



1500A PIKE PLACE | SEATTLE, WA

**MHC DESIGN SUBMISSION | APRIL 12, 2024 UPDATE
BASED ON PDA INPUT APRIL 2024**

ADITI CHAI | SWEET LADY FOODS, LLC | ADITI MASTER, FOUNDER AND CHEF

MHC requests

Following May 12, 2023 submission

<input checked="" type="checkbox"/> <u>DESIGN (INCLUDING SIGNAGE/AWNINGS)</u>	Complete	Incomplete	N/A
1. Description of proposed work	<input type="checkbox"/>	[comment 1]	<input type="checkbox"/>
2. Scale drawings	<input type="checkbox"/>	[comment 2]	<input type="checkbox"/>
3. Photographs of existing features	<input type="checkbox"/>	[comment 3]	<input type="checkbox"/>
4. Color and material samples	<input type="checkbox"/>	[comment 4]	<input type="checkbox"/>
5. Survey of features to be replaced or demolished	<input type="checkbox"/>	<input type="checkbox"/>	[X]
6. Details of method of attachment (signs/awnings)	<input type="checkbox"/>	[comment 5]	<input type="checkbox"/>
7. Lighting specifications	<input type="checkbox"/>	[comment 6]	<input type="checkbox"/>
8. Property Owner consent	[X]	<input type="checkbox"/>	<input type="checkbox"/>
9. Fee	<input type="checkbox"/>	[comment 7]	<input type="checkbox"/>
10. Site plan	<input type="checkbox"/>	[comment 8]	<input type="checkbox"/>

MHC REQUESTS

FOLLOWING MAY 12, 2023 SUBMISSION

Comments:

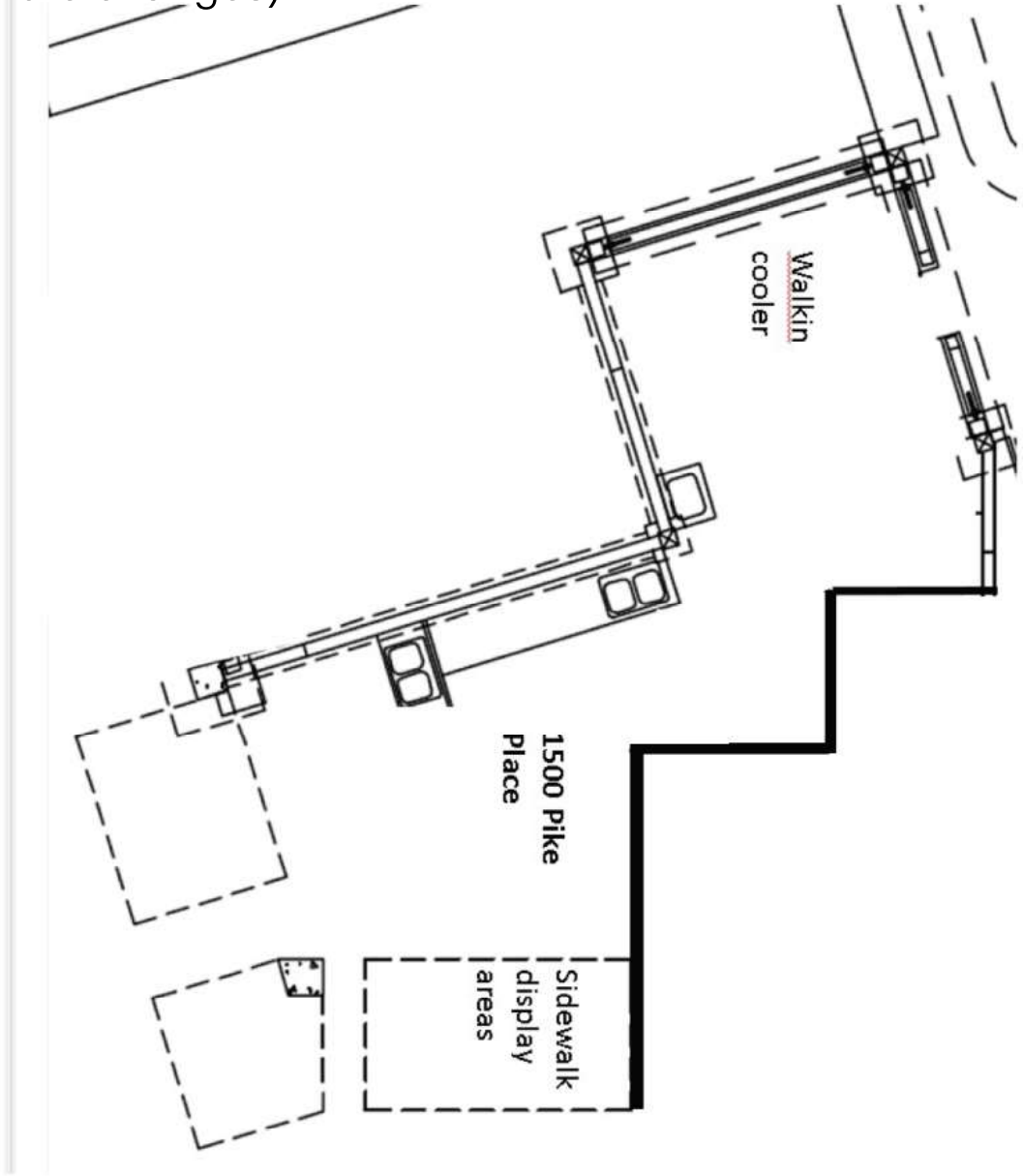
1. Provide a written summary of the full scope of work: every physical element that will be added, changed, or replaced.
2. Provide sketch or drawing of existing floor plan (before changes)
 - A. Revise proposed floor plan to show all new features such as cooking equipment, displays, shelving, point of sale area, and anything else that will be added.
 - B. Provide elevation drawings or sketches showing dimensions (height and width) of all proposed features such as shelving, displays, equipment, signage, etc.
 - C. Provide signage details including dimensions, design, material, method of attachment.
3. Provide clearer photos of the existing space: existing storefront, interior spaces, flooring, ductwork, light fixtures, and other features without mock-ups added.
4. Provide color and materials information for all proposed features: lighting, fixtures, shelving, displays, signage, and equipment (can provide cut sheets for equipment to show color/materials)
5. Describe methods of attachment for all signage
6. Provide details on new lighting fixtures: appearance, color, materials, placement
7. Provide cost estimate for the proposed work; an application fee will be assessed based on the cost estimate provided by the applicant
8. Revise the site plan to show cardinal directions, adjacent streets

