

Mayor's Office of Housing and Community Development
City and County of San Francisco



London Breed
Mayor

Kate Hartley
Director

Memorandum

TO: Ruben Orduña, San Francisco Foundation
CC: Landon Williams, San Francisco Foundation
Joaquin Torres/Jorge Rivas/Crezia Tano, Office of Economic and Workforce Development
Andrico Penick/Josh Keene, Department of Real Estate
Mara Blitzer, MOHCD
FROM: Kate Hartley, Mayor's Office of Housing and Community Development
DATE: February 1, 2019
RE: 101 Hyde Street Interim Commercial Use – Request for Release of Funds for the Municipal Marketplace Project.

Handwritten signature of Kate Hartley in blue ink.

Executive Summary

The San Francisco Foundation (SFF) is holding a \$1,000,000 Grant (the "Grant") from 1066 Market Street, LLC (affiliated with the Shorenstein Company) that the City and County of San Francisco ("City") requests to use to partially finance the improvements necessary to convert the former Post Office at 101 Hyde Street ("Site") into a small business incubator and food hall to serve the low-income residents and workers of the Tenderloin district. The Grant will provide critical money for the design and planning of the Tenant Improvements for the project and will jump-start the capital fund-raising effort needed to complete the conversion. Release of Grant funds to the City is the necessary first step in the process of making them available for disbursement by the City to La Cocina, the entity chosen through a competitive process to make use of them. La Cocina is a competent, experienced sponsor with an excellent team that has made significant progress to date. Successful implementation of their plan relies on fundraising, for which the sponsor demonstrates a strong track record.

This memo provides background information about the plans for, and status of, the proposed Municipal Marketplace project for purposes of seeking release of the Grant funds by SFF to the City. Grant proceeds will not be released to the sponsor by the City until they have demonstrated significant completion of additional fundraising.

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History and Background

101 Hyde Street is a one-story building located at the corner of Golden Gate Avenue and Hyde Street consisting of approximately 7,500 gross square feet, formerly used as a U.S. Postal Service office.

In August 2016, the owner of the land and the improvements at 101 Hyde Street (“Site”) dedicated the Site to the City, through the Mayor’s Office of Housing and Community Development (“MOHCD”) for the purpose of developing 85-100 units of affordable housing. At that time an interim use of the Site was deemed appropriate to activate it in the interest of public health and safety while necessary additional funds are raised to proceed with its full development as affordable housing.

In addition to the property transfer, the Site’s owner provided certain funds for the express purpose of creating housing and interim amenities at the Site. The City is grateful to the San Francisco Foundation for acting as temporary trustee of these funds.

In the Fall of 2016, the Real Estate Department (“RED”) in collaboration with the Office of Economic and Workforce Development (“OEWD”) and MOHCD solicited proposals for converting the Site to a community-serving, interim use. La Cocina, a non-profit 501(c)3 public benefit corporation specializing in assisting low-income entrepreneurs to launch self-sustaining food oriented micro-businesses, was selected, in association with the Tenderloin Housing Clinic (“THC”), to lease, build, manage and operate a community serving facility at the site. As La Cocina’s community partner in the project, THC will lead all neighborhood outreach efforts, provide overall liaison with the Tenderloin neighborhood, and help to ensure that the project executes on its goals of community service. In addition, drawing from its own extensive experience with both rehabilitation construction projects and with City contracts and agencies THC will provide advice and technical assistance La Cocina to ensure that the construction phase of the project is completed in a timely and efficient manner and that La Cocina meets its contracting compliance requirements.

Proposed Interim Use of 101 Hyde Street: La Cocina’s Municipal Marketplace

La Cocina proposes to build, manage, and operate a 7,500 square foot food hall and business incubator space low-income, local food-service entrepreneurs from the La Cocina programs and any additional capacity will be available to the community. The Municipal Marketplace will include a shared, up-to-date commercial kitchen and indoor community space with a focus on providing economic opportunity for entrepreneurs who are otherwise unable to find appropriate and affordable space to start-up a business. Food halls managed by for-profit developers charge rents that are unsustainable for small business owners, making them especially inaccessible to small start-up enterprises. Businesses at La Cocina's food hall will pay a rent based on a much smaller base fee and a much smaller percentage of sales than is typically charged at food halls managed by for-profit developers. La Cocina will also provide the facilities and common area management services. In addition, the Municipal Marketplace will include a commercial kitchen on site whereas many food halls require vendors to prepare their food off-site at an additional cost to the vendor.

The space will include kiosks for seven (7) full-time vendors and one (1) for rotating pop-ups, a full service bar which will be separate from the main space, and a large central area for seating and for community gatherings.

The Marketplace will also provide affordable and healthful eating options for Tenderloin residents and workers and a vibrant and welcoming community gathering space.

The goals of the proposed Municipal Marketplace are:

- To address the lack of equitable access to brick and mortar business ownership for low-income entrepreneurs in the Bay Area;
- To increase the number of safe, healthy and accessible community-centered spaces for Tenderloin residents; and
- To create and refine a successful economic model for business incubator space that can be replicated in ground floor retail space in future affordable housing developments.

The City will continue to own the site and lease it to La Cocina. La Cocina will sub-lease portions of the premises to vendors that are low-income, local businesses for approximately 7 years. Since their selection in December 2016, RED has worked with La Cocina to establish the terms of the lease agreement (see below).

La Cocina's Experience

From its base in San Francisco, over the last 13 years La Cocina has proven to be very successful at launching revenue-generating micro-food businesses (over 60) that have little to no start-up capital, including 26 restaurants in one of the most difficult restaurant economies in the US. La Cocina staff and clients have successfully launched businesses at Farmers' Markets, hosted street food festivals, sold food informally on the streets and innovated in the food industry. La Cocina staff has, cumulatively, over 25 years of food-industry experience and a well-connected resource base.

