



MARKET STREET MIXED-USE BUILDING

2201 MARKET STREET, SAN FRANCISCO, CA 94114

ISSUED FOR NOPDR #1 REVISED - FEBRUARY 19, 2016

PROJECT DIRECTORY:

CLIENT: 2201 MARKET STREET LLC
PO BOX 77081
SAN FRANCISCO, CA 94107-0081
T: (415) 975-0900

CONTRACTOR: T.B.D.

ARCHITECT: EDMONDS + LEE ARCHITECTS, INC. T.B.D.
CONTACT: ROBERT EDMONDS
2601 MISSION STREET, 400A
SAN FRANCISCO, CA 94110
T (415) 285-1300

STRUCTURAL ENGINEER:

SHEET INDEX:

A0.00 COVER SHEET
A0.01 GENERAL NOTES AND SYMBOLS
A0.02 GREEN BUILDING CHECKLIST

SITE SURVEY

A0.11 SITE PLAN
A0.12 AREA, EXITING AND DATA CALCULATIONS

A0.20 SITE PHOTOS
A0.30 CONCEPT RENDERINGS

A1.00 FLOOR PLANS - BASEMENT (EXISTING & NEW)
A1.01 FLOOR PLANS - 1ST FLOOR (EXISTING & NEW)
A1.02 FLOOR PLANS - 2ND FLOOR (EXISTING & NEW)
A1.03 FLOOR PLANS - 3RD FLOOR (EXISTING & NEW)
A1.04 FLOOR PLANS - 4TH / 5TH FLOOR (NEW)
A1.05 FLOOR PLANS - 6TH / ROOF FLOOR (NEW)

A2.00 EXTERIOR ELEVATION (EXISTING)
A2.01 EXTERIOR ELEVATION (EXISTING)
A2.02 EXTERIOR ELEVATION (EXISTING)

A2.10 EXTERIOR ELEVATION (NEW)
A2.11 EXTERIOR ELEVATION (NEW)
A2.12 EXTERIOR ELEVATION (NEW)

A3.11 BUILDING SECTION
A3.12 BUILDING SECTION

PROJECT INFORMATION:

ADDRESS: 2201 MARKET STREET
SAN FRANCISCO, CA 94114

BLOCK: 3559

LOT: 001

ZONING: UPPER MARKET COMMERCIAL TRANSIT (NCT)

WORK HOURS:

BUILDING CONSTRUCTION IS ALLOWED DURING THE HOURS OF 7:00 AM TO 8:00 PM, SEVEN DAYS A WEEK, INCLUDING HOLIDAYS. ANY WORK DONE BEFORE OR AFTER THESE HOURS MUST NOT EXCEED THE NOISE LEVEL OF FIVE DECIBELS AT THE NEAREST LOT LINE UNLESS A SPECIAL PERMIT HAS BEEN GRANTED.

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS THE DEMOLITION AN (EXISTING) 2-STORY COMMERCIAL BUILDING AND THE CONSTRUCTION OF A (NEW) 6-STORY, MIXED-USE COMMERCIAL AND 9-UNIT RESIDENTIAL BUILDING.

SPECIFIC WORK CONSISTS OF THE FOLLOWING:

DEMOLITION:

1. DEMOLITION OF AN (EXISTING) 1-STORY COMMERCIAL BUILDING.
2. ADDITIONAL EXCAVATION REQUIRED FOR BASEMENT.

ARCHITECTURE INTERIOR:

1. (NEW) CONSTRUCTION OF ALL INTERIORS INCLUDING BEDROOMS, KITCHEN, BATHROOMS, LIVING AREAS, AND UTILITY AREAS.

ARCHITECTURE EXTERIOR:

1. (NEW) CONSTRUCTION OF EXTERIORS INCLUDING CLADDING, FENESTRATION, EXTERIOR DECKS AND ROOFS.

STRUCTURAL:

1. (NEW) CONCRETE FOUNDATION, BASEMENT AND POST-TENSIONED CONCRETE STRUCTURE.

MECHANICAL, ELECTRICAL & PLUMBING:

1. (NEW) MEP FIXTURES AND EQUIPMENT THROUGHOUT STRUCTURE.
2. (NEW) MEP & FIRE SPRINKLERS TO BE DESIGN BUILD AND FILED UNDER A SEPARATE PERMIT.

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE & SF AMENDMENTS
2013 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS
2013 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS
2013 CALIFORNIA PLUMBING CODE & SF AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
2013 CALIFORNIA ENERGY CODE

2013 SAN FRANCISCO HOUSING CODE
2013 SAN FRANCISCO ENERGY CODE

BUILDING LIMITATIONS (PER 2010 CBC TABLE 503):

OCCUPANCY: R2 / M
CONSTRUCTION: TYPE IB
FIRE SPRINKLERS: YES
MAXIMUM HEIGHT: 12 STORIES*
MAXIMUM AREA: UNLIMITED SF

INFORMATION BASED ON CBC TABLE 503
* ALLOWABLE HEIGHT INCREASE PER CBC 504.2 WHICH STATES THAT "WHERE A BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM HEIGHT IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE.

NO:	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

**EDMONDS + LEE
ARCHITECTS, INC.**

2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



PROJECT:

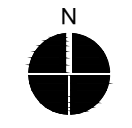
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:

COVER SHEET

SCALE:	AS NOTED
DATE:	OCTOBER 1, 2015
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

01 VICINITY MAP
SCALE: N.T.S.



A0.00

GENERAL CONDITIONS

THE GENERAL CONDITIONS OF THE CONTRACT ARE THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," CURRENT EDITION, WHERE THESE CONFLICT WITH THE FOLLOWING SUPPLEMENTARY GENERAL CONDITIONS, THE LATTER SHALL TAKE PRECEDENCE.

SUMMARY OF WORK

THE WORK DESCRIBED IN THIS CONTRACT CONSISTS OF FOLLOWING CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

CHANGE IN THE WORK

- 1. VERBAL INSTRUCTION: IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ADVISE THE ARCHITECT REGARDING ANY ADDITIONAL COSTS RESULTING FROM THE ARCHITECT'S VERBAL INSTRUCTIONS; SUCH ADVICE SHALL OCCUR BEFORE ANY ADDITIONAL WORK IS EXECUTED.
2. SUBMITTAL OF CHANGE ORDERS: CHANGE ORDERS SHALL BE PREPARED BY THE GENERAL CONTRACTOR; IF A CHANGE ORDER SUBMITTED TO THE ARCHITECT FOR APPROVAL AFTER THE WORK REFLECTED BY THE CHANGE ORDER HAS ALREADY BEEN EXECUTED, THE CHANGE ORDER WILL BE AUTOMATICALLY REJECTED.
3. FITTINGS, HARDWARE AND FINISHES: WHEN PLUMBING FAUCETS, DOOR HARDWARE, CERAMIC TILE ETC. ARE TO BE SPECIFIED BY CHANGE ORDER, THE COST SHALL CONSIST OF: 1. PRODUCT COST LESS TRADE DISCOUNT, 2. SUB CONTRACTOR'S OVERHEAD AND PROFIT, 3. DELIVERY COSTS AND TAXES.

SUBSTITUTIONS

- 1. CONSIDERATION OF SUBSTITUTIONS: BURDEN OF PROOF OF THE MERIT OF PROPOSED SUBSTITUTION IS UPON THE PROPOSER.
2. SUBMITTAL REQUIREMENTS: SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AND SHALL INCLUDE CONFIRMATION OF THE SUBSTITUTION'S EFFECT ON PROJECT COST, SCHEDULE AND INTERFACE WITH OTHER SPECIFIED PRODUCTS.

DRAWINGS AND SPECIFICATIONS

- 1. THE CONTRACTOR WILL RECEIVE NECESSARY NUMBER OF COPIES OF EACH OF THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR DISTRIBUTION TO SUBCONTRACTORS.
2. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLEMENTARY. ANYTHING SHOWN IN THE DRAWING BUT NOT MENTIONED IN THE SPECIFICATIONS, OR VISA VERSA, SHALL BE FURNISHED AS IF SHOWN OR MENTIONED IN BOTH. LARGE SCALE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
3. SHOP DRAWINGS: SUBMIT TWO PRINTS OF EACH SHOP DRAWINGS TO THE ARCHITECT; IF RE-SUBMITTAL IS REQUESTED REPEAT PROCESS.
4. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED.

CONSTRUCTION SCHEDULES

- 1. FORM: THE CONTRACTOR MAY UTILIZE ANY BAR GRAPH OR CRITICAL PATH FORM HE WISHES.
2. SUBMITTAL: THE FIRST SCHEDULE SHALL BE SUBMITTED PRIOR TO THE START OF THE WORK. SUBMIT SUBSEQUENT SCHEDULE CHANGES AS THEY ARISE WITH THE NEAREST APPLICATION FOR PAYMENT.
3. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ARCHITECT WITH A SCHEDULE OF DATES FOR THE SUBMITTAL OF DRAWINGS AND DOCUMENTS REQUIRED IN ORDER TO CARRY OUT THE WORK.

PROJECT CLOSEOUT

- 1. SUBSTANTIAL COMPLETION: THE ARCHITECT SHALL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER THE PERMANENT UTILITIES ARE IN OPERATING AND THE WORK HAS PROGRESSED TO THE POINT WHEN THE OWNER COULD OCCUPY THE PROJECT FOR ITS INTENDED USE; THE CERTIFICATE SHALL ESTABLISH RESPONSIBILITIES OF THE OWNER AND GENERAL CONTRACTOR FOR SECURITY, MAINTENANCE, UTILITIES, DAMAGE TO THE WORK, AND INSURANCE, AND SHALL FIX DEADLINE, NEGOTIATED BETWEEN GENERAL CONTRACTOR AND THE OWNER, FOR THE COMPLETION OF ALL PUNCH LIST ITEMS; ALL WARRANTIES REQUIRED BY THE CONTRACT DOCUMENT SHALL COMMENCE ON THE DATE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
2. PUNCH LIST: THE ARCHITECT SHALL ATTACH TO THE CERTIFICATE OF SUBSTANTIAL COMPLETION A PUNCH LIST SETTING FORTH THE REMAINING WORK REQUIRED TO CLOSE OUT THE CONTRACT; THE PUNCH LIST AND DEADLINE MAY BE AMENDED REPEATEDLY AS FURTHER DEFICIENCY IN THE WORK ARISE; IF THE PUNCH LIST WORK IS NOT COMPLETED BY THE DEADLINE, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
3. OWNER'S MANUAL: ASSEMBLE THE FOLLOWING ITEMS IN A THREE RING BINDER, WITH TABBED DIVIDERS SEPARATING BASIC CATEGORIES: OWNER'S MANUAL AND PRODUCT WARRANTIES FOR EQUIPMENT, ALL APPLIANCES CEILING FANS ETC. ALSO INCLUDE A TYPEWRITTEN LIST OF ALL SUBCONTRACTORS AND THEIR PHONE NUMBERS; SUBMIT BINDER TO ARCHITECT.
4. FINAL PAYMENT: AFTER THE GENERAL CONTRACTOR HAS COMPLETED THE PUNCH LIST, SUBMITTED THE OWNER'S MANUAL, AND SUBMITTED A COMPLETE RELEASE OF LIENS TO THE ARCHITECT, THE FINAL PAYMENT SHALL BE DUE.

