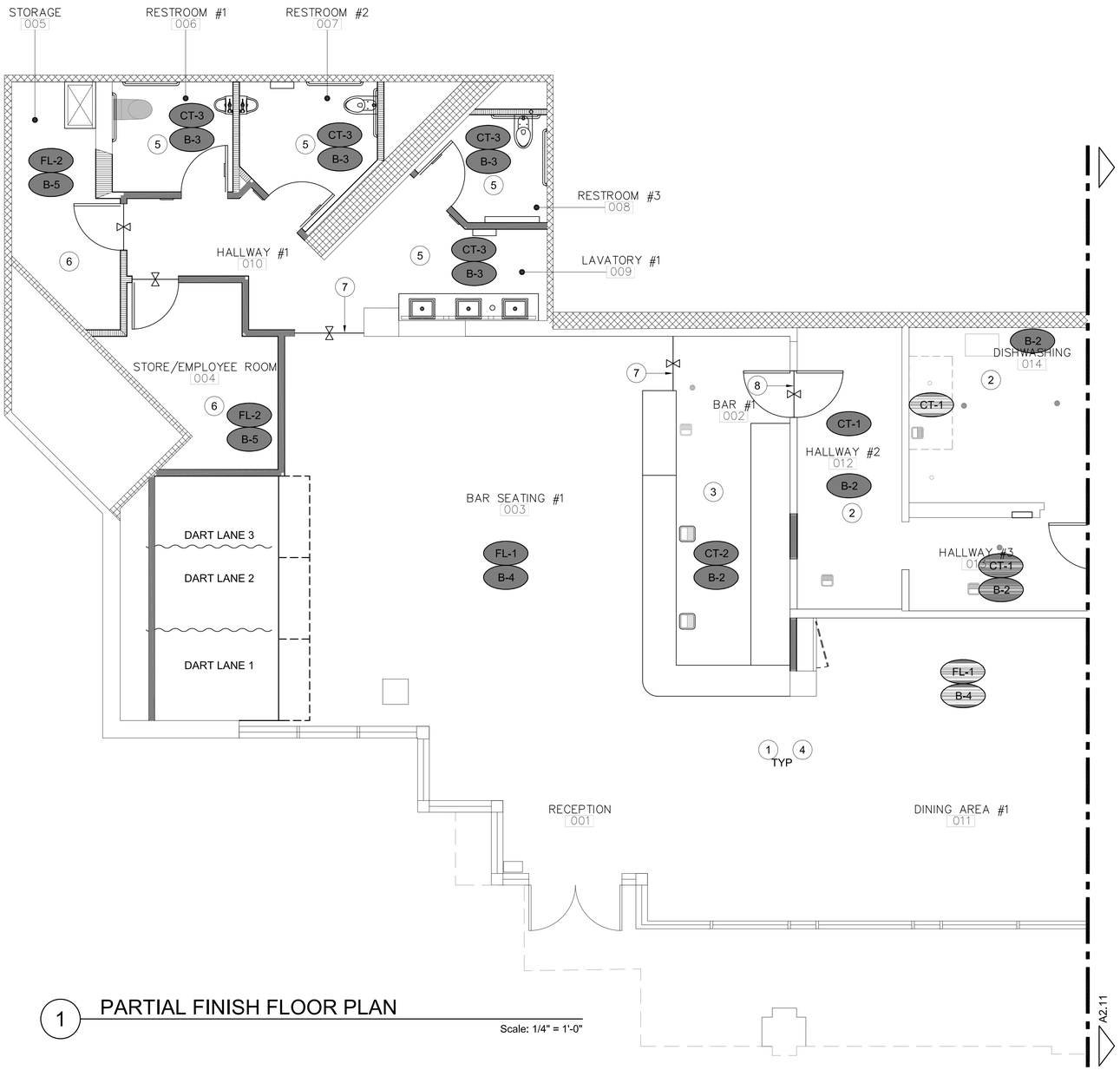
ISSUE DATE: 12/20/2023

DRAWING TITLE:

EQUIPMENT SCHEDULE

DRAWING NUMBER:

A2.9



1 PARTIAL FINISH FLOOR PLAN

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

GENERAL FINISH NOTES:

1. ALL WORK IS NEW, UNLESS NOTED AS (E) - EXISTING.
2. CONTRACTOR TO PATCH, REPAIR, AND PAINT WALLS. TYP.ICAL FOR NEW AND EXISTING WALLS.
3. FIELD VERIFY ALL (E) CONDITIONS AND DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS TO (E) SURFACES ARE TO FACE OF (E) FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS LOCATING (N) STUDS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
5. ENTIRE SPACE TO BE PAINTED.
6. PATCH & REPAIR (E) INTERIOR WALLS AT REMOVED WALLS THROUGHOUT & PAINT TO MATCH (N) FINISH, TYP.

KEY NOTES

1. ALL GYP BD. WALLS TO BE PREP TO LEVEL 5 & FOR (N) PAINT
2. (E) QUARRY TILES, RE-GROUT, REPLACE (E) QUARRY TILES AS NEEDED IN KITCHEN AREA.
3. (N) QUARRY TILES WITH COVED BASE IN BAR SERVICE AREA.
4. (E) POLISHED & SEALED CONCRETE FLOOR.
5. (N) PORCELAIN FLOOR TILES WITH SCHLUTER COVE BASE.
6. (N) VCT FLOORING WITH RUBBER BASE.
7. PROVIDE SCHLUTER STRIP AT FLOOR FINISH TRANSITION, SEE DETAIL XX.
8. PROVIDE TRANSITION @ (E) QUARRY TILE.

FINISH LEGEND:

- P-1 = PAINT-FIELD EGGSHELL
- P-2 = PAINT RESTROOM CEILING
- P-3 = BLACK- GYP. BD. CEILING
- P-4 = SEMI GLOSS, DOORS
- FL-1 = POLISHED CONC. FLOOR
- FL-2 = LUXURY VINYL TILE FLOORING
- CT-1 = (E) QUARRY TILES
- CT-2 = (N) QUARRY TILES
- CT-3 = FLOOR PORCELAIN TILES; FIELD TILES
- CT-4 = WALL CERAMIC TILES - RESTROOM
- B-1 = (E) QUARRY TILE WALL.
- B-2 = (N) QUARRY COVED TILE BASE
- B-3 = SCHLUTER DILEX- EHK, STAINLESS STEEL
- B-4 = 4" HIGH WOOD BASE
- B-5 = 4" RUBBER BASE
- FRP = FIBER REINFORCED PANEL, COLOR: WHITE
- CN-1 = CORNER GUARDS ALUMINIUM FINISH, PROVIDE AT ALL WALL CORNERS, TYP.
- P-L1 = PLASTIC LAMINATE
- P-L2 = PLASTIC LAMINATE
- SS-1 = SOLID COUNTERTOP
- M-1 = MIRROR
- FLOOR FINISH TRANSITION. SEE DETAIL 3/A7.3 AT YOGA ROOM AND SEE DETAIL 7/A7.3 AT RESTROOM

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LICENSED ARCHITECT
C-17636
RENEWAL DATE 08-31-25
STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
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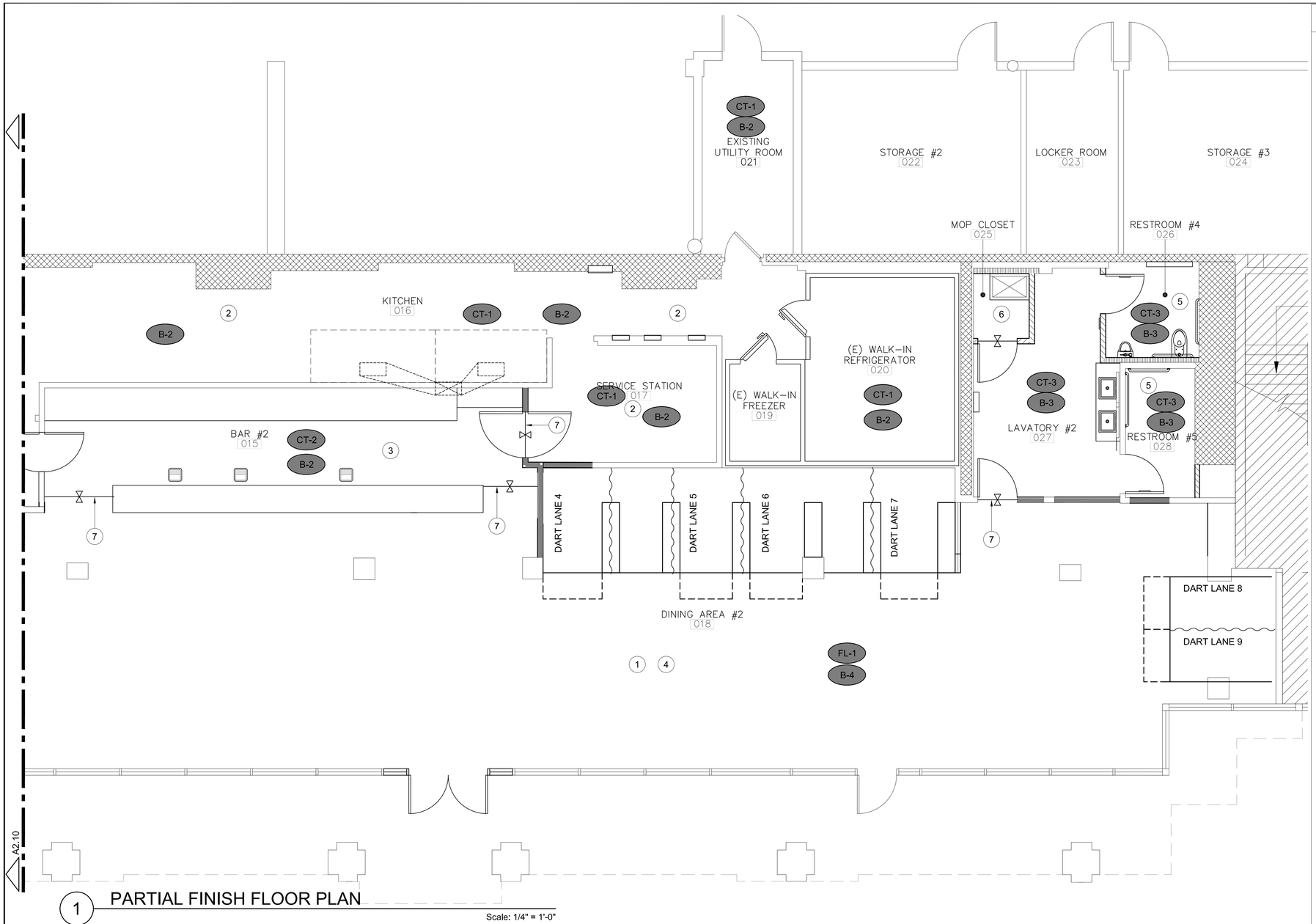
ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL FINISH FLOOR PLAN

DRAWING NUMBER:

A2.10



1 PARTIAL FINISH FLOOR PLAN

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

GENERAL FINISH NOTES:

1. ALL WORK IS NEW, UNLESS NOTED AS (E) - EXISTING.
2. CONTRACTOR TO PATCH, REPAIR, AND PAINT WALLS. TYP.ICAL FOR NEW AND EXISTING WALLS.
3. FIELD VERIFY ALL (E) CONDITIONS AND DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. ALL DIMENSIONS TO (E) SURFACES ARE TO FACE OF (E) FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS LOCATING (N) STUDS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
5. ENTIRE SPACE TO BE PAINTED.
6. PATCH & REPAIR (E) INTERIOR WALLS AT REMOVED WALLS THROUGHOUT & PAINT TO MATCH (N) FINISH, TYP.

KEY NOTES

1. ALL GYP BD. WALLS TO BE PREP TO LEVEL 5 & FOR (N) PAINT
2. (E) QUARRY TILES, RE-GROUT, REPLACE (E) QUARRY TILES AS NEEDED IN KITCHEN AREA.
3. (N) QUARRY TILES WITH COVED BASE IN BAR SERVICE AREA.
4. (E) POLISHED & SEALED CONCRETE FLOOR.
5. (N) PORCELAIN FLOOR TILES WITH SCHLUTER COVE BASE.
6. (N) VCT FLOORING WITH RUBBER BASE.
7. PROVIDE SCHLUTER STRIP AT FLOOR FINISH TRANSITION, SEE DETAIL XX.
8. PROVIDE TRANSITION @ (E) QUARRY TILE.

FINISH LEGEND:

- P-1 = PAINT-FIELD EGGSHELL
- P-2 = PAINT RESTROOM CEILING
- P-3 = PAINT SEMI GLOSS
- P-4 = SEMI GLOSS, DOORS
- FL-1 = POLISHED CONC. FLOOR
- FL-2 = LUXURY VINYL TILE FLOORING
- CT-1 = (E) QUARRY TILES
- CT-2 = (N) QUARRY TILES
- CT-3 = FLOOR PORCELAIN TILES; FIELD TILES
- CT-4 = WALL CERAMIC TILES - RESTROOM
- CT-5 = CERAMIC TILES @ BAR
- WD-1 = WOOD PANELS AT BAR WALL
- B-1 = (E) QUARRY TILE WALL.
- B-2 = (N) QUARRY COVED TILE BASE
- B-3 = SCHLUTER DILEX- EHK, STAINLESS STEEL
- B-4 = 4" HIGH WOOD BASE
- B-5 = 4" RUBBER BASE
- FRP = FIBER REINFORCED PANEL, COLOR: WHITE
- CN-1 = CORNER GUARDS ALUMINIUM FINISH, PROVIDE AT ALL WALL CORNERS, TYP.
- P-L1 = PLASTIC LAMINATE
- P-L2 = PLASTIC LAMINATE
- SS-1 = SOLID COUNTERTOP
- M-1 = MIRROR
- FLOOR FINISH TRANSITION, SEE DETAIL 3/A7.3 AT YOGA ROOM AND SEE DETAIL 7/A7.3 AT RESTROOM

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LICENSED ARCHITECT RICHARD MORRIS TECTA C-17636 RENEWAL DATE 08-31-25 STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
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SAN FRANCISCO, CALIFORNIA

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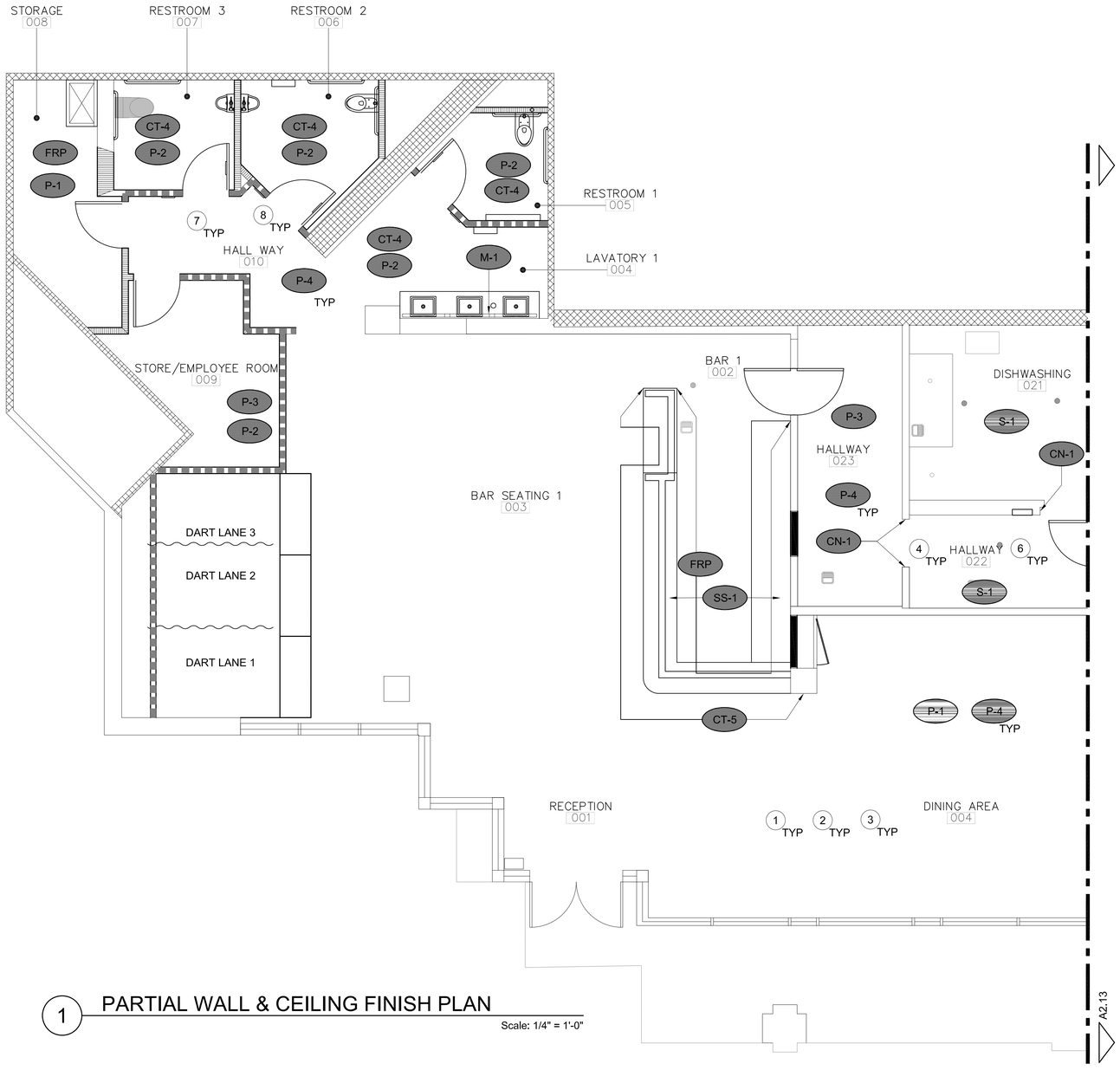
ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL FINISH FLOOR PLAN

DRAWING NUMBER:

A2.11



1 PARTIAL WALL & CEILING FINISH PLAN

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

GENERAL FINISH NOTES:

1. ALL WORK IS NEW, UNLESS NOTED AS (E) - EXISTING.
2. CONTRACTOR TO PATCH, REPAIR, AND PAINT WALLS. TYP.ICAL FOR NEW AND EXISTING WALLS.
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5. ENTIRE SPACE TO BE PAINTED.
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KEY NOTES

1. ALL GYP BD. WALLS TO BE PREP TO LEVEL 5 & FOR (N) PAINT
2. (E) FLOORING IN KITCHEN, PROTECT DURING CONSTRUCTION
3. DOOR & FRAME TO BE PAINTED, SEMI-GLOSS.
4. (E) FLOORING TO REMAIN, PROTECT DURING CONSTRUCTION
5. PROVIDE A SCHLUTER STRIP AT RESTROOM, & DINING ROOM FLOOR TRANSITION, TYP SEE DETAIL 1/A7.3
6. PROVIDE CORNER GUARDS AT ALL EXPOSED KITCHEN WALL CORNERS, TYP.
7. PROVIDE WALL TILE TRIM IF RESTROOM WALL TILES ARE 48" HIGH, SEE DETAIL 7/A7.2
8. SEE DETAILS 4/A7.2 OF RESTROOM COVED BASE TRANSITION

FINISH LEGEND:

- P-1 = PAINT-FIELD EGGSHELL
- P-2 = PAINT RESTROOM CEILING
- P-3 = PAINT SEMI GLOSS
- P-4 = SEMI GLOSS, DOORS
- FL-1 = POLISHED CONC. FLOOR
- FL-2 = LUXURY VINYL TILE FLOORING
- CT-1 = (E) QUARRY TILES
- CT-2 = (N) QUARRY TILES
- CT-3 = FLOOR PORCELAIN TILES; FIELD TILES
- CT-4 = WALL CERAMIC TILES - RESTROOM
- CT-5 = CERAMIC TILES @ BAR
- WD-1 = WOOD PANELS AT BAR WALL
- B-1 = (E) QUARRY TILE WALL.
- B-2 = (N) QUARRY COVED TILE BASE
- B-3 = SCHLUTER DILEX- EHK, STAINLESS STEEL
- B-4 = 4" HIGH WOOD BASE
- B-5 = 4" RUBBER BASE
- FRP = FIBER REINFORCED PANEL, COLOR: WHITE
- CN-1 = CORNER GUARDS ALUMINIUM FINISH, PROVIDE AT ALL WALL CORNERS, TYP.
- P-L1 = PLASTIC LAMINATE
- P-L2 = PLASTIC LAMINATE
- S-1 = EXISTING STAINLESS STEEL WALL PANELS
- SS-1 = SOLID COUNTERTOP
- M-1 = MIRROR
- FLOOR FINISH TRANSITION. SEE DETAIL 3/A7.3 AT YOGA ROOM AND SEE DETAIL 7/A7.3 AT RESTROOM

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LICENSED ARCHITECT RICHARD MORRIS WONG C-17636 RENEWAL DATE 08-31-25 STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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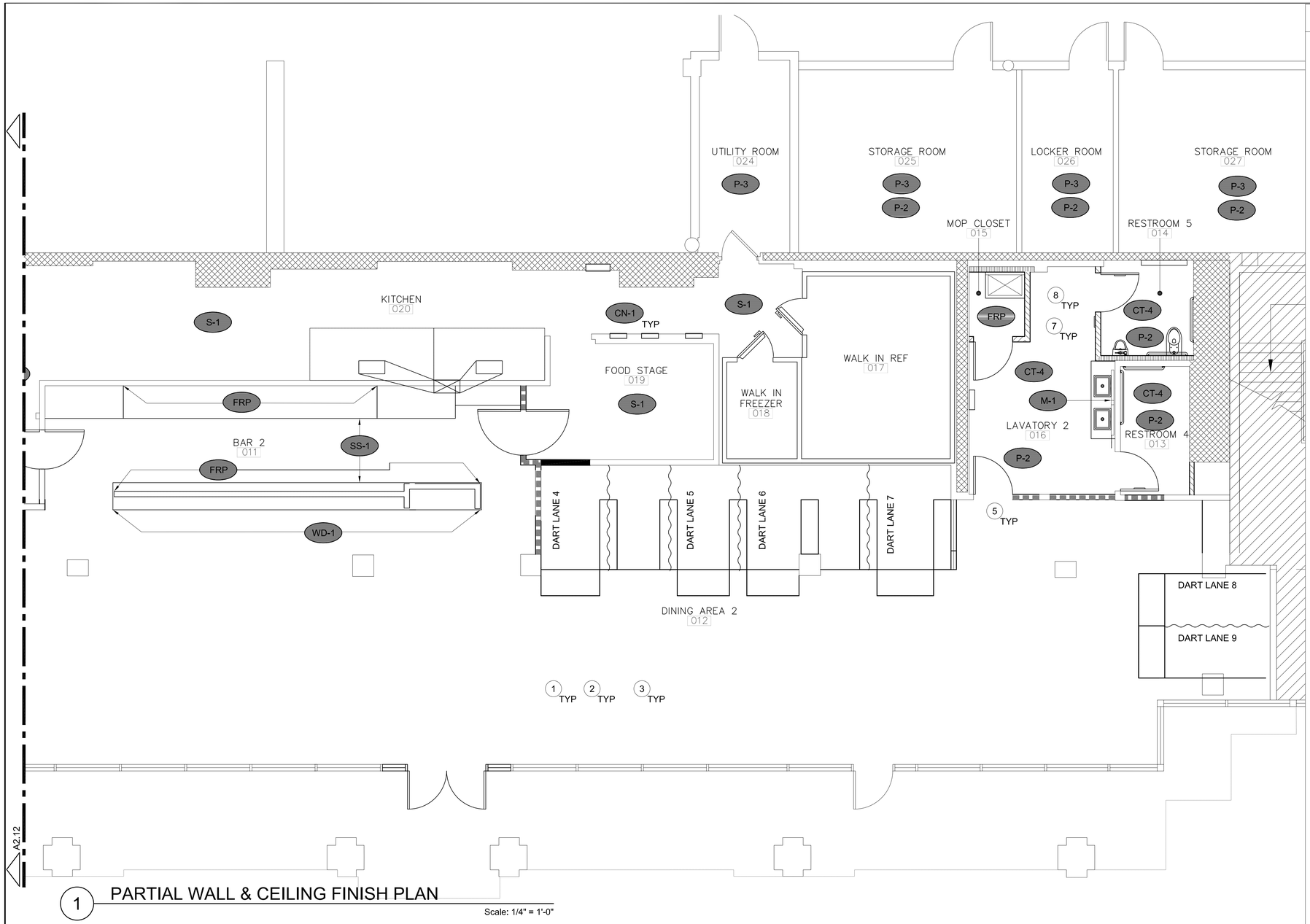
ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL WALL & CEILING FINISH PLAN

DRAWING NUMBER:

A2.12



1 PARTIAL WALL & CEILING FINISH PLAN

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

GENERAL FINISH NOTES:

1. ALL WORK IS NEW, UNLESS NOTED AS (E) - EXISTING.
2. CONTRACTOR TO PATCH, REPAIR, AND PAINT WALLS. TYP.ICAL FOR NEW AND EXISTING WALLS.
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KEY NOTES

1. ALL GYP BD. WALLS TO BE PREP TO LEVEL 5 & FOR (N) PAINT
2. (E) FLOORING IN KITCHEN, PROTECT DURING CONSTRUCTION
3. DOOR & FRAME TO BE PAINTED, SEMI-GLOSS.
4. (E) FLOORING TO REMAIN, PROTECT DURING CONSTRUCTION
5. PROVIDE A SCHLUTER STRIP AT RESTROOM, & DINING ROOM FLOOR TRANSITION, TYP SEE DETAIL 1/A7.3
6. PROVIDE CORNER GUARDS AT ALL EXPOSED KITCHEN WALL CORNERS, TYP.
7. PROVIDE WALL TILE TRIM IF RESTROOM WALL TILES ARE 48" HIGH, SEE DETAIL 7/A7.2
8. SEE DETAILS 4/A7.2 OF RESTROOM COVED BASE TRANSITION

FINISH LEGEND:

- P-1 = PAINT-FIELD EGGSHELL
- P-2 = PAINT CEILING
- P-3 = PAINT SEMI GLOSS
- P-4 = SEMI GLOSS, DOORS
- FL-1 = POLISHED CONC. FLOOR
- FL-2 = LUXURY VINYL TILE FLOORING
- CT-1 = (E) QUARRY TILES
- CT-2 = (N) QUARRY TILES
- CT-3 = FLOOR PORCELAIN TILES; FIELD TILES
- CT-4 = WALL CERAMIC TILES - RESTROOM
- B-1 = (E) QUARRY TILE WALL.
- B-2 = (N) QUARRY COVED TILE BASE
- B-3 = SCHLUTER DILEX- EHK, STAINLESS STEEL
- B-4 = 4" HIGH WOOD BASE
- B-5 = 4" RUBBER BASE
- FRP = FIBER REINFORCED PANEL, COLOR: WHITE
- CN-1 = CORNER GUARDS ALUMINIUM FINISH, PROVIDE AT ALL WALL CORNERS, TYP.
- P-L1 = PLASTIC LAMINATE
- P-L2 = PLASTIC LAMINATE
- SS-1 = SOLID COUNTERTOP
- M-1 = MIRROR
- S-1 = EXISTING STAINLESS STEEL WALL PANELS
- FLOOR FINISH TRANSITION. SEE DETAIL 3/A7.3 AT YOGA ROOM AND SEE DETAIL 7/A7.3 AT RESTROOM

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LICENSED ARCHITECT — RICHARD MORRIS — C-17636 — RENEWAL DATE 08-31-25 — STATE OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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ISSUE DATE: 12/20/2023

DRAWING TITLE:

PARTIAL WALL & CEILING FINISH PLAN

DRAWING NUMBER:

A2.13

ROOM NUMBER	KEY	FLOOR							BASE						WALL												CEILING						
	MATERIAL	POLISHED CONCRETE FLOOR	LUXURY VINYL TILE FLOORING	EXISTING QUARRY TILES	NEW QUARRY TILES	PORCELAIN TILES (FIELD TILES)	EXISTING PRE-FABRICATED PANELS	.	EXISTING QUARRY TILE COVED BASE	NEW QUARRY TILE COVED BASE	SCHLUTER DILEX-EHK STAINLESS STEEL	4" HIGH WOOD BASE	4" HIGH RUBBER BASE	.	CERAMIC WALL TILES - RESTROOM	CERAMIC TILES - BAR	WOOD PANELS - BAR WALL	FIBER REINFORCED PANELS - WHITE	ALUMINUM CORNER GUARDS	EXISTING STAINLESS STEEL WALL PANELS	PAINT EGGSHELL - FIELD	PAINT - CEILING	PAINT SEMI GLOSS	PAINT SENI GLOSS - DOORS	EXISTING PRE-FABRICATED PANELS	EXISTING CMU WALL	.	.	EXISTING GWB	NEW A.C.T. WASHABLE TILES	NEW A.C.T. TIN TILES	OPEN TO STRUCTURE ABOVE	NEW GWB CEILING	EXISTING PRE-FABRICATED PANELS	.
		FL-1	FL-2	CT-1	CT-2	CT-3	WK-1	.	B-1	B-2	B-3	B-4	B-5	.	CT-4	CT-5	WD-1	FRP	CN-1	S-1	P-1	P-2	P-3	P-4	WK-2	CM-1	.	.	GWB-1	ACT-1	ACT-2	OPEN	GWB-2	WK-3	.
001	RECETPION	●																																	
002	BAR #1				●					●																									
003	BAR SEATING #1	●										●																							
004	STORE / EMPLOYEE ROOM		●										●								●	●									●				
005	STORAGE #1				●					●								●				●									●				
006	RESTROOM #1					●					●				●							●									●				
007	RESTROOM #2					●					●				●							●									●				
008	RESTROOM #3					●					●				●							●									●				
009	LAVATORY #1					●					●				●							●									●				
010	HALLWAY #1					●					●				●							●									●				
011	DINING AREA #1	●										●									●		●												
012	HALLWAY #2			●					●														●							●					
013	HALLWAY #3			●					●														●							●					
014	DISHWASHING			●					●														●							●					
015	BAR #2				●					●						●		●				●									●				
016	KITCHEN			●					●														●							●					
017	SERVER STATION			●					●														●							●					
018	DINING AREA #2	●										●									●			●						●				
019	EXISTING WALK-IN FREEZER						●																		●									●	
020	EXISTING WALK-IN REFRIGERATOR			●					●																●									●	
021	EXISTING UTILITY ROOM			●					●											●						●			●						
022	EXISTING STORAGE #2			●					●													●	●						●						
023	LOCKER ROOM			●					●													●	●						●						
024	EXISTING STORAGE #3			●					●													●	●						●						
025	MOP CLOSET				●					●									●														●		
026	RESTROOM #4					●					●				●							●									●		●		
027	LAVATORY #2					●					●				●																	●		
028	RESTROOM #5			●					●						●							●							●						
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LICENSED ARCHITECT — RICHARD WORDEN — C-17636 — RENEWAL DATE 08-31-25 — SACRAMENTO, CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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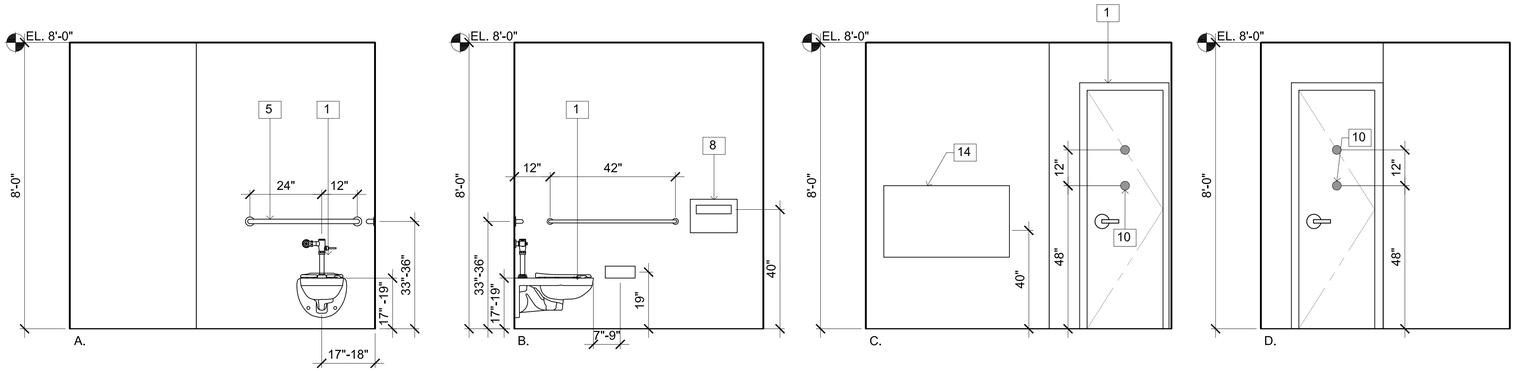
ISSUE DATE: 12/20/2023

DRAWING TITLE:

FINISH SCHEDULE

DRAWING NUMBER:

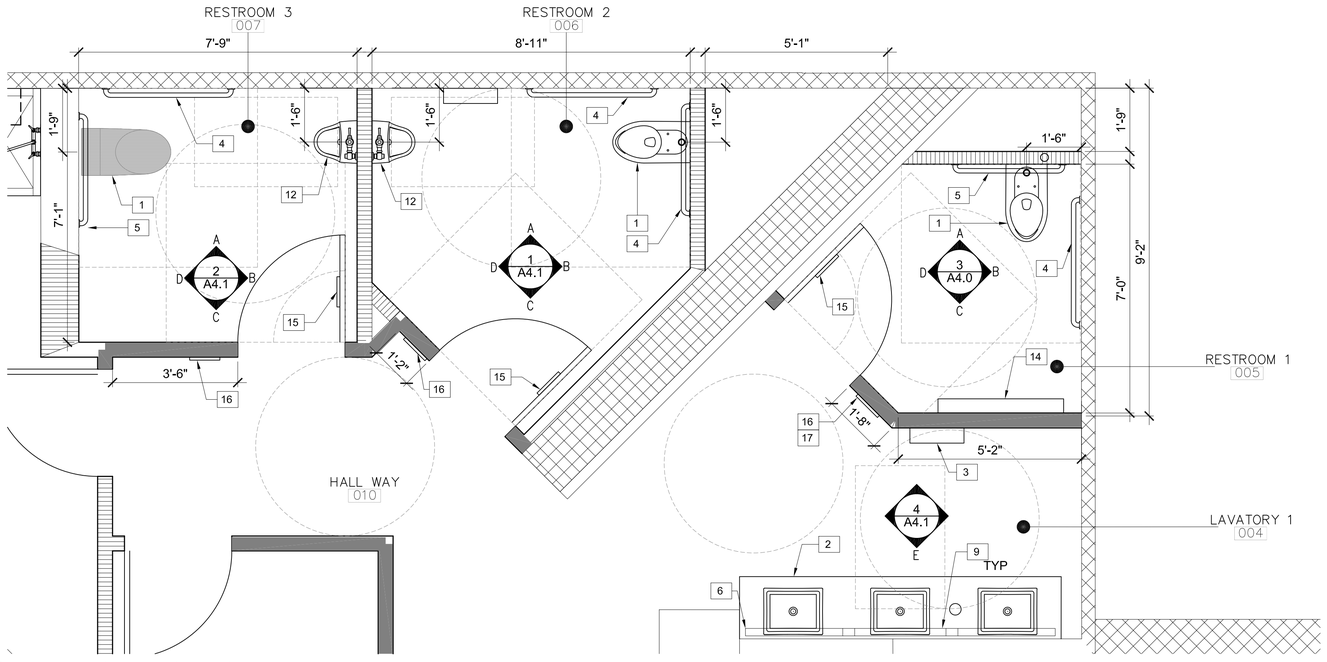
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3 RESTROOM-1 INTERIOR ELEVATIONS

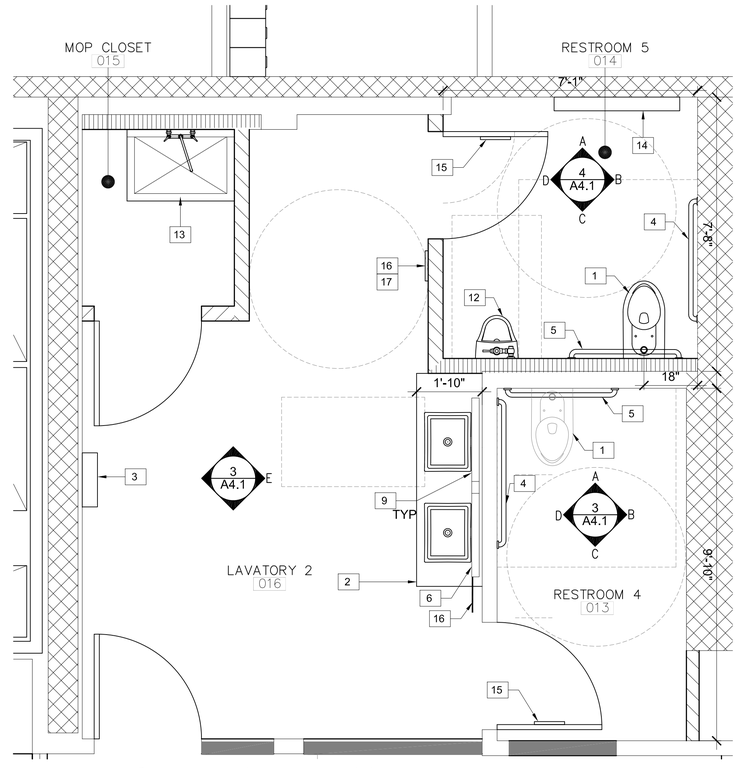
SCALE: 1/2" = 1'-0"

NOTE:
ALL FLOORS OF RESTROOMS ARE FINISHED WITH SMOOTH, HARD, NON-ABSORBENT MATERIALS (E.G. CERAMIC TILE) WHICH EXTENDS 4 INCHES UP SURROUNDING WALLS TO PROVIDE A CONTINUOUS, INTEGRAL BASE.
ALL WET WALLS OF RESTROOM ARE FINISHED WITH SIMILAR MATERIAL TO A HEIGHT OF 48 INCHES ABOVE THE FLOOR OVER A MOISTURE RESISTANT UNDERLAYMENT (EG. WATER RESISTANT GYP) PER CBC 2509.1,1210.1 AND 1210.2



1 ENLARGED RESTROOM PLAN

SCALE: 1/2" = 1'-0"



2 ENLARGED RESTROOM PLAN

SCALE: 1/2" = 1'-0"

CONSTRUCTION KEY NOTES

1. (N) 36" WIDE DOOR AND HARDWARE WITH KICKPLATE (PUSH SIDE OF DOOR)
2. (N) WALL MOUNTED LAVATORY WITH FAUCET. PROVIDE HANDY SHIELD SAFETY COVERS AROUND WATER SUPPLY/DRAIN PIPES. 2 G.C. TO COORDINATE LOCATION OF FAUCET HOLES.
3. (N) REAR GRAB BAR. SEE DETAIL 3/- 4
4. (N) SIDE GRAB BAR. SEE DETAIL 3/- 5
5. (N) FLOOR MOUNTED WATER CLOSET
6. (N) WALL MOUNTED MIRROR 6
7. INSTALL COAT HOOK @ 48" FOR ADA ACCESSIBILITY A.F.F. AND INSTALL COAT HOOK @ 60" MAX. A.F.F. 10
8. (N) WALL MOUNTED URINAL 12
9. WALLS TO BE PREPED FOR (N) PAINT, TYP.
10. (N) ISA SIGNAGES. SEE SHEET A0.9
11. (N) FLOOR DRAIN.
12. (N) SURFACE MOUNTED SEAT COVER DISPENSER 8
13. WALL MOUNTED PAPER TOWEL DISPENSER. PAPER TOWEL DISPENSIING OPENING TO BE 40" MAX. A.F.F. 18

FIXTURE SCHEDULE

SYMBOL	FIXTURE	MANUFACTURER	DESCRIPTION	MODEL #	NOTE
1	WATER CLOSET WALL MOUNT	AMERICAN STANDARDS	YORKVILLE VORMAX RIGHT HEIGHT ELONGATED TOILET	209AA138	FINISH: WHITE
2	LAVATORY				
3	PAPER TOWEL DISPENSER	BOBRICK	WALL MOUNTED PAPER TOWEL DISPENSER	B-262	
4	GRAB BAR, 42" LONG	BOBRICK	1 1/2" DIA. STRAIGHT / SATIN, CONCEALED MOUNTING WITH SNAP FLANGE	B-6806	
5	GRAB BAR, 36" LONG	BOBRICK	1 1/2" DIA. STRAIGHT / SATIN, CONCEALED MOUNTING WITH SNAP FLANGE	B-6806	
6	MIRROR		MIRROR W/ SS FRAME	¼" TEMPERED	
7	SURFACE MOUNTED TOILET TISSUE DISPENSER	BOBRICK	CONTURA SENES - MULTI ROLL DISPENSER	B-428	
8	SURFACE MOUNTED SEAT COVER DISPENSER	BOBRICK	CLASSIC SENES - SURFACE MOUNTED	B-221	
9	FAUCET	KOHLER	COMPOSED SINGLE - HANDLE BATHROOM SINK FAUCET WITH PURE HANDLE	K73050-7	FINISH: POLISHED CHROME
10	COAT HOOK	BOBRICK	SURFACE MOUNTED HAT AND COAT HOOK	B-6827	MOUNT AT 48" FOR ADA ACCESSIBLE STALL AND @ 60" A.F.F.
11	SOAP DISPENSER	BOBRICK	SURFACE MOUNT SOAP DISPENSER	B-4112	
12	URINAL				
13	MOP SINK, SEE SHEET A2.8				
14	BABY CHANGER				
15	DOOR NATURAL SIGNAGE				
16	WALL NATURAL SIGNAGE				
17	BABY NATURAL SIGNAGE				
18	PAPER TOWEL DISPENSER				
19	SOAP DISPENSER				

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LICENSED ARCHITECT
C-17636
RENEWAL DATE 08-31-2025
REGISTERED CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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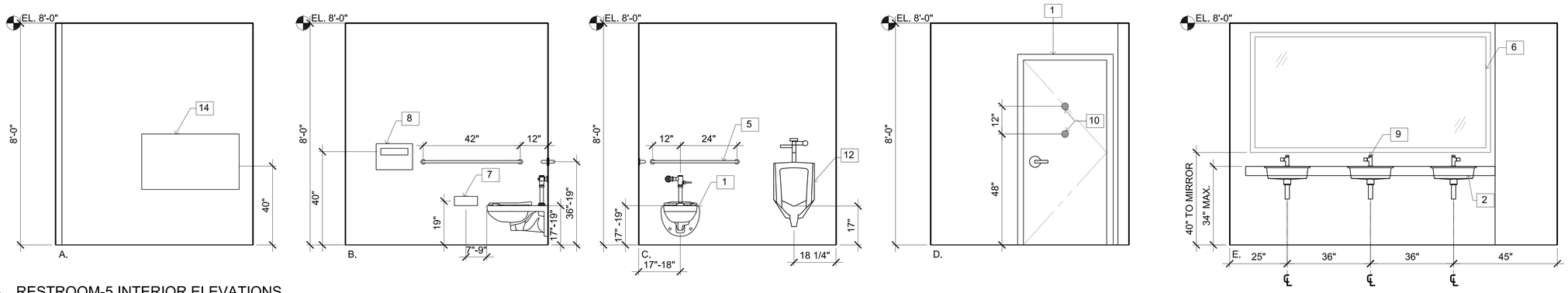
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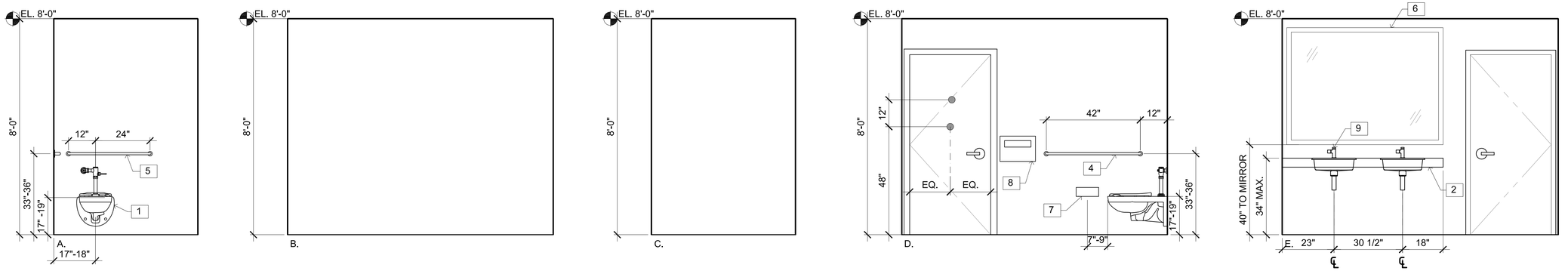
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ENLARGED RESTROOM PLAN AND ELEVATIONS

DRAWING NUMBER:
A4.0



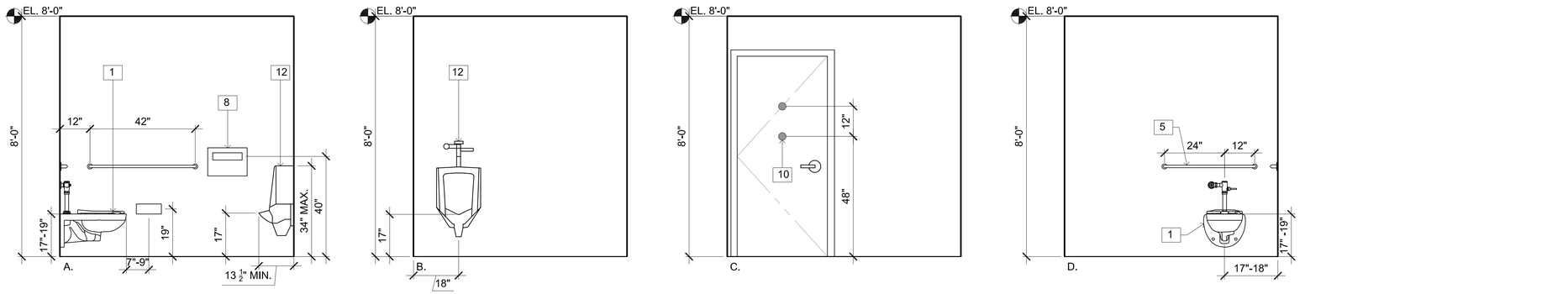
4 RESTROOM-5 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



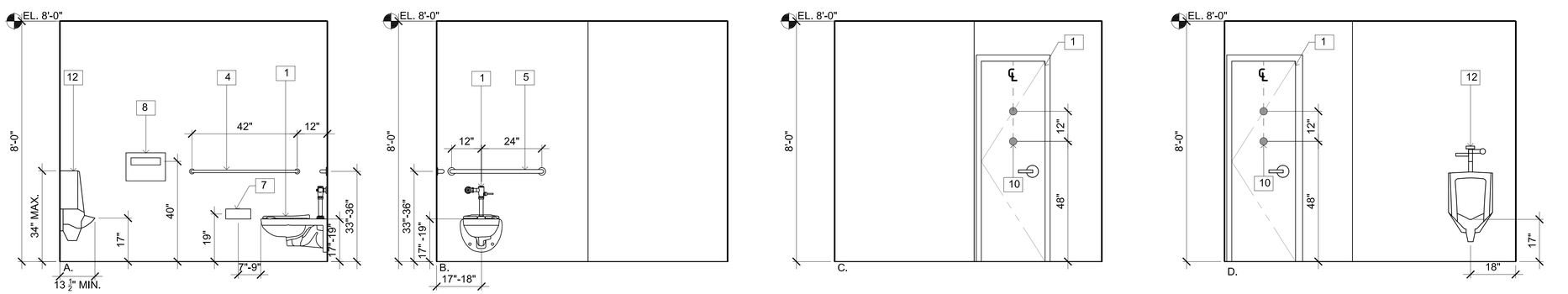
3 RESTROOM-4 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



2 RESTROOM-3 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



1 RESTROOM-2 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"

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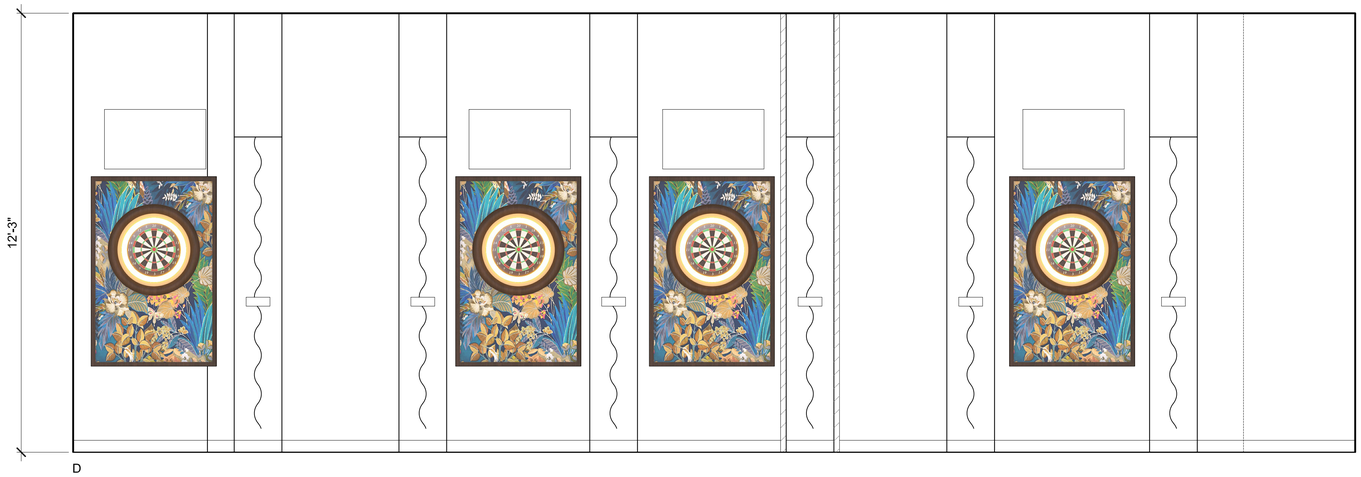
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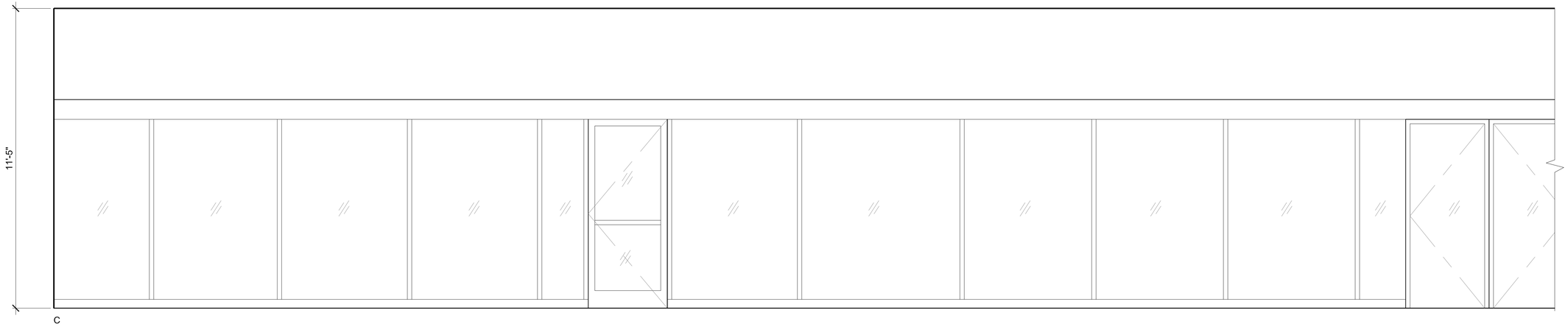
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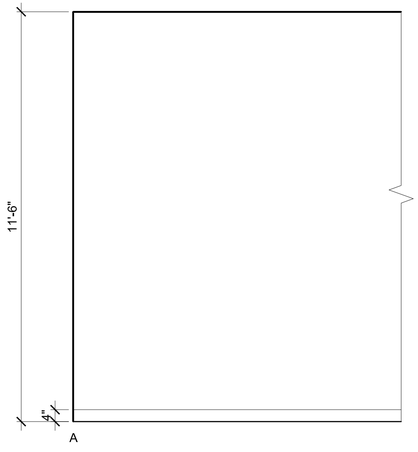
ENLARGED RESTROOM INTERIOR ELEVATIONS

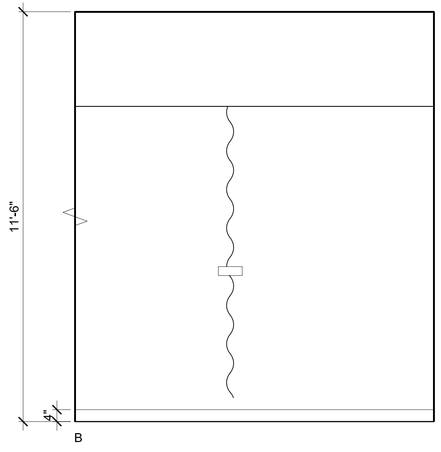
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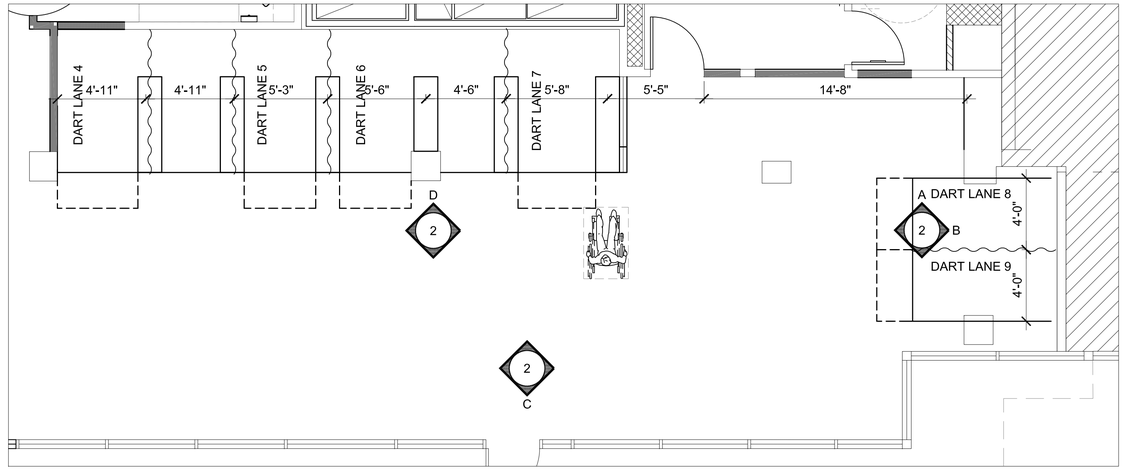






2 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



1 PARTIAL ENLARGED PLAN

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

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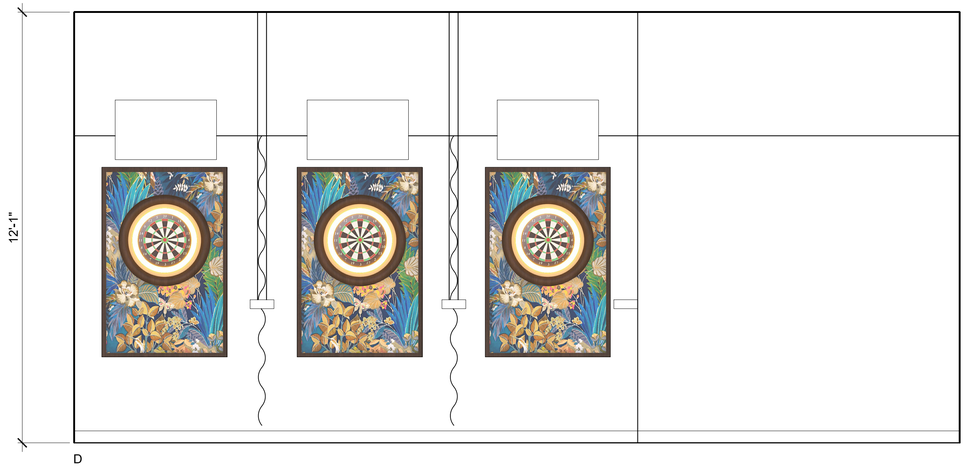
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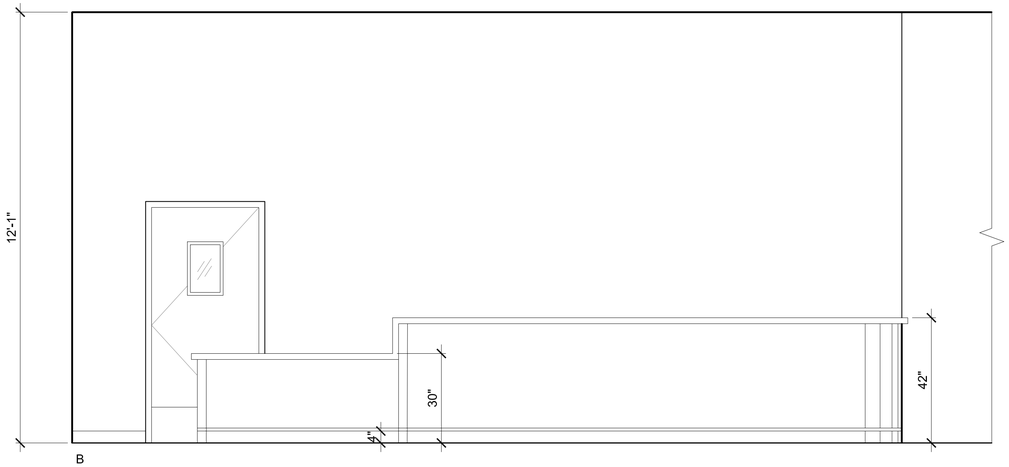
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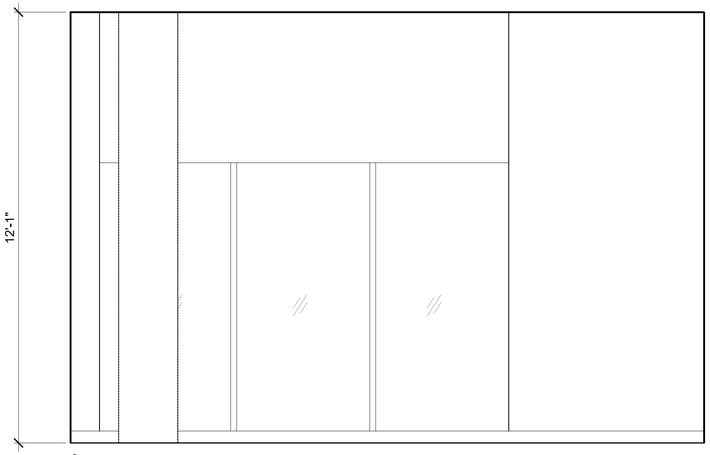
INTERIOR ELEVATIONS

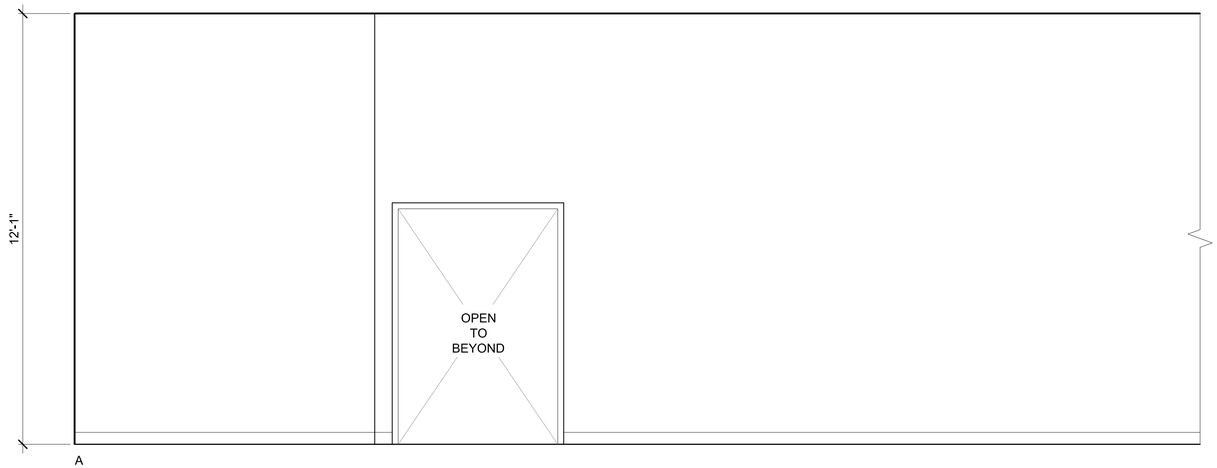
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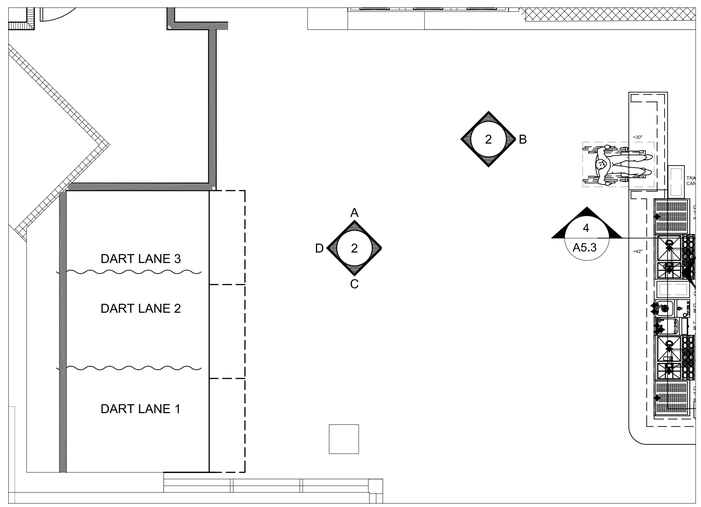






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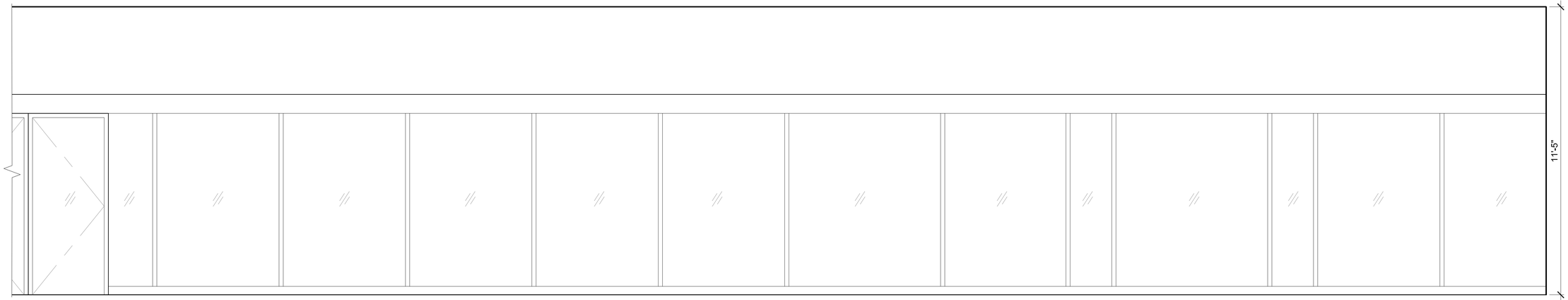
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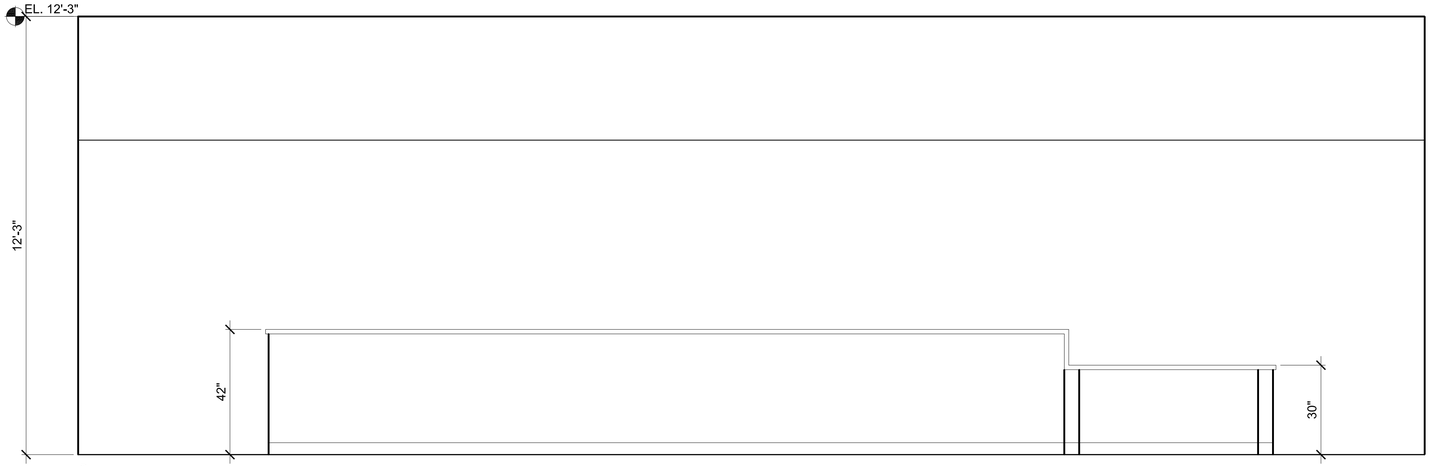
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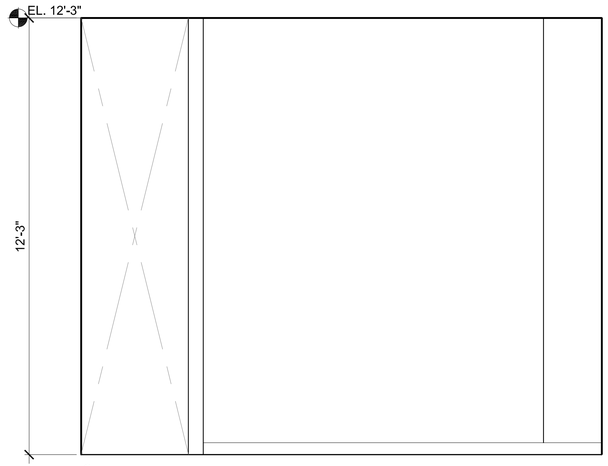
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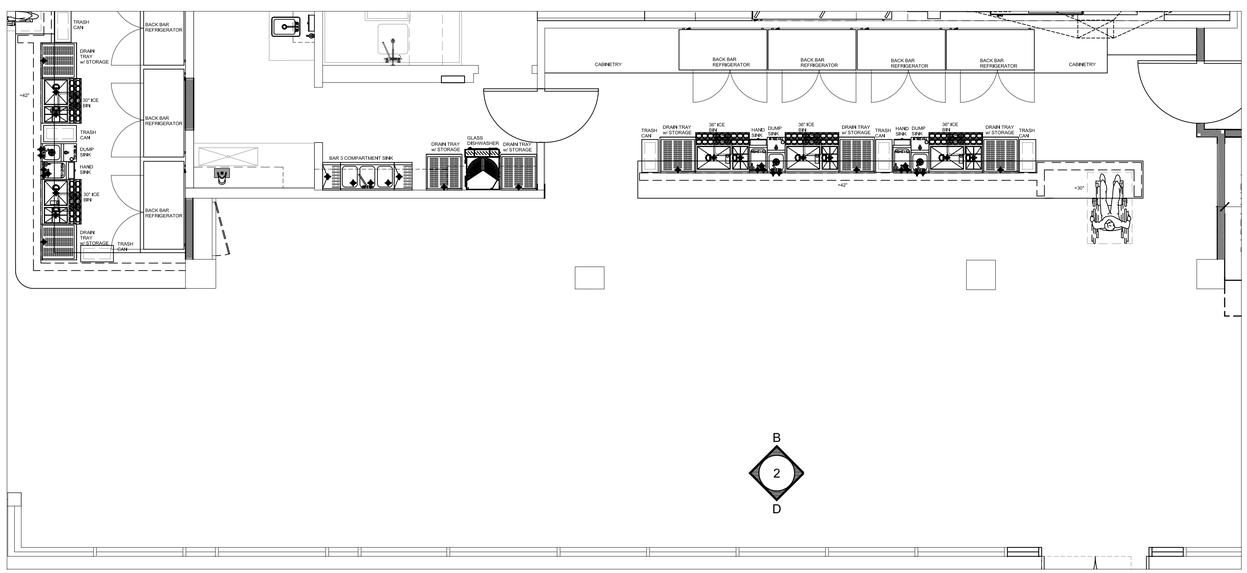






2 INTERIOR ELEVATIONS

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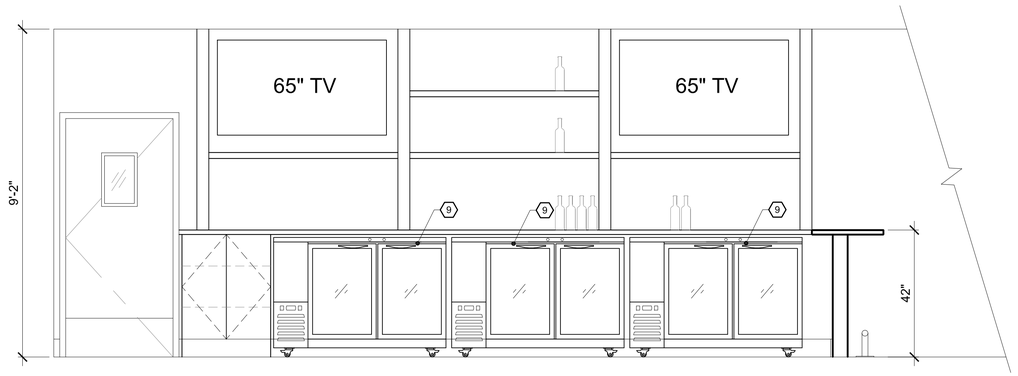
ISSUE DATE: 12/20/2023

DRAWING TITLE:

INTERIOR ELEVATIONS

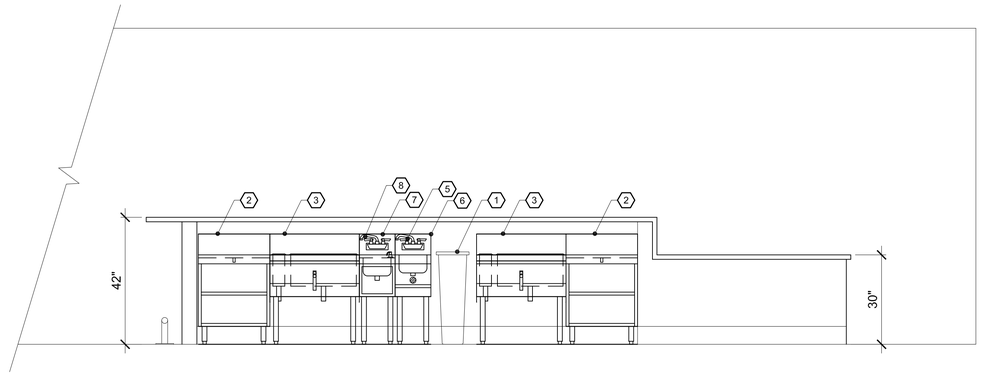
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A5.2