La Cocina has worked with participant businesses to open their businesses within far-ranging contexts. They have worked with Cushman-Wakefield to fill spaces at Crocker Galleria, with the Westfield to activate their Westfield coffee space over the holidays and with the Market on Market to launch Azalina's. La Cocina was a founding advisor for the Mission Community Market, the inspiration and the organization behind the 100,000 person San Francisco Street Food Festival, and has managed mobile vending relationships at Dolores Park and Justin Herman Plaza. Additionally, La Cocina has consulted with food truck market halls in New Orleans and Portland, supporting both through successful openings. Lastly, in preparation for the Municipal Market venture, La Cocina talked extensively with the initial management team of the Hall, a for-profit owned food hall on Market Street in the City about the plans for that shared market. El Pipila, a La Cocina graduate, is one of only two businesses that has had no turn-over in the space it occupies, a testament to the strength of support provided by La Cocina.

Lease Terms and Restrictions on Use of Grant Funds

The proposed Lease with the City includes certain provisions that control the use of Grant funds, referred to in the Lease as the "Tenant Improvement Allowance." These include the following:

- The Tenant Improvement Allowance ("Allowance") may only be used for "Reimbursable Costs", including hard costs and architecture and engineering fees associated with work that has been authorized by City-approved design or construction documents or change orders.

- The Allowance may only be used to reimburse La Cocina for work that has been completed and paid for, not for deposits or for pre-payment of work yet to be performed.
- Requests for such reimbursement must be made by way of monthly Draw Requests which must include certain documentation such as invoices, Contractor's percentage of completion estimates, proofs of payment, lien releases, etc.
- The Allowance may be used to reimburse La Cocina for up to the first \$250,000 of Reimbursable Costs after which the Allowance may pay only 50% of each Draw Request until it is exhausted.
- The City may withhold a disbursement of the Allowance until La Cocina provides evidence that it holds or has the right to receive all funds necessary to meet its obligation to match the City's disbursement.

Uses and Sources of Financing for Tenant Improvements

CAPITAL USES: \$4,700,000

As of 11/30/2018 the total cost of the conversion of 101 Hyde to a food hall was estimated to be approximately \$4,600,000. That estimate was based on 90% Construction Design, bids from Mechanical, Electrical subcontractors and consultations with Plumbing, Drywall and Painting. The figure above includes escalation to start of construction expected to occur approximately March 2019. This budget figure also includes a 9.6% construction contingency.

A detailed project Construction Budget is attached as Exhibit B

CAPITAL SOURCES: \$4,700,000

Project costs are to be paid for by a combination of public funding from the City and fund-raising by La Cocina from other private foundations, corporations and individuals.

- **City Funds: \$1,465,000**

This includes \$940,000 of the \$1M Grant that is the subject of this memo. A portion of the \$1,000,000 Grant (approximately \$60,000) is expected to be used to repay RED for costs related to the transfer of the Site, holding costs and the administration of the RFP. Additional City funds were approved in the FY17-18 and FY18-19 City budgets, to bring the total City funds to the project to \$1,465,000.

- **Other Fund-raising: : \$2,412,478 raised to date, target raise is \$3,235,000**

La Cocina has considerable experience fund-raising both for capital projects and for its on-going operations, having fund-raised at least \$1M annually for the past 13 years. Their FY18 budget is \$2.8M, of which half will be generated by events, retail and catering services and the remainder by fund-raising.

To assist with the Municipal Marketplace project, Brenda Laribee, a fund-raising consultant with nearly 30 years of experience in helping to raise money for local non-profit organizations such as Continuum HIV Day Services, SFJAZZ and Rafael House, has been engaged to work with La

Cocina’s Board members, who count among their members individuals associated with the Levi Strauss Foundation and the Women’s Foundation of California. La Cocina has existing relationships with several financial institutions that have provided capital and operating assistance over the past 11 years, including for example, Citibank (start-up grants in 2002, 2004, and 2006), Well Fargo (grant funding annually since 2002), JP Morgan Chase (grant funding since 2014),

La Cocina proposes to raise the remaining capital financing from a variety of foundations, corporations and individual donors. As of 1/31/2019, approximately \$2,412,478 of the projected **\$3,235,000** that must be raised has already been received, approved, or pledged. The remaining \$822,522 is expected to be raised over the next 4-6 months.

While this > \$3m fund-raising goal for 101 Hyde would increase La Cocina’s overall fund-raising goal for their efforts will be assisted by the fact that the Municipal Marketplace capital campaign will be associated with the one-time hard costs of an identifiable construction project which will provide a national model for similar efforts to reduce poverty and more equitable opportunities for economic growth.

La Cocina has an approved loan of \$1MM from Dignity Health to bridge the potential gap between obtaining fund-raising dollars and meeting the need for them during the construction phase of the project.

CAPITAL FINANCING		
Secured or Pledged Funding:		
Grant (MOHCD)	\$ 1,465,000	\$3,877,478
Foundations, Corporations, Individuals	\$ 1,662,478	
Community Economic Development (US Dept of Health and Human Services)	\$ 750,000	
Bridge Loan		
Dignity Health PRI (drawdown only as needed. Goal is to minimize debt.)	\$1,000,000	
TOTAL CAPITAL FINANCING AVAILABLE		\$4,877,478

In addition, La Cocina is fund-raising to include raising an additional \$300,000 for on-going program and operations at the Municipal Marketplace during its initial stages. To date, La Cocina fundraising effort has met this goal.