MISCELLANEOUS CONTRACTOR REQUIREMENTS

- 1. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ALL UTILITY COMPANY RULES AND REGULATIONS, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEMEN OF THE RESPECTIVE TRADES.
2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK, AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE ARCHITECT.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC. ALL LANDFILL TAXES, USE TAXES, SALES TAXES AND ANY OTHER CHARGES RELATED TO CONSTRUCTION OF THIS PROJECT AND PAYMENT FOR THE SAME ARE THE RESPONSIBILITY OF THE CONTRACTOR. AT THE COMPLETION OF THE WORK, DELIVER TO OWNER ALL REQUIRED PERMITS, CERTIFICATES OF APPROVAL, ETC. BUILDING DEPT.& HEALTH DEPT. PERMITS SHALL BE PROVIDED AND PAID FOR BY THE OWNER.
4. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.
5. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES; IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES, INCLUDING COMPENSATION FOR THE ARCHITECT'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR, IF PAYMENTS DUE THE CONTRACTOR ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.
6. SUBSTANTIATION OF PAY REQUEST: APPLICATION FOR PAYMENT FOR MATERIALS AND EQUIPMENT NOT YET INCORPORATED INTO THE WORK SHALL BE SUPPORTED BY SUCH DATA AS THE OWNER MAY REQUIRE TO SUBSTANTIATE THE GENERAL CONTRACTOR'S RIGHT PAYMENT.

MISCELLANEOUS CONTRACTOR REQUIREMENTS CONTINUED

- 7. OWNER'S TITLE TO MATERIALS AND EQUIPMENT: BY HIS APPLICATION FOR PAYMENT THE CONTRACTOR WARRANTS THAT TITLE TO ALL MATERIALS AND EQUIPMENT REFLECTED BY THE APPLICATION FOR PAYMENT BUT NOT YET INCORPORATED INTO THE WORK SHALL PASS TO THE OWNER AT THE TIME OF PAYMENT.
8. WHERE ALLOWANCES ARE SPECIFIED, THE CONTRACTOR SHALL PURCHASE AND PAY FOR THE ITEMS SELECTED BY THE ARCHITECT. THE AMOUNT OF THE CONTRACT SHALL BE INCREASED OR DECREASED BY THE AMOUNT THAT THE TOTAL COST OF SUCH ITEMS EXCEED OR FALL UNDER THE COST ALLOWED.
9. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED, WITH ALL LABELS REMOVED. HEAT AND SNOW REMOVAL WILL BE THE CONTRACTOR'S RESPONSIBILITY. ALL SPACE HEATING SHALL BE DONE IN A SAFE MANNER, WITH PERIODIC CHECKS ON THE SYSTEM, AND SHALL COMPLY WITH STATE INDUSTRIAL COMMISSION AND OSHA REGULATIONS. TEMPORARY HEAT AT A TEMPERATURE OF NOT LESS THAN 45 DEGREES F. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.
10. GENERAL CONTRACTOR'S FEE: ON APPLICATION FOR PAYMENT THE GENERAL CONTRACTOR'S FEE SHALL BE INDICATED AS A SEPARATE LINE ITEM.
11. SAMPLES: FULL-SIZE SAMPLES OF VARIOUS BUILDING COMPONENTS WILL BE REQUIRED FOR THE REVIEW OF KIND, COLOR, PATTERN AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED.

GENERAL NOTES

- 1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS AND/OR APPROVALS BEFORE COMMENCING WORK AND SHALL PROVIDE ALL REQUIRED CERTIFICATES OF COMPLIANCE TO THE OWNER UPON COMPLETION OF THE WORK. FEES FOR SECURING PERMITS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
2. ALL WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, RULES AND REGULATIONS.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, LIABILITY AND OTHER INSURANCES REQUIRED BY LAW AND THE OWNER. SUBMIT EVIDENCE OF SAID INSURANCES TO THE OWNER.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING PROJECT CONDITIONS AND THE PROPOSED WORK PRIOR TO BIDDING.
5. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEM(S) AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITION(S) DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.
7. ANY DEVIATION BETWEEN THE DIMENSIONS OR ALIGNMENT INDICATED ON THE DRAWINGS AND THE ACTUAL FIELD DIMENSIONS OF THE WORK IN PLACE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
8. DO NOT SCALE DRAWINGS, USE DIMENSIONS ONLY.
9. CONTRACTOR (G.C.) SHALL SCHEDULE AND COORDINATE WORK OF ALL SUBCONTRACTORS. SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER SUBCONTRACTORS.
10. ALL WORK SHALL BE DONE BY SKILLED TRADES PEOPLE AND PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH PROFESSIONALLY ACCEPTED INDUSTRY STANDARDS.
11. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE JOB WHETHER EXPLICITLY INDICATED ON THE DRAWINGS OR NOT.
13. ALL WORK SHALL BE FINISHED AND IN PROPER WORKING ORDER AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE, COINCIDENT WITH THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE INDICATED.
14. THE WORK SHALL BE PERFORMED ONLY DURING THE DAYS AND TIMES ESTABLISHED BY THE OWNER AND IN ACCORDANCE WITH THE LOCAL GOVERNING RULES AND REGULATIONS.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes items like AB ANCHOR BOLT, AC ABOVE, AD AIR CONDITIONING, ADA ACUSTICAL, ADA ACCESS DOOR, AREA DRAIN, ADA AMERICANS WITH DISABILITIES ACT, ADDL ADDITIONAL, AFF ABOVE FINISHED FLOOR, AIA AMERICAN INSTITUTE OF ARCHITECTS, AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AL ALUMINUM, ALT ALTERNATE, ALUM ALUMINUM, ANOD ANODIZED, APPD APPROVED, APPROX APPROXIMATE, ARCH ARCHITECT, AUTO AUTOMATIC, AVG AVERAGE, BDRM BEDROOM, BEL BELOW, BTWN BETWEEN, BLDG BUILDING, BLK BLOCK, BLKG BLOCKING, CB CATCH BASIN, CCW COUNTER CLOCKWISE, CEM CEMENT, CER CERAMIC, CFT CUBIC FOOT, CIP CAST-IN-PLACE, CJ CONTROL JOINT, CL CENTERLINE, CLG CEILING, CLR CLEAR, CMU CONCRETE MASONRY UNIT, CONC CONCRETE, CONT CONTINUOUS, CPT CARPET, DBL DOUBLE, DEG DEGREE, DEM DEMOLISH, DEMO DEMOLITION, DEPT DEPARTMENT, DET DETAIL, DIAG DIAGONAL, DIA DIAMETER, DIM DIMENSION, DN DOWN, DTL DETAIL, DWG DRAWING, DS DOWNSPOUT, EA EACH, EIFS EXTERIOR INSULATION AND FINISH SYSTEM, EJ EXPANSION JOINT, ELECT ELECTRICAL, ENGR ENGINEER, EQ EQUAL, EQUIP EQUIPMENT, (E) EXISTING, FDTN FOUNDATION, FE FIRE EXTINGUISHER, FEC FIRE EXTINGUISHER CABINET, FF FINISHED FLOOR, FF&E FIXTURES, FURNISHINGS & EQUIPMENT, FHC FIRE HOSE CABINET, FLR FLOOR, FOS FACE OF STUDS, FP FIREPROOF, FT FEET, FTG FOOTING, GA GAUGE, GALV GALVANIZED, GB GYPSUM BOARD, GC GENERAL CONTRACTOR, GL GLASS, GRND GROUND, GWB GYPSUM WALL BOARD, H HIGH, HORIZ HORIZONTAL, HR HOUR, ID INSIDE DIAMETER, IN INCH, INFO INFORMATION, J-BOX JUNCTIONBOX, JT JOINT, LAM LAMINATE, LOC LOCATE, LTWT LIGHTWEIGHT, MAINT MAINTENANCE, MAS MASONRY, MAT MATERIAL, MATL MATERIAL, MAX MAXIMUM, MECH MECHANICAL, MET METAL, MFG MANUFACTURER, MISC MISCELLANEOUS, MO MASONRY OPENING, NAT NATURAL, (N) NEW, NOM NOMINAL, OC ON CENTER, OD OUTSIDE DIAMETER, OF OUTSIDE FACE, OHD OVER HEAD, OPNG OPENING, OPP OPPOSITE HAND, PLAM PLASTICLAMINATE, PTTN PARTITION, PERP PERPENDICULAR, PLMBG PLUMBING, PLTF PLATFORM, PLWD PLYWOOD, PNT PAINT, PREFAB PREFABRICATED, QTY QUANTITY, RA RETURN AIR, RAD RADIUS, REBAR REINFORCING BAR, REF REFERENCE, REQD REQUIRED, REV REVISION, RO ROUGH OPENING, RWD REDWOOD, SCHED SCHEDULE, SC SOLID CORE, SECT SECTION, SF SQUAREFOOT, SHT SHEET, SIM SIMILAR, SPECS SPECIFICATIONS, SQ SQUARE, SSSL STAINLESS STEEL, STD STANDARD, STL STEEL, STRUCT STRUCTURAL, T&B TOP AND BOTTOM, T&G TONGUE & GROOVE, TBD TO BE DETERMINED, TD TRENCH DRAIN, TRD TREAD, TSLAB TOP OF SLAB, TS TOP OF STEEL, TW TOP OF WALL, (TYP) TYPICAL, UL UNDERWRITERS LAB, UNO UNLESS NOTED OTHERWISE, UON UNLESS OTHERWISE NOTED, VERT VERTICAL, VIF VERIFY IN FIELD, W/ WITH, W/O WITHOUT, WC WATER CLOSET, WD WOOD, WWM WELDED WIRE MESH, WP WATERPROOF

DRAWING SYMBOLS

Diagram showing various drawing symbols and their corresponding labels: BREAK LINE, ELEVATION MARKER, HIDDEN OR OVERHEAD LINE, DIMENSION LINE, ALIGNMENT, DETAIL SYMBOL, SECTION DETAIL, BUILDING SECTION, ROOM IDENTIFICATION, WINDOW NUMBER, DOOR NUMBER, PARTITION TYPE, REVISION SYMBOL, ELEVATION SYMBOL.

