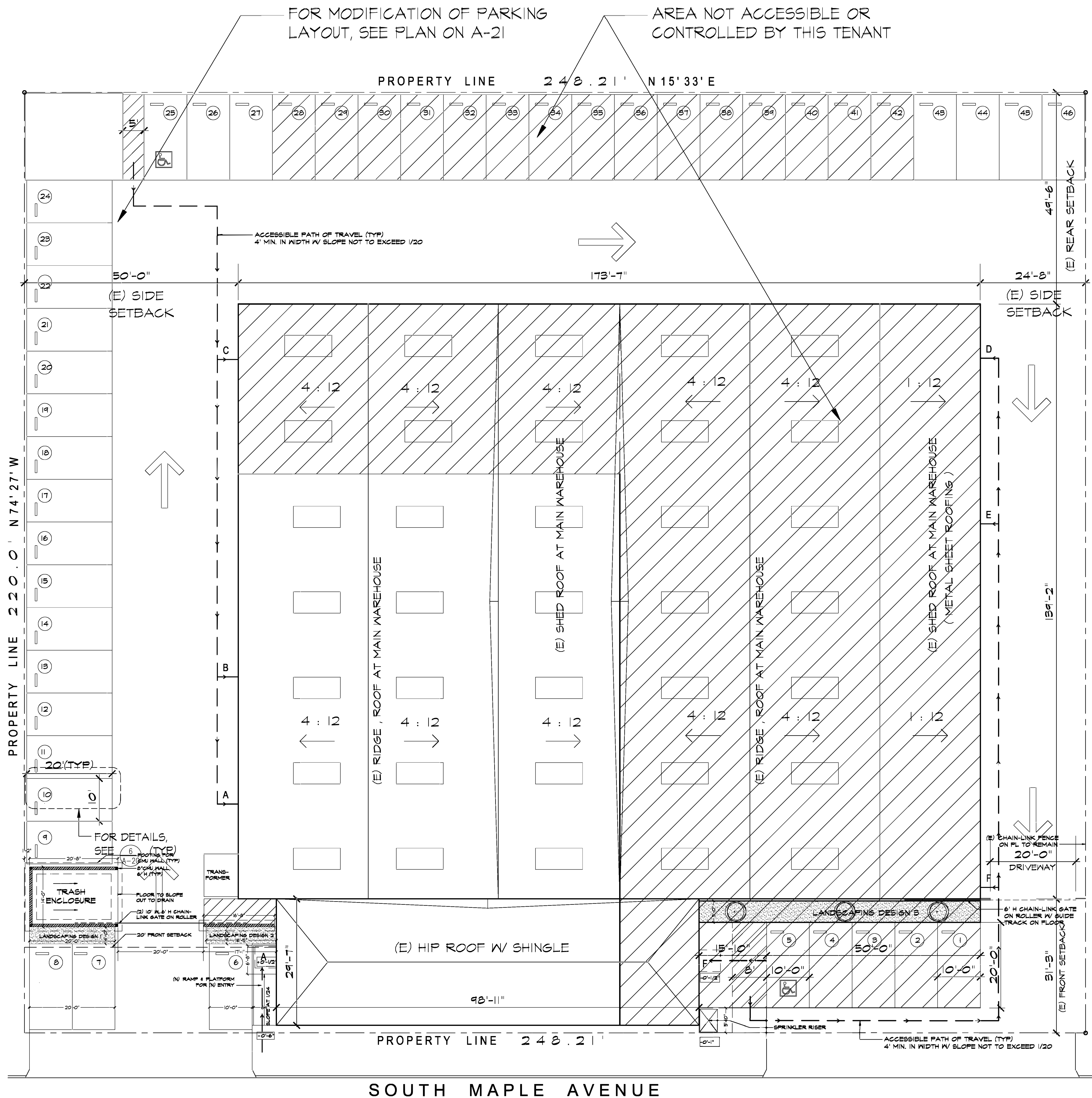


3 APPROVED SITE AND ROOF PLAN WITH PARKING LAYOUT

SCALE : 3/32" = 1'-0"



1A SCOPE OF WORK

1. COMBINING SUITE A & SUITE B FROM APPROVED PLAN. NON-STRUCTURAL PARTITION SEPARATING TWO SPACES WAS NOT TO BE BUILT.
2. NEW LAYOUT FOR OFFICE AREA WITH EXPANDED SANITARY FACILITIES.
3. RE-ARRANGING PARKING LAYOUT TO PARK TOUR BUSES AND AUTOS FROM EMPLOYEES.