SCOPE OF WORK

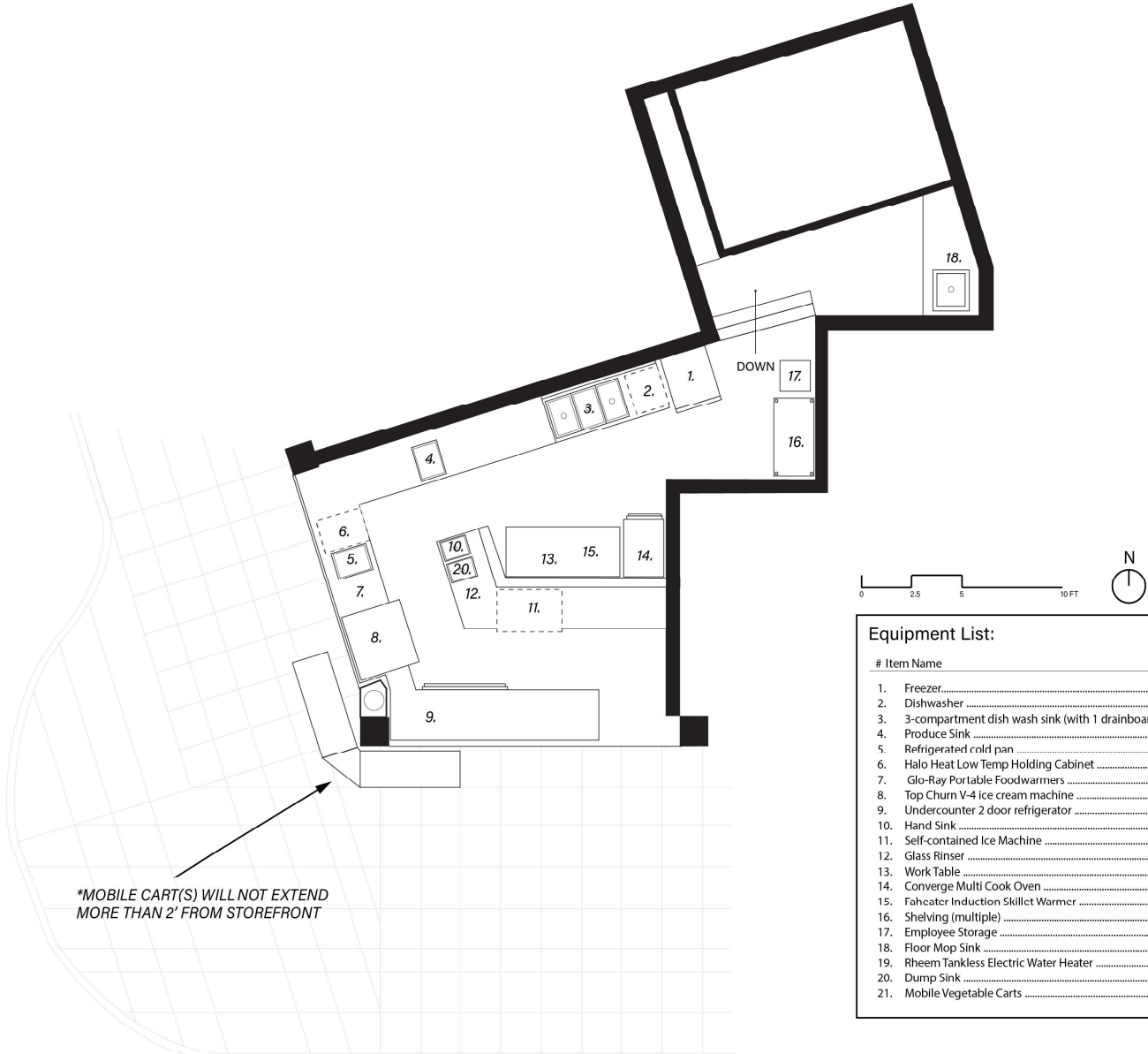
- Add countertops and cabinets/ produce stand
- Replace triple sink, produce sink, hand sink, mop sink, add under-counter dishwasher
- Level interior floor to flat and add hygienic, cleanable, surface: repair steps
- Equipment and Furniture:
 - Refrigerated Cold Pan
 - Display Case
 - Storage Cabinets and Countertops
 - Ice Cream Maker
 - One freezer (depending on availability and model)
 - Steam/Regular Oven
 - Ice Machine
 - Water Filter
 - Replace/Relocate water heater
- Install tracks for lighting allowing fixtures to be raised 6-18"

EXISTING FLOOR PLAN

(Provided by PDA Before changes)



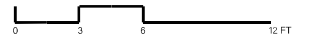
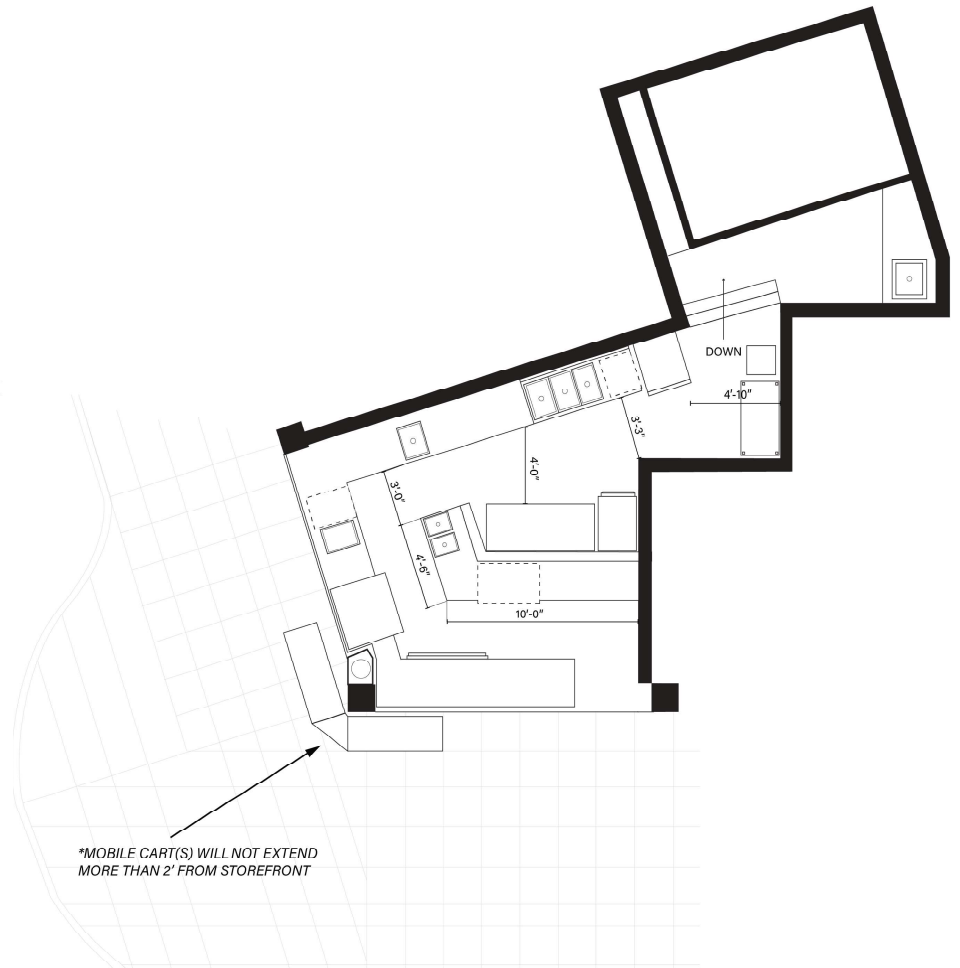
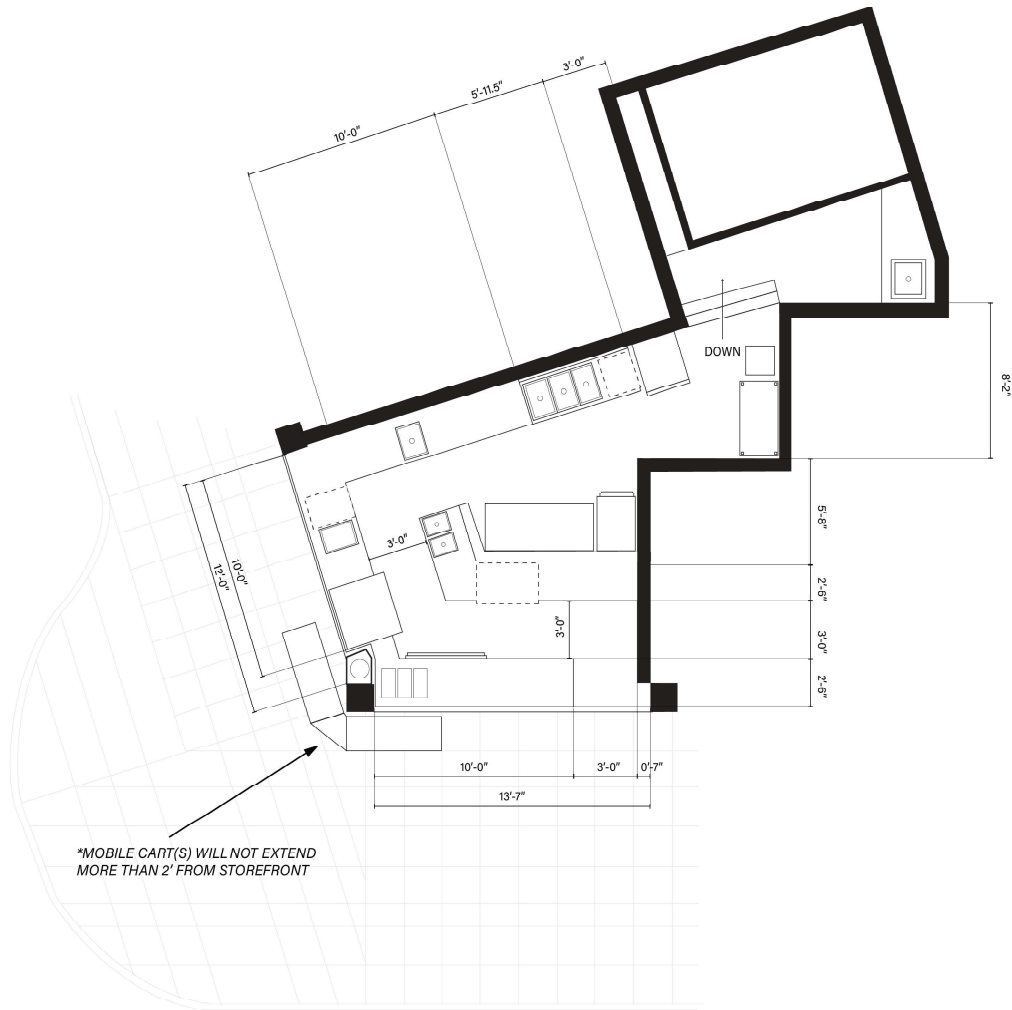
ADITI CHAI FLOOR PLAN