Table with 3 columns: NO., DATE, SUBMISSION. Rows: 01 09.08.14 SITE PERMIT FILING, 02 10.01.15 NOPDR #1, 03 02.19.16 NOPDR #1 - REVISED

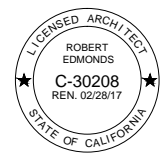
ISSUED FOR NOPDR #1

EDMONDS + LEE ARCHITECTS, INC. 2601 Mission St., #503 San Francisco, CA 94110 T 415 . 285 . 1300 www.edmondslee.com

PROJECT: MARKET ST. MIXED-USE 2201 MARKET STREET SAN FRANCISCO, CA 94114

Table with 2 columns: DRAWING: SYMBOLS AND ABBREVIATIONS, SCALE: NONE, DATE: FEBRUARY 19, 2016, JOB NO: 2013.10, DRAWN:, CAD FILE:


A0.01



Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name MARKET STREET MIXED-USE	Block/Lot 3559 / 001	Address 2201 MARKET STREET, SAN FRANCISCO, CA 94114
Gross Project Area 23,457 SF	Primary Occupancy R-2 / M	Number of occupied floors 6
Design Professional/Applicant: Sign & Date  SEPTEMBER 8, 2014		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	<input type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	<input type="checkbox"/>
Final number of required points (base number +/- adjustment)	<input type="checkbox"/>
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155			●	See San Francisco Planning Code 155
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●	●	●	●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

Attachment C-2:
Green Building:
Site Permit Submittal

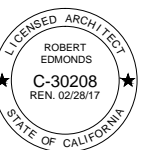
Version: July 1, 2014

NO:	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

MARKET STREET MIXED-USE
2201 MARKET STREET, SF CA 94114

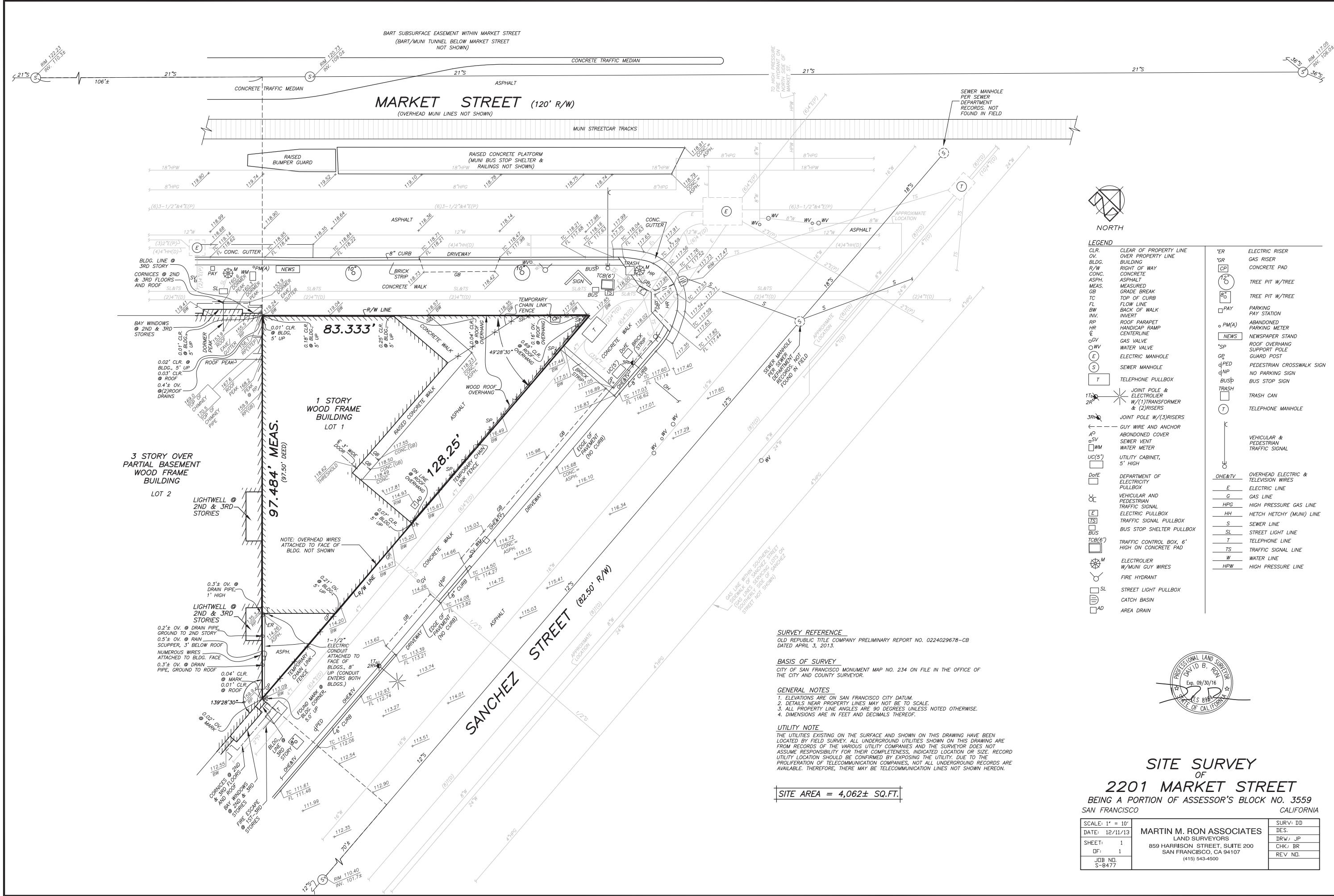


PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
GREEN BUILDING
SITE PERMIT
SUBMITTAL

SCALE:	NONE
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

A0.02



LEGEND

CLR.	CLEAR OF PROPERTY LINE	ER	ELECTRIC RISER
OV.	OVER PROPERTY LINE	GR	GAS RISER
BLDG.	BUILDING	CP	CONCRETE PAD
R/W	RIGHT OF WAY	TC	TREE PIT W/TREE
CONC.	CONCRETE	TP	TREE PIT W/TREE
ASPH.	ASPHALT	PM(A)	ABANDONED PARKING METER
MEAS.	MEASURED	NEWS	NEWSPAPER STAND
GB	GRADE BREAK	SP	ROOF OVERHANG SUPPORT POLE
TC	TOP OF CURB	GP	GUARD POST
FL	FLOW LINE	qPED	PEDESTRIAN CROSSWALK SIGN
BW	BACK OF WALK	qNP	NO PARKING SIGN
INV.	INVERT	BUS	BUS STOP SIGN
RP	ROOF PARAPET	TRASH	TRASH CAN
HR	HANDICAP RAMP	T	TELEPHONE MANHOLE
E	CENTERLINE		
oGV	GAS VALVE		
oWV	WATER VALVE		
S	ELECTRIC MANHOLE		
SM	SEWER MANHOLE		
T	TELEPHONE PULLBOX		
1T	JOINT POLE & ELECTROLIER		
2R	W/(1)TRANSFORMER & (2)RISERS		
3R	JOINT POLE W/(3)RISERS		
AW	GUY WIRE AND ANCHOR		
AC	ABANDONED COVER		
SV	SEWER VENT		
WM	WATER METER		
UC(5')	UTILITY CABINET, 5' HIGH		
DofE	DEPARTMENT OF ELECTRICITY PULLBOX	OHE&TV	OVERHEAD ELECTRIC & TELEVISION WIRES
VE	VEHICULAR AND PEDESTRIAN TRAFFIC SIGNAL	E	ELECTRIC LINE
EP	ELECTRIC PULLBOX	G	GAS LINE
TS	TRAFFIC SIGNAL PULLBOX	HPG	HIGH PRESSURE GAS LINE
BUS	BUS STOP SHELTER PULLBOX	HH	HETCH HETCHY (MUNI) LINE
TCB(6')	TRAFFIC CONTROL BOX, 6' HIGH ON CONCRETE PAD	S	SEWER LINE
EL	ELECTROLIER	SL	STREET LIGHT LINE
W/M	W/MUNI GUY WIRES	T	TELEPHONE LINE
FD	FIRE HYDRANT	TS	TRAFFIC SIGNAL LINE
SL	STREET LIGHT PULLBOX	W	WATER LINE
CB	CATCH BASIN	HPW	HIGH PRESSURE LINE
AD	AREA DRAIN		

SURVEY REFERENCE
 OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224029678-CB
 DATED APRIL 3, 2013.