PROGRAM FINANCING		
Secured or Pledged Funding:		
OEWD	\$ 75,000	\$392,347
Foundations, Corporations, Individuals	\$317,347	
TOTAL PROGRAM FINANCING		\$392,347

Any excess funds raised will be utilized by La Cocina to increase programming intensity, such as a soft opening that is exclusive to the community.

Marketing and Community Support

La Cocina’s municipal marketplace will follow the same marketing model as other La Cocina-incubated programs. La Cocina’s current customer mailing list has 10,000 people and its social media channels have over 30,000 followers. La Cocina’s 2015 Street Food Festival attracted over 80,000 attendees who demonstrated an interest in both the goods that La Cocina produces and the stories and people behind those goods. Reaching out to this active and engaged audience will be the first step for marketing the food hall.

Marketing efforts will begin within the community that the Marketplace is intended to serve. La Cocina plans a soft opening with an exclusive focus on residents and neighborhood workers before extending the food hall’s doors to the broader community. Working with Tenderloin community organizations with which it already has relationships, La Cocina will host events, offer discounted space and ensure that the Municipal Marketplace becomes a resource to the community.

As it has successfully done in other locations, La Cocina, along with its vendors will then continue to build sales by actively reaching out to local institutions such as Hastings, local non-profits, the San Francisco legal community and City Hall to increase lunch foot traffic and will engage the assistance of PR professionals and use social media to reach additional customers.

The Municipal Marketplace proposal has generated support from numerous non-profit, private and public sector organizations, including many that are active in the Tenderloin neighborhood such as the Tenderloin Housing Clinic (a co-sponsor and partner), St. Anthony’s, Tenderloin Neighborhood Development Corporation, 826 Valencia, Mercy Housing, Tenderloin Healthy Corner Store Coalition, and Root Division. Other supporting community-based and public-sector supporters include Mission Economic Development Agency, Urban Solutions, Hastings College of Law, City College’s School of Arts and Hospitality Studies, San Francisco’s Office of Small Business, Restaurant and Hotel Workers’ Union Local 2, and the Mayor’s Offices of Economic and Workforce Development and of Housing and Community Development

Project Milestones and Status

The Development Team (Architect, Contractor, Owner’s Construction Representative) for the Municipal Marketplace project has been selected. La Cocina hired an in-house Project Manager to take over day to day management of the overall project, beginning in summer 2018.

Architect:	Perkins and Will (primary architect) LMNOP Design (design-build)
Contractor:	BCCI Builders
Owner’s Construction Representative:	Pound Management

Tenant-Improvements Design and Permitting: As of 11/30/2018

Conceptual Design - Complete
Schematic Design - Complete
Design Development - Complete
Construction Documents (“CDs”) - 90% Complete

La Cocina has held a Pre-Application meeting with DBI to insure that the project can get an Over-the-Counter (“OTC”) Permit. Additionally, the team received their MOD approval. Since the proposed use of 101 Hyde as a Retail Sales and Service (Restaurant) is a permitted use, approval by the planning department can be obtained over-the-counter.

Construction (demolition) is expected to commence in May 2019 to be completed approximately 21 weeks later.

A detailed project Construction Budget is attached as Exhibit B. (Updated version will be sent 2/1. It will be 2 months pushed out from the 11/18 version)

Next Steps

Upon receipt of approval to disburse funds from San Francisco Foundation, MOHCD/OEWD/RED will proceed with seeking approvals from the Board of Supervisors to continue moving the project forward. Two resolutions will be introduced to the Board, an approval of the Terms of Lease and an approval to Accept and Expend funds from the San Francisco Foundation. It is expected to take approximately 6 weeks for the City’s review and approval of these Resolutions, which will be introduced in January 2018. Following these approvals, the City intends to enter into the Lease with La Cocina, facilitating the start of site renovations once La Cocina has raised the funds necessary to do so.

Recommendation:

MOHCD recommends SSF approval of the release of Grant funds subject to the City’s approval of the acceptance of those funds to facilitate the signing of a Lease and initiation of the Municipal Marketplace project at 101 Hyde.

1. **Exhibits:**
 - A. [A Food Hall for All](#)
 - B. Construction Budget detail (see separate Excel File)
 - C. Project Milestones/Schedule (see separate Excel File)
 - D. Parcel Map (see Exhibit B of RED RFP)
 - E. Rendering and Floor Plans (11/20/18 version).