Equipment List:

#	Item Name	Qty	Make	Model
1.	Freezer	1	Hoshizaki	F1A-FS(L)
2.	Dishwasher	1	Miele	PG 8056
3.	3-compartment dish wash sink (with 1 drainboard)	1	Advance Tabco	FC-3-1524-24R
4.	Produce Sink	1	IKEA	694.257.27
5.	Refrigerated cold pan	1	Delfield	8100-FFP
6.	Halo Heat Low Temp Holding Cabinet	1	Alto Shaam	500-S
7.	Glo-Ray Portable Foodwarmers	1	Hatco	GRRFB
8.	Top Churn V-4 ice cream machine	1	Texas Frozentech	V-4
9.	Undercounter 2 door refrigerator	1	Hoshizaki	UR48B
10.	Hand Sink	1	IKEA	294.257.10
11.	Self-contained Ice Machine	1	Hoshizaki	IM-200BAC
12.	Glass Rinser	1	Advance Tabco	SU-16
13.	Work Table	1	Regency	600T3084G
14.	Converge Multi Cook Oven	1	Alto Shaam	CMC-2H
15.	Faheater Induction Skillet Warmer	2	CookTek	MCF 100
16.	Shelving (multiple)	1	(?)	(?)
17.	Employee Storage	1	IKEA	104.964.01
18.	Floor Mop Sink	1	Advance Tabco	9-OP-40-EC-X
19.	Rheem Tankless Electric Water Heater	1	Rheem	RTEX-11
20.	Dump Sink	1	IKEA	294.257.10
21.	Mobile Vegetable Carts	1	Custom	Custom