BASIS OF SURVEY
 CITY OF SAN FRANCISCO MONUMENT MAP NO. 234 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES
 1. ELEVATIONS ARE ON SAN FRANCISCO CITY DATUM.
 2. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
 3. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 4. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

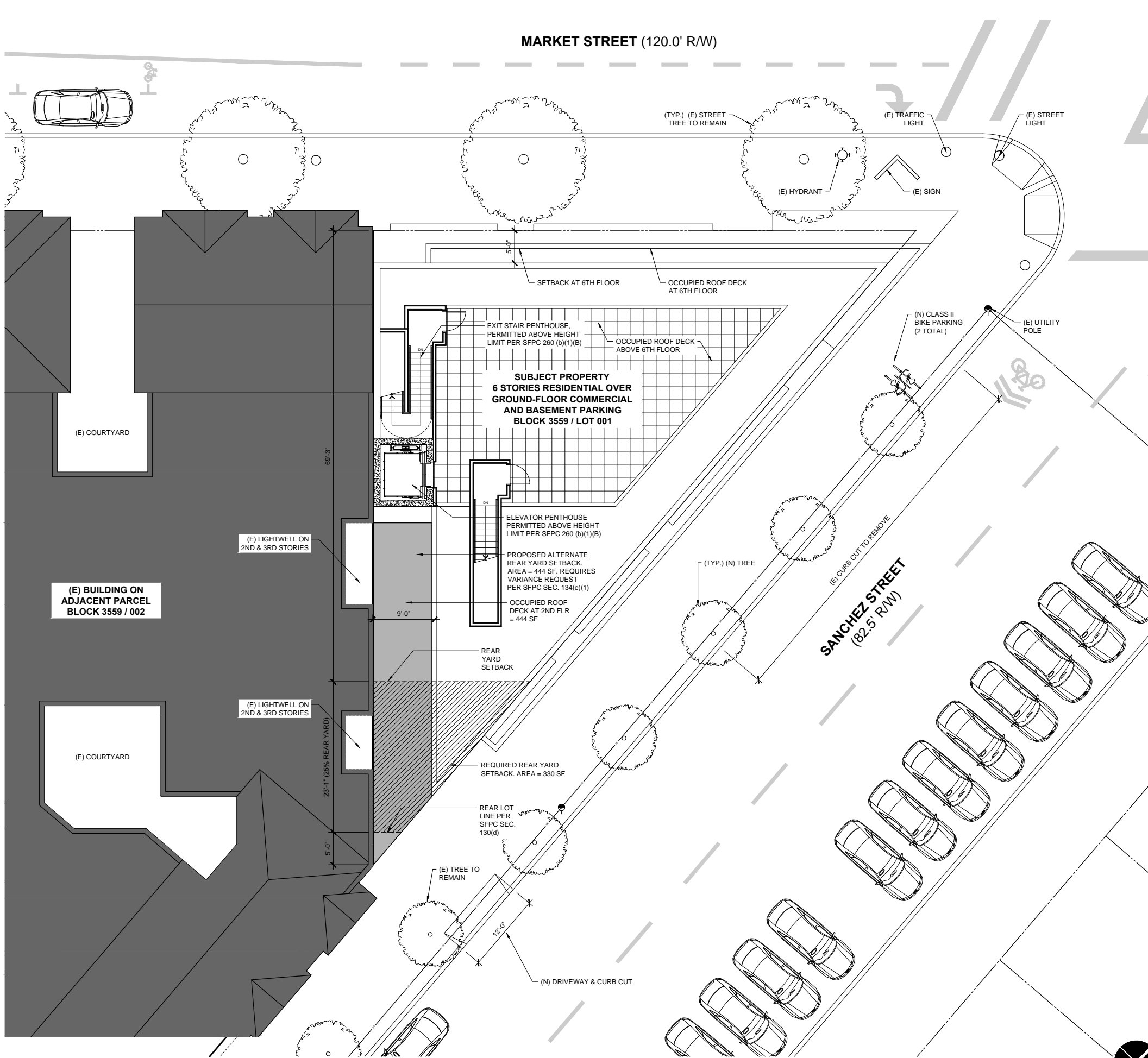
UTILITY NOTE
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

SITE AREA = 4,062± SQ.FT.



SITE SURVEY
 OF
2201 MARKET STREET
 BEING A PORTION OF ASSESSOR'S BLOCK NO. 3559
 SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: DD
DATE: 12/11/13		DES: J.P.
SHEET: 1		CHK: BR
DF: 1		REV: ND
JOB NO. S-8477		



01 (NEW) SITE / PLOT PLAN
SCALE: 1/8" = 1'-0"

ZONING CALCULATIONS UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT)	REQUIRED / ALLOWED	EXISTING	PROPOSED
MAX. DWELLING UNIT DENSITY §207.6 MAXIMUM DWELLING UNIT DENSITY CONTROLLED BY HEIGHT, BULK, SETBACKS, OPEN SPACE AND DWELLING UNIT EXPOSURE. 40% 2 BEDROOM UNITS.	UNLIMITED	0	14 UNITS
DWELLING UNIT BEDROOM MIX §207.6 NO LESS THAN 40% OF TOTAL PROPOSED DWELLING UNITS SHALL CONTAIN AT LEAST 2 BEDROOMS OR NO LESS THAN 30% OF TOTAL PROPOSED DWELLING UNITS SHALL CONTAIN AT LEAST 3 BEDROOMS	1-BED UNITS UNLIMITED 2-BED UNITS NA UNLIMITED	1-BED UNITS 0 TOTAL (0%) NA 0 TOTAL UNITS	1-BED UNITS 8 TOTAL (57%) 2-BED UNITS 6 TOTAL (43%) 14 TOTAL UNITS
INCLUSIONARY AFFORDABLE HOUSING PROGRAM §419.3 ANY HOUSING PROJECTS THAT CONSIST OF 10 OR MORE UNITS IS SUBJECT TO THE INCLUSIONARY HOUSING PROGRAM WHICH REQUIRE ONE OF THE FOLLOWING: 20% FEE 12% OF UNITS AFFORDABLE ON-SITE 20% OF UNITS AFFORDABLE OFF-SITE	2	0	2
MINIMUM LOT SIZE §121 LOT SIZE LOT WIDTH LOT FRONTOAGE	2,500 SF MIN. 25'-0" MIN. 16'-0" MIN.	4,062 SF 83.33' MARKET ST. 128.25' SANCHEZ ST. 211.58'	4,062 SF 83.33' MARKET ST. 128.25' SANCHEZ ST. 211.58'
FRONT YARD SETBACK §132	NONE REQUIRED	0'-0"	0'-0"
SIDE YARD SETBACK §133	NONE REQUIRED	NORTH: 0'-0" SOUTH: 0'-0"	NORTH: 0'-0" SOUTH: 0'-0"
REAR YARD SETBACK §134 (1), (D)	REQUIRED	NONE	VARIANCE REQUIRED FOR 5'-0" REAR YARD SETBACK PER SUBSECTION (e) OF §134
BASIC FLOOR AREA RATIO §124	NOT APPLICABLE FOR RESIDENTIAL USE	N/A	N/A
USABLE OPEN SPACE §135	80 SF PER UNIT IF ALL PRIVATE. 80 SF PER UNIT IF ALL PUBLIC.	720 SF (80 SF * 9 UNITS)	0 SF 720 SF
HEIGHT LIMIT §252	USE DISTRICT HEIGHT LIMIT 65'-0" MAX	65'-0" MAX	0'-0" 65'-0"
HEIGHT LIMIT EXEMPTIONS §260 (b)(1)(B)	ELEVATOR, STAIR AND MECHANICAL PENTHOUSES, FIRE TOWERS, SKYLIGHTS AND DORMER WINDOWS EXEMPT FROM HEIGHT LIMITS FOR THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS.	10'-0" MAX ABOVE HEIGHT LIMIT	0'-0" SEE DRAWINGS
OFF-STREET PARKING §151.1	RESIDENTIAL USE: P UP TO ONE CAR FOR EACH TWO DWELLING UNITS; C UP TO 0.75 CARS FOR EACH DWELLING UNIT, SUBJECT TO THE CRITERIA AND PROCEDURES OF SECTION 151.1(G); NP ABOVE 0.75 CARS FOR EACH DWELLING UNIT. NON-RESIDENTIAL USE: FOR USES IN TABLE 151 THAT ARE DESCRIBED AS A RATIO OF OCCUPIED FLOOR AREA, P UP TO 1 SPACE PER 1,500 SQUARE FEET OF OCCUPIED FLOOR AREA OR THE QUANTITY SPECIFIED IN TABLE 151, WHICHEVER IS LESS, AND SUBJECT TO THE CONDITIONS AND CRITERIA OF SECTION 151.1(G) NP ABOVE. TOTAL OFF-STREET PARKING:	7 SPACES (5 * 14 UNITS)	0 SPACES 2 SPACES 6 SPACES
BICYCLE PARKING §155.2	RESIDENTIAL USE: ONE CLASS I SPACE FOR EVERY DWELLING UNIT. FOR BUILDINGS CONTAINING MORE THAN 100 DWELLING UNITS, 100 CLASS I SPACES PLUS ONE CLASS I SPACE FOR EVERY FOUR DWELLING UNITS OVER 100. DWELLING UNITS THAT ARE ALSO CONSIDERED STUDENT HOUSING PER SECTION 122.38 SHALL PROVIDE 50 PERCENT MORE SPACES THAN WOULD OTHERWISE BE REQUIRED. RETAIL SALES, INCLUDING GROCERY STORES: ONE CLASS II FOR EVERY 2,500 SF OF OCCUPIED FLOOR AREA, 2 MINIMUM.	14 SPACES (CLASS I)	0 SPACES (CLASS I) 14 SPACES (CLASS I)
STREET TREE §138.1(g)(1)	STREET TREES SHALL BE REQUIRED UNDER THE FOLLOWING CONDITIONS; CONSTRUCTION OF A NEW BUILDING; RELOCATION OF A BUILDING; THE ADDITION OF GROSS FLOOR AREA EQUAL TO 20% OR MORE OF THE GROSS FLOOR AREA OF AN EXISTING BUILDING; THE ADDITION OF A NEW DWELLING UNIT, A GARAGE, OR ADDITIONAL PARKING, OR PAVING OR REPAVING MORE THAN 200 SQUARE FEET OF THE FRONT SETBACK	???	???
PERMITTED OBSTRUCTIONS §138	SEE DRAWINGS	N/A	N/A SEE DRAWINGS

00 SF PLANNING STANDARDS
SCALE: N.T.S.

NO: DATE: SUBMISSION:

01 09.08.14 SITE PERMIT FILING
02 10.01.15 NOPDR #1
03 02.19.16 NOPDR #1 - REVISED

ISSUED FOR NOPDR #1

EDMONDS + LEE ARCHITECTS, INC.
2601 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
SITE PLAN, ZONING AND DATA CALCULATIONS