1B DRAWING INDEX

- A-10 SCOPE OF WORK, DWS INDEX, VICINITY MAP, BUILDING DATA, APPROVED SITE AND ROOF PLAN
A-21 APPROVED SITE AND FLOOR PLAN, PROPOSED SITE PLAN WITH PARKING AND FLOOR PLAN
A-22 PROPOSED OFFICE FLOOR PLAN, NOTES, DOOR SCHEDULE, DETAILS AND INTERIOR ELEVATIONS OF KITCHEN
A-41 ADA DETAILS

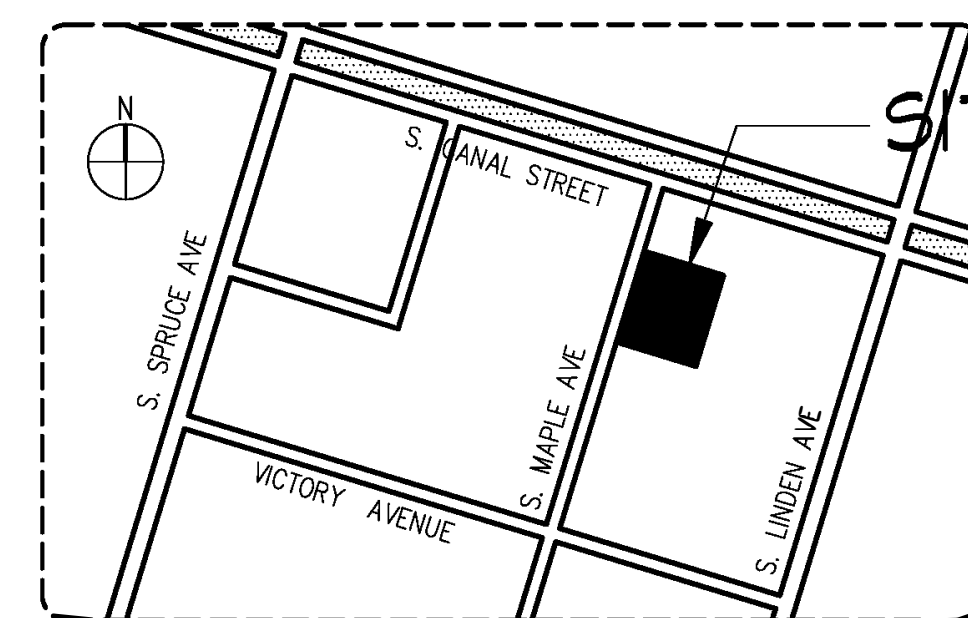
1C CODE COMPLIANCE

- 2016 CALIFORNIA BUILDING CODE (C.B.C.)
2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
2016 CALIFORNIA PLUMBING CODE (C.P.C.)
2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2016 CALIFORNIA ENERGY CODE (C.E.C.)
2016 BUILDING ENERGY EFFICIENCY STANDARDS
2016 CAL. GREEN BUILDING STANDARDS CODE (CALGreen)
ORDINANCES OF THE CITY OF SOUTH SAN FRANCISCO

1E CONTACT INFORMATION

ARCHITECT:
HESTON CHAU ARCHITECT
1832 BUCHANAN STREET #206
SAN FRANCISCO, CA 94115 (415) 567-8800
HESTONCHAU@GMAIL.COM
STRUCTURAL ENGINEER:
DOMINIC CHU, S.E.
3124 EL CAMINO REAL, SAN MATEO, CA 94403
(650) 578-0899
MECHANICAL ENGINEER:
MHC ENGINEERS
150 - 8TH STREET SAN FRANCISCO, CA 94115
(415) 512-7141

1D VICINITY MAP



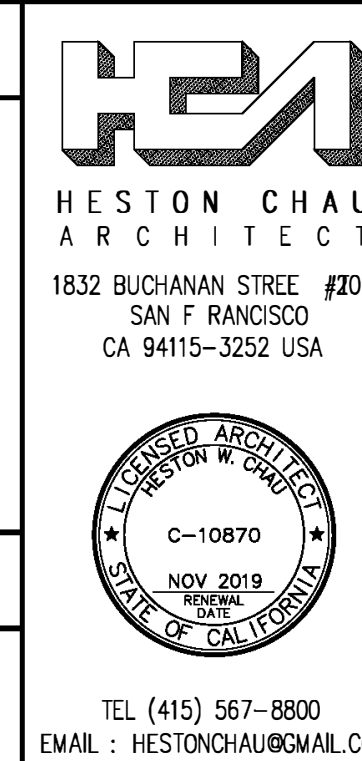
1F PARKING AND CIRCULATION STUDY PER 20.350.020