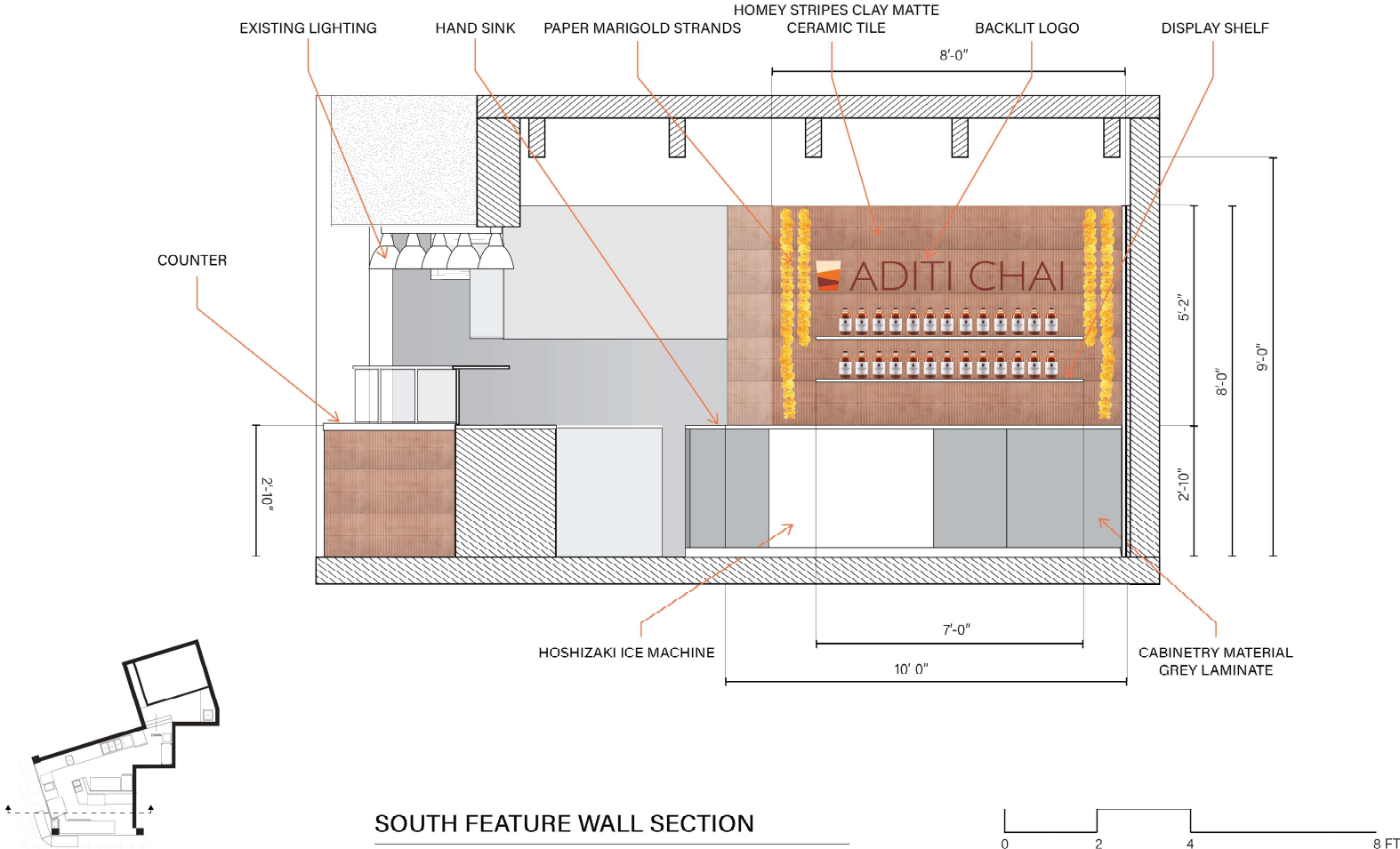
ADITI CHAI FLOOR PLAN



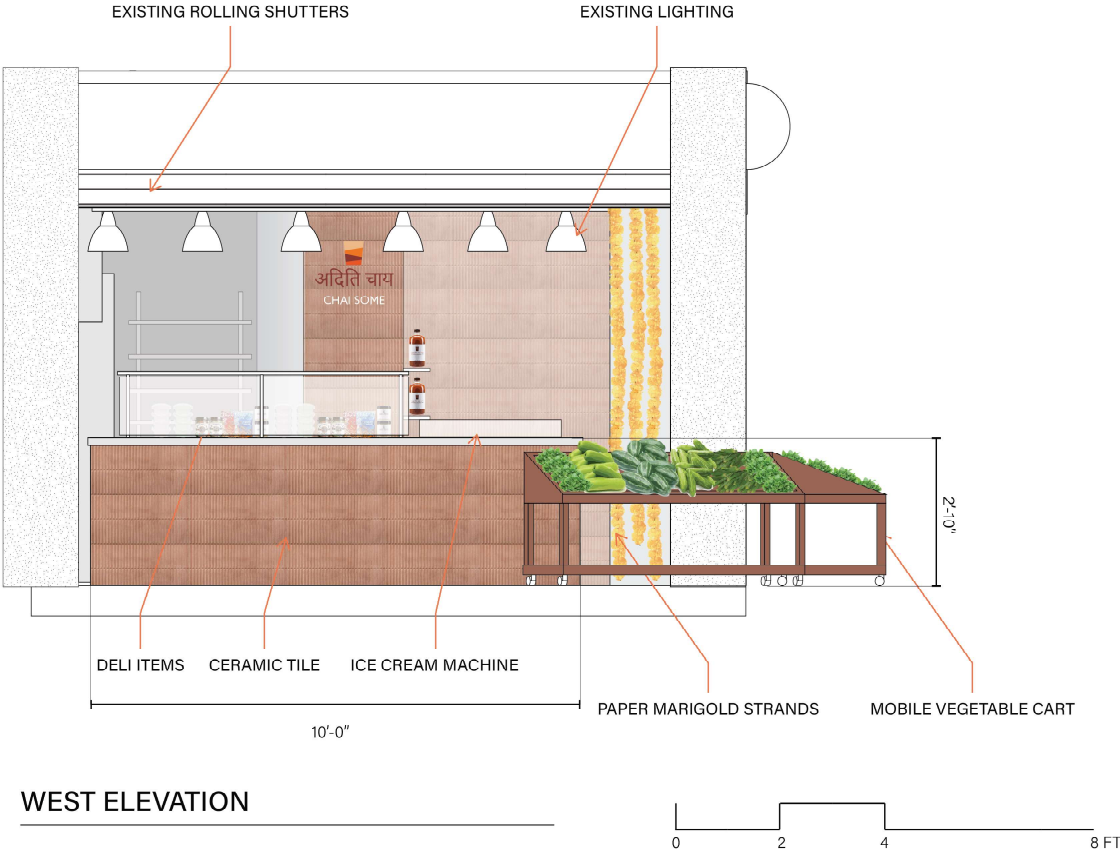
PROPOSED ELEVATION



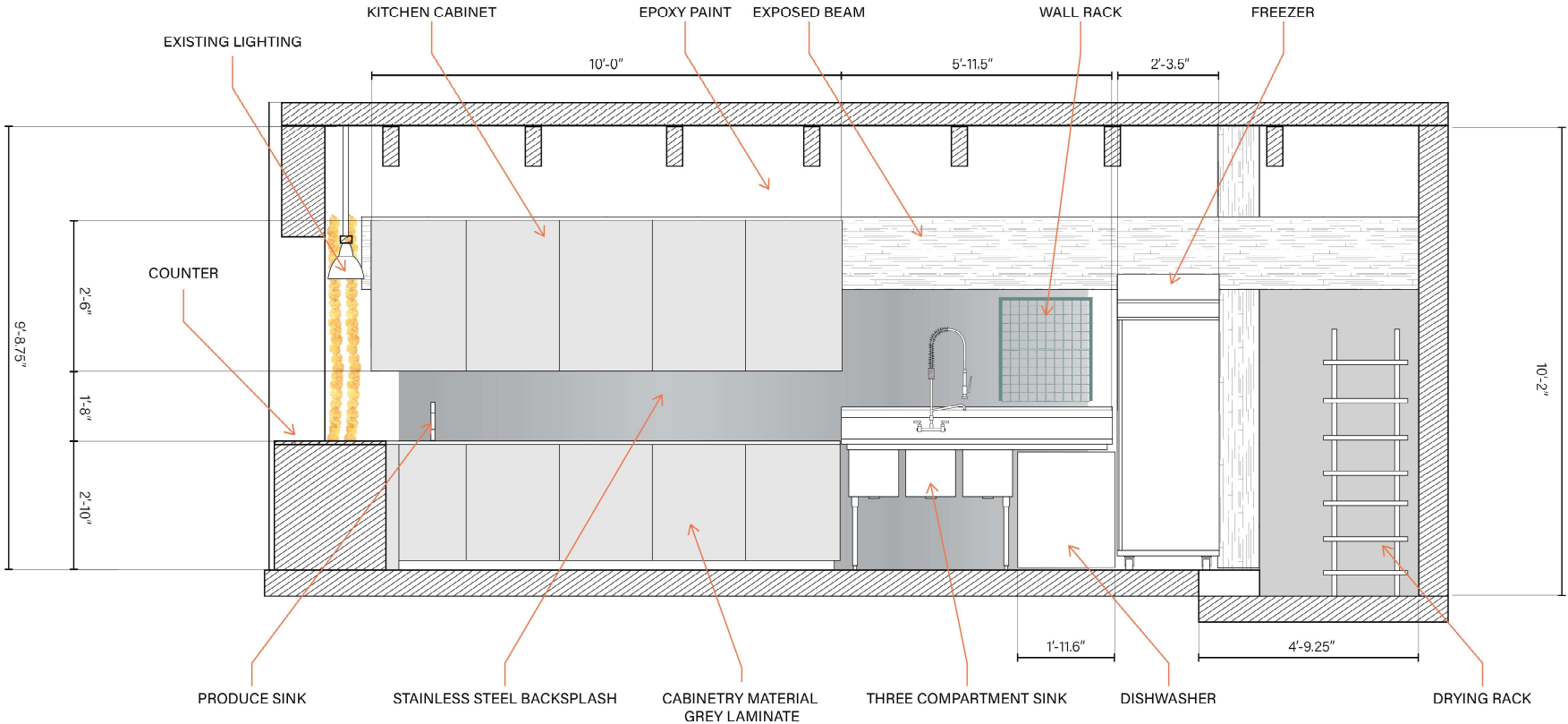
PROPOSED SECTION