SCALE: 1/8" = 1'-0"
DATE: FEBRUARY 19, 2016
JOB NO: 2013.10
DRAWN:
CAD FILE:



**ISSUED FOR
 NOPDR #1**

**EDMONDS + LEE
 ARCHITECTS, INC.**
 2401 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com

APPLICABLE CODES:

2013 CALIFORNIA BUILDING CODE & SF AMENDMENTS
 2013 CALIFORNIA RESIDENTIAL CODE & SF AMENDMENTS
 2013 CALIFORNIA MECHANICAL CODE & SF AMENDMENTS
 2013 CALIFORNIA PLUMBING CODE & SF AMENDMENTS
 2013 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
 2013 CALIFORNIA ENERGY CODE
 2013 SAN FRANCISCO HOUSING CODE
 2013 SAN FRANCISCO ENERGY CODE

RESIDENTIAL UNIT MATRIX:

UNIT	AREA (SF)	1-BED	2-BED	3-BED	BATHROOMS
2A	797	X			1
2B	1,153		X		2
2C	623	X			1
2K	797	X			1
3B	1,153		X		2
3C	623	X			1
4A	797	X			1
4B	1,153		X		2
4C	623	X			1
5A	797	X			1
5B	1,153		X		2
5C	623	X			1
6A	956		X		2
6B	1,142		X		2
TOTAL	12,390				

BUILDING AREA AND LIMITATION SUMMARY:

FLOOR LEVEL	FIRE SPINKLERS	CONST. TYPE	OCCUPANCY TYPE	GROSS AREA (SF)	*ALLOWABLE AREA PER STORY (TABLE 503)	*ALLOWABLE HT. (TABLE 503)
LEVEL 0	YES	IB	S2	3,236	29,000	12 STORIES
LEVEL 1	YES	IB	M	3,224	UNLIMITED	12 STORIES
LEVEL 2	YES	IB	R2	3,659	UNLIMITED	12 STORIES
LEVEL 3	YES	IB	R2	3,219	UNLIMITED	12 STORIES
LEVEL 4	YES	IB	R2	3,219	UNLIMITED	12 STORIES
LEVEL 5	YES	IB	R2	3,219	UNLIMITED	12 STORIES
LEVEL 6	YES	IB	R2	2,737	UNLIMITED	12 STORIES
BUILDING TOTAL	YES	IB	MIXED USE	22,660	UNLIMITED	12 STORIES

*ASSUMES AREA INCREASE AND 1 EXTRA STORY ALLOWED FOR FIRE SPRINKLERED AREAS PER 2010 CBC 504.2

OCCUPANT LOAD CALCULATION (2013 CBC 1004.1):

FLOOR LEVEL	2010 CBC CHPT. 3 OCC. GROUP	2010 CBC TABLE 1004.1.1 FUNCTION OF SPACE	GROSS AREA* (SF)	2010 CBC TABLE 1004.1.1 LOAD FACTOR	TOTAL OCCUPANTS	EXITS REQ'D
LEVEL 0	S-2	PARKING GARAGE	3,236	200	17	1
LEVEL 1	M	MERCANTILE	2,650	30	89	2
LEVEL 2	R2	RESIDENTIAL	2,573	200	14	2
LEVEL 3	R2	RESIDENTIAL	2,573	200	14	2
LEVEL 4	R2	RESIDENTIAL	2,573	200	14	2
LEVEL 5	R2	RESIDENTIAL	2,573	200	14	2
LEVEL 6	R2	RESIDENTIAL	2,098	200	13	2
ROOF	R2 (ACCESSORY USE)	ASSEMBLY	1,195	15	80	2
BUILDING TOTAL			18,276 (EXCLUDES ROOF)		255	2

* PER CBC 1002.1, *FLOOR AREA GROSS IS THE AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

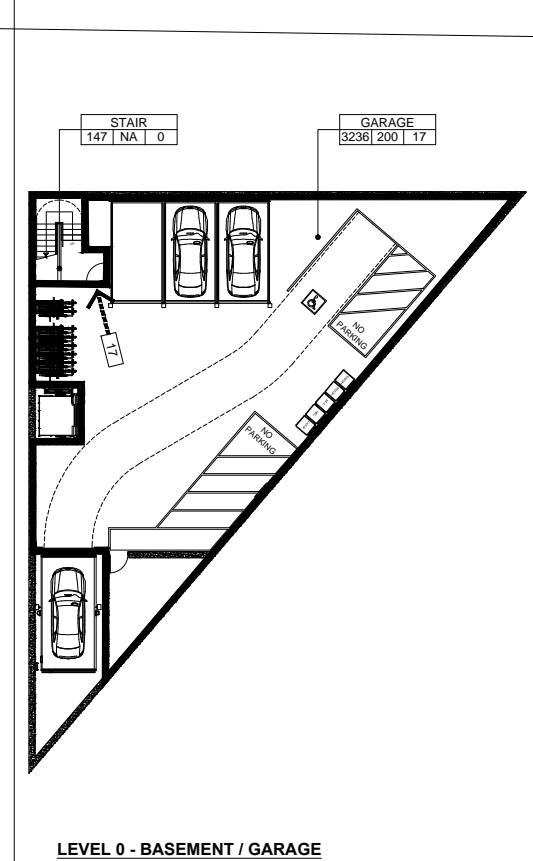
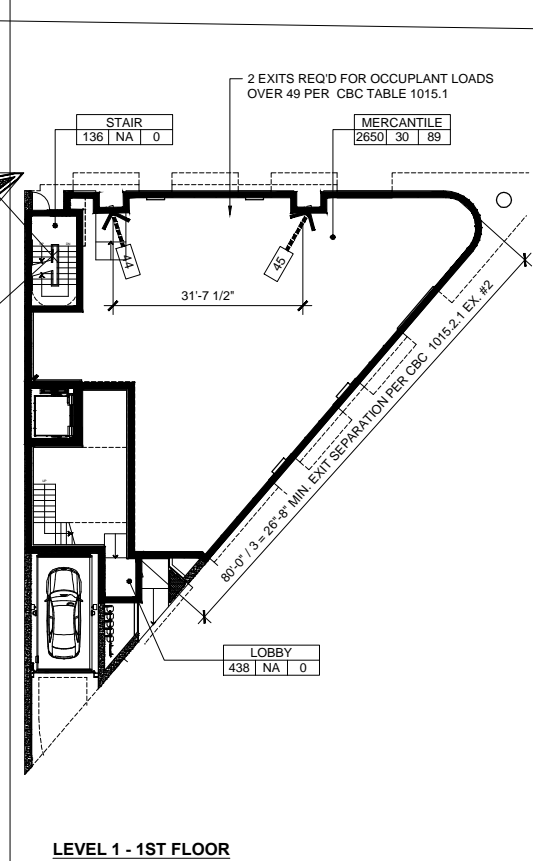
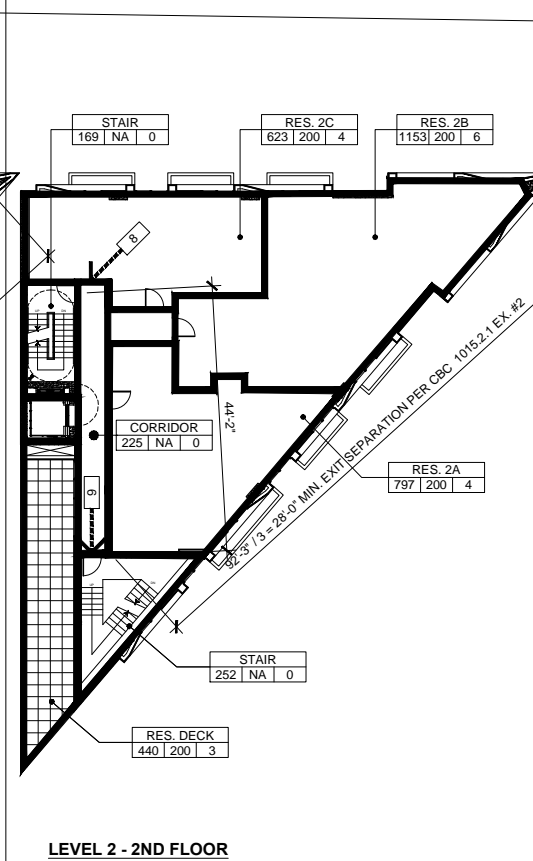
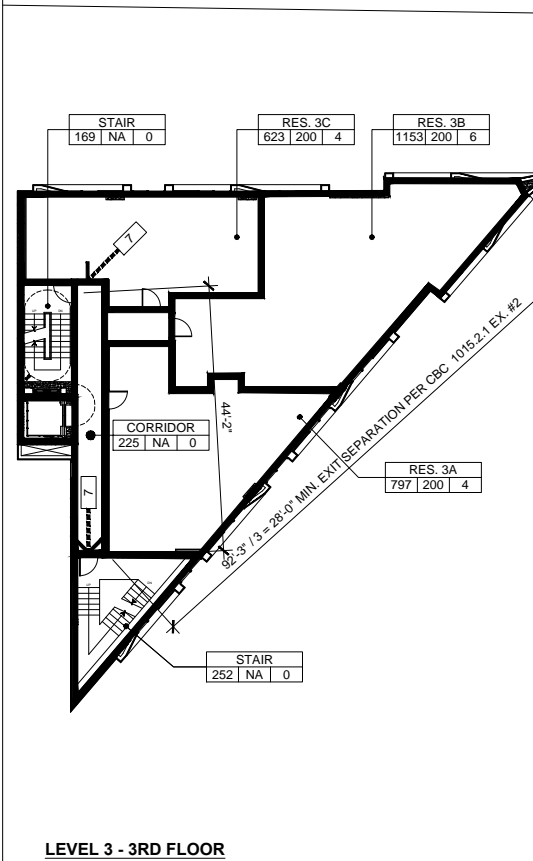
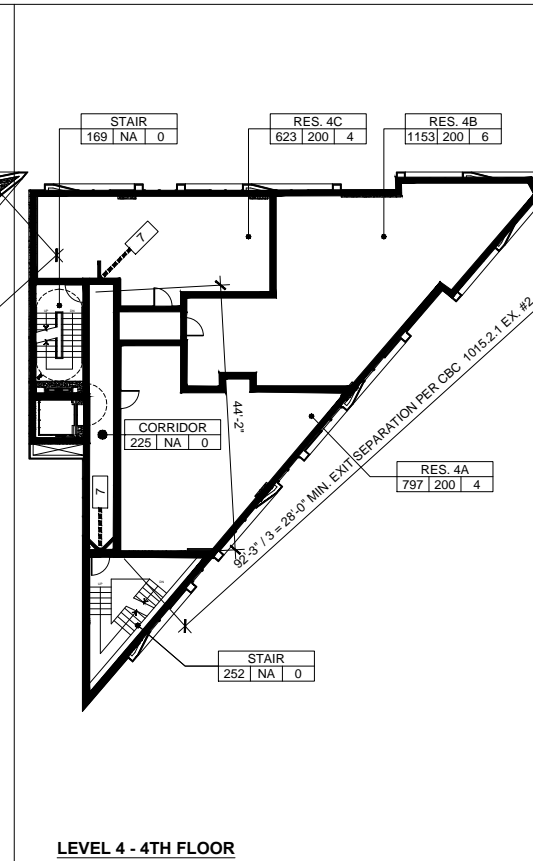
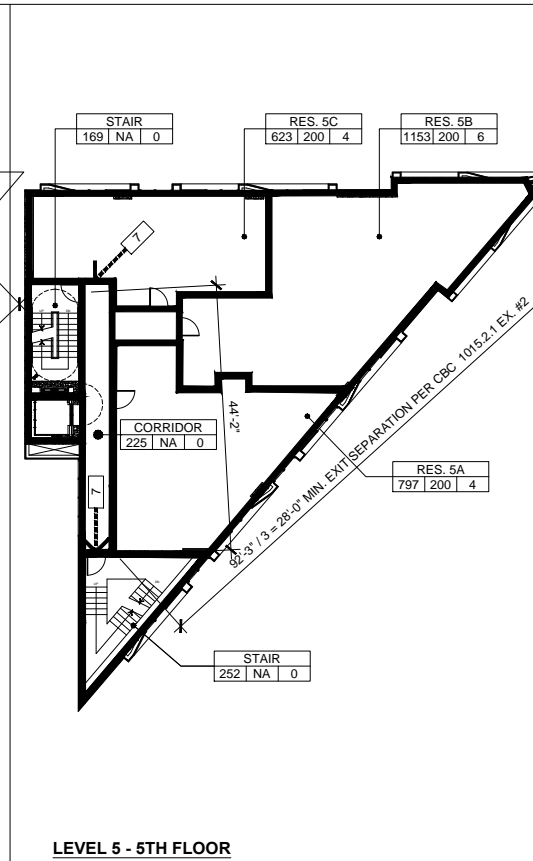
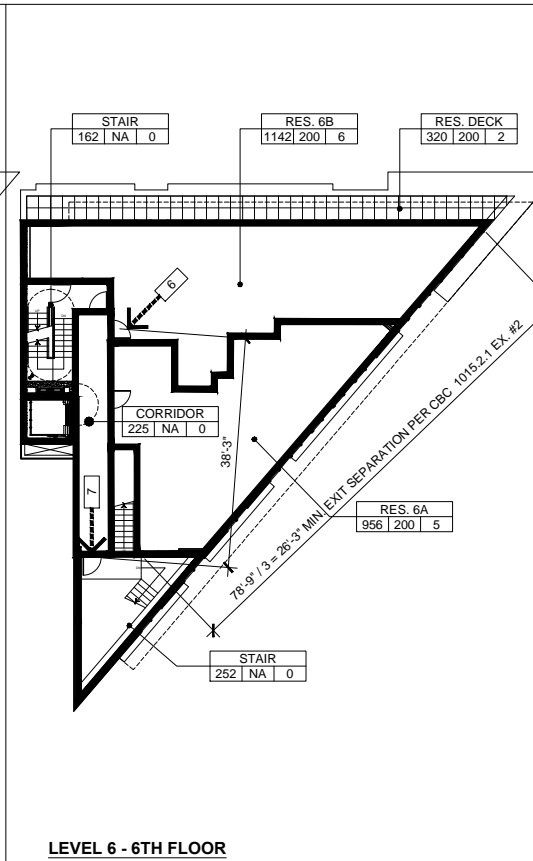
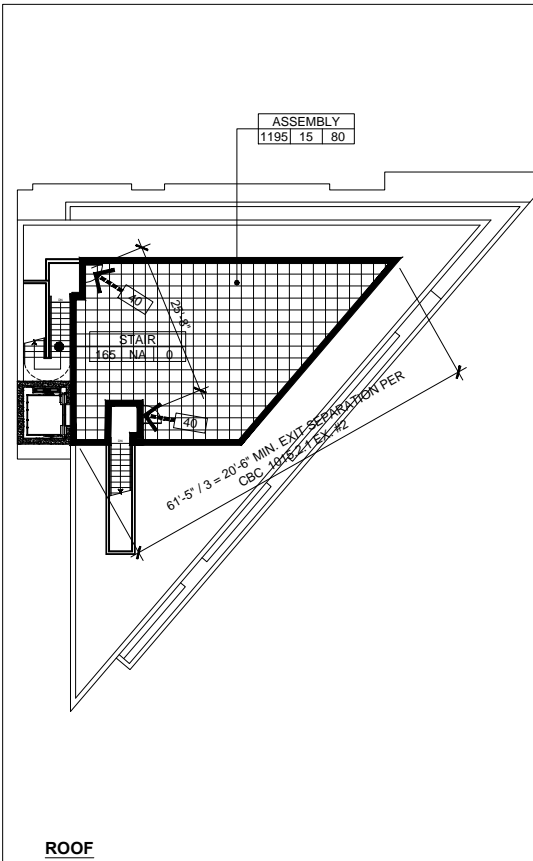
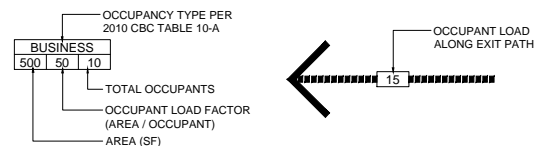
** PER CBC 1015.1, TWO EXITS OR EXITS ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE OCCUPANT LOAD OF THE SPACE EXCEEDS THE VALUES IN TABLE 1015.1.