1. TOUR BUS COMPANY WITH FOUR DIFFERENT SIZES OF BUS AND VAN TO BE TAKEN OUT BY DRIVERS IN THE MORNING AND WILL NOT COME BACK UNTIL LATE AFTERNOON OR AT NIGHT, WHEN MOST EMPLOYEES HAVE LEFT FOR HOME.
2. SYMBOL, SIZE AND NUMBER OF BUSES AVAILABLE:
A1 - A2 40' BUS - 2 (PARKED ON OUTSIDE)
B1 - B3 36' BUS - 3 (PARKED ON OUTSIDE)
C1 - C3 32' BUS - 3 (PARKED IN INSIDE, C3 IS FOR FUTURE)
D1 - D5 20' VAN - 5 (PARKED IN INSIDE)
3. PARKING SPACES ALLOTTED FOR THIS TENANT FROM BUILDING OWNER : 26
PARKING LAYOUT PROPOSED NOW:
INTERIOR AUTO PARKING SPACES : P1 - P11 = 11
INTERIOR BUS PARKING : C1 - C3 = 3
INTERIOR VAN PARKING : D1 - D5 = 5
TOTAL INTERIOR PARKING : 19
EXTERIOR AUTO PARKING SPACES : XP1 - XP13 = 13
EXTERIOR BUS PARKING : A1 - A2 & B1 - B3 = 5
TOTAL EXTERIOR PARKING : 18
TOTAL PARKING PROVIDED : 37
4. ALL AUTOS, BUSES AND VANS CARS COME IN VIA THE NORTH GATE, WITH AN ONE-WAY DRIVENWAY (24'-8" TO 24'-0" WIDE) AND EXIT AT THE SOUTH GATE.

2 BUILDING DATA

ADDRESS : 111 S. MAPLE AVENUE SUITE A & B, SOUTH SAN FRANCISCO, CA 94080
APN : 014092120
ZONING : M-1 MIXED INDUSTRIAL
LOT SIZE : 54,606 SF (1.254 ACRES)
TOTAL BUILDING SIZE : 27,058 SF (49.55% COVERAGE, NO CHANGE)
BUILDING USE : WAREHOUSE / WHOLESALE / STORAGE
OCCUPANCY : S-2
STORIES : ONE
TYPE OF CONSTRUCTION : TYPE V-B STUCCO BUILDING WALLS ON ALL SIDES.
FIRE SPRINKLER SYSTEM : EXISTING THROUGHOUT (MODIFY PER CODE FOR NEW LAYOUT)
PARKING REQUIREMENT FOR THIS TENANT :

SPACE	SIZE IN SF	USE	OFFICE @ 1 / 300 SF	Fleet @ 17 per fleet vehicle	
UNIT A&B	11,168	TOUR BUS COMPANY	2,945/300=9.82=10	13	23