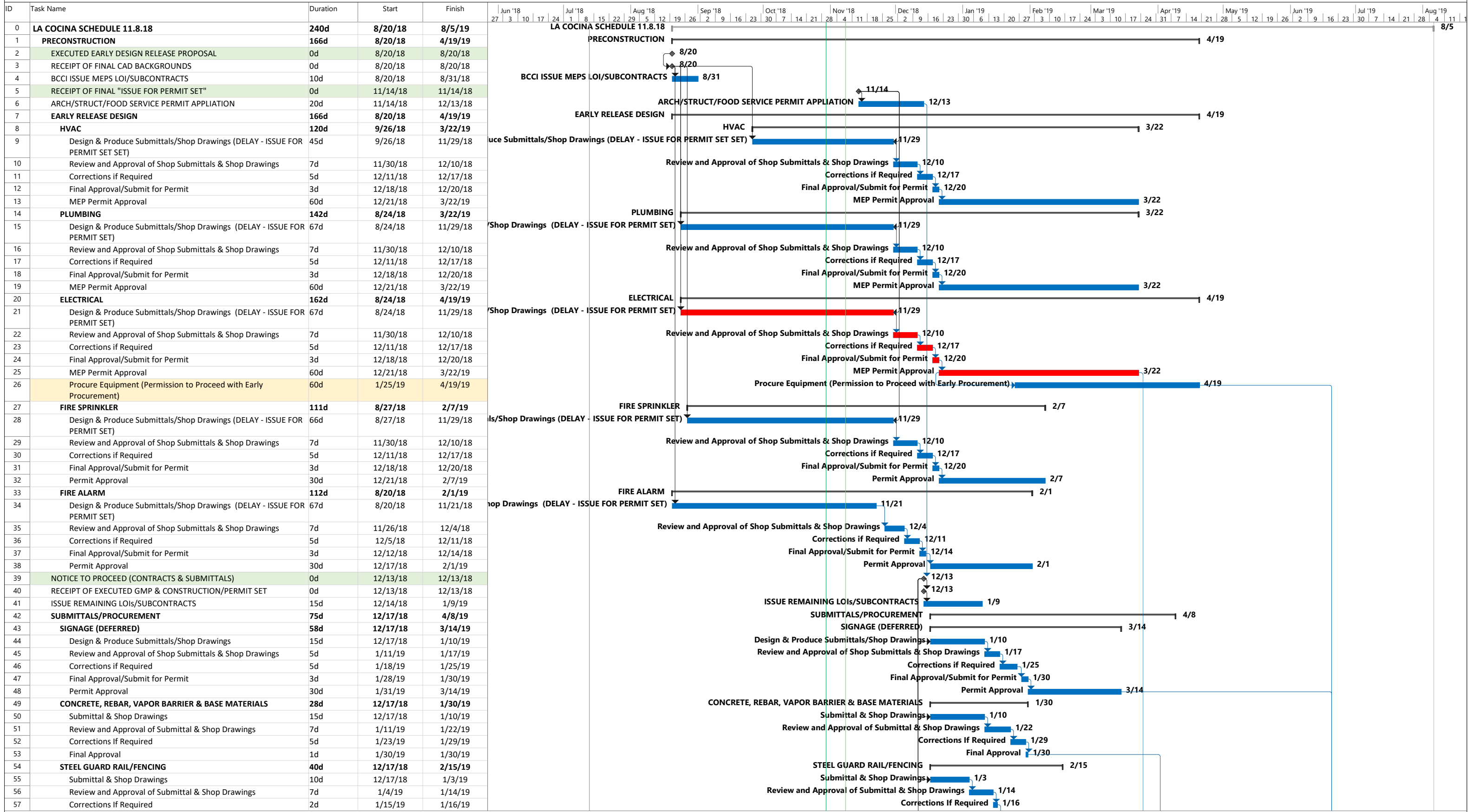


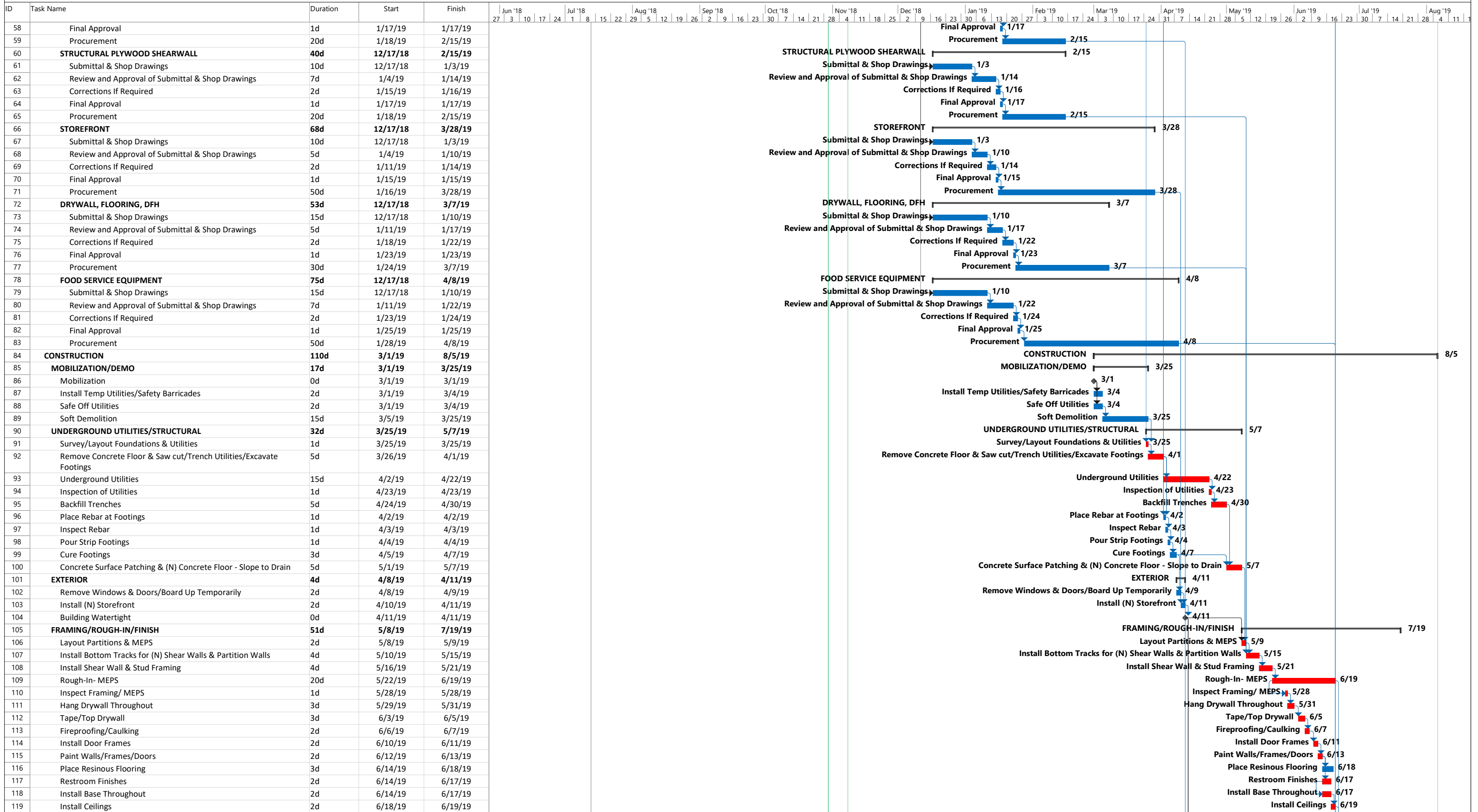
LA COCINA

101 Hyde Street Market Hall Project



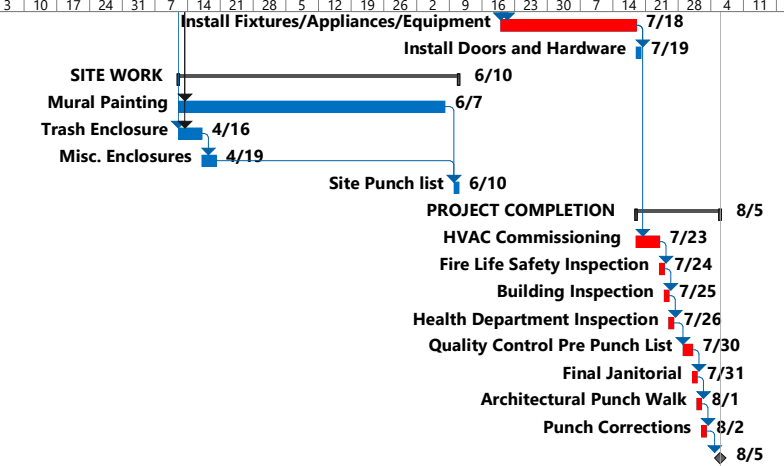
Preliminary Budget						
#	Description	Current Budget	Invoiced to Date	%	Balance	Notes
2.00	Design & Engineering					
2.01	Surveyor:	0	0	0%	0	
2.02	Geotechnical Engineer:	0	0	0%	0	
2.03	Civil Engineering: Luk and Associates	0	0	0%	0	Agreed to provide services pro bono per call with TP 3/7/18
2.04	Architectural Design: Perkins + Will	0	0	0%	0	Agreed to provide services pro bono per call with PT 3/7/18
2.05	Interior Design: LMNOP	58,625	0	0%	58,625	per Agreement dated 3/16/17
2.06	Structural Engineering: FTF Engineering	25,000	0	0%	25,000	per TP budget dated 11/14/17
2.07	Mechanical Engineer: Innovative	0	0	0%	0	Costs under BCCI (line 4.02)
2.08	Electrical Engineer: MacMillan	0	0	0%	0	Costs under BCCI (line 4.02)
2.09	Plumbing Engineer: Ayooob	0	0	0%	0	Costs under BCCI (line 4.02)
2.10	Commissioning:	0	0	0%	0	
2.11	Hardware Consultant:	0	0	0%	0	
2.12	Fire Consultant:	0	0	0%	0	
2.13	Furniture Design:	0	0	0%	0	
2.14	Spec Writer:	0	0	0%	0	
2.15	Vertical Transport:	0	0	0%	0	
2.16	A/V / Acoustical: Worldstage	0	0	0%	0	Potential for pro bono work on both design and components per TP call 3/7/18
2.17	Life Safety / Codes:	0	0	0%	0	Costs under BCCI
2.18	Kitchen Designer: Myers/KRBS	0	0	0%	0	Costs under BCCI (line 4.02)
2.19	Lighting Designer:	0	0	0%	0	Costs under BCCI (line 4.02)
2.20	IT Consultant:	0	0	0%	0	TP has the firm "OFFICE" lined up and they will do pro bono work at no cost