EXIT WIDTH CALCULATION (2013 CBC 1005.1):

NOTES:

- THE MINIMUM EXIT WIDTH SHALL BE AS DETERMINED IN THE EXIT WIDTH CALCULATION ABOVE PER 2010 CBC 1005.1, BUT AT NO TIME SHALL IT BE LESS THAN 44" PER 2010 CBC 1018.2.
- PER 2010 CBC 1016.1, THE MAXIMUM TRAVEL DISTANCE FROM THE MOST REMOTE POINT WITHIN A STORY TO AN EXIT SHALL NOT EXCEED 200' IN LENGTH. FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE MAXIMUM TRAVEL DISTANCE SHALL NOT EXCEED 250' IN LENGTH PER TABLE 1016.1.
- PER 2010 CBC 1014.2, EGRESS THROUGH INTERVENING SPACES IS ALLOWED SO LONG AS THE FOLLOWING ARE TRUE:
 - EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS ARE ACCESSORY TO THE AREA SERVED, ARE NOT A HIGH-HAZARD OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.
 - THE EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT ACCESS.
- PER CBC 1024, EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR OF THE BUILDING. THE EXIT DISCHARGE SHALL BE AT GRADE OR SHALL PROVIDE DIRECT ACCESS TO GRADE. THE EXIT DISCHARGE SHALL NOT REENTER THE BUILDING.
- PER CBC 1024.6, WHERE ACCESS TO A PUBLIC WAY CANNOT BE PROVIDED A SAFE DISPERSAL AREA SHALL BE PROVIDED WHERE ALL CBC REQUIREMENTS ARE MET.
- PER 1026.1, IN ADDITION TO THE MEANS OF EGRESS REQUIRED, PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE IN GROUP R AND I-1 OCCUPANCIES. BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE THE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION.
- PER 1026.1, EXCEPTION-4: EMERGENCY ESCAPE AND RESCUE OPENING ARE NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS THAT HAVE A NEXT DOOR OR EXIT ACCESS DOOR THAT OPENS DIRECTLY INTO A PUBLIC WAY OR TO A YARD, COURT OR EXIT BALCONY THAT PROVIDES ACCESS TO A PUBLIC WAY.
- PER SIBC 3403.4: STAIRWAYS THAT REPLACE EXISTING STAIRWAYS IN OCCUPANCIES AND WHICH COMPLIED WITH THE CODE IN EFFECT AT THE TIME THEY WERE CONSTRUCTED, AND WHICH HAVE BEEN ADEQUATELY MAINTAINED AND INCREASED IN RELATION TO ANY INCREASE IN OCCUPANT LOAD, ALTERATION OR ADDITION, OR ANY CHANGE IN OCCUPANCY, MAY BE RECONSTRUCTED IN THE SAME CONFIGURATION AND CONSTRUCTION AS THE EXISTING STAIRWAYS.