REVISION	NO.	DATE	BY

TI FOR EXTRANOMICAL TOURS
111 SOUTH MAPLE AVENUE, SUITE A & B
SOUTH SAN FRANCISCO
CALIFORNIA

SCOPE OF WORK, DWG INDEX, VICINITY MAP
PARKING & CIRCU. STUDY, BUILDING DATA
APPROVED SITE & ROOF PLAN

DATE	20181208
JOB NO.	1809-ENT
SCALE	AS NOTED
DRAWN	HCA
CHECKED BY	HCA

SHEET
A-10
OF 4 TOTAL

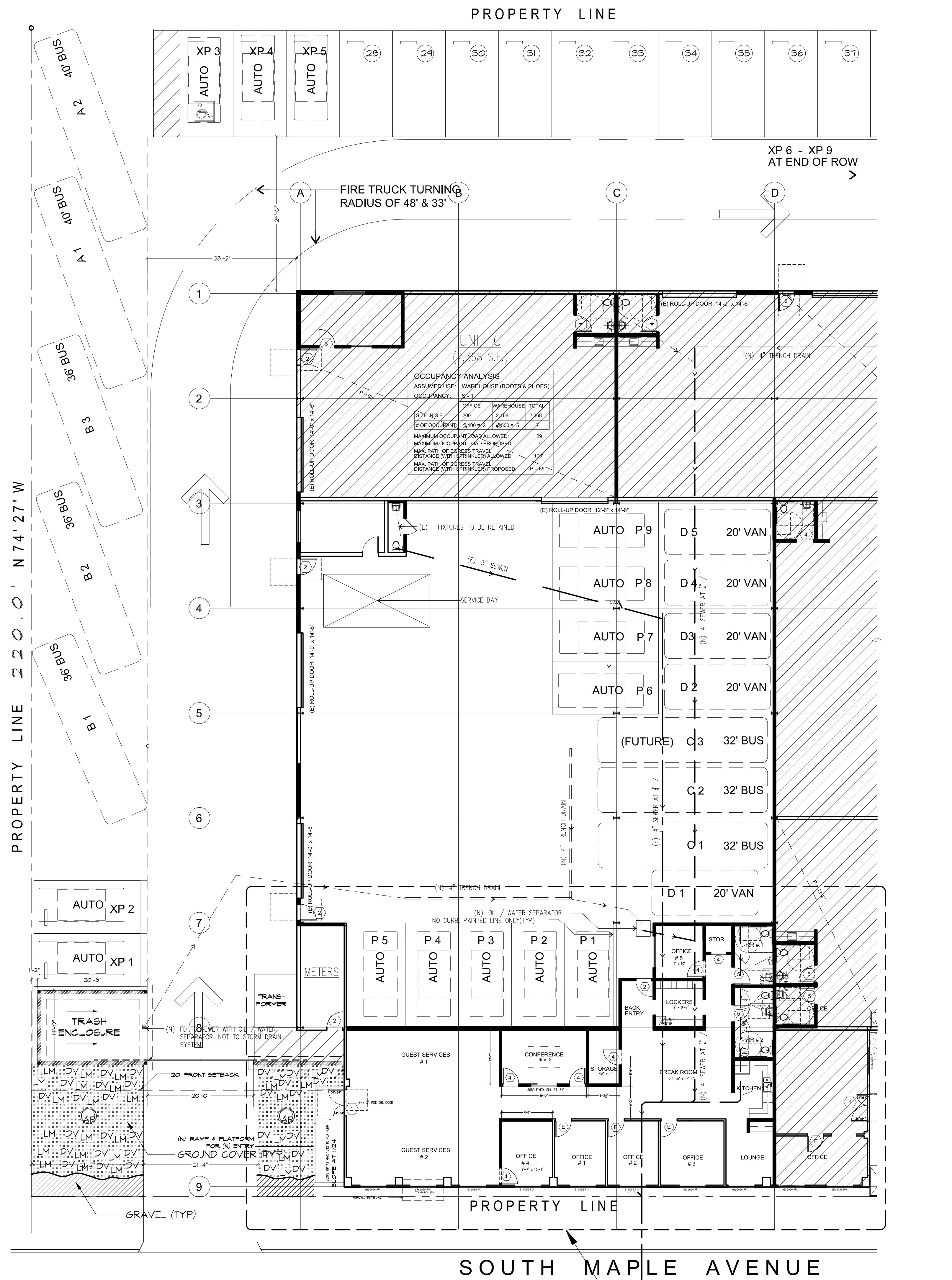
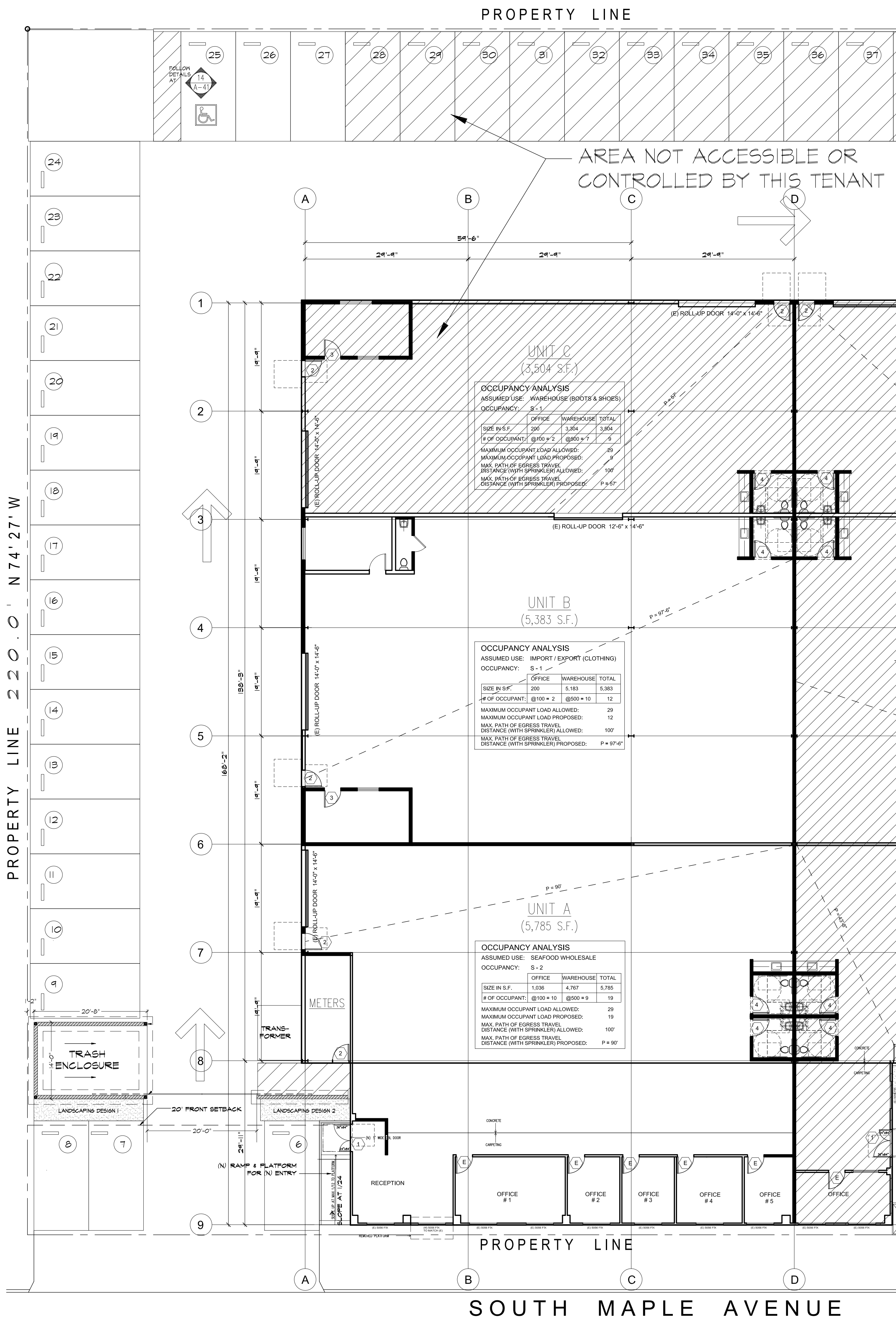
REVISION			
NO.	DATE	BY	
1	20190208	HCA	
2	20190318	HCA	