2.21	Waterproofing:	0	0	0%	0	
2.22	Other Design Consultants	0	0	0%	0	
2.23	Design & Engineering Reimbursables	0	0	0%	0	
	Sub-total:	83,625	0	0%	83,625	
3.00	Permits and Utilities:					
3.01	Planning Approvals	0	0	0%	0	BCCI consultant included in 11/14/17 BCCI budget, permit expeditor working pro bono
3.02	Building, Grading Permits & Impact Fees	0	0	0%	0	included in 11/14/17 BCCI budget, not shown to prevent double counting
3.03	Environmental Inspector: Al Clancy	0	0	0%	0	
3.04	Health Department	0	0	0%	0	
3.05	School Fees:	0	0	0%	0	
3.06	Telephone & Data	0	0	0%	0	
3.07	Water System/Connection Fees	24,386	0	0%	24,386	2" CW supply. Rates per SF Water Power & Sewer Rate Schedule - 2017/2018
3.08	Septic System/Connection Fees	0	0	0%	0	Fees not included because septic system is not changing
3.09	PG&E Upgrade	0	0	0%	0	included in BCCI budget
3.10	SWPPP:	0	0	0%	0	
3.11	Other Fees & Permits:	0	0	0%	0	
	Sub-total:	24,386	0	0%	24,386	
4.00	Construction Hard Costs:					
4.01	General Contractor - Pre-Construction: BCCI	39,244	0	0%	39,244	per Pre-Construction Agreement dated 2/20/18
4.02	General Contractor - GMP	3,898,856	127,859	3%	3,770,997	per BCCI Final Pricing Dated 1/23/19
4.03	Civil Contractor:	0	0	0%	0	
4.04	Independent Testing & Inspections:	0	0	0%	0	
4.05	Arborist:	0	0	0%	0	
4.06	Signage	75,000	0	0%	75,000	per 11/14/17 budget created by TP, confirmed on 3/6/18
4.07	Fire Alarm + Sprinklers:	0	0	0%	0	
4.08	A/V / Low Voltage:	0	0	0%	0	
4.09	Owner Supplied Items	0	0	0%	0	
4.10	Other Contractors	0	0	0%	0	
4.11	Construction Escalation	0	0	0%	0	