SYMBOL LEGEND



NO:	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



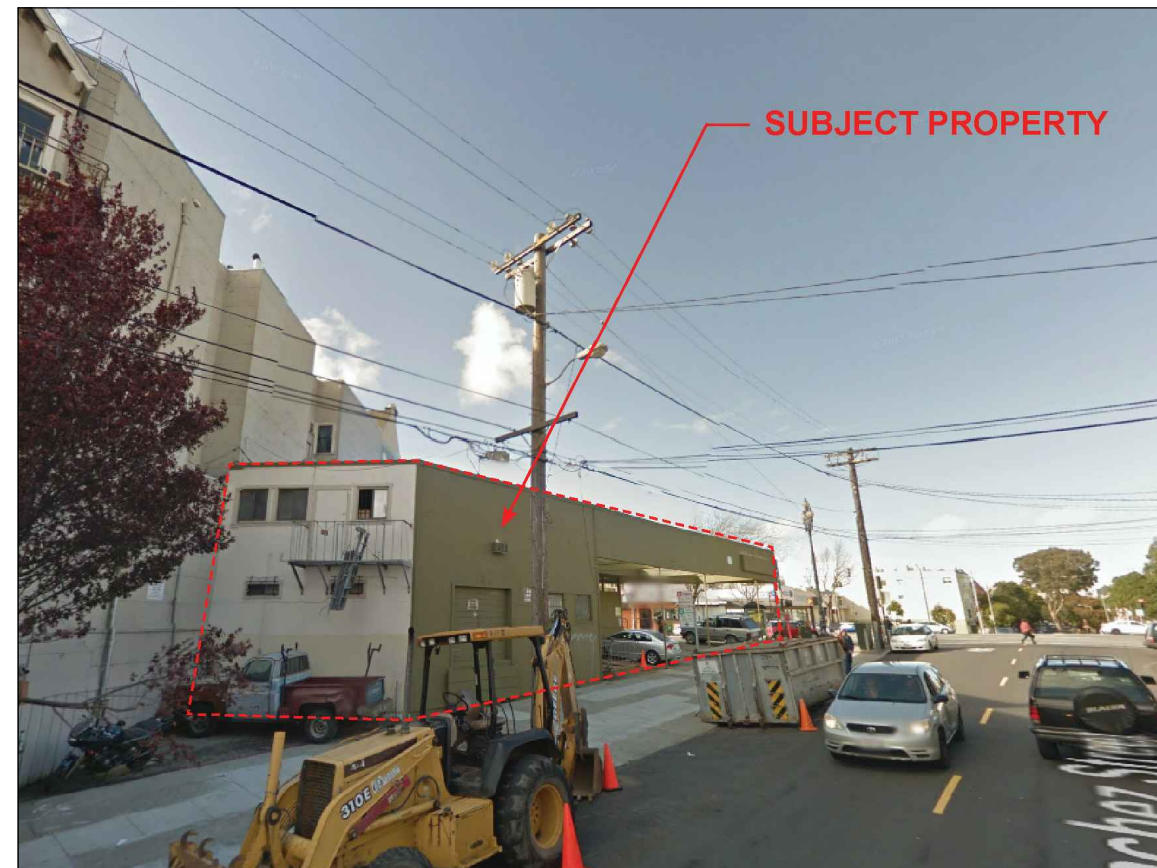
04 VIEW OF SUBJECT PROPERTY
SCALE: N.T.S.



03 VIEW OF SUBJECT PROPERTY
SCALE: N.T.S.



02 VIEW LOOKING NE FROM MARKET STREET
SCALE: N.T.S.



01 VIEW LOOKING SW FROM SANCHEZ STREET
SCALE: N.T.S.



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
SITE PHOTOS

SCALE:	AS NOTED
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

**ISSUED FOR
 NOPDR #1**

EDMONDS + LEE
 ARCHITECTS, INC.
 2401 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com



04 BIRDSEYE VIEW FROM SANCHEZ STREET
 SCALE: N.T.S.



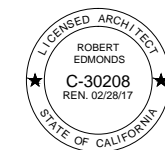
03 BIRDSEYE VIEW FROM MARKET STREET
 SCALE: N.T.S.



02 VIEW FROM CORNER OF MARKET STREET
 SCALE: N.T.S.



01 VIEW LOOKING NE FROM MARKET STREET
 SCALE: N.T.S.



PROJECT:
MARKET ST. MIXED-USE
 2201 MARKET STREET
 SAN FRANCISCO, CA 94114

DRAWING:
**CONCEPT
 RENDERINGS**

SCALE:	AS NOTED
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

MARKET STREET (120.0' R/W)

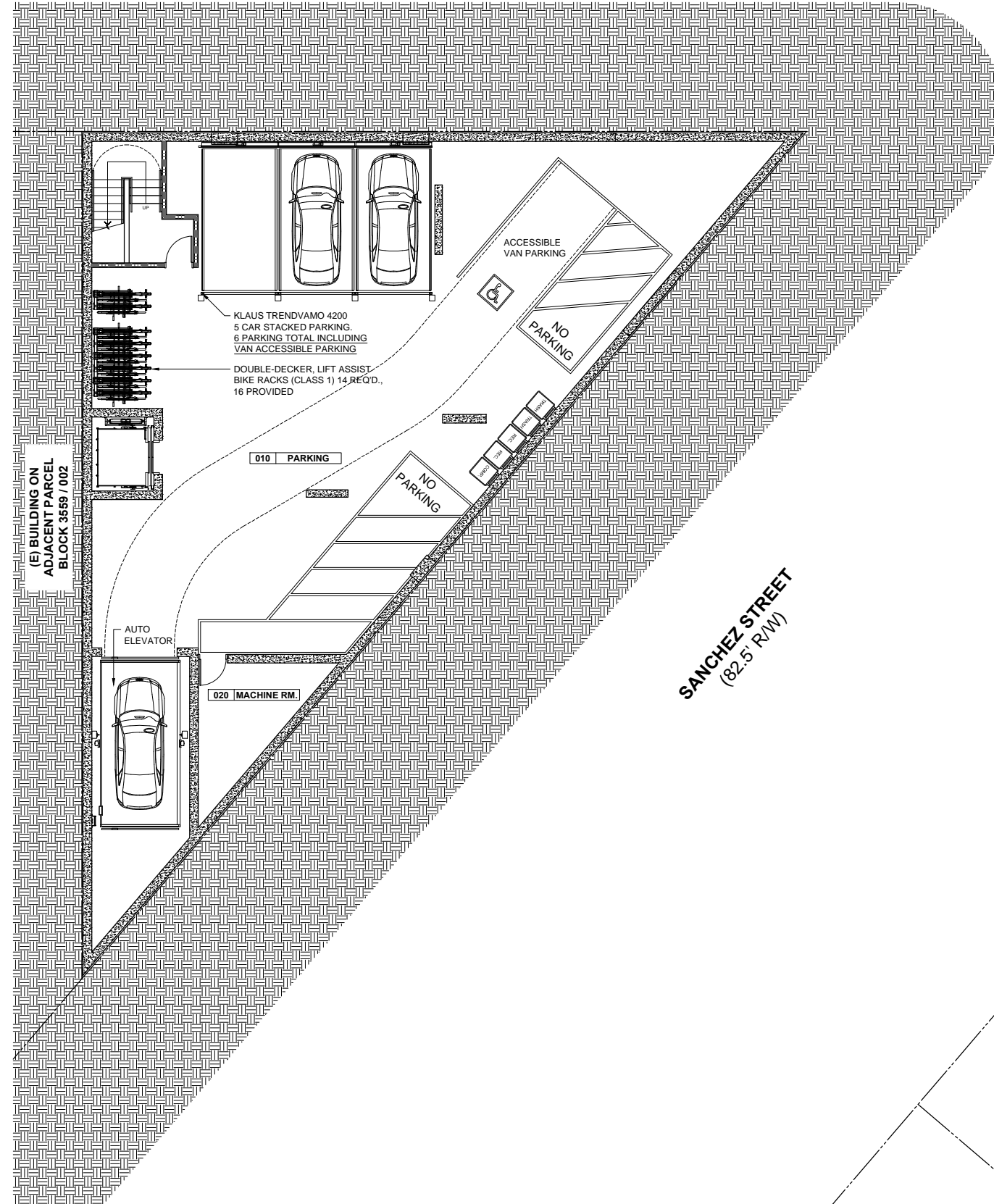
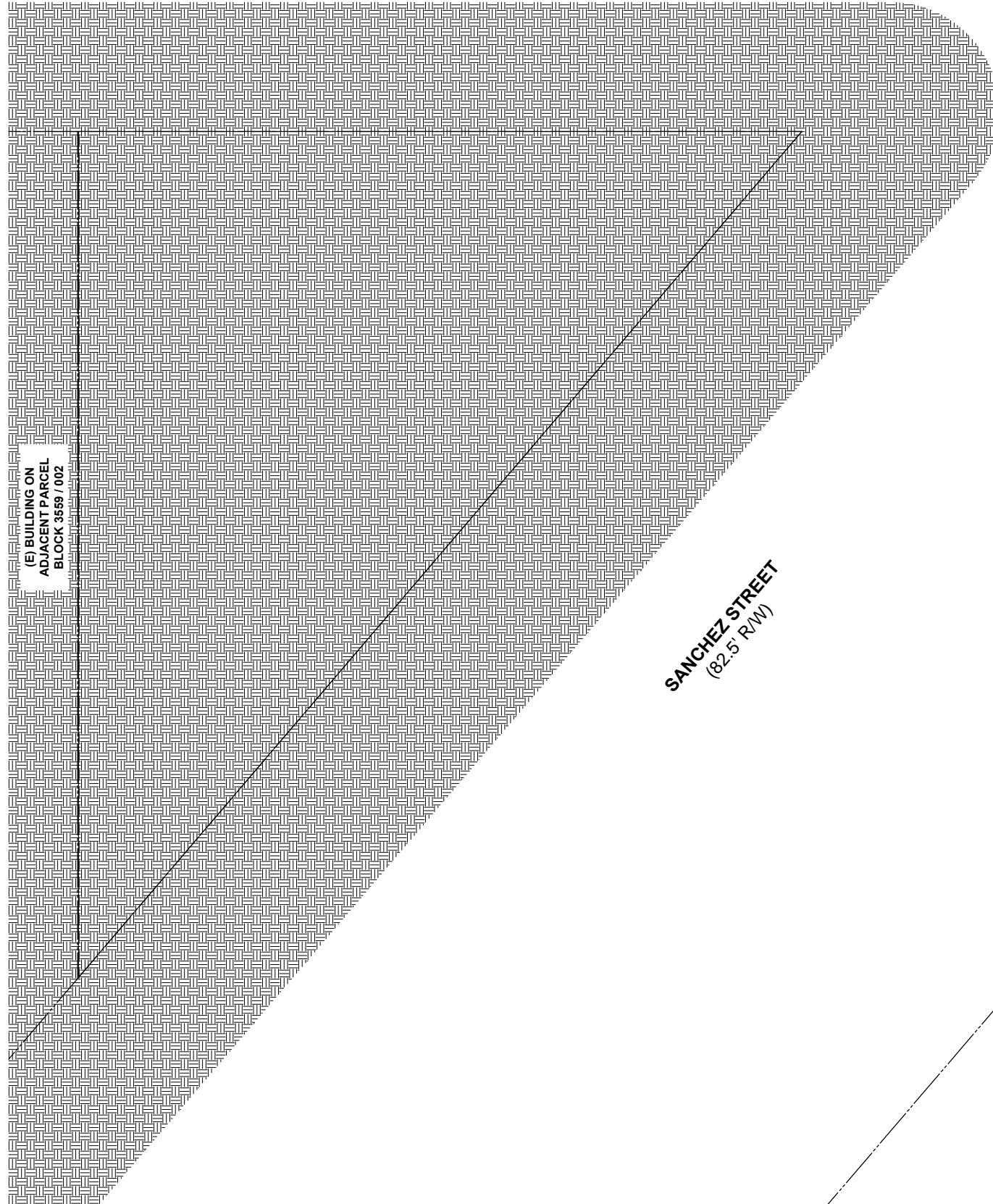
MARKET STREET (120.0' R/W)