TI FOR EXTRANOMICAL TOURS
111 SOUTH MAPLE AVENUE, SUITE A & B
SOUTH SAN FRANCISCO
CALIFORNIA

APPROVED SITE AND FLOOR PLAN
PROPOSED SITE PLAN WITH PARKING
AND FLOOR PLAN

DATE: 20181208
JOB NO.: 1809-ENT
SCALE: 1/4"=1'-0"
DRAWN: HCA
CHECKED BY: HCA

SHEET
A-21
OF 5 TOTAL



LIST OF PLANTS

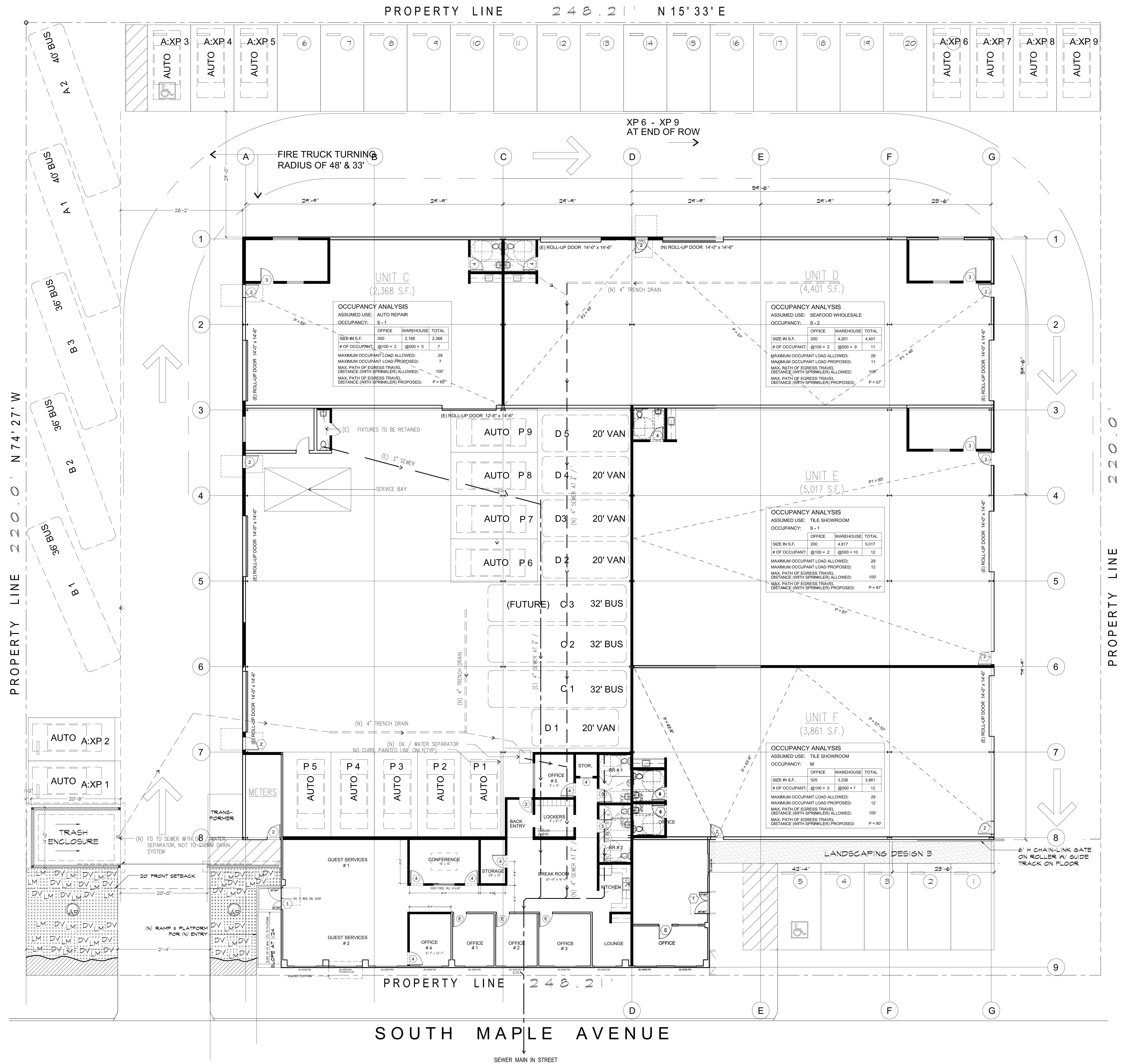
SYMBOL	TYPE	LATIN NAME	COMMON NAME	SIZE	FREQUENCY
AP	TREE	PINUS ELDERICA	AFGHAN PINE	36" BOX	TWO SHOWN
LM	SHRUBS	LANTANA MONTEVIDENSIS	LANTANA	5 GALLON	EVERY 10'
DV	GR. COVER	DIETES VEGETA	FORTNIGHT LILY	6C.	6' O.C.