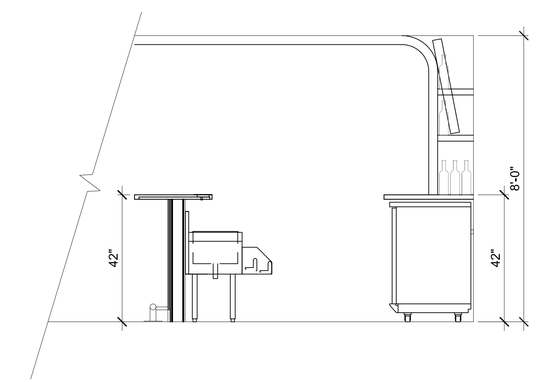
3 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



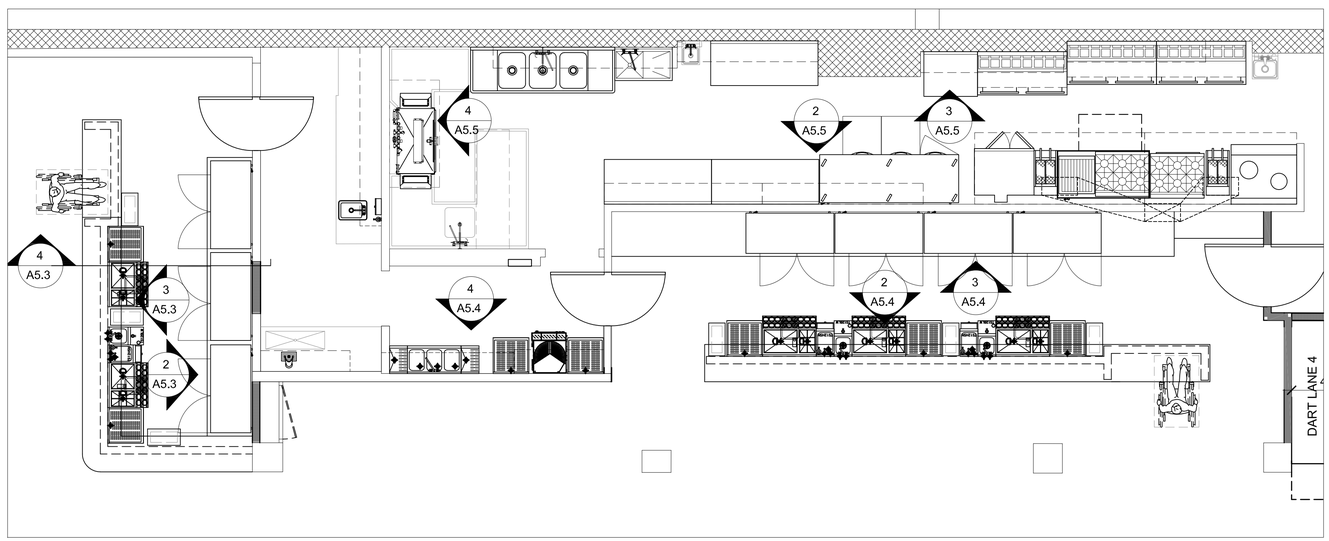
2 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



4 INTERIOR SECTION

SCALE: 1/2" = 1'-0"



1 PARTIAL ENLARGED PLAN

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

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-25 — CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

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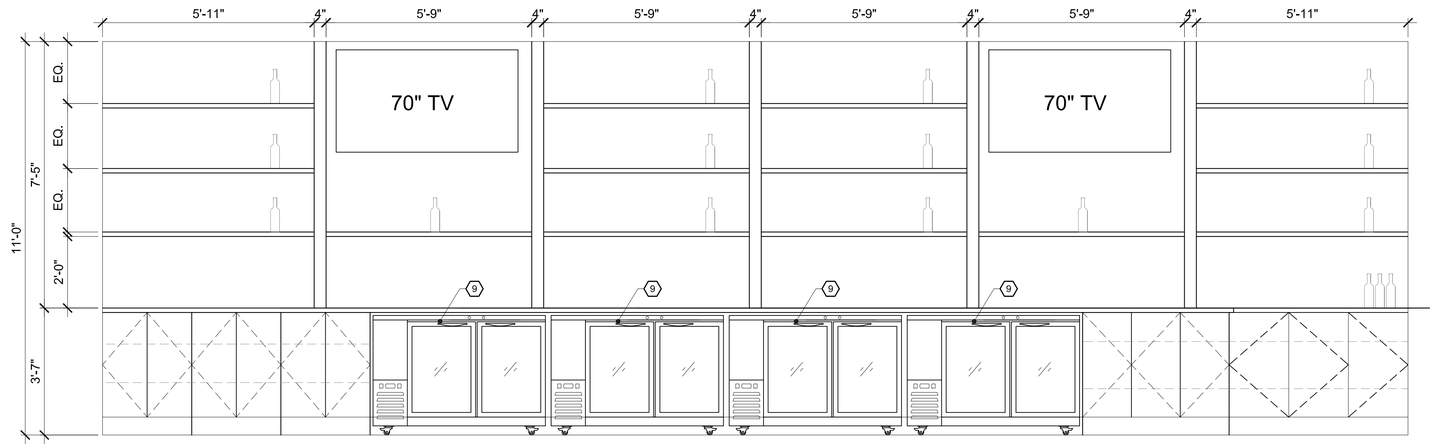
ISSUE DATE: 12/20/2023

DRAWING TITLE:

INTERIOR ELEVATIONS

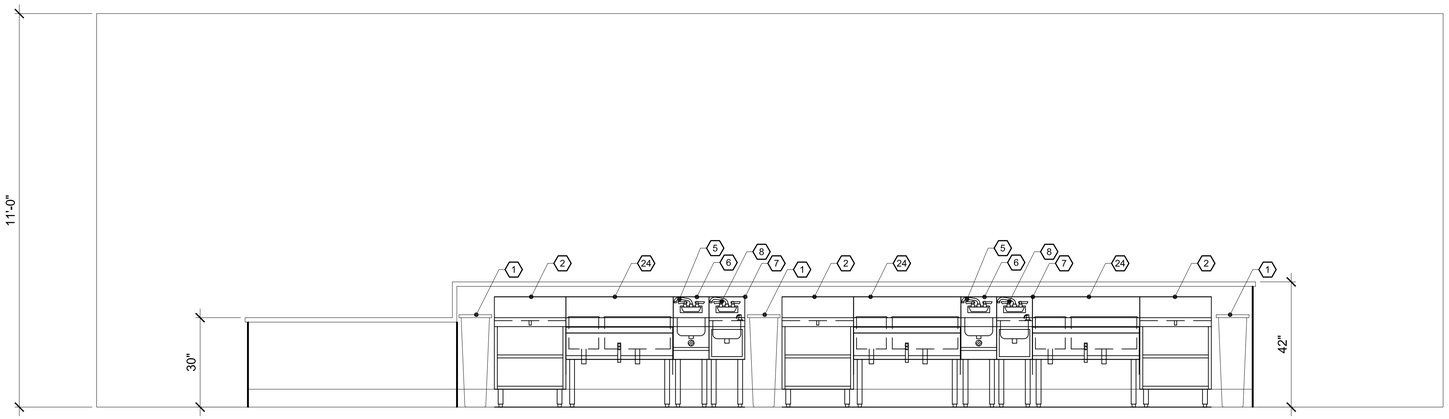
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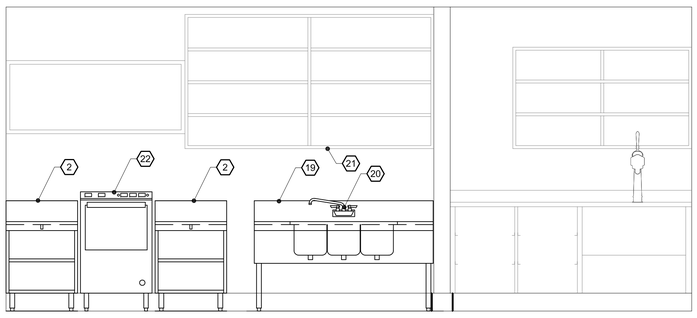
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SCALE: 1/2" = 1'-0"



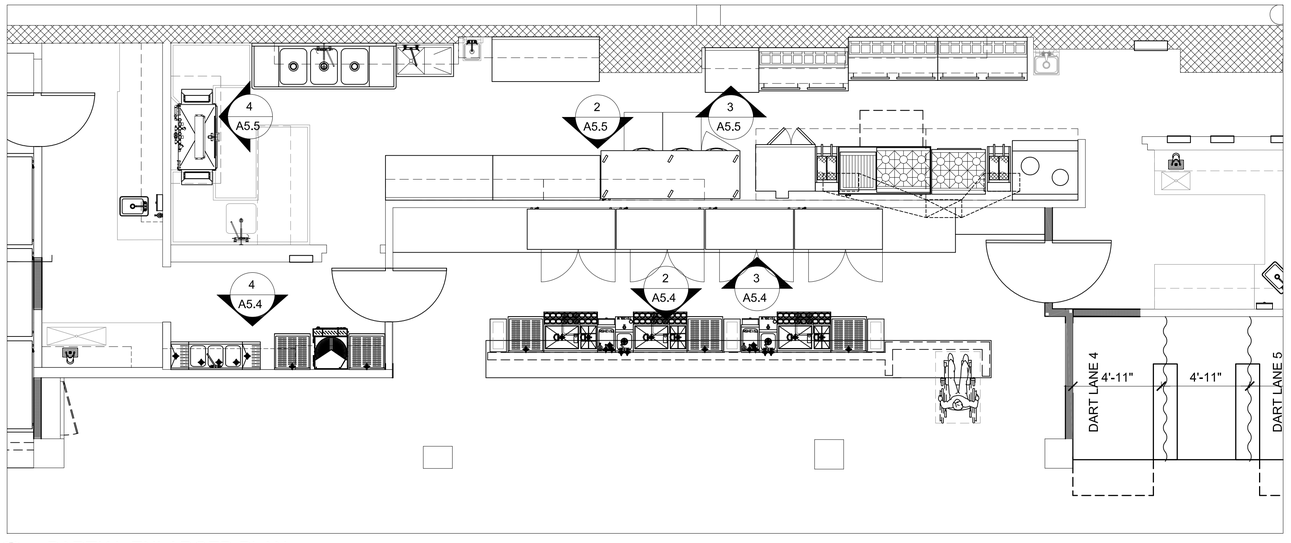
2 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION

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



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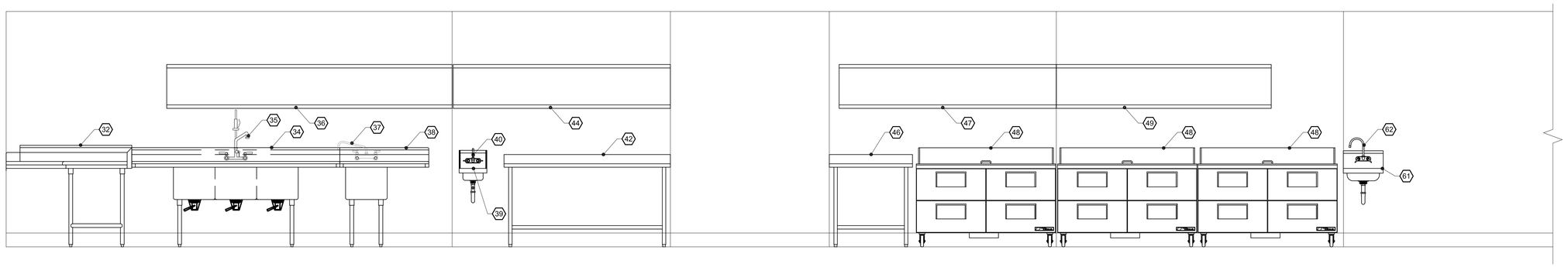
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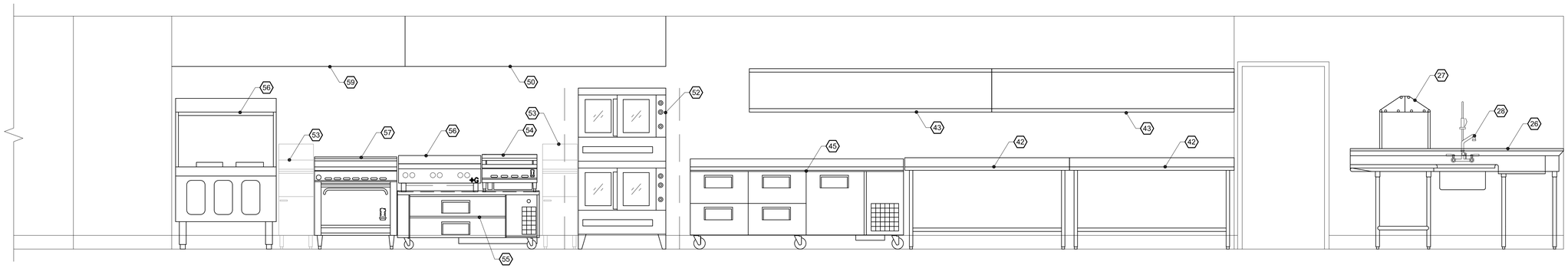
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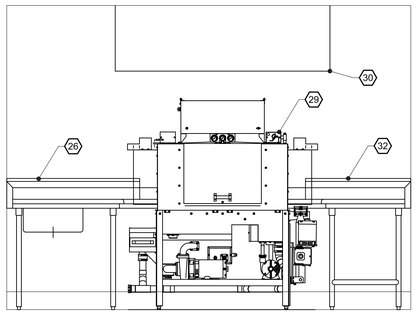
3 INTERIOR ELEVATIONS

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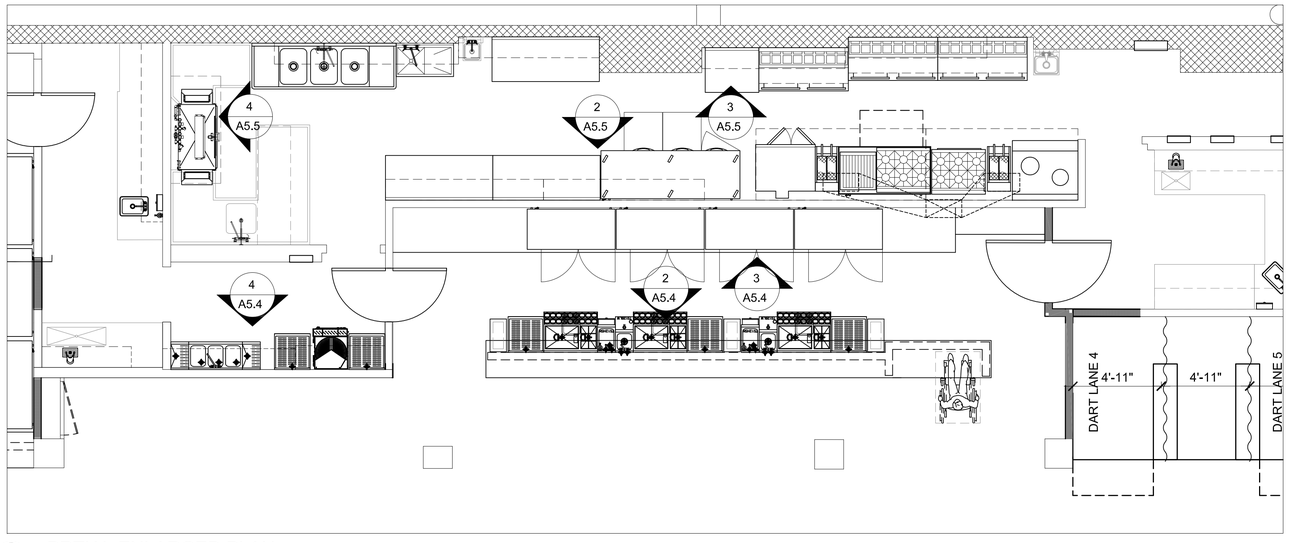
2 INTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION

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



1 PRTIAL ENLARGED PLAN

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ISSUE DATE: 12/20/2023

DRAWING TITLE:

INTERIOR ELEVATIONS

DRAWING NUMBER:

A5.5

ENTIRE CEILING SYSTEM INCLUDING LIGHTS, DUCTS ETC. SHOULD WEIGH LESS THAN 4PSF.

HANGERS SHALL BE PLUMB AND SHALL NOT PRESS AGAINST CONDUITS, DUCTS, PIPES OR THEIR COVERING MATERIAL. WIRE HANGERS FOR SUSPENDING CARRYING CHANNELS OR MAIN RUNNERS FROM AN EXISTING STRUCTURE SHALL BE PREPARED FROM A MINIMUM OF NO.12 GAUGE, GALVANIZED, SOFT-ANNEALED, MILD STEEL WIRE SPACED 4'-0" ON CENTER. EACH VERTICAL WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE WITH A MINIMUM OF THREE TIGHT TURNS IN 1 1/2 INCHES. WIRES SHALL NOT BE ATTACHED TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT.

HORIZONTAL RESTRAINS SHALL BE EFFECTED BY FOUR NO.12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITH FOUR TIGHT TWISTS IN 1 1/2 INCHES AND WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER AT THE CONVERGENCE OF THE SPLAYED WIRES SHALL BE EXTENDED TO AND BE FASTENED TO THE ROOF OR FLOOR STRUCTURAL MEMBERS ABOVE OR TO SUCH OTHER FRAMING DEEMED ACCEPTABLE TO THE ENFORCEMENT AGENCY. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED NOT MORE THAN 12 FEET BY 12 FEET ON CENTERS. THERE SHALL BE A RESTRAINT POINT A DISTANCE OF NOT MORE THAN ONE HALF OF THE ABOVE SPACING FROM EACH SURROUNDING WALL.

LATERAL FORCE BRACING MEMBERS SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCTWORK THAT IS NOT PROVIDED WITH BRACING RESTRAINS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD., WHICHEVER IS GREATER,WITH A SAFETY FACTOR OF 2 WITHOUT YIELDING.

ALL RECESSED OR DROP-IN LIGHT FIXTURES AND GRILLES SHALL BE SUPPORTED DIRECTLY FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE WITH A MINIMUM NO. 12 GAUGE WIRES LOCATED AT DIAGONALLY OPPOSITE CORNERS.

SPLICES AND INTERSECTIONS OF RUNNERS SHALL BE ATTACHED WITH MECHANICAL INTERLOCKING CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES WITH BENT TABS, OR OTHER APPROVED CONNECTORS FOR 2x DESIGN LOAD OR ULTIMATE AXIAL OR COMPRESSION (MIN.60 LBS.)

SECURE SUPPORT WIRES TO STRUCTURAL MEMBERS ABOVE – NOT TO DECK.

CEILING NOTES:

METAL CEILING SUSPENSION SYSTEMS USED PRIMARILY TO SUPPORT ACOUSTICAL TILE OR OTHER LAY-IN PANELS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CBC 2022 SECTION 1615.10.13

LATERAL DESIGN REQUIREMENTS: SUSPENDED CEILINGS IN SEISMIC DESIGN CATEGORIES D, E, AND F SHALL BE DESIGNED AND INSTALLED TO MEET REQUIREMENTS OF 2013 CBC SEC. 1615.10.13 ASCE 7, SEC. 13.5.6 AND IN ACCORDANCE WITH THE PROVISIONS OF ASTM C635, ASTM C636.

1. A HEAVY-DUTY T-BAR GRID SYSTEM SHALL BE USED.

2. EACH SUSPENDED CEILING AREA SHALL BE PROVIDED WITH CLOSURE ANGLES NOT LESS THAN 2" IN WIDTH, IN EACH ORTHOGONAL HORIZONTAL DIMENSION. ONE END OF CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END SHALL HAVE A 0.75" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON THE CLOSURE ANGLE.

3. FOR CEILING AREAS EXCEEDING 1000 S.F., HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATE EQUAL.

4. FOR CEILING AREAS EXCEEDING 2500 S.F., A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITIONS THAT BREAK THE CEILING UP INTO AREAS NOT EXCEEDING 2500 S.F. SHALL BE PROVIDED, UNLESS STRUCTURAL ANALYSIS IS PROVIDED.

5. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, CEILING PENETRATIONS INCLUDE SPRINKLER HEADS SHALL BE PROVIDED WITH A 2-INCH OVERSIZE RING, SLEEVE, OR ADAPTER TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIMENSIONS.

6. CHANGES IN CEILING PLAN SHALL BE PROVIDED WITH POSITIVE BRACING.

7. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY FROM THE CEILING.

ACCEPTABLE STRUT SIZES AND LENGTHS

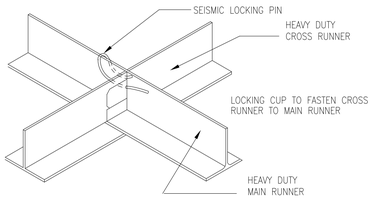
TRADE SIZE	ALLOWABLE LENGTH	
	EMT	IMC OR PMC
1/2"	3'-10"	4'-4"
3/4"	5'-2"	5'-7"
1"	6'-6"	7'-0"
1 1/4"	8'-6"	9'-0"
1 1/2"	9'-10"	10'-5"
2"		11'-2"

ALLOWABLE WIRE TENSION

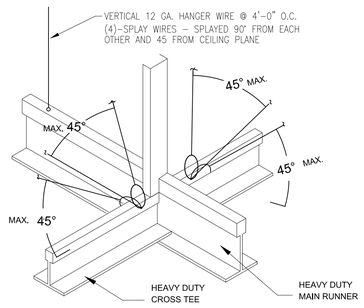
HANGER WIRE SIZE	ALLOW.TENSION
#12	170#
#11	225#
#10	300#

SUSPENDED CEILING COMPRESSION STRUTS ADEQUATE TO RESIST THE VERTICAL LOAD INDUCED BY THE SPLAYED BRACING WIRES. STRUTS NOT EXCEEDING THE HEIGHTS SPECIFIED BELOW MAY BE USED:

HEIGHT	METAL STUD
8'-0"	3 5/8" 25 GA. METAL STUD
10'-0"	(2) 1 5/8" 25 GA. METAL STUDS ORIENTED PERPENDICULAR (FLANGE OF ONE STUD CONNECTED TO THE WEB OF THE OTHER STUD) AND CONNECTED @ 12" ALONG THEIR LENGTH.
15'-0"	(2) 2 1/4" 25 GA. METAL STUDS ORIENTED PERPENDICULAR (FLANGE OF ONE STUD CONNECTED TO THE WEB OF THE OTHER STUD) AND CONNECTED @ 12" ALONG THEIR LENGTH.
20'-0"	(2) 3 5/8" METAL STUDS ORIENTED PERPENDICULAR (FLANGE OF ONE STUD CONNECTED TO THE WEB OF THE OTHER STUD) AND CONNECTED @ 12" ALONG THEIR LENGTH.



THIS DETAIL SHALL BE INSTALLED IF REQUIRED BY LOCAL CODES.

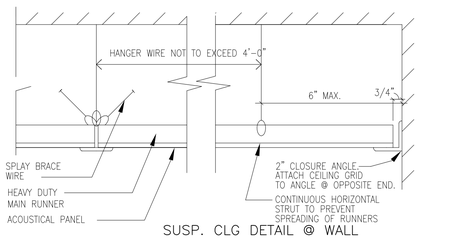


LATERAL BRACING IS NOT REQUIRED IN INDEPENDENT CEILING AREAS OF 144 SQ.FT. OR LESS. MAIN RUNNERS SHALL BE INSTALLED PERPENDICULAR TO THE SIDE WALLS AT CORRIDORS AND HALLWAYS.

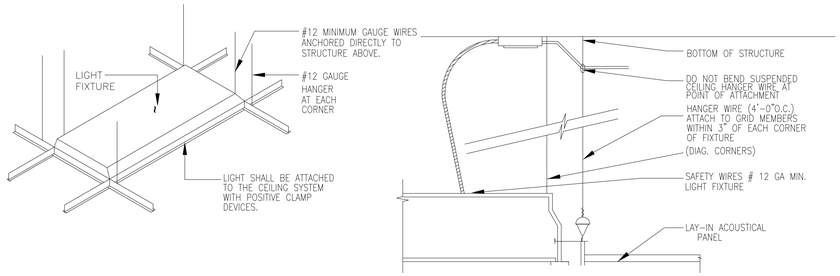
CONNECTIONS TO OVERHEAD STRUCTURE:
ALL HANGER AND SPLAYED BRACING WIRES SHALL BE FIRMLY ANCHORED TO OVERHEAD SUPPORT WITH A MINIMUM OF 3 TURNS. CONNECTION DEVICES SHALL HAVE A CAPACITY OF 100 LBS. MINIMUM.

SUPPORTS AT LAY-IN OR SURFACE-MOUNTED LIGHT FIXTURES:
A TYPICAL NO. 12 GA. HANGER WIRE SHALL BE INSTALLED WITHIN 3" OF EACH CORNER OF THE 2'-0" X 4'-0"FIXTURE (4 WIRES PER FIXTURE), IN ADDITION, EACH LAY-IN FIXTURE SHALL BE SUPPORTED DIRECTLY FROM THE FIXTURE HOUSING TO THE STRUCTURE ABOVE W/A MINIMUM OF (2) 12 GAUGE WIRES LOCATED AT DIAGONALLY OPPOSITE CORNERS.

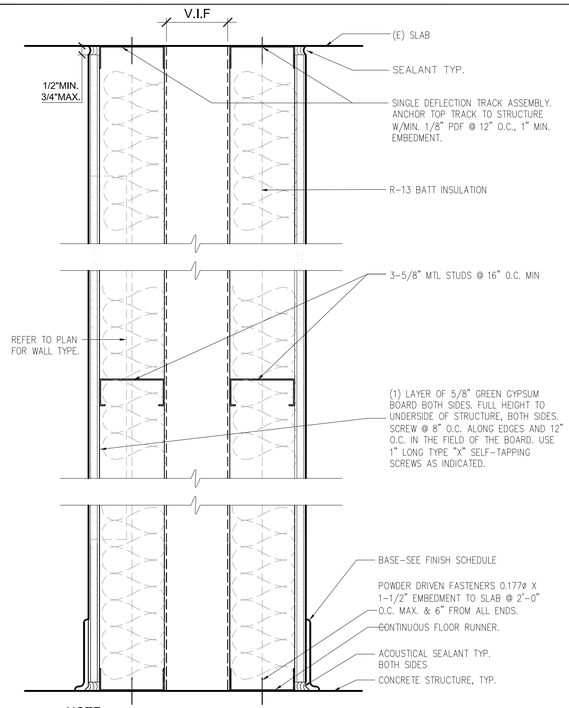
ALL DETAILS AND DATA SHOWN ARE IN ACCORDANCE WITH CBC 2022 SEC. 1615.10.13 ASCE 7. SEC. 1615.10.13 & W/ THE PROVISIONS OF ASTM C635 & C636.



SUSP. CLG DETAIL @ WALL

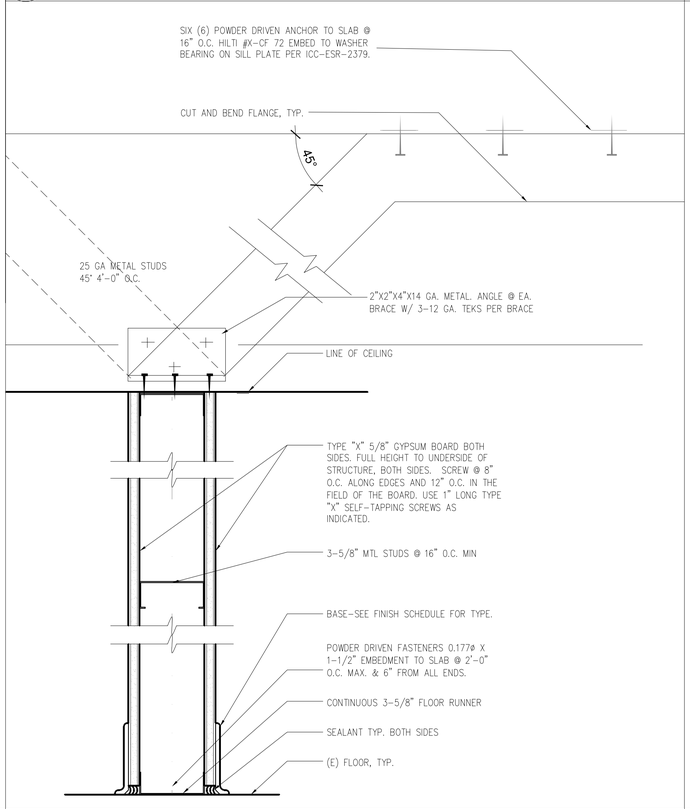


5 TYPICAL CEILING DETAILS
SCALE: NOT TO SCALE

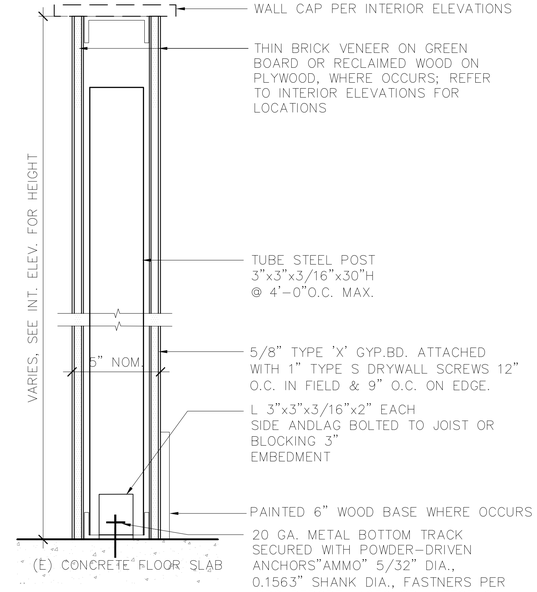


NOTE:
USE 5/8" WATER RESISTANT G.W.B. @ ALL TOILET ROOMS, WASHER/ DRYER CLOSET, & OTHER WET AREAS. SEE U.L. DIR. FOR WATER RESISTANT G.W.B. TYPES PER MANUFACTURER.

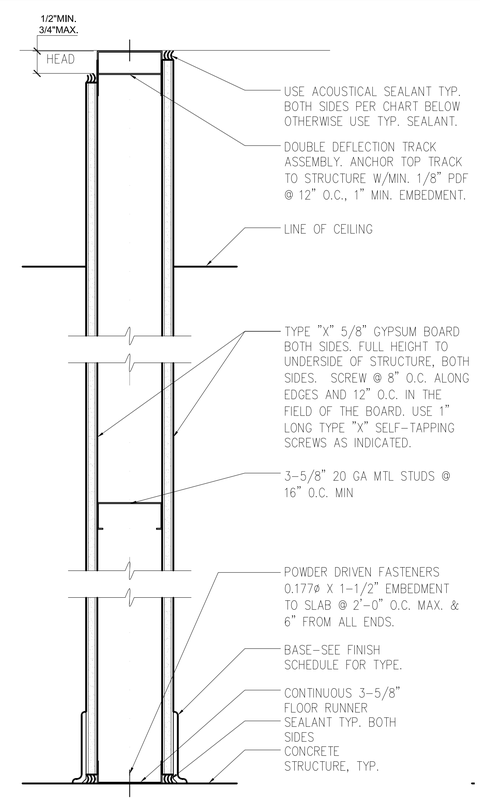
4 PLUMBING WALL DETAIL.
SCALE: 3" = 1'-0"



3 CEILING HEIGHT PARTITION
SCALE: 3"= 1'-0"



2 LOW WALL DETAIL
SCALE: 3" = 1'-0"



1 PARTITION TO UNDERSIDE OF STRUCTURE
SCALE: 3"= 1'-0"

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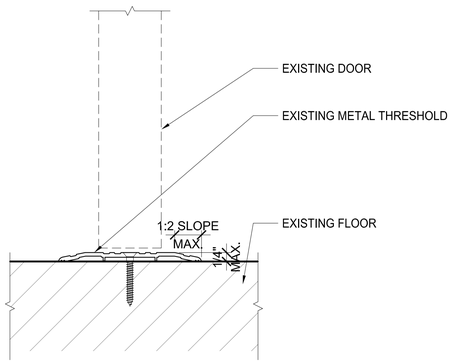
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ISSUE DATE: 12/20/2023

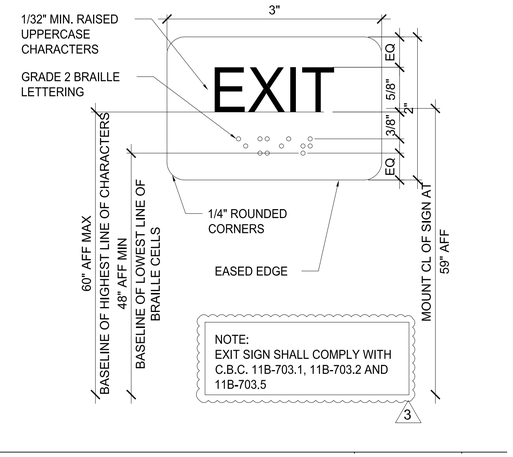
DRAWING TITLE:
WALL SECTIONS AND RCP DETAILS

DRAWING NUMBER:
A6.0



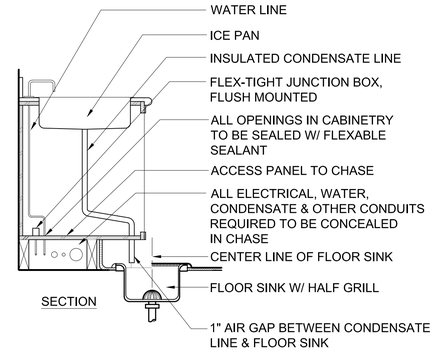
12 (N) DOOR THRESHOLD

SCALE: 1" = 6"



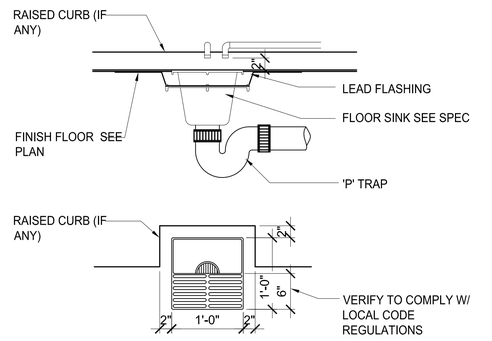
9 EXIT SIGNAGE

SCALE: 1" 1'-0"



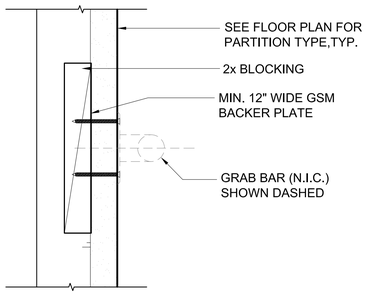
6 DETAIL @ FLOOR SINK

SCALE: 1" = 1'-0"



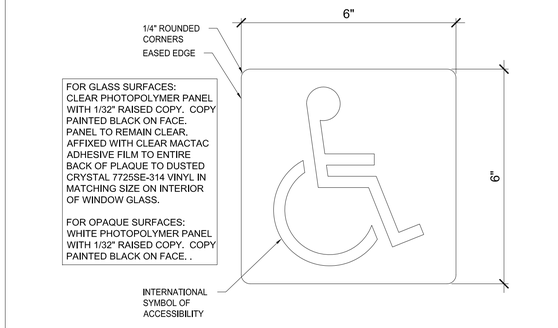
3 FLOOR SINK DETAIL

SCALE: 1" = 1'-0"



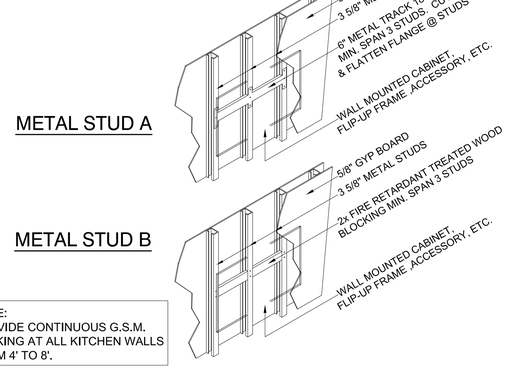
11 GRAB BAR DETAIL / ACCESSIBILITY NOTES

Scale: 3" = 1'-0"



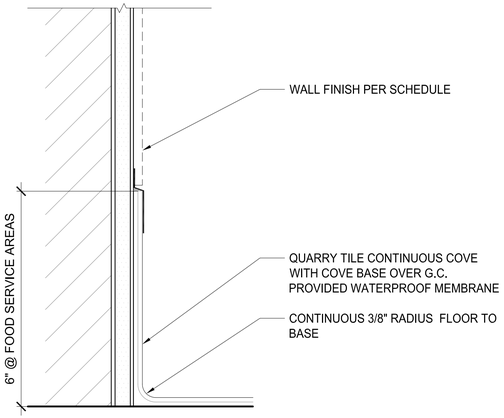
8 INTERNATIONAL ACCESSIBILITY SYMBOL

SCALE: 1" = 6"



5 BACKING DETAIL

SCALE: NONE



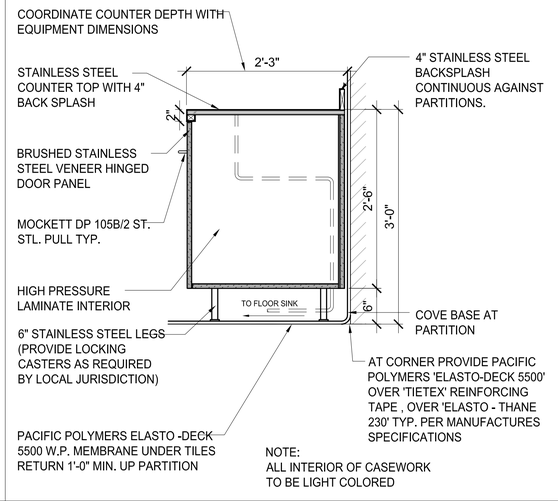
2 QUARRY TILE FLOORING BASE DETAIL

SCALE: 6" = 1'-0"



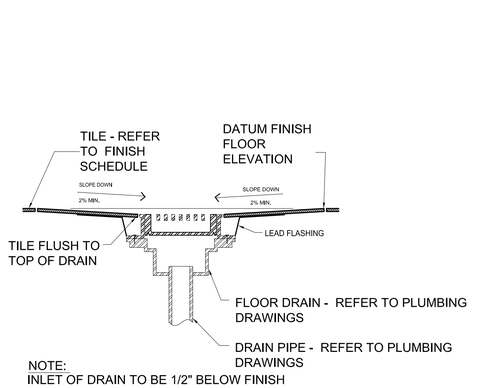
10 OCCUPANT LOAD SIGNAGE

SCALE: 1" = 6"



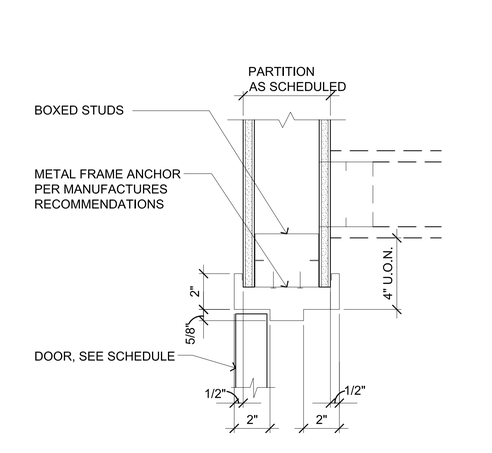
7 CABINET DRAIN DETAIL

SCALE: 1"= 1'-0"



4 FLOOR DRAIN DETAIL

SCALE: 1" = 1'-0"



1 TYP. DOOR HEAD (JAMB SIM.)

SCALE: 3" = 1'-0"

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08/31/2025 — GOVERNOR OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
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ISSUE DATE: 12/20/2023

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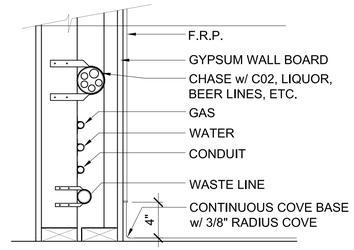
DETAILS

DRAWING NUMBER:

A7.0

1. ALL FINAL FINISHES INCLUDING COLORS (SMOOTH WITH NO TEXTURE)
2. TYPE OF FLOOR COVERING EXTENDING UP THE WALL CONTINUOUSLY 4" WI 3/8" RADIUS COVE.
3. CONDUIT, PIPES, AND WASTE LINES WITHIN THE WALL.
4. CHASES FOR: C02, SYRUP, LIQUOR, BEER, SODA, WINE AND ETC.
5. VALVES MUST BE ACCESSIBLE.

EXCEPTIONS WILL BE GRANTED ONLY IF SO STATED IN THE UMC, UPC, UBC, AND UEC. IF SOLID WALLS, SUCH AS CONCRETE BLOCK ARE ENCOUNTERED, FUR THE WALL OUT TO CONCEAL THE CONDUITS, PIPES, ETC.

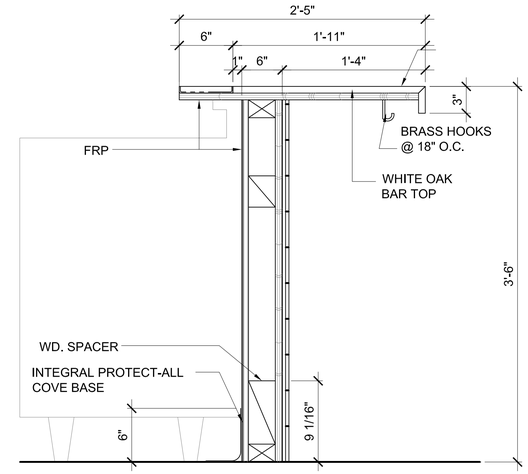


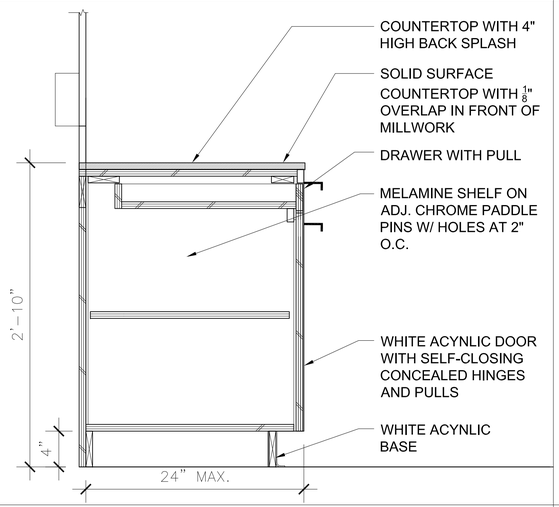
12 . SCALE:

9 - SCALE: 1" = 1'-0"

6 - SCALE 1/2" = 1'-0"

3 PIPE CHASE SCALE: 1/2" = 1'-0"





11 . SCALE:

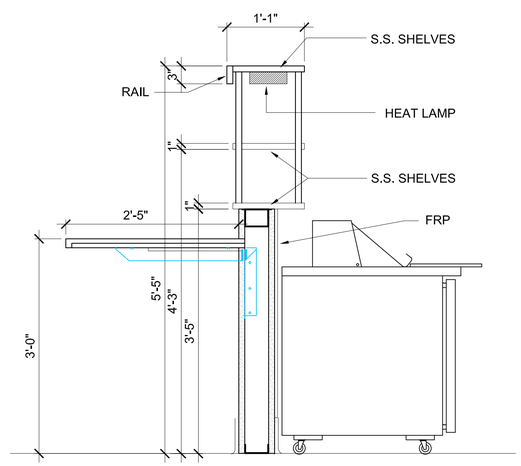
8 . SCALE:

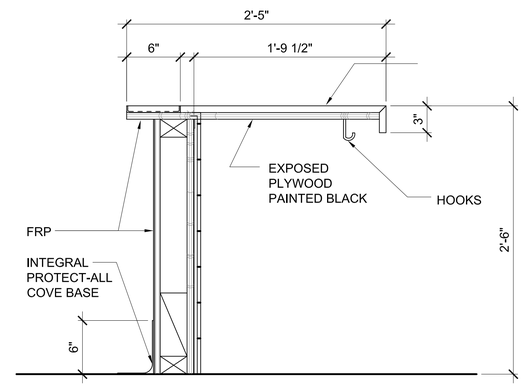
5 CABINET BASE DETAIL Scale: 1" = 1'-0"

2 BAR COUNTER SECTION DETAIL SCALE: 1/2" = 1'-0"

10 - SCALE: 1" = 1'-0"

7 - SCALE: 1"= 1'-0"





4 SECTION @ HAND-OFF SCALE: 1" = 1'-0"

1 BAR ADA COUNTER SECTION DETAIL SCALE: 1/2" = 1'-0"

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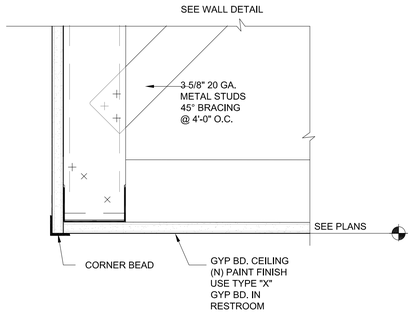
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DETAILS

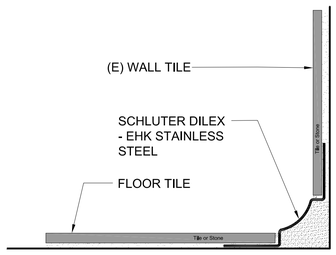
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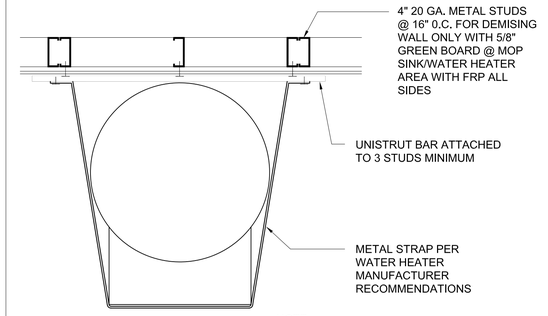
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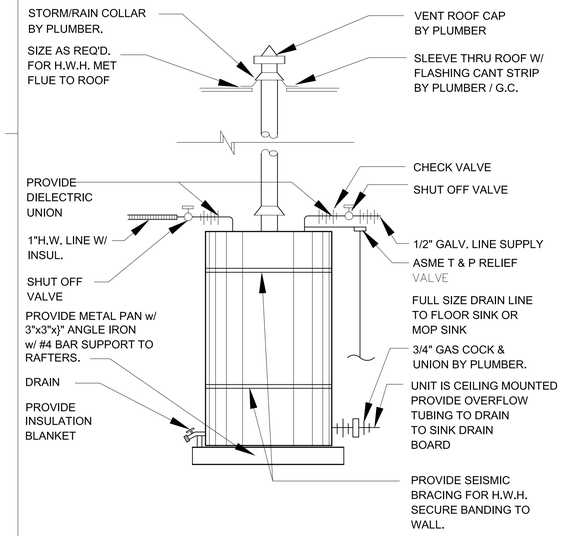


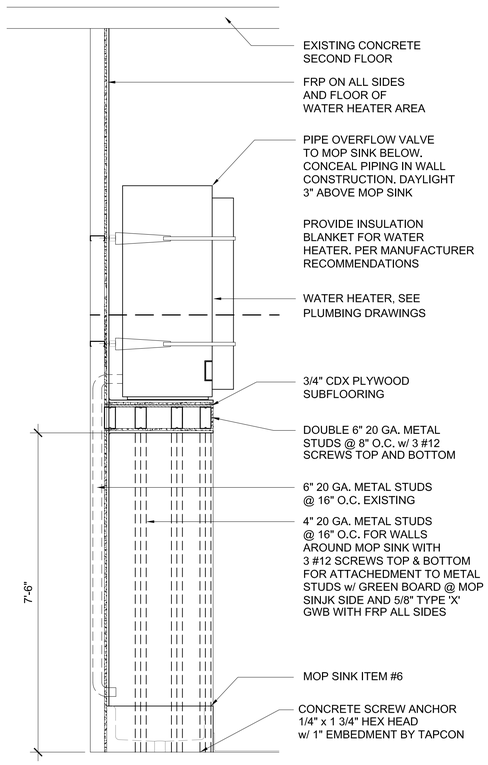
12 - SCALE:1/2" = 1'-0

9 GYP. BOARD SOFFIT SCALE: 3"=1'-0





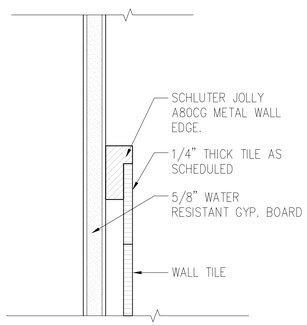


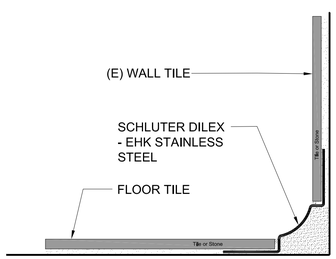


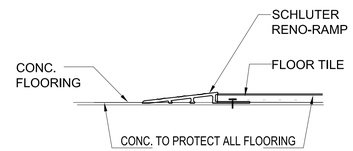
11 - SCALE:1/2" = 1'-0

8 RESTROOM COVEL BASE DETAIL SCALE: 1/2" - 1'-0"

5 WATER HEATER DETAIL SCALE: NOT TO SCALE







7 SCHLUTER JOLLY @RR. WALL TILE TRANSITION DTL. SCALE:

4 RESTROOM COVEL BASE DETAIL SCALE: 1/2" - 1'-0"

1 CONCRETE TO PROTECT ALL/ TILE TRANSITION SCALE: NTS

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ISSUE DATE: 12/20/2023

DRAWING TITLE:
DETAILS

DRAWING NUMBER:
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HARDWARE SCHEDULE

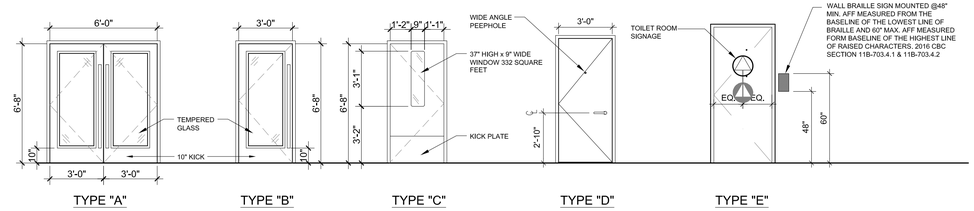
QTY.	DESCRIPTION	MODEL NUMBER	FINISH	MFR.
HARDWARE SET NO. 1				
(E) ENTRY – EXTERIOR PAIR DOORS – DEADLOCK w/ DOOR SEALS				
8	HINGE	BB1199 – 4 1/2 X 4 1/2 NRP	613	HAG
1	DEADLOCK	MS1837	313	ADA
2	MORTISE CYLINDER	20-001 X A/R CAM	626	SCH
1	EXIT INDICATOR	4089-02	313	ADA
1	ARMOR COLLAR	K-24	DUR	KEE
2 PR	DOOR PULL	DT1632 X BACK TO BACK	613	FOR
2	SURFACE CLOSER	P4041	695	LCN
2	KICK PLATE	K0050-10 X 1 IN. LDW	613	TRM
2	FLOOR STOP	1214CK	613	TRM
1 SET	SEALS	303S HEAD & JAMBS	DUR	PEM
1	MEETING ASTRAGAL	351 X 351P	DUR	PEM
2	DOOR BOTTOM	217PK	DUR	PEM
1	THRESHOLD	229 X MSA	613	PEM
HARDWARE SET NO. 2				
(N) PATIO EXIT – EXTERIOR DOORS – PANIC HARDWARE w/ DOOR SEALS				
4	HINGE	BB1199 – 4 1/2 X 4 1/2 NRP	613	HAG
1	DEADLOCK	MS1851S	313	ADA
2	MORTISE CYLINDER	20-001 X A/R CAM	613	SCH
1	EXIT INDICATOR	4089-02	313	ADA
1	ARMOR COLLAR	K-24	DUR	KEE
1 PR	DOOR PULL	DT1632 X BACK TO BACK	613	FOR
1	SURFACE CLOSER	P4041	695	LCN
1	KICK PLATE	K0050-10 X 2 IN. LDW	613	TRM
1	OVERHEAD STOP	100S	613	GLY
1 SET	SEALS	303S HEAD & JAMBS	DUR	PEM
1	DOOR BOTTOM	217PK	DUR	PEM
1	THRESHOLD	229 X MSA	613	PEM
HARDWARE SET NO. 4				
(N) INTERIOR DOORS				
3	HINGE	BB1279 – 4 1/2 X 4	652	HAG
1	PUSH PLATE	1001-9 – 6 X 16	630	TRM
1	PULL HANDLE	1014-3 – 4 X 16	630	TRM
1	SURFACE CLOSER	P4041	695	LCN
1	KICK PLATE	K0050-10 x2 IN. LDW	613	TRM
1	FLOOR STOP	1214CK	613	TRM
1	DEADLOCK	MS1837	313	ADA
1	EXIT INDICATOR	4089-02	313	ADA
HARDWARE SET NO. 5				
PUBLIC RESTROOMS – INTERIOR SINGLE DOOR – PUSH/PULL				
3	HINGE	BB1191 – 4 1/2 X 4	630	HAG
1	PUSH PLATE	1001-9 – 6 X 16	630	TRM
1	PULL PLATE	1014-3 – 4 X 16	630	TRM
1	SURFACE CLOSER	4041	689	LCN
1	KICK PLATE	K0050-10 X 1 IN. LDW	630	TRM
1	MOP PLATE	KM050 – 6 X 1IN. LDW	630	TRM
1	WALL BUMPER	1270WV	630	TRM
3	SILENCERS	1229A	--	TRM
HARDWARE SET NO. 6				
JANITOR – INTERIOR SINGLE DOOR – LOCKSET				
3	HINGE	BB1279 – 4 1/2 X 4	652	HAG
1	LOCKSET	L9080 P X 06A	626	SCH
1	KICK PLATE	K0050-10 X 2 IN. LDW	630	TRM
1	OVERHEAD STOP	410S	630	GLY
3	SILENCERS	1229A	--	TRM
HARDWARE SET NO. 7				
LOCKER ROOM – INTERIOR SINGLE DOOR – PRIVACY				
3	HINGE	BB1279 – 4 1/2 X 4	652	HAG
1	PRIVACY	L9040 X 06A X XL11-800	626	SCH
1	SURFACE CLOSER	P4041	689	LCN
1	KICK PLATE	K0050-10 X 2 IN. LDW	630	TRM
1	WALL BUMPER	1270WV	630	TRM
3	SILENCERS	1229A	--	TRM

QTY.	DESCRIPTION	MODEL NUMBER	FINISH	MFR.
HARDWARE SET NO. 8				
OFFICE – INTERIOR SINGLE DUTCH DOOR – LOCKSET				
3	HINGE	BB1279 – 4 1/2 X 4	652	HAG
1	LOCKSET	L9050 P X 06A X XL11-800	626	SCH
1	ARMOR PLATE	KA050-2 – 30 X 2 IN. LDW	630	TRM
1	WALL BUMPER	1270WV	630	TRM
3	SILENCERS	1229A	--	TRM
1	DOOR VIEWER	976	626	TRM
1	SURFACE CLOSER	4041	689	LCN
HARDWARE SET NO. 10				
MOP SINK – INTERIOR SINGLE DOOR – LATCHSET				
3	HINGE	BB1279 – 4 1/4 X 4	652	HAG
1	PASSAGE	L9010 X 06A	626	SCH
1	KICK PLATE	K0050-10 X 2 IN. LDW	630	TRM
1	OVERHEAD STOP	410S	630	GLY
3	SILENCERS	1229A	--	TRM

DOOR SCHEDULE

DOOR NO.	DOOR PROPERTIES					DOOR FRAME			HARDWARE TYPE	REMARKS / KEY NOTES
	TYPE	SIZES (WIDTH x HEIGHT)	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	LABEL		
001	A	(E) 6'-0" x 6'-8"	1 3/4"	METAL GLASS	-	METAL	-	-	-	.
002	C	3'-0" x 6'-8"	-	.	.	METAL	.	-	-	ELLISON DOOR
003	E	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	5	.
004	E	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	5	.
005	E	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	5	.
006	D	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	6	.
007	D	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	8	.
008	A	(E) 6'-0" x 6'-8"	1 3/4"	METAL GLASS	.	METAL	.	-	-	.
009	C	3'-0" x 6'-8"	-	-	.	METAL	.	-	-	ELLISON DOOR
010	C	3'-0" x 6'-8"	-	-	.	METAL	.	-	-	ELLISON DOOR
011	E	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	10	.
012	E	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	5	.
013	E	3'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	5	.
014	D	6'-0" x 6'-8"	1 3/4"	WOOD	.	METAL	.	-	6	.
015	D	(E) 3'-0" x 6'-8"	1 3/4"	(E) METAL	.	METAL	.	-	-	.
016	D	(E) 3'-0" x 6'-8"	1 3/4"	(E) METAL	.	METAL	.	-	7	.
017	D	(E) 3'-0" x 6'-8"	1 3/4"	(E) METAL	.	METAL	.	-	7	
018	D	(E) 3'-0" x 6'-8"	1 3/4"	(E) METAL	.	METAL	.	-	7	
019	D	(E) 3'-0" x 6'-8"	1 3/4"	(E) METAL	.	METAL	.	-	7	.
020	F	(E) 3'-0" x 6'-8"	1 3/4"	METAL GLASS	.	METAL	.	-	-	.

DOOR TYPES



DOOR NOTES

NOTES:

1. ALL INTERIOR DOORS TO BE HOLLOW METAL, EXCEPT OTHER WISE NOTED ON DOOR SCHEDULE.
2. ALL HARDWARE SHALL BE OIL BRUSHED BRONZE.
3. ON DOORS INSTALLED AT 1/2" OFFSET LANDINGS.
4. ALL DOORS ARE EQUIPPED W/ SINGLE-EFFORT, NON GRASP HARDWARE (I.E.,LEVEL) CENTERED BETWEEN 30" TO 44" A.F.F.
5. ALL LATCH AND LOCK SETS TO HAVE BRUSHED STAINLESS STEEL LEVER TYPE HANDLES.
6. ALL DOORS, ENTRYWAYS, THRESHOLDS, LEVEL FLOOR AREAS, RAMPS, ETC. SHALL COMPLY WITH LATEST LOCAL BUILDING CODES, ORDINANCES, AND 2013 ADA.
7. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE A MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROJECTS UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
8. DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
9. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
10. A HOOD SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MIMIMUM THROW OF 3/4".
11. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
12. ALL KICKS PLATES TO BE OIL BRUSHED BRONZE.
13. PROVIDE SELF-CLOSERS WHERE INDICATED OR REQUIRED BY CODE.
14. ALL LOCKS, NEW OR EXISTING, TO BE KEYED ALIKE. REPLACE LOCKS IF REQUIRED.
15. HARDWARE SHALL BE SINGLE ACTION.
16. ALL DOOR HARDWARE TO BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS.
17. ALL WOOD DOORS SHALL RECEIVE TRANSPARENT FINISH, UNLESS OTHERWISE INDICATED.
18. REFER TO DETAIL 3 SHEET A-7.0 FOR PAINTING OF HOLLOW METAL DOOR FRAMES
19. DOOR CLOSERS SHALL BE MOUNTED ON PULL SIDE OF INTERIOR DOORS, EXCEPT AS OTHERWISE INDICATED. DOOR FRAME TO BE PREPARED TO MATCH.
20. GENERAL CONTRACTOR TO ADJUST ALL DOOR CLOSERS TO MEET ADA PRESSURE REQUIREMENTS.
21. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIFIC KNOWLEDGE OR EFFORT.
22. POSTED ABOVE DOOR "THESE DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS"
23. THRESHOLD 1/2" MAX FROM FINISH FLOOR @ EXTERIOR & INTERIOR
24. IF A DOOR HAS A CLOSER THEN THE SWEEP PERIOD OF A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90-DEGRESS THE DOOR WILL TAKE A LEAST 5 SECONDS TO MOVE TO A POINT 12-DEGRESS FROM THE LATCH, CBC SECTION 11B-404.2.9

DOOR SCHEDULE ABBREVIATIONS

ALUM	ALUMINUM	HM	HOLLOW METAL	WD	SOLID CORE WOOD DOOR - SEE SPECS
(E)	EXISTING	PLY	LAMINATE CLAD PLYWOOD IMPACT DOOR - SEE SPECS	WSR	WOOD STILE AND RAIL DOOR
GL	GLASS				

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LICENSED ARCHITECT — C-17636 — RENEWAL DATE 08-31-25 — GOVERNOR OF CALIFORNIA

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
DART BAR/RESTAURANT
311 THIRD STREET
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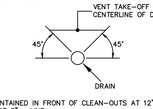
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DOOR SCHEDULE

DRAWING NUMBER:
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PLUMBING GENERAL NOTES

1. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THE PLUMBING WORK UNLESS PROVIDED BY OWNER.
2. ALL WORK SHALL CONFORM TO ALL LOCAL CODES; THE UNIFORM PLUMBING CODE, HEALTH AGENCY REGULATIONS, STATE BUILDING CODE REQUIREMENTS FOR ACCESS TO THE HANDICAPPED AND STATE ENERGY CONSERVATION REQUIREMENTS AND ALL OTHER GOVERNING LAWS OR CODES.
3. STRAP TANKS SECURELY TO STRUCTURE.
4. INSULATE ALL HOT WATER PIPING AS REQUIRED BY C.P.C.-2022.
5. LAVATORIES IN REST ROOMS OF PUBLIC FACILITIES SHALL BE EQUIPPED WITH:
   A. OUTLET DEVICES THAT LIMIT THE FLOW OF HOT WATER (MIN. 120 DEG.F) TO A MAXIMUM OF 0.5 GALLONS PER MINUTE, OR WITH;
   B. SELF-CLOSING FAUCETS THAT LIMIT DELIVERY TO A MAXIMUM OF 0.25 GALLONS OF HOT WATER FOR RECIRCULATING SYSTEMS AND TO A MAXIMUM OF 0.50 GALLONS FOR NON-RECIRCULATING SYSTEMS .
6. CROSS SECTIONAL AREA OF VENTS THRU ROOF SHALL NOT BE LESS THAN LARGEST REQUIRED BUILDING SEWER .
7. PROVIDE CLEAN-OUTS ON ALL BRANCHES OVER 5'-0".
8. SIZE OF TRAPS AND TRAP ARMS SHALL COMPLY WITH 2022 C.P.C.
9. PROVIDE VACUUM BREAKERS ON ALL HOSE BIBBS.
10. PROVIDE Shutoff VALVE ON COLD WATER SIDE OF WATER HEATER
11. COORDINATE SIZE AND LOCATION OF METER, INCOMING WATER AND SEWER LINES WITH LOCAL UTILITY AGENCIES. NOTIFY OWNER'S REPRESENTATIVE OF THE UTILITY HOOK-UP FEES OR ASSESSMENT COSTS AS SOON AS THEY CAN BE DETERMINED. NOTIFY OWNER'S REPRESENTATIVE AT ONCE IF PUBLIC SEWER OR WATER SERVICE IS NOT AVAILABLE TO THE SITE.
12. THE PLUMBER SHALL CONNECT ALL WATER PIPING TO FOOD SERVICE EQUIPMENT, ICE MAKER, HAND SINK AND SERVICE SINK. FURNISH AND INSTALL ALL FAUCETS AND CONNECT ALL PIPING AND DRAINS. FURNISH AND INSTALL THE SHORT HOSE AND HANGAR REQUIRED AT THE MOP SINK.
13. REFER TO THE FIXTURE SCHEDULE FOR EQUIPMENT LOCATION AND SPECIFICATIONS. REFER TO THE HVAC, WALK-IN COOLER AND ROOF PLANS FOR LOCATION AND SIZE OF Condensate DRAINS.
14. WHERE PRACTICAL LOCATE ALL WATER LINES OUT OF THE CONCRETE FLOOR SLAB. INSTALL ABOVE CEILING WITH RISERS WITHIN WALLS TO FACILITATE FUTURE PLUMBING WORK INSTALLATION.
15. LOCATE ALL PLUMBING VENTS A MINIMUM OF 10' HORIZ. OR MINIMUM 3' ABOVE MECH. AIR INTAKES AT AIR COND. UNIT S & HOOD MAKE UP AIR BLOWER.

    INVOLVED TRADES, EQUIPMENT INSTALLERS AND CONTRACTOR'S. THE PLUMBING CONTRACTOR SHALL PICK UP AFTER HIS OWN WORK AND EACH DAY LEAVE THE FACILITY IN A BROOM CLEAN CONDITION.
17. SERVICE SINK AND/OR FLOOR SINKS SHALL ACCEPT CONDENSATION DISCHARGE FROM ROOF MOUNTED AIR CONDITIONER AND COOLER FAN UNIT, AND DISCHARGE FROM WATER HEATER PRESSURE RELIEF VALVE. SINK TO BE USED SHALL BE DETERMINED.
18. FLOOR SINKS INTENDED FOR FUTURE USE (NOT KNOWN AT THIS TIME) SHALL HAVE A TRAP PRIMER LINE CONNECTED FROM DRAIN LINE TO COLD WATER LINE WITH TRAP PRIMER.
19. FABRICATOR TO FURNISH AND INSTALL ESCUTCHEON PLATES AT EVERY LOCATION WHERE A PIPE PASSES THRU A WALL.
20. ALL WASTE AND VENT LINES TO BE CAST IRON PIPE.
21. EACH FIXTURE TRAP SHALL NOT EXCEED 36" FOR 1 1/2" o LINE, 60" FOR 2" o LINE OR 72" FOR 3" & LINE.
22. UNLESS PROHIBITED STRUCTURALLY, EACH VENT SHALL RISE VERTICALLY NOT LESS THAN 6" ABOVE FINISHED FLOOR.
23. WHERE VENTS CONNECT TO A HORIZONTAL DRAINAGE PIPE, EACH VENT PIPE SHALL HAVE ITS INVERT TAKEN OFF ABOVE CENTERLINE OF SUCH PIPE AND AHEAD OF THE TRAP BEING SERVED.



IS MAINTAINED IN FRONT OF CLEAN-OUTS AT 12" FOR 2" o LINE AND 18" GOT 3" o LINE.

25. HORIZONTAL DRAINAGE PIPING SHALL MAINTAIN A UNIFORM SLOPE OF 1/4" PER FOOT AND PROVIDE A CLEAN-OUT FOR EACH AGGREGATE CHANGE OF DIRECTION EXCEEDING 135.
26. VENT LINES EXTENDING TO ROOF SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 12" FROM ANY VERTICAL SURFACE.
27. ALL WASTE AND VENT LINE SUNDER BUILDING TO BE SUPPLIED AND INSTALLED BY FABRICATOR.
28. ALL LINES THAT ARE DROPPED BELOW THE BASE FRAME WILL BE REMOVED FOR SHIPPING, REINSTALLED AND TESTED IN THE FIELD BY GENERAL CONTRACTOR.
29. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE, NOTIFY SHELL REPRESENTATIVES OF ANY DISCREPANCIES BETWEEN SITE AND PLANS, PRIOR TO COMMENCING WORK.
30. ALL BACKFILL OF UTILITY TRENCHES SHALL BE CLEANED WASHED SAND OR PEA GRAVEL.
31. CONTRACTOR SHAL FEILD VERIFY EXACT DEPTH AND LOCATION OF EXISTING SEWER LATERAL PRIOR TO EXCAVATION OF FOUNDATIONS AND TRENCHES.
32. SLOPE SEWER LINE 1/4" PER MINIMUM TO BUILDING.
33. POT SINKS, SCULLERY SINKS, DISHWASHER SINKS, SILVERWARE SINKS, COMMERCIAL DISHWASHING MACHINES AND OTHER SIMILAR FIXTURES SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE SYSTEM AS REQUIRED BY C.P.C. SECTION 703.3

PLUMBING NOTES

PLUMBING SUB-CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS INCLUDING ALL REQUIREMENTS OF SERVING AGENCIES. PLUMBING SUB-CONTRACTOR SHALL PAY ALL COSTS REQUIRED FOR METER INSTALLATION, SEWER TAPS, BUILDING APPLICATION FEES, ETC.

PLUMBING SUB-CONTRACTOR TO REFER TO ALL SHEETS AND SPECIFICATIONS PRIOR TO ANY BIDDING. ANY DISCREPANCIES IN DRAWING OR JOB SITE CONDITIONS SHALL BE NOTED AND INDICATED ON THE BID SUBMITTAL.

PLUMBING SUB-CONTRACTOR TO REVIEW EXISTING CONDITIONS AND DETERMINE IF EXISTING SEWER/DRAINAGE SYSTEM WILL ALLOW FOR PROPER DRAIN PIPE SLOPE TO NEW FIXTURES. IF NOT, PLUMBING BID SHALL INCLUDE COST FOR NEW SYSTEM AND CONNECTION TO CITY SYSTEM (INCLUDING EXCAVATION, BACK FILL, SUMP PUMP, ETC. FOR A COMPLETE AND FINISHED INSTALLATION).

PLUMBING SUB-CONTRACTOR SHALL DETERMINE TOTAL PROJECT REQUIREMENTS AND DETERMINE IF INCREASED SIZE OF SERVICE IS REQUIRED FOR GAS OR WATER. IF SO, BID PRICE SHALL INCLUDE WORK FOR NEW METERS, PIPING AND SERVICE CONNECTION.

PLUMBING SUB-CONTRACTOR SHALL PROVIDE ALL WATER, SEWER, VENT, GAS LINES, ETC. INSIDE DEMISED PREMISE AND TO CONNECTION POINTS OUTSIDE THE SPACE. ALL LINES SHALL RUN BELOW FLOORS, IN WALLS OR ABOVE CEILING. PLUMBING SUB-CONTRACTOR TO COMPLETE ALL TRENCHING AND BACKFILLING REQUIRED FOR UNDERGROUND INSTALLATIONS.

PLUMBING SUB-CONTRACTOR/G.C. TO COORDINATE FLOOR, WALL AND CEILING PENETRATIONS WITH OTHER TRADES. WORK TO AVOID CONFLICTING ROUGH-IN INSTALLATIONS. REVIEW WITH PROJECT COORDINATOR.

PLUMBING SUB-CONTRACTOR TO PROVIDE WATER CONNECTIONS, FLOOR SINKS, DRAINS AND CLEAN-OUTS FOR ALL FIXTURES AS REQUIRED. PLUMBING SUB-CONTRACTOR TO CONNECT ALL WATER LINES AND DRAINS TO EQUIPMENT AND FIXTURES.

SOIL, WASTE, DRAIN AND VENTING BELOW AND INSIDE BUILDING TO BE SERVICE WEIGHT (NO HUB C.I.) EXCEPT FOR VENTS AND SMALLER USE COPPER PIPES OR GALVANIZED STEEL.

PVC AND ABS PIPES NOT APPROVED BY LOCAL CODES ARE NOT ACCEPTABLE.

INSTALL FLOOR WALL OR CEILING CLEANOUTS WHERE REQUIRED BY CODE OR WHERE IT WILL ALLOW FOR BEST ACCESS FOR CLEANING OUT BLOCKAGES IN PIPES.

WATER PIPING ABOVE GROUND SHALL BE TYPE "L" HARD DRAWN COPPER.

WATER PIPING BELOW GROUND SHALL BE TYPE "K" SOFT DRAWN COPPER. ALL JOINTS SHALL BE MADE ABOVE GRADE AND CONNECTED ALL PIPING AND DRAINS.

INDIRECT DRAIN LINES SHALL BE TYPE "M" SOFT DRAWN COPPER WITH SWEAT SOLDERED JOINTS.

ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD (FOS) OR FACE OF WALL (FOW) TO CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

ALL PIPES NOTED +12" (UP 12", ETC.) TO STUB OUT OF WALL AT HEIGHT GIVEN. PIPE HEIGHT IS FROM FINISHED FLOOR (AFF) TO CENTERLINE OF PIPE AND NOT FROM SUBFLOOR, CONCRETE SLAB OR TOP OF EQUIPMENT BASE.

PLUMBING SUB-CONTRACTOR TO RUN ALL INDIRECT LINES AND DRAINS TO APPROPRIATE FLOOR SINK (NUMBER OF DRAINS TO MATCH FLOOR SINK CAPACITY). FLOOR SINK INSTALLATION IS CRITICAL AND MUST BE PLACED EXACTLY ACCORDING TO PLAN DIMENSIONS. ANY DISCREPANCIES SHALL BE REVIEWED WITH THE ARCHITECT OR ENG. FLOORSINKS SHALL BE INSTALLED 1" ABOVE FINISHED FLOOR (AFF) (SO SINKS ARE NOT USED AS DRAINS) UNLESS OTHERWISE NOTED. THEREFORE REVIEW ALL FLOOR FINISHES AND THICKNESSES WITH G.C. PRIOR TO SETTING IN FIELD. PLUMBING SUB-CONTRACTOR SHALL CHECK ALL SINK ELEVATIONS PRIOR TO POURING OF CONCRETE SLAB OR TILE MORTAR BED. REVIEW HEALTH DEPT. REQUIREMENTS FOR SINK INSTALLATION.

PROVIDE SHUT-OFF VALVE (SOV) AND BACK-PRESSURE CHECK AIR CHAMBER AT EACH WATER STUB OUT OR FIXTURE. PROVIDE CERTIFIED DOUBLE CHECK VALVE ON ALL WATER CONNECTIONS TO BE USED FOR PUBLIC CONSUMPTION (IF REQUIRED BY LOCAL CODE).

PLUMBING SUB-CONTRACTOR TO PROVIDE VALVES AND FITTINGS NECESSARY TO CONNECT ALL LINES EVEN IF THEY ARE NOT PROVIDED WITH EQUIPMENT.

PLUMBING SUB-CONTRACTOR TO PROVIDE ESCUTCHEON COVERS, RINGS, ETC. AT ALL FLOOR, WALL, AND CEILING PENETRATIONS FOR PLUMBING LINES AND/OR FIXTURES. ALL GAPS, HOLES, ETC. AROUND LINES AT PENETRATIONS SHALL BE SEALED AND CAULKED SOLIDLY AS PER HEALTH DEPT. REQUIREMENT.

PLUMBING SUB-CONTRACTOR TO DRAIN ALL NOTED REFRIGERATION UNITS TO FLOOR SINKS INCLUDING REFRIGERATOR COILS, UNLESS OTHERWISE NOTED.

PLUMBING SUB-CONTRACTOR TO PROVIDE INTERIOR HOSE BIBS AS INDICATED ON DRAWINGS OR AS DIRECTED BY INSPECTOR (FOR USE AS TRAP PRIMERS AT FLOOR DRAINS). PROVIDE VACUUM BREAKER TYPE AT EACH UNIT.

FOR REQUIREMENT FOR FIRE SUPPRESSION SYSTEM GAS SHUT-OFF VALVE LOCATED IN HOOD AREA SEE HOODS DRAWINGS BY CAPTIVEAIRE AND BY TROX. (M-4.0 TO M-4.10)

PLUMBING SUB-CONTRACTOR TO INSTALL INSULATION AROUND ALL HOT WATER PIPING IN WALLS OR ABOVE CEILINGS. INSULATE DRAIN LINES FROM ICE SINKS, ICE BINS, OR ICE PANS TO ELIMINATE CONDENSATION.

PLUMBING SUB-CONTRACTOR TO SIZE, FURNISH, LOCATE AND INSTALL GREASE TRAP AND/OR INTERCEPTOR AS REQUIRED BY LOCAL CODE.

ALL WASTE AND WATER PIPING PENETRATING CONCRETE FLOOR SLAB SHALL BE WRAPPED FOR PROTECTION.

PLUMBING SUB-CONTRACTOR TO MAINTAIN 10'-0" MINIMUM SEPARATION BETWEEN VENTS THROUGH ROOF AND OUTSIDE AIR INTAKES. VERIFY IF EXISTING VENTS CAN BE REUSED. IF NOT, PROVIDE NEW VENTS TO ROOF.

ALL FLOOR SINKS TO BE SUPPLIED WITH ACID RESISTING ENAMELED CAST IRON GRATE (WITH 1/4" OPENING) AND DOME STRAINER OR HALF GRATE AS NEEDED.

PROVIDE A VACUUM BREAKER OR BACK-FLOW PREVENTION DEVICE AT MOP SINK. (INTEGRAL PART OF FAUCET)

PROVIDE WATERPROOF MEMBRANE AT ALL FLOOR DRAINS AND FLOOR SINKS.

SECURELY FASTEN ALL PIPING TO THE BUILDING STRUCTURES BY MEANS OF HANGERS, SUPPORTS, GUIDES, ANCHORS AND SWAY BRACES TO MAINTAIN PIPE ALIGNMENT, TO PREVENT SAGGING, NOISE AND EXCESSIVE STRAIN ON PIPING DUE TO MOVEMENT UNDER OPERATING CONDITIONS.

DO NOT SUPPORT PIPING OR VALVES FROM EQUIPMENT PIECES. DO NOT SPRING OR FORCE PIPING DURING INSTALLATION.

PROVIDE A TIGHT SEAL OF NONCOMBUSTIBLE MATERIAL AROUND ALL PIPES WHICH PENETRATE FIRE SEPARATIONS. PROVIDE COLLARS OR TRIM RINGS AROUND PIPING TO RETAIN PACKING.

SLOPE ALL DRAINAGE PIPING WITHIN THE BUILDING WITH A MINIMUM FLOW FALL OF 1/4" PER LINEAR FOOT.

INSTALL ALL PIPING CONCEALED IN WALLS, BELOW FLOORS, ABOVE CEILINGS OR FIRRED OUT DRYWALL AREAS.

LAST DATED REVISION VOIDS ALL PREVIOUS DRAWINGS.

EXISTING GAS WATER HEATER

MARK	LOCATION	BTU	THERMAL EFFICIENCY	MANUFACTURER	MODEL	QUANTITY	REMARKS
WH-1	SEE PLAN	150,000	96%	A.O. SMITH	BTH-250	1	100 GALLONS WITH RECILCULATING PUMP

EXISTING CIRCULATING PUMP SCHEDULE

MARK	QTY.	DESCRIPTION	MANUFACTURER / MODEL	TOTAL	MOTOR HP	MOTOR VOLTS	MOTOR PH	REMARKS
CP-1	1	CIRCULATING PUMP	GRUNDFOS / UP 15-42F	4.6 GPM @ 12' TDH	1/25	115	1	

EXISTING EXPANSION TANK SCHEDULE

MARK	QTY.	QTY.	DESCRIPTION	MFG & MODEL	WORKING PRESS.	TOTAL VOLUME	REMARKS
ET-1	1	1	EXPANSION TANK	WATTS/DET-PLT-5	150 PSI	2.1	MUST BE LEAD FREE

TYPICAL GAS PIPING MOST REMOTE UNIT — 1000 btu = 1cfh
TOTAL LOAD 2,000,000 BTU
TDL 125 FEET
2022 CPC, TABLE 1215.2(1) LOW PRESSURE
(BASED ON 0.5 INCH WATER COLUMN)

SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
CFH	44	92	173	355	532	1020	1630	2890

HOT WATER DEMAND TABLE

No. OF FIX.	FIX.	GPH	TOTAL GPH
2	MOP SINK	15	30
2	3- COMP SINK	42	84
2	PREP SINK	5	10
5 + 5	HAND SINK + LAV	5	50
3	DUMP SINK	5	15
1	DISHWASHER	52	52
1	GLASSWASHER	36	36
TOTAL GPH 277 X .8 = 222 GPH			

COMPUTING THE BTU INPUT FOR WATER HEATER:

REQUIRED GPH X 60° RISE X 8.33 / .75 = MIN. BTU INPUT OF WATER HEATER

222 X 60° X 8.33 / .75 = 147,940 BTU

1. PLUMBING CONTRACTOR SHALL SIZE, PROVIDE AND INSTALL WATER HEATER ACCORDING TO HEALTH DEPARTMENT REQUIREMENTS. PROVIDE MIN. 120 DEGREE WATER PER CALIFORNIA RETAIL FOOD CODE (CALCODE).
2. IF WATER HEATER IS MORE THAN 60' FROM FIXTURES, A RECIRCULATING PUMP SHALL BE PROVIDED BY PLUMBING CONTRACTOR.

PLUMBING SIZING FORM (PER EXISTING @ 10 PSI)

PIPE SIZE SCHEDULE				FIXTURES UNIT			
PIPE SIZE	HOT	F. TANK	F. VALVE	QTY.	FIXTURES	FIXTURE UNITS	TOTAL
1/2"	3	3	0	2	MOP SINK	3.0	6.0
3/4"	8	12	0	2	3-COMP. SINK	4.0	8.0
1"	16	28	0	4	HAND SINK	2.0	8.0
1-1/4"	28	56	14	1	PREP. SINK	2.0	2.0
1-1/2"	46	103	35	1	DUMP SINK	2.0	2.0
2"	119	254	132	1	ICE MACHINE	1.0	1.0
				1	DISHWASHER	4.0	4.0
				1	BAR WASHER	2.0	2.0
				1	ESPRESSO MACHINE	1.0	1.0
				5	WATER CLOSET	5.0	25.0
				5	LAVATORY	1.0	5.0
				3	URINAL	4.0	12.0
60 gpm						TOTAL = 76 wsfu	

PLUMBING FIXTURE SCHEDULE

SYMB.	DESCRIPTION	WASTE	TRAP	VENT	C.W.	H.W.	REMARKS
F.D.	FLOOR DRAIN	2"	2"	1-1/2"	–	–	PROVIDE TRAP PRIMER
F.S.	FLOOR SINK	2"	2"	1-1/2"	–	–	PROVIDE TRAP PRIMER
TP	TRAP PRIMER	–	–	–	1/2"	–	WITH ACCESS PANEL
HSK/ SK	HAND SINK/ SINK	2"	1-1/2"	1-1/2"	1/2"	1/2"	ADA APPROVED 0.50 GPM
MS	MOP SINK	3"	2"	2"	3/4"	3/4"	EXISTING WITH BACKFLOW PREVETER
WC	WATER CLOSET	4"	INT	2"	1-1/4"		ADA APPROVED FLUSH VALVE
UR	URINAL	2"	2"	1-1/2"	1-1/4"		ADA APPROVED FLUSH VALVE
LAV	LAVATORY	2"	1-1/2"	1-1/2"	1/2"	1/2"	ADA APPROVED
INSTALL VERY HIGH EFFICIENCY (LOW FLOW) FIXTURES AND FITTINGS							

VERIFY THE MAKE AND MODEL OF PLUMBING FIXTURES WITH THE ARCHITECT.

SEE ARCHITECTURAL DRAWINGS FOR THE COMPLETE FIXTURE SCHEDULE

PIPE MATERIAL TABLE

SERVICE	PIPE	FITTINGS	*REMARKS
DOMESTIC WATER SYSTEM 4" & SMALLER	SEAMLESS COPPER TUBING, TYPE L, HARD DRAWN TEMPER, ASTM B88	WROUGHT COPPER, SOLDER-JOINT, ANSI B16.22 OR CAST BRONZE ANSI B16.23, ANSI B16.18	JOINTS: 95-5 (TIN AND ANTIMONY) SOLDER AND/OR PULLED TEES OR BRAZED. ALL EXPOSED WATER PIPING AT PLUMBING FIXTURES SHALL BE CHROME PLATED.
SOIL, WASTE STORM & VENT 2" & LARGER	STANDARD WEIGHT CAST IRON NO-HUB TYPE SOIL PIPE OR PVC	STANDARD WEIGHT CAST IRON NO-HUB TYPE SOIL FITTINGS WITH NEOPRENE GASKET AND STAINLESS STEEL BANDS AND SHIELD, NO-HUB COUPLINGS OR PVC	–
SOIL, WASTE VENT, 1 1/2" & SMALLER	CAST IRON OR PVC	CAST IRON OR PVC	JOINTS: 95-5 (TIN AND ANTIMONY) SOLDER
INDIRECT DRAINAGE	SEAMLESS COPPER TUBING, TYPE M, DRAWN TEMPER, ASTM B88, OR DWV PIPE	WROUGHT COPPER, SOLDER-JOINT, ANSI B16.22 OR CAST BRONZE ANSI B16.23, ANSI B16.18	JOINTS: 95-5 (TIN AND ANTIMONY) SOLDER.
NATURAL GAS INSIDE BLDG.	STANDARD WEIGHT SCHEDULE 40 BLACK STEEL	STANDARD WEIGHT 150 LBS. W.O.G. MALLEABLE IRON, THREADED FITTINGS	PER NFPA-54 STANDARDS

NOTES:
1. ALL PIPES AND FITTINGS SHALL BE LISTED FOR IT'S INTENDED USE AND SHALL COMPLY WITH UPC, CPC AND THE REQUIREMENTS OF THE CITY OF LOS GATOS.
2. FOR ADDITIONAL REQUIREMENTS REFER TO 8-1/2" x 11 BOOK SPECIFICATIONS.
*3. ALL POTABLE WATER PIPING & FITTINGS TO BE USED SHALL BE IN COMPLIANCE WITH STATE ASSEMBLY BILL AB1953 (LEAD FREE).

ALL DOMESTIC HOT WATER PIPING SHALL BE THERMALLY INSULATED FROM SOURCE TO POINT OF USE PER C.Fn.C. & S.M.M.C.'S.

PLUMBER TO FURNISH AND INSTALL ALL SUPPLIES, STOPS, TRAPS, TRAP PRIMERS, VALVES, FAUCET, SHOCK-STOPS, REGULATORS AND BACKFLOW PROTECTION -- PER. CODE -- TO OWNERS FURNISHED SINKS AND EQUIPMENT.

PLUMBER TO FURNISH AND INSTALL ALL TRAP PRIMERS AND/OR WATER HAMMER ARRESTORS TO EACH FIXTURE AS REQUIRED PER CODE OR LOCAL MUNICIPALITY.

PLUMBING CONTRACTOR TO VERIFY AND PROVIDE TEMPERATURE MIXING VALVE FOR SINKS AND LAVATORIES AS REQUIRED

THE PLUMBING CONTRACTOR SHALL COMPLY WITH ALL STATE AND CITY LAWS, ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE CONSTRUCTION OF THIS OFFICE.

THE DRAWINGS INDICATE THE GENERAL LAYOUT REQUIREMENTS FOR EQUIPMENT, FIXTURES, PIPING, ETC.. FINAL LAYOUT SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS WITH ALL MEASUREMENTS VERIFIED AT THE SITE.

ALL PLUMBING FIXTURES ARE SUBJECT TO LOCAL CITY OF WATER CONSERVATION ORDINANCE

ALL COLD AND HOT WATER TO BE SANITIZED AS REQUIRED PER 2022 CPC

ALL WORK SHOULD COMPLY WITH CALIFORNIA GREEN REQUIREMENT

ALL WORK SHOULD COMPLY WITH ASSE 1070 REQUIREMENT

ALL FIXTURES AND DEVICES SHOULD BE LISTED FOR THEIR INTENDED USE

ALL FITTINGS AND FIXTURES SHOULD COMPLY WITH AB 1953 NO LEAD REQUIREMENT

ALL PLUMBING WORK SHALL COMPLY WITH 2022 CALIFORNIA PLUMBING CODE..

CONTRACTOR TO CALIBRATE AND TEST ALL KITCHEN EQUIPMENT PER SPECIFICATION AND DETAILS OF EQUIPMENT

FIELD VERIFY ALL CONDITIONS

DESIGN DRAWINGS ARE SCHEMATIC. THIS CONTRACTOR SHALL VSIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTH OF EXISTING LINES, LATERALS, AND WYES BEFORE STARTING. SHOULD IT BE NECESSARY TO REROUTE LINES DUE TO CONDITIONS FOUND ON THE SITE OR IF INDICATED POINTS OF CONNECTIONS CANNOT BE MADE TO THE LINES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.

CALIFORNIA GREEN BUILDING CODE

WATER EFFICIANCY AND CONSERVATION

WATER CONSERVING PLUMBING FIXTURES AND FILLINGS SHALL COMPLY WITH THE FOLLOWING:

MAXIMUM FLOW RATE OF LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS SHALL NOT EXCEED 0.4 GPM AT 60 PSI.

METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.

TANK- TYPE WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS/ FLUSH

URINALS SHALL NOT EXCEED 0.125 GALLONS/ FLUSH

PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CPC.

ALL PLUMBING FIXTURES AND PIPING IS TO BE LISTED BY APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED AS PER CPC SECTION 301.1

PLUMBING SYSTEM SHALL BE INSTALLED IN A MANNER CONFIRMING TO THE 2022 CPC AND MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION NOTES:

1. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF 2019 CPC.
2. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
3. ALL PROPOSED FIXTURES SHOULD BE WATER CONCERVING PLUMBING FIXTURES. (CIVIL CODE SECTION 1101.5).
4. CONDENCING DRAIN FOR WALK-IN FREEZER SHALL NOT BE DIRECTLY CONNECTED TO THE SEWER. (N/A)
5. AIR CONDITIONING CONDENSATE DRAIN, SIZE AND POINT OD DISCHARGE SHOULD BE PROVIDED IN COMPLIANCE WITH TABLE 814.1 OF THE PLUMBING CODE
6. FOOD PREPARATION SINKS SHALL BE INDIRECTLY CONNECTED TO THE DRAINAGE SYSTEM BY MEANS OF AN AIRGAP.
7. INDIRECT WASTE PIPING FROM FOOD HANDLING FIXTURES OR EQUIPMENT SHALL BE SEPARATELY PIPED BY MEANS OF AN AIRGAP TO THE INDIRECT WASTE RECEPTOR AND SHALL NOT BE COMBINED WITH ANY OTHER INDIRECT WASTE PIPING.
8. POT SINKS, SCULLERY SINKS & COMMERCIAL DISHWASHING MACHINES AND OTHER SIMILAR FIXTURES SHALL BE CONNECTED DIRECTLY TO THE DRAINAGE SYSTEM PER C.P.C. SECTION A FLOOR DRAIN SHALL BE PROVIDED UPSTREAM OF THE FIXTURE CONNECTION AND ADJACENT TO THE FIXTURE.
9. POTABLE WATER SUPPLY TO BEVERAGE DISPENSERS, CARBONATORS, OR COFFEE MACHINES SHALL BE PROTECTED BY AN AIR GAP OR VENTED BACKFLOW PREVENTER IN ACCORDANCE WITH ASSE 1022
10. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN THE SECTION 609.9 OF THE CPC
11. WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE CONTROLS.
12. CONTRACTOR TO VERIFY THE CONDITION OF THE EXISTING WATER HEATER, SERVICE AS REQUIRED. REPLACE ANY DAMAGED PARTS OR IF NEEDED REPLACE THE WATER HEATER. PROVIDE A SEPARATE BID TO REPLACE THE WATER HEATER.

MINIMUM PIPE INSULATION

RO R TYPE "L" COPPER HOT WATER PIPING 10555dF - 140°F

PIPE DIAMETER (IN INCHES)	INSULATION THICKNESS
1/2" & 3/4"	1.0
1" & LARGER	1.5

USE HEAVIER INSULATION WHEN REQUIRED UNDER CALIFORNIA T-24 ENERGY FORMS

FIXTURE:

ZURN COMPANY SERIES ZN-415-P, COATED CAST IRON FLOOR DRAIN, WITH 3/4" PRIMER TAP, TWO-PIECE BODY, DOUBLE DRAINAGE FLANGE, INVERTIBLE NON-PUNCTURING FLASHING COLLAR, WEEPHOLES, BOTTOM OUTLET INSIDE CAULK CONNECTION, ADJUSTABLE ROUND SUPER-FLO STRAINER, FLASHING CLAMP WITH 24" X 24" 4 LB. LEAD FLASHING FOR FLOOR DRAINS INSTALLED ABOVE SLAB ON GRADE. ADJUSTABLE SQUARE "TYPE S" STRAINER FOR ALL DRAINS LOCATED IN TILED AREAS.

STRAINER:

ZURN COMPANY TYPE C, 5" DIAMETER POLISHED NICKEL BRONZE FINISH.

WASTE:

SIZE AS NOTED ON DRAWINGS, CAST IRON P-TRAP UNDER FLOOR.

WALL CLEANOUT (WCO-1)

WALL:

ZURN COMPANY #Z-1446. COATED CAST IRON CLEANOUT TEE, HUB AND SPIGOT CONNECTION, BRONZE PLUG.

COVER:

ROUND STAINLESS STEEL WALL ACCESS COVER WITH SCREW.

WATER HAMMER ARRESTER (WHA)

SIOUX CHIEF MODEL HYDRA-RESTER ENGINEERED WATER HAMMER ARRESTER WITH SEAMLESS CONSTRUCTION. ASSE 1010 PDI AND ANSI APPROVED WITH NO ACCESS PANELS REQUIRED.

THERMOSTATIC MIXING VALVE (TMV)

SYMMONS TEMPCONTROL 5-400

CLEANOUTS

JOSAM, SMITH, WADE, ZURN OR WATTS

FLOOR, ZURN Z-1420-2. WALL, ZURN Z-14

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	S. OR W.	SOIL OR WASTE ABOVE FLOOR
	S. OR W.	SOIL OR WASTE BELOW FLOOR
SD	S.D.	STORM DRAIN
OD	O.D.	OVERFLOW DRAIN
	V.	VENT
C.W.	C.W.	COLD WATER
H.W.	H.W.	HOT WATER
H.W.R.	H.W.R.	HOT WATER RETURN
IW	I.W.	INDIRECT WASTE
ICW	I.C.W.	IN

PLUMBING REMARKS

1. - PROVIDE SHUT-OFF VALVE FOR SUPPLY ROUGH-IN
2. - PROVIDE GAS SHUT-OFF FOR SUPPLY ROUGH-IN
3. - RUN DRAIN(S) TO DIRECT WASTE CONNECTION
4. - RUN DRAIN(S) TO INDIRECT WASTE RECEPTACLE
5. - STUB UP SUPPLY LINE FROM FLOOR
6. - DROP DOWN SUPPLY LINE FROM ABOVE
7. - PROVIDE A.G.A. CERTIFIED GAS HOSE W/ QUICK DISCONNECT BY KEC
   (UNIT PROVIDED W/ PRESSURE REGULATOR)
8. - SOLID PIPE GAS CONNECTION (UNIT PROVIDED W/ PRESSURE REGULATOR)
9. - PROVIDE REDUCING FITTING TO MATCH EQUIPMENT CONNECTION
10. - COMPRESSOR FOR AIR SUPPLY TO BE PROVIDED BY OTHERS
11. - PROVIDE REMOTE REFRIGERATION LINES BY KEC
12. - RUN SUPPLY THROUGH WATER FILTRATION THEN TO UNIT
13. - PLUMBING CONTRACTOR TO INSTALL FAUCET(S)

PLUMBING LEGEND

(F.S.) - FULL GRATE FLOOR SINK	DIRECT WASTE CONNECTION
(F.S.) - 3/4 GRATE FLOOR SINK	DRAIN CONNECTION POINT
(F.S.) - 1/2 GRATE FLOOR SINK	STEAM SUPPLY
(F.D.) - AREA FLOOR DRAIN	STEAM RETURN
(F.F.D.) - FUNNEL FLOOR DRAIN	GAS ROUGH-IN
COLD WATER ROUGH-IN	REMOTE REFRIGERATION CONNECTION
HOT WATER ROUGH-IN	COMPRESSED AIR ROUGH-IN
CHILLED WATER SUPPLY	NOTE: ALL ROUGH-IN LOCATION DIMENSIONS ARE FROM FINISHED FLOOR TO CENTER OF PIPE AND FROM FINISHED WALLS AND/OR COLUMN LINES TO CENTER OF PIPE.
CHILLED WATER RETURN	

EQUIPMENT SCHEDULE

ITEM NO.	QTY.	SUPP. BY	SET IN PLACE BY	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS	PLUMBING REQUIREMENTS					
								GAS	H.W.	C.W.	DRN.	BTU	HGT
2	7	FSV	GC	24" DRAIN TRAY WITH STORAGE SHELF BELOW	GLASTENDER	DBGR-24	INDIRECT DRAIN	.	.	.	1/2	.	.
3	2	FSV	GC	30" COMBINATION BAR ICE BIN w/ COLD PLATE	GLASTENDER	CBA-30L3	INDIRECT DRAIN	.	.	.	1 1/2	.	.
5	3	FSV	GC	FAUCET FOR ITEM #6	ADVANCE TABCO	K-59-EC-X	.	.	1/2	1/2	.	.	+18"
6	3	FSV	GC	BAR DUMP SINK WITH BLENDER STATION	GLASTENDER	BSA-12	INDIRECT DRAIN	.	.	.	1 1/2	.	.
7	3	FSV	GC	FAUCET FOR ITEM #8	ADVANCE TABCO	K-62	.	.	1/2	1/2	.	.	+18"
8	3	FSV	GC	BAR HAND SINK WITH FAUCET, SOAP AND TOWEL DISPENSERS	GLASTENDER	HSA-12-D	.	.	.	.	1 1/2	.	+18"
12	1	FSV	GC	DROP-IN HAND SINK WITH SPLASH GUARDS	ADVANCE TABCO	DI-1-10SP	.	.	.	.	1 1/2	.	.
13	1	FSV	GC	DECK MOUNT FAUCET FOR ITEM #16	ADVANCE TABCO	K-124	.	.	1/2	1/2	.	.	
16	1	(E)	(E)	EXISTING ICE BIN	EXISTING	.	(E) INDIRECT DRAIN	.	.	.	.	.	.
17	1	(E)	(E)	EXISTING WATER FILLER STATION	EXISTING	.	(E) INDIRECT DRAIN	.	.	.	.	.	.
19	1	FSV	GC	3 COMPARTMENT BAR SINK w/ D. B. AND GALV LEGS	GLASTENDER	TSA-60-S	.	.	.	.	1 1/2	.	.
20	1	FSV	GC	FAUCET FOR ITEM #19	T&S BRASS	B-1146-04XS-F12	.	.	1/2	1/2	.	.	+18"
22	1	FSV	GC	BAR GLASS DISHWASHER	PERLICK	PKHT24	.	.	.	1/2	1	.	.
24	3	FSV	GC	36" COMBINATION BAR ICE BIN w/ COLD PLATE	GLASTENDER	CBA-36L	.	.	.	.	1 1/2	.	.
26	1	(E)	(E)	EXISTING SOILED DISH ISLAND w/ RINSE SINK	EXISTING	.	.	.	.	.	.	.	.
28	1	(E)	(E)	EXISTING PRE-RINSE FAUCET FOR ITEM #26	EXISTING	.	.	.	.	.	.	.	.
29	1	VEND	VEND	CONVEYOR DISHWASHER	AUTO-CHLOR	AC44	.	.	.	3/4	2	.	.
30	1	(E)	(E)	EXISTING TYPE II EXHAUST HOOD	EXISTING	.	.	.	.	.	.	.	.
31	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #30	EXISTING	.	.	.	.	.	.	.	.
32	1	(E)	(E)	EXISTING CLEAN DISHTABLE	EXISTING	.	.	.	.	.	.	.	.
33	1	(E)	(E)	EXISTING GREASE TRAP	EXISTING	.	.	.	.	.	.	.	.
34	1	FSV	GC	3 COMPARTMENT SINK 18"x24" w/ 18" DRAIN BOARDS EACH SIDE w/ S.S. LEGS	ADVANCE TABCO	FS-3-1824-18RL	.	.	.	.	1 1/2	.	+18"
35	1	FSV	GC	SPLASH MOUNT FAUCET FOR ITEM #34	T&S BRASS	S-0133-A14-B	.	.	1/2	1/2	.	.	+18"
37	1	FSV	GC	SPLASH MOUNT PREP SINK FAUCET FOR ITEM #38	T&S BRASS	S-0231	.	.	1/2	1/2	.	.	+18"
38	1	FSV	GC	PREP SINK 18"x18"x12" DEEP w/ 18" DRAIN BOARD w/ S.S. LEGS	ADVANCE TABCO	FS-1-1818-18R	INDIRECT DRAIN	.	.	.	1 1/2	.	.
39	1	FSV	GC	WALL MOUNT HAND SINK WITH SPLASH GUARDS	ADVANCE TABCO	7-PS-56	.	.	.	.	1 1/2	.	.
40	1	FSV	GC	DECK MOUNT FAUCET FOR ITEM #39	T&S BRASS	S-1146	.	.	1/2	1/2	.	.	+18"
50	1	(E)	(E)	EXISTING TYPE I EXHAUST HOOD 9'-6" x 48" w/ LIGHTS AND FILTERS - RELOCATED	EXISTING / RELOCATED	.	.	.	.	.	.	.	.
51	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #50	EXISTING	.	.	.	.	.	.	.	.
52	1	FSV	GC	GAS DOUBLE CONVECTION OVEN	EXISTING	.	.	100	.	.	.	.	.
53	2	(E)	(E)	EXISTING GAS FRYER	EXISTING / RELOCATED	.	.	95	.	.	.	.	.
54	1	(E)	(E)	EXISTING GAS 24" COUNTERTOP CHAR-BROILER	EXISTING / RELOCATED	.	.	80	.	.	.	.	.
55	1	(E)	(E)	SELF-CONTAINED CHEF BASE DRAWER UNIT REFRIGERATOR w/ LOCKING CASTERS	EXISTING / RELOCATED	.	.	.	.	.	.	.	.
56	1	(E)	(E)	EXISTING GAS 6 OPEN BURNER COUNTERTOP RANGE	EXISTING / RELOCATED	.	.	180	.	.	.	.	.
57	1	(E)	(E)	EXISTING GAS 6 OPEN BURNER RANGE w/ OVEN	EXISTING / RELOCATED	.	.	215	.	.	.	.	.
58	1	(E)	(E)	EXISTING WOK RANGE	EXISTING / RELOCATED	.	.	125	.	.	.	.	.
59	1	(E)	(E)	EXISTING TYPE I EXHAUST HOOD 9'-6" x 48" w/ LIGHTS AND FILTERS - RELOCATED	EXISTING / RELOCATED	.	.	.	.	.	.	.	.
60	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #50	EXISTING	.	.	.	.	.	.	.	.
61	1	(E)	(E)	EXISTING WALL HUNG HAND SINK	EXISTING	.	.	.	.	.	.	.	.
62	1	(E)	(E)	EXISTING FAUCET FOR ITEM #61	EXISTING	.	.	.	.	.	.	.	.
64	1	(E)	(E)	EXISTING WATER FILLER w/ DRAIN PAN	EXISTING	.	(E) INDIRECT DRAIN	.	.	.	.	.	.
65	1	(E)	(E)	EXISTING ICE PAN	EXISTING	.	(E) INDIRECT DRAIN	.	.	.	.	.	.
70	1	(E)	(E)	EXISTING HAND SINK	EXISTING	.	.	.	.	.	.	.	.
71	1	(E)	(E)	EXISTING DECK MOUNT FAUCET FOR ITEM #70	EXISTING	.	.	.	.	.	.	.	.
75	1	(E)	(E)	EXISTING WALK-IN FREEZER	EXISTING	.	.	.	.	.	.	.	.
76	1	(E)	(E)	EXISTING REMOTE COMPRESSOR FOR ITEM #75	EXISTING	.	.	.	.	.	.	.	.
80	1	(E)	(E)	EXISTING WALK-IN REFRIGERATOR	EXISTING	.	.	.	.	.	.	.	.
81	1	(E)	(E)	EXISTING REMOTE COMPRESSOR FOR ITEM #80	EXISTING	.	.	.	.	.	.	.	.
85	1	(E)	(E)	EXISTING FLOOR MOUNT MOP SINK	EXISTING	.	.	.	.	.	.	.	.
86	1	(E)	(E)	EXISTING WALL MOUNT FAUCET FOR ITEM #85	EXISTING	.	.	.	.	.	.	.	.
87	2	FSV	GC	FLOOR MOUNT STAINLESS STEEL MOP SINK 36" x 24"	ADVANCE TABCO	9-OP-33	.	.	.	.	2	.	.
88	2	FSV	GC	WALL MOUNT SERVICE FAUCET FOR ITEM #87	T&S BRASS	B-0665-CR-BGTR	.	.	1/2	1/2	.	.	+48"
90	5	FSV	GC	SODA GUN HOLDER	GLASTENDER	UMGH	.	.	.	.	.	.	.

FOR COMPLETE SCHEDULE SEE ARCHITECTURAL DRAWINGS

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TENANT IMPROVEMENT

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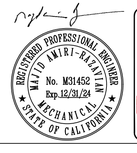
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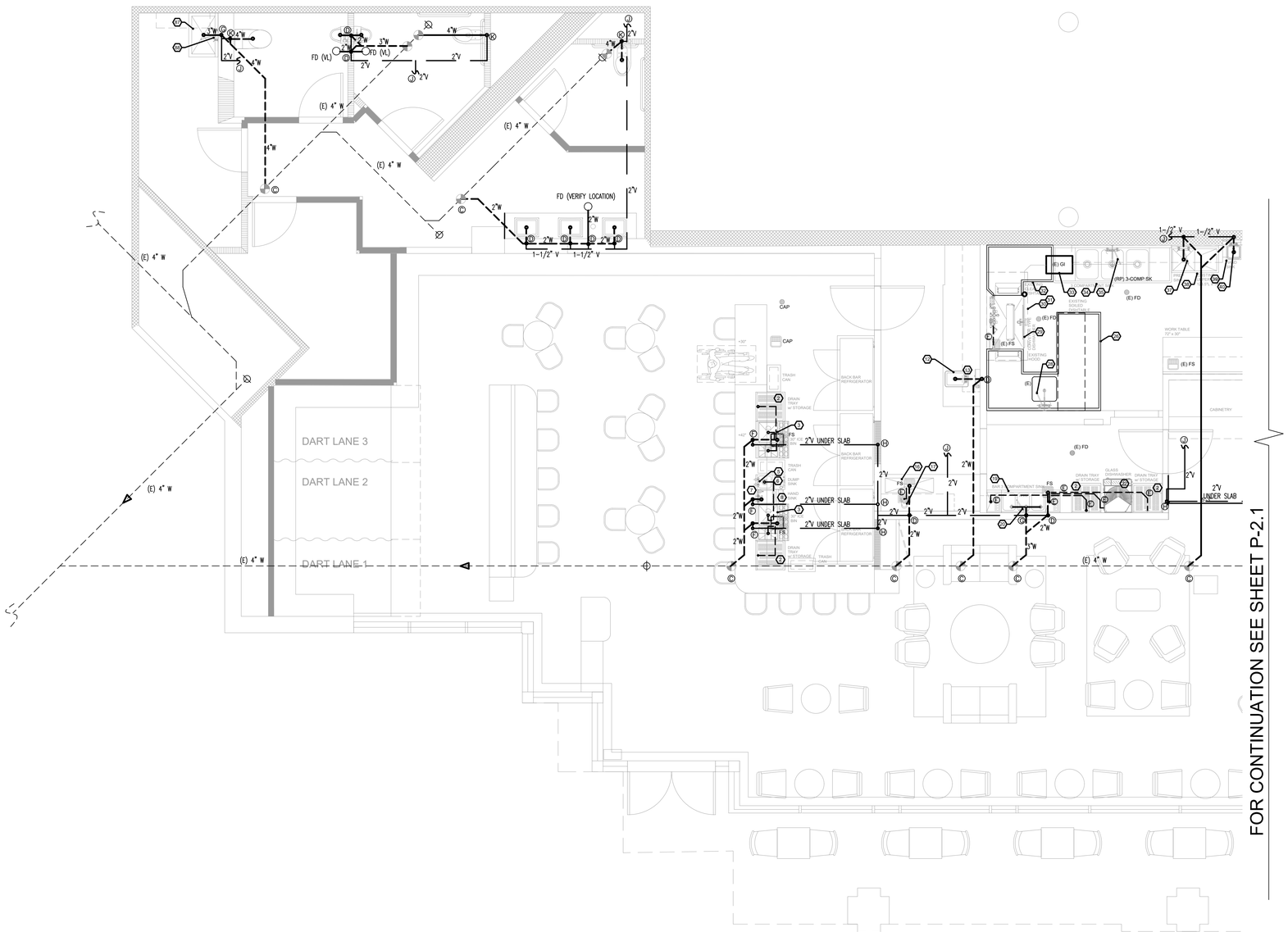
ISSUE DATE: 12/05/2023

DRAWING TITLE:
EQUIPMENT SCHEDULE

DRAWING NUMBER:
P-1.1



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- PLUMBING WASTE & VENT

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

NOTES

1. PLUMBING CONTRACTOR TO VERIFY EQUIPMENT CONNECTION AT EXACT LOCATION IN FIELD.
2. ALL PLUMBING ROUGH-IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES, INCLUDING DIRECT & INDIRECT WASTE LINES, ETC., SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED.
3. PLUMBING & ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL COUNTY, STATE AND FEDERAL CODES.
4. FLOOR SINKS SHALL BE INSTALLED AS PER HEALTH DEPARTMENT CODES, ALL FLOOR SINKS ARE 12"x12" UNLESS OTHERWISE NOTED.
5. FIELD VERIFY AND REUSE EXISTING STUB-OUTS WHEN APPLICABLE.

ALL FLOOR DRAINS/ SINKS SHALL HAVE TRAP PRIMER. PROVIDE 1/2" WATER SUPPLY TO EACH TRAP PRIMER SERVING EACH FLOOR SINK OR FLOOR DRAIN, EXCEPT FOR REFRIGERATION FLOOR SINKS.

CONSTRUCTIONS NOTE:

1. VERIFY EXACT LOCATION OF ALL EQUIPMENT w/ MECH'L. & KITCHEN CONTRACTOR PRIOR TO INSTALLATION OF PLUMBING UTILITIES.
2. VERIFY EXACT LOCATION OF FLOOR SINKS & FLOOR DRAINS WITH ARCHITECT PRIOR TO INSTALLATION.
3. ALL FLOOR DRAINS/ SINKS SHALL HAVE TRAP PRIMER. PROVIDE 1/2" WATER SUPPLY TO EACH TRAP PRIMER SERVING EACH FLOOR SINK OR FLOOR DRAIN, EXCEPT FOR REFRIGERATION FLOOR SINKS.
4. FOR ITEMS TO BE FURNISHED AND/OR INSTALLED BY PLUMBING CONTRACTOR SEE MECH'L. & KITCHEN DWGS.
5. INFORMATION GIVEN ON THE DRAWINGS REGARDING EXISTING INSTALLATION OR CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE BUT CANNOT BE GUARANTEED ACCURATE IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDINGS WITH ANY WORK THAT MAY BE AFFECTED. INCLUDE AS PART OF THE CONTRACT, ALL WORK REQUIRED TO PRODUCE THE INSTALLED RESULT.
6. PROVIDE CLEAN OUTS FOR SINKS AS PER C.P.C. SECTION 707.4 EXCEPTION #1.
7. SLAB PENETRATION WOULD BE CORE DRILL WITH FIRE-CAULKING AROUND THE HOLE. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS

PLUMBING NOTES:

Ⓐ CONTRACTOR SHALL VERIFY THE EXACT LOCATION & SIZES OF ALL EXISTING UTILITIES AT THE SITE & IF PIPING IS NOT ADEQUATE FOR FIXTURES SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY ARCH. PRIOR TO MODIFICATION & INSTALLATION OF ANY WORK WHICH MAY BE AFFECTED.

Ⓑ POINT OF CONNECTION OF NEW SANITARY WASTE TO EXISTING WASTE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, SIZE, AND INVERT ELEVATION OF EXISTING SEWER LINE PRIOR TO CONSTRUCTION.

Ⓒ POINT OF CONNECTION OF NEW VENT LINE TO EXISTING VENT LINE AS SHOWN. FIELD VERIFY P.O.C.

Ⓓ 2" WASTE DROP DN. BEL. SLAB & 1-1/2" VENT UP.

Ⓔ INDIRECT WASTE DISCHARGE INTO FLOOR SINK. PROVIDE AIR GAP.

Ⓕ 2" WASTE & VENT LINES DROP DN. BEL. SLAB. SEE ISLAND PIPING DETAIL ON P-3.

Ⓖ 3" WASTE LINE FROM BEL. SLAB. & 2" VENT UP.

Ⓗ 2" VENT LINE FROM BEL. SLAB. & UP.

Ⓘ SEE SHEET P-1.0 FOR PLUMBING FIXTURE EQUIPMENT SCHEDULE. FOR COMPLETE EQUIPMENT SCHEDULE THAT LISTS ALL EQUIPMENT BEING PROPOSED SEE ARCHITECTURAL DRAWINGS.

Ⓙ LOCATE AND CONNECT 2" VENT LINE TO EXISTING VENT LINE FOR DEMOLISHED FIXTURES AS REQUIRED.

Ⓚ 4" WASTE LINE FROM BEL. SLAB. & 2" VENT UP.

(E) = EXISTING TO REMAIN

(R) = REMOVE AND CAP EXISTING

(RL) = RELOCATE EXISTING

(N) = NEW

REGISTERED PROFESSIONAL ENGINEER
WAJID AMIRI-KAZILIAN
No. M31452
Exp.12/31/24
MECHANICAL
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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

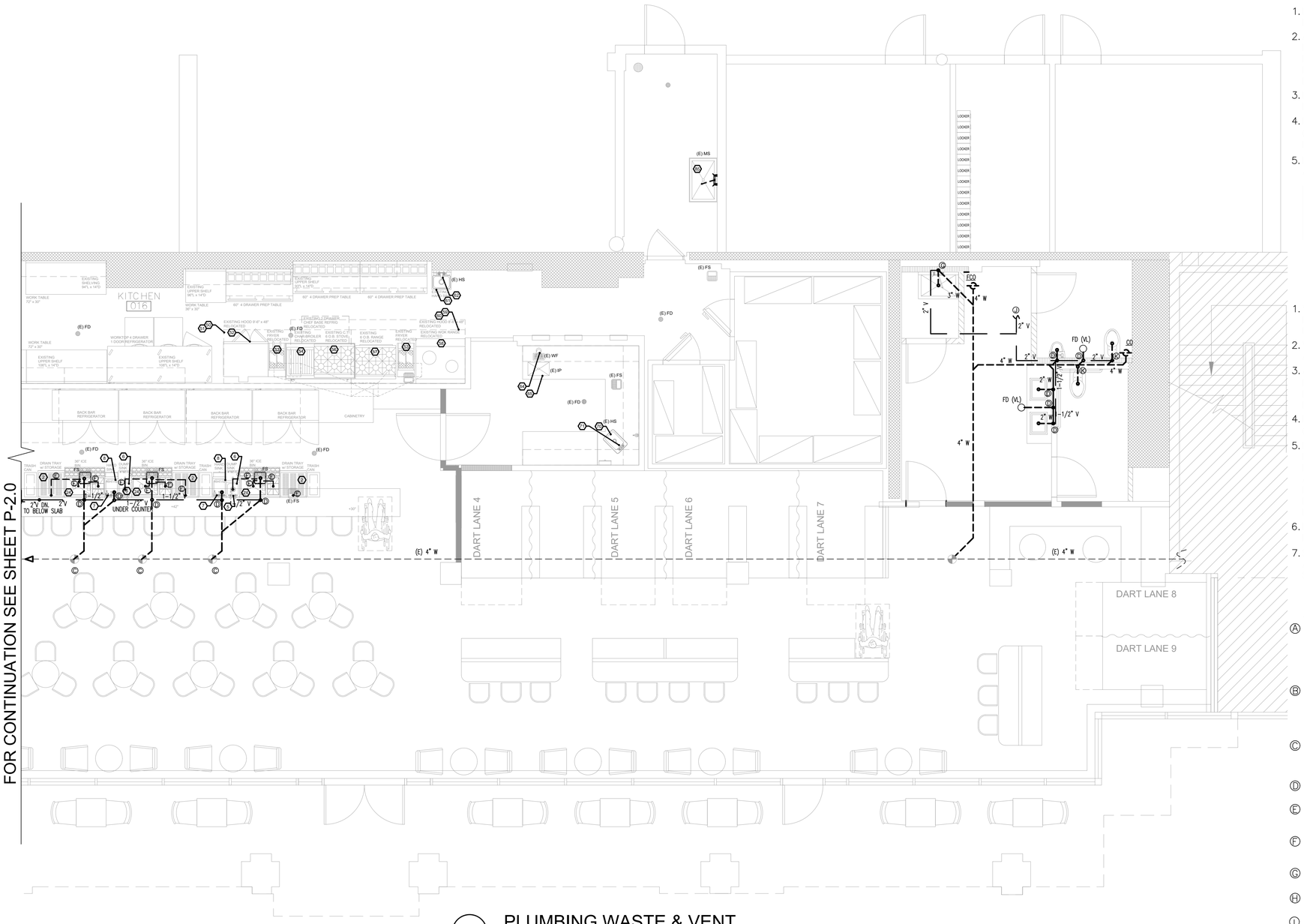
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ISSUE DATE: 12/05/2023

DRAWING TITLE:
PLUMBING
WASTE & VENT
FLOOR PLAN

DRAWING NUMBER:
P-2.0



- PLUMBING WASTE & VENT

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

NOTES

1. PLUMBING CONTRACTOR TO VERIFY EQUIPMENT CONNECTION AT EXACT LOCATION IN FIELD.
2. ALL PLUMBING ROUGH–IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES, INCLUDING DIRECT & INDIRECT WASTE LINES, ETC., SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED.
3. PLUMBING & ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL COUNTY, STATE AND FEDERAL CODES.
4. FLOOR SINKS SHALL BE INSTALLED AS PER HEALTH DEPARTMENT CODES, ALL FLOOR SINKS ARE 12"x12" UNLESS OTHERWISE NOTED.
5. FIELD VERIFY AND REUSE EXISTING STUB–OUTS WHEN APPLICABLE.

ALL FLOOR DRAINS/ SINKS SHALL HAVE TRAP PRIMER. PROVIDE 1/2" WATER SUPPLY TO EACH TRAP PRIMER SERVING EACH FLOOR SINK OR FLOOR DRAIN, EXCEPT FOR REFRIGERATION FLOOR SINKS.

CONSTRUCTIONS NOTE:

1. VERIFY EXACT LOCATION OF ALL EQUIPMENT w/ MECH'L. & KITCHEN CONTRACTOR PRIOR TO INSTALLATION OF PLUMBING UTILITIES.
2. VERIFY EXACT LOCATION OF FLOOR SINKS & FLOOR DRAINS WITH ARCHITECT PRIOR TO INSTALLATION.
3. ALL FLOOR DRAINS/ SINKS SHALL HAVE TRAP PRIMER. PROVIDE 1/2" WATER SUPPLY TO EACH TRAP PRIMER SERVING EACH FLOOR SINK OR FLOOR DRAIN, EXCEPT FOR REFRIGERATION FLOOR SINKS.
4. FOR ITEMS TO BE FURNISHED AND/OR INSTALLED BY PLUMBING CONTRACTOR SEE MECH'L. & KITCHEN DWGS.
5. INFORMATION GIVEN ON THE DRAWINGS REGARDING EXISTING INSTALLATION OR CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE BUT CANNOT BE GUARANTEED ACCURATE IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDINGS WITH ANY WORK THAT MAY BE AFFECTED. INCLUDE AS PART OF THE CONTRACT, ALL WORK REQUIRED TO PRODUCE THE INSTALLED RESULT.
6. PROVIDE CLEAN OUTS FOR SINKS AS PER C.P.C. SECTION 707.4 EXCEPTION #1.
7. SLAB PENETRATION WOULD BE CORE DRILL WITH FIRE–CAULKING AROUND THE HOLE. FOR ADDITIONAL INFORMATION, SEE ARCHITECTURAL DRAWINGS

PLUMBING NOTES:

Ⓐ CONTRACTOR SHALL VERIFY THE EXACT LOCATION & SIZES OF ALL EXISTING UTILITIES AT THE SITE & IF PIPING IS NOT ADEQUATE FOR FIXTURES SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY ARCH. PRIOR TO MODIFICATION & INSTALLATION OF ANY WORK WHICH MAY BE AFFECTED.

Ⓑ POINT OF CONNECTION OF NEW SANITARY WASTE TO EXISTING WASTE. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, SIZE, AND INVERT ELEVATION OF EXISTING SEWER LINE PRIOR TO CONSTRUCTION.

Ⓒ POINT OF CONNECTION OF NEW VENT LINE TO EXISTING VENT LINE AS SHOWN. FIELD VERIFY P.O.C.

Ⓓ 2" WASTE DROP DN. BEL. SLAB & 1–1/2" VENT UP.

Ⓔ INDIRECT WASTE DISCHARGE INTO FLOOR SINK. PROVIDE AIR GAP.

Ⓕ 2" WASTE & VENT LINES DROP DN. BEL. SLAB. SEE ISLAND PIPING DETAIL ON P–3.

Ⓖ 3" WASTE LINE FROM BEL. SLAB. & 2" VENT UP.

Ⓗ 2" VENT LINE FROM BEL. SLAB. & UP.

Ⓘ SEE SHEET P–1.0 FOR PLUMBING FIXTURE EQUIPMENT SCHEDULE. FOR COMPLETE EQUIPMENT SCHEDULE THAT LISTS ALL EQUIPMENT BEING PROPOSED SEE ARCHITECTURAL DRAWINGS.

Ⓙ LOCATE AND CONNECT 2" VENT LINE TO EXISTING VENT LINE FOR DEMOLISHED FIXTURES AS REQUIRED.

Ⓚ 4" WASTE LINE FROM BEL. SLAB. & 2" VENT UP.

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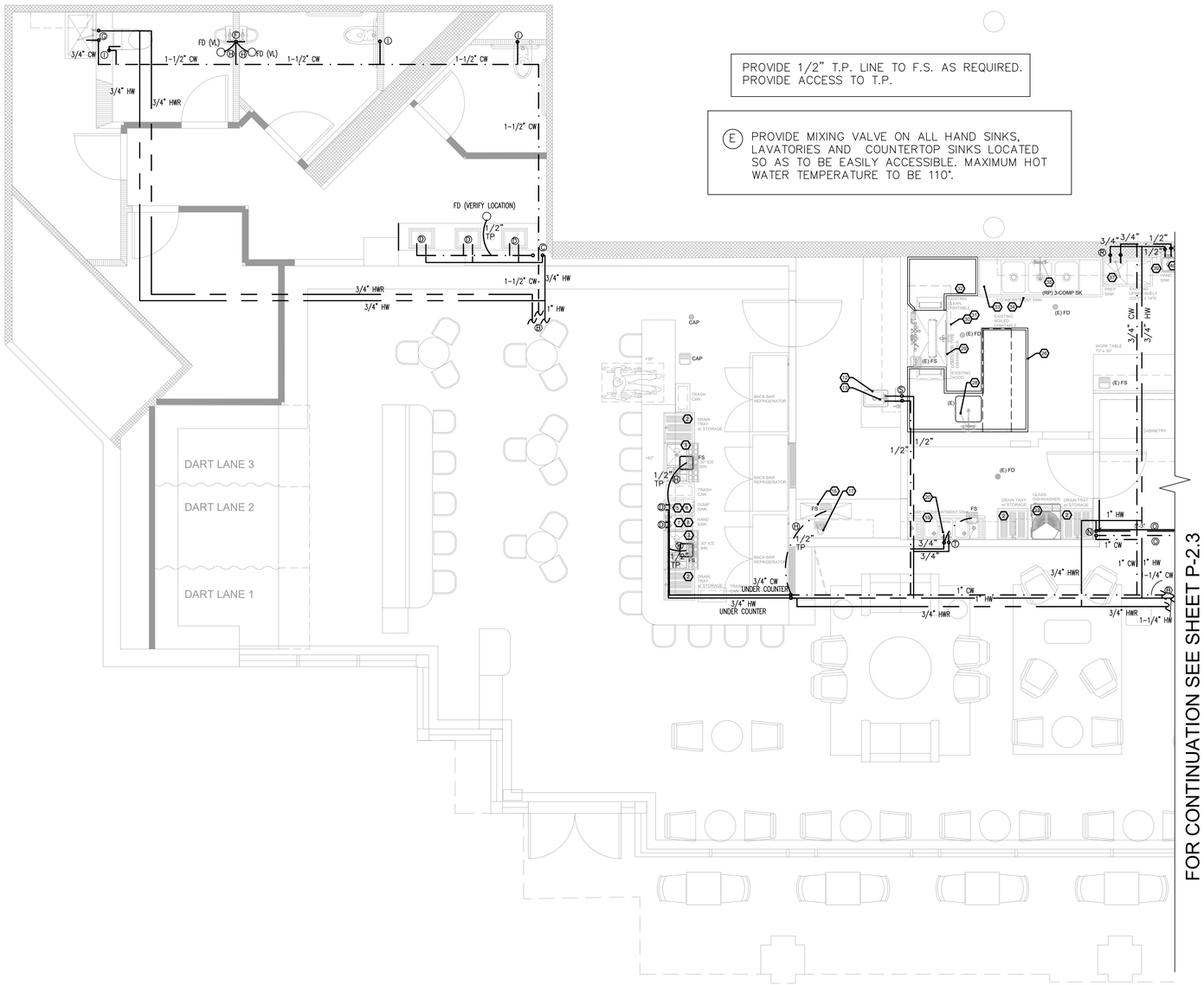
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ISSUE DATE: 12/05/2023

DRAWING TITLE:
PLUMBING
WASTE & VENT
FLOOR PLAN

DRAWING NUMBER:
P-2.1



- PLUMBING WATER AND GAS SUPPLY

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

NOTES

1. PLUMBING CONTRACTOR TO VERIFY EQUIPMENT CONNECTION AT EXACT LOCATION IN FIELD.
2. ALL PLUMBING ROUGH–IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES, INCLUDING DIRECT & INDIRECT WASTE LINES, ETC., SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED.
3. PLUMBING & ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL COUNTY, STATE AND FEDERAL CODES.
4. FLOOR SINKS SHALL BE INSTALLED AS PER HEALTH DEPARTMENT CODES, ALL FLOOR SINKS ARE 12"x12" UNLESS OTHERWISE NOTED.
5. FIELD VERIFY AND REUSE EXISTING STUB–OUTS WHEN APPLICABLE.

CONSTRUCTIONS NOTE:

1. VERIFY EXACT LOCATION OF ALL EQUIPMENT w/ MECH'L. & KITCHEN CONTRACTOR PRIOR TO INSTALLATION OF PLUMBING UTILITIES.
2. VERIFY EXACT LOCATION OF FLOOR SINKS & FLOOR DRAINS WITH ARCHITECT PRIOR TO INSTALLATION.
3. ALL FLOOR DRAINS/ SINKS SHALL HAVE TRAP PRIMER. PROVIDE 1/2" WATER SUPPLY TO EACH TRAP PRIMER SERVING EACH FLOOR SINK OR FLOOR DRAIN, EXCEPT FOR REFRIGERATION FLOOR SINKS.
4. FOR ITEMS TO BE FURNISHED AND/OR INSTALLED BY PLUMBING CONTRACTOR SEE MECH'L. & KITCHEN DWGS.
5. INFORMATION GIVEN ON THE DRAWINGS REGARDING EXISTING INSTALLATION OR CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE BUT CANNOT BE GUARANTEED ACCURATE IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDINGS WITH ANY WORK THAT MAY BE AFFECTED. INCLUDE AS PART OF THE CONTRACT, ALL WORK REQUIRED TO PRODUCE THE INSTALLED RESULT.
6. PROVIDE CLEAN OUTS FOR SINKS AS PER C.P.C. SECTION 707.4 EXCEPTION #1.

PLUMBING KEY NOTES:

(A) CONTRACTOR SHALL VERIFY THE EXACT LOCATION & SIZES OF ALL EXISTING UTILITIES AT THE SITE & IF PIPING IS NOT ADEQUATE FOR FIXTURES SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY ARCH. PRIOR TO MODIFICATION & INSTALLATION OF ANY WORK WHICH MAY BE AFFECTED.

(B) LOCATE AND CONNECT TO EXISTING C.W. OR H.W. & HWR LINES OF EQUAL OR GREATER SIZE.

(C) 3/4" C.W. & H.W. LINES DROP DN. TO LAVS AND FD.

(D) CONNECT 1/2" C.W. & H.W. LINES EACH LAV OR SINK.

(E) PROVIDE MIXING VALVE ON ALL HAND SINKS, LAVATORIES AND COUNTERTOP SINKS LOCATED SO AS TO BE EASILY ACCESSIBLE. MAXIMUM HOT WATER TEMPERATURE TO BE 110°.

(F) 1–1/2" C.W. LINE DROP DN.

(G) 3/4" HW & CW LINES TO MOP SINK.

(H) 1/2" TP TO FLOOR SINK/ FD.

(I) 1–1/4" CW DN. TO WC OR UR.

(J) GAS LINE TO GAS EQUIPMENT, PROVIDE CHROME PLATED GAS COCK,

(K) SUPPRESSION GAS CONTROL VALVE FOR BACK OF HOUSE KITCHEN. PLUMBER SHALL COORDINATE REQUIREMENTS WITH ELECTRICAL AND FIRE SUPPRESSION INSTALLATION CONTRACTOR. LOCATE VALVE 12" BELOW CEILING.

(L) SEE SHEET P–1.0 FOR PLUMBING FIXTURE EQUIPMENT SCHEDULE. FOR COMPLETE EQUIPMENT SCHEDULE THAT LISTS ALL EQUIPMENT BEING PROPOSED SEE ARCHITECTURAL DRAWINGS.

(M) CONTRACTOR TO VERIFY & REMOVE ALL UNUSED PLUMBING FIXTURES AND ACCESSORIES AND CAP PLUMBING LINES AS REQUIRED.

(N) 1" C.W. & H.W. LINES DN. TO BELOW SLAB.

(O) RUN 1" C.W. & H.W. LINES UNDER THE SLAB.

(P) 1" C.W. & H.W. LINES UP. TO UNDER THE COUNTER.

(R) 3/4" CW & HW LINES DN. TO PREP SINK.

(S) 1/2" CW & HW LINES DN. TO HAND SINK.

(T) 3/4" C.W. & H.W. LINES DROP DN. TO 3–COMP SINK.

(U) 2–1/2" GAS LINE DN. TO 1' AFF. CONNECT TO GAS EQUIPMENT AS SHOWN.

(X) LOCATE AND CONNECT TO EXISTING MAIN GAS LINE.

(E) = EXISTING TO REMAIN
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ISSUE DATE: 12/05/2023

DRAWING TITLE:
PLUMBING
WATER SUPPLY
FLOOR PLAN

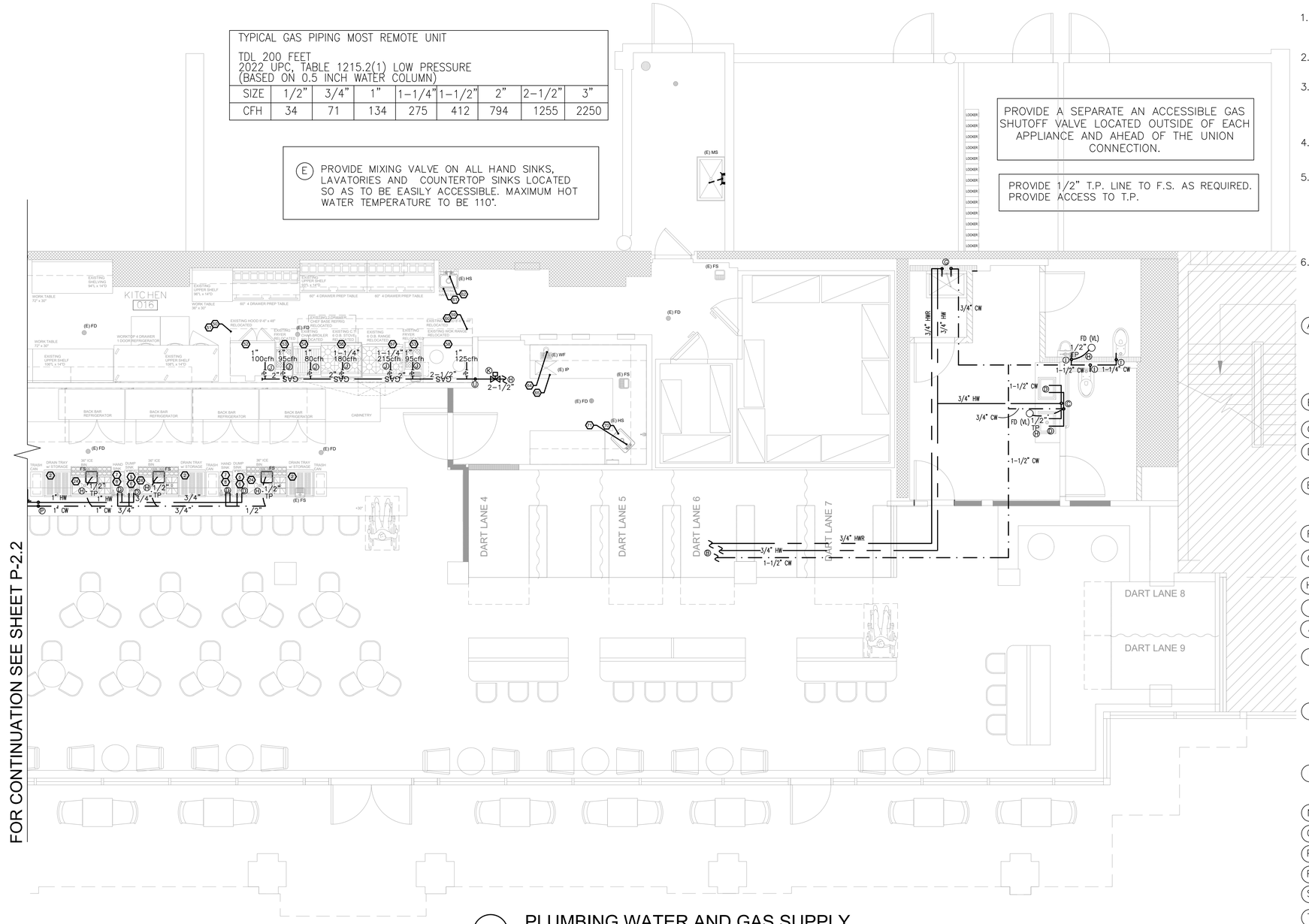
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P-2.2

TYPICAL GAS PIPING MOST REMOTE UNIT TDL 200 FEET 2022 UPC, TABLE 1215.2(1) LOW PRESSURE (BASED ON 0.5 INCH WATER COLUMN)								
SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
CFH	34	71	134	275	412	794	1255	2250

(E) PROVIDE MIXING VALVE ON ALL HAND SINKS, LAVATORIES AND COUNTERTOP SINKS LOCATED SO AS TO BE EASILY ACCESSIBLE. MAXIMUM HOT WATER TEMPERATURE TO BE 110°.

PROVIDE A SEPARATE AN ACCESSIBLE GAS SHUTOFF VALVE LOCATED OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION.

PROVIDE 1/2" T.P. LINE TO F.S. AS REQUIRED. PROVIDE ACCESS TO T.P.



PLUMBING WATER AND GAS SUPPLY

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

NOTES

1. PLUMBING CONTRACTOR TO VERIFY EQUIPMENT CONNECTION AT EXACT LOCATION IN FIELD.
2. ALL PLUMBING ROUGH-IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES, INCLUDING DIRECT & INDIRECT WASTE LINES, ETC., SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED.
3. PLUMBING & ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL COUNTY, STATE AND FEDERAL CODES.
4. FLOOR SINKS SHALL BE INSTALLED AS PER HEALTH DEPARTMENT CODES, ALL FLOOR SINKS ARE 12"x12" UNLESS OTHERWISE NOTED.
5. FIELD VERIFY AND REUSE EXISTING STUB-OUTS WHEN APPLICABLE.

CONSTRUCTIONS NOTE:

1. VERIFY EXACT LOCATION OF ALL EQUIPMENT w/ MECH'L. & KITCHEN CONTRACTOR PRIOR TO INSTALLATION OF PLUMBING UTILITIES.
2. VERIFY EXACT LOCATION OF FLOOR SINKS & FLOOR DRAINS WITH ARCHITECT PRIOR TO INSTALLATION.
3. ALL FLOOR DRAINS/ SINKS SHALL HAVE TRAP PRIMER. PROVIDE 1/2" WATER SUPPLY TO EACH TRAP PRIMER SERVING EACH FLOOR SINK OR FLOOR DRAIN, EXCEPT FOR REFRIGERATION FLOOR SINKS.
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6. PROVIDE CLEAN OUTS FOR SINKS AS PER C.P.C. SECTION 707.4 EXCEPTION #1.

PLUMBING KEY NOTES:

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- (B) LOCATE AND CONNECT TO EXISTING C.W. OR H.W. & HWR LINES OF EQUAL OR GREATER SIZE.
- (C) 3/4" C.W. & H.W. LINES DROP DN. TO LAVS AND FD.
- (D) CONNECT 1/2" C.W. & H.W. LINES EACH LAV OR SINK.
- (E) PROVIDE MIXING VALVE ON ALL HAND SINKS, LAVATORIES AND COUNTERTOP SINKS LOCATED SO AS TO BE EASILY ACCESSIBLE. MAXIMUM HOT WATER TEMPERATURE TO BE 110°.
- (F) 1-1/2" C.W. LINE DROP DN.
- (G) 3/4" HW & CW LINES TO MOP SINK.
- (H) 1/2" TP TO FLOOR SINK/ FD.
- (I) 1-1/4" CW DN. TO WC OR UR.
- (J) GAS LINE TO GAS EQUIPMENT, PROVIDE CHROME PLATED GAS COCK,
- (K) SUPPRESSION GAS CONTROL VALVE FOR BACK OF HOUSE KITCHEN. PLUMBER SHALL COORDINATE REQUIREMENTS WITH ELECTRICAL AND FIRE SUPPRESSION INSTALLATION CONTRACTOR. LOCATE VALVE 12" BELOW CEILING.
- (L) SEE SHEET P-1.0 FOR PLUMBING FIXTURE EQUIPMENT SCHEDULE. FOR COMPLETE EQUIPMENT SCHEDULE THAT LISTS ALL EQUIPMENT BEING PROPOSED SEE ARCHITECTURAL DRAWINGS.
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- (N) 1" C.W. & H.W. LINES DN. TO BELOW SLAB.
- (O) RUN 1" C.W. & H.W. LINES UNDER THE SLAB.
- (P) 1" C.W. & H.W. LINES UP. TO UNDER THE COUNTER.
- (R) 3/4" CW & HW LINES DN. TO PREP SINK.
- (S) 1/2" CW & HW LINES DN. TO HAND SINK.
- (T) 3/4" C.W. & H.W. LINES DROP DN. TO 3-COMP SINK.
- (U) 2-1/2" GAS LINE DN. TO 1' AFF. CONNECT TO GAS EQUIPMENT AS SHOWN.
- (X) LOCATE AND CONNECT TO EXISTING MAIN GAS LINE.

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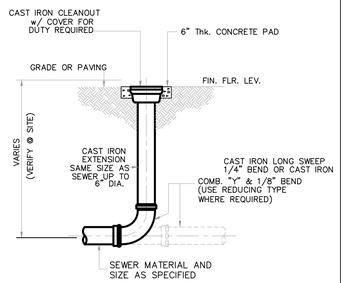
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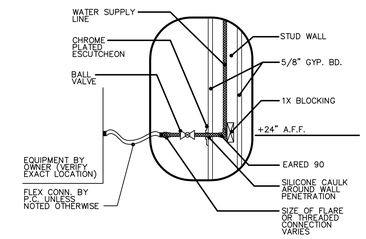
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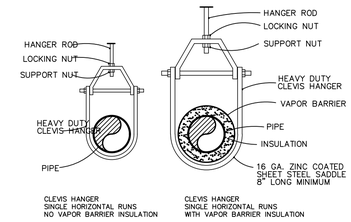
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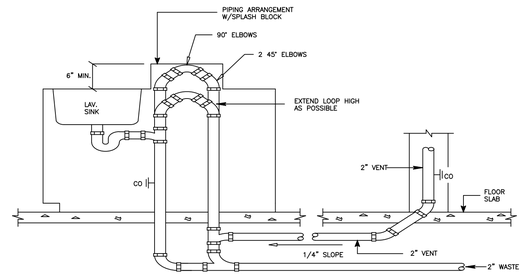
TYP. FLOOR CLEAN OUT DETAIL



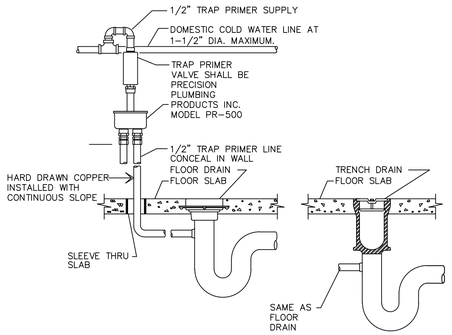
TYP. EQUIPMENT CONNECTION



TYP. PIPE SUPPORT DETAIL



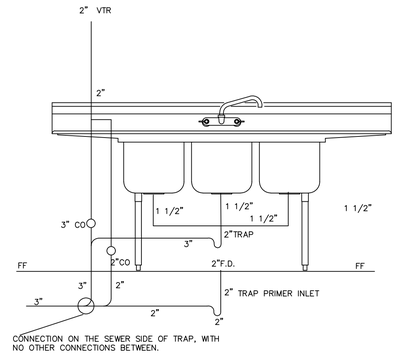
ISLAND WASTE & VENT PIPING DETAIL



NOTE:
DETAIL SHOWN IS FOR A PRESSURE DROP PRIMER. IN-LINE PRIMERS TO BE INSTALLED ABOVE CEILINGS W/ ACCESS PANELS AS REQUIRED

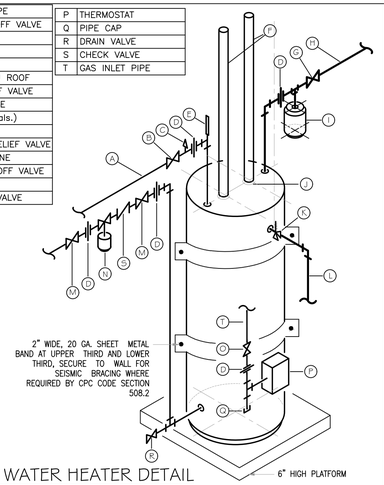
TRAP PRIMER DETAIL

NOTE: DIRECT WASTE CONNECTION W/FLOOR DRAIN PER UPC-S704.3

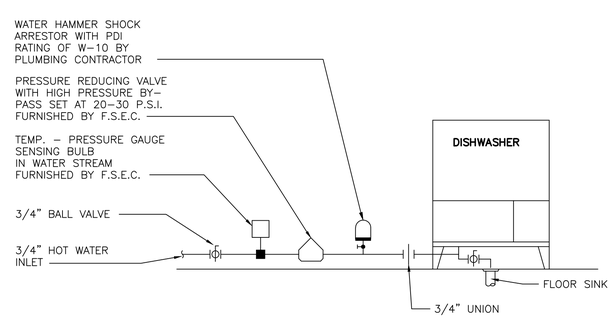


3 COMPARTMENT SINK DETAIL
(DIRECT WASTE CONNECTION W/FLOOR DRAIN PER UPC S704.3)

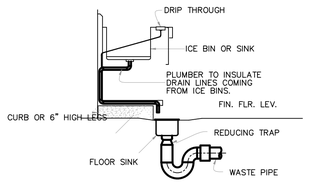
A	HOT WATER OUTLET PIPE	P	THERMOSTAT
B	OUTLET WATER SHUT OFF VALVE	Q	PIPE CAP
C	AUTOMATIC AIR VENT	R	DRAIN VALVE
D	UNION	S	CHECK VALVE
E	THERMOMETER	T	GAS INLET PIPE
F	(2) 3" PVC PIPE THRU ROOF		
G	INLET WATER SHUT OFF VALVE		
H	COLD WATER INLET PIPE		
I	EXPANSION TANK (5 Gals.)		
J	DRAFT HOOD		
K	PRESSURE & TEMP. RELIEF VALVE		
L	RELIEF VALVE DRAIN LINE		
M	RETURN WATER SHUT OFF VALVE		
N	CIRCULATING PUMP		
O	GAS INLET SHUT OFF VALVE		



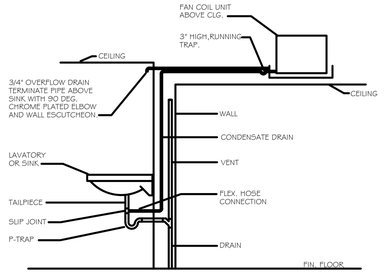
EXISTING GAS WATER HEATER DETAIL



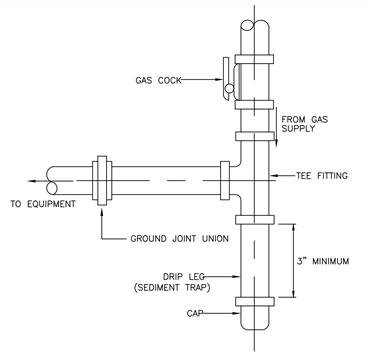
PLUMBING INSTALLATION OF DISHWASHER DETAIL



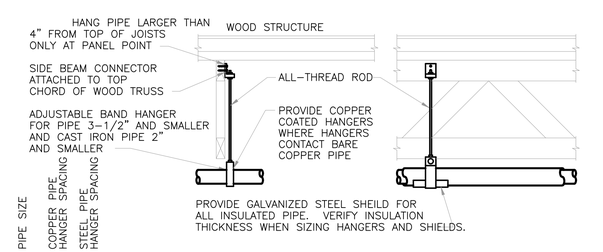
FLOOR SINK DETAIL



CONDENSATE DRAIN DETAIL



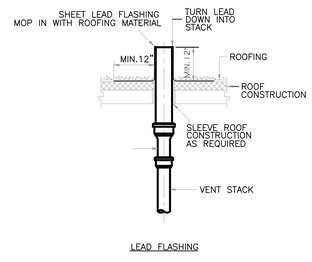
GAS PIPE CONNECTION DETAIL



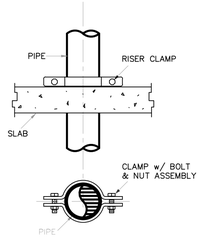
PIPE SIZE	COPPER PIPE HANGER SPACING	STEEL PIPE HANGER SPACING
1/2"	6'	6'
3/4"	6'	6'
1"	6'	8'
1-1/4"	6'	10'
1-1/2"	6'	10'
2"	10'	10'
2-1/2"	10'	10'
3"	10'	10'
4"	10'	10'

PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. SLOPE ALL WATER PIPING SLIGHTLY TOWARD DRAINABLE LOCATIONS. HANGER SPACING FOR PIPE SIZES: AS INDICATED IN TABLE. CAST IRON: 10' AND WITHIN 1'-0" OF ALL JOINTS. ROD SIZES FOR PIPE SIZE: 2" AND SMALLER=3/8", 2 1/2" TO 3"=1/2", 4"=5/8". LOCATE HANGERS WITHIN 1'-0" OF VALVES AND FITTINGS. PROVIDE SUPPLEMENTAL STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS WITHIN 1'-0" OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. CHAINS AND PERFORATED STRAP IRON AND STEEL ARE NOT ACCEPTABLE. DO NOT SUSPEND PIPE FROM JOIST BRACING MEMBERS. REFER TO CODES AND SPECIFICATIONS FOR FURTHER INFORMATION. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES.