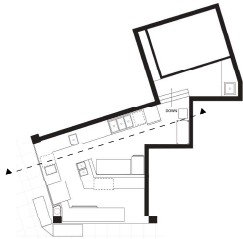
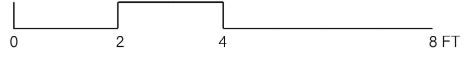
PROPOSED ELEVATION



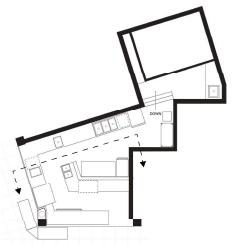
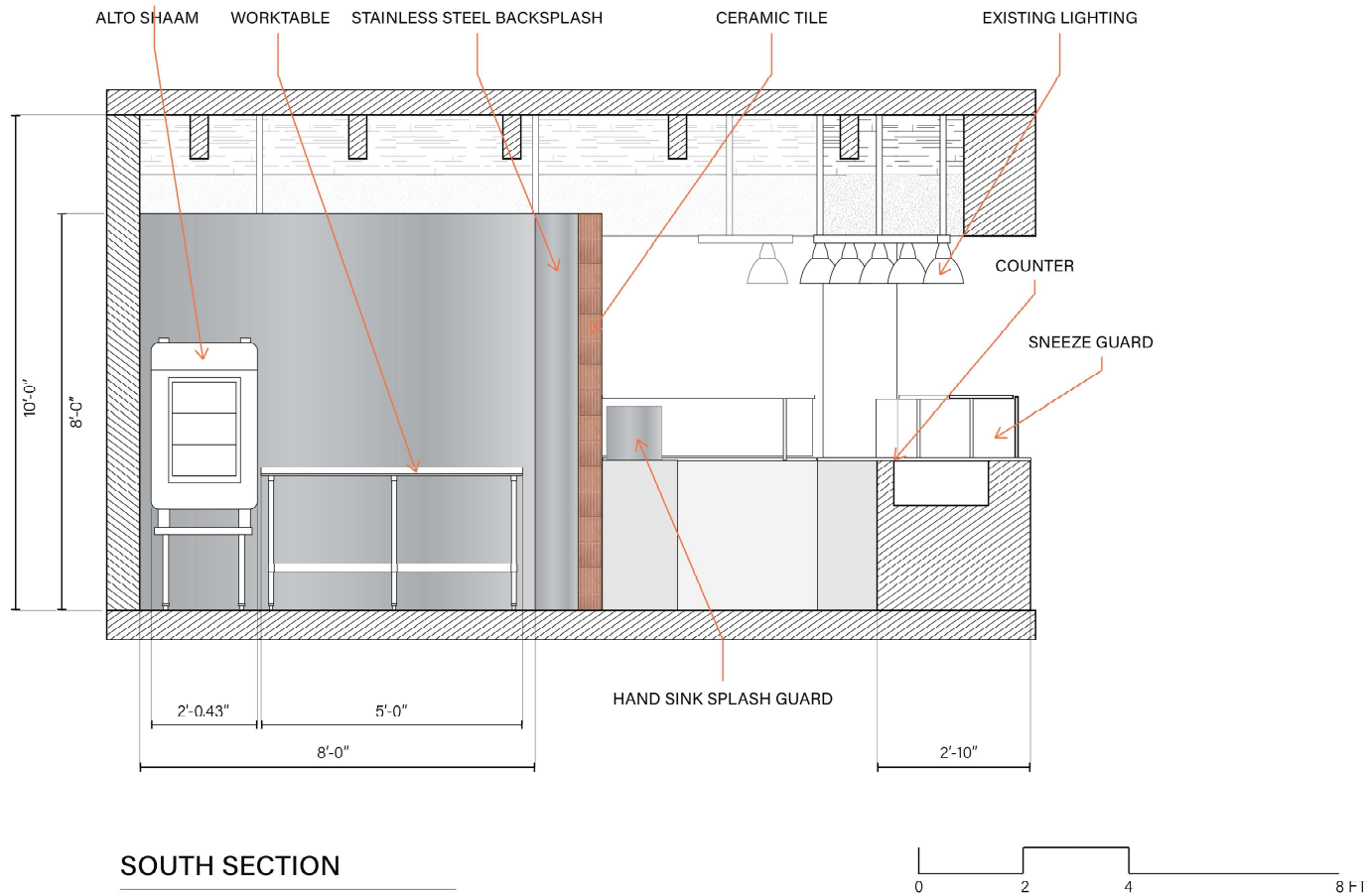
PROPOSED ELEVATION