* GROUND COVER MIXED WITH GRAVEL TO FORM AN UNDULATING BORDER
NOTE: AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED TO MAINTAIN ALL LANDSCAPED AREA.

PLUMBING FIXTURE UNIT CALCULATION

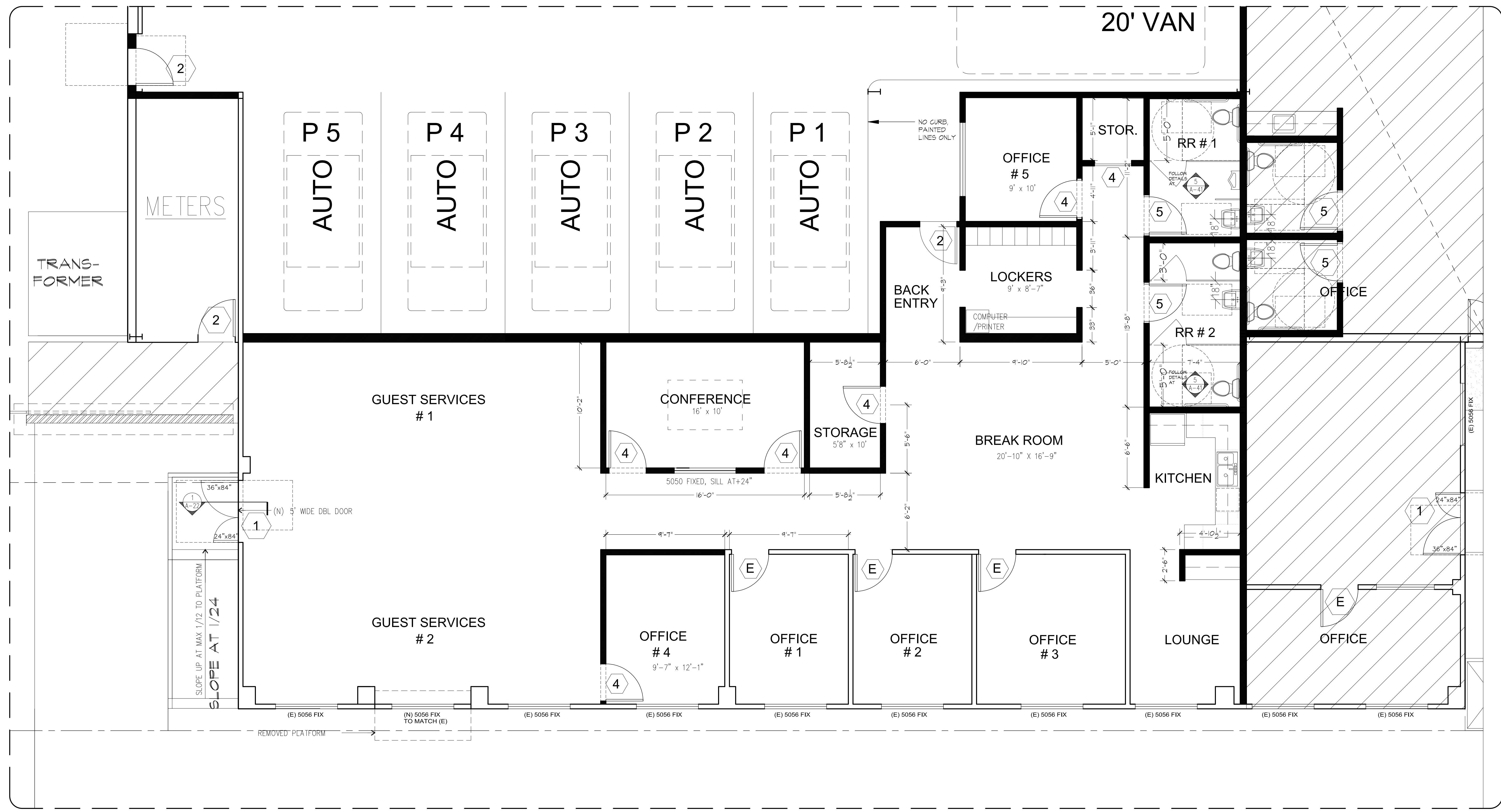
TYPE OF FIXTURE	UNIT / FIXTURE	QUANTITY	TOTAL UNIT
SINK	2	18	26
TOILET (TANK TYPE)	3	4	27
URINAL	1	1	1
FLOOR DRAIN	2	4	18
TOTAL PLUMBING UNITS			72

NOTE:
4" SEWER LINE AT 1/4" PER FOOT ALLOWS FOR 250 UNITS, WHICH IS MORE THAN 72 UNIT PROPOSED.