4.12	Construction Security	0	0	0%	0	
	Sub-total:	4,013,100	127,859	3%	3,885,241	
5.00	Furniture, Fixtures & Equipment:					
5.01	Telephone Systems:	0	0	0%	0	No phone system to be installed
5.02	Computer Systems & Office Equipment	0	0	0%	0	Caleb is exploring Square as a potential donor
5.03	Audio / Visual Systems	0	0	0%	0	Will include projection screens, custom lighting fixture, and sounds system - not yet priced
5.04	Kitchen Equipment	0	0	0%	0	\$350,000 value - to be donated
5.05	Special Equipment	0	0	0%	0	
5.06	Window Treatments, Rugs, Etc.	0	0	0%	0	
5.07	Decorative Lighting:	0	0	0%	0	
5.08	Fixtures and Furniture:	87,000	0	0%	87,000	Items to be donated per notes in TP budget of 11/17/17 including tables and chairs
5.09	Artwork/ Wall Treatment:	65,000	0	0%	65,000	per 11/14/17 budget created by TP, confirmed on 3/6/18
5.10	Internet Services	0	0	0%	0	Confirm with TP, needed for event space rental
5.11	Other Furniture, Fixtures & Equipment	0	0	0%	0	
	Sub-total:	152,000	0	0%	152,000	
6.00	Administration:					
6.01	Project Management: Pound Management Inc.	50,000	37,313	75%	12,688	
6.02	Insurance, Builders Risk:	20,000	0	0%	20,000	
6.03	Legal Fees:	0	0	0%	0	
6.04	Plans & Document Control:	0	0	0%	0	
6.05	Finance Expense:	0	0	0%	0	
6.06	Temporary Facilities:	0	0	0%	0	
6.07	Administration Reimbursables	0	0	0%	0	
	Sub-total:	70,000	37,313	53%	32,688	
	Total Project Costs	4,343,111	165,171	4%	4,177,940	
4.02	Proposed Project Contingency percentage of project budget	\$ 256,889 5.58%	\$ 560.00	0%	256,889	
	Project Budget Subtotal	4,600,000	165,731	1%	4,434,829	