SOUTH SECTION



PROPOSED ELEVATION



PHOTOGRAPHS OF EXISTING FEATURES

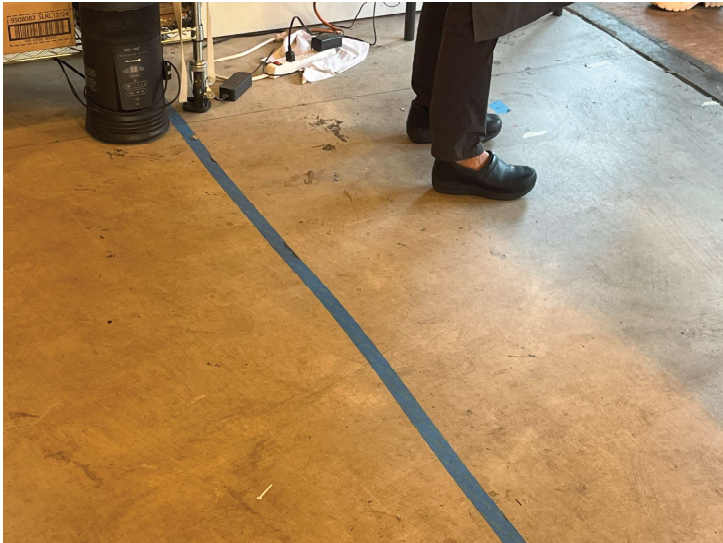


Existing South Storefront

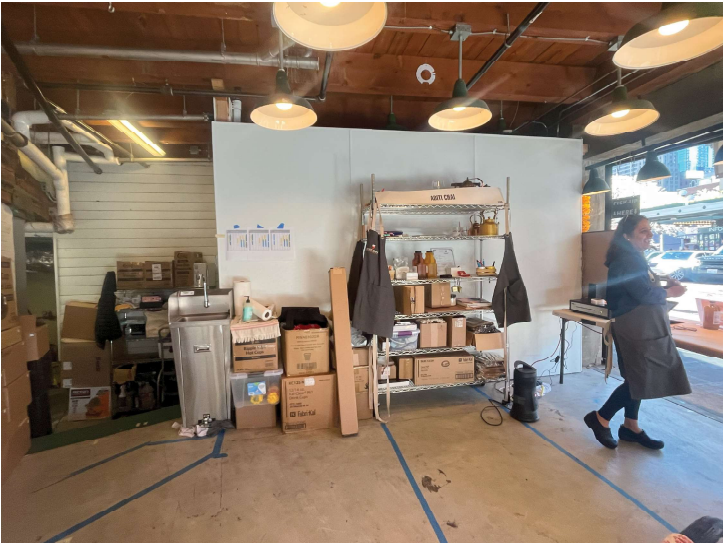


Existing West Storefront

PHOTOGRAPHS OF EXISTING FEATURES



Existing Concrete Flooring



Existing Interior Space



Existing Ductwork



Existing Lighting



Existing Interior Space



Existing Interior Space

COLOR AND MATERIALS

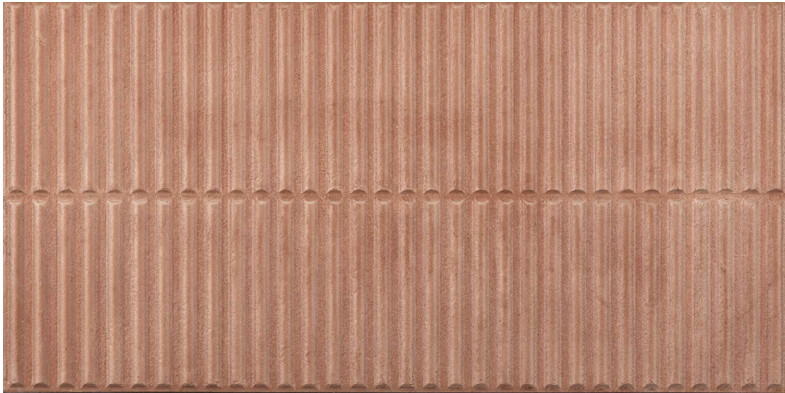
PAINT

- Paint trim and drain pipe chase with paint to match SherwinWilliams "Agreeable Gray"
- Paint ceiling in with less pigment (more white) also "Agreeable Gray"
- Use match for "All White" as needed between other materials



TILE

- Homey Stripes "Clay Matte" in 12x24



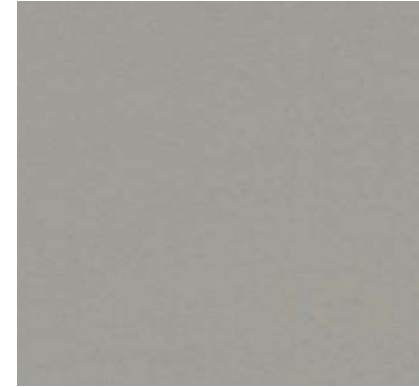
COLOR AND MATERIALS

FLOORING

- Forbo Marmoleum Solid or Epoxy Paint in "Cement"



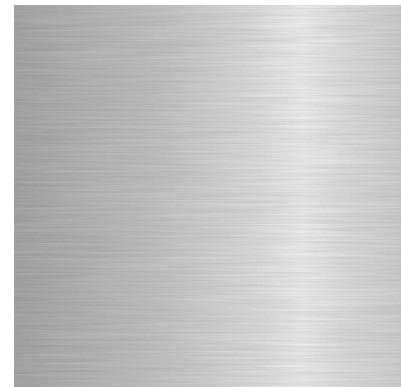
Flooring Example



"Cement"

Countertops

- All countertops are stainless steel



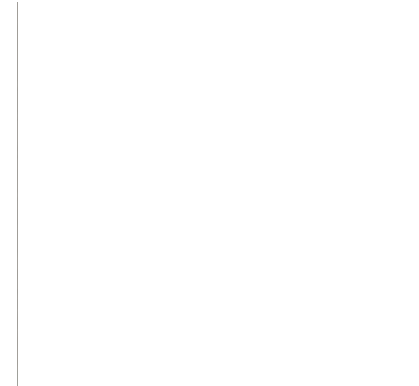
COLOR AND MATERIALS

CABINETRY

- Grey Laminate on Central Storefront cabinetry
- White Laminate on North wall upper cabinetry



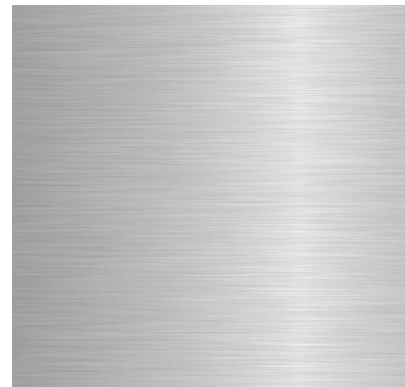
"Grey"



"White"

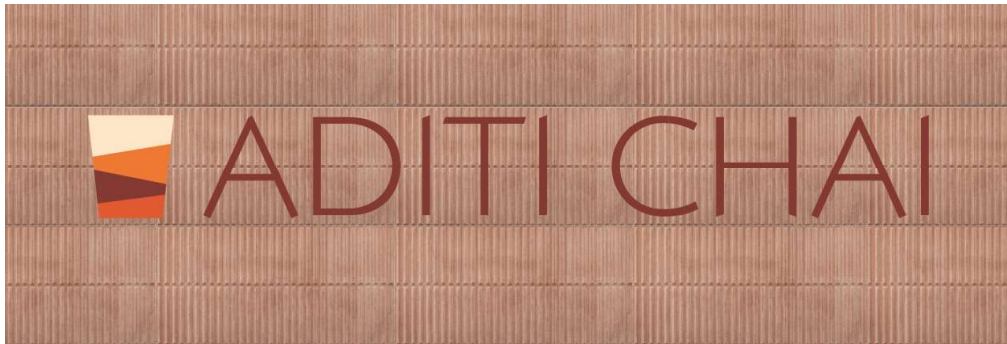
BACKSPLASH

- All kitchen backsplashes are stainless steel.
- All sinks are stainless steel
- All kitchen equipment are stainless steel



SIGNAGE

NORTH RETAIL WALL (INSIDE THE SHOP, ONLY VISIBLE WHEN SHUTTERS ARE OPEN)



MATERIAL
COLOR
LOCATION
ATTACHMENT

PLASTIC INSET LED
YELLOW FACE REAR ILLUMINATION
NORTH RETAIL WALL
DIRECT ATTACHMENT TO WALL

WEST RETAIL WALL (INSIDE THE SHOP, ONLY VISIBLE WHEN SHUTTERS ARE OPEN)