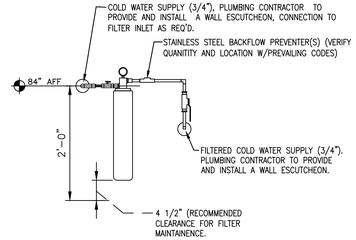
TYP. PIPE HANGERS



VENT THRU ROOF DETAIL



TYP. RISER CLAMP DETAIL



WATER FILTER DETAIL

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NO.	REVISIONS:	DATE:
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7	.	.

ISSUE DATE: 12/05/2023

DRAWING TITLE:
PLUMBING
DETAILS

DRAWING NUMBER:
P-3.0

REGISTERED PROFESSIONAL ENGINEER
MAJID TAIRI-KAZEMIAN
No. M31452
Exp.12/31/24
MECHANICAL
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HEATING, VENTILATION AND AIR CONDITIONING

PART 1 - GENERAL

1.1 DESCRIPTION:
- A. WORK UNDER THIS SECTION INCLUDES ALL LABOR, EQUIPMENT, MATERIAL, SERVICES, TRANSPORTATION, ETC. REQUIRED FOR AND REASONABLY INCIDENTAL TO THE COMPLETE AND SATISFACTORY INSTALLATION OF ALL OF THE HVAC SYSTEMS AS INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN.
- B. VISIT THE SITE OF WORK. COMPARE THE EXISTING CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. ASCERTAIN AND CHECK ALL CONDITIONS AND ELEVATIONS AND TAKE ALL MEASUREMENTS WHICH MAY EFFECT THE WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR ANT ADDITIONAL EXPENSES OR CLAIMS DUE TO THE FAILURE OR NEGLECT UNDER THIS SECTION TO MAKE SUCH EXAMINATION, INCLUDING EXAMINATION OF CONFINED WORKING CONDITIONS OR SUCH OTHER DIFFICULTIES VISUALLY OBSERVED DURING THE SITE VISIT.

1.2 WORK INCLUDED IN THIS SECTION:
- A. METAL DUCTS AND ACCESSORIES INCLUDING AIR TERMINAL UNITS, DIFFUSERS, REGISTERS AND GRILLES.
- B. PIPE AND DUCT INSULATION.
- C. TEST AND BALANCE.
- D. SUBMITTALS AND SHOP DRAWINGS.
- E. RECORD DRAWINGS, OPERATION, AND MAINTENANCE MANUALS INCLUDING GUARANTEES.

1.3 RELATED WORK SPECIFIED ELSEWHERE
- A. ELECTRICAL SUPPLY TO UNITS. SEE ELECTRICAL DRAWINGS.

1.4 REFERENCES
- A. AABC - NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, TOTAL SYSTEM BALANCE.
- B. CALIFORNIA MECHANICAL CODE - 2022 EDITION.
- C. SMACNA - HVAC DUCT CONSTRUCTION STANDARDS.

1.5 SUBMITTALS AND SHOP DRAWINGS
- A. PREPARE AND SUBMIT SHOP DRAWINGS (PLANS AND SECTIONS) OF ALL AREAS OF THE PROJECT. SHOP DRAWINGS SHALL BE COORDINATED, DIMENSIONED, AND INDICATE EQUIPMENT, DUCT, PIPE, AND ELECTRICAL IN RELATION TO ARCHITECTURAL AND STRUCTURE FEATURES. INDICATE EXACT LOCATIONS AND ELEVATIONS OF VALVES, PIPING SPECIALTIES, ACCESS DOORS, AIR OUTLETS, DAMPERS, ETC. HIGHLIGHT ANY DEVIATIONS IN WORK FROM WHAT IS INDICATED ON CONTRACT DOCUMENTS. MINIMUM SCALE: 1/4" = 1'-0"
- B. MATERIALS AND EQUIPMENT: AS SOON AS POSSIBLE AFTER AWARD OF THE CONTRACT, AND BEFORE THEIR PURCHASE, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SEVEN BOUND BOOKLETS FOR APPROVAL CONTAINING A COMPLETE LIST OF MATERIALS, SPECIALTIES AND EQUIPMENT CONTRACTOR IS TO FURNISH FOR THE INSTALLATION. LITERATURE SHALL BE STANDARD MANUFACTURER'S CATALOG CUTS AND ITEMS TO BE INSTALLED SHALL BE CLEARLY INDICATED. ALL SUBMITTALS SHALL BE MADE AT ONE TIME.
- C. DETAILED PROCEDURES, AGENDA, SAMPLE REPORT FORMS, AND COPY OF AABC NATIONAL PROJECT PERFORMANCE GUARANTEE.

1.6 SUBSTITUTIONS
- A. THE ENTIRE COST OF ALL CHANGES OF ANY TYPE DUE TO SUBSTITUTION FOR MATERIALS SPECIFIED SHALL BE BORNE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

1.7 RECORD DRAWINGS
- A. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ONE SET OF WHITE PRINTS OF THE HVAC DRAWINGS, WHICH HE SHALL ALTER IN RED TO SHOW ALL CHANGES MADE TO THE ORIGINAL LAYOUT. THESE DRAWINGS SHALL BE KEPT CURRENT.

1.8 OPERATION AND MAINTENANCE DATA
- A. SUBMIT TWO SETS PRIOR TO FINAL INSPECTION, BOUND IN 8-1/2 X 11 INCH TEXT PAGES, BINDERS WITH DURABLE PLASTIC COVERS. PREPARE BINDER COVERS WITH PRINTED TITLE "OPERATION AND MAINTENANCE INSTRUCTIONS", AND TITLE OF PROJECT. INTERNALLY SUBDIVIDE THE BINDER CONTENTS WITH PERMANENT PAGE DIVIDERS, LOGICALLY ORGANIZED AS DESCRIBED BELOW; WITH TAB TITLING CLEARLY PRINTED UNDER REINFORCED LAMINATED PLASTIC TABS.

1.9 GUARANTEES
- A. THE CONTRACTOR, IN ACCEPTING THIS CONTRACT, BINDS HIMSELF TO REPLACE OR REPAIR AT HIS OWN EXPENSE ANY DEFECT IN WORKMANSHIP OR MATERIAL WHICH MAY APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE TENANT SPACE, AND TO PAY FOR ALL RESULTING DAMAGE WHICH SHALL APPEAR WITHIN THE SAID PERIOD; PROVIDED ALWAYS THAT THE CONTRACTOR SHALL NOT BE LIABLE FOR ANYTHING ATTRIBUTABLE TO ACTS OF THE AGENTS OF THE OWNER, OR FOR ORDINARY WEAR. ALSO, GIVEN DATE OF WORK PERFORMED BY THE CONTRACTOR BE ACCEPTED AS COMPLETE, HE SHALL AGREE TO CORRECT ANY DEFICIENCIES OR OMISSIONS IN RESPECT TO THE PLANS OR SPECIFICATIONS WHICH MAY APPEAR IN THE AFORE-MENTIONED TWENTY-FOUR MONTH PERIOD.

1.10 RULES, REGULATIONS AND CODES
- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE AND LOCAL RULES AND REGULATIONS, STATE FIRE MARSHAL REGULATIONS, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY; THE NATIONAL ELECTRIC CODE; THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION; AMERICAN GAS ASSOCIATION; OCCUPATION AND SAFETY ACT; AMERICAN NATIONAL STANDARDS INSTITUTE; AMERICAN SOCIETY OF MECHANICAL ENGINEERS; AMERICAN SOCIETY FOR TESTING AND MATERIALS. INSTALLATION STANDARDS PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (IAPMO) AND OTHER APPLICABLE LAWS, CODE, OR REGULATIONS. NOTHING IN THESE SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- B. THE CONTRACTOR SHALL FURNISH, WITHOUT EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN AND WHERE REQUIRED TO COMPLY WITH THESE RULES AND REGULATIONS, THOUGH THE WORK BE NOT MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. WHEN THESE SPECIFICATIONS OR DRAWINGS CALL FOR OR DESCRIBE MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS SHALL TAKE PRECEDENCE.

1.11 FEES AND PERMITS
- A. THE CONTRACTOR MUST OBTAIN AND PAY ALL FEES FOR PERMITS, LICENSES, INSPECTIONS, ETC., WHICH ARE REQUIRED BY ANY LEGALLY CONSTITUTED AUTHORITY. COORDINATE EXACT REQUIREMENTS WITH THE OWNER PRIOR TO BID.

1.12 COORDINATION
- A. FOLLOWING THE GENERAL ARRANGEMENT INDICATED ON THE DRAWINGS AS CLOSELY AS POSSIBLE, THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL, STRUCTURAL, PLUMBING, FIRE SPRINKLER, ELECTRICAL AND ALL OTHER TRADES PRIOR TO INSTALLATION OF THE MATERIALS AND EQUIPMENT TO VERIFY ADEQUATE SPACE AVAILABLE FOR INSTALLATION OF THE WORK SHOWN. THE OWNER SHALL BE IMMEDIATELY NOTIFIED IF AN AREA OF CONFLICT OCCURS BETWEEN TRADES.

1.13 DRAWINGS
- A. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS, HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK, OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS, SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- B. FOR THE PURPOSE OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BONDS, UNIONS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS, AND SHALL VERIFY THIS INFORMATION AT THE SITE.
- C. WHERE CHANGES IN INDICATED LOCATIONS OR ARRANGEMENTS ARE NECESSARY DUE TO CONDITIONS IN BUILDING CONSTRUCTION, REARRANGEMENT OF EQUIPMENT, OR CONFLICT IN LOCATION, MAKE SUCH CHANGES AT NO COST TO THE OWNER, PROVIDED THAT THE CHANGE IS ORDERED BEFORE PIPE, DUCTWORK AND/OR EQUIPMENT IS INSTALLED AND THAT THE LENGTH OF RUN IS NOT REVISED BY MORE THAN FIVE PERCENT (5%) OF THE INDICATED RUN.

1.14 INSPECTION
- A. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF HIS WORK TO BE COVERED UP OR CLOSED IN UNTIL IT HAS BEEN INSPECTED, TESTED, APPROVED BY ALL AUTHORITIES HAVE JURISDICTION, AND UNTIL PROJECT RECORD DRAWINGS HAVE BEEN PROPERLY ANNOTATED.
- B. SHOULD ANY OF HIS WORK BE COVERED UP OR CLOSED IN BEFORE SUCH INSPECTION, HE SHALL, AT HIS OWN EXPENSE, UNCOVER THE WORK TO THE SATISFACTION OF THE INSPECTION PARTY. ALL RELATED REPAIR WORK COST SHALL BE BORNE BY THE CONTRACTOR.

1.15 DELIVERY, STORAGE AND PROTECTION OF PROPERTY
- A. THE CONTRACTOR SHALL PROVIDE TEMPORARY STORAGE AND SHOP AREAS THAT ARE REQUIRED AT THE SITE FOR THE SAFE AND PROPER STORAGE OF MATERIALS, TOOLS, AND OTHER ITEMS USED.

- B. ALL WORK, EQUIPMENT AND MATERIALS SHALL BE PROTECTED AT ALL TIMES. CONTRACTOR SHALL CLOSE ALL PIPE AND DUCT OPENINGS WITH CAPS OR PLUGS DURING INSTALLATION. HE SHALL PROTECT ALL OF HIS EQUIPMENT AND MATERIALS AGAINST DIRT, WATER, CHEMICAL, AND MECHANICAL INJURY. UPON COMPLETION, ALL WORK SHALL BE THOROUGHLY CLEANED AND DELIVERED IN A NEW CONDITION.

1.16 DAMAGE BY LEAKS, ETC.
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY PART OF THE PREMISES OR WORK OF OTHER CONTRACTORS, CAUSED BY LEAKS OR BREAKS IN THE PIPING OR EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THIS SECTION, DURING THE CONSTRUCTION AND GUARANTEE PERIOD.

PART 2 - PRODUCTS

2.1 GENERAL
- A. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE BEST OF THEIR RESPECTIVE GRADES, FREE FROM ALL DEFECTS AND OF THE MAKE, BRAND OR QUALITY HEREIN SPECIFIED OR AS ACCEPTED BY THE OWNER.
- B. EQUIPMENT AND MATERIALS DAMAGED DURING TRANSPORTATION, INSTALLATION

OPERATION SHALL BE CONSIDERED AS "TOTALLY DAMAGED" AND SHALL BE REPLACED WITH NEW. ANY VARIANCE FROM THIS CLAUSE SHALL BE MADE ONLY WITH WRITTEN APPROVAL OF THE OWNER.
- C. WHERE NO SPECIFIC MAKE OF MATERIAL OR EQUIPMENT IS MENTIONED, ANY FIRST CLASS PRODUCT OF A REPUTABLE MANUFACTURER MAY BE USED, PROVIDED IT CONFORMS TO THE REQUIREMENTS OF THE SYSTEM AND MEETS WITH THE APPROVAL OF THE OWNER.

2.2 DUCTWORK AND ACCESSORIES
- A. GENERAL; NON-COMBUSTIBLE OR CONFORMING TO REQUIREMENTS FOR CLASS 1 AIR DUCT MATERIALS, OR UL 181.
- B. STEEL DUCTS: ASTM A525 OR ASTM A527 GALVANIZED STEEL SHEET, LOCK-FORMING QUALITY, HAVING ZINC COATING OF 1.25 OZ PER SQ FT FOR EACH SIDE IN CONFORMANCE WITH ASTM A90. ROUND DUCT SHALL BE SPIRAL SEAM CONSTRUCTION.
- C. INSULATED FLEXIBLE DUCTS: FLEXIBLE DUCT WRAPPED WITH FLEXIBLE GLASS FIBER INSULATION, ENCLOSED BY PRESSURE DUCTWORK; SEAMLESS ALUMINUM PIGMENTED PLASTIC VAPOR BARRIER JACKET; MAXIMUM 0.23 K VALUE AT 75 DEGREES F WMETAL CONNECTORS.
- D. SEALANT: NON-HARDENING, WATER RESISTANT, FIRE RESISTIVE, COMPATIBLE WITH MATING MATERIALS; LIQUID USED ALONE OR WITH TAPE, OR HEAVY MASTIC.
- E. HANGER ROD: STEEL, GALVANIZED; THREADED BOTH ENDS, THREADED ONE END, OR CONTINUOUSLY THREADED.
- F. METAL DUCTS:
  1. FABRICATE AND SUPPORT IN ACCORDANCE WITH 2019 CMC, SMACNA ±4" W.G. STATIC PRESSURE CLASS AND SEAL CLASS A FOR SUPPLY AND ±2" W.G. STATIC PRESSURE CLASS AND SEAL CLASS A FOR RETURN DUCT CONSTRUCTION STANDARDS AND ASHRAE HANDBOOKS.
  2. SIZE ROUND DUCTS INSTALLED IN PLACE OF RECTANGULAR DUCTS IN ACCORDANCE WITH ASHRAE TABLE OF EQUIVALENT RECTANGULAR AND ROUND DUCTS. NO VARIATION OF DUCT CONFIGURATION OR SIZES PERMITTED EXCEPT BY WRITTEN PERMISSION.
  3. CONSTRUCT T'S, BENDS, AND ELBOWS WITH RADIUS OF NOT LESS THAN 1-1/2 TIMES WIDTH OF DUCT ON CENTERLINE. WHERE NOT POSSIBLE AND WHERE RECTANGULAR ELBOWS ARE USED, PROVIDE TURNING VANES.
  4. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE. DIVERGENCE AND CONTRACTION OF EQUIPMENT SHALL NOT EXCEED 30 DEGREES; CONVERGENCE DOWNSTREAM SHALL NOT EXCEED 45 DEGREES.
  5. USE DOUBLE NUTS AND LOCK WASHERS ON THREADED ROD SUPPORTS.
- G. VOLUME CONTROL DAMPERS:
  1. FABRICATE IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS.
  2. OPPOSED BLADE DAMPERS SHALL HAVE FACTORY-FABRICATED BLADES, WITH FACTORY ASSEMBLED LINKAGES, MOUNTED IN FRAMES. BLADES SHALL HAVE INTERLOCKING EDGES AND ENDS. RECTANGULAR DAMPERS 6" OR MORE WIDE, SHALL BE THE MULTI-BLADE TYPE. BLADES ON MULTI-BLADE TYPE DAMPERS MUST NOT BE OVER 6' WIDE. DAMPERS SHALL BE OF THE OPPOSED BLADE TYPE. DAMPERS SHALL HAVE BAR OR CHANNEL FRAMES AND CORNER BRACING. ALL BLADE AND LINKAGE BEARINGS SHALL BE SELF-LUBRICATING PLASTIC. DAMPER ASSEMBLY LEAKAGE NOT TO EXCEED 1% WITH 4.0 W.G. STATIC PRESSURE.
  3. PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. MOUNT QUADRANT REGULATORS ON STANDOFF MOUNTING BRACKETS, BASES, OR ADAPTERS.

2.6 CONTROLS
- A. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER COORDINATION OF ALL CONTROL WORK AND ELECTRICAL WORK IN CONNECTION THEREWITH.
- B. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LINE VOLTAGE CONTROL WIRING, AND IN ALL CONDUIT. WIRE SIZING AND LENGTH OF RUN SHALL BE COORDINATED WITH THE MANUFACTURER AND ELECTRICAL ENGINEER. ALL EMS CONTROLS, WIRING, AND CONDUIT SHALL BE BY EMS CONTRACTOR.
- C. CALIBRATION OF CONTROLS: THE EMS CONTRACTOR SHALL CAREFULLY CALIBRATE AND ADJUST ALL CONTROLS AS REQUIRED TO MAINTAIN COMFORT CONDITIONS AND MAXIMUM ENERGY CONSERVATION.

2.7 INSULATION
- A. GENERAL:
  1. ALL INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET OR FACING, AND ADHESIVE USED TO ADHERE THE FACING OR JACKET TO THE INSULATION) FIRE SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM E84, NFPA 255 AND UL 723 NOT EXCEEDING:

     FLAME SPREAD: 25
     SMOKE DEVELOPED: 50
  2. THE INSULATION VALUES SHOWN ARE A MINIMUM. IF THE REQUIREMENTS OF TITLE 24 EXCEED THESE VALUES, THE AMOUNT OF AND/OR TYPE MUST BE INCREASED TO MEET THE TITLE 24 REQUIREMENTS.

2.8 SUPPORT AND HANGERS:
- A. GENERAL REQUIREMENTS FOR SUPPORTING ELEMENTS: PROVIDE DUCTING SYSTEM AND EQUIPMENT SUPPORTING ELEMENTS INCLUDING BUT NOT LIMITED TO BUILDING STRUCTURE ATTACHMENTS; SUPPLEMENTARY STEEL; HANGER RODS, HORIZONTAL DUCT ATTACHMENTS; ANCHORS; SUPPORTS. DESIGN SUPPORTING ELEMENTS FOR STRESSES IMPOSED BY SYSTEMS, WITH MINIMUM SAFETY FACTOR OF 4.0 BASED ON DUCT BEING 50 PERCENT FULL OF PARTICULATE CONVEYED. SUPPORTING ELEMENTS SHALL CONFORM TO SMACNA INDUSTRY PRACTICE. SMACNA RECTANGLE DUCT CONSTRUCTION, AS APPLICABLE, AND MODIFIED AND SUPPLEMENTARY REQUIREMENTS SPECIFIED HEREIN. DO NOT USE WELD STUDS AND POWDER ACTUATED ANCHORING DEVICES TO SUPPORT MECHANICAL SYSTEM COMPONENTS WITHOUT PRIOR APPROVAL.

PART 3 - EXECUTION

3.1 INSTALLATION
- A. EQUIPMENT: INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. DUCTWORK AND ACCESSORIES:
  1. PROVIDE OPENINGS IN DUCTWORK WHERE REQUIRED TO ACCOMMODATE THERMOMETERS AND CONTROLLERS. PROVIDE PILOT TUBE OPENINGS WHERE REQUIRED FOR TESTING OF SYSTEMS, COMPLETE WITH METAL CAN WITH SPRING DEVICE OR SCREW TO ENSURE AGAINST AIR LEAKAGE. WHERE OPENINGS ARE PROVIDED IN INSULATED DUCTWORK, INSTALL INSULATION MATERIAL INSIDE A METAL RING.
  2. LOCATE DUCTS WITH SUFFICIENT SPACE AROUND EQUIPMENT TO ALLOW NORMAL OPERATING AND MAINTENANCE ACTIVITIES.
  3. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  4. HANGER STRAPS TO TURN UNDER BOTTOM OF RECTANGULAR DUCTS AND SHALL ATTACH WITH SHEET METAL SCREWS AT THIS POINT AS WELL AS MINIMUM TWO (2) ADDITIONAL SCREWS INTO SIDES OF DUCT FOR SIZES 18" AND UNDER; THREE (3) SCREWS FOR SIZES ABOVE 18". (TYPICAL FOR EACH STRAP). DUCTS IN SIZES ABOVE 48" SHALL RUN CONTINUOUS UNDER BOTTOM OF DUCT. STRAPS FOR ROUND DUCT SHALL RUN COMPLETELY AROUND UNDERSIDE OF DUCT AND SHALL BE SECURED IN PLACE WITH MINIMUM OF TWO (2) SHEET METAL SCREWS EACH SIDE.

     a. BRACE ALL DUCTWORK LATERALLY TO STRUCTURAL FRAMING TO PREVENT SWAYING OR LATERAL MOVEMENT IN ACCORDANCE WITH SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS". WHERE GUIDELINES DO NOT ADDRESS THE SMALLER SIZE DUCTS AND FLEXIBLE DUCTS, THIS CONTRACTOR SHALL PROVIDE SWAY BRACING CONSISTING OF SHEET METAL STRAPS OR ANGLE IRON THAT WILL RESTRICT ANY SWAYING TO WITHIN 2 INCHES IN ANY DIRECTION.
  5. ACCESS DOORS:
     a. AIRTIGHT SHEET METAL ACCESS DOORS SHALL BE INSTALLED IN DUCTS DOORS SHALL BE OF SIZES SHOWN, OR AS DIRECTED WHERE NO SIZES ARE SHOWN. ALL DOORS SHALL BE CONSTRUCTED PER SMACNA STANDARDS OF AT LEAST THE SAME WEIGHT AS THE DUCT REINFORCING SHALL BE INSTALLED, TO PREVENT DISTORTION AND VIBRATION. ALL DOORS SHALL BE FITTED WITH FELT STRIPS TO ENSURE AIR TIGHTNESS.
     b. EACH DOOR SHALL BE HUNG ON TWO (2) OR MORE HINGES. DOORS SHALL BE PROVIDED WITH VENTLOCK NO. 100 LATCHES, OR APPROVED EQUAL.
  6. DUCT TAPE AND SEALER:
     a. ALL LONGITUDINAL SNAP LOCK JOINTS SHALL BE MADE AIRTIGHT WITH HIGH PRESSURE DUCT SEALANT TREMCO J.S. 773, GREY A.F., AND TRANSVERSE JOINTS SEALED WITH HARDCAST AFG NO. 1402 FOIL GRIP INSTANT TAPE SEALANT FOR RECTANGULAR DUCTS AND ROUND DUCTS, ALL U.L. CLASSIFIED. AT CONTRACTOR'S OPTION, ALL ROUND DUCT TRANSVERSE JOINTS MAY BE MADE WITH MIRACLE D-619 WATER BASED, DUCT SEALANT U.L. CLASSIFIED 309U AS MANUFACTURED BY MIRACLE ADHESIVES CORP.
- C. THERMOSTATS: INSTALL AT 48" ABOVE FINISHED FLOOR UNLESS OTHERWISE STATED. COORDINATE WITH OTHER TRADES.
- D. INSULATION:
  1. DUCT INSULATION:
     a. FIBERGLASS DUCTWRAP:
        1) SECURE INSULATION WITH VAPOR BARRIER WITH WIRES AND SEAL JACKET JOINTS WITH VAPOR BARRIER ADHESIVE OR TAPE TO MATCH JACKET.
        2) SECURE INSULATION WITHOUT VAPOR BARRIER WITH STAPLES, TAPE, OR WIRES.
        3) INSTALL WITHOUT SAG ON UNDERSIDE OF DUCTWORK. USE ADHESIVE OR MECHANICAL FASTENERS WHERE NECESSARY TO PREVENT SAGGING. LIFT DUCTWORK OFF TRAPEZE HANGERS AND INSERT SPACERS.
        4) SEAL VAPOR BARRIER PENETRATIONS BY MECHANICAL FASTENERS WITH VAPOR BARRIER ADHESIVE.
        5) STOP AND POINT INSULATION AROUND ACCESS DOORS AND DAMPER OPERATORS TO ALLOW OPERATION WITHOUT DISTURBING WRAPPING.
     b. DUCT (AND PLENUM) LINER APPLICATION:
        1) ADHERE INSULATION WITH ADHESIVE FOR 100 PERCENT COVERAGE. SECURE INSULATION WITH MECHANICAL LINER FASTENERS. REFER TO SMACNA STANDARDS FOR SPACING. SEAL AND SMOOTH JOINTS. SEAL LINER SURFACE PENETRATIONS WITH ADHESIVE.
        2) DUCT DIMENSIONS INDICATED ARE NET INSIDE DIMENSIONS REQUIRED FOR AIRFLOW. INCREASE DUCT SIZE TO ALLOW FOR INSULATION THICKNESS.

3.3 JOB COMPLETION
- A. ALL EQUIPMENT FURNISHED UNDER THIS SECTION SHALL BE PROVIDED WITH THE MANUFACTURER'S METAL IDENTIFICATION LABELS SECURELY ATTACHED AND SHOWING ALL PERTINENT DATA, INCLUDING PERFORMANCE CHARACTERISTICS, SIZE, MODEL, AND SERIAL NUMBER. LABELS SHALL NOT BE OBSCURED IN ANY MANNER.
- B. FINAL OPERATION: UPON COMPLETION OF THE INSTALLATION OF THE EQUIPMENT AND AFTER ALL SYSTEMS HAVE BEEN TESTED, CLEANED, THE CONTRACTOR SHALL PLACE A COMPETENT PERSON IN CHARGE WHO SHALL OPERATE THE EQUIPMENT FOR A PERIOD OF THREE EIGHT-HOUR DAYS. DURING THIS PERIOD OF OPERATION, ALL SAFETY AND OPERATING CONTROLS SHALL BE ACTUATED TO DEMONSTRATE PROPER OPERATION. DURING THIS OPERATING PERIOD, THE OWNER'S REPRESENTATIVE SHALL BE INSTRUCTED IN ALL DETAILS OF OPERATION AND MAINTENANCE. ALL REQUIRED INSTRUCTIONS FROM THE EQUIPMENT MANUFACTURERS REPRESENTATIVE SHALL BE GIVEN DURING THE PERIOD.
- C. CLEAN-UP:
  1. AFTER ALL HEATING, VENTILATING AND AIR CONDITIONING WORK HAS BEEN TESTED AND APPROVED, THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL PARTS OF THE EQUIPMENT INSTALLATION. EXPOSED PARTS WHICH ARE TO BE PAINTED ARE TO BE THOROUGHLY CLEANED OF CEMENT PLASTER AND OTHER MATERIALS AND ALL GREASES AND OIL SPOTS REMOVED WITH SOLVENT. EXPOSED ROUGH METAL WORK TO BE CAREFULLY BRUSHED DOWN WITH STEEL BRUSHES TO REMOVE RUST AND OTHER SPOTS AND LEFT IN PROPER CONDITION TO RECEIVE PAINTER'S FINISH.
  2. REMOVE ALL DEBRIS FROM THE JOB SITE, ALL CARTONS, BOXES, PACKING CRATES, EXCESS MATERIALS NOT USED/ACCESSORIED BY THE WORK AND TO THE SATISFACTION OF THE OWNER.
  3. THE CONTRACTOR SHALL REMOVE ON A DAILY BASIS ALL DEBRIS FROM THE JOB SITE, TO THE SATISFACTION OF THE OWNER.
  4. IF THE ABOVE REQUIREMENTS OF CLEAN-UP ARE NOT TO THE SATISFACTION OF THE OWNER, THE OWNER RESERVES THE RIGHT TO ORDER THE WORK DONE BY A THIRD PARTY AND THE COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR.

1. SOUND NOTES

ARCHITECT/ OWNER MUST VERIFY WITH A SOUND ENGINEER THE LOCATION AND THE REQUIREMENT OF ALL MECHANICAL UNITS TO MAKE SURE THAT THE SOUND OF THE MECHANICAL UNITS DO NOT EXCEED THE REQUIRED DB.

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE STATE OF CALIFORNIA, LOCAL CITY, TITLE 24, UNIFORM MECHANICAL & PLUMBING CODES, LOCAL MECHANICAL CODE AMMENDMENTS AND ALL OTHER GOVERNING CODES AND ORDINANCES.
2. LOCATION OF DUCTWORK IS APPROXIMATE. ALL DRAWINGS AND LAYOUTS ARE DIAGRAMMATIC TO SHOW DESIGN INTENT ONLY. CONTRACTOR SHALL PREPARE FULLY COORDINATED SHOP DRAWINGS SHOWING ALL DUCTWORK, PIPINGS, CABLE TRAY, BEAMS AND BUILDING STRUCTURE. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND AFFECT MECHANICAL WORK, INFORM ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THAT AREA.
3. CONTRACTOR SHALL NOTE THE CRITICAL SPACE AVAILABLE ABOVE CEILINGS. PROVIDE TRANSITION PIECES AND BEAM BOXES AT CROSSOVERS, UNDER BEAMS, OVER/UNDER PIPES AS REQUIRED TO ACCOMMODATE TO ACCOMMODATE DUCTS WITHIN SPACE AVAILABLE. PROVIDE EQUIVALENT DUCT SIZE TO THE DIAMETER SHOWN COORDINATE CLOSELY WITH OTHER SECTIONS TO REDUCE NECESSITY OF TRANSITION TO A MINIMUM. NO ADDITIONAL COSTS WILL BE PAID FOR ANY REQUIRED TRANSITIONS, BEAM BOXES OR OTHER SPECIAL CHANGE SHAPE PIECES.
4. CONTRACTOR SHALL PROVIDE MATERIAL AND LABOR TO PHYSICALLY TEST ALL FIRE AND COMBINATION FIRE / SMOKE DAMPERS AND RESET THEM FOR ITS DESIGN FUNCTION. TESTING PROCEDURES AND TEST RESULTS SHALL BE WITNESSED AND APPROVED BY THE AUTHORITIES HAVING JURISDICTION.
5. IN CASES WHERE SHEET METAL DUCTS INTERSECT FIRE-RATED WALLS AT OTHER THAN RIGHT ANGLES, CONTRACTORS SHALL OFFSET THE RATED WALL ABOVE CEILING SUCH THAT THE OFFSET WALL WILL BE PERPENDICULAR TO THE DUCT. FIRE DAMPER SHALL BE PROVIDED AT THE WALL ACCORDINGLY.
6. ALL NON-RATED DOORS REQUIRING UNDERCUT SHALL BE 3/4 INCH MINIMUM, UNLESS NOTED OTHERWISE. ALL FIRE-RATED DOORS REQUIRING UNDERCUT SHALL BE: DOUBLE DOORS NOT TO EXCEED 1/4" AND SINGLE DOORS NOT TO EXCEED 3/8". ALL UNDER CUTS TO BE COORDINATED WITH THE ARCHITECTURAL DOOR SCHEDULE AND SPECIFICATIONS.
7. FIRE DAMPERS, COMBINATION FIRE / SMOKE DAMPERS AND THE NECESSARY ACCESS PANELS SHALL BE PROVIDED FOR ALL DUCTS PENETRATING FIRE AND/OR SMOKE PARTITIONS AS REQUIRED BY CODE. SEE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF FIRE AND/OR SMOKE RATED PARTITIONS.
8. COMBINATION FIRE/SMOKE DAMPERS SHALL BE PROVIDED FOR SUPPLY AND RETURN AIR DUCTS PENETRATING RATED WALLS/CORRIDORS PER UBC AND UMC. EACH COMBINATION FIRE/SMOKE DAMPER SHALL BE PROVIDED WITH DUCT SMOKE DETECTORS THAT ARE INSTALLED WITHIN 5'-0" OF THE DAMPER.
9. DUCT SMOKE DETECTORS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SHALL BE TIED-IN TO THE BUILDING FIRE ALARM SYSTEM. CONNECTION TO FIRE ALARM FOR SUPERVISION ONLY.
10. ALL DUCTWORK SHALL BE SUPPORTED AND SEISMICALLY RESTRAINED PER THE CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE AND SMACNA STANDARD.
11. ALL REQUEST FOR ACCESS OR CONNECTIONS, INCLUDING THOSE NOTED BELOW MUST BE MADE IN WRITING 48 HOURS IN ADVANCE OF WORK ACTIVITY THROUGH THE BUILDING MANAGER.
12. PROTECT AND MAINTAIN ALL RETURN AIR DUCT OPENING WITH PROPER FILTER MEDIA DURING ALL CONSTRUCTION ACTIVITY.
13. ALL SYMBOLS SHOWN ON SYMBOL LIST ARE NOT NECESSARILY USED ON THIS PROJECT.
14. IF ANY EQUIPMENT SUBMITTED BY THE CONTRACTOR IS DIFFERENT FROM THAT SPECIFIED, OR REQUIRE CHANGES IN MATERIAL OR LABOR FROM THAT REQUIRED IN THE CONTRACT DOCUMENTS AFFECTING THIS AND/OR OTHER TRADES, SUCH CHANGES SHALL BE SUBMITTED AS SHOP DRAWINGS. SUBMITTALS SHALL INDICATE CREDIT DUE TO OWNER, IF ANY, BECAUSE OF THE CHANGES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PAYMENT CHARGES RESULTING FROM THE REVIEW OF SUBSTITUTED EQUIPMENT AND ADDITIONS OR CHANGES IN THE WORK OF OTHER TRADES NECESSARY TO ACCOMMODATE THE REQUESTED MODIFICATION. ALL CHANGES SHALL BE SHOWN ON RECORD AND ASBUILT DRAWINGS.
15. THESE DRAWINGS INDICATE THE FINISHED REQUIREMENTS FOR THE MECHANICAL AND PLUMBING SYSTEMS. DUE TO THE STRUCTURAL CONDITIONS, MECHANICAL DUCT OR PIPING INTERFERENCE, RETAINED EXISTING FACILITIES OR OTHER REASONS, THE CONTRACTOR MAY DESIRE TO INSTALL WORK IN A MANNER DIFFERENT FROM THAT SHOWN. SUCH CHANGES SHALL BE PRESENTED TO THE OWNER/ENGINEER FOR APPROVAL BEFORE PROCEEDING, AND THE RECORD DRAWINGS SHALL BE ACCURATELY REVISED TO SHOW THE CHANGES AS COMPLETED.
16. ALL UNDER FLOOR CONDUIT AND PIPING SHALL BE INSTALLED AS NOT TO INT

EXISTING SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

NO.	MAKE & MODEL	TONAGE	ELECTRICAL			ELECT HEAT	UNIT FLA	UNIT MCA	UNIT MOCP	CFM	ESP	OSA CFM	WT. LBS	COOLING (BTUH)	HEATING (BTUH)	SEER	COP	QUNT.	REMARKS
			V	Ø	HZ														
FC 1 TO FC 5	5 TON UNIT	5	(E)	(E)	(E)	-	(E)	(E)	(E)	2000	.8"	300	(E)	(E)	(E)	(E)	(E)	5	A – SERVICE AS NEEDED. REPLACE ANY DAMAGED PARTS. B – REPLACE FILTERS WITH MINIMUM MERV13 RATED FILTERS PRIOR TO OCCUPANCY

EXISTING EXHAUST AND SUPPLY FANS SCHEDULE

SYMBOL	MAKE	MODEL	QUANT.	CFM	S.P	ELECTRICAL				WT.(LBS)	SERVICE	REMARKS
						W/HP	V	Ø	HZ			
EF 1	COOK	GC-240	7	100	.25"	69W	120	1	60	25	TOILET EXHAUST	CLG. MNT'D. EXH. FAN, W/ BACKDRAFT DAMPER, DISC. SW., INTERLOCK WITH OCCUPANCY SENSOR
KEF 1 *	EXISTING GREASE FAN	(E)	1	5500	1.75"	(E)	(E)	(E)	(E)	(E)	HOOD EXHAUST	EXISTING ROOF TOP UP BLAST EXH. FAN, UL 762 TYPE, INTERLOCK W/ MUA, SWITCH ON WALL WITH GREASE COLLECTOR, MOUNTING RAILS AND ANSUL SYSTEM.
MAU 1 *	EXISTING MAKE UP AIR FAN	(E)	1	4035	0.5"	(E)	(E)	(E)	(E)	(E)	HOOD M.A.U.	EXISTING ROOF TOP MAKE UP AIR UNIT TO REMAIN. REPLACE FILTERS WITH MERV13 FILTERS

CONTRACTOR TO FIELD VERIFY THE CONDITIONS OF THE FANS, SERVICE AS NEEDED. REPLACE ANY DAMAGED PARTS.
ADJUST AND PREBALENCE THE MOTOR AND SET THE CFM AS INDICATED ON THE SCHEDULE.

AIR DEVICE SCHEDULE

INDICATES SUPPLY RETURN, EXHAUST OR TRANSFER GRILL (TG)
INDICATES NECK SIZE
S-250-A / 8X8-4
INDICATES AIR CFM
INDICATES TYPE
INDICATES BLOW(1 WAY, 2 WAY, ETC.)

TYPE	USAGE	MODEL NO. & DESCRIPTION	ACCESSORIES	REMARKS
A*	SUPPLY 24X24 LAY-IN TYPE	TITUS OMNI ARCHITECTURAL CEILING DIFFUSER	RAPID MOUNT 12X12 MODULE SIZE FRAME FOR PLASTER CEILING	PROVIDE DIRECTIONAL BLOW PATTERN CONTROLLERS ON 1, 2, AND 3 WAY DIFFUSERS
B*	RETURN CEILING MOUNTED	TITUS 350 FL ALUMINUM REGISTER	OPPOSED BLADE DAMPER	3/4" SPACING, BORDER FOR CEILING TYPE INTENDED. SEE FLOOR PLAN FOR SIZE
C*	SUPPLY WALL/ CEILING REGISTER	TITUS 300 FL ALUMINUM REGISTER	OPPOSED BLADE DAMPER	3/4" SPACING
D*	EXHAUST/RETURN WALL/CEILING REGISTER	TITUS 350 FL ALUMINUM REGISTER	OPPOSED BLADE DAMPER	3/4" SPACING
E*	SUPPLY DIFFUSER	TITUS #TMR-AA ALUMINUM ROUND CEILING DIFFUSER		POSITION 1
F*	SUPPLY DIFFUSER (THERMAFUSER)	THERMAFUSOR TF-HC		

* ALL AIR OUTLET DEVICES IN THE HIGH 2x2 CEILING SHALL BE SUPPLIED BLACK COLOR.

TOTAL CFM FOR EQUIPMENT UNDER EXISTING HOOD

TOTAL GAS (BTU)	890 CFH = 890,000 BTU
1 BTU = .0061 CFM	
TOTAL REQUIRED CFM	5,429 CFM

CFM PROVIDED = 5,500 CFM

GREEN BUILDING NOTES

IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.

ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT.

AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY.

THE BUILDING SHALL MEET OR EXCEED THE PROVISIONS FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE SAN DIEGO BUILDING CODE.

BUILDING THAT USE DEMAND CONTROL VENTILATION SHALL HAVE CO2 SENSORS AND VENTILATION CONTROLS INSTALLED IN ACCORDANCE WITH THE REQUIREMENT OF CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE24, PART 6, SECTION 121(C).

AIR BALANCE SCHEDULE

TAG	CFM SUPPLY	CFM RETURN	OSA	TOTAL SUPPLY	CFM EXHAUST
FC-1 TO 5	10,000	8,250	300X5	1,500	–
MAU-1	–	–	–	4,530	–
KEF-1	–	–	–	–	5,500
TOILET/ DW	–	–	–	–	1,200
TOTALS	10,000	8,250	1,500	6,030	6,700

6,700 CFM EXH x 90% SUPPLY = 6,030 CFM
TOTAL SUPPLY CFM = (4,530 MUA + 1,500 AC UNITS) =6,030 CFM
ALL EXHAUST FANS SHALL BE INTERLOCK WITH MAKE UP AIR UNIT AND FC UNITS

EXISTING EXHAUST HOOD CALCULATION

HOODS # 1 & 2 (TYPE- I):

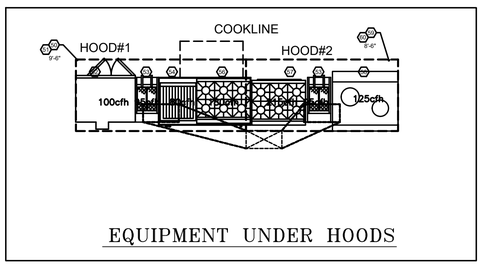
1. SIZE OF HOOD: 8'-5" + 9'-6" (L) X 4'-0"(D)
2. EXHAUST CFM (CUBIC FT./MIN.): HOOD LENGTH X 275 CFM (UL HOOD)
2a. EXHAUST CFM (CUBIC FT./MIN.): 18' X 275 CFM (UL HOOD)
3. EXHAUST CFM (CUBIC FT./MIN.): 4950 CFM
4. TOTAL EXHAUST CFM (CUBIC FT./MIN.) provided: 5500 CFM

FIELD VERIFY ALL CONDITIONS

DESIGN DRAWINGS ARE SCHEMATIC. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. THIS CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT. CLARIFICATIONS MADE BY THE ARCHITECT, ENGINEER OR OWNER AFTER BIDDING WILL BE FINAL AND SHALL BE IMPLEMENTED AT CONTRACTORS COST.

BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.



EQUIPMENT UNDER HOODS

E Q U I P M E N T S C H E D U L E

50	1	(E)	(E)	EXISTING TYPE I EXHAUST HOOD 9'-6" x 48" w/ LIGHTS AND FILTERS - RELOCATED	EXISTING / RELOCATED	.
51	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #50	EXISTING	.
52	1	FSV	GC	GAS DOUBLE CONVECTION OVEN	EXISTING	100
53	2	(E)	(E)	EXISTING GAS FRYER	EXISTING / RELOCATED	95
54	1	(E)	(E)	EXISTING GAS 24" COUNTERTOP CHAR-BROILER	EXISTING / RELOCATED	80
55	1	(E)	(E)	SELF-CONTAINED CHEF BASE DRAWER UNIT REFRIGERATOR w/ LOCKING CASTERS	EXISTING / RELOCATED	.
56	1	(E)	(E)	EXISTING GAS 6 OPEN BURNER COUNTERTOP RANGE	EXISTING / RELOCATED	180
57	1	(E)	(E)	EXISTING GAS 6 OPEN BURNER RANGE w/ OVEN	EXISTING / RELOCATED	215
58	1	(E)	(E)	EXISTING WOK RANGE	EXISTING / RELOCATED	125
59	1	(E)	(E)	EXISTING TYPE I EXHAUST HOOD 9'-6" x 48" w/ LIGHTS AND FILTERS - RELOCATED	EXISTING / RELOCATED	.
60	1	(E)	(E)	EXISTING EXHAUST FAN FOR ITEM #50	EXISTING	.

AIR CONDITIONING SYMBOLS AND ABBREVIATIONS

SYMBOLS	ABBR	DESCRIPTION	ABBR/SYMBOL	DESCRIPTION	ABBR/SYMBOL	DESCRIPTION
	FD	AUTOMATIC FIRE DAMPER	GA	GAUGE	WB	WATER BULB
	C.S.F.D.	COMBINATION SMOKE FIRE DAMPER	AC	AIR CONDITIONING	WG	WATER GAGE
	APV	AIR PROPORTIONING VANE	B.H.P	BREAK HORSEPOWER	△	DIFERENCE BETWEEN
	F.C.	FLEXIBLE DUCT CONNECTION	B.O.D	BOTTOM OF DUCT ELEVATION	CFM	CUBIC FEET / MINU
	TH	THROAT AND SIZE	O.C	ON CENTER		SUPPLY DIFFUSER
	TV	TURNING VANES	COMP.	COMPRESSOR		RETURN REGISTER
	MVD OR VD	MANUAL VOLUME DAMPER WITH INDIVIDUAL BLADE QUADRANTS	COND.	CONDENSER (ING)		CEILING EXHAUST RE
			DB	DRY BULB		ROOF EXHAUST FAN
20 x 12		DUCT SIZE NOTATION FIRST DIMENSION IS FOR NEAR SIDE	DISH.	DISCHARGE		EXIST. SUPPLY DIFFU
			EXT	EXTERNAL		EXIST RETURN REGIS
	OBD	OPPOSED BLADE DAMPER	EVAP	EVAPORATOR (ING) (IVE)		EXIST. CEILING EXHAUST
	PBD	PARALLEL BLADE DAMPER	FT.IN	SQUARE FEET CUBIC INCH		EXIST. ROOF EXHAUS
	–MO	–MOTOR OPERATED	T	THERMOSTAT		EXIST. MANUAL VOLUME D
12/20	–HO	–HAND OPERATED (QUADRANT)	FPM	FEET PER MINUTE		EXIST. SMOKE DETECTOR
16/15	BFT	BOTTOM FLAT TRANSITION	HP	HORSEPOWER		NEW SUPPLY DUCT
TFT	TFT	TOP FLAT TRANSITION	INSUL	INSULATE INSULATION		NEW RETURN DUCT
20 x 12	LINE	PLENUM OR DUCT LINER	MBH	THOUSAND BTU PER HOUR		NEW EXHAUST DUCT
	FLEX	FLEXIBLE DUCT	NIC	NOT IN CONTRACT		NEW MAKE-UP DUCT
		EXHAUST DUCT SECTION	CD	CEILING DIFFUSER		NEW GREASE DUCT
		RETURN DUCT SECTION	CR	CEILING REGISTER		NEW OSA DUCT
		SUPPLY DUCT SECTION	CG	CEILING GRILLE		EXISTING SUPPLY/ R EXHAUST/ MAKE-UP GREASE/ OSA DUCT
	EXH	EXHAUST	TR	TOP REGISTER		
	OSA	OUTSIDE AIR FLOW	BR	BOTTOM REGISTER	(R)	RELOCATED
	RA	RETURN AIR	RH	RELATIVE HUMIDITY	(E)	EXISTING
	SA	SUPPLY AIR	REQ'D	REQUIRED	(N)	NEW
	UC	UNDERCUT DOOR	S.P	STATIC PRESSURE	EXIST.	EXISTING
	D.LVR	DOOR LOUVER WITH CROSS	T.S	TIP SPEED		SUPPLY AIR DUCT U
	TR	TRANSFER AIR FLOW	TYP	TYPICAL FOR		RETURN AIR DUCT U
	P.O.C	POINT OF CONNECTION	O.V	OUTLET VELOCITY (FPM)		EXHAUST AIR DUCT U
						SUPPLY AIR DUCT D
		POINT OF DISCONNECTION	UTR	UP THRU ROOF		RETURN AIR DUCT D
ø		DIAMETER OR ROUND	OPNG	OPENING		EXHAUST AIR DUCT D
		DUCT SMOKE DETECTOR	E	BY ELECTRICAL CONTRACTOR		EQUIPMENT DESIGNAT
		BACKDRAFT DAMPER	M	BY MECHANICAL CONTRACTOR		FLEXIBLE CONNECTIO

CONTROL LEGEND

———	LINE VOLTAGE WIRING UNDER ELECTRICAL SECTION.
———	LOW VOLTAGE WIRING UNDER THIS SECTION.
E	ITEMS FURNISHED AND INSTALLED UNDER ELECTRICAL SECTION.
NOTE ALL CONDUIT UNDER ELECTRICAL SECTION.	
DIAGRAMS SHOWN ARE SCHEMATIC AND INTEDED TO SHOW SEQUENCE OF OPERATION ONLY. CONTRACTOR TO PROVI ALL ITEMS AND WIRING REQUIRED FOR PROPER OPERATION AND COMPLIANCE WITH CODE, VERIFY THE EXACT REQUIREMENTS WITH EQUIPMENT MANUFACTURER.	

UNITS TO BE INSTALLED AS PER MANUFACT. REQUIREMENTS.

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

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NO.	REVISIONS:	DATE:
1	.	.
2	.	.
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ISSUE DATE: 12/05/2023

DRAWING TITLE:

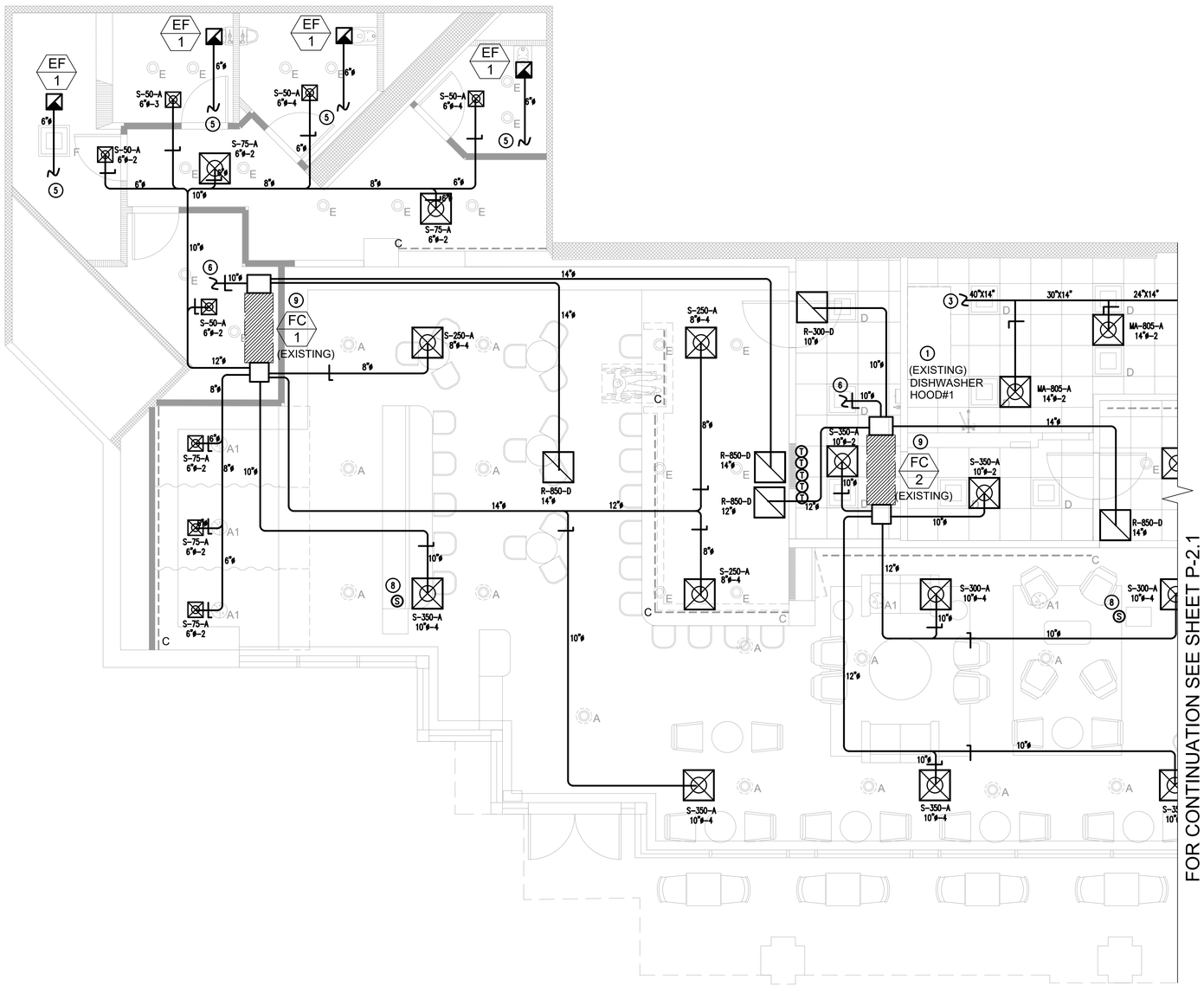
MECHANICAL SCHEDULE

DRAWING NUMBER:

M-1.1

REGISTERED PROFESSIONAL ENGINEER
WAJID AMIRI-KAZIAN
No. M31452
Exp.12/31/24
MECHANICAL
STATE OF CALIFORNIA

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- MECHANICAL CEILING PLAN

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

GENERAL NOTES:

1- PROVIDE MANUAL VOLUME DAMPER FOR ALL DUCT WORK BRANCHES.

CONSTRUCTION NOTES:

1. EXISTING DISHWASHER HOOD AND RELATED DUCTWORK AND EXHAUST FAN TO REMAIN. CLEAN DUCTWORK AND SERVICE FAN AS REQUIRED.
2. EXISTING TYPE I HOODS AND RELATED DUCTWORK AND EXHAUST FAN TO REMAIN. CLEAN DUCTWORK AND SERVICE AND BALANCE FAN AS REQUIRED.
3. CONNECT 44"X12" MAKE UP AIR DUCT TO EXISTING MAKE UP AIR DUCTWORK. FIELD VERIFY POINT OF CONNECTION.
4. EXISTING GREASE EXHAUST AIR DUCT WITH FIREWRAP COVERING ACCESS DOOR, WITH ACCESS DOOR IN CEILING. CLEAN DUCTWORK AS REQUIRED.
5. LOCATE AND CONNECT TO EXISTING EXHAUST DUCT FOR DEMOLISHED EXHAUST FANS. FIELD VERIFY LOCATION.
6. EXISTING OSA DUCT. SET AT 300 CFM. FIELD VERIFY LOCATION.
7. EXISTING FAN COIL UNIT TO REMAIN. FIELD VERIFY EXACT LOCATION (LOCATIONS SHOWN ARE NOT PRECISE LOCATION), SERVICE BOTH FAN COIL UNITS AND OUTDOOR HEAT PUMP UNITS. REPLACE ANY DAMAGED PARTS AND ALL FILTERS. USE MERV13 FILTERS.
8. REMOTE SENSOR W/ SECURITY COVER, MOUNT AT 36" TO 48" AFF, CONNECTED TO EXISTING THERMOSTAT IN OFFICE.
9. FIELD VERIFY AND IF NON-EXISTING, THEN CONTRACTOR SHALL FURNISH AND INSTALL DUCT SMOKE DETECTOR IN MAIN SUPPLY AIR DUCT OF EACH FAN COIL UNIT AND CONNECT TO LIFE SAFETY SYSTEM. UNITS TO SHUT DOWN UPON ACTIVATION OF DUCT SMOKE DETECTORS.

GENERAL NOTES:

THE FOLLOWING PERFORMANCE TEST WILL BE REQUIRED PER CODE.

508.10 Performance Test. Upon completion and before final approval of the installation of a ventilation system serving commercial food heat-processing equipment, a performance test may be required to verify the rate of airflow and proper operation as specified in this chapter. The permitte shall furnish the necessary test equipment and devices required to perform the tests.

NOTE: REMOVE ALL UNUSED MECHANICAL EQUIPMENT AND DUCTWORK. CAP UNUSED DUCTWORK ABOVE CEILING OR ON ROOF. CLEAN EXISTING CEILING DIFFUSERS AND RETURN AIR GRILLE AS NEEDED. SEE ARCHITECTURAL DEMO PLAN.

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

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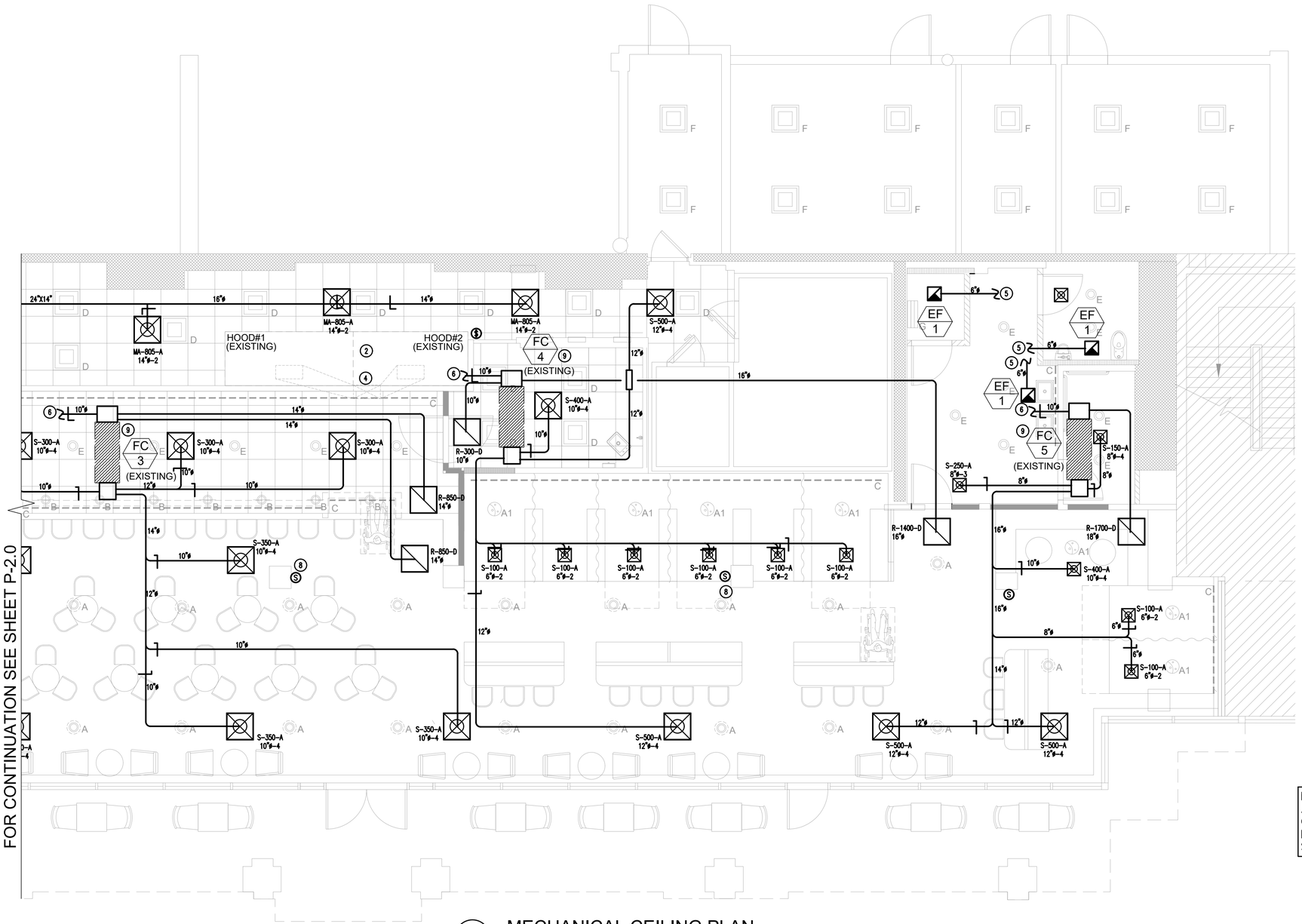
ISSUE DATE: 12/05/2023

DRAWING TITLE:
MECHANICAL CEILING PLAN

DRAWING NUMBER:
M-2.0

REGISTERED PROFESSIONAL ENGINEER — WAJID AMIRI-KAZAILIAN — No. M31452 Exp.12/31/24 — MECHANICAL — STATE OF CALIFORNIA

MARS Engineering Group, INC
Electrical • Mechanical • Plumbing
22715 VICTORY BLVD. WEST HILLS, CA 91307 PH:(818)593-8999 FAX:(818)230-7773



- MECHANICAL CEILING PLAN

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

GENERAL NOTES:

1- PROVIDE MANUAL VOLUME DAMPER FOR ALL DUCT WORK BRANCHES.

CONSTRUCTION NOTES:

1. EXISTING DISHWASHER HOOD AND RELATED DUCTWORK AND EXHAUST FAN TO REMAIN. CLEAN DUCTWORK AND SERVICE FAN AS REQUIRED.
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GENERAL NOTES:

THE FOLLOWING PERFORMANCE TEST WILL BE REQUIRED PER CODE.

508.10 Performance Test. Upon completion and before final approval of the installation of a ventilation system serving commercial food heat-processing equipment, a performance test may be required to verify the rate of airflow and proper operation as specified in this chapter. The permitte shall furnish the necessary test equipment and devices required to perform the tests.

NOTE: REMOVE ALL UNUSED MECHANICAL EQUIPMENT AND DUCTWORK. CAP UNUSED DUCTWORK ABOVE CEILING OR ON ROOF. CLEAN EXISTING CEILING DIFFUSERS AND RETURN AIR GRILLE AS NEEDED. SEE ARCHITECTURAL DEMO PLAN.

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

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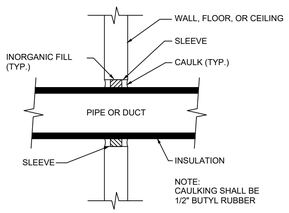
ISSUE DATE: 12/05/2023

DRAWING TITLE:
MECHANICAL CEILING PLAN

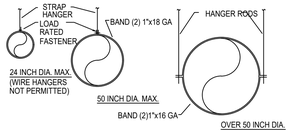
DRAWING NUMBER:
M-2.1

REGISTERED PROFESSIONAL ENGINEER
MAJID AMIRI-HAGHIGHI
No. M31452
Exp.12/31/24
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STATE OF CALIFORNIA

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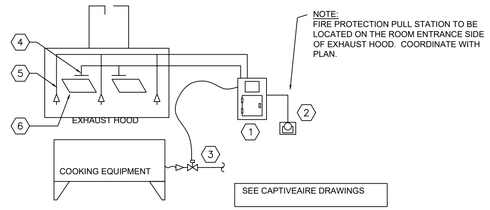
PIPE OR DUCT SLEEVE | SCALE: NOT TO SCALE | 1



NOTES:

1. FOR HANGER SIZE AND SPACING, SEE SMACNA HVAC DUCT CONSTRUCTION STANDARDS TABLE 4.2
2. FOR UPPER ATTACHMENT TO BUILDING SEE SMACNA HVAC DUCT CONSTRUCTION STANDARDS FIG. 4-1 AND FIG. 4-2, WITH SPECIFIC BUILDING STRUCTURAL ENGINEER APPROVAL.
3. FOR BRACING AND OTHER SEISMIC REQUIREMENTS SEE GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS PUBLISHED BY SMACNA AND PPIC. ALSO REFER TO NATIONAL UNIFORM SEISMIC INSTALLATION GUIDELINES (NUSIG) 1991 AS APPROVED BY OFFICE OF THE CALIFORNIA STATE ARCHITECT 9/25/92.

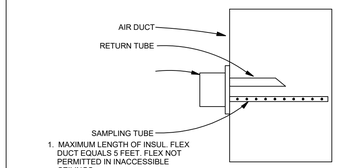
TYPICAL HORIZONTAL ROUND DUCT SUPPORTS | SCALE: NOT TO SCALE | 2



KEYED NOTES:

1. ANSUL R-102 SYSTEM AGENT AND CONTROL PANEL.
2. REMOTE PULL STATION ACTIVATES SYSTEM MANUALLY
3. SOLENOID VALVE TO SHUTOFF GAS FLOW WHEN SYSTEM ACT.
4. SENSORS TO ACTIVATE SYSTEM AUTOMATICALLY.
5. STAINLESS STEEL DISTRIBUTION PIPING AND NOZZLES.
6. GREASE EXTRACTION FILTERS

EXISTING ANSUL SYSTEM | SCALE: NOT TO SCALE | 3



1. MAXIMUM LENGTH OF INSUL. FLEX DUCT EQUALS 5 FEET. FLEX NOT PERMITTED IN INACCESSIBLE CEILINGS
2. INSULATED DUCT, COLLAR AND DIFFUSER BY HVAC CONTRACTOR
3. SCOOP
4. SPIN IN FITTING WITH MANUAL VOLUME DAMPER

SMOKE DETECTOR DETAIL | SCALE: NOT TO SCALE | 4

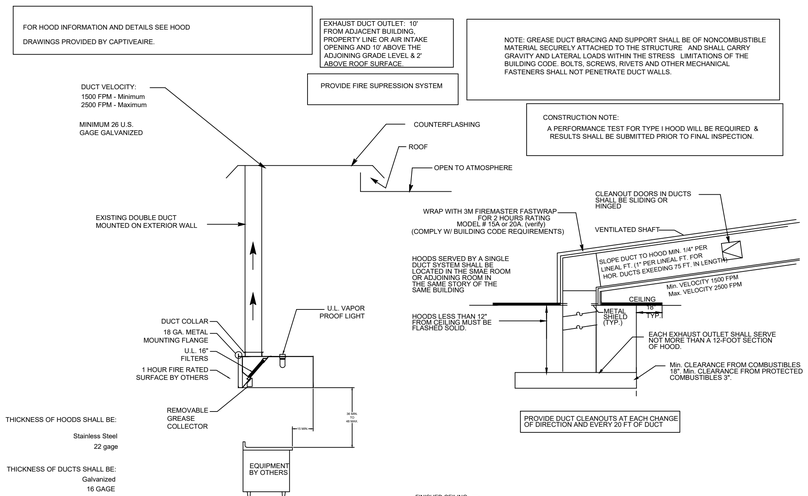
FOR HOOD INFORMATION AND DETAILS SEE HOOD DRAWINGS PROVIDED BY CAPTIVEAIRE.

EXHAUST DUCT OUTLET: 10' FROM ADJACENT BUILDING, PROPERTY LINE OR AIR INTAKE OPENING AND 10' ABOVE THE ADJOINING GRADE LEVEL & 2' ABOVE ROOF SURFACE.

PROVIDE FIRE SUPRESSION SYSTEM

NOTE: GREASE DUCT BRACING AND SUPPORT SHALL BE OF NONCOMBUSTIBLE MATERIAL SECURELY ATTACHED TO THE STRUCTURE AND SHALL CARRY GRAVITY AND LATERAL LOADS WITHIN THE STRESS LIMITATIONS OF THE BUILDING CODE. BOLTS, SCREWS, RIVETS AND OTHER MECHANICAL FASTENERS SHALL NOT PENETRATE DUCT WALLS.

CONSTRUCTION NOTE: A PERFORMANCE TEST FOR TYPE I HOOD WILL BE REQUIRED & RESULTS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.



THICKNESS OF HOODS SHALL BE:
Stainless Steel
22 gage

THICKNESS OF DUCTS SHALL BE:
Galvanized
16 GAGE

GENERAL REQUIREMENTS OF MECHANICAL CODE

a: A MECHANICAL EXHAUST VENTILATION SYSTEM CAPABLE OF EFFECTIVELY REMOVING COOKING ODORS, SMOKE, STEAM, GREASE, AND VAPORS SHALL BE PROVIDED AT OR ABOVE COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT SUCH AS RANGES, GRIDDLES, DEEP FAT FRYERS, BARBECUES AND ROTISSERIES.

b: CLEANOUT DOORS IN DUCTS SHALL BE SLIDING OR HINGED.

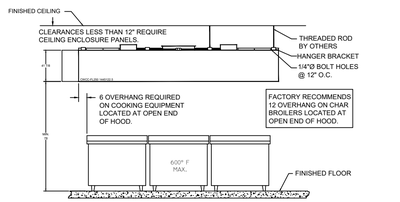
c: DUCT SYSTEM SHOULD BE INSTALLED SO GREASE CANNOT BE POCKETED. THE SYSTEM SHALL SLOPE DUCT TO HOOD MIN. 1/4" PER LINEAL FT. (1" PER LINEAL FT. FOR HOR. DUCTS EXEEDING 75 FT. IN LENGTH), WHEN APPLICABLE.
d: WEATHER-PROTECTION FOR OPENINGS TO BE MINIMUM 26 GAGE GALVANIZED STEEL.

e: METAL SHIELD (OR COLLAR) TO SEAL DUCT AT POINT OF PENETRATION OF SIDE WALL.

f: FIRE DEPARTMENT APPROVAL SHALL BE REQUIRED ON FIRE PROTECTION SYSTEM FOR GREASE HOODS AND DUCTS AS REQUIRED.