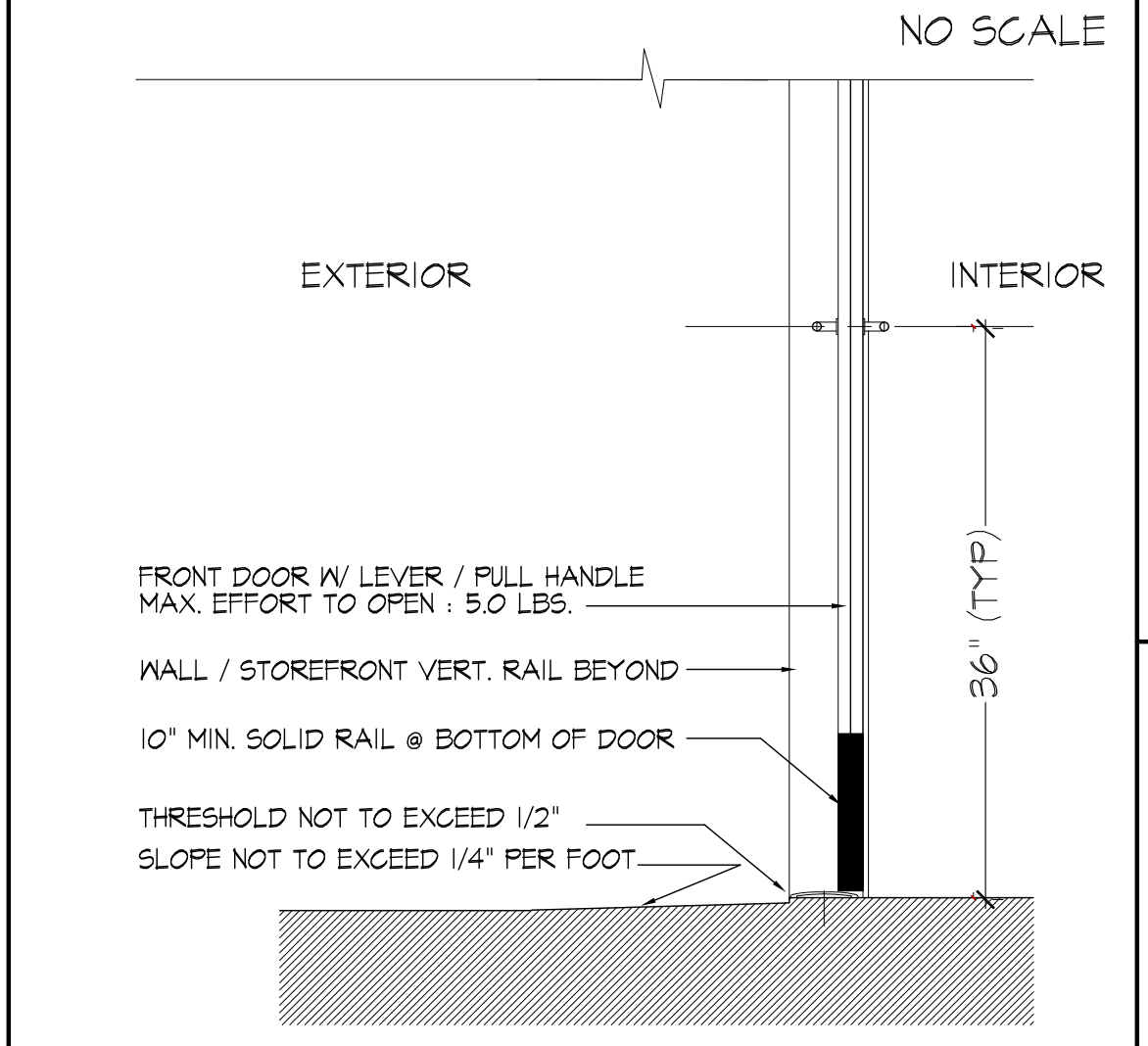


4 OFFICE FLOOR PLAN WITH DIMENSIONS

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



1 FRONT DOOR SECTION



2 WATER QUALITY CONTROL

1. NO DISCHARGE FROM DEMOLITION (KNOCK DOWN WATER) SHALL BE DISCHARGED INTO THE STORM DRAIN SYSTEM.
2. ANY ONSITE STORMWATER CATCH BASINS ARE TO BE STENCILED WITH THE APPROVED SAN MATEO COUNTYWIDE STORMWATER LOGO (NO DUMPING! FLOW TO BAY).
3. IF FIRE SPRINKLERS ARE INSTALLED / MODIFIED, FIRE SPRINKLER TEST DRAIN MUST DISCHARGE TO THE SANITARY SEWER.