MATERIAL
COLOR
LOCATION
ATTACHMENT

ACRYLIC LED NEON
DARK ORANGE
WEST WALL
HANGING THIN CABLE

HANGING STREET SIGN



MATERIAL
COLOR
LOCATION
ATTACHMENT

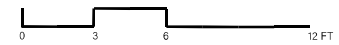
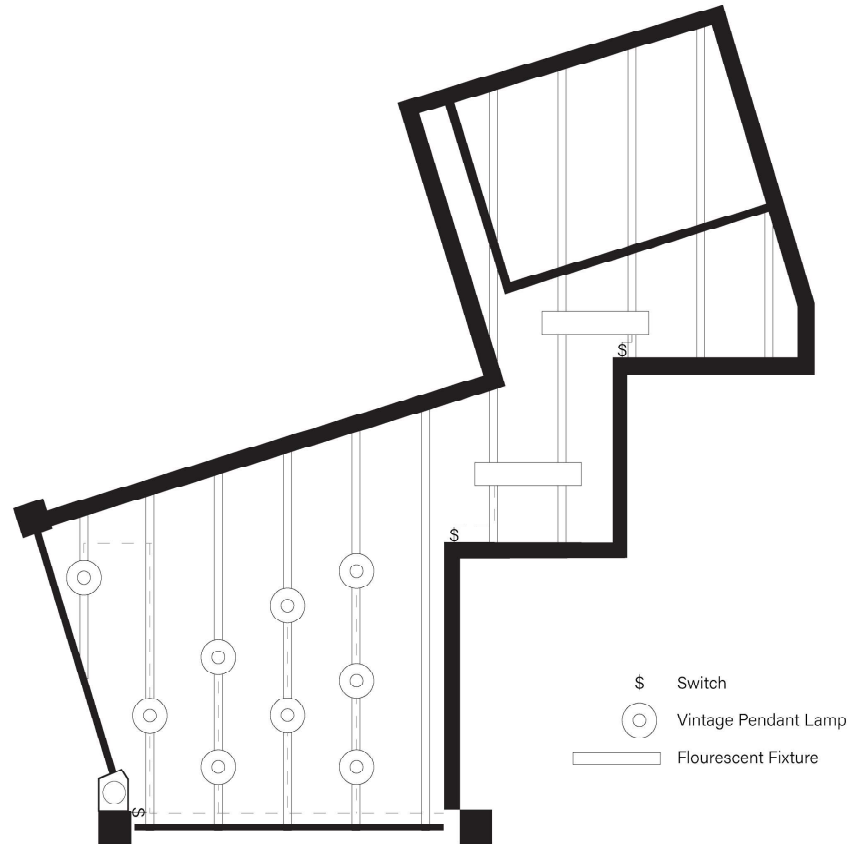
VINYL STICKER ON EXISTING BOARD
EXISTING SIGN
STORERONT CORNER
HANGING THIN CHAIN

LIGHTING

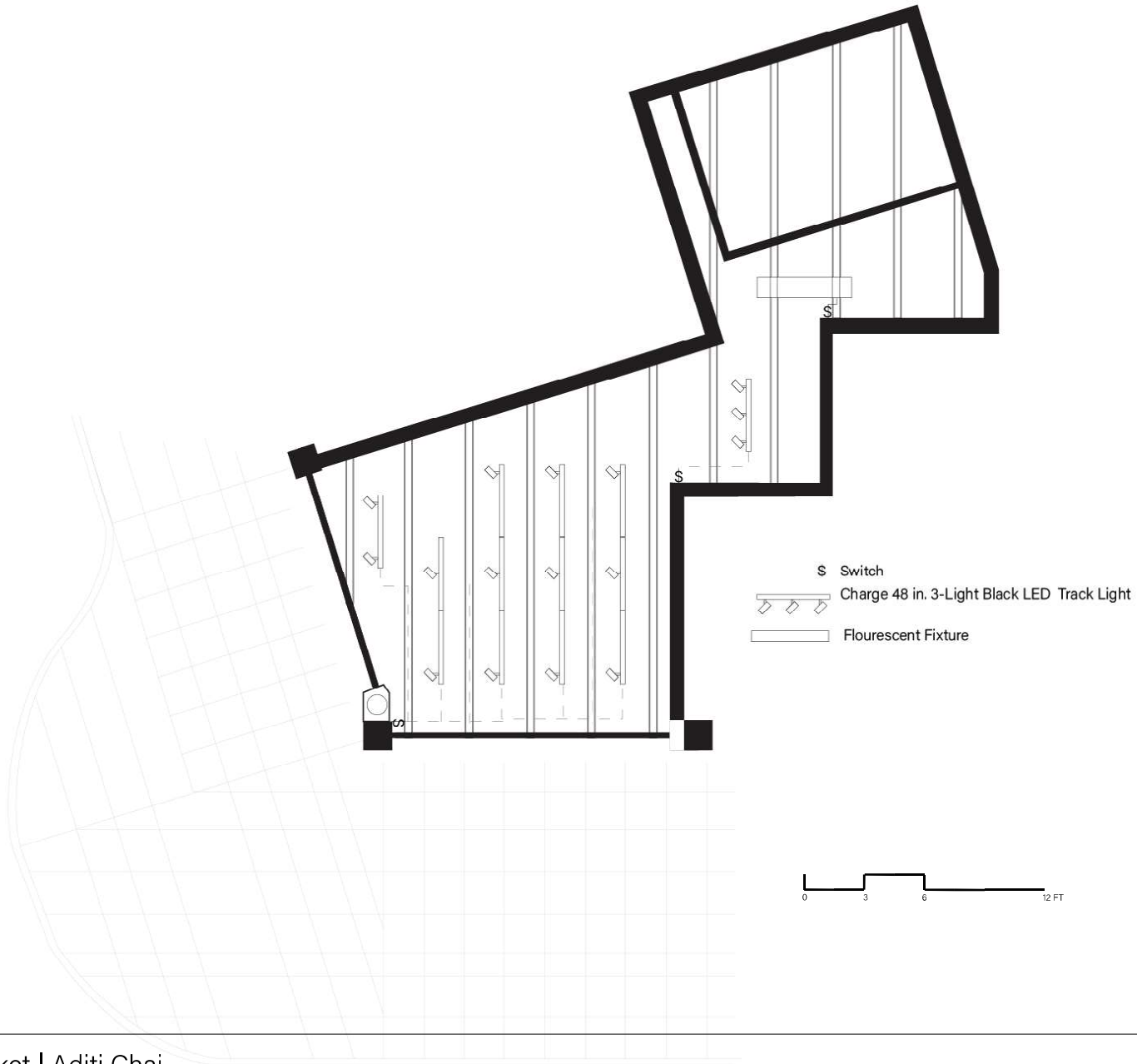
- Charge 48 in. 3-Light Black LED ENERGY STAR Track Lighting Kit with Floating Canopy Fee and Track with End Caps, 2700-3000K or similar
- Move light fixtures from bottom of beams, and replace with tracks in the joist space between beams, and replace with tracks in the joist space between beams. Example of style shown below and will point straight down. Light fixtures may not be very visible from the street, as they will be higher.