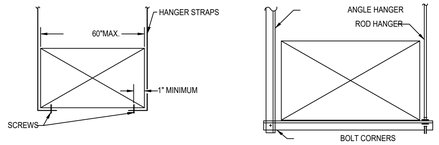
g: EXPOSED GREASE DUCT FOR TYPE I HOOD AND TPYE I HOOD SHALL BE INSTALLED WITH CLEARANCE FROM COMBUSTIBLE CONSTRUCTION OF AT LEAST 18". THIS CAN BE REDUCED TO 3" PROVIDED THE COMB. MATERIAL IS PROTECTED WITH MATERIAL AS SPECIFIED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.

h: CONTRACTOR TO PROVIDE HOOD DUCT CLEANOUTS AND ACCESS PANELS PER C.M.C. 2019



COORDINATE WITH STRUCTURAL ENGINEER.

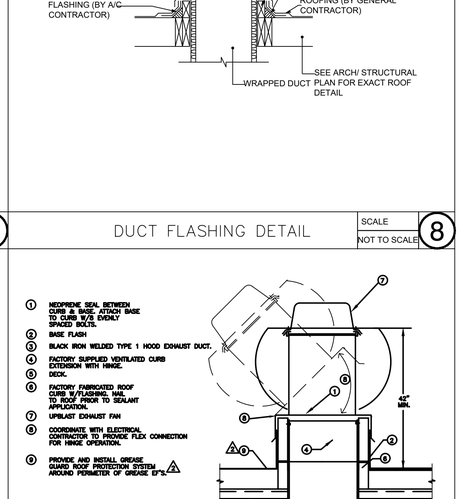
TYPE-I HOOD DETAIL (FOR REFERANCE ONLY) | SCALE: NOT TO SCALE | 11



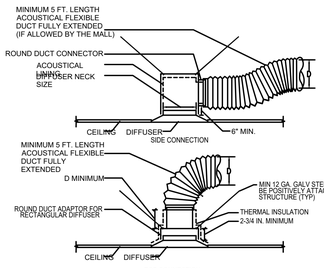
STRAP HANGERS — TRAPEZE HANGERS

NOTE:
1. FOR HANGERS SIZE AND SPACING, SEE SMACNA HVAC DUCT CONSTRUCTION STANDARDS TABLE 4-1.
2. FOR UPPER ATTACHMENT TO BUILDING, SEE SMACNA HVAC DUCT CONSTRUCTION STANDARDS FIG.4-1 & FIG.4-2, WITH SPECIFIC BUILDING STRUCTURAL ENGINEER APPROVAL
3. FOR BRACING AND OTHER SEISMIC REQUIREMENTS, SEE GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS & PLUMBING PIPING SYSTEMS PUBLISHED BY SMACNA.

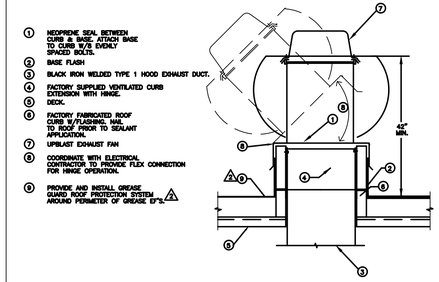
TYPICAL HORIZONTAL RECTANGULAR DUCT SUPPORTS | SCALE: NOT TO SCALE | 7



DUCT FLASHING DETAIL | SCALE: NOT TO SCALE | 8



DIFFUSER CONNECTION DETAIL | SCALE: NOT TO SCALE | 9



HINGED EF MOUNTING DETAIL | SCALE: NOT TO SCALE | 10

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ARCHITECTURAL PROJECT NO.: 23080

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ISSUE DATE: 12/05/2023

DRAWING TITLE:
MECHANICAL DETAILS

DRAWING NUMBER:
M-3.0

REGISTERED PROFESSIONAL ENGINEER — MATTO ANTRI-RAZAVIAN — No. M31452 Exp.12/31/24 — MECHANICAL — STATE OF CALIFORNIA

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STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.		
Project Name: GROCER + GODDESS	**Report Page:**	**(Page 1 of 7)**
Project Address: 50 SKYPORT DRIVE, SUITE 40	**Date Prepared:**	1/9/2024

A. GENERAL INFORMATION

01	Project Location (city)	SAN JOSE	04 Total Conditioned Floor Area	5016
02	Climate Zone	4	05 Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06 # of Stories (Habitable Above Grade)	1

● Retail ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table Includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01 Air System(s)	02 Wet System Components	03 Dry System Components
☐ Heating Air System	☐ Water Economizer	☐ Air Economizer
☐ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☐ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☐ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: GROCER + GODDESS	**Report Page:**	**(Page 2 of 7)**
	Date Prepared:	1/9/2024

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
	AND		AND		AND	Yes	AND	Yes	AND		AND		AND		COMPLIES
Mandatory Measures Compliance (See Table Q for Details)										COMPLIES					

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This section does not apply to this project.

G. PUMPS

This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: GROCER + GODDESS	**Report Page:**	**(Page 3 of 7)**
	Date Prepared:	1/9/2024

H. FAN SYSTEMS & AIR ECONOMIZERS

This section does not apply to this project.

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D

[1] *FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.*

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d24refnolink/§160.2, 160.3(e)3I), 170.2(e)4N, 170.2(e)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04	05			06		07
System Name	HP-1	System Design OA CFM Airflow[3]	4315	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13 14	15 16

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: GROCER + GODDESS	**Report Page:**	**(Page 4 of 7)**
	Date Prepared:	1/9/2024

J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Exh. Vent per 120.1(c)4 & 160.2(c)4 Required Min CFM	Exh. Vent per 120.1(c)4 & 160.2(c)4 Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
DINING/SEATING AREA	Cafeteria/ fastfood dining	3650			1825	0	0	DCV	Provided per §120.1(d)4
								Occ Sensor	NA: Not required space type
SERVICE/PREP/SALES AREA	Retail sales	250			62.5	0	0	DCV	Provided per §120.1(d)4
								Occ Sensor	NA: Not required space type
KITCHEN/PREP AREA	Kitchen (cooking)	1000			150	700	0	DCV	Provided per §120.1(d)4
								Occ Sensor	NA: Not required space type
RESTROOMS	Toilet, public	116			0	0	0	DCV	Provided per §120.1(d)4
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				2038	18	Ventilation for this System Complies?		Yes

[1] *FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system*

[2] *Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.*

[3] *Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.*

[4] *See Standards Tables 120.1-A and 120.1-B.*

[5] *For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.*

STATE OF CALIFORNIA
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J. VENTILATION AND INDOOR AIR QUALITY

[6] *120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).*

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This section does not apply to this project.

M. COOLING TOWERS

This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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 https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: GROCER + GODDESS	**Report Page:**	**(Page 6 of 7)**
	Date Prepared:	1/9/2024

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

	01	02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	Plan sheet or construction document location: M-Sheets

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: GROCER + GODDESS	**Report Page:**	**(Page 7 of 7)**
Project Address: 50 SKYPORT DRIVE, SUITE 40	**Date Prepared:**	1/9/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company: Mars Engineering Group, Inc.	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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: Majid Amiri-Razavian	Responsible Designer Signature:
Company: MARS ENGINEERING GROUP	Date Signed: 2024-01-09
Address: 22715 VICTORY BLVD.	License: M31452
City/State/Zip: WEST HILLS CA 91307	Phone: 818-593-8999

REGISTERED PROFESSIONAL ENGINEER
MAJID AMIRI-RAZAVIAN
No. M31452
Exp.12/31/24
MECHANICAL
STATE OF CALIFORNIA

MARS Engineering Group, INC
Electrical ● Mechanical ● Plumbing
22715 VICTORY BLVD. PH:(818)593-8999
WEST HILLS, CA 91307 FAX:(818)230-7773

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www.tecta.com

10250 Constellation Blvd,
Suite 2300,
Los Angeles, CA 90067
P: 213 335 2747

ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

NOTICE: COPYRIGHT.
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TECTA ASSOCIATES AND SHALL NOT BE DUPLICATED IN ANY MANNER OR USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH TECTA ASSOCIATES. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE VIEWED AS AN ACT OF INFRINGEMENT OF TECTA ASSOCIATES' RIGHTS IN THE WORK. TECTA ASSOCIATES SHALL BE ENTITLED TO ALL REMEDIES AS DEFINED BY LAW IN SUCH CIRCUMSTANCES. SUBMISSION OR DISTRIBUTION OF THESE DOCUMENTS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF TECTA ASSOCIATES' COPYRIGHT OR OTHER RIGHTS. UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE EXPRESS WRITTEN PERMISSION OF TECTA ASSOCIATES, IS PROHIBITED. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

NO.	REVISIONS:	DATE:
1	.	.
2	.	.
3	.	.
4	.	.
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6	.	.
7	.	.
8	.	.

ISSUE DATE: 12/05/2023

DRAWING TITLE:
MECHANICAL ENERGY FORMS

DRAWING NUMBER:
M-4.0

GENERAL NOTES

PART 1 – GENERAL

1.0 GENERAL

THE "GENERAL CONDITIONS OF THE CONTRACT" ARE A PART OF THIS SECTION AND SHALL BE AS BINDING AS IF REPRODUCED HEREIN.

1.1 SCOPE

A. THE WORK UNDER THIS SECTION SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED FOR THE COMPLETE INSTALLATION OF ALL ELECTRICAL WORK AS INDICATED ON THE ELECTRICAL DRAWINGS AND AS HEREINAFTER SPECIFIED TOGETHER WITH OTHER ITEMS OF MISCELLANEOUS WORK SO INDICATED, EXCEPTING ONLY WORK CLEARLY INDICATED TO BE DONE UNDER OTHER SECTIONS OF THESE SPECIFICATIONS OR UNDER OTHER CONTRACTS.

1.2 CONTRACT DRAWINGS

A. IN GENERAL, THE ELECTRICAL DRAWINGS ARE DIAGRAMATIC IN NATURE AND INDICATE THE LOCATION OF OUTLETS AND EQUIPMENT AND THEIR INTERCONNECTION; AND THOUGH NOT NECESSARILY INDICATING THE ACTUAL PROPER COORDINATION WITH THE WORK OF THEIR TRADES AND IN SPACE AVAILABLE WILL PERMIT. THE DRAWINGS ARE NOT INTENDED TO BE SCALED. REFER TO THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LIMITATIONS OF THE BUILDING STRUCTURE OR FINISH, AND TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF EQUIPMENT OF THOSE TRADES REQUIRING ELECTRICAL SERVICE CONNECTIONS. ANY DISCREPANCY, CONFLICT, OR QUESTIONABLE POINT SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

B. "PROVIDE" MEANS FURNISH, INSTALL, AND CONNECT UNLESS OTHERWISE NOTED.

1.3 RECORD DRAWINGS

A. DURING THE PROGRESS OF THE WORK, MAINTAIN ONE COMPLETE SET OF RECORD DRAWINGS AS OUTLINED UNDER GENERAL NOTE 12. AS THE WORK IS INSTALLED, NEATLY AND CLEARLY MARK ON THESE PRINTS THE FOLLOWING INFORMATION:

1. ALL DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS.
2. INFORMATION CONTAINED ON CHANGE ORDERS.
3. DIMENSIONED LOCATIONS OF CONCEALED CONDUITS.
4. DIAGRAMS OF EQUIPMENT CONNECTIONS.

AT THE CONCLUSION OF THE JOB, THESE PRINTS SHALL BE DELIVERED TO THE ARCHITECT.

1.4 CODES, PERMITS, AND INSPECTIONS

A. NOTHING IN THESE SPECIFICATIONS OR ON THE DRAWINGS SHALL BE INTERPRETED AS PERMISSION TO VIOLATE CODES OR ORDINANCES. ELECTRICAL WORK SHALL CONFORM TO THE LATEST REVISIONS OF THE FOLLOWING CODES AND STANDARDS:

1. STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY, ELECTRICAL SAFETY ORDERS.
2. NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION.
3. UNDERWRITERS' LABORATORIES
4. LOCAL CODES AND INSPECTION AUTHORITIES.
5. 2019 CALIFORNIA ELECTRICAL CODE (CEC)
   2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

B. INSPECT THE JOB SITE PRIOR TO SUBMITTING A BID AND MAKE ALLOWANCE FOR EXISTING CONDITIONS WHICH MAY AFFECT THE WORK AND ARRANGE FOR AND PAY FOR TESTS AND INSPECTIONS, AND GIVE NOTICES REQUIRED BY ANY AND ALL LAWS, RULES, REGULATIONS, AND ORDINANCES WHICH PERTAIN TO THIS WORK, WHERE ADDITIONS OR ALTERATIONS ARE REQUIRED IN OR AT EXISTING ELECTRICAL INSTALLATION AS INDICATED.

1. INFORMATION GIVEN ON THE DRAWINGS REGARDING EXISTING INSTALLATIONS OR CONDITIONS HAS BEEN OBTAINED FROM THE BEST SOURCES AVAILABLE BUT CANNOT BE GUARANTEED ACCURATE IN ALL RESPECTS. VERIFY ALL SUCH INFORMATION BEFORE PROCEEDING WITH ANY NEW WORK THAT MAY BE AFFECTED. INCLUDE AS A PART OF THE CONTRACT ALL WORK REQUIRED TO PRODUCE THE INDICATED RESULT.
2. RELOCATE AND/OR RECONNECT EXISTING CIRCUITS WHERE CONTINUITY HAS BEEN AFFECTED OR AS MAY BE REQUIRED TO PROVIDE FOR NEW CONSTRUCTION.
3. DETACH ALL EXISTING NONSUPPORTED CONDUITS, BOXES AND ELECTRICAL DIVICES PER CODE
4. EXTEND NEW WIRING AS REQUIRED TO NEW DEVICES AND OUTLETS.

PART 2 – PRODUCTS

2.1 GENERAL:

A. ALL MATERIALS USED IN THE ELECTRICAL WORK HEREIN SPECIFIED SHALL BE NEW AND SUITED TO THE USE INTENDED AND SHALL BE LISTED BY THE CITY OF SAN FRANCISCO RECOGNIZED ELECTRICAL TEST LABORATORIES, UNDERWRITERS' LABORATORIES, INC., AND SHALL MEET THEIR REQUIREMENTS AND BEAR THEIR LABEL WHENEVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIAL WHICH IN HIS OPINION IS NOT IN COMPLIANCE WITH THIS SPECIFICATION, EITHER BEFORE OR AFTER INSTALLATION. ALL MATERIALS SHALL BE OF THE TYPES OR MAKES HEREINAFTER SPECIFIED, AND NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT SUBMITTAL FOR REVIEW BY THE ARCHITECT. "PRODUCTS" AND "MATERIALS" ARE USED INTERCHANGEABLY AND MEANS MATERIAL, FIXTURE AND EQUIPMENT.

2.2 CONDUIT

A. PROVIDE ONLY NEW CONDUIT WITH UL LISTING OR LABEL AND DELIVER TO THE SITE IN STANDARD LENGTHS. UNLESS OTHERWISE INDICATED, PROVIDE CONDUITS FOR ALL TYPES OF CONDUCTORS OR CABLES OF ALL SYSTEMS AND VOLTAGES.

1. RIGID STEEL CONDUIT AND COUPLINGS:
   HOT-DIPPED GALVANIZED OR SHERARDIZED INSIDE AND OUT, WITH GALVANIZED THREADS. PROVIDE INSULATED METALLIC BUSHINGS EXCEPT THAT SIZES 1 INCH AND SMALLER MAY BE NONMETALLIC TYPE.
2. ELECTRICAL METALLIC STEEL TUBING:
   HOT-DIPPED GALVANIZED OR SHERARDIZED INSIDE AND OUT. PROVIDE INSULATED AND BUSHED TAP-ON TYPE CONNECTORS AND COUPLINGS AS MADE BY TOMIC OR T & B, OR WRENCH TIGHTENED SCREW TYPE.
3. FLEXIBLE CONDUIT:
   MANUFACTURED FROM ALUMINUM OR SINGLE STRIP GALVANIZED STEEL. PROVIDE INSULATED DIE-CAST CONNECTORS WITH RIDGES THAT THREAD INTO THE INSIDE OF THE CONDUIT TO INSURE A FORCE FIT AS MADE BY D & H ELECTRICAL COMPANY OR EQUAL.
4. LIQUIDTIGHT FLEXIBLE CONDUIT:
   IDENTICAL TO FLEXIBLE STEEL CONDUIT BUT WITH OVERALL POLYVINYL CHLORIDE PLASTIC JACKET. PROVIDE INSULATING CONNECTORS, APPLETON STN SERIES OR EQUAL.
5. RIGID PLASTIC CONDUIT:
   EXTRUDE FROM VIRGIN POLYVINYL CHLORIDE COMPOUND, SCHEDULE 40 HEAVY WALL, IN 10'-0" LENGTHS WITH COUPLINGS.

2.3 WIRE AND CABLE

A. ALL WIRE AND CABLE SHALL BE ANNEALED COPPER WITH 98% CONDUCTIVITY AND 600-VOLT INSULATION.

1. CONDUCTORS NO.10 AWG AND SMALLER SHALL BE SOLID TYPE THHN OR THW INSULATION: NO.8 AWG AND LARGER SHALL BE STRANDED TYPE THHN OR THW INSULATION. USE TYPE THW IN WET LOCATIONS, IN CONDUITS INSTALLED WTHIN OR JUST UNDER ROOFING MATERIALS AND FOR ALL AREAS EXTERIOR TO BUILDINGS.
2. CONDUCTORS INSTALLED IN AREAS SUBJECTED TO TEMPERATURES EXCEEDING 140 DEGREES F., TERMINATING IN INCANDESCENT LIGHTING FIXTURES, AND INSTALLED THROUGH OR INTO HOUSING CONTAINING BALLASTS, SHALL BE TYPE AVA.
3. FOR ALL SIZES, CONDUCTORS WITH MINERAL FILLED CROSSLINKED THERMOSETTING POLYETHYLENE INSULATION, UL TYPE XHHW RATED 75 DEGREES C. IN WET OR DRY LOCATIONS MAY BE USED.

2.4 LIGHTING FIXTURES

A. PROVIDE RECESSED, SURFACE AND PENDANT MOUNTED LIGHTING FIXTURES, COMPLETE WITH LAMPS, AND BALLASTS WHERE REQUIRED, AS SHOWN ON THE DRAWINGS AS SPECIFIED.

1. FLUORESCENT BALLASTS OF PROPER TYPE AND CHARACTERISTICS FOR THE LAMPS IN THE FIXTURE AND WITH VOLTAGE RATING AS REQUIRED BY THE CIRCUIT WHICH THE FIXTURE IS CONNECTED.
2. PROVIDE LAMPS AS INDICATED ON THE DRAWINGS.

2.5 WIRING DEVICES

A. WIRING DEVICES SHALL BE OF THE MOLDED COMPOSITION SPECIFICATION GRADE. ALL DEVICES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED AND WITH FINISH MATCHING DEVICE PLATES. LOCAL SWITCHES SHALL HAVE ALTERNATING CURRENT RATINGS EQUAL TO FULL NOMINAL CAPACITY.

1. RECEPTACLES: PROVIDE TYPE IN ACCORDANCE WITH NEMA STANDARD CONFIGURATION AS SHOWN.
2. SWITCHES: SINGLE POLE, 3-WAY AND 4-WAY AS SHOWN, FINISH AS SELECTED.
3. PROVIDE PLATES FOR ALL OUTLET BOXES AND FITTINGS OF ALL SYSTEMS EXCEPT AT OUTLETS EWHERE FIXTURE CANOPIES ARE USED.

2.6 NAMEPLATES

A. PROVIDE A NAMEPLATE FOR EACH PANELBOARD, DISCONNECT SWITCH, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT, AS FOLLOWS:

1. PROVIDE BLACK-ON-WHITE LAMINATED PLASTIC NAMEPLATES ENGRAVED IN 1/4" HIGH LETTERS TO CORRESPOND WITH THE DESIGNATIONS ON THE DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED.
2. ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, OR APPLICABLE SHEET METAL SCREWS. GLUE-ON TYPES AND POPRIVET TYPES ARE NOT ACCEPTABLE.
3. PROVIDE DYMO TYPE PLASTIC TAPE FOR EACH RECEPTACLE AND J-BOX INDICATING CIRCUIT NUMBERS AND PANEL. PROVIDE ADDITIONAL INFORMATION AS INDICATED ON THE DRAWINGS.
   THE COLOR CODE FOR THE TAPES SHALL BE AS FOLLOWS:
   A. ORANGE FOR ISOLATED GROUND CIRCUITS
   B. BLACK FOR STANDARD 120V CIRCUITS

2.7 OUTLETS

A. OUTLET AND JUNCTION BOXES USED IN CONCEALED WORK, SHALL BE GALVANIZED OR SHERARDIZED ONE-PIECE, PRESSED STEEL. KNOCK-OUT TYPE SIZED IN ACCORDANCE WITH THE CODE FOR THE NUMBER OF CONDUCTORS OR THE NUMBER AND SIZE OF CONDUITS ENTERING THE BOX, BUT SHALL NOT BE LESS THAN 4" SQUARE AND 1-1/2" DEEP. PLASTER RINGS SHALL BE PROVIDED FOR ALL FLUSH MOUNTED BOXES.

2.8 SAFETY SWITCHES

A. PROVIDE SWITCHES WITH THE NUMBER OF POLES AND THE VOLTAGE CURRENT AND HORSEPOWER RATINGS AS REQUIRED. PROVIDE EXTERNALLY OPERABLE, QUICK-MAKE, QUICK-BREAK TYPE WITH COVER INTERLOCK AND PADLOCKABLE IN EITHER THE OPEN OR CLOSED POSITION. UNLESS INDICATED OTHERWISE, PROVIDE SWITCHES INDOORS IN NEMA TYPE 1 ENCLOSURE AND OUTDOORS, OR WHERE INDICATED TO BE WEATHERPROOF IN NEMA TYPE 3R RAINTIGHT ENCLOSURE. SWITCHES SHALL BE HEAVY-DUTY TYPE MEETING NEMA SPECIFICATIONS KS1-2.02. PROVIDE NAMEPLATES INDICATING EQUIPMENT SERVED. PROVIDE UNIT AS MANUFACTURED BY G.E., ITE, SQUARE D, WESTINGHOUSE, OR SYLVANIA.

2.9 PANELBOARD

A. PROVIDE SURFACE MOUNTED PANELBOARD WITH MAIN LUGS, SUBFEED LUGS, BUS SIZE AND CIRCUIT BREAKERS OF A RATING AS SHOWN ON THE DRAWINGS.

B. CIRCUIT BREAKERS SHALL BE BOLT-ON TYPE WITH INTERRUPTING CAPACITY AS SHOWN ON THE PANEL SCHEDULE. SINGLE POLE BREAKERS SHALL BE FULL MODULE SIZE. MULTIPOLE BREAKERS SHALL BE OF THE COMMON TRIP TYPE HAVING A SINGLE HANDLE.

C. PROVIDE NEATLY TYPED CIRCUIT DIRECTORY CARD, CLEARLY IDENTIFYING ALL CIRCUITS, MOUNTED IN A CARD HOLDER, BEHIND HEAVY PLASIC ON THE INSIDE OF THE HINGED DOOR

D. PANELBOARDS MANUFACTURED BY SIEMENS OR SQUARE D SHALL BE USED IN THIS PROJECT.

2.10 TRANSFORMERS

A. PROVIDE DRY TYPE, SELF-COATED, VENTILATED TRANSFORMERS FOR USE ON 60-CYCLE SYSTEM WITH THE FOLLOWING CHARACTERISTICS:

1. RATINGS: PHASE, VOLTAGE AND CONNECTION ARRANGEMENT AS INDICATED.
2. INSULATION: CLASS H 115 C AVERAGE CONDUCTOR TEMPERATURE RISE.
3. TAPS: FOUR 2-1/2 PERCENT PRIMARY TAPS, TWO ABOVE AND TWO BELOW RATED VOLTAGE.
4. MOUNTING: TRANSFORMERS SHALL BE FURNISHED COMPLETE WITH MOUNTING CHANNELS AND MOUNTING BOLTS. ENCLOSURES SHALL BE PROVIDED WITH LIFTING LUGS AND JACKING PLATES AS REQUIRED.
5. VIBRATION DAMPENING: CONSTRUCTED WITH BUILT-IN VIBRATION DAMPERS WHICH COMPLETELY ISOLATE THE CORES AND COILS FROM ALL SUPPORTS AND ENCLOSURES.
6. SOUND RATINGS: IN THE INSTALLED CONDITION, THE SOUND LEVELS SHALL NOT EXCEED 50 DB.
7. TRANSFORMER SHALL MEET THE DOE-2017 EFFICIENCY REQUIREMENTS.

TRANSFORMERS SHALL BE MANUFACTURED BY SIEMENS, SQUARE "D", GENERAL ELECTRIC OR WESTINGHOUSE.

PART 3 – EXECUTION

3.1 MATERIALS AND WORKMANSHIP

A. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER TO CONFORM WITH THE CONTRACT DOCUMENTS. THE INSTALLATION SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE APPLICABLE RULES.

3.2 WIRE AND WIRING METHODS

A. ALL WIRING AND CABLE INCLUDING LOW VOLTAGE AND CONTROL CIRCUITS SHALL BE INSTALLED IN CONDUIT UNLESS OTHERWISE NOTED.

1. COLOR CODE ALL BRANCH CIRCUIT AND CONTROL CIRCUIT WIRING BY MEANS OF FACTORY COLOR CODED CONDUCTORS. EACH PHASE SHALL BE THE SAME COLOR THROUGHOUT THE SYSTEM AND SHALL BE A DIFFERENT COLOR FROM OTHER PHASES AND OTHER SYSTEMS THE IDENTIFIED NEUTRAL CONDUCTOR SHALL BE WHITE, AND GROUND WIRES SHALL BE GREEN.

3.3 CONDUIT AND TUBING

A. EXCEPT WHEN OTHERWISE INDICATED AS MORE STRINGENT, PROVIDE THE TYPE OF CONDUIT LEGALLY PERMITTED OR REQUIRED FOR EACH LOCATION OR CONDITION. UNLESS INDICATED OTHERWISE, CONDUITS SHALL BE CONCEALED WHERE POSSIBLE WITHIN OR BEHIND FINISHED WALLS OR CEILINGS.

1. ELECTRICAL METALLIC TUBING (EMT) MAY BE INSTALLED ONLY WITHIN BUILDINGS ABOVE GRADE IN DRY LOCATIONS AND WHERE NOT SUBJECT TO MECHANICAL INJURY OR OTHERWISE PROHIBITED.
2. USE RIGID METAL CONDUIT WHERE LEGALLY REQUIRED, WHERE EXPOSED TO THE WEATHER; ALSO WHERE SUBJECT TO MECHANICAL INJURY, HERE DEFINED AS EXPOSED CONDUIT LESS THAN 7'-6" ABOVE THE FLOOR, WHERE UNDERGROUND, AND WHERE OTHER TYPES OF CONDUITS ARE NOT ALLOWED UNDER THIS SPECIFICATION.

B. PROVIDE A GREEN INSULATION GROUNDING CONDUCTOR OF SIZE AS REQUIRED BY CODE IN ALL FLEXIBLE CONDUITS OR OTHER CONDUIT RUNS HAVING A LENGTH OF FLEXIBLE CONDUIT AS ANY PART OF THE RUN. USE FLEXIBLE CONDUIT ONLY AS FOLLOWS:

A. WHERE INDICATED.
B. FINAL CONNECTIONS TO MOTORS, TRANSFORMER, VIBRATING EQUIPMENT OR WHERE REQUIRED FOR EQUIPMENT SERVICING.
C. CONNECTIONS TO RECESSED LIGHTING FIXTURES FROM NEARBY ACCESSIBLE JUNCTION BOXES.
D. CONCEALED RUNS IN DRY LOCATIONS WHERE STRUCTURAL CONDITIONS PREVENT THE USE OF OTHER TYPES OF CONDUIT.
E. IN DAMP LOCATIONS OR AREAS EXPOSED TO THE WEATHER, FLEXIBLE CONDUIT, WHERE REQUIRED, SHALL BE OF THE LIQUID-TIGHT TYPE PROVIDED THE JACKET TEMPERATURE LIMITATIONS WILL NOT BE EXCEEDED.

C. SUPPORT CONDUIT AT LEGAL INTERVALS. PROVIDE ADDITIONAL SUPPORTS WHERE OBVIOUSLY REQUIRED OR AS DIRECTED.

3.4 LIGHTING FIXTURES

A. FURNISH AND INSTALL FIXTURES COMPLETE IN CONFORMANCE WITH THE SPECIFICATION, THE REQUIREMENTS SPECIFIED BELOW, AND DETAILED ON THE DRAWINGS. DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE OF THE GENERAL TYPE DESIRED AND ARE NOT INTENDED TO RESTRICT SELECTION TO FIXTURES OF ANY PARTICULAR MANUFACTURER. (SUBMIT FOR ARCHITECTS APPROVAL)

1. LIGHTING FIXTURES SHALL BE SET PLUMB, SQUARE, LEVEL, AND IN ALIGNMENT AND SHALL BE SECURED IN ACCORDANCE WITH THE MANUFACTURERS' DIRECTIONS AND SHOP DRAWINGS EXCEPT AS OTHERWISE NOTED. ACCESSORIES SUCH AS STRAPS, MOUNTING PLATES, NIPPLES, OR BRACKETS SHALL BE PROVIDED FOR PROPER INSTALLATION.
2. FOR FLUORESCENT FIXTURES, THE CATALOG NUMBERS ARE THOSE FOR INDIVIDUAL UNITS. WHERE CONTINUOUS ROWS ARE INDICATED, PROVIDE ALL NECESSARY ACCESSORIES. WHERE SINGLE-LAMP FIXTURES ARE INDICATED IN CONTINUOUS ROWS PROVIDE TANDEM UNITS WITH 2-LAMP BALLASTS WHEREVER POSSIBLE.
3. WHERE FIXTURES ARE FOR LAY-IN MOUNTING IN AN EXPOSED RUNNER TYPE OF CEILING, THE ADDITIONAL CEILING WIRE TIES FOR THE FIXTURES WILL BE PROVIDED AS PART OF THE CEILING WORK. THIS CONTRACTOR SHALL INSTALL AND TIE OFF EACH FIXTURE. IN SUCH CEILINGS OR SIMILAR, PROVIDE EACH FIXTURES WITH CLIPS (4 REQUIRED) OR EQUIVALENT MEANS TO PREVENT THE ACCIDENTAL DISENGAGEMENT OF THE FIXTURE FROM THE CEILING.
4. LAMPS OF THE PROPER SIZE, TYPE, WATTAGE, AND VOLTAGE RATINGS AS INDICATED ON THE DRAWINGS SHALL BE DELIVERED TO THE PROJECT IN THE ORIGINAL CARTONS AND INSTALLED IN THE FIXTURES JUST PRIOR TO THE COMPLETION OF THE PROJECT. LAMPS THAT HAVE BEEN USED DURING THE CONSTRUCTION SHALL BE REPLACED WITH NEW UNITS SO AS TO ASSURE A NEW INSTALLATION AT THE TIME OF FINAL ACCEPTANCE.

3.5 EQUIPMENT CONNECTIONS

A. ALL WIRING FOR THE CONNECTION OF MOTORS AND CONTROL EQUIPMENT AS INDICATED ON THE DRAWING SHALL BE FURNISHED AND INSTALLED UNDER THIS SECTION OF THESE SPECIFICATIONS.

B. FLEXIBLE CONNECTIONS OF SHORT LENGTH SHALL BE PROVIDED FOR EQUIPMENT SUBJECT TO VIBRATION OR MOVEMENT AND FOR ALL MOTORS. LIQUID-TIGHT FLEXIBLY CONDUIT SHALL BE USED IN WET LOCATIONS. A SEPARATE GROUND CONDUCTOR SHALL BE PROVIDED ACROSS ALL FLEXIBLE CONNECTIONS.

3.6 TESTS

A. IN ADDITION TO TESTS REQUIRED BY OTHER SECTIONS, PERFORM OR CAUSE TO BE PERFORMED, ANY TESTS SPECIFIED FOR ELECTRICAL WORK WHEN THE WORK IS SUBSTANTIALLY COMPLETE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. UPON COMPLETION OF THE WORK AND ADJUSTMENT OF ALL EQUIPMENT, CONDUCT AN OPERATING TEST AND SUBMIT FOR APPROVAL AT SUCH TIME AS THE ARCHITECT DIRECTS. CONDUCT THE TEST IN THE PRESENCE OF AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT. DEMONSTRATE THAT ALL SYSTEMS AND EQUIPMENT ARE:
   A. OPERATING IN ACCORDANCE WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   B. FREE FROM ALL ELECTRICAL AND MECHANICAL DEFECTS.
   C. FREE FROM SHORT CIRCUITS AND GROUNDS OTHER THAN INTENTIONAL GROUNDS.
2. CONDUCT ALL OTHER AND ADDITIONAL TESTS THAT ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION OR ARE REQUESTED BY THE ARCHITECT.
3. ALL COSTS INCURRED, INCLUDING REQUIRED INSTRUMENTS AND PERSONNEL FOR THE TESTS, SHALL BE PAID FOR BY THE CONTRACTOR.

3.7 CUTTING AND PATCHING

A. BE RESPONSIBLE FOR THE CUTTING AND PATCHING OF ROUGH OR FINISH WORK REQUIRED BY THIS INSTALLATION. PATCHING SHALL BE OF THE SAME MATERIAL, FINISH AND WORKMANSHIP AS THE ORIGINAL WORK, AND WHEN REQUIRED BY THE ARCHITECT, DONE BY MECHANICS OF THE ORIGINAL TRADE AT CONTRACTOR'S EXPENSE.

NOTES TO CONTRACTOR:

1. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THEIR BID, SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES.
2. CONTRACTOR TO APPLY AND OBTAIN ALL REQUIRED UTILITY SERVICES. CONNECTION AND ALL OTHER REQUIRED FEE TO BE PAID BY OWNER.
3. AS BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. ALL APPROVED OPERATING & OWNER'S MANUALS, SERVICE MAINTENANCE AND WARRANTY DOCUMENTS SHALL BE GIVEN TO ARCHITECT TOGETHER WITH THE CLOSING DOCUMENTS.
5. FOR TYPE, MAKE AND MODEL OF LIGHT FIXTURES SEE ARCHITECTURAL DRAWINGS OR VERIFY WITH ARCHITECT.

FIRE/LIFE SAFETY NOTE:

FIRE/LIFE SAFETY SYSTEM DESIGN IS NOT PART OF THIS DRAWINGS AND SHALL BE DONE BY OTHERS UNDER SEPARATE CONTRACT. G.C. TO INCLUDE IN HIS BID THE COST FOR DESIGN & INSTALLATION OF FIRE/LIFE SAFETY SYSTEM, INCLUDING ALL REQUIRED PLAN CHECK AND PERMIT FEES.

ADDITIONAL NOTE:

ALL WORK SHALL COMPLY WITH 2022 CALIFORNIA ELECTRIC CODE AND 2022 CALIFORNIA ENERGY CODE.

ELECTRICAL EQUIPMENT NOTE:

ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.

SHEET INDEX

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E-2.1	KITCHEN EQUIPMENT, LIGHTING SCHEDULE AND DETAIL
E-3.0	PARTIAL LIGHTING PLAN(1) AND NOTES
E-3.1	PARTIAL LIGHTING PLAN(2) AND NOTES
E-3.2	PARTIAL POWER PLAN(1) AND NOTES
E-3.3	PARTIAL POWER PLAN(2) AND NOTES
E-4.0	INDOOR LIGHTING COMPLIANCE TITLE 24 FORMS
E-4.1	INDOOR LIGHTING COMPLIANCE TITLE 24 FORMS

ELECTRICAL SYMBOLS

(ALL SYMBOLS ARE NOT NECESSARILY BEEN USED IN THIS PROJECT)

SYMBOL	DESCRIPTION
A, o, 3	LIGHT OUTLET o–SWITCH DESIGNATION 3–CIRC. NO. (SEE PANEL) A–FIXTURE TYPE (SEE SCHEDULE)
-///	CONDUIT RUN CONCEALED IN WALL OR CEILING. CROSS LINES INDICATE NO. OF #12 COPPER WIRES EXCLUDING GROUND CONDUCTORS WHERE REQUIRED.(INSULATION TYPE THHN/THWN U.O.N)
-----	CONDUIT RUN IN FLOOR OR U.G.
—X—	CONDUIT RUN, EXPOSED
—o	CONDUIT STUB UP
—●	CONDUIT STUB DOWN
—S—	SOUND SYSTEM CONDUIT
—T—	TELEPHONE CONDUIT ONLY
—■	CONDUIT SEAL
—||—	GROUND CONNECTION
—]	CONDUIT STUB OUT WITH CAP
—o—	FLEXIBLE CONDUIT
—o\	PANEL MOUNTED CIRCUIT BREAKER
—o\ □	PANEL MOUNTED FUSED SWITCH
$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE WAY SWITCH
$M	MOTOR RATED SWITCH
$TO	THERMAL OVERLOAD PROTECTION
MS	VACANCY SENSOR (MANUAL-ON OCCUPANCY SENSOR)
D	DIMMER/MANUAL LIGHT SWITCH COMBO (ELV)
D1	DIMMER/MANUAL LIGHT SWITCH COMBINATION (MLV)
D2	DIMMER/MANUAL LIGHT SWITCH COMBINATION (0-10V)
	OCCUPANCY SENSOR (50% DIMMING CAPABLE) (CLG.MTD.)
	OCCUPANCY SENSOR (CLG. OR WALL MTD.)
	DAYLIGHT SENSOR (MULTI-ZONE, PHOTOCELL)
	DAYLIGHT SENSOR (CLG. MTD.,SINGLE-ZONE, PHOTOCELL)
F	DISCONNECT SWITCH, FUSED
	DISCONNECT SWITCH, NON FUSED
⊢•	PUSH BUTTON
⊠	MAGNETIC MOTOR STARTER
	PANELBOARD
	SWITCHBOARD
	TERMINAL CABINET
	TELEPHONE BACKBOARD
T	TRANSFORMER
	MOTOR CONNECTION
	GROUND DUPLEX RECEPT. @ +15" U.O.N.
	CONTROLLED DUPLEX RECEPT. @ +15" U.O.N.
	DOUBLE DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE (I.G.)
	FLOOR MOUNTED RECEPTACLE
	CEILING MOUNTED RECEPTACLE
	RECEPTACLE WITH GFCI @ 42" A.F.F. (U.O.N.)
	125V.,15A OR 20A RECEPTACLE IN EXTRA DUTY WP ENCLOSURE, WR TYPE AND GFCI PROTECTED.
	ISOLATED GROUND RECEPTACLE (I.G.)
	HALF SWITCHED RECEPTACLE
	FLOOR MOUNTED 208/240V RECEPTACLE
	208/240V RECEPTACLE
OR	SPECIAL RECEPTACLE
	LOCK ON DEVICE
	JUNCTION BOX
	FLOOR MOUNTED J-BOX
	TELEPHONE OUTLET
	TELEPHONE/DATA OUTLET
	DATA OUTLET
T	THERMOSTAT OUTLET
OR	ILLUMINATED EXIT SIGN (WALL OR CLG.)

ABBREVIATIONS

SYMBOL	DESCRIPTION
A	AMPERE
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
A/C	AIR CONDITIONING
CO.	CONDUIT ONLY
CKT.	CIRCUIT
FLA	FULL LOAD AMPERES
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRD.	GROUND
HP	HORSEPOWER
I.G.	ISOLATED GROUND
LTG.	LIGHTING
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
PB	PULL BOX
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
VL	VERIFY LOCATION
WP/EDWP	WEATHER PROOF/EXTRA DUTY WEATHERPROOF
WR	WEATHER RESISTANT

REGISTERED PROFESSIONAL ENGINEER — William A. Killoughey — No. E23082 — Exp. 9/30/24 — ELECTRICAL — STATE OF CALIFORNIA

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

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ISSUE DATE: 12/05/2023

DRAWING TITLE:
NOTES, SYMBOLS AND ELECTRICAL SPECIFICATIONS

DRAWING NUMBER:
E-1.0

EXISTING

120/208 V, 3 PH, 4 WIRE
100A BUS, A.I.C.
MAIN

PANEL: "RA" (W/GND. BUS)

	CT No	C.B. AMP	P	OUTLETS LTG	REC	ETC	LOAD (VA) L-1	L-2	L-3	L.C.L LOAD	EQUIP. LOAD	DESCRIPTION	WIRE SIZE
✱□	1	20	1	9			218			218		LIGHTING KITCHEN	#10
✱⊠	3	20	1	20				700		700		LIGHTING BAR	#10
✱□	5	20	1	17					476	476		LIGHTING KITCHEN	#10
□	7	20	1				500					WALKING REFRIGERATOR (EXISTING)	(E)
□	9	20	1					500				WALKING REFRIGERATOR (EXISTING)	(E)
⊠	11	20	1		1				695		695	SELF-CONTAINEDREFRIGERATOR EQ#45	#10
⊠	13	20	1		1		580				580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
□	15	20	1					500				PLUGS (EXISTING)	(E)
□	17	20	1						500		500	OVEN (EXISTING)	(E)
⊠	19	20	1				500				500	OVEN (EXISTING)	(E)
⊠	21	20	1		1			580			580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
⊠	23	20	1		1				300		300	UNDER TABLE FOR DRINK MACHINE (EXISTING)	(E)
□	25	20	1		1		300				300	UNDER TABLE FOR DRINK MACHINE (EXISTING)	(E)
⊠	27	20	1		3			540				PLUGS OFFICE ROOM	#10
□	29	20	1						500			PLUGS (EXISTING)	(E)
⊠	31	20	1				500					TELEPHONE (EXISTING)	(E)
□	33	20	1					500				PLUGS (EXISTING)	(E)
□	35	20	1						500			PLUGS (EXISTING)	(E)
□	37	20	1				500					PLUGS (EXISTING)	(E)
□	39	20	1					500				PLUGS (EXISTING)	(E)
□	41	20	1						500			PLUGS (EXISTING)	(E)
⊠	2	20	1		1		1800			1800		SHOW WINDOW	#12
⊠	4	20	1		1			1800		1800		SHOW WINDOW	#10
⊠	6	20	1		1				1800	1800		SHOW WINDOW	#10
□	8	20	1				500					PLUGS (EXISTING)	(E)
⊠	10	20	1		1			580			580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
⊠	12	20	1		1				580		580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
⊠	14	20	1		1		865				865	SELF-CONTAINED PREP TABLE EQ#48	#10
⊠	16	20	1		1			865			865	SELF-CONTAINED PREP TABLE EQ#48	#12
⊠	18	20	1		1				865		865	SELF-CONTAINED PREP TABLE EQ#48	#12
⊠	20	20	2		1		562				562	BAR GLASS DISHWASHER EQ#22	#12
⊠	22	/						562			562	W/CKT.#20	V
□	24	20	1		1				500			PLUGS (EXISTING)	(E)
□	26	20	1				500					PLUGS (EXISTING)	(E)
□	28	20	2		1			1500				PLUGS (EXISTING)	(E)
□	30	/							1500			W/CKT.#28 (EXISTING)	(E)
□	32	20	1				500					HEATER (EXISTING)	(E)
□	34	20	1					500				PLUGS (EXISTING)	(E)
□	36	20	1						500			PLUGS (EXISTING)	(E)
□	38	20	1				500					PLUGS (EXISTING)	(E)
□	40	20	1					500				PLUGS (EXISTING)	(E)
□	42	20	1						500			PLUGS (EXISTING)	(E)
							8325	10127	9716	6794	8334		

TOTAL LOAD & SPARE	28,168	VA.
65% DEMAND FOR EQUIP. LOAD	5,417	VA.
125% OF LCL	1,698	VA.
TOTAL	26,949	VA. @ 120/208 V, 3PH = 74.8 AMPS

□ – EXISTING CIRCUIT BREAKER WITH THEIR RESPECTIVE LOAD TO REMAIN AND TO BE REUSE FOR TENANT IMPROVEMENT.

⊠ – EXISTING CIRCUIT BREAKER TO BE REUSE FOR TENANT IMPROVEMENT. E.C. TO INTERCEPT CONDUIT/WIRES, EXTEND AS NEEDED AND CONNECT TO NEW POWER LOAD.

△ – PROVIDE NEW CIRCUIT BREAKER, RATING AS SHOWN.

✱ – EXISTING CIRCUIT BREAKER BEING CONTROLLED BY TIMECLOCK.

✱✱ – EXISTING CIRCUIT BREAKER TO BE CONTROLLED BY NEW TIMECLOCK.

– CONDUCTORS OF A MULTI-WIRE BRANCH CIRCUIT SHALL ORIGINATE FROM THE SAME PANELBOARD. THE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT POINT WHERE THE BRANCH CIRCUIT ORIGINATES.

⊞ – EXISTING CIRCUIT BREAKER TO REMAIN.

EXISTING

120/208 V, 3 PH, 4 WIRE
200A BUS, A.I.C.
MAIN

PANEL: "RB" (W/GND. BUS)

	CT No	C.B. AMP	P	OUTLETS LTG	REC	ETC	LOAD (VA) L-1	L-2	L-3	L.C.L LOAD	EQUIP. LOAD	DESCRIPTION	WIRE SIZE
✱⊠	1	20	1	33			400			400		LIGHTING-DINING REA	#10
✱⊠	3	20	1	4				100		100		LIGHTING-DINING REA	#10
✱⊠	5	20	1	3					64	64		LIGHTING-DINING REA	#10
✱⊠	7	20	1	9			200			200		LIGHTING-DINING REA	#10
✱⊠	9	20	1	9		3		125		125		LIGHTING-REST ROOM	#10
✱⊠	11	20	1	14		4			200	200		LIGHTING-REST ROOM	#10
□	13	20	1		1		200					BAR REFRIGERATOR FAN (EXISTING)	(E)
□	15	30	1		1			500			500	BAR DISHWASHER (EXISTING)	(E)
□	17	20	1		1				500		500	BAR DISHWASHER (EXISTING)	(E)
□	19	20	1		1		200				200	BAR REFRIGERATOR FAN (EXISTING)	(E)
⊠	21	20	1		1			580			580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
□	23	20	1		1				500			TIMER (EXISTING)	(E)
□	25	20	1									SPARE (EXISTING)	(E)
□	27	20	2		1			1500			1500	HOT WATER (EXISTING)	(E)
□	29	/							1500		1500	W/CKT.#27 (EXISTING)	(E)
⊠	31	60	3		1		5000				5000	CONVEYOR DISHWASHER EQ#29	#8
□	33	/						5000			5000	W/CKT.#31	V
□	35	/							5000		5000	W/CKT.#31	V
⊠	37	20	1		1		500					PLUGS (EXISTING)	(E)
⊠	39	20	1		1			500				PLUGS (EXISTING)	(E)
⊠	41	20	1		1				500			FIRE ALARM PANEL (EXISTING)	(E)
⊠	2	20	1		1		1800			1800		SHOW WINDOW	#10
⊠	4	20	1		1			1800		1800		SHOW WINDOW	#10
⊠	6	20	1		1				1800	1800		SHOW WINDOW	#10
⊠	8	20	1		1		1800			1800		SHOW WINDOW	#10
⊠	10	20	1		1			1800		1800		SHOW WINDOW	#10
⊠	12	20	1		1				1800	1800		SHOW WINDOW	#10
□	14	20	1		7		1260					PLUGS REST ROOM (EXISTING)	(E)
□	16	20	1		1			500				PLUG(SOFT DRINK COMPRESSOR) (EXISTING)	(E)
□	18	20	1						400			PLUGS-RECEPTION (EXISTING)	(E)
⊠	20	20	1				580				580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
□	22	20	1					500				PLUGS-COMPUTER (EXISTING)	(E)
□	24	20	1						500			PLUGS (EXISTING)	(E)
□	26	20	1				500					PLUGS (EXISTING)	(E)
□	28	20	1					500				PLUGS (EXISTING)	(E)
□	30	20	1						200			KITCHEN HOOD CLEAN CONTROL BOX (EXISTING)	(E)
□	32	20	1				200					PLUGS RESTROOM (EXISTING)	(E)
□	34							500				PLUGS (EXISTING)	(E)
□	36	20	1						500			PLUGS (EXISTING)	(E)
□	38						500					PLUGS (EXISTING)	(E)
□	40	20	1					500				PLUGS (EXISTING)	(E)
□	42	20	1						580		580	SELF-CONTAINED 2 DOOR BACK BAR REF EQ#9	#10
							13140	14405	14044	11889	20940		

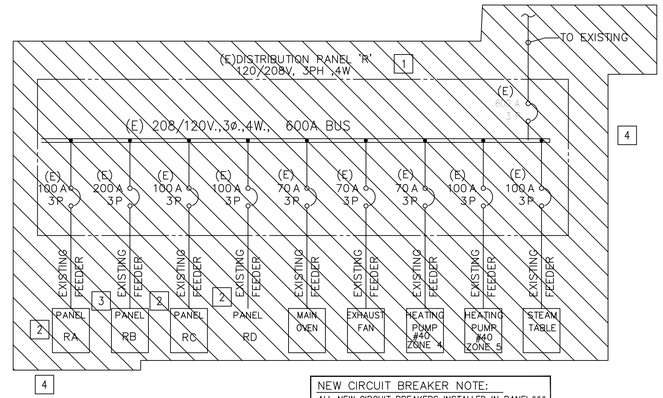
TOTAL LOAD & SPARE	41,589	VA.
65% DEMAND FOR EQUIP. LOAD	13,611	VA.
125% OF LCL	2,972	VA.
TOTAL	37,232	VA. @ 120/208 V, 3PH =103.4 AMPS

□ – EXISTING CIRCUIT BREAKER WITH THEIR RESPECTIVE LOAD TO REMAIN AND TO BE REUSE FOR TENANT IMPROVEMENT.

⊠ – EXISTING CIRCUIT BREAKER TO BE REUSE FOR TENANT IMPROVEMENT. E.C. TO INTERCEPT CONDUIT/WIRES, EXTEND AS NEEDED AND CONNECT TO NEW POWER LOAD.

△ – PROVIDE NEW CIRCUIT BREAKER, RATING AS SHOWN.

⊞ – EXISTING CIRCUIT BREAKER TO REMAIN.



VOLTAGE DROP NOTE:

THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.

NEW CIRCUIT BREAKER NOTE:

ALL NEW CIRCUIT BREAKERS INSTALLED IN PANEL### SHALL MATCH THE HIGHEST EXISTING AIC RATED CIRCUIT BREAKER WITHIN THAT BOARD. INSPECTOR TO VERIFY HIGHEST AIC RATING AT THE SITE.

EXISTING SINGLE LINE DIAGRAM

SPECIFIC NOTES

1. EXISTING DISTRIBUTION PANEL – 'R' TO REMAIN.
2. EXISTING PANEL BOARD. 100A BUS., 120/208V.,3ø.,4W WITH 42 CKTS. TO BE REUSE FOR EXISTING SPACE'S TENANT IMPROVEMENT REMAIN.
3. EXISTING PANEL BOARD. 200A BUS., 120/208V.,3ø.,4W WITH 42 CKTS. TO BE REUSE FOR EXISTING SPACE'S TENANT IMPROVEMENT REMAIN.
4. ALL EQUIPMENT IN THE HATCHED AREA IS TO REMAIN.

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT

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ISSUE DATE: 12/05/2023

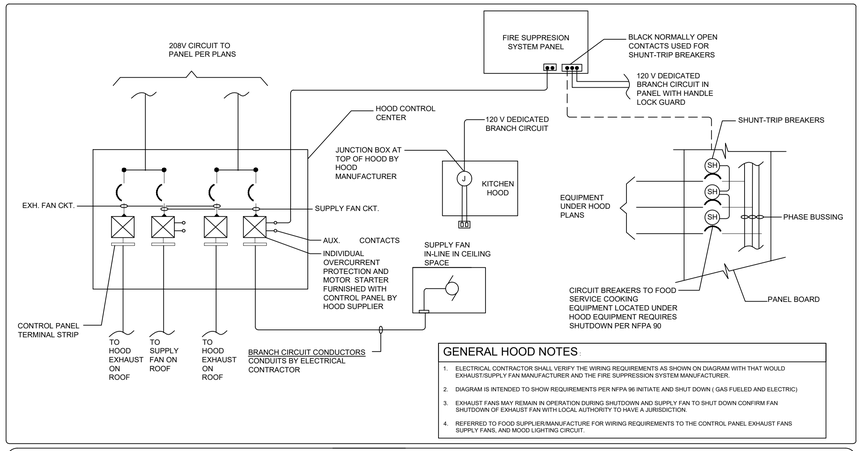
DRAWING TITLE:
EXISTING
SINGLE LINE DIAGRAM
AND PANEL SCHEDULES

DRAWING NUMBER:

E-2.0

REGISTERED PROFESSIONAL ENGINEER
Gregory Wolfley
No. E-26008
Exp. 9/30/24
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GENERAL HOOD NOTES:

1. ELECTRICAL CONTRACTOR SHALL VERIFY THE WIRING REQUIREMENTS AS SHOWN ON DIAGRAM WITH THAT WOULD EXHAUST/SUPPLY FAN MANUFACTURER AND THE FIRE SUPPRESSION SYSTEM MANUFACTURER.
2. DIAGRAM IS INTENDED TO SHOW REQUIREMENTS PER NFPA 96 INITIATE AND SHUT DOWN (GAS FUELED AND ELECTRIC)
3. EXHAUST FANS MAY REMAIN IN OPERATION DURING SHUTDOWN AND SUPPLY FAN TO SHUT DOWN CONFIRM FAN SHUTDOWN OF EXHAUST FAN WITH LOCAL AUTHORITY TO HAVE A JURISDICTION.
4. REFERRED TO FOOD SUPPLIER/MANUFACTURE FOR WIRING REQUIREMENTS TO THE CONTROL PANEL EXHAUST FANS SUPPLY FANS, AND MOOD LIGHTING CIRCUIT.

- TYPCAL KITCHEN HOOD FIRE SUPPRESION SYSTEM DIAGRAM

SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE	SUYMBOL	DESCRIPTION	MANUFACTURE/ CATALOG NO.	FIXTURE WATTS	VOLTS		
A A1	A A1	4" FLAT CANOPY PLATE	CLARTE LIGHT/ SMR1-201-PAR16-ETTO	12	120		
B		MINI PENDANT MONOPOINT CORD COLOR: BLACK FINISH: BLACK	(1) 50W G40 E26 2700 (WARM)	50	120		
C C1		FLEXIBLE LED TAPE LIGHT	ELITE LED LIGHT/ LB100 INDOOR SINGLE COLOR SERIES	1.5W/FT	120	CLASS 2 - 40W DIMMABLE DRIVE CLASS 2 - 60W DIMMABLE DRIVE	
D		2X2 EDGE-LIT LED PANEL LIGHT	WILLIAMS	28W	120		
E	E	4" LED CAN LIGHT	LITHONIA - LDN4SQ	13	120	.	
F	F	2X2 EDGE-LIT LED PANEL LIGHT SURFACE	WILLIAMS	28W	120		
G	G	2' SURFACE MOUNTED LINEAR LIGHT	WILLIAMS	21.3	120		
	EXIT	EXIT SIGNAGE	LITHONIA - EDGR		120	EMERGENCY BATTERY SHALL BE RATED FOR MINIMUM OF 90 MIN.AT FULL LOAD.	
		EMERGENCY LIGHT					

EQUIPMENT SCHEDULE

ITEM NO.	QTY.	SUPP. BY	SET IN PLACE BY	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS	ELECTRICAL REQUIREMENTS							PLUMBING REQUIREMENTS						
								VOLTAGE	PH.	AMP.	H.P.	K.W.	HGT.	REMARKS	GAS	H.W.	C.W.	DRN.	BTU	HGT.	REMARKS
9	7	FSV	GC	SELF-CONTAINED 2 DOOR BACK BAR REFRIGERATOR	ATOSA	MBB59GGR	INDIRECT DRAIN	115	1	2.3	1/7		+18"								
22	1	FSV	GC	BAR GLASS DISHWASHER	PERLICK	PKHT24		208	1	33.0	1/5	5.3	+18"								
29	1	VEND	VEND	CONVEYOR DISHWASHER	AUTO-CHLOR	AC44		208	3	60.0							3/4	2			
45	1	FSV	GC	SELF-CONTAINED WORKTOP REFRIGERATOR w/ 4 DRAWERS AND 1 DOOR w/ LOCKING CASTERS	TRUE	TWT-93D-4-HC		115	1	2.2	1/5		+18"								
48	3	FSV	GC	SELF-CONTAINED PREP TABLE w/ 4 DRAWERS AND LOCKING CASTERS	TRUE	TSSU-60-16D-4-HC		115	1	6.5	1/3		+18"								

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ARCHITECTURAL PROJECT NO.: 23080

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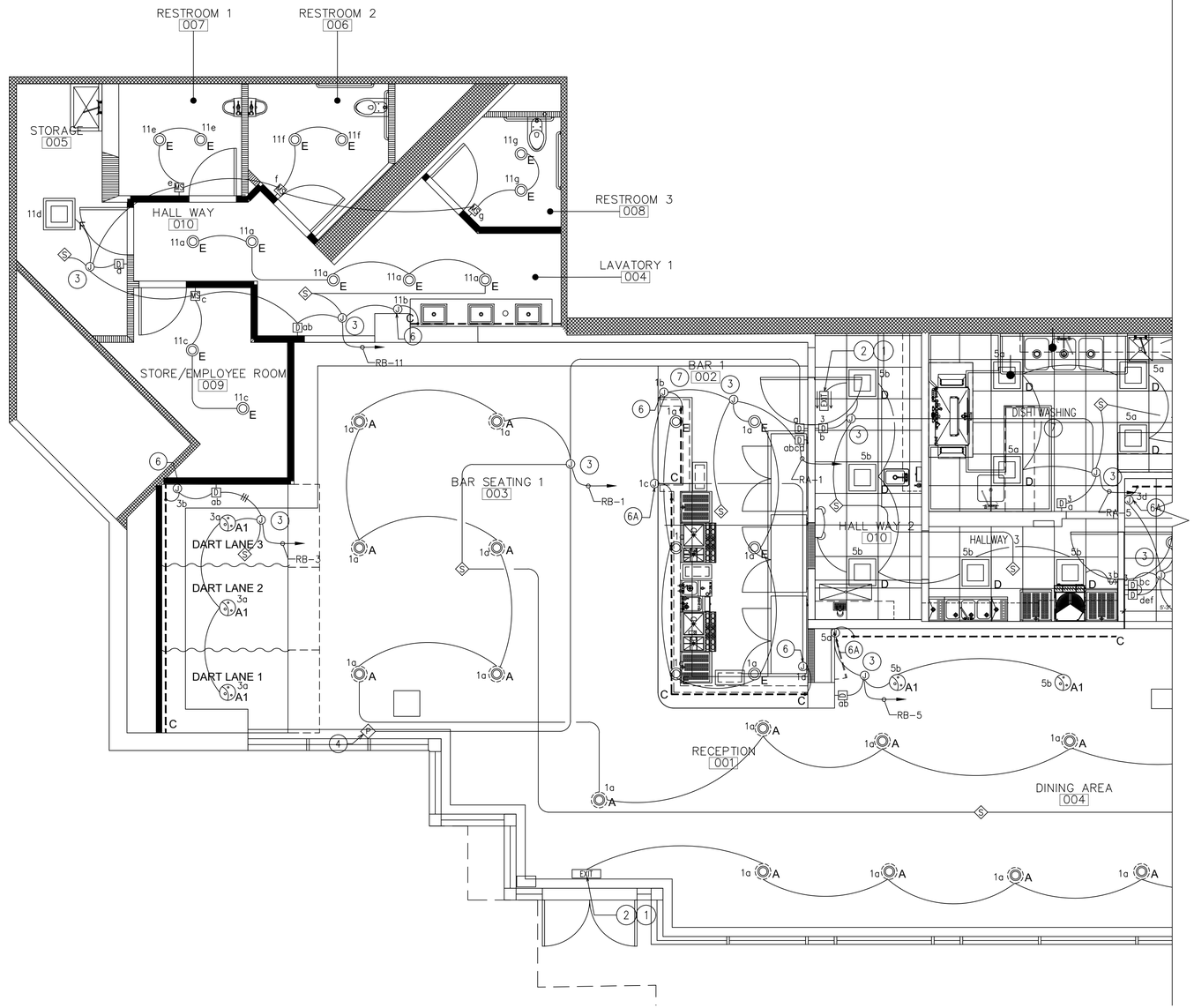
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ISSUE DATE: 12/05/2023

DRAWING TITLE:
KITCHEN EQUIPMENT SCHEDULE, LTG. SCHEDULE AND DETAIL

DRAWING NUMBER:
E-2.1



- PARTIAL LIGHTING PLAN

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

LIGHTING CONTROL SCHEDULE

CONTACT PERSON : TAMI JOHNSON (626-775 6121) CLS

SYMBOL	DESCRIPTION
D	DIMMER SWITCH (0-10 DIMMER) CATALOG: DS710-10Z MANUFACTURER: LEVITON
S	OCCUPANCY SENSOR (CEILING MOUNT) CATALOG: OSC20-M0W WITH POWER PACK MANUFACTURER: LEVITON
P	DAYLIGHT SENSOR (SINGLE ZONE) CATALOG: ODCOP-DOW MANUFACTURER: LEVITON

SHOWN FOR REFERENCE ONLY, VERIFY WITH OWNER/ARCHITECT EXACT MANUFACTURER/CATALOG NUMBER

SPECIFIC NOTES

1. THE BRANCH CIRCUIT FEEDING EMERGENCY EGRESS/EXIT FIXTURES SHALL BE ON THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE ARE AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
2. ALL LIGHTING EQUIPMENT WITH EMERGENCY BATTERY SHALL BE RATED FOR MINIMUM OF 90 MINUTE AT FULL LOAD.
3. JUNCTION BOX FOR ROOM CONTROLLER WITH POWER PACK BY LEVITON, FOR LOW VOLTAGE INTERCONNECTION TO CONTROLLER AND OCCUPANCY SENSOR BY LEVITON. VERIFY EXACT LOCATION AND REQUIREMENTS BEFORE START OF WORK. PROVIDE ADDITIONAL POWER PACK AS NEEDED.
4. PHOTOSENSOR FOR PRIMARY DAYLIT ZONE SHALL BE MOUNTED CLOSE TO WINDOW AND SHALL SENSE ONLY DAYLIGHT CONTRIBUTION AND NOT THE ELECTRIC LIGHT FROM LIGHT FIXTURES.
5. LIGHTING OVERRIDE SWITCH SHALL ALLOW THE LIGHTING TO REMAIN 'ON' FOR MAXIMUM 2-HOURS WHEN IT IS INITIATED.
6. FOR CONNECTION TO 40W REMOTE CLASS 2 DIMMABLE DRIVER, VERIFY WITH MANUFACTURER EXACT REQUIREMENTS. SHALL BE LOCATED IN ACCESSIBLE CEILING SPACE.

6A. FOR CONNECTION TO 60W REMOTE CLASS 2 DIMMABLE DRIVER, VERIFY WITH MANUFACTURER EXACT REQUIREMENTS. SHALL BE LOCATED IN ACCESSIBLE CEILING SPACE.

7. CONTRACTOR TO ENSURE ALL LIGHTING FIXTURES HAVE PROTECTIVE COVERS OR SHATTERPROOF BULBS IN KITCHEN, FOOD PREPARATION AREAS, FRONT SERVICE AREAS, & DISHWASHING AREAS.
8. PROVIDE JUNCTION BOX AND MOUNTING HARDWARE.

LIGHTING NOTES

- A ALL LIGHT CONTROLS AND LIGHT FIXTURES SHALL BE SELECTED BY ARCHITECT/OWNER, FURNISHED AND INSTALLED BY CONTRACTOR.
- B VERIFY TYPE OF CEILING, MOUNTING DETAILS, REQUIRED HANGERS & FASTENERS, TRIMS AND VOLTAGE PRIOR TO PLACING THE ORDER.
- C ALL RECESSED DOWNLIGHTS TO BE THERMALLY PROTECTED PER N.E.C. & U.L. REQUIREMENTS.
- D USE C.E.C. APPROVED LED, FLUOR. LAMPS & ELECTRONIC BALLAST FOR ALL FLUORESCENT LIGHT FIXTURES.
- E FOR EXACT LOCATION OF ALL LIGHT FIXTURES & MOUNTING HEIGHTS, SEE ARCHITECTURAL DRAWINGS.
- F INSTALL SWITCHES IN A GANG BOX UNDER COMMON COVERPLATE, WHERE APPLICABLE.
- G ALL LIGHT FIXTURES USED IN THE PROJECT SHALL BE LISTED FOR INTENDED USE.
- H ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
- I PROVIDE 365 DAYS PROGRAMABLE TIME CLOCK, 120V RELAYS AND 600W PHOTO-CELL ON ROOF AS NEEDED.

ADDITIONAL NOTES:

1. ALL ELECTRICAL RECEPTACLES SHALL NOT BE LESS THAN 15" FROM BOTTOM OF THE OUTLET BOX MEASURED TO THE FINISH FLOOR.
2. ALL OPERABLE CONTROLS DEVICES, SHALL HAVE OPERABLE PARTS OF THE CONTROLS LOCATED NO HIGHER THAN 48" & NO LOWER THAN 18" ABOVE THE FLOOR PER A.D.A. REQUIREMENTS. RESOLVE ANY CONFLICT IN MOUNTING HEIGHT WITH ARCHITECT/OWNER PRIOR TO ROUGH IN.
3. ELECTRICAL CONTROLS AND SWITCHES SHALL BE NOT MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX MEASURED TO THE FINISH FLOOR PER CBC 11B-308.1.1.

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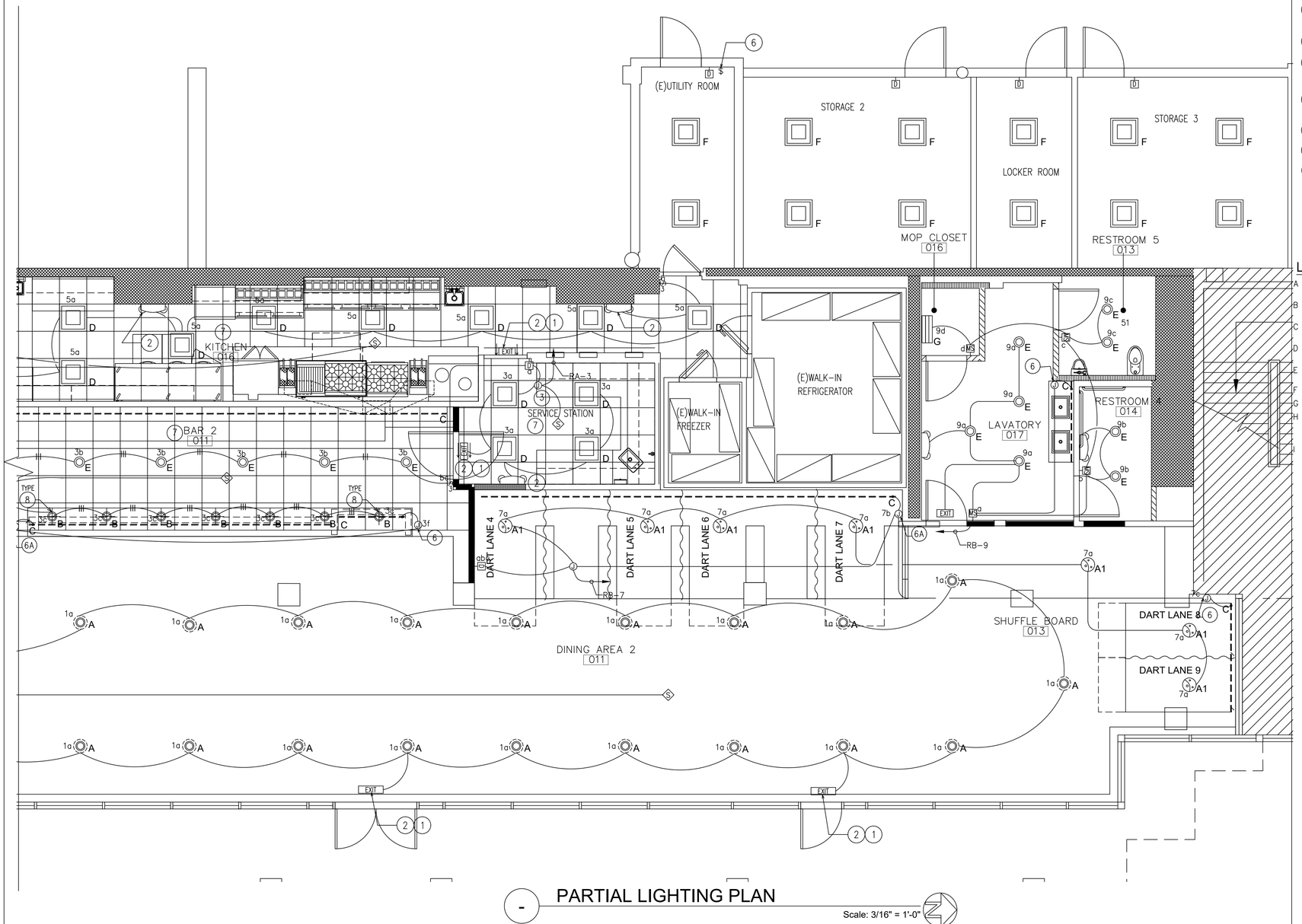
ISSUE DATE: 12/05/2023

DRAWING TITLE:
PARTIAL LIGHTING PLAN, AND NOTES

DRAWING NUMBER:
E-3.0

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PARTIAL LIGHTING PLAN

Scale: 3/16" = 1'-0"

SPECIFIC NOTES

1. THE BRANCH CIRCUIT FEEDING EMERGENCY EGRESS/EXIT FIXTURES SHALL BE ON THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE ARE AND CONNECTED AHEAD OF ANY LOCAL SWITCHES.
2. ALL LIGHTING EQUIPMENT WITH EMERGENCY BATTERY SHALL BE RATED FOR MINIMUM OF 90 MINUTE AT FULL LOAD.
3. JUNCTION BOX FOR ROOM CONTROLLER WITH POWER PACK BY LEVITON, FOR LOW VOLTAGE INTERCONNECTION TO CONTROLLER AND OCCUPANCY SENSOR BY LEVITON. VERIFY EXACT LOCATION AND REQUIREMENTS BEFORE START OF WORK. PROVIDE ADDITIONAL POWER PACK AS NEEDED.
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8. PROVIDE JUNCTION BOX AND MOUNTING HARDWARE.