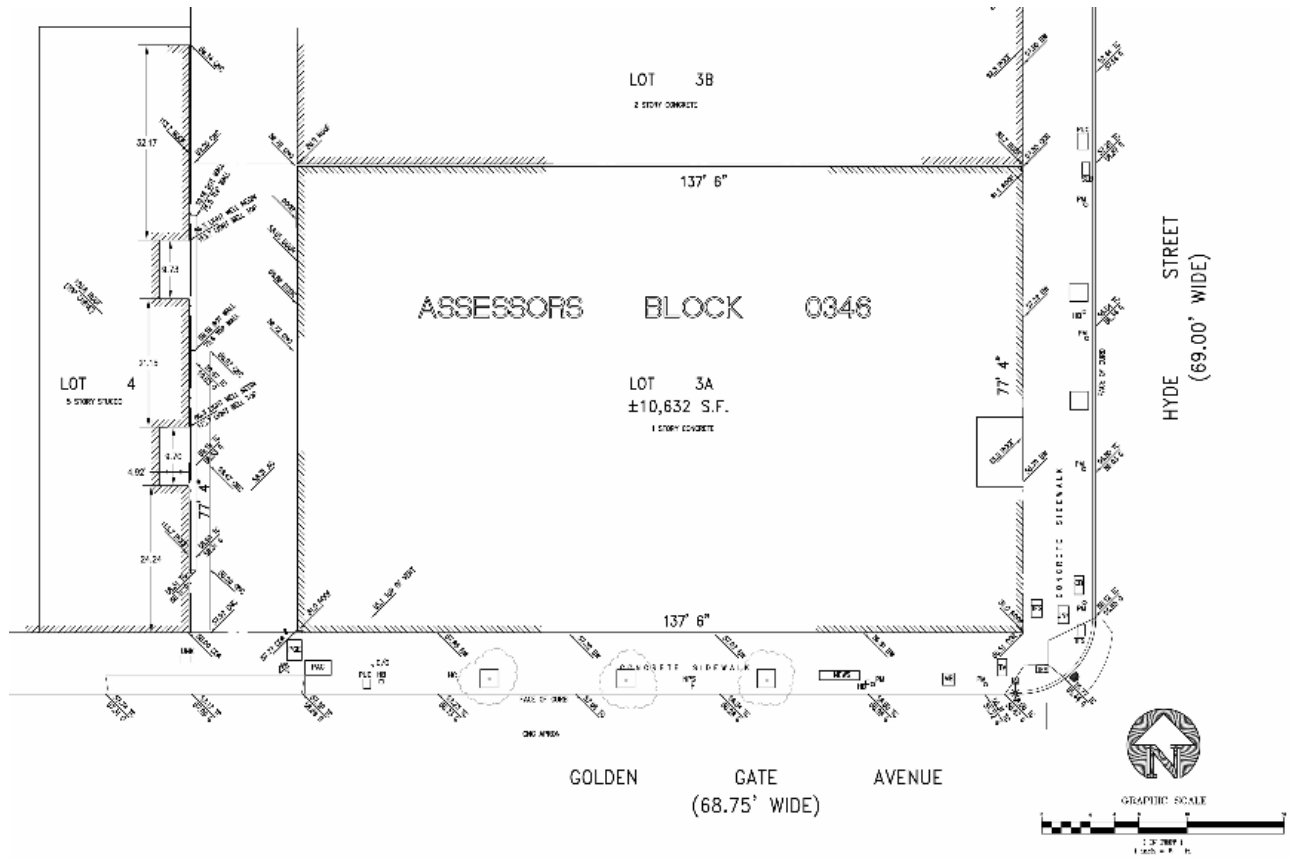


Task Critical Task Split Milestone Summary Project Summary Progress

ID	Task Name	Duration	Start	Finish	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	
120	Install Fixtures/Appliances/Equipment	20d	6/20/19	7/18/19																
121	Install Doors and Hardware	1d	7/19/19	7/19/19																
122	SITE WORK	41d	4/12/19	6/10/19																
123	Mural Painting	40d	4/12/19	6/7/19																
124	Trash Enclosure	3d	4/12/19	4/16/19																
125	Misc. Enclosures	3d	4/17/19	4/19/19																
126	Site Punch list	1d	6/10/19	6/10/19																
127	PROJECT COMPLETION	12d	7/19/19	8/5/19																
128	HVAC Commissioning	3d	7/19/19	7/23/19																
129	Fire Life Safety Inspection	1d	7/24/19	7/24/19																
130	Building Inspection	1d	7/25/19	7/25/19																
131	Health Department Inspection	1d	7/26/19	7/26/19																
132	Quality Control Pre Punch List	2d	7/29/19	7/30/19																
133	Final Janitorial	1d	7/31/19	7/31/19																
134	Architectural Punch Walk	1d	8/1/19	8/1/19																
135	Punch Corrections	1d	8/2/19	8/2/19																
136	Project Turnover Building Final	0d	8/5/19	8/5/19																