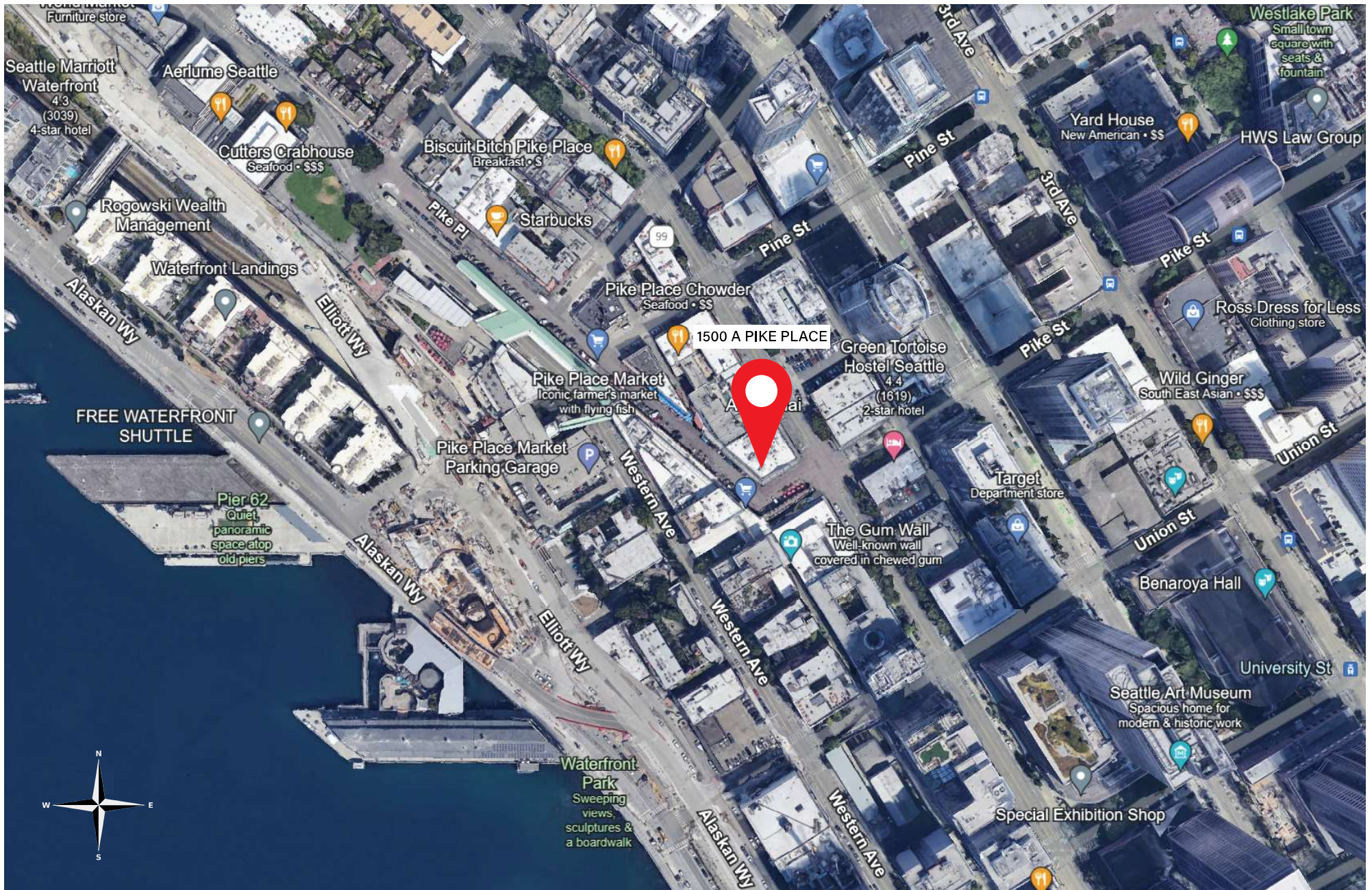
RCP: EXISTING CEILING PLAN



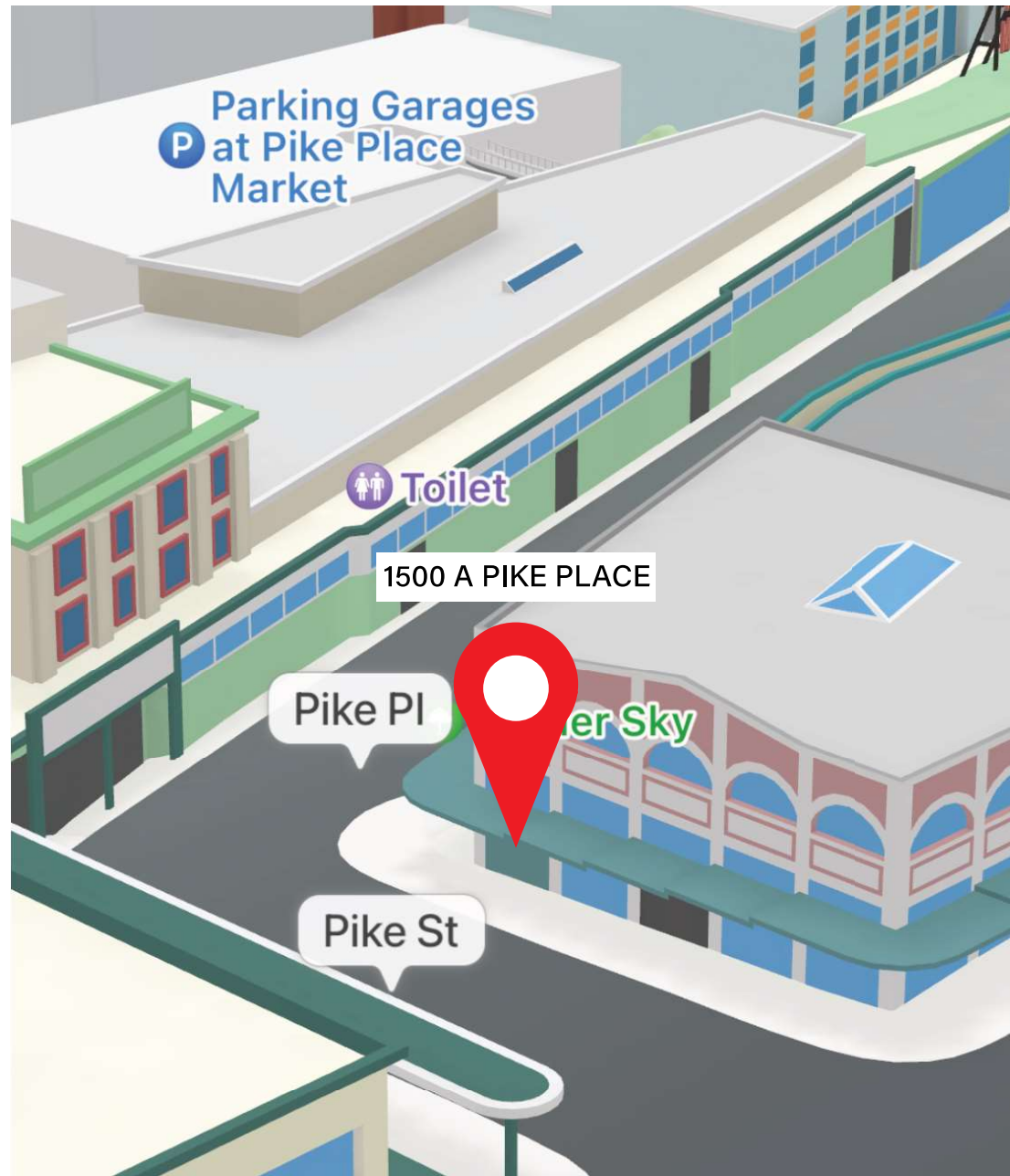
RCP: ADITI CHAI CEILING PLAN



SITE PLAN



SITE PLAN



ADITI CHAI: PROPOSED STOREFRONT RENDERS



REPRESENTATIONAL IMAGE

ADITI CHAI: PROPOSED STOREFRONT RENDERS



REPRESENTATIONAL IMAGE