LIGHTING NOTES

- A. ALL LIGHT CONTROLS AND LIGHT FIXTURES SHALL BE SELECTED BY ARCHITECT/OWNER, FURNISHED AND INSTALLED BY CONTRACTOR.
- B. VERIFY TYPE OF CEILING, MOUNTING DETAILS, REQUIRED HANGERS & FASTENERS, TRIMS AND VOLTAGE PRIOR TO PLACING THE ORDER.
- C. ALL RECESSED DOWNLIGHTS TO BE THERMALLY PROTECTED PER N.E.C. & U.L. REQUIREMENTS.
- D. USE C.E.C. APPROVED LED, FLUOR. LAMPS & ELECTRONIC BALLAST FOR ALL FLUORESCENT LIGHT FIXTURES.
- E. FOR EXACT LOCATION OF ALL LIGHT FIXTURES & MOUNTING HEIGHTS, SEE ARCHITECTURAL DRAWINGS.
- F. INSTALL SWITCHES IN A GANG BOX UNDER COMMON COVERPLATE, WHERE APPLICABLE.
- G. ALL LIGHT FIXTURES USED IN THE PROJECT SHALL BE LISTED FOR INTENDED USE.
- H. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
- I. PROVIDE 365 DAYS PROGRAMABLE TIME CLOCK, 120V RELAYS AND 600W PHOTO-CELL ON ROOF AS NEEDED.

ADDITIONAL NOTES:

1. ALL ELECTRICAL RECEPTACLES SHALL NOT BE LESS THAN 15" FROM BOTTOM OF THE OUTLET BOX MEASURED TO THE FINISH FLOOR.
2. ALL OPERABLE CONTROLS DEVICES, SHALL HAVE OPERABLE PARTS OF THE CONTROLS LOCATED NO HIGHER THAN 48" & NO LOWER THAN 18" ABOVE THE FLOOR PER A.D.A. REQUIREMENTS. RESOLVE ANY CONFLICT IN MOUNTING HEIGHT WITH ARCHITECT/OWNER PRIOR TO ROUGH IN.
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LIGHTING CONTROL SCHEDULE

CONTACT PERSON : TAMI JOHNSON (626-775 6121) CLS

SYMBOL	DESCRIPTION
D	DIMMER SWITCH (0-10 DIMMER) CATALOG: DS710-10Z MANUFACTURER: LEVITON
S	OCCUPANCY SENSOR (CEILING MOUNT) CATALOG: OSC20-M0W WITH POWER PACK MANUFACTURER: LEVITON
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ISSUE DATE: 12/05/2023

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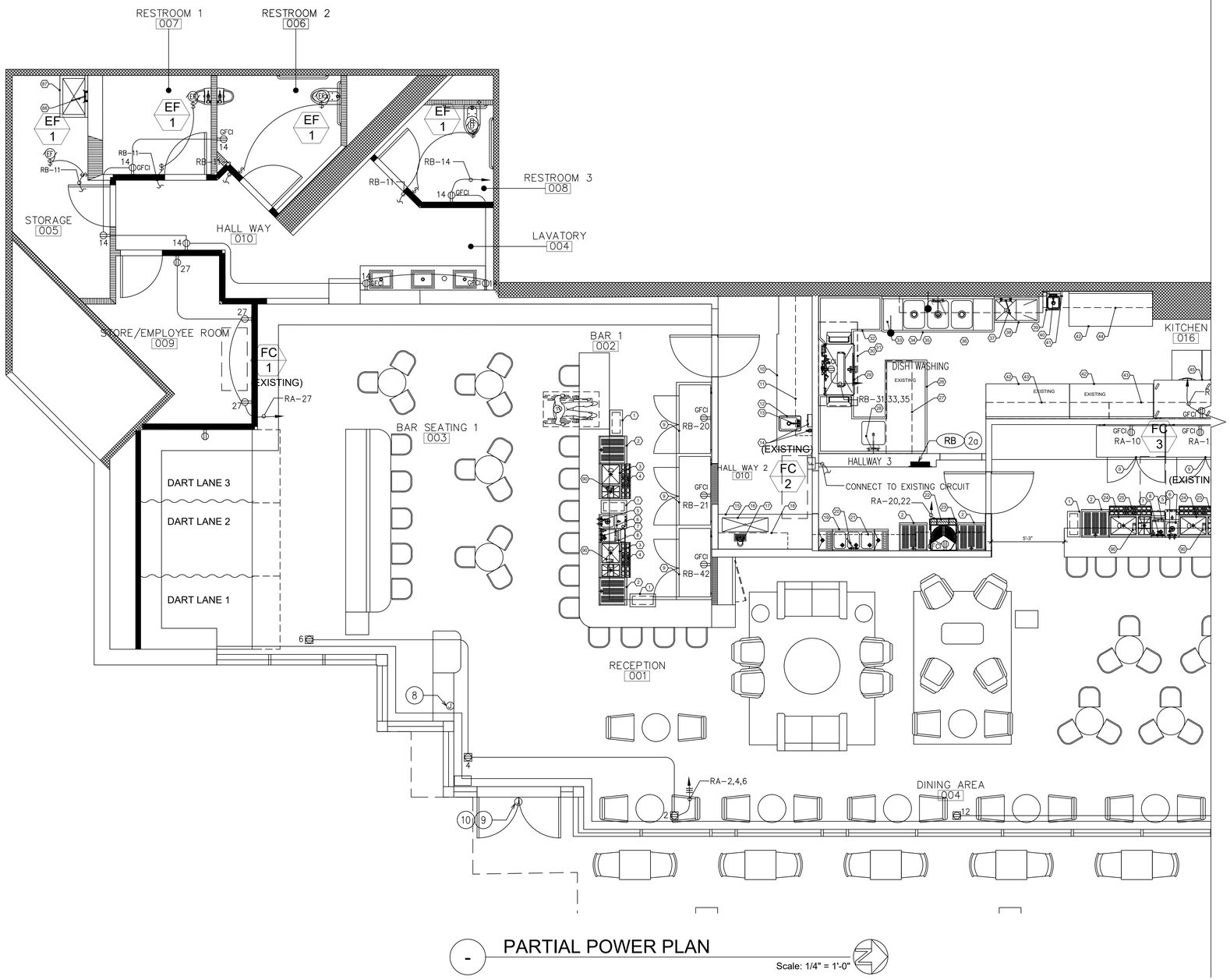
PARTIAL LIGHTING PLAN, AND NOTES

DRAWING NUMBER:

E-3.1

REGISTERED PROFESSIONAL ENGINEER
Alfred W. Worley
No. E-16008
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PARTIAL POWER PLAN

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

SPECIFIC NOTES

1. REUSE EXISTING LAND LORAD'S PANEL BOARD, 100A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
1A. EXISTING LAND LORAD'S PANEL BOARD, 100A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
2. EXISTING LAND LORAD'S PANEL BOARD, 100A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
2A. REUSE EXISTING LAND LORAD'S PANEL BOARD, 200A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
3. REUSE EXISTING LAND LORAD'S PANEL BOARD, 600A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
4. PROVIDE TIMECLOCK AND LIGHTING CONTACTOR FOR INTERIOR/EXTERIOR SIGNAGE CONTROL. SEE DETAIL ON SHEET E-3.0 FOR MORE INFORMATION. COORDINATE WITH OWNER FOR CONTROL SCHEDULING AND ADDITIONAL REQUIREMENTS. VERIFY EXACT MOUNTING LOCATION. (CKT. SHOWN ON PLAN) FIELD VERIFY EXACT LOCATION WITH ARCHITECT
5. APPROXIMATE LOCATION OF TELEPHONE TERMINAL. FIELD VERIFY TELEPHONE SERVICE EQUIPMENT REQUIREMENTS, LOCATION AND MOUNTING HEIGHT WITH OWNER/LANDLORD. PROVIDE A DEDICATED RECEPTACLE/TEL./DATA FOR TEL. EQUIPMENT AND ALL OTHER DEVICES REQUIRED FOR TEL. SERVICE EQUIPMENT INSTALLATION.(CKT. SHOWN ON PLAN)
6. POWER FOR FIRE ALARM PANEL BY OTHERS, FOR CONNECTION TO LANDLORD'S EXISTING FIRE LIFE SAFETY SYSTEM, VERIFY WITH LANDLORD'S ENGINEER EXACT REQUIREMENTS. (CKT. SHOWN ON PLAN)FIELD VERIFY EXACT LOCATION WITH ARCHITECT
7. PROVIDE POWER FOR SECURITY SYTEM PANEL BY OTHERS, VERIFY EXACT LOCATION AND REQUIREMENTS. (CKT. SHOWN ON PLAN)FIELD VERIFY EXACT LOCATION WITH ARCHITECT
8. PROVIDE POWER FOR AUDIO SYSTEM. INSTALLATION BY OTHERS, VERIFY WITH OWNER EXACT LOCATION AND REQUIREMENTS. (CKT. SHOWN ON PLAN)
9. EXISTING ELECTRICAL CONTRACTOR TO PROVIDE WEATHERPROOF JUNCTION BOX FOR SIGNAGE VERIFY EXACT LOCATION AND REQUIREMENTS WITH TENANT'S SIGN CONTRACTOR PRIOR TO ROUGH-IN.
10. EXISTING SIGN CONTRACTOR TO INSTALL 20A, 2POLE LOCKABLE DISCONNECT SWITCH FOR EXTERIOR SIGN. COORDINATE WITH OWNER/ARCHITECT EXACT SIGNAGE REQUIREMENTS.
11. FOR CONNECTION TO CONTROLS AND LIGHTING, VERIFY WITH WALK-IN REFRIGERATOR. MANUFACTURER'S EXACT REQUIREMENTS.
12. DISCONNECT SWITCH FOR WALK-IN REFRIGERATOR CONDENSER UNIT, VERIFY EXACT LOCATION AND REQUIREMENT PER MANUFACTURER'S.
13. POWER FOR EVAP. COIL INSIDE WALK-IN REFRIGERATOR, VERIFY EXACT LOCATION AND REQUIREMENT PER MANUFACTURER'S.
14. G.C. TO ENSURE ALL PENETRATIONS OF WALK-IN BOX ARE SEALED. WALK-IN BOX TO BE SEALED TO ADJACENT WALLS & CEILING. IF THE CLEARANCE BETWEEN TOP OF BOX & CEILING IS GREATER THAN 30", CLOSURE TO CEILING IS NOT NECESSARY.

GENERAL NOTES

A- FOR EXACT LOCATION KITCHEN EQUIPMENTS SEE ARCHITECTURAL DRAWINGS.
B- PROVIDE GROUND WIRE TO ALL HOMERUNS & BRANCH WIRING.
C- COLOR OF RECEPTACLES, SWITCHES & COVERPLATES SHALL BE WHITE. U.O.N.
D- ANY CIRCUIT FEEDING ONLY ONE RECEPTACLE SHALL HAVE 120V, 20A DUPLEX RECEPTACLE, U.O.N.
E- ALL POWER, TELE/DATA, TV OR OTHER OUTLETS SHOWN SIDE-BY-SIDE, SHALL BE MOUNTED AT 1 1/2" SEPARATION, (OR A STUD WIDTH) BETWEEN THE BOXES. MOUNT ALL OUTLETS AT +18" A.F.F., U.O.N.
F- ALL DEVICES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES, ETC. SHALL BE NEW AND U.L. LISTED FOR INTENDED USE.
G- FIRE ALARM SYSTEM:
ALTERATIONS TO FIRE-LIFE SAFETY SYSTEM TO BE BY OTHERS, (IF
H- PROVIDE NEW DIRECTORY FOR ALL SUB-PANELS IN THIS PROJECT.
I- VERIFY EXACT LOCATION AND QUANTITY OF FIRE SMOKE DAMPERS AND PROVIDE 120V POWER AS REQUIRED. SEE MECHANICAL DRAWINGS.
J- FIRE SMOKE DAMPER SHALL BE CONNECTED TO LANDLORD'S FIRE ALARM SYSTEM, COORDINATE WITH LANDLORD'S ENGINEER EXACT REQUIREMENTS.
K- HVAC RELATED WORK:
a) VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT/DEVICES WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION OF CONDUITS.
b) DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED AND FUSED WITH CURRENT LIMITING/TIME DELAY FUSES, BUSSMAN FUSETRON TYPE OR EQUAL, SIZED PER MANUFACTURERS RECOMMENDATION. IF APPLICABLE. SWITCHES SHALL HAVE "RK-5" FUSE REJECTION CLIPS.
c) FOR ITEMS TO BE FURNISHED AND/OR INSTALLED BY ELECTRICAL CONTRACTOR SEE MECHANICAL DRAWINGS.
d) REFER TO MECHANICAL DRAWINGS CONTROL DIAGRAM FOR ALL TIME SWITCHES, RELAYS, STARTERS, THERMOSTATS, CONDUIT FOR LINE/LOW VOLTAGE AS REQUIRED.
e) VERIFY LOCATION & QUANTITY OF DUCT FIRE/SMOKE DAMPERS AND VAV BOXES WITH MECHANICAL CONTRACTOR, PROVIDE POWER AS REQUIRED & CONNECT TO EXISTING FIRE ALARM SYSTEM. COORDINATE WITH FIRE ALARM SYSTEM CONTRACTOR.

LEGEND

ϕ_C - RECEPTACLES SHALL BE EQUIPPED WITH AUTOMATIC SHUT-OFF CONTROLS. THESE RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE FROM UNCONTROLLED RECEPTACLES.

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ARCHITECTURAL PROJECT NO.: 23080

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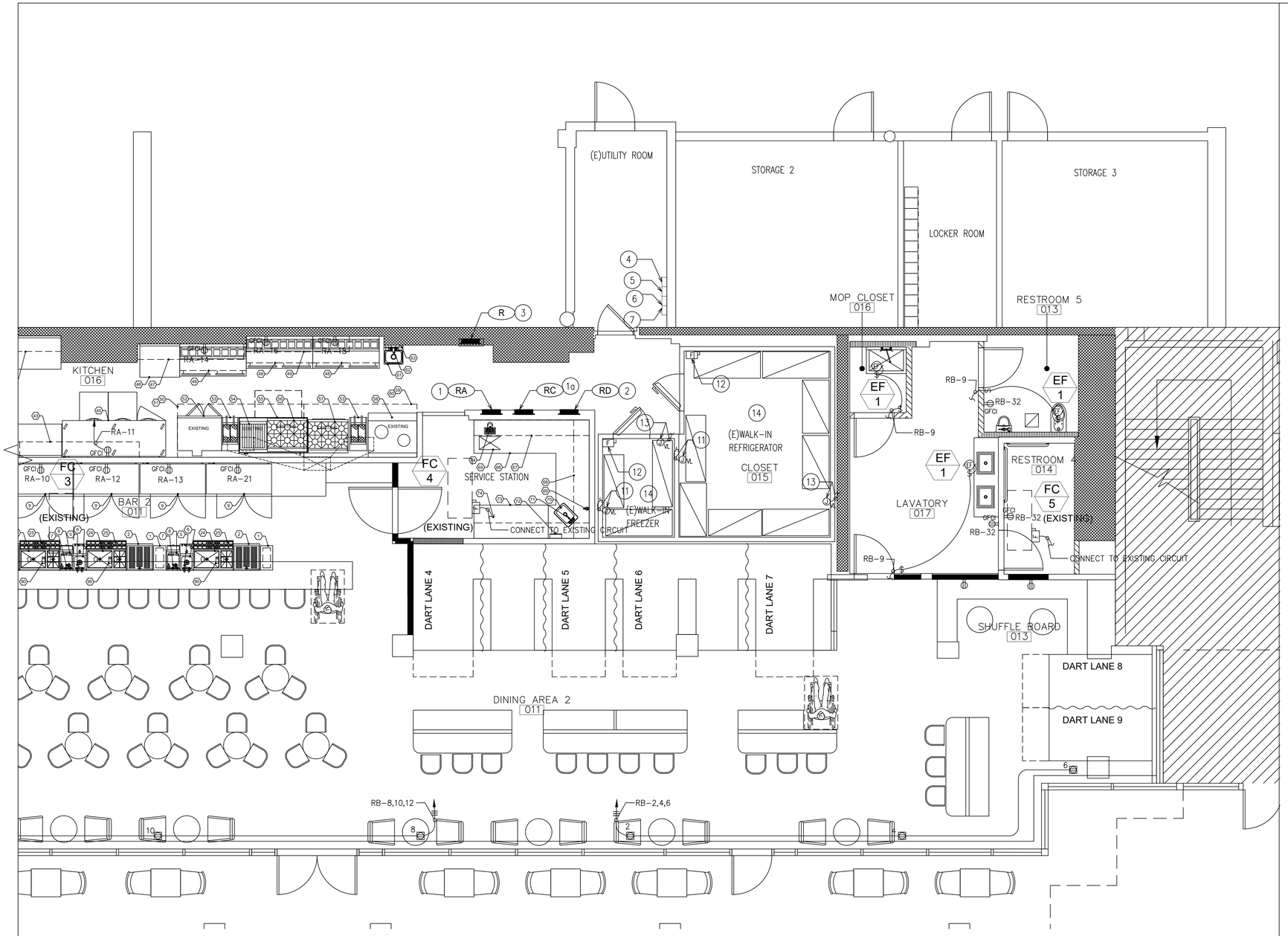
ISSUE DATE: 12/05/2023

DRAWING TITLE:
PARTIAL POWER PLAN AND NOTES

DRAWING NUMBER:
E-3.2

REGISTERED PROFESSIONAL ENGINEER — No. 23808 Exp. 9/30/24 — ELECTRICAL — STATE OF CALIFORNIA

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PARTIAL POWER PLAN

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

SPECIFIC NOTES

1. REUSE EXISTING LAND LORAD'S PANEL BOARD. 100A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
1A. EXISTING LAND LORAD'S PANEL BOARD. 100A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
2. EXISTING LAND LORAD'S PANEL BOARD. 100A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
2A. REUSE EXISTING LAND LORAD'S PANEL BOARD. 200A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
3. REUSE EXISTING LAND LORAD'S PANEL BOARD. 600A.,120/208V.,3ø.,4W. SEE SINGLE LINE DIAGRAM ON SHEET E-2.0 FOR FEEDER SCHEDULE.
4. PROVIDE TIMECLOCK AND LIGHTING CONTACTOR FOR INTERIOR/EXTERIOR SIGNAGE CONTROL. SEE DETAIL ON SHEET E-3.0 FOR MORE INFORMATION. COORDINATE WITH OWNER FOR CONTROL SCHEDULING AND ADDITIONAL REQUIREMENTS. VERIFY EXACT MOUNTING LOCATION. (CKT. SHOWN ON PLAN) FIELD VERIFY EXACT LOCATION WITH ARCHITECT
5. APPROXIMATE LOCATION OF TELEPHONE TERMINAL. FIELD VERIFY TELEPHONE SERVICE EQUIPMENT REQUIREMENTS, LOCATION AND MOUNTING HEIGHT WITH OWNER/LANDLORD. PROVIDE A DEDICATED RECEPTACLE/TEL./DATA FOR TEL. EQUIPMENT AND ALL OTHER DEVICES REQUIRED FOR TEL. SERVICE EQUIPMENT INSTALLATION.(CKT. SHOWN ON PLAN)
6. POWER FOR FIRE ALARM PANEL BY OTHERS, FOR CONNECTION TO LANDLORD'S EXISTING FIRE LIFE SAFETY SYSTEM, VERIFY WITH LANDLORD'S ENGINEER EXACT REQUIREMENTS. (CKT. SHOWN ON PLAN)FIELD VERIFY EXACT LOCATION WITH ARCHITECT
7. PROVIDE POWER FOR SECURITY SYTEM PANEL BY OTHERS, VERIFY EXACT LOCATION AND REQUIREMENTS. (CKT. SHOWN ON PLAN)FIELD VERIFY EXACT LOCATION WITH ARCHITECT
8. PROVIDE POWER FOR AUDIO SYSTEM. INSTALLATION BY OTHERS, VERIFY WITH OWNER EXACT LOCATION AND REQUIREMENTS. (CKT. SHOWN ON PLAN)
9. EXISTING ELECTRICAL CONTRACTOR TO PROVIDE WEATHERPROOF JUNCTION BOX FOR SIGNAGE. VERIFY EXACT LOCATION AND REQUIREMENTS WITH TENANT'S SIGN CONTRACTOR PRIOR TO ROUGH-IN.
10. EXISTING SIGN CONTRACTOR TO INSTALL 20A, 2POLE LOCKABLE DISCONNECT SWITCH FOR EXTERIOR SIGN. COORDINATE WITH OWNER/ARCHITECT EXACT SIGNAGE REQUIREMENTS.
11. FOR CONNECTION TO CONTROLS AND LIGHTING, VERIFY WITH WALK-IN REFRIGERATOR. MANUFACTURER'S EXACT REQUIREMENTS.
12. DISCONNECT SWITCH FOR WALK-IN REFRIGERATOR CONDENSER UNIT, VERIFY EXACT LOCATION AND REQUIREMENT PER MANUFACTURER'S.
13. POWER FOR EVAP. COIL INSIDE WALK-IN REFRIGERATOR, VERIFY EXACT LOCATION AND REQUIREMENT PER MANUFACTURER'S.
14. G.C. TO ENSURE ALL PENETRATIONS OF WALK-IN BOX ARE SEALED. WALK-IN BOX TO BE SEALED TO ADJACENT WALLS & CEILING. IF THE CLEARANCE BETWEEN TOP OF BOX & CEILING IS GREATER THAN 30", CLOSURE TO CEILING IS NOT NECESSARY.

GENERAL NOTES

A- FOR EXACT LOCATION KITCHEN EQUIPMENTS SEE ARCHITECTURAL DRAWINGS.
B- PROVIDE GROUND WIRE TO ALL HOMERUNS & BRANCH WIRING.
C- COLOR OF RECEPTACLES, SWITCHES & COVERPLATES SHALL BE WHITE. U.O.N.
D- ANY CIRCUIT FEEDING ONLY ONE RECEPTACLE SHALL HAVE 120V, 20A DUPLEX RECEPTACLE, U.O.N.
E- ALL POWER, TELE/DATA, TV OR OTHER OUTLETS SHOWN SIDE-BY-SIDE, SHALL BE MOUNTED AT 1 1/2" SEPARATION, (OR A STUD WIDTH) BETWEEN THE BOXES. MOUNT ALL OUTLETS AT +18" A.F.F., U.O.N.
F- ALL DEVICES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES, ETC. SHALL BE NEW AND U.L. LISTED FOR INTENDED USE.
G- FIRE ALARM SYSTEM:
ALTERATIONS TO FIRE-LIFE SAFETY SYSTEM TO BE BY OTHERS, (IF
H- PROVIDE NEW DIRECTORY FOR ALL SUB-PANELS IN THIS PROJECT.
I- VERIFY EXACT LOCATION AND QUANTITY OF FIRE SMOKE DAMPERS AND PROVIDE 120V POWER AS REQUIRED. SEE MECHANICAL DRAWINGS.
J- FIRE SMOKE DAMPER SHALL BE CONNECTED TO LANDLORD'S FIRE ALARM SYSTEM, COORDINATE WITH LANDLORD'S ENGINEER EXACT REQUIREMENTS.
K- HVAC RELATED WORK:
a) VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT/DEVICES WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION OF CONDUITS.
b) DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED AND FUSED WITH CURRENT LIMITING/TIME DELAY FUSES, BUSSMAN FUSETRON TYPE OR EQUAL, SIZED PER MANUFACTURERS RECOMMENDATION. IF APPLICABLE. SWITCHES SHALL HAVE "RK-5" FUSE REJECTION CLIPS.
c) FOR ITEMS TO BE FURNISHED AND/OR INSTALLED BY ELECTRICAL CONTRACTOR SEE MECHANICAL DRAWINGS.
d) REFER TO MECHANICAL DRAWINGS CONTROL DIAGRAM FOR ALL TIME SWITCHES, RELAYS, STARTERS, THERMOSTATS, CONDUIT FOR LINE/LOW VOLTAGE AS REQUIRED.
e) VERIFY LOCATION & QUANTITY OF DUCT FIRE/SMOKE DAMPERS AND VAV BOXES WITH MECHANICAL CONTRACTOR, PROVIDE POWER AS REQUIRED & CONNECT TO EXISTING FIRE ALARM SYSTEM. COORDINATE WITH FIRE ALARM SYSTEM CONTRACTOR.

LEGEND

Φ_C - RECEPTACLES SHALL BE EQUIPPED WITH AUTOMATIC SHUT-OFF CONTROLS. THESE RECEPTACLES SHALL HAVE A PERMANENT MARKING TO DIFFERENTIATE FROM UNCONTROLLED RECEPTACLES.

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

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NO.	REVISIONS:	DATE:
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7	.	.

ISSUE DATE: 12/05/2023

DRAWING TITLE:
PARTIAL POWER PLAN AND NOTES

DRAWING NUMBER:
E-3.3

REGISTERED PROFESSIONAL ENGINEER
No. 23806
Exp. 9/30/24
ELECTRICAL
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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: 311 THIRD STREET	**Report Page:**	**(Page 1 of 11)**
Project Address: 311 THIRD STREET	**Date Prepared:**	1/5/2024

A. GENERAL INFORMATION

01	Project Location (city)	SAN FRANCISCO	04 Total Conditioned Floor Area (ft²)	5,453
02	Climate Zone	3	05 Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

● Office ● Restaurant ● Retail ● Support Areas ● All Other Occupancies

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System				
☐ New Lighting System - Parking Garage				
☒ Altered Lighting System	Area Category And Tailored Method	5453	Area Category And Tailored Method	0
Total Area of Work (ft²)	5453		0	

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 311 THIRD STREET	**Report Page:**	**(Page 2 of 11)**
	Date Prepared:	1/5/2024

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)				Compliance Results
	01	02	03	04		05		06	07	08	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)		
Conditioned		2,678.5	0	444	=	3,122	≥	2,487	0	= 2487	COMPLIES
Unconditioned					=		≥			=	
Controls Compliance (See Table H for Details)											COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 311 THIRD STREET	**Report Page:**	**(Page 3 of 11)**
	Date Prepared:	1/5/2024

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
A	A, 20W MONO POINT	No	NA	20	Mfr. Spec	33	No	660	☐	☐
A1	A1, 20W MONO POINT	No	NA	20	Mfr. Spec	11	No	220	☐	☐
B	B, 23W DECORATIVE LED	No	NA	23	Mfr. Spec	7	No	161	☐	☐
C	C, 1.5W/ft TAPE LIGHTING	No	NA	40	Mfr. Spec	6	No	240	☐	☐
C1	C1, 1.5W/ft TAPE LIGHTING	No	NA	60	Mfr. Spec	2	No	120	☐	☐
D	D, 28W FLAT PANEL LED	No	NA	28	Mfr. Spec	21	No	588	☐	☐
E	E, 13W 4" DN LIGHT	No	NA	13	Mfr. Spec	30	No	390	☐	☐
F	F, 28W SURFACE FLAT PANEL LED	No	NA	28	Mfr. Spec	1	No	28	☐	☐
G	G, 20W SURFACE UTILITY LIGHT	No	NA	20	Mfr. Spec	4	No	80	☐	☐
					Total Designed Watts: CONDITIONED SPACES			2,487		

[1]*FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2]*Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 311 THIRD STREET	**Report Page:**	**(Page 4 of 11)**
	Date Prepared:	1/5/2024

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA < 4,000W subject to multilevel	See Area/Space Level Controls		

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
DINING/SEATING AREA	Dining - Family	Readily Accessible	Dimmer	See Building Level	Included	Included	No	☐	☐
SERVICE/PREP	Retail Merchandise Sales	Readily Accessible	Dimmer	See Building Level	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐	☐
KITCHEN/PREP AREA	Kitchen/ Food Preparation	Readily Accessible	Dimmer	See Building Level	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐	☐
CORRIDOR	Corridor	Readily Accessible	Dimmer	See Building Level	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐	☐
EMPLOYEE OFFICE	Office (<=250 square feet)	Readily Accessible	Dimmer	See Building Level	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐	☐

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 311 THIRD STREET	**Report Page:**	**(Page 5 of 11)**
	Date Prepared:	1/5/2024

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

RESTROOMS 1,2,3,4	Restroom	Readily Accessible	Dimmer	Partial On 130.1(c)/ 160.5(b)4C	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐ ☐
BAR 1,2	Retail Merchandise Sales	Readily Accessible	Dimmer	See Building Level	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐ ☐
STORAGE	All Other Space Types	Readily Accessible	Dimmer	See Building Level	NA:Garage < 36sf opening	NA:Garage < 36sf opening	No	☐ ☐
							13	
							Plan Sheet Showing Daylit Zones:	

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned 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 Allowance / Adjustment	
					Area Category	PAF
DINING	Dining - Bar/Fine	0.45	3,250	1,462.5	No	No
KITCHEN/SERVICE/PREP AREA	Kitchen/ Food Preparation	0.95	707	671.6	No	No
HALLWAY/CORRIDOR 1,2	Corridor	0.4	195	78	No	No
STORAGE	All Other Space Types	0.4	88.7	35.5	No	No
REST ROOM 1,2	Restroom	0.65	146	94.9	No	No
REST ROOM 3	All Other Space Types	0.4	48	19.2	No	No
HALLWAY	Corridor	0.4	190	76	No	No
EMPLOYEE OFFICE	Office (<=250 square feet)	0.65	90	58.5	No	No
REST ROOM 4,5	Restroom	0.65	146	94.9	No	No

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 311 THIRD STREET	**Report Page:**	**(Page 6 of 11)**
	Date Prepared:	1/5/2024

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

HALLWAY	Corridor	0.4	186	74.4	No	No
MOP CLOSET	Restroom	0.65	20	13	No	No
		TOTALS:	5,066.7	2,678.5	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

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NO.	REVISIONS:	DATE:
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ISSUE DATE: 12/05/2023

DRAWING TITLE:
INDOOR LIGHTING COMPLIANCE TITLE 24 FORMS

DRAWING NUMBER:
E-4.0

REGISTERED PROFESSIONAL ENGINEER
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K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This table includes areas using the Tailored Method per 140.6(c)3 / 170.2(e)4B. If additional Tailored Method "use it or lose it" allowances are used it is also indicated. Lighting that qualifies for one of the additional allowances shall not qualify for another additional allowance.

Conditioned Spaces

General Lighting Power Allowance Table K(below)	Additional "Use it or lose it" Allowance (Watts)				1
	☐ Wall Display Lighting	☐ Floor Display & Task Lighting	☒ Decorative & Special Effects	☐ Very Valuable Merchandise	Total Allowed Watts using Tailored Method
	Table L	Table M	Table N	Table O	0
308	0	0	135	0	

Calculated General Lighting Power Allowance

02	03	04	05	06	07	08	09
Area Description (per room)	Primary Function Area per Table 140.6-D/ 170.2-N	Illuminance Value (LUX)	Room Configuration	Allowed Density (W/ft^2)	Area (ft^2)	Extra Allowance (Watts)	Power Adjustment (See Table P) PAF
BAR 1	Retail Merchandise Sales Area	500 lux	Non-Rectangular	0.8	193	154	☐ PAF
			Not Applicable	Perimeter (ft)	Height (ft)[1]	Room Cavity Ratio (RCR)	
				0	10	0	
BAR 2	Retail Merchandise Sales Area	500 lux	Non-Rectangular	0.8	193	154	☐ PAF
			Not Applicable	Perimeter (ft)	Height (ft)[1]	Room Cavity Ratio (RCR)	
				0	10	0	
						Total General Power Allowance CONDITIONED SPACES:	308

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

Conditioned Spaces

01	02	03	04	05	06	07	08	09
Area Description	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
	Area (ft^2)	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Total Design Watts	
BAR 1	193	0.35	67.55	C	40	2	80	
						Total Design Watts for this Area:	80	67.55
BAR 2	193	0.35	67.55	C	40	1	40	
				C1	60	1	60	
						Total Design Watts for this Area:	100	67.55
						Total Additional Allowance (Watts) CONDITIONED SPACES:		135.1

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	DINING/SEATING AREA;

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Company: Mars Engineering Group, Inc.	Signature Date: 2024-01-05
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

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: NATASHA MOGLEY	Responsible Designer Signature:
Company: MARS ENGINEERING GROUP	Date Signed: 2024-01-05
Address: 22715 VICTORY BLVD.	License: E12808
City/State/Zip: WEST HILLS CA 91307	Phone: 818-593-8999

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ARCHITECTURAL PROJECT NO.: 23080

TENANT IMPROVEMENT
311 THIRD STREET
SAN FRANCISCO, CALIFORNIA

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ISSUE DATE: 12/05/2023

DRAWING TITLE:
INDOOR LIGHTING COMPLIANCE TITLE 24 FORMS

DRAWING NUMBER:
E-4.1

REGISTERED PROFESSIONAL ENGINEER
No. 12808
Exp. 9/30/24
ELECTRICAL
STATE OF CALIFORNIA

MARS Engineering Group, INC
Electrical • Mechanical • Plumbing
22715 VICTORY BLVD. PH:(818)593-8999
WEST HILLS, CA 91307 FAX:(818)230-7773

BRIEF SUBMITTED BY RESPONDENT DEPARTMENT

Entertainment Commission
March 5, 2026

Honorable President John Trasviña
Honorable Members, Board of Appeals
Board of Appeals
49 South Van Ness, Suite 1475
San Francisco, CA 94103

Dear President Trasviña and Honorable Members:

RE: Appeal No. 26-006 – EC-1906 Place of Entertainment permit for Golden Eye Social:
Brief of Respondent Entertainment Commission

I. INTRODUCTION

On February 3, 2026, the Entertainment Commission ("Commission") granted a Place of Entertainment ("POE") permit to 311 Third Street LLC, dba Golden Eye Social, located at 311 3rd Street, San Francisco, CA 94107. A neighbor, Stan Feinsod ("Appellant"), has appealed the grant of the permit to the Board of Appeals ("Board").

The appeal raises several claims — that the restaurant/bar is turning into a nightclub; that the liquor license and entertainment permit have conflicting requirements; that the business is incompatible with the neighborhood due to proximity of residential buildings; and that the business lacks the acoustic ability to contain sound. These claims are unsubstantiated and without merit.

Under Police Code (PC) Article 15.1 Section 1060.5(f) **(Exhibit A, Code)**, the Commission must grant a POE permit unless one of four enumerated grounds for denial is present. None were present here. This Brief explains why the Commission properly granted the permit and why the Board should uphold that decision.

II. OVERVIEW: ENTERTAINMENT COMMISSION

In 2002, the San Francisco voters created the Entertainment Commission ("the Commission") as the Charter body responsible for live entertainment and nightlife in San Francisco. Under Section 4.117 of the Charter, the seven-member Commission consists of representatives who reflect the interests of City "neighborhood associations or groups," "entertainment associations or groups," the "urban planning community," the "law enforcement community," and the "public health community." Under Chapter 90 of the Administrative Code, the Commission is responsible for promoting – and regulating – entertainment venues for the economic and cultural enrichment of San Franciscans and visitors to San Francisco. Among other things, the law directs the Commission to "(1) assist the organizers and operators of cultural, entertainment, athletic, and similar events and establishments to apply for, and obtain from the Commission and other City departments when the applicant satisfies the requirements therefore, all necessary permits from the City; (2) promote the responsible conduct and operation of such events and establishments; [and] (3) promote the development of a vibrant entertainment and late-night entertainment industry within the City …." (S.F. Admin. Code § 90.1.)

The Commission's permit system balances the interests of those presenting entertainment – and the people and communities whose lives are directly enriched by the presentation of entertainment – with the interests of the public at large, which also may benefit from entertainment. It promotes the cultural, economic, employment, and other benefits of a vibrant entertainment industry while protecting the health, safety, and public welfare of the community – and particularly of residents and businesses – through the permitting process (including the placement of conditions on permits) and various enforcement mechanisms. In performing its permitting function, the Commission works closely with the SFPD, SFFD, DBI, and DPH, as well as other City agencies, to ensure that safeguards designed for the benefit of the public at large are maintained while the POE permit is in effect.

III. DEFINITIONS AND ZONING CONTROLS

PC Article 15.1 Section 1060 **(Exhibit A, Code)** defines “Entertainment” as including live performances, musical acts, recorded music presented by a live disc jockey, fashion shows, and other enumerated activities.

It is important to note that the definition of entertainment does not include indoor prerecorded music (such as a playlist) or a single unamplified performer ending by 10:00 p.m. As such, a permit for these indoor activities is not required by the Commission.

Also defined in Section 1060 **(Exhibit A, Code)** is “Place of Entertainment,” which includes every premises to which patrons are admitted that serves food or beverages and where Entertainment is furnished. Place of Entertainment permits allow for indoor entertainment until 2:00am daily unless otherwise restricted by the Planning Department or conditioned by the Entertainment Commission.

The Commission currently oversees more than 820 active entertainment permits citywide, including 335 POE permits. POE permits are considered principal use permits and require that the premises’ zoning district principally permit Nighttime Entertainment.

Planning Code Section 102 defines “Nighttime Entertainment” as a Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and similar evening-oriented entertainment activities requiring POE permits **(Exhibit A, Code)**. Nighttime Entertainment uses are subject to controls in Planning Code and to the Entertainment Commission’s Good Neighbor Policy **(Exhibit B, GNP)**.

Golden Eye Social, a restaurant offering a full menu, craft cocktails, and virtual reality darts, is located within the C-3-O zoning district — one of the City’s most permissive commercial zoning districts. In this district, nighttime entertainment is principally permitted and there are no operating hours restrictions.

Golden Eye Social's POE permit application, like all POE applications, was referred to the Planning Department for review prior to the Commission hearing. The district planner reviewed and approved the use, stating: "A Restaurant (dba 'Golden Eye Social') is a Retail Sales and Service Use that is principally permitted in C-3-O per Planning Code Section 210.2." **(Exhibit C, Planning Department Approval).**

Although the Appellant claims the block is residential in character, there are seven (7) active POE permits within 1,000 radial feet of Museum Parc. POE-permitted businesses located near residential buildings are common in dense mixed-use neighborhoods such as SoMa, where nearly 20% of all POE permits citywide are located.

IV. DETERMINATION OF APPLICATION FOR POE PERMIT

PC Article 15.1 Section 1060.5(f)(1-4) **(Exhibit A, Code)** sets forth the standards for granting a POE permit. "The Entertainment Commission shall grant or conditionally grant a permit for a Place of Entertainment pursuant to this Article *unless* it finds one or more of the following:

(1) The premises or the proposed operation of the Business does not comply with the health, zoning, fire, and safety requirements of the laws of the State of California or ordinances of the City and County of San Francisco applicable to the Business; or

(2) Notwithstanding the mitigation provided under the Security Plan submitted by the applicant, the building, structure, equipment, or location of the proposed Business cannot adequately accommodate the type and volume of vehicle and pedestrian traffic anticipated; or

(3) The premises or the proposed operation of the Business lacks adequate safeguards to prevent emissions of noise, glare, dust, and odor that would substantially interfere with the public health, safety, and welfare or the peaceful enjoyment of neighboring property; or

(4) The permit applicant has not provided a Security Plan that adequately addresses the safety of persons and property and provides for the orderly dispersal of individuals and traffic."

Because live entertainment constitutes expressive activity protected by the First Amendment, the Police Code appropriately limits denial to specific, objective findings rather than generalized opposition. The Commission may not deny a POE permit based on generalized neighborhood opposition or speculative concerns. Denial is permitted only if one of these enumerated findings can be made.

The Commission reviewed Golden Eye Social's POE permit application **(Exhibit D, Application)**, including the required Security Plan, site plans, outreach documentation, Planning Department approval, and SFPD Southern Station review. The Commission determined that none of the four statutory grounds for denial were present.

V. PROCEDURAL HISTORY & BACKGROUND

All brick and mortar permits from the EC require public noticing, community outreach, and a public hearing process. Applicants must post notice for 30 days on the façade of their building stating which permit they are applying for and the details of the public hearing. They are also required to conduct neighborhood outreach by sending written notice to commercial and residential neighbors within 150 feet of the premises prior to the Commission hearing.

On October 18, 2025, Golden Eye Social applied for a POE permit for indoor entertainment and outdoor amplified sound at the front of the business **(Exhibit D, Application)**. The initial application sought indoor entertainment daily until 2:00 a.m. and outdoor amplified sound until 10:00 p.m.

The matter was initially scheduled for the December 16 hearing. In accordance with Commission requirements, the owner used a mailing service to notify all residential and commercial neighbors within 150 feet of the business. In response, the EC received approximately 50 letters of opposition from

residents of Museum Parc, as well as correspondence from the Appellant requesting that the application be withdrawn.

Although other residential buildings are located within 150 feet of the premises — including the 400+ unit SoMa Square apartments referenced in the Appellant's brief — the Commission received opposition only from Museum Parc residents.

In response to the opposition, the applicant voluntarily postponed the December hearing to February 3, 2026 to conduct additional outreach. Based on neighborhood feedback, the applicant eliminated all outdoor programming and reduced their request to indoor entertainment on Fridays and Saturdays until 2:00 a.m., with the option to host entertainment up to four additional nights per month.

To further engage neighbors, the applicant funded and distributed an additional outreach letter to Museum Parc residents in January 2026. The letter informed residents of the revised permit request, the new hearing date, and invited them to attend a community meeting at the business on January 20. Although the notice was distributed to hundreds of residents, only two individuals attended the meeting. Following that meeting, and prior to the February 3 hearing, the Commission received a petition signed by approximately 60 Museum Parc residents opposing the permit, as well as additional correspondence from the Appellant urging withdrawal of the application.

Everyone who contacted the Commission was provided with information regarding the Commission's role, the sound-setting standards set forth under PC Article 29 **(Exhibit A, Code),** and the Commission's enforcement escalation protocol. The applicant also offered to retain a third-party sound consultant to take sound measurements inside Museum Parc residences. These facts demonstrate substantial outreach by both the applicant and Commission staff, voluntary narrowing of the permit request beyond what zoning would allow as of right, and multiple opportunities for direct engagement prior to the public hearing.

After reviewing the full record — including proposed use, site plans depicting performance areas and speakers, the Security Plan, outreach documentation, neighborhood opposition, and approvals from SFPD Southern Station and the Planning Department — the Commission determined that it did not have legal grounds under Section 1060.5(f) to deny the application. While entertainment until 2:00 a.m. daily is principally permitted in the C-3-O district, the Commission approved a reduced scope of programming for neighborhood compatibility.

Numerous safeguards remain in place should compliance issues arise, including written Notices of Violation, administrative penalties, reconditioning hearings, suspension, or revocation.

VI. COMPLIANCE WITH POLICE CODE REQUIREMENTS

Sound Limits Under Police Code Article 29

PC Article 29 Section 2909(b) **(Exhibit A, Code)** governs commercial noise. No person shall produce noise exceeding eight dBA or dBC above local ambient at any point outside the property plane.

The Appellant suggests the ABC liquor license imposes a stricter “not audible beyond premises” standard. However, ABC license conditions for San Francisco expressly defer to the Entertainment Commission for local control and enforcement of entertainment-related sound. Any violation of Entertainment Commission sound limits constitutes a violation of the ABC license condition.

The EC sets a unique sound limit for each POE based on on-site ambient measurements using professional-grade sound meters. The limit is set so that the sound from interior entertainment cannot increase exterior ambient sound by more than eight decibels with doors and windows closed. In short, a sound limit is based on how well the building itself holds sound; an older building with single pane windows – which many POE permitted businesses have – will have a lower sound limit compared to a building with no windows on the façade. Additionally, both dBA high-end frequencies such as

treble/human voice, and dBC low-end frequencies such as bass reverberations, are calculated when measuring the exterior ambient limit and setting the interior sound limit.

Golden Eye Social's ambient measurement is 68.0 dBA / 77.9 dBC. Its internal sound limit is 84 dBA / 94 dBC — comparable to restaurant-type POEs and below nightclub-level volumes. The nearby business Spin referenced in the Appellant's brief holds a POE permit with the same 94 dBC limit. These limits comply with PC Section 2909(b) and are enforceable by the Commission.

Zoning and Hours

The Appellant requests further reduction of entertainment hours to 11:00 p.m. Such a restriction would be more restrictive than what an accessory Limited Live Performance (LLP) permit allows under the Code.

Golden Eye Social is zoned as of right to host nighttime entertainment in the C-3-O district with a POE permit. The Commission approved a narrower scope than zoning permits, and again, PC Section 1060.5 establishes a mandatory issuance standard unless enumerated findings can be made. None were present.

VII. COMMISSION'S ENFORCEMENT TOOLS

The grant or conditional grant of a POE permit does not occur in a vacuum. POE permits are subject to conditions the Commission places on them, above and beyond the minimum requirements of the Police Code. And POE permits, once issued, are not forgotten by the City. The operations of entertainment venues are subject to the ongoing oversight of the Commission and its staff and, if problems arise, the Police Department as well.

The Entertainment Commission imposed seven conditions on the POE permit at issue **(Exhibit E, Permit)**. The first condition requires compliance with PC Articles 15, 15.1, and 29. The second

condition requires compliance with the Commission approved security plan that was submitted as part of the application process. The Security Plan was tailored to the needs of the venue, and should it need to be modified, the Commission or its Executive Director may order changes per PC Article 15.1 Sec 1060.32) **(Exhibit A, Code)**.

The third condition requires the permit holder to adhere to the Commission's "Good Neighbor Policy." **(Exhibit B, GNP)**. This condition is really 8 separate conditions, or best practices, for nighttime entertainment activities to ensure that the quiet, safety, and cleanliness of the premises and vicinity are maintained. These conditions are based on the City's extensive experience of the operations of businesses who host entertainment and cover a wide range of issues from noise to lighting and ventilation to management operations and cleanliness. A violation of these conditions, particularly if serious or persistent, may trigger the Commission, and in some circumstances its Executive Director, acting against the permit, or may trigger the imposition of additional and more specific conditions on the permit holder.

The fourth condition on the POE permit at issue is that the permit holder must send a monthly calendar of events to the Commission and SFPD Southern Station for situational awareness, and the fifth condition is a requirement for the number of security guards they must have onsite. The last two conditions stipulate the days and hours of entertainment and the approved sound limit set in accordance with PC Article 29, which were previously discussed in this brief. After full review of the application, the Commission determined that it was both prudent and sufficient to attach these conditions to the POE permit at issue.

Finally, we note that if a permittee violates the conditions of a permit, or violates the law as it relates to a permit, the Commission has ample remedial and enforcement powers. Police Code Sections 1060.20 – 1060.24 **(Exhibit A, Code)** give the Commission's Executive Director and the Commission

authority to continue its oversight and enforcement during the operation of a permitted business. The Commission has a variety of enforcement tools including suspension or revocation of a permit, issuance of administrative penalties, and compliance with a revised Security Plan of a premises. If issues arise, the Commission has ample remedial tools to bring a business back into compliance.

VIII. CONCLUSION

The grant of Golden Eye Social's POE permit satisfies all Police Code requirements. None of the limited statutory grounds for denial were present. The Commission acted in accordance with its mandatory duty under Section 1060.5(f). For these reasons, and based on the record and exhibits incorporated herein, the Board should deny the appeal and uphold the Commission's grant of the POE permit with its existing conditions.

Respectfully submitted,



Maggie Weiland
Executive Director
Entertainment Commission

Exhibits Table of Contents

A. Police Code Article 15.1 Sections 1060.5, 1060, 1060.20 – 1060.24, Article 29 Section 2909, and Planning Code Article 1 Section 102

B. Entertainment Commission Good Neighbor Policy

C. Planning Department review and approval of Place of Entertainment permit for Golden Eye Social

D. Golden Eye Social Place of Entertainment permit application packet

E. EC-1906, Golden Eye Social Place of Entertainment permit

EXHIBIT A

SEC. 1060.5. DETERMINATION OF APPLICATION FOR A PLACE OF ENTERTAINMENT PERMIT.

(a) The applicant shall file the application for a Place of Entertainment Permit with the Director. The Director may require that the applicant or the applicant's agent file the application in person. Upon determining that an application is complete, the Director shall accept and file it and shall schedule a public hearing before the Entertainment Commission to determine whether the permit should be granted. The Director shall provide written notice of the hearing to the applicant by mail or to the applicant's agent by personal delivery at least 30 days before the date of the hearing. The Director shall promptly notify the Chief of Police or the Chief's designee in writing of the application and the hearing date and shall promptly transmit a copy of the application, including a copy of the security plan, to the Chief or the Chief's designee. For purposes of this subsection (a), the Captain for the district where the Place of Entertainment would be located, or the Captain's designee, is deemed the Chief's designee unless the Chief of Police directs otherwise. Any Person may submit a written request to the Director to receive notice of the hearing on a permit application.

(b) (1) The applicant shall cause a notice of the hearing to be conspicuously and continuously posted for at least 30 days before the scheduled hearing date on the premises of the Business. Where the Business is located in a neighborhood-commercial or mixed residential district, as defined in Article 7 and 8 of the Planning Code, the applicant shall also make a good faith effort to provide written notice at each residence located within 150 feet of the Business, unless the Entertainment Commission finds that a Business located in a district is not likely to significantly generate nighttime noise and traffic to the detriment of residences located in that immediate area. Applicants subject to the written notice requirement shall provide such notice at least two weeks before the scheduled hearing date and in compliance with the provisions of Article 5.7 (beginning with Section 184.69) of the Public Works Code. The Director shall provide notice of the hearing and a copy of the permit application to any Person who has filed a written request for such notice, which notice may be given electronically if the Person has provided electronic contact information, or by mail.

(2) In the event of a continued hearing, the applicant shall cause notice of the continued hearing to be conspicuously and continuously posted on the premises of the Business for at least 10 days before the date of the continued hearing. The Director shall provide notice of the hearing electronically or by mail at least 10 days before the hearing to any Person who has filed a written request for such notice.

(3) The failure of the Director to provide the notice of the hearing to any Person who filed a written request as provided in Subsections (b)(1) and (2) of this Section shall not constitute grounds for invalidation of the actions of the Commission taken at the hearing.

(c) At the hearing on the application, the applicant and any other interested party, including the Police Department or any other public agency, may introduce evidence and present argument relating to the standards for review under Subsection (f) of this Section.

(d) (1) The Entertainment Commission shall hold a hearing and determine whether to grant or deny the permit within 45 City business days of the date that the applicant has submitted a complete application under Section 1060.5(a), except that this 45 day period shall be extended for such period or periods of time that apply under the following circumstances:

(A) If the Entertainment Commission finds that an extension of time is necessary to obtain additional information for its review of the application under the standards set forth in Subsection (f) of this Section, the time period shall be extended for an additional amount of time as the Commission determines appropriate, up to 15 additional days; and

(B) Upon the applicant's request, the Entertainment Commission shall continue the hearing for an additional period of time to allow the applicant an opportunity to comply with the requirements of this Article, in which case the time period is extended for that additional period; and

(C) If the applicant fails to post or maintain notice of the hearing, or make a good faith effort to distribute leaflets to residences, as required by Subsection (b) of this Section, the Director shall have the hearing before the Entertainment Commission continued for such period or periods of time that the Director determines necessary for the applicant to comply with the posting requirement, in which case the time period is extended for that additional period or periods of time; and

(D) If the Director finds that the Commission is unable to meet during the 45 day time period or any permitted time extension due to exigent circumstances, the time period shall be extended until the Commission is able to meet; the Commission shall consider the matter at the first meeting that it conducts following such circumstances.

(e) (1) If the permit applicant has not obtained all permits required for the Business from other City departments by the date of the hearing on the application, the Entertainment Commission may grant a conditional permit pending the issuance of the other required City permits; provided, however, the Commission shall take this action only if sufficient information has been provided to allow for adequate evaluation of the application and if grounds for denial, as set forth in Subsection (f), are not present. Any permit conditionally granted by the Entertainment Commission under this Subsection(e)(1) may be appealed to the Board of Appeals. Any such appeal shall be filed within 10 days of the decision of the Entertainment Commission's conditionally granting the permit. No Person may operate a Business for which a permit has been conditionally granted unless and until the Person has obtained all permits and authorizations required from other City departments.

(2) If the Entertainment Commission does not grant, conditionally grant or deny the permit for a Place of Entertainment within the time required by Subsection (d)(1) of this Section, including any extensions of time provided for in Subsection (d)(1), the permit sought by the applicant shall be deemed granted, conditioned on the requirements that the Permittee obtain all required permits from other City departments within nine months and comply with all the requirements of this Article. The time by which the Entertainment Commission must act commences on the date that the applicant has filed a completed application under Section 1060.5(a).

(f) The Entertainment Commission shall grant or conditionally grant a permit for a Place of Entertainment pursuant to this Article unless it finds:

(1) The premises or the proposed operation of the Business does not comply with the health, zoning, fire, and safety requirements of the laws of the State of California or ordinances of the City and County of San Francisco applicable to the Business; or

(2) Notwithstanding the mitigation provided under the Security Plan submitted by the applicant, the building, structure, equipment, or location of the proposed Business cannot adequately accommodate the type and volume of vehicle and pedestrian traffic anticipated; or

(3) The premises or the proposed operation of the Business lacks adequate safeguards to prevent emissions of noise, glare, dust, and odor that would substantially interfere with the public health, safety, and welfare or the peaceful enjoyment of neighboring property; or

(4) The permit applicant has not provided a Security Plan that adequately addresses the safety of persons and property and provides for the orderly dispersal of individuals and traffic.

(5) In addition to the findings stated in subsections (f)(1)-(4), if the proposed operation of the Business includes the emission of outdoor amplified sound within 300 feet of a hospital, school, place of worship, courthouse, public library, or mortuary during the normal hours of use of said facility, the Commission shall not grant the permit unless the Commission finds that the sound emitted will not be disruptive of the operations of said facility. If there are no other grounds for denial of the permit, the permit shall be issued where the sound emission would occur more than 300 feet from a hospital, school, place of worship, courthouse, public library, or mortuary, unless the Commission finds that the sound emitted will be disruptive of the operations of said facility.

(6) If there is an unresolved citation applicable to the premises that has been issued by a City department, the Entertainment Commission shall not grant the permit without documented authorization from the department that issued the citation.

(7) If the Chief of Police or the Chief's designee, in person at the Entertainment Commission hearing on the permit application or in writing prior to the hearing, objects to the granting of the permit on the basis that the Commission should make one or more of the findings stated in Subsections (f)(1)-(5) above, the Commission may not issue the permit without specifically addressing the objection in writing or on the record at a Commission meeting, and explaining specifically why the objection does not warrant the finding. This explanation requirement applies but is not limited to objections raised by the Chief or Chief's designee to the adequacy of a proposed security plan. For purposes of this Subsection (f)(7), the Captain for the district where the Place of Entertainment would be located, or the Captain's designee, is deemed the Chief's designee unless the Chief of Police directs otherwise.

(8) The explanation requirement stated in Subsection (f)(7) also applies to objections raised by other City departments; provided, however, that this subsection (f)(8) does not diminish the power of other City departments to issue permits or other authorization required for a Business to operate, and does not empower the Entertainment Commission to override a decision by another City department regarding the issuance of a permit or other authorization required for a Business to operate.

(9) When granting a permit, the Commission shall explain in writing or on the record at a Commission meeting, why it has not made any of the findings stated in subsections (f)(1)-(5).

(10) In considering whether to make any of the findings stated in subsections (f)(1)-(5), the Commission shall consider where relevant the circumstances surrounding any previous denial of a permit application or previous suspension or revocation of a permit, under this Article 15.1 or Article 15.2, for the same permit applicant or Permittee.

(g) **Conditions on Permits.**

(1) When the Commission grants or conditionally grants a permit, it shall require the applicant as a condition of the permit to comply with the Security Plan that has been approved as provided under this Article.

(2) Pursuant to its authority under subsection (e) of Section 2909 of this Code, when the Commission grants, conditionally grants, or amends a permit, it may require the Permittee as a condition of the permit to comply with noise limits that are lower or higher than those set forth in Article 29 of this Code. In considering whether to impose noise limits that are different from those in Article 29, the Commission may consider any or all of the following factors:

(A) Noise generated by licensed Places of Entertainment generally Citywide, as determined by Commission staff;

(B) Noise generated by the Place of Entertainment in the evening and nighttime;

(C) In the case of an amendment to an existing permit, the length of time the Place of Entertainment has operated, either under the current operator or prior operators;

(D) In the case of an amendment to an existing permit, whether the Commission, Police Department, and/or Department of Public Health have received noise complaints related to the operation of the Place of Entertainment;

(E) The proximity of the Place of Entertainment to other Places of Entertainment or commercial uses;

(F) The proximity of the Place of Entertainment to existing residential buildings;

(G) In the case of an amendment to an existing permit, whether the Place of Entertainment's operations preceded the construction or current use of the buildings in which complainants reside or work.

(3) The Commission may impose additional reasonable time, place and manner conditions on the permit. In considering whether to impose said conditions, the Commission shall consider where relevant the circumstances surrounding any previous denial of a permit application or previous suspension or revocation of a permit, under this Article or Article 15.2, for the same permit applicant or Permittee.

(h) If a Permittee has been conditionally granted a permit but has not obtained all of the permits required from other City departments within nine months from the date that the Entertainment Commission conditionally granted the permit, the conditionally granted permit shall expire by operation of law and be void. Notwithstanding the foregoing sentence, upon the Permittee's written request and a showing of good cause, the Commission may extend the aforementioned nine-month deadline for up to 24 months, subject to an additional extension or extensions totaling no more than 12 months beyond the aforementioned 24 months. In its discretion, the Commission may delegate to the Director, in whatever manner it deems appropriate, the power to extend the nine-month deadline.

(i) The Entertainment Commission shall maintain an updated list of all currently permitted Places of Entertainment, and shall provide that list, with updates as appropriate, to the Planning Department.

(Added by Ord. 140-70, App. 4/28/70; amended by Ord. 325-91, App. 9/4/91; Ord. 164-02, File No. 020783, App. 7/26/2002; Ord. 216-02, File No. 021460, App. 11/1/2002; Ord. 262-04, File No. 041148, App. 11/4/2004; Ord. 239-09, File No. 080323, App. 11/20/2009; Ord. 70-15 , File No. 141298, App. 5/21/2015, Eff. 6/20/2015; Ord. 75-16 , File No. 160104, App. 5/13/2016, Eff. 6/12/2016; Ord. 163-17, File No. 170443, App. 7/27/2017, Eff. 8/26/2017; Ord. 118-25, File No. 250537, App. 7/17/2025, Eff. 8/17/2025)

SEC. 1060. DEFINITIONS.

For the purposes of this Article 15.1, unless otherwise provided in this Article, the following words and phrases shall mean:

"Amplified Sound Equipment." Any machine or device, including but not limited to a loudspeaker, for the reproduction or amplification of the human voice, music, or other sound. Notwithstanding the foregoing sentence, Amplified Sound Equipment shall not include: (a) warning devices, such as but not limited to sirens, on authorized emergency vehicles, or warning devices, such as but not limited to horns, on other vehicles used only for traffic safety purposes; (b) radio or television sets that are (1) permanently installed in motor vehicle to receive programs broadcast from regularly licensed and established radio or television stations, or (2) installed in any dwelling house to receive programs broadcast from regularly licensed and established radio or television stations for the pleasure and entertainment of the occupants of such dwelling houses, or (3) established or maintained in stores indoors to demonstrate radio or television sets carried for sale or demonstration; (c) other mechanical sound or voice-reproducing devices used for the pleasure and entertainment of the occupants of private motor vehicle, or (d) pedestrian operated bullhorns, not exceeding 10 watts, E.I.A.; provided, however, that the provisions of Section 49 of this Code shall be applicable to all items encompassed in exceptions (a)-(d).

"Any Sidewalk Abutting the Premises." The sidewalk not more than 50 feet from the premises of the Business that is located between the premises and a public street. For purposes of this definition, "premises" includes any immediately adjacent area that is owned, leased, or rented by the permit applicant or Permittee.

"Bona Fide Nonprofit Club or Organization." Any fraternal, charitable, religious, benevolent, or other nonprofit organization for mutual social, mental, political, or civic welfare, to which admission is limited to members and guests if the revenue accruing therefrom is used exclusively for the benevolent purposes of said organization or agency, and if the organization or agency is exempt from taxation under the Internal Revenue laws of the United States as a bona fide fraternal, charitable, religious, benevolent, or nonprofit organization.

"Business." The enterprise for which a permit is sought or has been issued under this Article, whether operated on a for-profit or not-for-profit basis.

"Conduct that Constitutes a Nuisance." Any conduct that would constitute a violation of the following laws: assault and battery (Cal. Penal Code § 240, 242, 245); sexual battery (Cal. Penal Code § 243.4); discharging firearm (Cal. Penal Code § 246, 246.3); unlawful weapons (Cal. Penal Code § 12020; S.F. Police Code § 1291); disturbing the peace (Cal. Penal Code § 415, 416, 417); unlawful threats (Cal. Penal Code § 422); obstruction of pedestrian or vehicle right-of-way (Cal. Penal Code § 370); gambling (Cal. Penal Code §§ 330, 337a); rape (Cal. Penal Code § 261); statutory rape (Cal. Penal Code § 261.5); prostitution and related offenses (Cal. Penal Code §§ 266, 266a, 266e, 266h, 266i, 315, 316, 647(b)); sex crimes for which registration is required under the Sex Offender Registration Act (Cal. Penal Code § 290); felony sexual assault loitering for lewd or lascivious purposes (Cal. Penal Code § 647(d)); loitering on private property without lawful business (Cal. Penal Code § 647(h); identify theft (Cal. Penal Code § 530.5); a violent felony warranting enhancement of a prison term (Cal. Penal Code § 667.5); criminal gang activity (Cal. Penal Code § 186.22); drug offenses (Cal. Health & Safety Code §§ 11351, 11352, 11359, 11360, 11378, 11379, 11378.5, 11379.5); violation of Alcohol Beverage Control laws (Cal. Business & Professions Code §§ 23300, 25602, 25631, 25657, 25658); public urination or defecation (San Francisco Police Code § 153); accumulation of filth (Cal. Health & Safety Code § 17920.3(j)); or excessive noise emissions (San Francisco Police Code Section 49 or Article 29).

"Corrective Action." Action which includes, but is not limited to, the following:

(a) Requesting assistance from the local law enforcement agency in a timely manner regarding the conduct.

(b) Requesting those individuals engaging in Conduct that Constitutes a Nuisance to cease the conduct, or ejecting those Persons from the premises.

(c) Revising the Security Plan, subject to approval by the Entertainment Commission or the Director as provided under this Article.

"Director." The Executive Director of the Entertainment Commission or individual designated by the Director to act on his or her behalf.

"Entertainment." Any of the following, except when conducted in a Private Residence:

(a) Any act, play, review, pantomime, scene, song, dance act, song and dance act, or poetry recitation, conducted in or upon any premises to which patrons or members are admitted.

(b) The playing or use of any instrument capable of producing or used to produce musical or percussion sounds, including but not limited to, reed, brass, percussion, or string-like instruments, or karaoke, or recorded music presented by a live disc jockey on the premises.

(c) A fashion or style show.

(d) The act of any female entertainer, while visible to any customer, who exposes the breast or employs any device or covering which is intended to simulate the breast, or wears any type of clothing so that the breast may be observed.

"Fixed Place Outdoor Amplified Sound Locale." A Business that uses Amplified Sound Equipment, not attached to a Sound Truck, at any location out of doors in the City for more than a total of 12 days, whether consecutive or non-consecutive, per 12-month period, and at which Entertainment is not furnished or does not occur; for example, playing recorded music on Any Sidewalk Abutting the Premises, patio, courtyard, plaza, or other outdoor space that is under the control of the Business or for which the Business has obtained a permit to use from the City. This definition shall not include property that is a Private Residence.

"Fixed Place Outdoor Amplified Sound Permit." A permit allowing a Fixed Place Amplified Sound Locale to use Amplified Sound Equipment outdoors.

"Just Add Music (JAM) Permit." A temporary permit for authorization to provide outdoor entertainment or outdoor amplified sound on City sidewalks, City streets, and outdoor property that is not in the public right-of-way, issued pursuant to the 27th Supplement to Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020, which Supplement is dated September 25, 2020.

"Limited Live Performance Permit." A permit allowing a Limited Live Performance Locale to present Live Performances.

"Limited Live Performance Locale." A locale with all the following features:

(a) The presentation of Live Performances is a secondary purpose of the locale rather than its primary purpose.

(b) The locale is indoors, or consists of an outdoor patio, plaza, courtyard, or similar space, with or without open means of public ingress and egress, with an area in which Live Performances are presented that is no greater than 200 square feet. For purposes of this provision, "outdoor patio, plaza, courtyard, or similar space" also shall include, regardless of the square footage of the Live Performance area, (1) any Plaza as identified in Administrative Code Chapter 94; (2) any Shared Space as identified in Administrative Code Chapter 94A, or (3) any Greater Downtown Activation Location as identified in Administrative Code Chapter 94D.

(c) Live Performances presented at the locale conclude by 11 p.m. Notwithstanding the previous sentence, Live Performances must conclude by 10 p.m. at any locale in any of the following areas: (1) the North Beach Neighborhood Commercial District as defined in Planning Code Section 722; (2) the north and south sides of Chestnut Street between the east side of Fillmore Street and the west side of Divisadero Street; and (3) the north side of Lombard Street, between Fillmore Street and Divisadero Street.

(d) The locale is not a Private Residence.

(e) Patrons or members are admitted to the locale, except this requirement shall not apply to a Plaza as identified in Administrative Code Chapter 94 or a Shared Space as identified in Administrative Code Chapter 94A.

"Live Performance." Any act, play, review, pantomime, scene, song, dance act, song and dance act, poetry recitation, fashion or style show, recorded music presented by a live disc jockey on the premises, or the playing or use of any instrument capable of producing or used to produce musical or percussion sounds, including but not limited to, reed, brass, percussion, or string-like instruments.

)[1] "Manager." The individual authorized by the Permittee to exercise discretionary power to organize, direct, carry out or control the operations of the Business.

"One Time Event." An indoor event, or outdoor event such as a concert, parade, fair, festival, athletic event, or block party, that is organized for a group of people, (a) at which Entertainment is furnished or occurs, and (b) which takes place at any location in the City that is not a Private Residence.

"One Time Event Permit." A permit, as further described in Section 1060.29, allowing a Person to conduct a One Time Event on the premises specified in the permit for no longer than one 24-hour period.

"One Time Outdoor Amplified Sound." An outdoor gathering, occurrence, or event at which (a) no Entertainment is furnished or occurs, and (b) Amplified Sound Equipment not attached to Sound Trucks is used to project sound outside of any building or at any location out of doors in the City that is not a Private Residence.

"One Time Outdoor Amplified Sound Permit." A permit allowing One Time Outdoor Amplified Sound on the premises specified in the permit.

"Permittee." The Person to whom a permit has been issued under this Article.

"Person." Any person, individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, business trust, receiver, trustee, syndicate, or any other group or combination acting as a unit excepting the United States of America, the State of California, and any political subdivision of either.

"Place of Entertainment." Every premises, including outdoor premises, to which patrons or members are admitted which serves food, beverages, or food and beverages, including but not limited to alcoholic beverages, for consumption on the premises and wherein Entertainment is furnished or occurs upon the premises.

"Private Residence." A residence that is used solely or primarily to provide housing and not rented out to third parties for Entertainment uses.

"Professional Entertainer." A person who is compensated for his or her performance. This definition does not restrict the definition of "Entertainment" in this Section 1060 and is relevant only to the extent the term "Professional Entertainer" is used in this Article.

"Sale of the Business" or "Sell the Business." The sale or other transfer of the ownership interest in a Business that results in a Person (who did not already have such a percentage interest) owning 50% or more of the Business, regardless of the form of ownership.

"Security Guard." A person who has a valid Proprietary Private Security Officer registration document issued by the California Department of Consumer Affairs; or a person who is a Patrol Special Police Officer appointed by the Police Commission or an assistant to a Patrol Special Police Officer and is operating in accordance with rules of the Police Commission governing Patrol Special Police Officers and assistants to Patrol Special Police Officers; or, a person who is a Private Patrol Operator, as defined by California Business and Professions Code Sections 7582.1-7582.2, as may be amended from time to time.

"Security Plan." A plan that adequately addresses the safety of persons and property by (a) providing a ratio of one Security Guard to a specific number of individuals as described in the paragraph immediately below (b) securing the sidewalk for a 100-foot radius in all directions around the premises of the Business to prevent injury

to persons and/or damage to property, and (c) providing for the orderly dispersal of individuals and traffic from the premises of the Business and within 100 feet of any door that patrons use to enter or exit the premises. The phrase "100 feet" in (c) means 100 feet from the door in both directions on the same side of the street as the premises of the Business. The plan shall include sufficient staff with the requisite experience to implement the plan.

The Security Plan must provide at least one Security Guard for every 100 individuals anticipated to be present at any one time during Entertainment events on the premises of the Business, with the following two qualifications. There must always be at least one Security Guard for every 100 individuals actually present at any one time during Entertainment events on the premises of the Business. Further, in those areas of the City where a conditional use authorization is required for a late night use, on Thursdays, Fridays, Saturdays, and Sundays from 9:00 p.m. until closing (including early morning hours Friday, Saturday, Sunday, and Monday) the Security Plan must provide at least one Security Guard for every 100 individuals authorized by the Occupancy Permit during Entertainment events on the premises of the Business.

The definition of Security Plan in this Section 1060 does not limit the discretion of the Entertainment Commission and Director as specified in this Article to impose more stringent requirements for a Security Plan as circumstances warrant.

If no Entertainment event is occurring on the premises, the Security Plan does not have to include Security Guards, but the Entertainment Commission retains discretion to impose Security Guard requirements as part of a Security Plan.

"Sound Truck." Any motor vehicle or other means of conveyance, having mounted thereon, attached thereto, or carrying any Amplified Sound Equipment, except that an "Unenclosed Tour Bus" as defined in Section 2913 of this Code shall not be considered a Sound Truck for purposes of this Article.

"Sound Truck Permit." A permit allowing a Sound Truck to use Amplified Sound Equipment.

"Tax Collector." Tax Collector of the City and County of San Francisco.

(Amended by Ord. 42-83, App. 2/4/83; Ord. 325-91, App. 9/4/91; Ord. 165-93, App. 5/28/93; Ord. 262-04, File No. 041148, App. 11/4/2004; Ord. 239-09, File No. 080323, App. 11/20/2009; Ord. 172-11, File No. 110506, App. 9/12/2011, Eff. 10/12/2011; Ord. 100-13 , File No. 130182, App. 6/6/2013, Eff. 7/6/2013; Ord. 82-14 , File No. 140064, App. 6/13/2014, Eff. 7/13/2014; Ord. 224-16, File No. 160893, App. 11/22/2016, Eff. 12/22/2016; Ord. 163-17, File No. 170443, App. 7/27/2017, Eff. 8/26/2017; Ord. 205-19, File No. 181211, App. 9/11/2019, Eff. 10/12/2019; Ord. 111-21, File No. 210285, App. 8/4/2021, Eff. 9/4/2021; Ord. 96-23, File No. 230309, App. 5/26/2023, Eff. 6/26/2023; Ord. 250-23, File No. 230861, App. 12/14/2023, Eff. 1/14/2024, Retro. 1/1/2023; Ord. 237-24, File No. 240804, App. 10/11/2024, Eff. 11/11/2024)

CODIFICATION NOTE

1. So in Ord. 163-17.

Electric Vehicle Charging Station. An electric vehicle charging space served by an electric vehicle charger or other charging equipment.

(Added by Ord. 190-22; see Sec. 102 history note.)

Entertainment. See also Entertainment, Arts and Recreation Use, General Entertainment, Limited Live Performance, Nighttime Entertainment, and Outdoor Entertainment.

Entertainment, General. A Retail Entertainment, Arts and Recreation Use that provides entertainment or leisure pursuits to the general public including dramatic and musical performances where alcohol is not served during performances, arcades that provide eleven or more amusement game devices (such as video games, pinball machines, or other such similar mechanical and electronic amusement devices), billiard halls, bowling alleys, skating rinks, and mini-golf, when conducted within a completely enclosed building, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises. Mechanical amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code. The use may include a non-profit theater with ABC license Type 64 and a music entertainment facility with ABC license Type 90, provided that alcohol is not served during performances.