101 Hyde Street – Parcel Maps





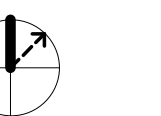
PROJECT

**101 HYDE STREET
MUNICIPAL MARKET
HALL**
101 HYDE STREET
SAN FRANCISCO, CA 94102



LA COCINA
2948 FOLSOM STREET SAN
FRANCISCO, CA 94110
KEYPLAN

ISSUE FOR PERMIT - NOVEMBER 07TH



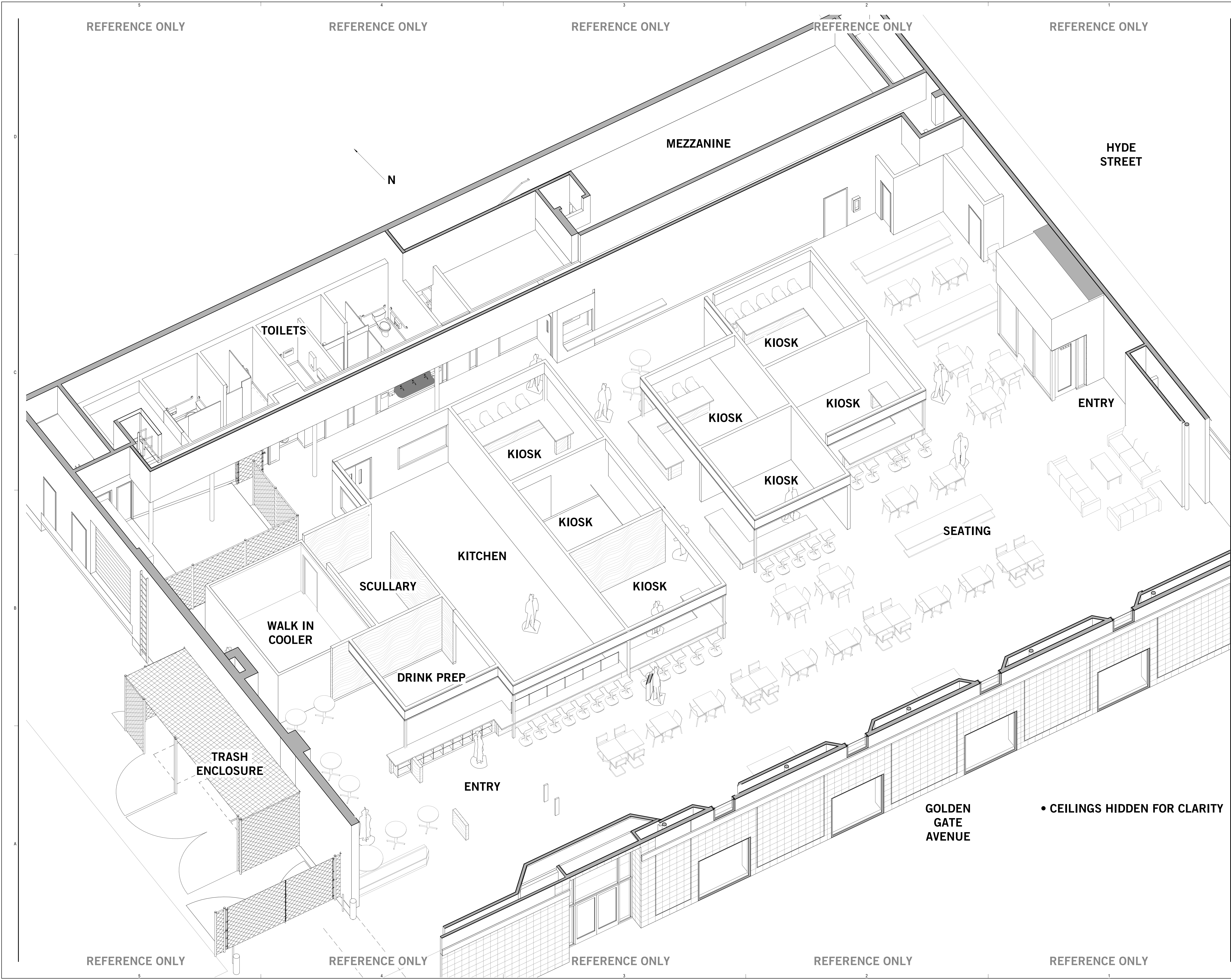
ISSUE CHART

2	M.O.D. APPROVAL SET	09/25/18
1	M.O.D. BACKCHECK SET	09/13/18
DATE	DATE	DATE
Job Number	000035.049	
Drawn	AL	
Checked	JU	
Approved	SM	

REFERENCE
AXONOMETRIC

SHEET NUMBER

A10-00



REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

MEZZANINE

HYDE STREET

TOILETS

KIOSK

ENTRY

KIOSK

KIOSK

KIOSK

KIOSK

SEATING

KIOSK

KITCHEN

KIOSK

SCULLARY

WALK IN
COOLER

DRINK PREP

TRASH
ENCLOSURE

ENTRY

GOLDEN
GATE
AVENUE

• CEILINGS HIDDEN FOR CLARITY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY

REFERENCE ONLY



FLOOR PLAN LEGEND

CALLOUTS	
	EXTERIOR ELEVATION TAG
	DETAIL SECTION TAG
	BUILDING SECTION TAG
	ENLARGED PLAN TAG
TAGS	
	ROOM TAG
	DOOR TAG: DOORS TBD
	PARTITION TAG: REFER TO A61 SERIES
	GLAZING TAG SEE 10/A50-01
SYMBOLS	
	EXPANSION JOINT
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	CHAIN LINK FENCE
ELEMENTS	
	FIRE EXTINGUISHER CABINET
	SLOPE FLOOR TO FLOOR DRAIN 1/8" / 12"
	FLOOR DRAIN
	EXISTING FLOOR DRAIN TO REMAIN
	CASEWORK

**FLOOR PLAN
GENERAL NOTES**

- PARTITION TYPES ARE SCHEDULED IN THE A61 SERIES.
- REFER TO SHEET A00-01 FOR ADDITIONAL GENERAL NOTES.
- REFER TO SHEET G02-14 FOR SIGNAGE MOUNTING REQUIREMENTS
- DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO THE FACE OF FINISH OF INTERIOR WALLS. TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS, UNLESS OTHERWISE INDICATED. DIMENSIONS IN RENOVATED AREAS ARE FROM FINISH FACE OF EXISTING WALLS TO FINISH FACE OF NEW STUD WALLS, UNLESS OTHERWISE INDICATED.
- WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE-HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE GYPSUM BOARD SHALL BE ALIGNED. STUDS SHALL BE OFFSET AND ADDITIONAL LAYERS OF GYPSUM BOARD SHALL BE PROVIDED AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD.
- REFER TO 1 / G02-15 FOR MOUNTING HEIGHTS OF ELECTRICAL FIXTURES
- REVIEW G02-01 FOR ADDITIONAL SCOPE REGARDING ACCESSIBILITY OF THE PROJECT
- SEE G02-15 FOR REQUIREMENTS FOR REPLACEMENT HANDRAILS

**FLOOR PLAN
NOTES BY NUMBER**

KEY	DESCRIPTION
C02	HOOD ABOVE - SEE FOOD SERVICE DRAWINGS
C03	VINYL WRAP CHAINLINK WITH POSTS - PAINTED WHITE
C05	NEW STEEL HAND RAIL MOUNTED 35" ABOVE NOSING OF STAIRS, PROVIDE 1'-0" EXTENSIONS OR RETURNS (SEE PLAN). BREAK HANDRAIL AT EXISTING SHUTTER AND RETURN TO WALL. PAINT PNT-4
C06	WATER HEATER - REFER TO KITCHEN AND MEP DRAWINGS
C07	COLD STORAGE UNIT - SEE FOOD SERVICE DRAWINGS
C10	REPLACE GLAZING IN WINDOW FRAME
C11	SEE FOOD SERVICE DRAWINGS FOR KITCHEN EQUIPMENT
C13	CONTRACTOR TO SECURE LOCKERS TO PARTITION - SEE FOODSERVICE DRAWING FOR LOCATION
C14	NEW STEEL HAND RAIL MOUNTED 35" ABOVE NOSING OF STAIRS, PROVIDE 1'-0" EXTENSIONS OR RETURNS (SEE PLAN). PAINT PNT-4
C16	RELOCATE GAS METER FROM ALCOVE
C20	NEW STEEL HAND RAIL MOUNTED 35" ABOVE NOSING OF STAIRS, PROVIDE 1'-0" EXTENSIONS OR RETURNS (SEE PLAN). PAINT PNT-4. MOUNT TO EXISTING GUARD RAIL.
C22	STEEL POST - SEE STRUCTURAL. PAINT PNT-4

3	M.O.D. APPROVAL SET	09/25/18
2	M.O.D. BACK-CHECK SET	09/13/18
1	BID AND PERMIT PACKAGE	07/27/18
02/18	DATE	
Job Number	000035.049	
Drawn	AL	
Checked	JU	
Approved	SM	

TITLE

**CONSTRUCTION
FLOOR PLANS**

SHEET NUMBER

A10-01

2 MEZZANINE - FLOOR PLAN
3/16" = 1'-0"

1 LEVEL 01 - FLOOR PLAN
3/16" = 1'-0"