3 NOTES ON DOORS

1. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING.
2. VERIFY WITH OWNER AS TO WHETHER ALL INTERIOR DOORS ARE PAINT GRADE OR STAIN GRADE (BIRCH) VENEER.
3. PROVIDE MASTER KEY FOR ALL LOCKS.
4. HARDWARE TO BE SCHLAGE OR APPROVED EQUAL. RESTROOM DOOR TO HAVE 10\"/>

HCA
HESTON CHAU
ARCHITECT
1832 BUCHANAN STREET #206
SAN FRANCISCO
CA 94115-3252 USA

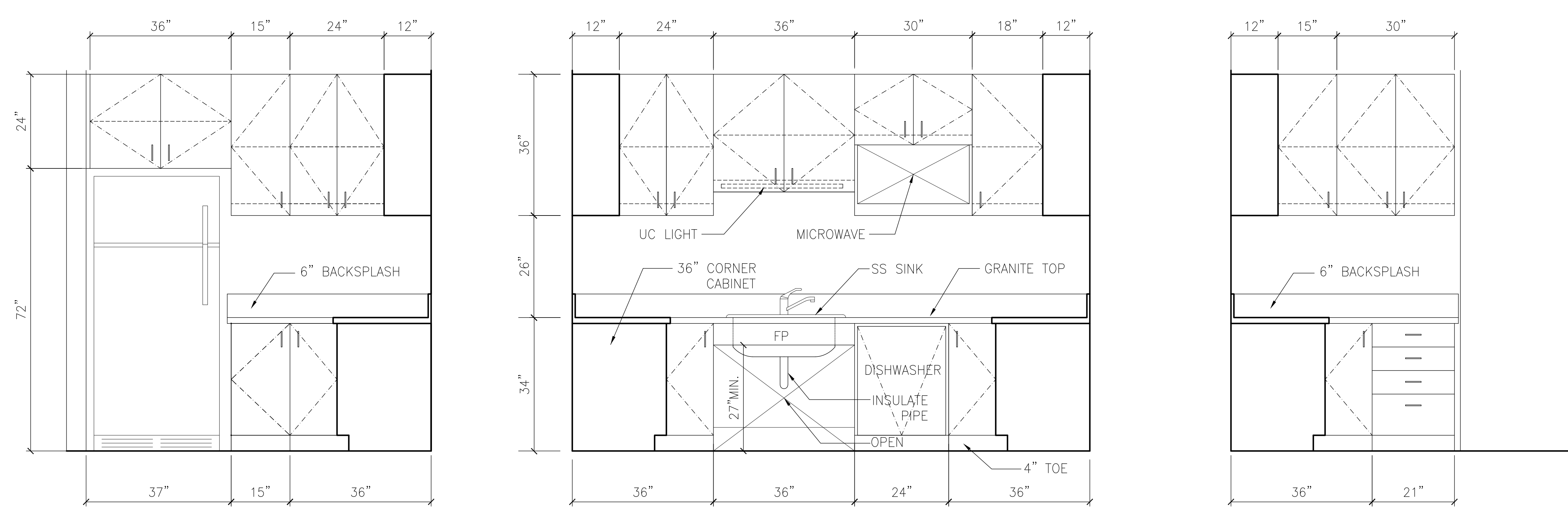
TEL (415) 567-8800
EMAIL : HESTONCHAU@GMAIL.COM

REVISION		
NO.	DATE	BY
1	20190208	HCA

TI FOR EXTRANOMICAL TOURS
111 SOUTH MAPLE AVENUE, SUITE A & B
SOUTH SAN FRANCISCO
CALIFORNIA

6 INTERIOR ELEVATIONS OF KITCHEN

SCALE : 3/4" = 1'-0"



5 DOOR SCHEDULE

DOOR SCHEDULE									
NO.	SIZE	TYPE		LITES	RATING	LOCKS	REMARKS		
1	2'-0" X 7'-0"	FLUSH	SOLID CORE WOOD DOOR						
2	2'-6" X 7'-0"								
3	3'-0" X 7'-0"								
4	2'-0" X 7'-0"	FRENCH	FULL GLASS DOOR (TEMPERED)						
5	3'-0" X 7'-0"								
6	2'-0" X 7'-0"								
7	2'-0" X 7'-0"	2-PANEL	2-PANEL 2'-0" X 7'-0"						
8	2'-6" X 7'-0"								
9	3'-0" X 7'-0"								

OFFICE FLOOR PLAN, NOTES, DOOR SCHEDULE
DETAILS & INTERIOR ELEVATIONS OF KITCHEN

DATE: 20181208
JOB NO.: 1809-ENT
SCALE: AS NOTED
DRAWN: HCA
CHECKED BY: HCA

SHEET
A-22
OF 5 TOTAL