(Amended by Ord. 129-17; Ord. 205-19; Ord. 249-23; see Sec. 102 history note.)

Entertainment, Nighttime. A Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities. Nighttime Entertainment uses do not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.5 of this Code. This use is also subject to the controls in Section 202.11. Nighttime Entertainment uses are subject to the Entertainment Commission's Good Neighbor Policy. The use may include a non-profit theater with ABC license Type 64 and a music entertainment facility with ABC license Type 90.

(Amended by Ord. 111-21; Ord. 70-23; Ord. 249-23; see Sec. 102 history note.)

Entertainment, Outdoor. A Retail Entertainment, Arts and Recreation Use that includes circuses, carnivals, or other amusement enterprises not conducted within a building, and conducted on premises not less than 200 feet from any R District.

Entertainment, Arts and Recreation Use. A Use Category that includes Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime Entertainment, Open Recreation Area, Outdoor Entertainment, Passive Outdoor Recreation and Sports Stadiums. Adult Business is not included in this definition, except for the purposes of Development Impact Fee Calculation as described in Article 4.

(Amended by Ord. 129-17; Ord. 205-19; see Sec. 102 history note.)

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Façade. An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.

Façade, Front. The portion of the Façade fronting a right-of-way, or the portion of the Façade most closely complying with that definition, as in the case of a flag lot. Where a lot has more than one frontage on rights-of-way. all such frontages shall be considered Front Façades except where a façade meets the definition of "Rear Façade."

Façades, Principal. Exterior walls of a Building that are adjacent to or front on a public street, park, or plaza.

Façade, Rear. That portion of the Façade facing the part of a lot that most closely complies with the applicable Planning Code rear yard requirements.

Fair Return on Investment. Where the property owner does not own the business, the before income tax total annual rent and other compensation received from the business for the lease of the land and buildings, less the

SEC. 2909. NOISE LIMITS.

(a) **Residential Property Noise Limits.**

(1) No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on residential property over which the person has ownership or control, a noise level more than five dBA above the ambient at any point outside of the property plane.

(2) No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on multi-unit residential property over which the person has ownership or control, a noise level more than five dBA above the local ambient three feet from any wall, floor, or ceiling inside any dwelling unit on the same property, when the windows and doors of the dwelling unit are closed, except within the dwelling unit in which the noise source or sources may be located.

(b) **Commercial And Industrial Property Noise Limits.** No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on commercial or industrial property over which the person has ownership or control, a noise level more than eight dBA above the local ambient at any point outside of the property plane. With respect to noise generated from a licensed Place of Entertainment, licensed Limited Live Performance Locale, or other location subject to regulation by the Entertainment Commission or its Director, in addition to the above dBA criteria a secondary low frequency dBC criteria shall apply to the definition above. No noise or music associated with a licensed Place of Entertainment, licensed Limited Live Performance Locale, or other location subject to regulation by the Entertainment Commission or its Director, shall exceed the low frequency ambient noise level defined in Section 2901(f) by more than 8 dBC.

(c) **Public Property Noise Limits.** No person shall produce or allow to be produced by any machine or device, or any combination of same, on public property, a noise level more than ten dBA above the local ambient at a distance of twenty-five feet or more, unless the machine or device is being operated to serve or maintain the property or as otherwise provided in this Article.

(d) **Fixed Residential Interior Noise Limits.** In order to prevent sleep disturbance, protect public health and prevent the acoustical environment from progressive deterioration due to the increasing use and influence of mechanical equipment, no fixed noise source may cause the noise level measured inside any sleeping or living room in any dwelling unit located on residential property to exceed 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. or 55 dBA between the hours of 7:00 a.m. to 10:00p.m. with windows open except where building ventilation is achieved through mechanical systems that allow windows to remain closed.

(e) **Noise Caused By Activities Subject To Permits From the City and County of San Francisco.** None of the noise limits set forth in this Section apply to activity for which the City and County of San Francisco has issued a permit that contains noise limit provisions that are different from those set forth in this Article.

(Added by Ord. 274-72, App. 9/20/72; amended by Ord. 278-08, File No. 081119, App. 11/25/2008; Ord. 172-11, File No. 110506, App. 9/12/2011, Eff. 10/12/2011; Ord. 100-13 , File No. 130182, App. 6/6/2013, Eff. 7/6/2013)

SEC. 1060.32. DIRECTOR MAY REQUIRE A PERMITTEE TO COMPLY WITH A REVISED SECURITY PLAN.

(a) Notwithstanding a Security Plan's compliance with the minimum requirements of Section 1060(n) and prior approvals under this Article, after consulting with the San Francisco Police Department, the Director may issue an order directing a Permittee to comply with a revised Security Plan by directing such revisions as the Director reasonably determines will address the safety and traffic concerns that arise in either of the following circumstances:

(1) Conduct Constituting a Nuisance, as defined in Section 1060, has occurred on the premises of, or on Any Sidewalk Abutting the Premises of, the Business; or

(2) The Security Plan for the Place of Entertainment is inadequate to address safety or traffic concerns.

(b) The Director shall send the order to the Permittee setting forth the date of issuance of the order and its effective date. The Director shall send this order to Permittee and the Manager electronically and by mail or personal delivery.

(c) To provide the Permittee an opportunity to file an appeal, the Director's order shall not take effect for ten City business days from the date that the order issues. Any Permittee directed to comply with a revised Security Plan under this Section may appeal the Director's decision within ten City business days of the date that the order issues by filing a written request for review with the Secretary of the Entertainment Commission. The Permittee shall not be required to comply with the Director's order pending the Commission's action on the matter. If the Permittee withdraws the appeal, the order of the Director shall take effect immediately upon the withdrawal of the appeal or upon the effective date of the Director's order, whichever is later.

(d) When acting on the appeal, the Entertainment Commission may affirm, overturn or modify the Director's order.

(1) If the Commission modifies the Director's order, it shall set forth any revisions to the plan that the Commission deems appropriate to address traffic and safety problems related to operation of the Business.

(2) If the Commission approves the Director's order, the Permittee shall comply with the revised Security Plan as directed by the Director under Subsection (a) of this Section.

(e) The Commission may suspend a permit as provided in Section 1060.20.1(a)(6) if the Permittee fails to comply with the revised Security Plan as required under this Section.

(f) The suspension of a permit for non-compliance with this Section may be appealed to the Board of Appeals, as provided in Section 1060.24.2.

(g) Permittees are required to have Security Plans that meet the minimum requirements of Section 1060(n). Nothing in this Section or any other provision of this Article authorizes either the Director or the Entertainment Commission to require or permit any Permittee to operate under a Security Plan that does not meet the minimum requirements.

(Added by Ord. 239-09, File No. 080323, App. 11/20/2009)

SEC. 1060.20. SUSPENSION.

(a) Permits issued under this Article may be suspended by the Entertainment Commission and the Director as follows

(1) The Entertainment Commission may suspend a permit issued under this Article as provided in Section 1060.20.1.

(2) The Director may issue an order of limited suspension as provided in Section 1060.20.2, which order the Permittee may appeal to the Entertainment Commission.

(3) The Director may issue an order of suspension for public safety as provided in Section 1060.20.3, which order is not appealable to the Entertainment Commission.

(4) The Entertainment Commission and the Director have independent authority to suspend permits; the action of one does not limit action by the other.

(b) Every Permittee shall request emergency medical services when any person who has been injured on the premises of the Business needs emergency medical services. The failure to request such services, when such a request would have been reasonable under the circumstances, shall be grounds for suspension of the permit. The Entertainment Commission and Director may allow any circumstances involving the operation of the Business that relate to the injury as evidence supporting suspension of a permit, but may not allow the request itself as evidence to support suspension.

(c) When considering whether to suspend a permit under this Article, the Commission and the Director shall consider any previous denial of a permit application or previous suspension or revocation of a permit, under this Article or Article 15.2, for the same permit applicant or Permittee when the circumstances warranting the previous action are relevant to the current determination.

(Added by Ord. 140-70, App. 4/28/70; amended by Ord. 325-91, App. 9/4/91; Ord. 81-00, File No. 000390, App. 5/5/2000; Ord. 164-02, File No. 020783, App. 7/26/2002; Ord. 239-09, File No. 080323, App. 11/20/2009)

SEC. 1060.20.1. SUSPENSION BY THE ENTERTAINMENT COMMISSION.

(a) **GROUNDS FOR SUSPENSION.** The Entertainment Commission may suspend any permit issued under this Article under any of the following circumstances:

(1) The premises or operation of the Business does not comply with the health, zoning, fire, and safety requirements of the laws of the State of California and ordinances of the City and County of San Francisco applicable to the Business; or

(2) The Permittee or an employee or agent of the Permittee has operated the Business:

(A) In a manner that has harmed the public health, safety, or welfare by significantly increasing pedestrian congestion, the incidence of disorderly conduct, or the level of noise in the area in which the premises are located, and

(B) The Permittee has refused or failed, upon request by the Police Department, Entertainment Commission or the Director, to take reasonable steps to alleviate these conditions, such as providing additional off-street parking, security, soundproofing, restroom facilities, or refuse containers; or

(3) (A) The Permittee or any employee or agent of the Permittee has engaged in conduct on the premises of the Business, or in connection with the operation of the Business, that would constitute a violation of any of

the following laws: assault and battery (Cal. Penal Code §§ 240, 242, 245); sexual battery (Cal. Penal Code § 243.4); discharging firearm (Cal. Penal Code §§ 246, 246.3); unlawful weapons (Cal. Penal Code § 12020; S.F. Police Code § 1291); disturbing the peace (Cal. Penal Code §§ 415, 416, 417); unlawful threats (Cal. Penal Code § 422); obstruction of pedestrian or vehicle right-of-way (Cal. Penal Code § 370); gambling (Cal. Penal Code §§ 330, 337a); rape (Cal. Penal Code § 261); statutory rape (Cal. Penal Code § 261.5); prostitution and related offenses (Cal. Penal Code §§ 266, 266a, 266e, 266h, 266i, 315, 316, 647(b)); sex crimes for which registration is required under the Sex Offender Registration Act (Cal. Penal Code § 290); felony sexual assault; loitering for lewd or lascivious purposes (Cal. Penal Code § 647(d)); loitering on private property without lawful business (Cal. Penal Code § 647(h)); identify theft (Cal. Penal Code § 530.5); a violent felony warranting enhancement of a prison term (Cal. Penal Code § 667.5); criminal gang activity (Cal. Penal Code § 186.22); drug offenses (Cal. Health & Safety Code §§ 11351, 11352, 11359, 11360, 11378, 11379, 11378.5, 11379.5); violation of Alcohol Beverage Control laws (Cal. Business & Professions Code §§ 23300, 25602, 25631, 25657, 25658); public urination or defecation (San Francisco Police Code § 153); accumulation of filth (Cal. Health & Safety Code § 17920.3(j)); or excessive noise emissions (San Francisco Police Code Section 49 or Article 29); or

(B) The Permittee has failed to take reasonable steps within the Permittee's control upon the request of the Police Department, the Entertainment Commission or the Director to halt conduct on the premises of the Business, or in connection with the operation of the Business, that would constitute a violation of the laws set forth in Section (a)(3)(A) of this Section; or

(C) The Permittee in the operation of the Business has implemented, maintained, or permitted an admission or related policy or practice prohibited by San Francisco Police Code Section 3305 (prohibiting discrimination); or

(4) The Permittee or any employee or agent of the Permittee has violated any requirement of this Article or any other applicable ordinance, any regulation adopted pursuant to this Article, or any condition placed on the permit; or

(5) The Permittee has failed to submit a proposed Security Plan as required by Section 1060.31; or

(6) The Permittee or any agent or employee of the Permittee has failed to comply with an approved Security Plan as required by Section 1060.31 or a revised Security Plan as required by Section 1060.32; or

(7) The Permittee or any agent or employee of the Permittee has failed to request emergency medical services as required by Section 1060.20(b).

(b) **HEARING PROCEDURE AND DETERMINATION.**

(1) The Entertainment Commission shall give the Permittee and the Manager written notice of a hearing to determine whether to suspend a permit. The notice shall set forth the grounds for the proposed suspension and the date, time and location of the hearing.

(2) The Chief of Police or the Chief's designee may request in writing that the Director bring a suspension proceeding before the Entertainment Commission. If, within 10 business days of receiving the request, the Director has not brought the suspension proceeding, the Chief may bring the suspension proceeding before the Entertainment Commission. In such a case, the Chief or the Chief's representative shall present the case for suspension. The Director may join in presenting the case for suspension if the Director agrees to do so.

(c) **PERIOD OF SUSPENSION.** The Entertainment Commission may suspend a permit for the periods of time set forth in this Subsection (c).

(1) For the first violation under Subsection (a)(1) through (7) of this Section, for up to 30 days.

(2) For the second violation of the same or any other provision of Subsection (a)(1) through (7) within six months of the order of suspension for the first violation, for up to 60 days.

(3) For the third and subsequent violation of the same or any other provision of Subsection (a)(1) through (7) within six months of the order of suspension for the second or any subsequent violation, for up to 90 days.

(4) For the purpose of Subsections (c)(2) and (3) of this Section, calculation of the six months shall not include any period of time during which the permit was suspended.

(5) In determining the length of the suspension, the Entertainment Commission shall consider the seriousness and the frequency of the violation(s) in light of the effort taken to correct them and the impact of the violation(s) on the surrounding neighborhood.

(Added by Ord. 239-09, File No. 080323, App. 11/20/2009; amended by Ord. 100-13 , File No. 130182, App. 6/6/2013, Eff. 7/6/2013; Ord. 75-14 , File No. 140226, App. 5/28/2014, Eff. 6/27/2014)

SEC. 1060.20.2. LIMITED SUSPENSION BY THE DIRECTOR; APPEAL TO ENTERTAINMENT COMMISSION.

(a) **GROUNDS FOR SUSPENSION.** The Director may suspend any permit issued under this Article for a period of up to fifteen days if the Director determines, after providing the Permittee, or his or her agent, including but not limited to the Manager, at least five days written notice and an opportunity to respond, that any of the circumstances set forth in Subsections (a)(1), (2), or (3) of this Section has occurred. Each order of limited suspension may include multiple violations under Subsections (a)(1), (2), or (3) of this Section. The Director shall provide the written notice required under this Subsection either by mail and electronically or by personal delivery.

(1) The Business has exceeded the allowable noise emissions under Section 49 or Article 29 of the San Francisco Police Code, or as required under any condition imposed on the permit, on three separate days within a three month time period. The Director may suspend a permit under this Subsection (a)(1) only if:

(A) The San Francisco Police Department, the Director, or an authorized agent of either has issued a noise emission report for each violation showing noise levels that exceed those allowed under Section 49 or Article 29 of the San Francisco Police Code, or as required under any condition imposed on the permit, and

(B) The Director has provided notice of the issuance of each noise emission report to the Permittee or his or her agent, including but not limited to the Manager electronically or by mail within three City business days of its issuance.

(2) The Permittee or any employee or agent of the Permittee has engaged in Conduct that Constitutes a Nuisance or the Permittee has failed to take reasonable steps within the Permittee's control to halt another Person from engaging in Conduct that Constitutes a Nuisance. "Conduct that Constitutes a Nuisance" as defined in Section 1060(d), means any conduct that would constitute a violation of the following laws: assault and battery (Cal. Penal Code § 240, 242, 245); sexual battery (Cal. Penal Code § 243.4); discharging firearm (Cal. Penal Code § 246, 246.3); unlawful weapons (Cal. Penal Code § 12020; S.F. Police Code § 1291); disturbing the peace (Cal. Penal Code § 415, 416, 417); unlawful threats (Cal. Penal Code § 422); obstruction of pedestrian or vehicle right-of-way (Cal. Penal Code § 370); gambling (Cal. Penal Code §§ 330, 337a); rape (Cal. Penal Code § 261); statutory rape (Cal. Penal Code § 261.5); prostitution and related offenses (Cal. Penal Code §§ 266, 266a, 266e, 266h, 266i, 315, 316, 647(b)); sex crimes for which registration is required under the Sex Offender Registration Act (Cal. Penal Code § 290); felony sexual assault; loitering for lewd or lascivious purposes (Cal. Penal Code § 647(d)); loitering on private property without lawful business (Cal. Penal Code § 647(h)); identify theft (Cal. Penal Code § 530.5); a violent felony warranting enhancement of a prison term (Cal. Penal Code § 667.5); criminal gang activity (Cal. Penal Code § 186.22); drug offenses (Cal. Health & Safety Code §§ 11351, 11352, 11359, 11360, 11378, 11379, 11378.5, 11379.5); violation of Alcohol Beverage Control laws (Cal. Business & Professions Code §§ 23300, 25602, 25631, 25657, 25658); public urination or defecation (San Francisco Police Code § 153); accumulation of filth (Cal. Health & Safety Code § 17920.3(j)); or excessive noise emissions (San Francisco Police Code Section 49 or Article 29).

This Subsection (a)(2) applies only when both of the following apply:

(A) The conduct occurred on the premises of, or on Any Sidewalk Abutting the Premises of, the Business, and

(B) The conduct continued after the Director had notified the Permittee of the problem and informed the Permittee of Corrective Action, as defined in Section 1060, to address the problem, but the Permittee failed to take the Corrective Action.

(3) The Permittee or any agent or employee of the Permittee has failed to comply with an approved Security Plan as required by Section 1060.31 or a revised Security Plan as required by Section 1060.32.

(b) (1) **ISSUANCE OF ORDER; RIGHT TO APPEAL TO COMMISSION.** On the day that the Director issues an order of limited suspension, the Director shall send the order to the Permittee and Manager by mail or electronically. The order shall state the date that the order issued and the date that it takes effect. To provide the Permittee with an opportunity to file an appeal to the Entertainment Commission, an order of limited suspension shall not take effect for at least five City business days from the date that the Director issues the order.

(2) A Permittee may appeal an order of limited suspension to the Entertainment Commission by filing with the Commission Secretary a written request for review within five City business days of the date that the Director has issued the order. The filing of an appeal stays the order pending the Commission's decision. If a Permittee withdraws the appeal, the Director's order shall no longer be stayed and shall take effect on the date of the withdrawal or the date that the order was to take effect, whichever is later.

(3) The Commission may affirm, overturn, or modify the Director's order. When the Commission affirms or modifies the Director's order, the order takes effect the day following the day of the hearing at which the Commission made its determination.

(4) If the Permittee does not file a timely appeal of the Director's order, the order shall take effect the day after the time to appeal has expired or the effective date set forth in the order, whichever is later; provided, however, that the Director and the Permittee may agree in writing to an earlier effective date.

(5) The Entertainment Commission may adopt a regulation establishing a procedure which would allow the Director or the Commission, or both, to stay and vacate an order of limited suspension if the Permittee submits and complies with a plan to address the problems that gave rise to the suspension.

(c) The Director shall initiate suspension proceedings before the Commission under Section 1060.20.1 against any Business that is suspended by the Director under this Section three times in any twelve-month period. For purposes of this Subsection (c), "suspended by the Director" includes a suspension affirmed in whole or part or modified by the Commission if appealed pursuant to Subsection (b)(2) but does not include a suspension overturned by the Commission on appeal. This Subsection (c) shall not in any way preclude the Commission from otherwise exercising its authority to suspend a Business under Section 1060.20.1, or preclude the Director or Chief of Police or Chief's designee from initiating a suspension proceeding under Section 1060.20.1.

(d) **POLICE DEPARTMENT RECOMMENDATION OF LIMITED SUSPENSION BY THE DIRECTOR.** The Chief of Police, or the Chief's designee, may recommend to the Director, orally or in writing, that the Director suspend a permit in accordance with the grounds for suspension stated in Subsection (a) above. If the recommendation is oral, it shall later be reduced to writing and filed with the Director when time permits. If the Director fails to follow the oral or written recommendation, the Director shall report to the Entertainment Commission both the recommendation and the reason or reasons for not following the recommendation. This report shall occur at the next regular Commission meeting subsequent to the recommendation, consistent with the provisions of the Brown Act and Sunshine Ordinance. For purposes of this Subsection (d), the Captain for the district where the Place of Entertainment is located, or the Captain's designee, is deemed the Chief's designee unless the Chief of Police directs otherwise.

This Subsection (d) shall not preclude any Police Officer from recommending to the Director that the Director suspend a permit in accordance with the grounds for suspension stated in Subsection (a) above.

(Added by Ord. 239-09, File No. 080323, App. 11/20/2009; amended by Ord. 100-13 , File No. 130182, App. 6/6/2013, Eff. 7/6/2013)

SEC. 1060.20.3. SUSPENSION FOR PUBLIC SAFETY BY THE DIRECTOR.

(a) **GROUNDS FOR SUSPENSION.** The Director may suspend any permit issued under this Article for up to 72 hours if the Director determines, after providing the Permittee at least 8 hours written notice and an opportunity to respond, that any of the circumstances set forth in Subsection (a)(1)(A) or (B) of this Section has occurred either on the Premises of the Business, on Any Sidewalk Abutting the Premises of the Business, or within 100 feet of the Premises of the Business, provided in this last instance that the person engaging in the conduct that would constitute a violation of a law specified in Subsection (a)(1)(A) had been on the Premises of the Business no more than 30 minutes before engaging in that conduct; that the conduct has resulted or could have resulted in serious bodily injury or death; and that continued operation of the Business poses a serious threat to public safety.

(1) (A) The Permittee or any employee or agent of the Permittee has engaged in conduct that would constitute a violation of any of the following laws: assault and battery (Cal. Penal Code §§ 240, 242, 245); felony sexual assault; sexual battery (Cal. Penal Code § 243.4); rape (Cal. Penal Code § 261); statutory rape (Cal. Penal Code § 261.5); pimping (Cal. Penal Code § 266); discharging firearm (Cal. Penal Code §§ 246, 246.3); unlawful weapon (Cal. Penal Code § 12020; S.F. Police Code § 1291); disturbing the peace (Cal. Penal Code §§ 415, 416, 417); unlawful threats (Cal. Penal Code § 422); a violent felony warranting enhancement of a prison term (Cal. Penal Code § 667.5); criminal gang activity (Cal. Penal Code § 186.22); or

(B) The Permittee has failed to take reasonable steps within the Permittee's control and within the limits of the law to halt the conduct of another Person that would constitute a violation of any law described in Subsection (a)(1)(A) of this Section.

(b) **NOTICE OF PROPOSED ORDER.** The Director shall provide the written notice required under Subsection (a) of this Section to the Permittee by personal delivery and electronically.

(c) **EFFECTIVE DATE AND TIME OF ORDER.** The order of suspension for public safety issued under this Section shall take effect at the date and time stated in the order.

(d) **DIRECTOR MAY VACATE ORDER.** The Director may vacate an order of suspension for public safety if the Director determines that operation of the Business before expiration of the suspension order will not pose a danger to the public because additional information demonstrates that the conduct was not related to the operation of the Business, the Permittee has taken adequate steps to correct the problem giving rise to the suspension, or other circumstances warrant such action.

(e) **POLICE DEPARTMENT RECOMMENDATION OF SUSPENSION FOR PUBLIC SAFETY.** The Chief of Police, or the Chief's designee, may recommend to the Director, orally or in writing, that the Director suspend a permit for public safety in accordance with the grounds for suspension stated in Subsection (a) above. If the recommendation is oral, it shall later be reduced to writing and filed with the Director when time permits. If the Director fails to follow the oral or written recommendation, the Director shall report to the Entertainment Commission both the recommendation and the reason or reasons for not following the recommendation. This report shall occur at the next regular Commission meeting subsequent to the recommendation, consistent with the provisions of the Brown Act and Sunshine Ordinance. For purposes of this Subsection (e), the Captain for the district where the Place of Entertainment is located, or the Captain's designee, is deemed the Chief's designee unless the Chief of Police directs otherwise.

This Subsection (e) shall not preclude any Police Officer from recommending to the Director that the Director suspend a permit for public safety in accordance with the grounds for suspension stated in Subsection (a) above.

(Added by Ord. 239-09, File No. 080323, App. 11/20/2009; amended by Ord. 100-13 , File No. 130182, App. 6/6/2013, Eff. 7/6/2013)

SEC. 1060.20.4. REVOCATION OF A PERMIT.

(a) **Grounds for Revocation.** The Entertainment Commission may revoke any permit issued under this Article if it determines after a public hearing that any of the following conditions exist:

(1) The Permittee has knowingly made any false, misleading, or fraudulent statement of material fact or has knowingly omitted a material fact in the application for a permit.

(2) The Permittee has failed to pay any fee or charge required under this Article.

(3) The Permittee has failed to surrender the permit as required by Section 1060.24(b).

(4) One or more of the grounds for suspension enumerated in Section 1060.20.1(a) applies, and considerations of public safety warrant revocation of the permit. For purposes of this provision, "considerations of public safety" means a substantial risk of physical harm or injury to individuals. In determining whether considerations of public safety warrant revocation, the Commission shall evaluate the likelihood and seriousness of the threat to public safety that continued operation of the Business under the permit presents. In making its determination, the Commission shall consider the following factors: (i) the history of violence and other public safety problems associated with the operation of the Business; (ii) a pattern of the Permittee's noncompliance with Security Plan requirements imposed by law or as a condition of the permit; (iii) the frequency of the Permittee's violations of other provisions of law or permit conditions, which violations have contributed to violence or other public safety problems associated with the operation of the Business; (iv) the degree to which the Permittee's action or inaction has been responsible for violence and other public safety problems associated with the operation of the Business; and (v) the degree to which the City, through the Entertainment Commission, Director, Police Department, or otherwise, has notified the Permittee of violence or other public safety problems associated with the operation of the Business and/or of the need to take action to reduce such problems, and the promptness and efficacy of the Permittee's responses.

(5) One or more of the grounds for suspension enumerated in Section 1060.20.1(a) applies, and revocation is warranted because the problems that those grounds have created have been serious and continuing, and the action or inaction of the Permittee contributing to those problems has been persistent; provided, that the circumstances warranting revocation under this provision would constitute a public nuisance within the meaning of Section 3480 of the California Civil Code.

(b) **Hearing by Commission.** The Entertainment Commission shall give the Permittee and the Manager written notice of a hearing to determine whether to revoke a permit. The notice shall set forth the grounds for the proposed revocation and the date, time and location of the hearing.

(c) **Application for Permit After Revocation.** The revocation of a permit under this Article shall not preclude the Permittee from applying for a new permit under this Article, except that, notwithstanding any other provision of law, including but not limited to Sections 1060.5(f) and 1060.5.1(f), revocation under Section 1060.20.4(a)(4) or Section 1060.20.4(a)(5) shall render the Permittee ineligible to apply for a new permit under this Article for one year from the date of revocation.

(d) When considering whether to revoke a permit under this Article, the Commission and the Director shall consider any previous denial of a permit application or previous suspension or revocation of a permit, under this Article or Article 15.2, for the same permit applicant or Permittee when the circumstances warranting the previous action are relevant to the current determination.

(Added by Ord. 239-09, File No. 080323, App. 11/20/2009; amended by Ord. 217-10, File No. 100674, App. 8/9/2010; Ord. 172-11, File No. 110506, App. 9/12/2011, Eff. 10/12/2011)

EXHIBIT B

Good Neighbor Policy

1. While hosting entertainment, permit holder shall always have a staff member on site who is able to provide proof of permit, is trained in every aspect of venue operation, and is aware of all permit conditions.

2. Permit holder is responsible for the safety and security of venue patrons and the surrounding neighborhood. The Commission approved security plan shall be followed, and permit holder shall secure the sidewalk for a 100-foot radius in all directions around the premises of the business to prevent injury to persons and/or damage to property.[1] Security staff shall be placed at all entrances and exits during the period from 10:00pm to such time past closing that all patrons have left the vicinity.

3. Permit holder shall post easily visible signs outside each entrance and exit instructing patrons to:
   - **a)** Respect the neighborhood by keeping voices low,
   - **b)** Follow City & County of SF smoking regulations[2], and
   - **c)** Obey City & County of SF anti-loitering regulations.[3]

   All signs and walkways shall be well lit. Sidewalks shall be kept clear for pedestrians. Cars shall not be double parked.

4. Permit holder shall provide a phone number to all interested neighbors for immediate contact with a staff member on site who has direct authority over the premises, knowledge of all permit conditions, and shall respond in a timely manner to address concerns.

5. Permit holder shall maintain, and be prepared to verify, records at the premises of current L.E.A.D certification[4] for all persons working at the premises.

6. Permit holder shall maintain all entrances and exits to the building and all sidewalks within 100 feet of the premises in a clean and sanitary condition. At some point between 30 minutes after closing and 8:00am, permit holder shall walk the area within 100 feet of the property and dispose of any litter that may have been left by patrons.

7. Permit holder shall take measures to reduce the amount of sound that escapes the venue. All doors and windows must be kept closed while hosting entertainment, unless otherwise conditioned on the permit. Permit holder shall be familiar with, and abide by, sound ordinances enforced by the Entertainment Commission, including but not limited to, the following:
   - **a)** Regulation of Noise - Noise Limits
     - **1)** Commercial & Industrial Property[5]
     - **2)** Public Property[6]
   - **b)** Outdoor Amplified Sound Regulations[7]
   - **c)** Unnecessary Noise[8]

8. Within 24 hours of any violent incident, or any time SFPD responds to a call for service at the premises, permit holder shall complete and send an incident report[9] to (1) their SFPD District Station Permit Officer and (2) the Entertainment Commission.

[1] SF Municipal Police Code Article 15.1 "security plan" definition
[2] SF Health Code Article 19F SEC. 1009.22(i)(1)
[3] SF Municipal Police Code Article 2 Section 121(b)
[4] https://www.abc.ca.gov/education/lead-training/
[5] SF Municipal Police Code Article 29 Section 2909(b)
[6] SF Municipal Police Code Article 29 Section 2909(c)
[7] SF Municipal Police Code Article 15.1 Section 1060.16(b)(3)
[8] SF Municipal Police Code Article 1 Section 49(b)
[9] https://www.sf.gov/sites/default/files/2022-06/Incident%20Report_Fillable.pdf

Approved 2/5/19

EXHIBIT C

City and County of San Francisco
Entertainment Commission

Permit referral request

3750/089
Dist 6
C-3-O
2025-010693MIS

To SFPD CPC Fire EC Sound

Date 11/11/2025

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit that includes outdoor amplified sound at the front of the business

Name Kingston Wu of 311 THIRD STREET LLC

DBA GOLDEN EYE SOCIAL

Street address 311 3RD ST

Hearing date 12/16/2025

Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.

Please enter your recommendation below.

Your department SF Planning

Your recommendation:
Recommend Approval - A Bar and Restaurant (dba "Golden Eye Social") is a Retail Sales and Service Use that is principally permitted in C-3-O per Planning Code Section 210.2. Outdoor Activity Area is a commerical use characteristic principally permitted in C-3-O per Planning Code Section 210.2. Nighttime Entertainment is a Entertainment, Arts, and Recreation Use that is principally permitted in C-3-O per Planning Code Section 210.2.

Signature Elizabeth Mau Date 11/17/2025

EXHIBIT D

City and County of San Francisco
Entertainment Commission

Permit referral request

To SFPD CPC Fire EC Sound

Date 1/23/2026

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit

Name Kingston Wu of 311 THIRD STREET LLC

DBA GOLDEN EYE SOCIAL

Street address 311 3RD ST

Hearing date 2/3/2026

Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.

Please enter your recommendation below.

Your department

Your recommendation:

Signature Date

Permit application

City and County of San Francisco
Entertainment Commission

1. Permit type

Permit type

Entertainment may include musicians, bands, DJs, theater performances, comedy shows, drag shows, karaoke, fashion shows, or poetry readings. Entertainment does not include indoor pre-recorded music from a playlist, indoor trivia, music lessons or indoor magic shows.

1.1

Tell us what you want to do

Choose one answer.

- [x] I want to host live entertainment until 2:00 am

  You are applying for a Place of Entertainment (POE) permit.

  ⓘ Before completing this application you must email the Entertainment Commission at email@sfgov.org and visit the Planning Information Counter inside the Permit Center at 49 South Van Ness Avenue.

- [ ] I want to host live entertainment until 10:00 or 11:00 pm

  You are applying for a Limited Live Performance (LLP) permit.

- [ ] None of the above

⚠ You only need to answer this if you selected "None of the above" on question 1.1 on page 2.

Amplified sound

Outdoor amplified sound includes TVs with sound, prerecorded music, and any amplified sound.

1.2

Do you want to host outdoor amplified sound, such as prerecorded music or TV with no live entertainment?

Choose one answer.

- [ ] Yes

  If you only want outdoor amplified sound, you are applying for a Fixed Place Amplified Sound (FPAS) permit. If you want outdoor amplified sound and live entertainment it will be part of your LLP or POE permit.

  ⓘ Before completing this application you must email the Entertainment Commission at email@sfgov.org and visit the Planning Information Counter inside the Permit Center at 49 South Van Ness Avenue.

- [x] No

Continue **1. Permit type** on the next page →

Extended hours

1.3

Do you want to host entertainment or serve food after 2 am?

Choose one answer.

☐ Yes

You are applying for an Extended Hours Premises (EHP) permit.

ⓘ Before completing this application you must email the Entertainment Commission at email@sfgov.org and visit the Planning Information Counter inside the Permit Center at 49 South Van Ness Avenue.

☑ No

Pool tables

You need a permit only if you charge your customers to use the pool tables.

1.4

Do you want to have 1 or more pool table that you charge customers to use?

Choose one answer.

☐ Yes

You are applying for a Billiard Parlor (BP) permit

☑ No

Amusement devices

You need a permit if you are:

- A bar and charge your customers to use 2 or more paid machines, or
- Not a bar and have 11 or more paid machines.

1.5

Do you want to have 2 or more paid machines, such as pinball, skeeball, or other arcade style games?

Choose one answer.

☐ Yes

You are applying for a Mechanical Amusement Device (MAD) permit.vv

☑ No

To be completed by the Entertainment Commission.

Neighborhood outreach plan:

we will send a letter to our neighbors notifying them of the POE permit

Permit application

2. Type of entertainment

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) or Limited Live Performance (LLP) permit on question 1.1, or an Extended Hours Premises (EHP) permit on question 1.3.

Type of entertainment

Outdoor amplified sound includes TVs with sound, prerecorded music, and any amplified sound.

Entertainment may include musicians, bands, DJs, theater performances, comedy shows, drag shows, karaoke, fashion shows, or poetry readings.

Entertainment does not include indoor pre-recorded music from a playlist, indoor trivia, music lessons, or indoor magic shows.

2.1

What type of entertainment would you like to provide?

Select all that apply

- [x] Indoor entertainment
- [ ] Outdoor entertainment
- [ ] Outdoor amplified sound

Permit application

City and County of San Francisco
Entertainment Commission

3. About you

Complete this section as the person submitting the application on behalf of the business seeking an entertainment permit.

Your role

3.1 **Tell us about your role.**

Select one option.

- [x] Business owner
- [ ] Business manager
- [ ] Nonprofit director
- [ ] Other role _____

About you

We will use this information to contact you.

3.2 Name Kingston Wu

Email [redacted] Phone [redacted]

Permit application

4. Business owners

Number of owners

If you are a non-profit organization, list the number of your directors.

4.1 **Number of people owning 10% or more of the business.** 1

Business owners

Enter your director information if you are a non-profit organization, and leave the "Percentage owned" field blank.

4.2

Business owner 1

Name Kingston Wu Percentage owned 100

Email [redacted] Phone [redacted]

Residential address [redacted]

City [redacted] State [redacted] Zip [redacted]

Business owner 2 (if applicable)

Name _____ Percentage owned _____

Email _____ Phone _____

Residential address _____

City _____ State _____ Zip _____

Business owner 3 (if applicable)

Name _____ Percentage owned _____

Email _____ Phone _____

Residential address _____

City _____ State _____ Zip _____

Continue **4. Business owners** on next page →

Permit application

City and County of San Francisco
Entertainment Commission

6. Business location

Business information

6.1

Business Account Number (BAN)

Your BAN is a 7-digit number. If you don't know it, find your BAN at https://data.sfgov.org/Economy-and-Community/Registered-Business-Locations-San-Francisco/g8m3-pdis/data

1152200

Business name (DBA) GOLDEN EYE SOCIAL

Ownership name 311 THIRD STREET LLC

Date of incorporation 11-01-2023

Location information

6.2

Location identification number (LIN)

Your LIN is a 12-digit number. If you don't know it, find your LIN at https://data.sfgov.org/Economy-and-Community/Registered-Business-Locations-San-Francisco/g8m3-pdis/data

1380260-02-251

Location street address 311 3RD ST

License code (LIC) H26

Permit application

7. Business activity

Business identity

7.1 **Select what best describes your business.**

Choose one answer.

- [x] Bar
- [ ] Restaurant or cafe
- [ ] Live entertainment venue
- [ ] Retail
- [ ] Other _____

Food and alcohol

7.2 **Will you be serving these items?**

Choose one answer.

- [ ] Food
  - ⓘ Include a copy of your permit to operate from the Department of Public Health. You must provide this before a permit can be issued.
- [ ] Alcohol
  - ⓘ Include a copy of your permit to operate from the Department of Public Health. You must provide this before a permit can be issued.
- [x] Both food and alcohol
  - ⓘ Include a copy of your permit to operate from the Department of Public Health. You must provide this before a permit can be issued.
- [ ] Neither

Continue **7. Business activity** on next page →

⚠ You only need to answer this if you selected "Alcohol" or "Both food and alcohol" on question 7.2.

Liquor license

7.3

Do you have a liquor license?

You need a liquor license to serve alcohol at your business.

Choose one answer.

- [x] Yes, I have a liquor license
- [ ] Yes, I have a temporary liquor license
- [ ] No, but I have applied for a liquor license

⚠ You only need to answer this if you selected "Alcohol" or "Both food and alcohol" on question 7.2.

Liquor license type

7.4

Liquor license type

Select all that apply.

- [ ] Type 41
- [x] Type 47
- [ ] Type 48
- [ ] Type 90
- [ ] Other _____

⚠ You only need to answer this if you selected "Alcohol" or "Both food and alcohol" on question 7.2.

Liquor license permit number

7.5

Liquor license permit number

If you don't know it, you can look it up at https://www.abc.ca.gov/licensing/license-lookup/

47-650898

ⓘ Attach a copy of your liquor license. You must provide this before a permit can be issued.

Permit application

8. Proposed hours

Your business hours

Include all hours you are open even when you do not plan to have entertainment.

Additional details:

8.1

Your hours of operation for your business.

For each day you are open, enter your hours as 4 digits, like 09:00 am.

Monday	Closed
Tuesday	4:00 PM - 10:00 PM
Wednesday	4:00 PM - 10:00 PM
Thursday	4:00 PM - 11:00 PM
Friday	4:00 PM - 12:30 AM
Saturday	5:00 PM - 12:30 AM
Sunday	Closed

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

Indoor entertainment hours

Only include the hours you plan to have indoor entertainment.

Additional details:

We will primarily use the POE permit during regular business hours but would like the option of hosting entertainment 9am - 2am for private events, buy outs, etc. on Fridays and Saturdays, and no more than 4 other days per month.

8.2

Your proposed indoor entertainment hours.

Enter your hours as 4 digits, like 09:00 am.

Monday	9:00 AM - 2:00 AM
Tuesday	9:00 AM - 2:00 AM
Wednesday	9:00 AM - 2:00 AM
Thursday	9:00 AM - 2:00 AM
Friday	9:00 AM - 2:00 AM
Saturday	9:00 AM - 2:00 AM
Sunday	9:00 AM - 2:00 AM

Continue **8. Proposed hours** on next page →

9. Entertainment details

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) or Limited Live Performance (LLP) permit on question 1.1, a Fixed Place Amplified Sound (FPAS) permit on question 1.2, or an Extended Hours Premises (EHP) permit on question 1.3.

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

Indoor entertainment description

9.1

Describe your proposed indoor entertainment.

We would like to flexibility to utilize live musicians, either they are acoustic singers, bands, DJs, drag shows, or Karaoke, as required by our corporate clients as we are primarily a Moscone Center focused bar and restaurant. On Fridays and Saturdays, we would like the ability to activate our space with DJs to help draw in traffic.

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

Indoor sound system

Soundproofing and testing are not required to receive a permit.

9.2

Describe your sound system, including soundproofing and testing you have done.

We have a Meyers sounds system with many distributed speakers (instead of 2 large ones) for example. Every single wall outside of our front facing windows, is lined with sound dampening panels. Our windows, which face busy 3rd Street across from the convention center, have heavy drapes which we can/will close in the event of live music.

Continue **9. Entertainment details** on next page →

⚠ You only need to answer this if you selected to apply for an Extended Hours Premises (EHP) permit on question 1.3, or "Indoor entertainment" on question 2.1.

Indoor occupancy

If you have a public assembly permit from the Fire Department, enter the occupancy you were approved for.

9.3 What is the occupancy of your space?

190

ⓘ If the occupancy is 50 or greater, attach a copy of your public assembly permit from the Fire Department. You must provide this before a permit can be issued.

[redacted]

Continue **9. Entertainment details** on next page →

Permit application

10. Adult entertainment

⚠ You only need to complete this section if you selected "Indoor entertainment" on question 2.1.

Adult entertainment

We allow adult entertainment with partial nudity. If you want fully nude entertainment, please contact the Police Department.

10.1 **Do you plan to offer adult entertainment?**

Choose one answer.

- ☐ Yes
- ☑ No

⚠ You only need to answer this if you selected "Yes" on question 10.1 above.

Adult entertainment description

Include details such as the types of adult entertainment you offer, weekday or weekend, hours, if and how you charge your customers, and the location of the entertainment.

10.2 **Describe your proposed adult entertainment.**

Permit application

11. Traffic

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) permit on question 1.1.

Parking

For example, street parking, private lot, none available. You can also tell us if you have loading zones or ADA parking available.

11.1

Describe any parking for your customers, if you have it?

We have validated underground parking on site. We have nearly a half block loading and unloading zone directly in front of our venue.

Permit application

13. Security

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) permit on question 1.1 or an Extended Hours Premises (EHP) permit on question 1.3.

Security plan

A security plan usually includes day-to-day policies, measures, and protocols for managing specific situations. If you don't have one yet, don't worry. We will ask you some questions to help you create one.

13.1 **Do you have a security plan document?**

Choose one answer.

☐ Yes

ⓘ If you have a security plan, submit it with this application and skip the remainder of the questions in this section.

☑ No

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1 above.

Number of Exits

13.2 **How many exits do you have on site?**

3

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1 above.

Security staff

Based on your occupancy and events programming, the law requires you to hire at least one security staff for every 100 customers during entertainment.

13.3 **How many security staff will be on site each weekday and on weekends? And what are their roles?**

Friday & Saturday nights starting at 8pm and any time there is entertainment we will have at least 1 security guard

Continue **13. Security** on the next page →

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Staffing at exits

Include if all of your exits are staffed every day of the week, or if this changes depending on the day or entertainment being provided.

13.4 Describe your staffing at each exit and if it differs day to day.

All 3 exits lead to 3rd street and are push bar activated. Our hostess desk is located at the middle entrance alongside our (currently) 1 security guard.

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Crowd control

Describe how you let customers in and how you exit and disburse them.

13.5 How do you plan to control lines or crowds in front of your business?

Friday & Saturday nights starting at 8pm and any time there is entertainment we will have at least 1 security guard working the front door

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Site security

The law requires that you secure your entire perimeter 100 feet in all directions. This includes things like picking up trash or calling 911 if there is an incident.

13.6 Describe your plan for securing your site.

We will secure perimeter 100 feet in all directions. This includes things like picking up trash or calling 911 if there is an incident. Our complex itself has a security team and trash team that can and will help us manage.

Continue **13. Security** on the next page →

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Emergency plan

You are required to turn off sound, turn on lights, and have staff help customers find an exit.

13.7

Describe your plan for exiting customers in case of an emergency.

Our sound system is programmed to automatically shut off when the fire alarm is activate. All our exits are up to code (we opened in 2025) and will open outward to the street. Our venue is shallow (most of it is only 20 ft deep from the street) which generally means a short distance to exit. Our entire venue has a glass facade which makes spotting the exit (or customers inside) easy.

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Security type

You are liable for the actions of your security personnel on your site. You must provide proof of insurance for your business that includes security. This will be required before issuing a permit.

13.8

What type of security will you be using?

Choose one answer.

- ☑ In-house security
  - ⓘ You must provide proof of insurance coverage for your business that includes security with your application.
- ☐ Hiring a security company
  - ⓘ You must provide proof of insurance coverage for your security company with your application.

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Security training

You must follow state law SB741 . Learn more about security guards from the CA Department of BSIS.

Examples of other training include ABC Responsible Beverage Service Training or CPR training.

13.9

What kind of training or certifications does your security staff have?

Select all that apply.

- ☑ LEAD Training
- ☑ Guard Card
- ☐ Other _____

Continue **13. Security** on the next page →

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Door policies

Examples include ID check, pat downs, bag checks, or metal detectors. Include if these door policies happen daily, or only during certain hours.

13.10 **Describe your door policies**

On nights starting at 9pm when 21+ only patrons are allowed, we will ID checks at the door. We don't normally operate as a live entertainment venue - we are an elevated restaurant and bar and can legally offer service to all ages. Of course, we will restrict under 21 guests when live entertainment begins.

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Smoking area

13.11 **Do you have a designated area for smoking customers?**

Choose one answer.

- ☐ Yes
- ☑ No

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Smoking area description

Examples include ID check, pat downs, bag checks, or metal detectors. Include if these door policies happen daily, or only during certain hours.

13.12 **Describe the smoking section and how it will be monitored.**

smoking allowed at curb. Staff and security remind patrons to keep their voices down.

Continue **13. Security** on the next page →

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1.

Customer ages

Only some liquor licenses allow people of all ages to enter your business. For example, you cannot allow anyone under 21 if you have a type 48 liquor license.

13.13 **Will you allow customers of all ages to enter your business?**

Choose one answer.

- ☐ Yes
- ☑ No

⚠ You only need to answer this question if you selected "yes, you will allow customers of all ages" on question 13.13 above.

Additional security

Examples include issuing wristbands or stamps or designating certain areas of the space for certain age groups.

13.14 **What additional security will you have, and will your security plan change?**

Permit application

15. Legal agreements

Legal agreements 15.1

☑ I declare under penalty of perjury that the foregoing is true and correct. I understand that any false or incomplete information provided by me in connection with this application constitutes cause to either deny the requested permit or revoke the permit if granted.

⚠ You only need to answer this if you selected to apply for a Fixed Place Amplified Sound (FPAS) permit on question 1.2, or either "Outdoor entertainment" or "Outdoor Amplified Sound (OAS)" on question 2.1.

Outdoor noise levels 15.2

☐ I hereby certify that the business shall comply with the maximum noise levels as established under Municipal Police Code, Article 15.1 Sec. 1060.16 for this outdoor premises, unless otherwise conditioned by the Entertainment Commission.

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

Indoor noise levels 15.3

☑ I hereby certify that the business shall comply with the maximum noise levels as established under Municipal Police Code Article 29 Sec. 2909(b) for indoor entertainment, unless otherwise conditioned by the Entertainment Commission.

⚠ You only need to answer this if you selected to apply for a Place of Entertainment (POE) permit on question 1.1, or an Extended Hours Premises (EHP) permit on question 1.3.

Security plan 15.4

☑ I hereby certify that the business shall adhere to the Security Plan approved by the Entertainment Commission.

Continue **15. Legal agreements** on the next page →

Shared spaces

15.5

☑ I acknowledge that if my entertainment is hosted in an approved Shared Spaces, Tables and Chairs, or Parklet location, my entertainment permit is only valid with a current permit from the appropriate program or a Temporary Use Authorization (TUA) from the Planning Department.

Property owner's approval

15.6

☑ I hereby certify that I have the property owner's approval to host the entertainment described in this application on the property.

Signature

15.7

Signature Kingston Wu Date 1/23/2026

PLACE OF ENTERTAINMENT

Entertainment Commission - Sound Abatement Test Results

EC-1906: Golden Eye Social
311 3rd Street

APPROVED
Internal Limit:
84dBA / 94dBC
(measured from pillar to the left of the main bar)
Outdoor Limit:
Not to exceed ambient at 50ft from the property plane.

Date of Inspection:
Wednesday, November 19th, 2025

Time of Inspection:
2:00 PM

Meter:
Cirrus – CR:171B

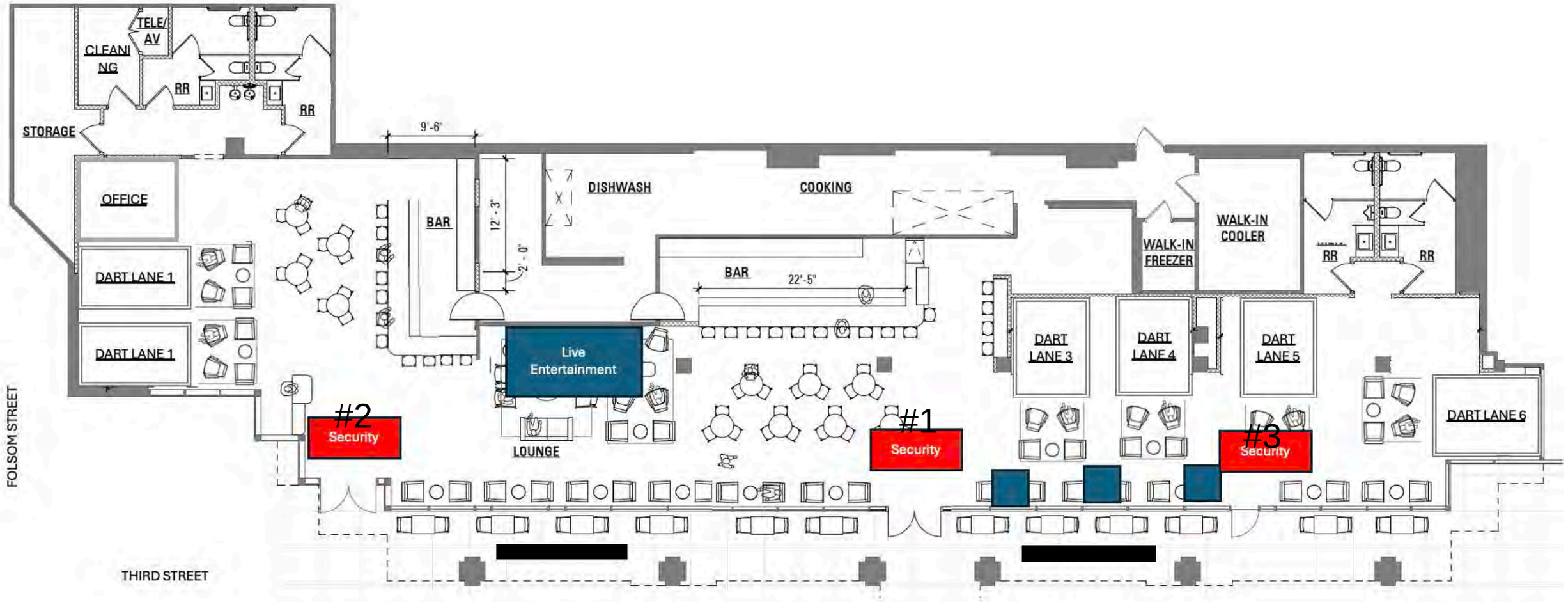
Ambient Avg:
68.0dBA / 77.9dBC
(measured from curb on 3rd St.)

Measures shall be taken to reduce the amount of sound that escapes a permitted venue. All doors and windows must be kept closed while hosting entertainment, unless otherwise conditioned on the permit. Permit holder shall be familiar with and abide by sound ordinances enforced by the Entertainment Commission including, but not limited to the following:

1. Regulation of Noise - Noise Limits
   a. Commercial & Industrial Property - SF MPC Article 29 Section 2909(b)
   b. Public Property - SF MPC Article 29 Section 2909(c)
2. Outdoor Amplified Sound Regulations - SF MPC Article 15.1 Section 1060.16(b)(3)
3. Unnecessary Noise - SF MPC Article 1 Section 49(b)

NOTE:
Entertainment Commission must be notified of any modification to sound system.

Andrew Zverina
Inspector



#1 security guard is on site Friday & Saturday starting at 8pm & any time we have entertainment. #2 & #3 are additional posts as needed

PERMIT TO OPERATE

AND CERTIFICATE OF SANITARY INSPECTION

Issued according to provisions of the San Francisco Health Code

AUTHORIZING conduct of the following class of Business

Permit #: 06733774
TTX Class Code: H26

ISSUED: 04/24/2025

Type of Operation: H26 - RESTAURANT OVER 2,000 SQFT

Business Account Number: 1152200

Owner: 311 THIRD STREET LLC

DBA: GOLDEN EYE SOCIAL

Street Address: 311 3RD ST
SAN FRANCISCO, CA 94107

COOKING ALLOWED

DEPARTMENT OF PUBLIC HEALTH
Environmental Health Branch
City and County of San Francisco

Patrick Fosdahl
Director of Environmental Health

Display this Permit prominently. Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately. See reverse for additional Information.

BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF

311 THIRD STREET, LLC

311 3RD ST
SAN FRANCISCO, CA 94107-1212

FILE 47-650898

REG.

PETITION FOR CONDITIONAL LICENSE

For Issuance of an On-Sale General Eating Place - License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the privilege conveyed with the applied-for license requires that the petitioner(s) operate(s) the premises, in good faith, as a Bona Fide Public Eating Place; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and

WHEREAS, the proposed premises are located in Census Tract #0615.03 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and,

WHEREAS, petitioner(s) intend to exercise privileges of the license in the sidewalk seating area; and,

WHEREAS, the applied for licensed premises plans to operate a sidewalk seating area with removable barriers, fencing, or railings; and,

WHEREAS, the proposed premises is located within the immediate vicinity of a residential area; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

KW
Initials

ABC-172 (5/94)

RECEIVED
SEP 29 2023
Department of Alcoholic Beverage Control
San Francisco

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

1 Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee.

2 Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as determined by the San Francisco Entertainment Commission (or any successor agency), shall be deemed to be a violation of this Condition. Any noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a Fixed Place Amplified Sound permit, or any similar such permit issued by the San Francisco Entertainment Commission.

3 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

4 When the sidewalk seating area of the premises is being utilized for the sales, service, and consumption of alcoholic beverages, a premises employee shall be in attendance and maintain continuous supervision at all times of said area.

5 When the sidewalk seating area is being utilized for the sales, service, and consumption of alcoholic beverages, the barrier/fencing/railing shall be in place at the boundary location approved on the most recently certified ABC 257.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 25 DAY OF September, 20 23.

Applicant/Petitioner

Applicant/Petitioner

RECEIVED

SEP 29 2023

Department of Alcoholic Beverage Control
San Francisco

ITEMS SUBMITTED FOR 12/16/25 HEARING

December 2nd 2025
PROOF OF MAILING/EVIDENCE OF MAIL SERVICE
311 3rd St San Francisco
37.78367265, -122.39839

To Whom It May Concern,

Express Mapping prepared a mailing of all residents and business occupants within 150 feet of the Project site, 311 3rd St San Francisco There were a total of 384 notices mailed.

The mailing was postmarked on 12/02/2025 from Irvine, CA. A copy of the letter mailed and a list of addresses is included in this PDF

If you have any questions please feel free to call or email us at (949) 771-0051 and reference Order #5095

Sincerely,

Laura Emerson

Laura Emerson
Senior Data Manager
Express Mapping
laura@expressmapping.com
(949) 771-0051

December 1, 2025

Dear Neighbors

My name is Kingston Wu and I am one of the Managing Members of Golden Eye Social, an Augmented Reality Darts Bar and Restaurant that opened to the public in May 2025.

This letter is to notify you that we are applying for a Place of Entertainment (POE) permit with the San Francisco Entertainment Commission.

We are applying for the POE permit so we can offer live music mid-week for private buy-outs and Moscone Center related events, and on the weekends to liven the atmostphere and attract guests to our business. In addition, we would like to have outdoor amplified sound for tables on the sidewalk.

The POE permit requires that indoor entertainment must end by 2am, outdoor amplified sound must end by 10pm, and that we adhere to a sound limit set forth by the Entertainment Commission. Additionally, we are required to follow the Entertainment Commission's Good Neighbor Policy (GNP), which is included with this letter for your reference.

We will manage the sound pollution rigorously, and well as staff appropriately to manage the anticipated crowd these public and private events might bring.

As we plan on being on a fixture of this block for years to come, we will make to abide by the Good Neighbor Policy not only as attached, but as one is taught growing up. Any issues outside of our control will be handled appropriately by our experienced management team, and with onsite security which will be customary for these types of events.

Our permit application will be heard by the Entertainment Commission on Tuesday, December 16th at 5:30pm in City Hall room 416. If you have any questions, please feel free to contact me or you may contact the Entertainment Commission directly: entertainment.commission@sfgov.org

If you'd like to schedule a call or face to face prior to Commission Hearing, please reach out to me via email at kingston@proofpositive.co. Please put GOLDEN EYE POE in the subject line so I know its not SPAM.

Thank you for your attention to this matter, as well as your patronage of our restaurant. If you haven't been by yet, we hope to serve you soon.

Sincerely,

Kingston Wu
Managing Member, Golden Eye Social
Cell: 415-999-1709
Email: kingston@proofpositive.co

Good Neighbor Policy

1. While hosting entertainment, permit holder shall always have a staff member on site who is able to provide proof of permit, is trained in every aspect of venue operation, and is aware of all permit conditions.

2. Permit holder is responsible for the safety and security of venue patrons and the surrounding neighborhood. The Commission approved security plan shall be followed, and permit holder shall secure the sidewalk for a 100-foot radius in all directions around the premises of the business to prevent injury to persons and/or damage to property.[1] Security staff shall be placed at all entrances and exits during the period from 10:00pm to such time past closing that all patrons have left the vicinity.

3. Permit holder shall post easily visible signs outside each entrance and exit instructing patrons to:
   - **a)** Respect the neighborhood by keeping voices low,
   - **b)** Follow City & County of SF smoking regulations[2], and
   - **c)** Obey City & County of SF anti-loitering regulations.[3]

   All signs and walkways shall be well lit. Sidewalks shall be kept clear for pedestrians. Cars shall not be double parked.

4. Permit holder shall provide a phone number to all interested neighbors for immediate contact with a staff member on site who has direct authority over the premises, knowledge of all permit conditions, and shall respond in a timely manner to address concerns.

5. Permit holder shall maintain, and be prepared to verify, records at the premises of current L.E.A.D certification[4] for all persons working at the premises.

6. Permit holder shall maintain all entrances and exits to the building and all sidewalks within 100 feet of the premises in a clean and sanitary condition. At some point between 30 minutes after closing and 8:00am, permit holder shall walk the area within 100 feet of the property and dispose of any litter that may have been left by patrons.

7. Permit holder shall take measures to reduce the amount of sound that escapes the venue. All doors and windows must be kept closed while hosting entertainment, unless otherwise conditioned on the permit. Permit holder shall be familiar with, and abide by, sound ordinances enforced by the Entertainment Commission, including but not limited to, the following:
   - **a)** Regulation of Noise - Noise Limits
     - **1)** Commercial & Industrial Property[5]
     - **2)** Public Property[6]
   - **b)** Outdoor Amplified Sound Regulations[7]
   - **c)** Unnecessary Noise[8]

8. Within 24 hours of any violent incident, or any time SFPD responds to a call for service at the premises, permit holder shall complete and send an incident report[9] to (1) their SFPD District Station Permit Officer and (2) the Entertainment Commission.

[1] SF Municipal Police Code Article 15.1 "security plan" definition
[2] SF Health Code Article 19F SEC. 1009.22(i)(1)
[3] SF Municipal Police Code Article 2 Section 121(b)
[4] https://www.abc.ca.gov/programs/LEAD/Online_LEAD_Training.html
[5] SF Municipal Police Code Article 29 Section 2909(b)
[6] SF Municipal Police Code Article 29 Section 2909(c)
[7] SF Municipal Police Code Article 15.1 Section 1060.16(b)(3)
[8] SF Municipal Police Code Article 1 Section 49(b)
[9] https://sfgov.org/entertainment/sites/default/files/Incident_Report.pdf

Approved 2/5/19

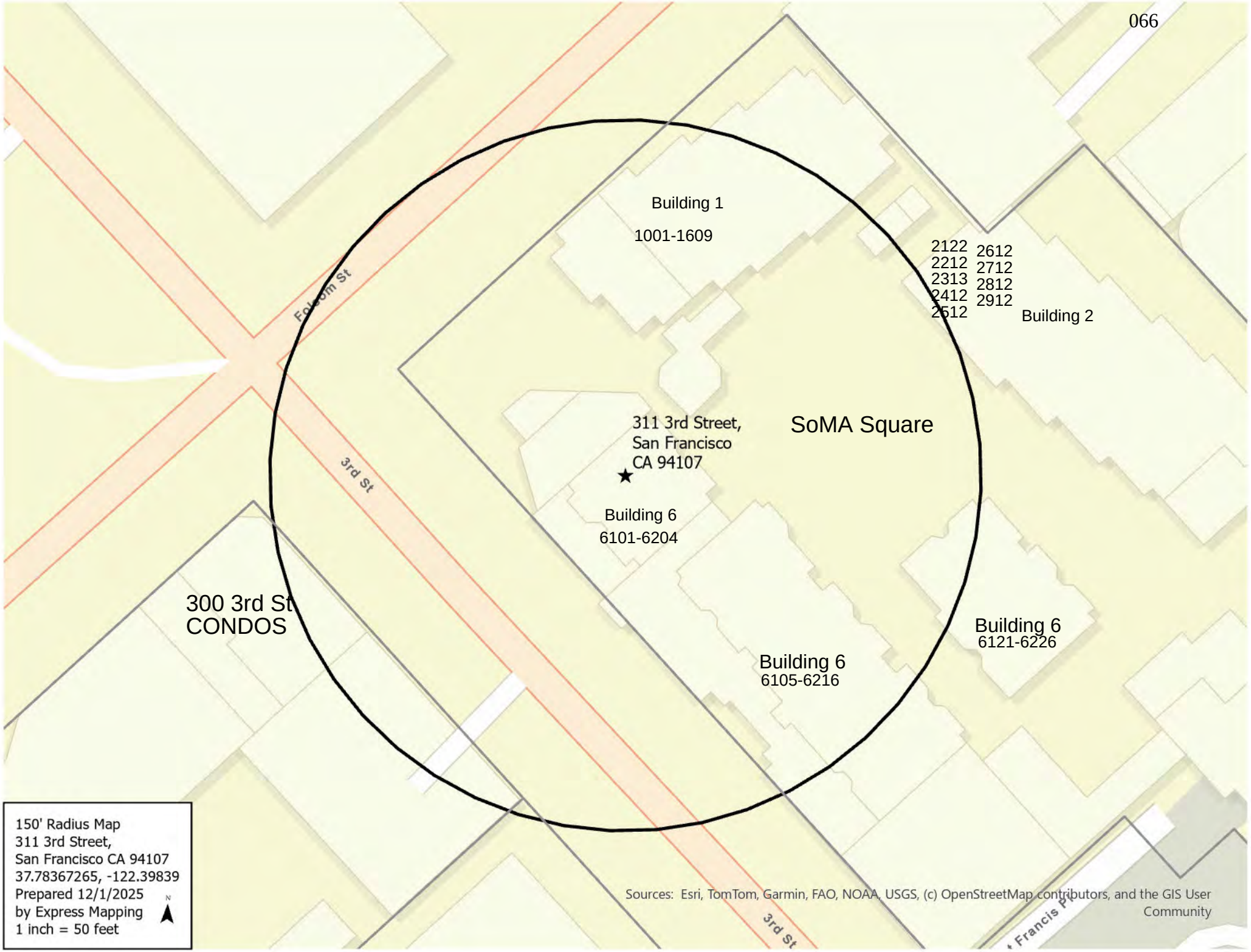
NOTIFICATION PACKAGE

311 3rd Street, San Francisco CA 94107
APNs 37.78367265, -122.39839

INCLUDES:
150' OCCUPANT LIST
150' RADIUS MAP
CERTIFICATION
COUNT: 384 (duplicates consolidated)

PREPARED 12/01/2025
FILE #5081

orders@expressmapping.com
www.expressmapping.com
4000 Barranca Pkwy #250, Irvine CA 92604
Local (949) 771-0051
Toll Free (888) 990-MAPS


Building 1
1001-1609
2122 2612
2212 2712
2313 2812
2412 2912
2512
Building 2
Folsom St
3rd St
311 3rd Street,
San Francisco
CA 94107
SoMA Square
Building 6
6101-6204
300 3rd St
CONDOS
Building 6
6121-6226
Building 6
6105-6216
3rd St
150' Radius Map
311 3rd Street,
San Francisco CA 94107
37.78367265, -122.39839
Prepared 12/1/2025
by Express Mapping
1 inch = 50 feet
N
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

EXPRESS MAPPING

4000 BARRANCA PKWY #250, IRVINE CA 92604

PHONE OR TEXT (949) 771-0051

Certificate of Preparation

The attached list includes the addresses of all occupants within 150' from the coordinates, 37.78367265, -122.39839.

ADDRESS: 311 3rd Street, San Francisco CA 94107

APNs: 37.78367265, -122.39839

This information was obtained through First American Core Logic, a data source utilizing the county assessor rolls and other available resources. This information is generally deemed reliable, but is not guaranteed. Return of property addresses that are deemed undeliverable by the United States Postal Service, is therefore, a possibility.

Express Mapping is not responsible for providing further investigation of said labels. Acceptance of this package acknowledges this fact.



Laura Emerson
Express Mapping
orders@expressmapping.com

Date: 12/01/2025

3750 -089
Resident
1 Saint Francis Pl Apt 1001
San Francisco CA 94107

3750 -089
Resident
1 Saint Francis Pl Apt 1002
San Francisco CA 94107

3750 -089
Resident
1 Saint Francis Pl Apt 1003
San Francisco CA 94107

3750 -089
Resident
1 Saint Francis Pl Apt 1004
San Francisco CA 94107

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San Francisco CA 94107

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727 Folsom St
San Francisco CA 94107

From: [redacted]
To: Kingston Wu
Cc: Azevedo, Kaitlyn (ADM)
Date: Friday, December 12, 2025 1:09:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Kingston—--I appreciate that you are making an effort to deal with the Museum Parc reaction to your permit application. In hindsight, you may have had a better response if you engaged the community before you filed the application for a POE permit.

As an Association officer, I cannot act as your agent and take steps to facilitate your communication with the residents.

They are adamantly opposed to your POE and any live entertainment at the Golden Eye Social. They believe their neighborhood is inappropriate for a nightclub. They know that sound will be propagated into their homes. They know that crowds leaving Golden Eye at 2:00 am will disturb their peace.

It may make sense for you to withdraw the application in its entirety and then try to engage with Museum Parc.

You could request a meeting with the Museum Parc Board of Directors to discuss your plans once the POE application is withdrawn.

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of STRONG SUPPORT to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 15, 2025 6:07:30 PM

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Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally support Golden Eye Social’s POE application. I think the revitalization of the SOMA/downtown area is extremely important, and establishments like Golden Eye Social should be welcomed into this neighborhood. I have no concerns about the business’ ability to control any noise.

Regards,
[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of STRONG SUPPORT to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda - Docket EC-1906
Date: Monday, December 15, 2025 6:09:59 PM

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I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally support Golden Eye Social's POE application. I think the revitalization of the SOMA/downtown area is extremely important, and establishments like Golden Eye Social should be welcomed into this neighborhood. I have no concerns about the business' ability to control any noise.

Regards,
[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM); Azevedo, Kaitlyn (ADM)
Subject: Voicing Support for Goldeneye Social"s Permit
Date: Wednesday, December 10, 2025 3:46:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I'm an owner and resident of museum parc at 300 3rd st, San Francisco, CA.

My personal opinion is that:
1. The noise concerns from my fellow residents are massively overblown, and has stemmed from a single unit rallying others to support their cause rather than justified cause.
2. Goldeneye's ability to attract customers is actually beneficial to the area and our property values. I believe the business is struggling, and letting them play music and hold events like this will help them greatly.
3. That the move to only play music indoors is more than sufficient to address the concerns of museum parc residents.

--
Thanks,
[redacted]

From: Azevedo, Kaitlyn (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: UPDATE to Golden Eye Social"s POE permit application for 12/16/25 EC hearing
Date: Tuesday, December 9, 2025 2:35:29 PM
Attachments: GNP.pdf

Hello,

My name is Kaitlyn Azevedo, and I am the Deputy Director of the SF Entertainment Commission. If you are receiving this message, you have submitted a letter of opposition for Golden Eye Social's Place of Entertainment (POE) permit application with my office.

Golden Eye Social holds a Type 47 liquor license with the state Alcohol Beverage Control (ABC) to operate as a restaurant with bar service, and they are currently allowed to be open until 2am. Initially, Golden Eye Social's POE permit application included indoor entertainment with the doors and windows closed until 2am, and outdoor amplified sound at the front of the business until 10pm. After hearing concerns about the outdoor programming, the owner of Golden Eye Social has removed the outdoor component from the application entirely**. This means there will be no outdoor amplified sound at the business under this permit application**. I'll also add that should the indoor POE permit be granted, the business will have to comply with an indoor sound limit set in accordance with the City's sound ordinance, as well as our Good Neighbor Policy (GNP, attached).

If you'd like to rescind or amend your letter of opposition, please let me know.

I also wanted to mention that entertainment permits fall under my Commission's purview for enforcement and I have inspectors who respond to 311 sound complaints in real time when they are in the field. If the business is found in violation of their permit, we have an enforcement escalation policy that starts with education, but can also result in citations with a monetary fine. And, if there are ongoing issues, my Commission can require the business to reappear before them at a hearing to potentially recondition their permit to have more restrictive days/times of entertainment.

Lastly, please let me know if you'd like me to connect you with the owner, Kingston, to voice your concerns so he can address them directly. I've found that neighbors having direct lines of communication with operators is often the most effective way to mitigate any issues, and I know that Kingston is very open and willing to speak with anyone who has questions or concerns.

Thank you,
Kaitlyn

From: Entertainment Enforcement (ADM)
To: [redacted]
Subject: RE: Contesting Golden Eye Social's Place of Entertainment application
Date: Monday, December 8, 2025 11:18:10 AM

Hi[redacted]

I am confirming receipt of your letter of opposition for Golden Eye Social's Place of Entertainment (POE) permit application and will include it in their file for my Commission to review.

I also wanted to mention that entertainment permits fall under my Commission's purview for enforcement and I have inspectors who respond to complaints in real time when they are in the field. If the business is found in violation of their permit, we have an enforcement escalation policy that starts with education, but can also result in citations with a monetary fine. And, if there are ongoing issues, my Commission can require the business to reappear before them at a hearing to potentially recondition their permit to have more restrictive days/times of entertainment.

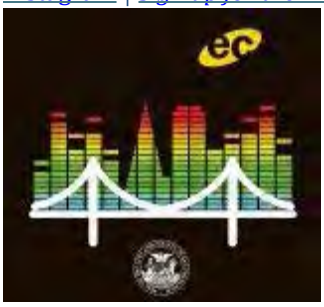
Additionally, should the permit be granted, the business will have to comply with an approved sound limit set in accordance with Municipal Police Code Article 29, which outlines the City's sound ordinance. They must also have their doors and windows closed any time they host indoor entertainment, and for the outdoor amplified sound the volume of the prerecorded music should not exceed ambient levels at a distance of 50' from the property plane.

Lastly, please let me know if you'd like me to connect you with the owner, Kingston, to voice your concerns so he can address them directly. I've found that neighbors having direct lines of communication with operators is often the most effective way to mitigate any issues, and I know that Kingston is very open and willing to speak with anyone who has questions or concerns.

Thank you,
Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103

628-652-6038 (direct line) | 628-652-6030 (EC main line)
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From: [redacted]
Sent: Monday, December 8, 2025 9:10 AM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>
Cc: [redacted]
Subject: Contesting Golden Eye Social's Place of Entertainment application

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Hi SF entertainment Commission,

I am a property owner and full time resident who lives across the street from Golden Eye Social. I would like to formally contest Golden Eye Social's POE application.

Golden Eye Social is on the bottom level of a heavily populated housing complex (SOMA Square Apartments) and accross the street from my residence at Museum Parc (300 3rd St, San Francisco, CA 94107) which is also a heavily populated housing condominium complex.

Earlier on 2025 Golden Eye Social had several days where they operated their outdoor sound system and a slap held a late private event. The noise was so loud that working families (mine included) could not sleep until 2am. The outdoor speakers are very loud with heavy base that carries noise pollution for several blocks.

Even with our windows closed, when Golden Eye Social was operating their indoor sound system, it was so loud and the base was so heavy that the noise and base shook our windows.

Golden Eye Social does not have exterior walls. They have single pane floor to ceiling glass windows that fail to insulate sound.

[Ask] Can you please let me know what other steps I should take to ensure my formal contestation is considered and heard by the SF Entertainment Commission prior to them making a decision on Golden Eye Social's POE application?

Respectfully,

[redacted]

This email and any attachments to it are confidential and intended solely for the individual or entity to whom it is addressed. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this email in error, please contact the sender by reply email and destroy all copies of the original message.

Hi our building received a notice from Golden Eye today about applying for a permit for live music mid week outdoors until 10pm and indoors until 2

We live across the street and are a family with two boys who have school on weekdays and are growing and need decent sleep

This is not an appropriate location for live music late at nights. Many young families live in our buildings and people need to get up for work the next day.

Golden Eye location still has the old single pain windows and many residents got no sleep the nights they had events until 2am.

Please do not disrupt everyone who lives across the street. There are 250 residential units here.

They are welcome to have events as they please within regular city limits. Please do not give them access to keep residents up after 10pm especially on weeknights. The current housing situation is not great for relocating and it would be incredibly disruptive to pull our boys out of their current high school due to this

Thank you for your consideration of local families and residents who work weekday mornings.

Take care,

[redacted]

San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
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From: [redacted]
Sent: Saturday, December 6, 2025 12:02 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Subject: GoldenEye Social

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Hello.
I am a resident and managing owner of units at 300 3rd St. in San Francisco. The Museum Parc building.
I recently received a notice from GoldenEye Social that they wanted to change from being a Bar and Restaurant to having live music mid week and outdoor amplified sound for tables on the sidewalk.
I am very opposed to this proposal.
That club is under the St Francis apartments and directly across the street from the Museum Parc condominiums.
Live music and outdoor amplified music would be very disruptive to the local residents and a real change from the historical restaurant type facilities that occupied the GoldenEye Social space. Such music would also reduce the value of the condominiums in Museum Parc, especially those that face 3rd Street. It is a usage inappropriate for a residential corner. No one living at Museum Parc expected a nightclub to be open across the street.
I hope that the proposal will be denied.
Thank you.
[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 12:08 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Subject: Deny this application (docket EC-1906 on the December 16 agenda)

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Entertainment Commission,

We have been made aware of an application by Golden Eye Social for a Place of Entertainment permit. This business is surrounded by so many residential units. It would not be tolerable to have amplified music until 2:00 AM. There have already been cases where residents in the surrounding area have not been able to sleep.

It would be highly irresponsible and unacceptable for you to approve this application.

Thank you,
[redacted]



Please be mindful that all correspondence and documents submitted to the Entertainment Commission are public records and, as such, are subject to the **Sunshine Ordinance** and can be requested by the public. If this happens, personal information such as Social Security numbers and phone numbers, will be redacted.

From: [redacted]
Sent: Monday, December 8, 2025 12:06 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Subject: Request to Deny Place of Entertainment Permit for Golden Eye Social (Docket EC-1906)

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Dear Members of the San Francisco Entertainment Commission,

I am writing as a **homeowner at Museum Parc** to respectfully request that the Commission **deny the Place of Entertainment permit** sought by Golden Eye Social. This request is on docket EC-1906 on the December 16 agenda.

Golden Eye Social is located **directly across Third Street from Museum Parc**, a large residential condominium community. The permit being considered would allow **amplified music, both indoors and outdoors, until 2:00 AM**. Noise of this magnitude and duration, so close to a residential building, would make it extremely difficult — and in many cases impossible — for owners and residents to sleep, work, and comfortably occupy their homes.

Museum Parc is home to families, seniors, professionals, and long-term San Francisco owners who rely on reasonable nighttime quiet to maintain their wellbeing and quality of life. Allowing late-night amplified outdoor music across the street would create an ongoing disturbance well beyond what is compatible with a residential environment. The negative impact would be widespread, unavoidable, and continuous.

I fully support responsible business development and a vibrant neighborhood. However, this particular permit — especially with outdoor amplification until 2:00 AM — is incompatible with the immediate surroundings and poses a clear detriment to those who have invested in and maintain homes at Museum Parc.

For these reasons, I respectfully urge the Commission to **deny Golden Eye Social's application** for a Place of Entertainment permit.

Thank you for your consideration and for your commitment to balancing the needs of residents, homeowners, and businesses in our community.

Sincerely,
[redacted]
Homeowner, Museum Parc

From: Azevedo, Kaitlyn (ADM)
To: [redacted]
Subject: RE: Opposition to Docket EC-1906 — Golden Eye Social / Place of Entertainment Permit
Date: Monday, December 8, 2025 2:08:00 PM

Hi [redacted]

Correct, noise complaints about entertainment and/or outdoor amplified sound from a business fall under my agency's purview, not SFPD's. To clarify, patron noise, a car stereo, unsanctioned street performances, etc. fall under PD's purview, but indoor and outdoor entertainment/outdoor amplified sound from a business – in this case Golden Eye Social – would fall under my purview and we have inspectors who work in the field at night and on weekends who respond to real time sound complaints.

Neighbors can use 311 to report the sound issue and those complaints come directly into my enforcement queue which my inspectors monitor in real time when they are in the field.

Please let me know if you have other questions – I'm happy to help.

Best,
Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
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From: [redacted]

Sent: Monday, December 8, 2025 12:52 PM
To: Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Cc: [redacted]
Subject: Re: Opposition to Docket EC-1906 — Golden Eye Social / Place of Entertainment Permit

Thank you for your response. And I hear what you're saying, but my experience trying to actually have the permit enforced in the past was very negative. Despite having the police station nearby, it's really not a policing priority for the city at the times when it's needed..

On Mon, Dec 8, 2025, 12:50 PM Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org> wrote:

> Hi [redacted]
>
> I am confirming receipt of your letter of opposition for Golden Eye Social's Place of Entertainment (POE) permit application and will include it in their file for my Commission to review.
>
> I also wanted to mention that entertainment permits fall under my Commission's purview for enforcement and I have inspectors who respond to complaints in real time when they are in the field. If the business is found in violation of their permit, we have an enforcement escalation policy that starts with education, but can also result in citations with a monetary fine. And, if there are ongoing issues, my Commission can require the business to reappear before them at a hearing to potentially recondition their permit to have more restrictive days/times of entertainment.
>
> Additionally, should the permit be granted, the business will have to comply with an approved sound limit set in accordance with Municipal Police Code Article 29, which outlines the City's sound ordinance. They must also have their doors and windows closed any time they host indoor entertainment, and for the outdoor amplified sound the volume of the prerecorded music should not exceed ambient levels at a distance of 50' from the property plane.
>
> Lastly, please let me know if you'd like me to connect you with the owner, Kingston, to voice your concerns so he can address them directly. I've found that neighbors having direct lines of communication with operators is often the most effective way to mitigate any issues, and I know that Kingston is very open and willing to speak with anyone who has questions or concerns.

Thank you,

Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
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San Francisco, CA 94103
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From: [redacted]
Sent: Monday, December 8, 2025 12:05 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Opposition to Docket EC-1906 — Golden Eye Social / Place of Entertainment Permit

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Dear Members of the San Francisco Entertainment Commission,

I am writing as a homeowner with two units in the residential building directly across from the proposed Golden Eye Social location on Third Street, both facing the site in question. I

am submitting this comment in strong opposition to the Place of Entertainment permit (Docket EC-1906), particularly the request to allow amplified music outdoors and late into the night.

Our building was constructed at a time when residential sound-proofing standards were significantly lower. The units facing Third Street have thin, large windows, and noise carries directly and intensely into the bedrooms. Even prior operators at this same site (Spin) caused serious disruption when interior doors were opened for ventilation. On warm nights, when they opened the front door or even cracked windows because the interior became hot and crowded, the sound, especially low-frequency bass, traveled straight into our homes. Sleep became impossible. This was with indoor-only entertainment.

Allowing amplified outdoor music or late-night exterior activity at this exact location would be exponentially more disruptive. This is not ordinary “city noise.” Bass frequencies and amplified sound penetrate walls and windows in a way that is physiologically and psychologically exhausting. For residents, including families with infants, children, and working adults, this would create ongoing nightly disturbance and a significant reduction in quality of life.

This neighborhood is indeed mixed-use, and residents understand and accept ordinary urban activity. But Golden Eye is seeking to introduce a new, substantially more intrusive use into a long-established residential environment. In land-use terms, this is a classic “coming to the nuisance” situation. The residential building predates this entertainment use, and its structural characteristics make it especially vulnerable to noise encroachment. Approving outdoor amplified entertainment here would effectively impose a burden on existing residents that they have no way to mitigate.

The City has an interest in supporting nightlife, but it also has an obligation to prevent unreasonable noise impacts on homes, particularly when the affected building cannot retrofit itself to modern soundproofing standards. This site is simply incompatible with late-night outdoor entertainment due to the direct line of sound transmission into residential units.

For these reasons, I respectfully urge the Commission to deny the application as currently proposed. At minimum, outdoor amplified sound and late-night hours must not be permitted at this location.

Thank you for your time and consideration.

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From: [redacted]
Sent: Monday, December 8, 2025 1:18 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Letter of Opposition to Golden Eye Social Place of Entertainment Permit Application

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To whom it may concern in the Entertainment Commission,

My name is [redacted], and I am a full-time resident of Museum Parc (300 3rd St, San Francisco, CA), living directly across the street from Golden Eye Social.

Golden Eye is extremely close to the building and has unfortunately already shown me, through a few unpermitted events, how loud their speakers can go, literally rattling the building windows. While I'm happy to have them there as normal business tenants, this cluster of apartments is highly inappropriate for the level of noise they are applying for.

I am writing to formally register my opposition to Golden Eye Social's POE application. Happy to comment - you can reach me via email at [redacted]

Best,
[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 1:26 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social's POE application.

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Tuesday, December 9, 2025 10:27:22 AM

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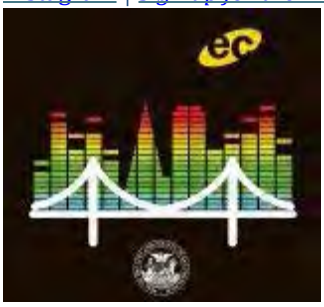
Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.
I do not want to be exhausted for not being able to sleep and having such a late loud noises, I'm about to give birth to my baby and I need peace.
Outdoor amplifier music is not right.
Thank you

Best Regards,
[redacted].

Sent from my iPhone

Kaitlyn.Azevedo@sfgov.org
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From: [redacted]
Sent: Monday, December 8, 2025 1:40 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Cc: [redacted]
Subject: Letter of opposition to Golden Eye Social's Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906

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Entertainment Commission:

My husband and I have been full-time resident homeowners in Museum Parc since 1989. Museum Parc is a condominium complex with 233 units directly across the street from Golden Eye Social at 300 Third Street. There are at least seven floors of condominiums with their bedrooms facing Golden Eye Social's side entrance on Third Street. The SoMa Square Apartments are located directly above the commercial space housing Golden Eye Social. We are writing to you to formally oppose Golden Eye Social's POE application.

Needless to say, we have seen many changes in the neighborhood and are supportive of new businesses. Our neighborhood has always been "mixed use" and we enjoy the diversity of residential units and businesses in the area. However, our understanding is the POE application specifically requests outdoor amplified sound for tables installed on the sidewalk. We hope you deny their request. Even with amplified sound ending by 10pm, before the business submitted their POE application, please see the attached photo taken from the bedroom window after

10pm on Friday, October 31 this year—the crowd on the sidewalk did not disperse until well after midnight, close to 2am. The indoor sound system was also cranked up and with all the people out on the sidewalk in front, they had propped the door open.

In closing, while we are supportive of the new business, we respectfully request that Golden Eye Social confine all music and customer activity to the interior space—without propping doors open—in consideration of neighboring properties (Good Neighbor Policy.) For these reasons, we ask that the Entertainment Commission deny their POE application for amplified outdoor music and outdoor seating.



Regards,

[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 1:45 PM
To: Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Opposition letter regarding Golden Eye Social Place of Entertainment Permit Application

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Ms. Azevedo,

Since 1989 I have been a full time owner at Museum Parc Condominiums located at 300 Third Street, San Francisco, CA which is located across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's current POE application.

Yours truly,

[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 2:21 PM
To: Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>; Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>
Cc: [redacted]
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Reference: Docket EC-1906 on the December 16 agenda

Dear SF Entertainment Commission,

I am a full-time resident of Museum Parc (300 3rd St, San Francisco, CA), which is across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.

[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 2:31 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>; Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full-time resident of Museum Parc, directly across the street from Golden Eye Social. I am writing to formally oppose Golden Eye Social's POE application.

During their soft opening earlier this year, they played music at a volume that carried clearly into my home until the early morning. As someone living directly across the street, the noise was so loud that I was unable to fall asleep until the bar closed. This single night of disturbance demonstrated the significant impact their operations could have on nearby residents.

As a full-time employee who maintains a standard work schedule, consistent late-night noise would be highly disruptive and unsustainable. Approving this POE application would materially affect my ability to rest, work, and maintain a normal quality of life.

Thank you for your attention and consideration.

[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 3:41 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>
Subject: Letter of opposition to Golden Eye Social place of Entertainment Permit Application

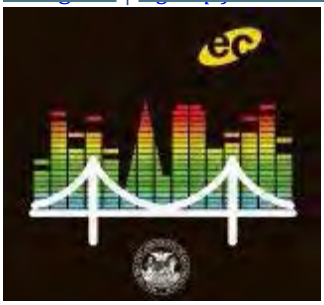
> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi : SF entertainment commission,

I am a full time and Senior Museum Parc (300 3rd st., San Francisco, CA) resident who live across the street from Golden Eye Social. I am writing this email to oppose Golden Eye Social's for a place of entertainment permit application. Docket RC-1906.

[redacted]
[redacted]
San Francisco, CA.

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From: [redacted]
Sent: Monday, December 8, 2025 4:10 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: My letter of opposition to Golden Eye Social Place of Entertainment Permit Application

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Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) owner and resident who lives across the street from Golden Eye Social. I am writing this email to you to formally oppose Golden Eye Social's POE application. Please oppose the entertainment permit for Golden Eye Social.

Thanks,
[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 4:02 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Docket EC-1906 - Golden Eye Social Entertainment Permit Application - Opposition

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To:
entertainment.enforcement@sfgov.org
Kaitlyn.Azevedo@sfgov.org

Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

Reference **docket EC-1906** on the December 16 agenda.

Hi SF Entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social's POE application.

My sleep will be horribly disrupted by outdoor speakers playing music until

10pm and loud events until 2am. This is unacceptable and will impact negativity my quality of life and devalue my property. Please don't allow this to happen!

[redacted]

From: Azevedo, Kaitlyn (ADM)
To: [redacted]; Entertainment Enforcement (ADM); DorseyStaff (BOS)
Subject: RE: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 8, 2025 4:39:00 PM

Hi [redacted]

I am confirming receipt of your letter of opposition for Golden Eye Social's Place of Entertainment (POE) permit application and will include it in their file for my Commission to review.

I also wanted to mention that entertainment permits fall under my Commission's purview for enforcement and I have inspectors who respond to complaints in real time when they are in the field. If the business is found in violation of their permit, we have an enforcement escalation policy that starts with education, but can also result in citations with a monetary fine. And, if there are ongoing issues, my Commission can require the business to reappear before them at a hearing to potentially recondition their permit to have more restrictive days/times of entertainment.

Additionally, should the permit be granted, the business will have to comply with an approved sound limit set in accordance with Municipal Police Code Article 29, which outlines the City's sound ordinance. They must also have their doors and windows closed any time they host indoor entertainment, and for the outdoor amplified sound the volume of the prerecorded music should not exceed ambient levels at a distance of 50' from the property plane.

Lastly, please let me know if you'd like me to connect you with the owner, Kingston, to voice your concerns so he can address them directly. I've found that neighbors having direct lines of communication with operators is often the most effective way to mitigate any issues, and I know that Kingston is very open and willing to speak with anyone who has questions or concerns.

Thank you,
Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
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-----Original Message-----
From: [redacted]
Sent: Monday, December 8, 2025 4:36 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; DorseyStaff (BOS) <DorseyStaff@sfgov.org>
Cc: [redacted]
Subject: Letter of opposition to Golden Eye Social's Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906

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Hi SF entertainment Commission,

I am an owner and full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social's POE application.

Regards,

[redacted]

Sent from my iPhone

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From: [redacted]
Sent: Monday, December 8, 2025 4:18 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

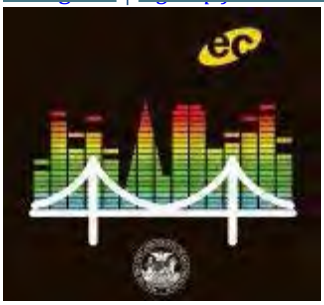
I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social's POE application.

There are two residential buildings involved in this application and we all need to be able to sleep at night.
There are already instances in the last few months where noises from Golden Eye Social can be heard from my unit on the 12th floor after midnight.

Thank you.

[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 4:20 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

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Dear SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident and property owner as a primary residence who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.
Your favor decision to oppose this application is appreciated. We are tired of all loud noise at nights.

[redacted]

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From: [redacted]
Sent: Monday, December 8, 2025 3:44 PM
To: Commission, Entertainment (ADM) <[redacted]>
Subject: Opposing Golden Eye Social POE

> This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear SF entertainment Commission,

I am a full-time resident of Museum Parc at 300 3rd Street living across from Golden Eye Social Club. I oppose Golden Eye Social's POE application.

Sincerely yours,

[redacted]

49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
Facebook | Website
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Please be mindful that all correspondence and documents submitted to the Entertainment Commission are public records and, as such, are subject to the **Sunshine Ordinance** and can be requested by the public. If this happens, personal information such as Social Security numbers and phone numbers, will be redacted.

From: [redacted]
Sent: Monday, December 8, 2025 3:33 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Re: Opposition to Place of Entertainment Permit – Golden Eye Social (Docket EC-1906, December 16 Agenda)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I am writing as a resident of Museum Parc to respectfully but strongly urge you to deny the Place of Entertainment permit application for Golden Eye Social, located directly across Third Street from our residential high-rise.

As proposed, this permit would allow amplified music, both indoors and outdoors, until 2:00 AM. In a dense, predominantly residential environment such as ours, this would create a significant and ongoing disturbance, with serious emotional, community, and financial consequences for the people who live here.

Museum Parc is a residential high-rise, not a nightlife district. Many of us work early hours, have children, are older adults, or are otherwise especially sensitive to chronic late-night noise. Allowing amplified music across the street until 2:00 AM would:

- Disrupt sleep and daily functioning, causing ongoing stress and

emotional strain.

- Undermine the sense of safety, comfort, and community that residents reasonably expect in their homes.
- Create a financial hardship by making units more difficult to rent or sell, and potentially diminishing property values due to increased noise and late-night activity.

A residential high-rise is simply not an appropriate place to be subjected to sustained, amplified music into the early morning hours. The impact would not be occasional or temporary; it would fundamentally change the living conditions for hundreds of residents who have built their lives here with the expectation of reasonable quiet at night.

For these reasons, I respectfully request that the Entertainment Commission deny the Place of Entertainment permit application for Golden Eye Social (Docket EC-1906).

Thank you for your consideration and for your service to the City and its residents.

Sincerely,





From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 8, 2025 5:51:52 PM

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Hi SF entertainment Commission, I am an owner and a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,
[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 8, 2025 6:12:19 PM

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Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,
[insert your name]
[your address and unit number]
[your contact information]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 8, 2025 6:57:17 PM

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Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,
[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 8, 2025 7:45:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Monday, December 8, 2025 10:50:34 PM

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Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,
[redacted]

Sent from my iPhone

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Tuesday, December 9, 2025 12:24:48 AM

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Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,
[redacted]

Sent from my iPhone

From: [redacted]
To: Entertainment Enforcement (ADM)
Subject: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Tuesday, December 9, 2025 10:03:15 AM

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Dear Sir/Madam of San Francisco Entertainment Commission, hello. I am a full time Museum Parc (300 3rd st, San Francisco, CA 94107) resident who lives across the street from Golden Eye Social.
I am writing this email to formally oppose Golden Eye Social's POE application. There are 233 residential units in our building.

Please note: even the actual building that the venue is a part of, is residential. This means 2 out of 4 corners of the 3rd St & Folsom St crossing are residential.

Please do not allow them to ever cause disturbing noises, especially after 8:00pm.

Best,

[redacted]

Yahoo Mail: Search, Organize, Conquer

From: Azevedo, Kaitlyn (ADM)
To: [redacted]
Subject: RE: Letter of opposition to Golden Eye Social"s Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906
Date: Tuesday, December 9, 2025 8:06:09 PM

Hi [redacted]

Confirming receipt of your letter regarding Golden Eye Social's POE permit application. I will include this in their file for my Commission to review.

Thank you,
Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
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Instagram | Sign up for the Entertainment Commission e-mail list

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-----Original Message-----
From: [redacted]
Sent: Tuesday, December 9, 2025 4:35 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>
Cc: [redacted]
Subject: Letter of opposition to Golden Eye Social's Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906

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Entertainment Commission:

As resident homeowners of Museum Parc condominiums (300 3rd Street), we were very pleased when Golden Eye Social moved into the long vacant space on the corner of 3rd and Folsom. Neighborhood businesses struggled post-pandemic and we were pleased that renovations had been made to the space and the business had opened.

We understand an original Golden Eye Social permit application, which had requested outdoor amplified sound, will now be modified to exclude outdoor music. Additionally, we ask the Commission ensure Golden Eye hold the indoor sound system down to reasonable levels, to reasonable hours – with doors closed.

Before Golden Eye submitted their POE application (with amplified sound ending by 10pm), the business held an event on the evening of 10/31 and crowds on the sidewalk did not disperse until well after midnight. The indoor sound system was also amplified and, with all the people out on the sidewalk in front, they had propped the door

open causing disruptive noise to neighoring residences.

While we are supportive of the new business, we respectfully ask that the Commission require Golden Eye Social to confine all music and customer activity to the interior space—without propping doors open—in consideration of neighboring properties and a good neighbor policy.

Thank you,



From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Opposition to Golden Eye Social Club POE Permit – Docket EC-1906
Date: Monday, December 8, 2025 4:40:09 PM
Attachments: Outlook-t1sqzi0e.png

From: [redacted]
Sent: Monday, December 8, 2025 2:27 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>; kingston@proofpositive.com
Cc: [redacted]
Subject: Opposition to Golden Eye Social Club POE Permit – Docket EC-1906

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Dear Entertainment Commission,

On behalf of the Museum Parc Homeowners Association, we write to strongly oppose the Golden Eye Social Club's application for a Place of Entertainment (POE) Permit, Docket EC-1906, on the December 16 Commission agenda.

Museum Parc is a 233-unit residential condominium at 300 Third Street, with many units facing directly toward the Golden Eye property. This area is primarily residential, and the proposed entertainment activities are wholly incompatible with our neighborhood.

Our concerns include:

- **Noise and Sleep Disruption:** The building's single-pane, floor-to-ceiling windows will not contain amplified music, indoors or outdoors, causing significant and persistent noise late into the night.
- **Impact on Property Values:** Continuous noise will make units facing the venue difficult to sell or rent.
- **Incompatibility with Residential Area:** Outdoor amplified music and indoor live performances will create a constant nuisance for Museum Parc residents and those in neighboring SoMa Square Apartments.

While we are amenable to outdoor seating for food service, any outdoor activity must conclude by 10:00 PM. **We cannot accept any outdoor or amplified music.**

Given the residential nature of the area and the impact on residents' quality of life, we strongly urge the Commission to **reject this POE permit application**.

Thank you for your attention to this matter.

Sincerely,
Museum Parc Homeowners Association
300 Third Street
San Francisco, CA 94107

[redacted]

On-Site Manager

CITISCAPE
Property Management Group

Professional Management, Personal Service

300 3rd Street

San Francisco, CA 94107

(415) 495.8547 - direct

(415) 401.2000 – main

(415) 487-3697 – emergency line

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From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Docket EC 1906
Date: Monday, December 8, 2025 4:40:44 PM

From: [redacted]
Sent: Monday, December 8, 2025 1:24 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: Chynna Randle <crandle@citiscapesf.com>
Subject: Docket EC 1906

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sir,Madam,

I live at 300 3rd St, Museum Parc Condominiums, San Francisco, which is across the street from a new restaurant called Golden Eye Social.

I am opposed to the restaurant's proposal to have amplified music both inside and outside at table seating until 2 am because of the noise and disturbance that will cause to the residents of our building.

Please deny their request.

Thank you.

[redacted]

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Docket EC-1906 Objection
Date: Monday, December 8, 2025 4:41:18 PM

From: [redacted]
Sent: Monday, December 8, 2025 12:34 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Subject: Docket EC-1906 Objection

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Honorable Members of the Commission,

My name is Michael Peng and I live at Museum Parc, directly across the street from Golden Eye Social.

I am writing to formally oppose the granting of a Place of Entertainment permit under Docket EC-1906.

While I support local businesses and even have been to and enjoyed my time at Golden Eye, the proposed hours and nature of this permit are fundamentally incompatible with the residential character of our immediate block.

My objection is based on the following concerns regarding noise and public nuisance:
1. Proximity and Sound Bleed: Because my apartment is directly across the street, allowing amplified music until 2:00 AM will inevitably cause sound to penetrate my living space during sleeping hours. Even with soundproofing, the bass from amplified entertainment travel through structures and are difficult to mitigate. The establishment has actually already played extremely loud music without a permit, and the bass and general noise levels were untenably high in a neighborhood that already suffers from public works and conference disruption.
2. Secondary Public Disruptions: A 2:00 AM permit invites late-night foot traffic, rideshare congestion, and noise from patrons lingering on the sidewalk to smoke or wait for transport. These disturbances often continue well past the venue's closing time, extending the disruption to 2:30 AM or 3:00 AM.
3. Quality of Life: As a resident, I would really prefer to have a quiet home at night.

Granting this permit would impose an unreasonable burden on my ability to sleep and function, significantly degrading the quality of life for myself and my neighbors.

I strongly urge the Commission to deny the permit in its current form. Thank you so much for your time and consideration.

Sincerely,

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM); Azevedo, Kaitlyn (ADM)
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application
Date: Monday, December 8, 2025 5:05:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.

[redacted]

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM); Azevedo, Kaitlyn (ADM)
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application
Date: Monday, December 8, 2025 5:31:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social's POE application.

[redacted]

Sent from my iPhone

From: [redacted]
To: Commission, Entertainment (ADM); Azevedo, Kaitlyn (ADM)
Cc: [redacted]
Subject: Re: Subject: Opposition to Golden Eye Social Entertainment Permit (Docket EC-1906)
Date: Monday, December 8, 2025 5:47:12 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

RE: Opposition to EC-1906

Dear Commissioners,

I am a resident of Museum Parc, located directly across Third Street from Golden Eye Social, and I am writing to strongly oppose the Place of Entertainment permit requested under docket EC-1906 for the December 16 agenda.

Several residents have **already experienced amplified noise and low-frequency bass vibrations coming through walls** from this business **even though this permit has not yet been granted**. These vibrations are particularly disruptive, as bass noise travels easily through building structures and cannot be mitigated by closing windows or doors. This raises serious concerns about the level of impact the neighborhood would face if amplified music were officially permitted until 2:00 AM, both indoors and outdoors.

Golden Eye Social's proximity to a large residential community makes late-night amplified sound incompatible with the surrounding area. Sleep disruption, stress, and diminished quality of life are real and ongoing concerns for residents who live immediately nearby. Approving this permit would legitimize conditions that residents are already finding unlivable.

For these reasons, I respectfully urge the Entertainment Commission to **deny** this application as proposed.

Thank you for your time and consideration, and for your commitment to protecting residential neighborhoods.

Sincerely,
[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM); Azevedo, Kaitlyn (ADM)
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application
Date: Monday, December 8, 2025 6:38:02 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.

[redacted]

I live directly across the street from Golden Eye Social, so any increase in amplified sound has a direct impact on my home life. While I genuinely want the business to succeed (a healthy commercial corridor benefits all of us) this is also my residence, and I need a certain level of quiet to live peacefully and sleep.

Because I'm only four floors up, I already hear regular traffic noise, car alarms, and even conversations on the street. That level of noise is part of city living, but it also means my building is already at its limit. Even with thick windows and heavy curtains, sound carries easily into my home. Any additional amplified music would push the overall noise beyond what is reasonable for nearby residents.

Earlier this summer, when the club hosted an event, the noise was extremely disruptive even with all my windows closed. That experience makes me concerned about the impact of allowing ongoing amplified sound.

For these reasons, I am objecting to the application as currently proposed and ask that any approval include strict limits to ensure nearby residents can maintain a livable home environment.

Thank you,

[redacted]

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM); Azevedo, Kaitlyn (ADM)
Subject: Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application
Date: Monday, December 8, 2025 6:44:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd St, San Francisco, CA) owner and resident who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.

[redacted]

From: [redacted]
To: Entertainment Enforcement (ADM); Azevedo, Kaitlyn (ADM)
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application
Date: Tuesday, December 9, 2025 1:08:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To; SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.

We are happy to have new restaurants and places of business, but it is important to be. Vigilant in choosing the establishments that are a good partner within our community.

As an example, loud music within a restaurant close to a residential community sends loud base and interrupts our environment. An establishment serving alcohol until 2am results in people leaving the establishment with loud voices and cars screeching out and even doing donuts. The loud noice from the customers of the club on Harrison street near us happens every Saturday night and disturbs our sleep and peace. We do not want more noise pollution in our environment.

As our city recovers, please choose wisely those establishments that will enhance our city and blend well within the residential one

[redacted]

[redacted]

[redacted]

Sent: Wednesday, December 10, 2025 8:32 AM
To: Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Subject: Golden Eye Social Application for POE Permit

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to urge Commission denial of the permit application made by Golden Eye Social for a Place of Entertainment. I, and many of my neighbors, are deeply concerned about the excessive noise that would surely be a constant disturbance, especially when residents are trying to sleep. The presence of outdoor amplified music at any time would be intolerable for nearby residents in this neighborhood.

Because the Golden Eye Social has single-pane windows practically floor-to-ceiling, indoor amplified or live music would still be problematic, as it would create nearly as much noise as outdoor music. That request should also be denied.

I am a long-time resident of Museum Parc, 300 Third Street. I am also vice-president of the Museum Parc HOA. We welcome Golden Eye's plans to serve as a restaurant and believe it can be a benefit to the neighborhood. I look forward to patronizing the restaurant, but it needs to be a good neighbor.

Sincerely,
[redacted]

Sent from my iPad

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Docket EC- 1906 - December 16
Date: Tuesday, December 9, 2025 2:24:17 PM

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
Facebook | Website
Instagram | Sign up for the Entertainment Commission e-mail list

Please be mindful that all correspondence and documents submitted to the Entertainment Commission are public records and, as such, are subject to the Sunshine Ordinance and can be requested by the public. If this happens, personal information such as Social Security numbers and phone numbers, will be redacted.

-----Original Message-----
From: [redacted] >
Sent: Tuesday, December 9, 2025 12:57 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Docket EC- 1906 - December 16

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

This is a response to the permit application for a POE from Golden Eye Social.

This site is directly opposite my home on the sixth floor of 300 Third Street in Museum Parc.

I absolutely object to any outdoor music. This would be completely inappropriate in this residential neighborhood.

I am deeply concerned about indoor live music after 8:00 pm. The applicant wants to have live music until 2:00 am.

Indoor music will propagate out to the street and to the apartments across the street. They have demonstrated the impact of live indoor music already and propped open the doors which created a loud disturbance.

This is a residential neighborhood and not an entertainment district. Serving food and playing indoor games as Golden Eye is doing now does promote outdoor crowd noise, particularly at the end of the night. But we are willing to tolerate these uses.

Loud amplified indoor or outdoor noise and music is not acceptable.

I urge you to reject this application!

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Deny application for amplified music docket EC-1906
Date: Tuesday, December 9, 2025 2:24:52 PM

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
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-----Original Message-----
From: [redacted]
Sent: Monday, December 8, 2025 9:38 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Deny application for amplified music docket EC-1906

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern:

I am writing to ask you to please deny the application for amplified music for docket EC-1906 which would significantly harm the quality of life of the residents and community living at Museum Parc (300 3rd Street). Museum Parc is a residential condominium building that has been a fixture of SOMA for over thirty years. Amplified music across the street would be a significant nuisance to residents of all ages living there, including young families, seniors and working individuals. I urge you to deny the application and protect adjacent residents.

Sincerely,
[redacted]

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Please vote no on EC 1906
Date: Tuesday, December 9, 2025 2:25:02 PM

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
Facebook | Website
Instagram | Sign up for the Entertainment Commission e-mail list

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-----Original Message-----
From: [redacted]
Sent: Monday, December 8, 2025 6:44 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Please vote no on EC 1906

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Commission,

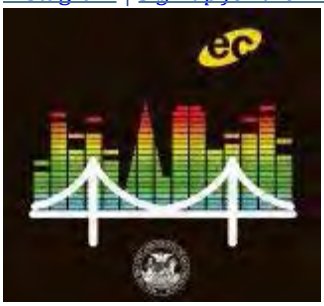
We live at Museum Park. Please vote no on EC 1906. The noise until such a late hour would seriously interfere with the well being and ability to sleep for the residents of our building.

Thank you,

[redacted]

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: docket EC-1906 for 12/16/25
Date: Tuesday, December 9, 2025 2:25:08 PM

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
Facebook | Website
Instagram | *Sign up for the Entertainment Commission e-mail list*



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From: [redacted]
Sent: Monday, December 8, 2025 6:17 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: docket EC-1906 for 12/16/25

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

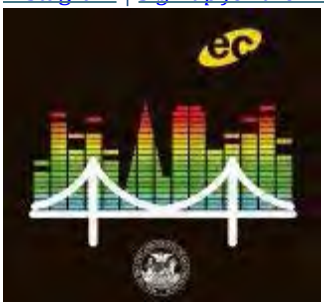
Hello,

I am opposed to granting a POE permit for an outdoor amplified sound system, along with mid-week live music that will end at 2 am. There are school age children in the building, whose academic studies may suffer due to lack of adequate sleep, if this permit were to be granted. In addition there are a fair number of elderly residents, whose quiet enjoyment of their golden years, would be impacted if this permit were to be granted.

While I applaud the efforts of concerned stakeholders who are working towards SF's downtown revitalization, let's not forget about the life long SF residents who have chosen to remain in SF and who have been property tax payers for most of their lives.

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: docket EC-1906 on the December 16 agenda
Date: Tuesday, December 9, 2025 2:25:18 PM

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
Facebook | Website
Instagram | *Sign up for the Entertainment Commission e-mail list*



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From: [redacted]
Sent: Monday, December 8, 2025 6:06 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]>
Subject: docket EC-1906 on the December 16 agenda

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Sir/Madam:

I wish to express concerns over application of Golden Eye Social for a Place of Entertainment permit. I live across the street from the venue. They are already too loud and open until midnight during the weekend. Letting them open until 2am is very disruptive. Yerba Buena is a residential district as well and let's keep it that way.

Thank you very much

Thank you,
Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
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From: [redacted]
Sent: Wednesday, December 10, 2025 7:16 AM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Cc: [redacted]>
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's POE application.

This neighborhood already suffers from a lot of street noise due to cars and the ongoing Folsom street project. There are people yelling on the street already

after baseball games. Further disturbance to sleep will disrupt my health and the quiet enjoyment of my home.

Sincerely,
[redacted]

[redacted]

Sent: Tuesday, December 9, 2025 10:20 PM
To: Entertainment Enforcement (ADM) <entertainment.enforcement@sfgov.org>
Subject: Letter of opposition to Golden Eye Social's Place of Entertainment (POE) Application / December 16, 2025 Agenda — Docket EC-1906

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF entertainment Commission,

I am a full time Museum Parc (300 3rd st, San Francisco, CA) resident who lives across the street from Golden Eye Social. I am writing this email to to formally oppose Golden Eye Social’s POE application.

Regards,



Thank you,
Kaitlyn

Kaitlyn Azevedo (she/her)
Deputy Director
San Francisco Entertainment Commission
49 South Van Ness, Suite 1482
San Francisco, CA 94103
628-652-6038 (direct line) | 628-652-6030 (EC main line)
Kaitlyn.Azevedo@sfgov.org
Facebook | Website
Instagram | *Sign up for the Entertainment Commission e-mail list*



Please be mindful that all correspondence and documents submitted to the Entertainment Commission are public records and, as such, are subject to the **Sunshine Ordinance** and can be requested by the public. If this happens, personal information such as Social Security numbers and phone numbers, will be redacted.

From: [redacted]>
Sent: Wednesday, December 10, 2025 4:25 AM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>; Azevedo, Kaitlyn (ADM) <kaitlyn.azevedo@sfgov.org>
Cc: [redacted]
Subject: Letter of opposition to Golden Eye Social Place of Entertainment Permit Application

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

SF Entertainment Commission,

I am a full time resident at the Museum Parc (300 3rd St, San Francisco, CA) who lives across the street from Golden Eye Social. I am writing this email to formally oppose Golden Eye Social's Place of Entertainment (POE) permit.

Reference: Docket EC-1906 (December 16, 2025 agenda)

From: Commission, Entertainment (ADM)
To: Azevedo, Kaitlyn (ADM)
Subject: FW: Public Comment Regarding Docket EC-1906 – Golden Eye Social POE Application
Date: Wednesday, December 10, 2025 1:00:04 PM

From: [redacted]>
Sent: Wednesday, December 10, 2025 12:17 PM
To: Commission, Entertainment (ADM) <entertainment.commission@sfgov.org>
Cc: [redacted]
Subject: Public Comment Regarding Docket EC-1906 – Golden Eye Social POE Application

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the San Francisco Entertainment Commission,

I am writing to submit a formal public comment regarding Docket EC-1906, the application by Golden Eye Social for a Place of Entertainment Permit that would allow amplified music indoors until 2:00 AM. My household owns a condominium unit in Museum Parc, located directly across Third Street from the proposed establishment.

I respectfully urge the Commission to **deny this permit**.

Museum Parc is a densely populated residential building, and residents already experience substantial ambient noise from traffic, late-night activity, and general urban conditions along Third Street. Introducing an establishment authorized to play amplified music until 2:00 AM would materially worsen the noise environment for hundreds of residents directly opposite the venue.

While I understand the importance of supporting local businesses, the proposed operating conditions are incompatible with the residential nature of our building and the immediate neighborhood. Even with sound mitigation measures, the late hours and the proximity of the venue to homes make it extremely likely that amplified music will carry across the street and disrupt

residents' ability to rest.

For these reasons, I ask that the Commission consider the significant impact on the surrounding residents and decline to approve the requested Place of Entertainment Permit.

Thank you for your time and for your thoughtful consideration of this matter.

Sincerely,

[redacted]

ITEMS SUBMITTED FOR 2/3/26 HEARING

January 14th 2026
PROOF OF MAILING/EVIDENCE OF MAIL SERVICE
Golden Eye Social
APN 077-110-073

To Whom It May Concern,

Express Mapping prepared a mailing for all residents at 300 3rd St, San Francisco. There were a total of 233 notices mailed. Duplicate owners were consolidated.

The mailing was postmarked on 01/14/2026 from Irvine, CA. A copy of the letter mailed and a list of addresses is included in this PDF

If you have any questions please feel free to call or email us at (949) 771-0051 and reference Order #5153

Sincerely,

Laura Emerson

Laura Emerson
Senior Data Manager
Express Mapping
laura@expressmapping.com
(949) 771-0051

January 12, 2025

Dear Neighbors

My name is Kingston Wu. I am the Managing Member of Golden Eye Social that opened to the public in May 2025 as an augmented dart bart, and restaurant. *Our management team comprises the former General Manager and Beverage Director of District Wine Bar, and our Chef previously headed R&D at Black Sheep Foods, Asana, Alembic, and Town Hall Restaurants.*

As you are aware, we are applying for a Place of Entertainment (POE) permit. We want to invite concerned neighbors by our restaurant on ***Tuesday, January 20th between 4pm to 6pm*** where I will host you and walk you through our application, and address any concerns you may have. To accommodate this meeting date, we are deferring our POE hearing, yet again, to ***February 3rd 2026 at 5:30pm in City Hall room 416***

As a reminder, we are applying for the POE permit so we can offer live music mid-week for private buy-outs and Moscone Center events, and on the weekends to liven the atmostphere. Please remember:

- Our business model is to be en elevated reaurant & lounge with music, not a nightclub and as such, we do not have a fixed DJ booth or dance floor
- We have not and will not charge "cover" to enter our restaurant
- We are currently open 5 days a week for dinner and we ***already*** have the ability to stay open until 2am each day and can play pre-recorded music with our existing sound system.

As a voluntary concession for our neighbors to address some initial reactions to our application, we will:

- Remove the request to add outdoor amplified sound for tables on the sidewalk.
- Limit our live entertainment past 10pm to Fridays and Saturdays and no more than 4 other days a month
- Offer to coordinate sound testing inside Museum Parc residences prior to our our first live music night, to ensre our sound system does not elevate noise beyond regulated levels.

If you have any questions, please feel free to contact me or you may contact the Entertainment Commission directly: entertainment.commission@sfgov.org If you'd like to contact me outside of the date above, please reach out to me via email with GOLDEN EYE POE in the subject line.

Thank you for your attention to this matter, as well as your patronage of our restaurant. We have included a copy of our season menu on the back page. If you haven't been by yet, we hope to serve you soon!

Sincerely,

Kingston Wu

Managing Member, Golden Eye Social

Cell: 415-999-1709
Email: kingston@proofpositive.co

Golden Eye SOCIAL

SMALL PLATES

Oysters on the Halfshell

tosazu mignonette, lemon (min. 3 per order)
Hood Canal – Washington 2
Kusshi – British Columbia 4
Totten Inlet – Washington 4

Baked Oyster Dynamite 21

tobiko mayo, crab, scallion, bay shrimp, tare

Prawn Cocktail 18

wasabi kizami cocktail sauce, lemon
+ beer battered fried 2

Seven–Layer Tuna Tartare 22

chive sour cream, roe, chopped egg, shallot, nori breadsticks

Beef Tartare "Katsu" 19

white bread, egg yolk, cornichon

Summertime Chop 20

crisp romaine & radicchio, avocado, bacon, egg, tomato, cucumber, ciabatta crouton, dill, chive blossom

Seasonal Green Salad 15

raw shaved veggies, sesame dressing, crispy shallots

Bone Marrow 18

caper gremolata, grilled bread, garlic confit

Kimchi & Pork Belly Sliders 13

charred scallion aioli, acme bun

Tinned Seafood

kewpie egg salad, celery–olive escabeche, toasted baguette
La Brujula Yellowfin Tuna Belly 29
Don Bocarte Boquerones 18
La Brujula Mussels in Escabeche 22

GOLDEN EST EYE 2025

SHAREABLES

Butter and Bread 8

acme petite baguette, salt + pepper, whipped butter

French Fries 10

malt vinegar mayo, ketchup

Blistered Shishito Peppers 12

anchovy salt, lime, togarashi aioli

Pickled Quail Eggs 8

piparra peppers, salted pretzels

Smoked Trout Dip 14

fennel pollen lavash crackers, dill

Scotch Egg 11

pork banger, HP aioli

Beef Tongue Skewer 12

pickled mustard seed, horseradish, roasted garlic aioli, rye

ENTREES

Steak Frites

picanha steak, au poivre sauce, thyme fries 29

Fish & Chips 27

miso beer batter, local rockfish, tsukemono tartar

Salmon BLT 25

applewood smoked bacon, lil gem, tomato, pesto aioli, herb ciabatta, green salad

The Golden Burger 22

caramelized onions, thick cut gruyere, remoulade, fries

DESSERTS

Chocolate Mousse Tart

banana, salted caramel, peanut, whoop 12

Olive Oil Cake 12

honey yogurt, strawberry, pistachio butter

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness
4% fee added to all checks for SF Health Mandate.
A 20% gratuity will be automatically added to the bill for parties of six or more.

Validated Parking Available – Ask us for your parking code.

APN	NAME	Address	City	STATE	ZIP
3751 -336	Resident	300 3rd St #1001	San Francisco	CA	94107
3751 -337	Resident	300 3rd St #1002	San Francisco	CA	94107
3751 -338	Resident	300 3rd St #1003	San Francisco	CA	94107
3751 -339	Resident	300 3rd St #1004	San Francisco	CA	94107
3751 -340	Resident	300 3rd St #1005	San Francisco	CA	94107
3751 -341	Resident	300 3rd St #1006	San Francisco	CA	94107
3751 -342	Resident	300 3rd St #1007	San Francisco	CA	94107
3751 -343	Resident	300 3rd St #1008	San Francisco	CA	94107
3751 -344	Resident	300 3rd St #1009	San Francisco	CA	94107
3751 -345	Resident	300 3rd St #1010	San Francisco	CA	94107
3751 -346	Resident	300 3rd St #1011	San Francisco	CA	94107
3751 -347	Resident	300 3rd St #1012	San Francisco	CA	94107
3751 -348	Resident	300 3rd St #1014	San Francisco	CA	94107
3751 -349	Resident	300 3rd St #1015	San Francisco	CA	94107
3751 -350	Resident	300 3rd St #1016	San Francisco	CA	94107
3751 -351	Resident	300 3rd St #1101	San Francisco	CA	94107
3751 -352	Resident	300 3rd St #1102	San Francisco	CA	94107
3751 -353	Resident	300 3rd St #1103	San Francisco	CA	94107
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3751 -358	Resident	300 3rd St #1108	San Francisco	CA	94107
3751 -359	Resident	300 3rd St #1109	San Francisco	CA	94107
3751 -360	Resident	300 3rd St #1110	San Francisco	CA	94107
3751 -361	Resident	300 3rd St #1111	San Francisco	CA	94107
3751 -362	Resident	300 3rd St #1112	San Francisco	CA	94107
3751 -363	Resident	300 3rd St #1114	San Francisco	CA	94107
3751 -364	Resident	300 3rd St #1115	San Francisco	CA	94107
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3751 -382	Resident	300 3rd St #1402	San Francisco	CA	94107
3751 -383	Resident	300 3rd St #1403	San Francisco	CA	94107
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3751 -387	Resident	300 3rd St #1407	San Francisco	CA	94107
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3751 -409	Resident	300 3rd St #1516	San Francisco	CA	94107
3751 -177	Resident	300 3rd St #301	San Francisco	CA	94107
3751 -178	Resident	300 3rd St #302	San Francisco	CA	94107
3751 -179	Resident	300 3rd St #303	San Francisco	CA	94107
3751 -180	Resident	300 3rd St #304	San Francisco	CA	94107
3751 -181	Resident	300 3rd St #305	San Francisco	CA	94107
3751 -182	Resident	300 3rd St #307	San Francisco	CA	94107
3751 -183	Resident	300 3rd St #309	San Francisco	CA	94107
3751 -184	Resident	300 3rd St #310	San Francisco	CA	94107
3751 -185	Resident	300 3rd St #311	San Francisco	CA	94107
3751 -186	Resident	300 3rd St #312	San Francisco	CA	94107
3751 -187	Resident	300 3rd St #314	San Francisco	CA	94107
3751 -188	Resident	300 3rd St #315	San Francisco	CA	94107
3751 -189	Resident	300 3rd St #316	San Francisco	CA	94107
3751 -190	Resident	300 3rd St #317	San Francisco	CA	94107
3751 -191	Resident	300 3rd St #318	San Francisco	CA	94107
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3751 -335	Resident	300 3rd St #924	San Francisco	CA	94107

January 20, 2026

Hi Kaitlyn

Two lovely ladies from Museum Parc came on by to chat with me today. One arrived at 5:20pm and another arrived at 5:45pm.

Both ladies were balanced in their approach to our application. They said that we deserved to have entertainment as the other businesses around us did, but wanted to make sure that they weren't kept up until 2am with loud music or woken by customers leaving our premises at that time.

One mentioned City Nights guests exiting the venue at 2am as the primary source of nuisance for residents living at the BACKSIDE of the building. She wanted to know our security plan and asked to ensure that guests were properly escorted off premise. She was glad to know we had one, and was further pleased when we mentioned our guests had access to the validated parking garage connected to our retail space,

Another was primarily concerned with music penetrating her unit during the night. She really liked my proposal to conduct sound tests in her unit (she lived on the 8th floor facing our restaurant) and limiting the sound to a level that didn't disturb her. She was more of a scientist type, and thought that would be a clean solution. I further offered to test out of various units on different floors facing our unit.

Both resident's contact information is below. I said that I would be happy to copy them on a sound test with someone from the Entertainment Commission, or simply myself with a decibel meter, or a third party, and electronically limit sound.

We individually toured the property, and clarified the current application points: Friday and Saturday until 2am, and no more than 4 more entertainment nights per month, with no outdoor amplified music.

Let me know if you have any questions or concerns. Seemed promising!

-Kingston

[redacted]

[redacted]

From: [redacted]
To: Azevedo, Kaitlyn (ADM)
Cc: [redacted]
Subject: Opposition to Golden Eye Social"s application for a Place of Entertainment
Date: Friday, January 23, 2026 11:56:34 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Kaitlyn Azevedo/Entertainment Commission:

RE: Golden Eye Social (GES), 311 Third Street, San Francisco, CA Opposition to the Application for a Place of Entertainment (POE)

I have been a resident/owner in the neighborhood since 1989 - initially living in the apartments directly above GES and later relocating to the Museum Parc condominiums directly across the street from GES. I've always enjoyed the benefits of living in a thriving mixed-use urban neighborhood – we have a good mix of residential, commercial, conventions, sports, and tourist attractions. Most residents enjoy – or at least tolerate – the occasional venue buyouts during conventions, the traffic created during street closures for conventions or parades or protests or construction, the cheering in the streets when one of our local sports teams wins a game or championship but each of these events are one-offs even though there are a varied amount of one-offs in the neighborhood.

For the past 35 years that I have lived in this neighborhood, the space currently occupied by Golden Eye Social has always been a restaurant with bar service and good stewards of the neighborhood. GES, operating less than one year in the neighborhood, also operates with a Type 47 liquor license with the Alcohol Beverage Control as a restaurant with bar service until 2:00am. Their request to operate as a Place of Entertainment (POE) will allow live indoor entertainment with amplified music until 2:00am. This is not an appropriate use of the space in this neighborhood, and the attempt to alter the currently permitted use of the space should be denied. We definitely do not need people pouring out of a drinking and music establishment into the streets at 2:00am.

Thank you for your consideration.

[redacted]
Museum Parc resident/owner

URGE ENTERTAINMENT COMMISSION TO DENY GOLDEN EYE PERMIT APPLICATION

We, the undersigned residents of Museum Parc (300 3rd Street), respectfully urge the SF Entertainment Commission to deny the POE permit application submitted by Golden Eye Social Club (311 3rd Street) to allow live entertainment until 2:00 a.m. on weekends and select weekdays. The proposed use is incompatible with the surrounding residential community. Any extended late-night entertainment would result in amplified noise, late-night crowd activity, and related safety concerns, interfering with residents' quiet enjoyment of their homes. Approval of this permit would exacerbate cumulative neighborhood impacts and undermine residential livability. We respectfully request that the Commission prioritize neighborhood compatibility, public safety, and quality of life and deny the POE application.

#	Name	Signature	Phone Number	Date
1	[redacted]	[redacted]	[redacted]	1/18/26
2	[redacted]	[redacted]	[redacted]	1/18/2026
3	[redacted]	[redacted]	[redacted]	
4	[redacted]	[redacted]	[redacted]	1/18/26
5	[redacted]	[redacted]	[redacted]	1/18/26
6	[redacted]	[redacted]	[redacted]	1/18/26
7	[redacted]	[redacted]	[redacted]	1/18/26
8	[redacted]	[redacted]	[redacted]	1/18/26
9	[redacted]	[redacted]	[redacted]	
10	[redacted]	[redacted]	[redacted]	1/18/26
11	[redacted]	[redacted]	[redacted]	1/18/26
12	[redacted]	[redacted]	[redacted]	1.18.26
13	[redacted]	[redacted]	[redacted]	1.18.26
14	[redacted]	[redacted]	[redacted]	1/18/26
15	[redacted]	[redacted]	[redacted]	1/18/26

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#	Name	Signature	Phone Number	Date
16	[redacted]			1/18/26
17				1/18/26
18				1/19/26
19				1.19.26
20				1.19.26
21				1/19/26
22				1/19/26
23				1/19/26
24				1/19/26
25				1/19/26
26				1/19/26
27				1/20/26
28				1/20/26
29				1/20/26
30				1/20/26

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#	Name	Signature	Phone Number	Date
31	[redacted]			01/20/2026
32				1/20/26
33				80 1/20/26.
34				1-21-26
35				1/21/26
36				1-21-26
37				1-21-26
38				1-21-26
39				1-21-26
40				1-21-26
41				1/21/26
42				1-22/26
43				1-22-26
44				01/22/26
45				01/22/26

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#	Name	Signature	Phone Number	Date
46	[redacted]			1/23/26
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48				1/23/2026
49				1/23/2026
50				1/24/2026
51				1/24/2026
52				1/25/2026
53				1/25/2026
54				1/25/2026
55				25 Jan 2026
56				1/25/2026
57				571 1/25/20
58				1/25/2026
59				1/26/26
60				1/26/26

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#	Name	Signature	Phone Number	Date
61	[redacted]			1/26/2026
62				1/26/26
63				01/27/26
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73				
74				
75				

From: [redacted]
To: Azevedo, Kaitlyn (ADM); Commission, Entertainment (ADM)
Subject: Opposition to Golden Eye Social POE Permit Application — February 3, 2026 Hearing
Date: Friday, January 30, 2026 1:17:00 PM

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January 22, 2026

San Francisco Entertainment Commission 49 South Van Ness Avenue, Suite 1482 San Francisco, CA 94103

RE: Golden Eye Social POE Permit Application — February 3, 2026 Hearing, City Hall Room 416

Dear Commissioners:

I am a resident and managing owner of units at 300 3rd Street (Museum Parc), directly across from Golden Eye Social at 311 3rd Street. I previously submitted a letter of opposition on December 6, 2025, and have since corresponded with Deputy Director Kaitlyn Azevedo regarding this application. Deputy Director Azevedo has been very responsive to my communications, and I appreciate that.

I acknowledge that Golden Eye Social has withdrawn the outdoor amplified sound component from their application, and I appreciate that concession. However, I continue to have significant concerns about the indoor Place of Entertainment permit as currently proposed. I respectfully request that the Commission either deny the application or impose specific protective conditions that I outline below.

This Application Seeks to Transform a Restaurant Into a Functional Nightclub

Golden Eye Social holds a Type 47 liquor license as a restaurant with bar service. But the business they are describing—live entertainment until 2:00 a.m. on Fridays and Saturdays plus up to four additional nights per month—is functionally a nightclub, regardless of the licensing terminology. That could mean up to 12 nights per month of live entertainment until 2:00 a.m.

Notably, Golden Eye Social's current ABC license includes an operating restriction stating that "no noise shall be audible beyond the area under the control of the licensee." This restriction recognizes the residential context of this location. However, the same license provides that if the Entertainment Commission grants a Place of Entertainment permit, the noise limits in that permit override this default standard. In other words, approving this POE application would *loosen* the noise protections that currently apply to this premises—not tighten them. The Commission should weigh this carefully.

This application represents a fundamental change from the restaurant-type establishments that have occupied this space for more than three decades. The location at 311 3rd Street was previously home to Max's Delicatessen for many years, followed by Osha Thai, which operated there for approximately 20 years until Golden Eye Social took over the space in May 2025. Throughout this entire period, the space functioned as a restaurant, not as an

entertainment venue.

The space was designed and built out as a restaurant. It lacks the acoustic infrastructure—such as double-pane windows, sound isolation, and physical depth providing separation from the street—that purpose-built entertainment venues incorporate.

Critically, this space sits directly below the St. Francis Place apartments (SoMa Square) and directly across 3rd Street from Museum Parc, a 234-unit condominium building. No resident of either building purchased or leased their home expecting a late-night entertainment venue in this location. Approving this permit would impose a significant and permanent change on a residential corner that has never hosted this type of use.

Pre-Approval Sound Testing Is Essential

In his January 12, 2025 letter to neighbors, Mr. Kingston Wu offered to "coordinate sound testing inside Museum Parc residences prior to our first live music night, to ensure our sound system does not elevate noise beyond regulated levels." I appreciate the gesture, but this approach is backwards. Sound testing should occur *before* the Commission grants the permit, not after. Conducting tests after approval asks residents to trust that problems will be remediated rather than prevented, and it deprives the Commission of empirical data that would inform its decision.

The Commission routinely sets specific internal sound limits as permit conditions—for example, 88dBA/100dBC or 97dBA/100dBC measured at designated locations. If such limits are material to the permit, then actual measurements taken before the hearing would demonstrate whether this venue's physical characteristics can realistically meet those standards.

Golden Eye Social occupies a former restaurant space. I understand the building has single-pane windows and is not a deep space with significant acoustic separation from the street. These structural realities should be evaluated through testing before approval, not assumed away or left for post-hoc enforcement.

Request: I ask that the Commission defer action on this application until Golden Eye Social conducts sound testing at actual performance volume, with measurements taken both inside the venue and inside Museum Parc units facing 3rd Street. Results should be submitted to the Commission and affected neighbors before any hearing.

Patron Egress and Public Safety Concerns

My concerns extend beyond sound transmission through walls. When a venue closes at 2:00 a.m., concentrated groups of patrons exit simultaneously onto the sidewalk. They wait for rideshares, smoke, and continue conversations—all generating noise that requires no permit but significantly disturbs residents trying to sleep. This is particularly problematic on 3rd Street, where sound reflects off the buildings on both sides.

I am also concerned about crime associated with late-night entertainment venues in this area. The SoMa neighborhood has documented incidents of violence connected to nightlife. Temple Nightclub at 540 Howard Street (approximately two blocks away) was the site of a 2011 incident in which a medical student was beaten to death and two other men were stabbed the same night. The Entertainment Commission ordered that club to improve security. In 2016, a

fatal shooting occurred at a nightclub on the 400 block of 6th Street. More recently, in 2023-2024, there have been assaults and robberies connected to SoMa entertainment venues.

I am not suggesting Golden Eye Social would operate irresponsibly. But the Commission should recognize that adding another late-night entertainment venue to this residential corner increases the probability of incidents, and the burden of that increased risk falls on residents who did not choose to live near a nightclub.

If the Commission Is Inclined to Approve, Specific Conditions Are Necessary

Should the Commission determine that approval is appropriate, I respectfully request the following conditions:

1. **Sound mitigation upgrades:** Require installation of double-pane windows and any additional soundproofing necessary to ensure that interior sound levels do not produce measurable increases in ambient noise inside Museum Parc units, with verification testing before live entertainment commences.
2. **Lower sound limits:** Set internal sound limits at the lower end of the range the Commission has approved for similar venues, given the immediate proximity to residential buildings.
3. **Earlier end times on weeknights:** Limit entertainment to 11:00 p.m. on Sunday through Thursday. The proposed "no more than 4 other days per month" beyond Friday and Saturday could mean up to 12 nights per month of entertainment until 2:00 a.m.—an unacceptable burden on residents.
4. **Patron dispersal requirements:** Require dedicated security presence on the 3rd Street sidewalk from 30 minutes before closing until 30 minutes after closing, with responsibility for actively dispersing patrons and preventing congregating, loitering, or queuing on the sidewalk.
5. **Coordination with SFPD Southern Station:** Require a formal coordination plan with the Southern Station (located nearby at 1251 3rd Street) for nights when entertainment is scheduled.
6. **Expedited review trigger:** If the Commission receives more than three verified noise or disturbance complaints from distinct households within any 60-day period, require Golden Eye Social to appear before the Commission for potential reconditioning without the usual escalation process.

Conclusion

The Entertainment Commission's mission includes balancing the needs of entertainment venues with those of neighbors. In this case, the neighbors include hundreds of residents in two residential buildings immediately adjacent to the proposed venue. We are not opposed to Golden Eye Social operating as the restaurant it is currently licensed to be. We are opposed to the transformation of this corner into a late-night entertainment district.

I intend to attend the February 3, 2026 hearing and speak during public comment. I am sharing this letter with my neighbors at Museum Parc and encouraging them to attend or submit their own comments.

Thank you for your consideration.

Respectfully submitted,

From: [redacted]
To: Kingston Wu
Cc: Azevedo, Kaitlyn (ADM)
Subject: POE Application
Date: Thursday, January 29, 2026 12:10:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

In light of the overwhelming opposition to your permit application, we would be very pleased if you withdrew the application and cancelled the February 3 Hearing.

[redacted]

City and County of San Francisco
Entertainment Commission

Permit referral request

3750/089
Dist 6
C-3-O
2025-010693MIS

To SFPD CPC Fire EC Sound

Date 11/11/2025

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit that includes outdoor amplified sound at the front of the business

Name Kingston Wu of 311 THIRD STREET LLC

DBA GOLDEN EYE SOCIAL

Street address 311 3RD ST

Hearing date 12/16/2025

Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.

Please enter your recommendation below.

Your department SF Planning

Your recommendation:
Recommend Approval - A Bar and Restaurant (dba "Golden Eye Social") is a Retail Sales and Service Use that is principally permitted in C-3-O per Planning Code Section 210.2. Outdoor Activity Area is a commerical use characteristic principally permitted in C-3-O per Planning Code Section 210.2. Nighttime Entertainment is a Entertainment, Arts, and Recreation Use that is principally permitted in C-3-O per Planning Code Section 210.2.

Signature Elizabeth Mau Date 11/17/2025

City and County of San Francisco
Entertainment Commission

Permit referral request

To SFPD CPC Fire EC Sound

Date 11/11/2025

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Street address 311 3RD ST

Hearing date 12/16/2025

Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.

Please enter your recommendation below.

Your department Southern Police Station - 1251 3rd Street, SF

Your recommendation: 1.The Permit holder shall email their calendar of events on a monthly basis to the Southern Station Permits Officer, Southern Station Events Supervisor, and the Entertainment Commission.

Signature **Ofc. Destinee Martinez #2118** DM 2118 Date 11/14/25

EXHIBIT E

Entertainment Commission Permit

City and County of San Francisco; State of California

Place of Entertainment

Permit Number: EC-1906 POE

Conditional Grant Date: February 3, 2026
Grant Date: February 4, 2026

Permit is hereby granted to: Kingston Wu of 311 THIRD STREET LLC

Business Name: Golden Eye Social

Location: 311 3rd St., San Francisco, CA 94107

EC Approved Activity: Indoor entertainment

Date and Time: Friday - Saturday and up to 4 other times per month until 2am

Unless revoked or suspended by the Entertainment Commission ("EC") during a current year, or unless the permit is valid for only a specified time, it shall be deemed that application for a tax license renewal has been made at the end of each year and the original application granted under the conditions, limitations and obligations set forth herein is unchanged.

This permit must be displayed at the above address in a conspicuous place. You are required to allow any EC Permit Administrator, EC Inspector, or San Francisco Police Officer to inspect your premises (Police Code Sec. 1060.11). You shall not transfer this permit to another person or conduct a separate business at a different location other than that described on this permit (Police Code Sec. 1060.24).

ANY CHANGE IN OWNERSHIP OF THIS PERMITTED BUSINESS REQUIRES A NEW APPLICATION BE FILED WITHIN TEN DAYS OF THE DATE OF THE CHANGE. IF A PERMIT IS CONDITIONALLY GRANTED AND AN APPEAL IS FILED BY ANY PERSON WITHIN 10 DAYS OF THE ISSUANCE, THE PERMIT IS NOT VALID UNTIL THE APPEALS PROCESS IS CONCLUDED AND A FINAL DECISION IS RENDERED BY THE BOARD OF APPEALS.

Pertinent information regarding this permit:

- Permit holder shall comply with San Francisco Municipal Police Code under the jurisdiction of the Entertainment Commission, including but not limited to, Article 15, Article 15.1, Article 15.2, and Article 29.
- Permit holder shall comply with the Commission-approved Security Plan.
- Adhere to the Entertainment Commission's Good Neighbor Policy.
- Permit holder shall email their calendar of events on a monthly basis to the Southern Station Permits Officer, Southern Station Events Supervisor, and the Entertainment Commission.
- There shall be at least 1 guard onsite Friday and Saturday from 8pm until the business closes and any time there is entertainment.
- Indoor entertainment allowed Friday - Saturday and up to 4 other times per month until 2am.
- Sound abatement internal limit approved at 84dBA/94dBC maximum, measured from the pillar to the left of the main bar.

Failure to conduct your business in conformity with these regulations may subject you to a criminal citation or arrest and the revocation of your permit. This permit is accepted and subject to all legal obligations, requirements and the conditions set forth above.

Signature of Permittee:	Issued by: Maggie Weiland Executive Director, Entertainment Commission

Permit is not valid without current tax license.

PUBLIC COMMENT

From: Clare Michaud
To: BoardofAppeals (PAB)
Subject: Support for Appeal No. 26-006 – Golden Eye Social Permit
Date: Wednesday, February 11, 2026 10:36:38 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I submit this correspondence in support of Appeal No. 26-006 concerning the permit issued to Golden Eye Social and to ensure that my objection is included in the administrative record.

I reside directly across the street from Golden Eye Social. As a result, any authorization of amplified sound at this location has a direct and substantial impact on the use and enjoyment of my home. While I support the success of neighborhood businesses and recognize their value to the community, residential livability and the ability to rest and sleep are fundamental interests that must be protected.

Because my residence is located only four floors above street level, existing ambient noise is already significant and routinely includes traffic, car alarms, and clearly audible street-level conversations. Even with substantial sound-mitigation measures such as thick windows and heavy curtains, exterior noise penetrates the unit. Under these conditions, additional permitted amplified music would foreseeably elevate overall sound levels beyond what is reasonable for a residential environment.

The disruptive impact of amplified sound from this location has already been demonstrated. During an outdoor event hosted by the club earlier this summer, noise levels were extremely loud and disruptive despite all windows in my unit being closed. Further, during the recent Super Bowl period, the surrounding neighborhood experienced exceptionally high noise levels even in the absence of live music from the bar, illustrating the cumulative sensitivity of this area to additional sound. Authorizing ongoing amplified music would compound an already burdensome condition for nearby residents.

For these reasons, I respectfully support the appeal and request that the permit be reconsidered. At minimum, any approval should include clear, strict, and enforceable limitations sufficient to protect the health, safety, and residential livability of the surrounding community.

Thank you for your consideration.

Clare Michaud
404-583-4317

From: Kimberly Stoddard
To: BoardofAppeals (PAB)
Subject: Letter in Support of Appeal No. 26-006
Date: Friday, February 13, 2026 7:48:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Board of Appeals Members,

I am a tenant at Museum Parc (300 3rd St., Apt. 1516), and I oppose the music permit that has been granted to Golden Eye Social. I attended the original hearing on Feb. 3 and felt that the Entertainment Commission issued a summary judgment without considering the concerns of petitioners. At first glance, it might seem like my neighbors and I are a bunch of NIMBYs staunching the flow of progress for perfectly legal requests. But please consider the following:

- Golden Eye Social is sandwiched between two high-rise residential complexes. Yes, we're in close proximity to the Moscone Center -- but the back side where absolutely nothing happens -- no crowds, no restaurants/retail, low foot traffic.This segment of 3rd St. between Folsom and Harrison Streets have been residential and office spaces since the 1980s -- NOT entertainment zones.
- My husband and I selected this building in 2024 specifically to escape the nightlife in our previous housing situation at 16th St. and Guerrero St. I can tell you from experience that enticing people to party until 2am leads to bad behavior that they might not otherwise engage in. My old street was a stream of vomit, urine, feces and litter -- not to mention the extra noise, activity, and sometimes fights late at night from revelers being loud and waiting for rideshares that honk and fight for space near the club doors. No amount of sound treatment within the building will solve for these issues.
- We welcome having a restaurant in the Golden Eye Social space. Many of us remember fondly the OSHA Thai restaurant that occupied the space for years. We are very happy to have the restaurant/bar there, as long as it closes at 10pm like everything else on our street segment.
- We understand the owners are trying to appease residents by promising sound treatments. They might work, but what if they don't? And they definitely will NOT work when we get warm weather and the club opens its gigantic line of windows for the comfort of its guests.
- Many of our neighbors are early risers; some have children. A club across the street with loud music does not respect our lifestyles.

Thank you for considering my support of appeal No. 26-006 to the permit case with Golden Eye Social. I'm happy to connect directly if you have any questions about this note.

Best,
Kimberly Stoddard
415.806.5793
kimberly.stoddard@gmail.com

From: Mary Lao
To: BoardofAppeals (PAB)
Subject: Appeal no. 26-006
Date: Monday, February 16, 2026 12:07:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board Members,

I am writing to share my observations and concerns following my attendance at the recent San Francisco City Hall hearing. As a first-time attendee, I found the proceedings concerning for several reasons.

First, I noticed an inconsistency in how public comments were handled. During the discussion regarding the Golden Eye Social permit, a commissioner requested that presenters queue up. This differed significantly from earlier agenda items, where commenters approached the podium individually at their own pace.

Second, it appeared that a decision to grant the permit had been reached before public comments were fully considered. There seemed to be a clear preference for the applicant's testimony over the legitimate concerns raised by the property owners in my building.

Finally, I would like to highlight existing issues regarding the Golden Eye. As a resident on the 12th floor facing Folsom Street, I frequently hear loud noise from customers as late as 1:00 AM. These ongoing disturbances significantly impact our quality of life and should be taken into account. If this permit is granted, these disturbances could extend past 2:00 AM.

I hope these observations are helpful to your discussions on this matter.

Sincerely,

Mary Lao

From: Bita H
To: BoardofAppeals (PAB)
Cc: Stan Feinsod
Subject: Appeal No. 26-006
Date: Wednesday, February 18, 2026 5:22:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Sir/Madam of the San Francisco Board of Appeals,

It is an understatement to say that, I am truly surprised at the decision to approve the Golden Eye Social live entertainment permit. This will, clearly, cause serious disturbance of peaceful living at such a close proximity to this residential location.

I am writing this email to formally oppose the Golden Eye Social's POE application, and to stress the need for this appeal.

I am a full time Museum Parc (300 3rd St, San Francisco, CA 94107) resident and live just across the street from Golden Eye Social. There are 233 residential units in our building.

Please note: even the actual building that the venue is a part of, is residential. This means 2 out of 4 corners of the 3rd St & Folsom St crossing are residential.

The crowds leaving Golden Eye at 2:00am would obviously cause considerable noise too. Then, there is the issue of safety and security. As mentioned before, the close proximity is worrying.

There is also the highly probable negative effects on our property prices. I think it is inevitable that not many people would choose to buy or rent at such an inconvenient location.

Please do not allow them to ever cause disturbing noises, especially after 8:00pm.

Thank you & kind regards,

Bita Hariri

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