NO: DATE: SUBMISSION:

01 09.08.14 SITE PERMIT FILING
 02 10.01.15 NOPDR #1
 03 02.19.16 NOPDR #1 - REVISED

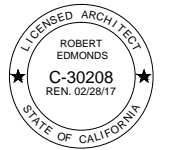
**ISSUED FOR
 NOPDR #1**

EDMONDS + LEE
 ARCHITECTS, INC.
 2401 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com



WALL LEGEND:

--- (dashed line)	WALL TO DEMOLISH
— (solid line)	(EXIST.) WALL
— (thick solid line)	(NEW) WALL
— (line with dots)	1-HR WALL
— (line with squares)	2-HR WALL



PROJECT:
 MARKET ST. MIXED-USE
 2201 MARKET STREET
 SAN FRANCISCO, CA 94114

DRAWING:

FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

02 (EXIST.) FLOOR PLAN - BASEMENT LEVEL
 SCALE: 1/8" = 1'-0"

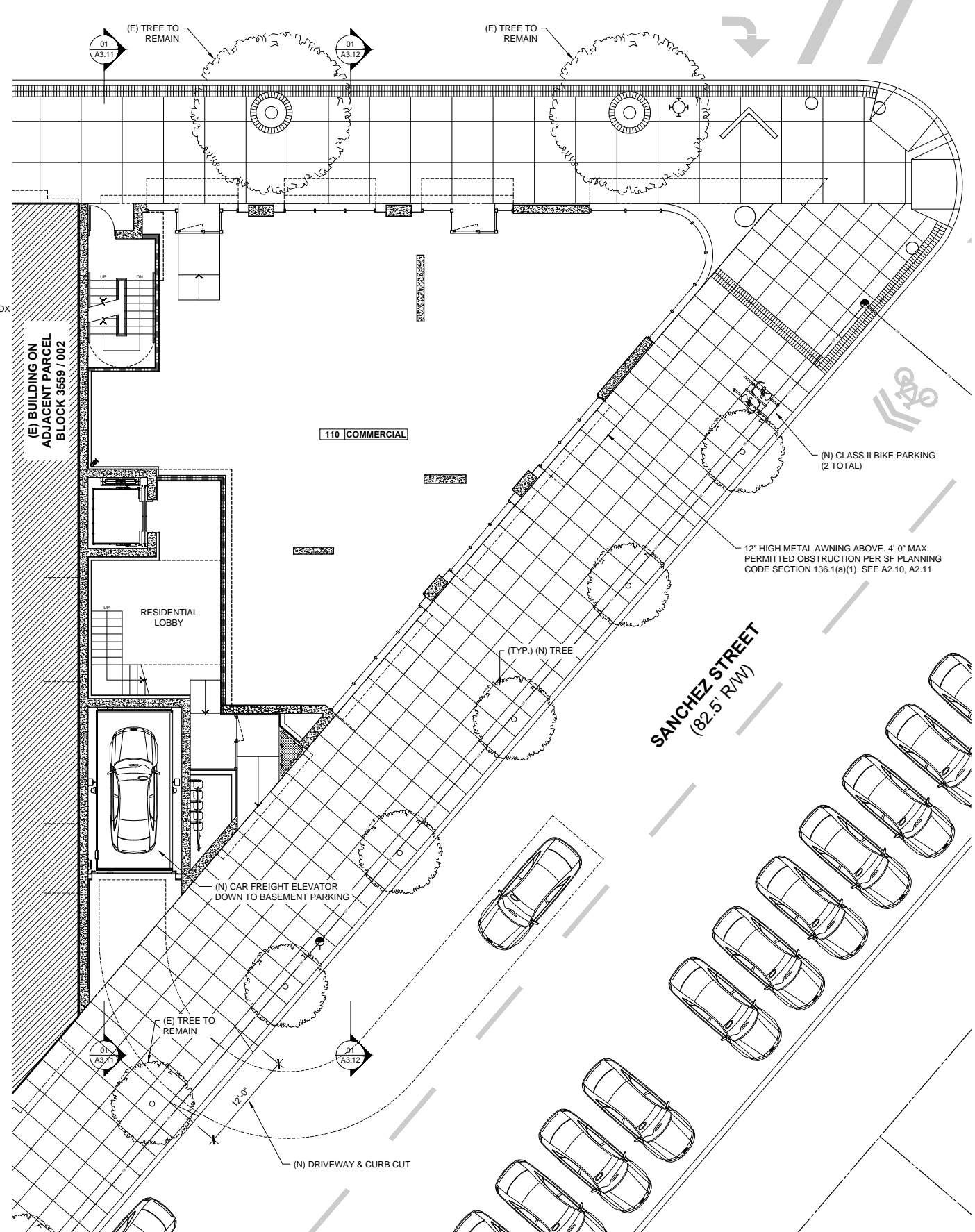
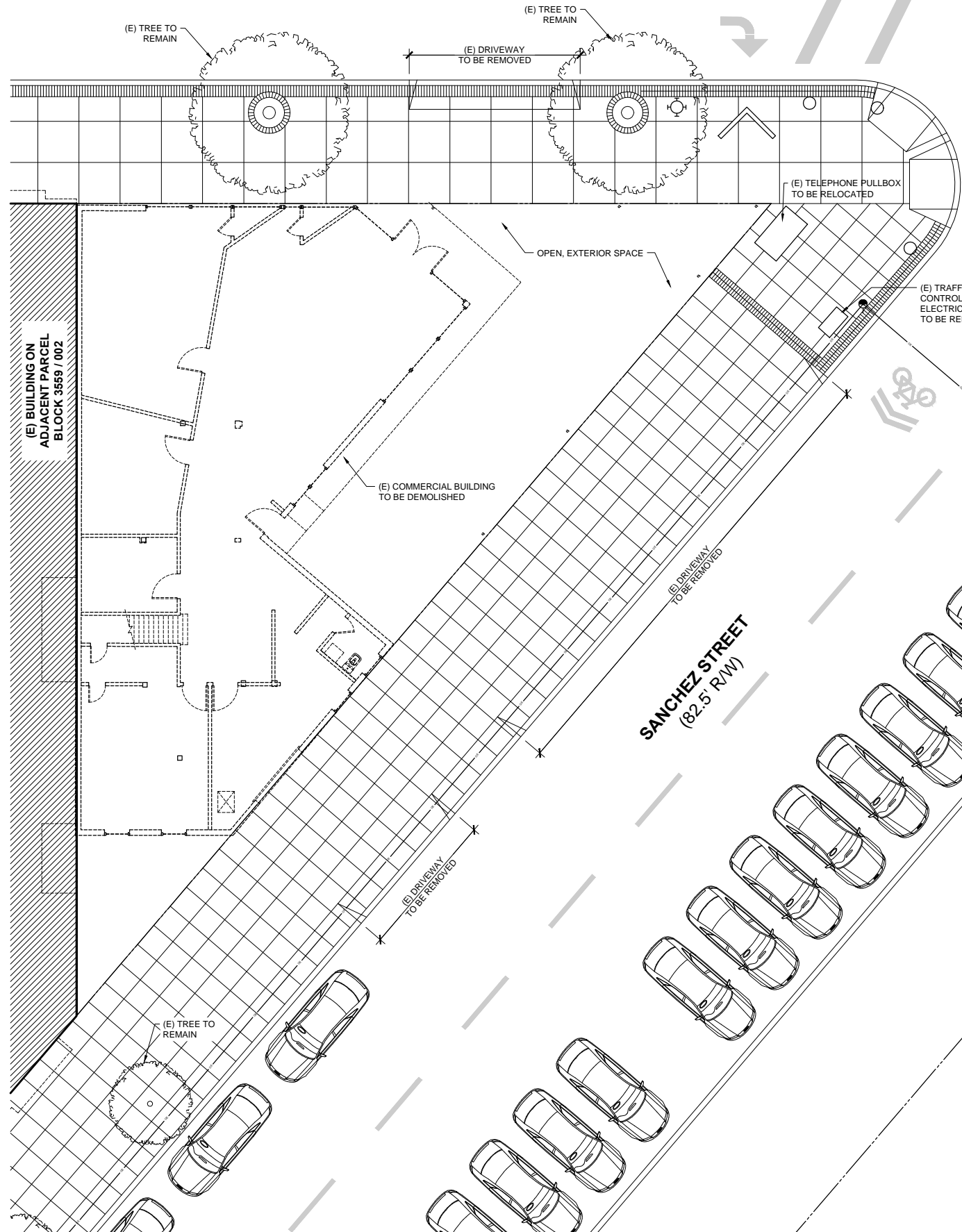
01 (NEW) FLOOR PLAN - BASEMENT LEVEL
 SCALE: 1/8" = 1'-0"



A1.00

MARKET STREET (120.0' R/W)

MARKET STREET (120.0' R/W)



ISSUED FOR
NOPDR #1

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com

WALL LEGEND:

	WALL TO DEMOLISH
	(EXIST.) WALL
	(NEW) WALL
	1-HR WALL
	2-HR WALL



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:

FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

02 (EXIST.) FLOOR PLAN - 1ST FLOOR LEVEL
SCALE: 1/8" = 1'-0"

01 (NEW) FLOOR PLAN - 1ST FLOOR LEVEL
SCALE: 1/8" = 1'-0"



A1.01

MARKET STREET (120.0' R/W)

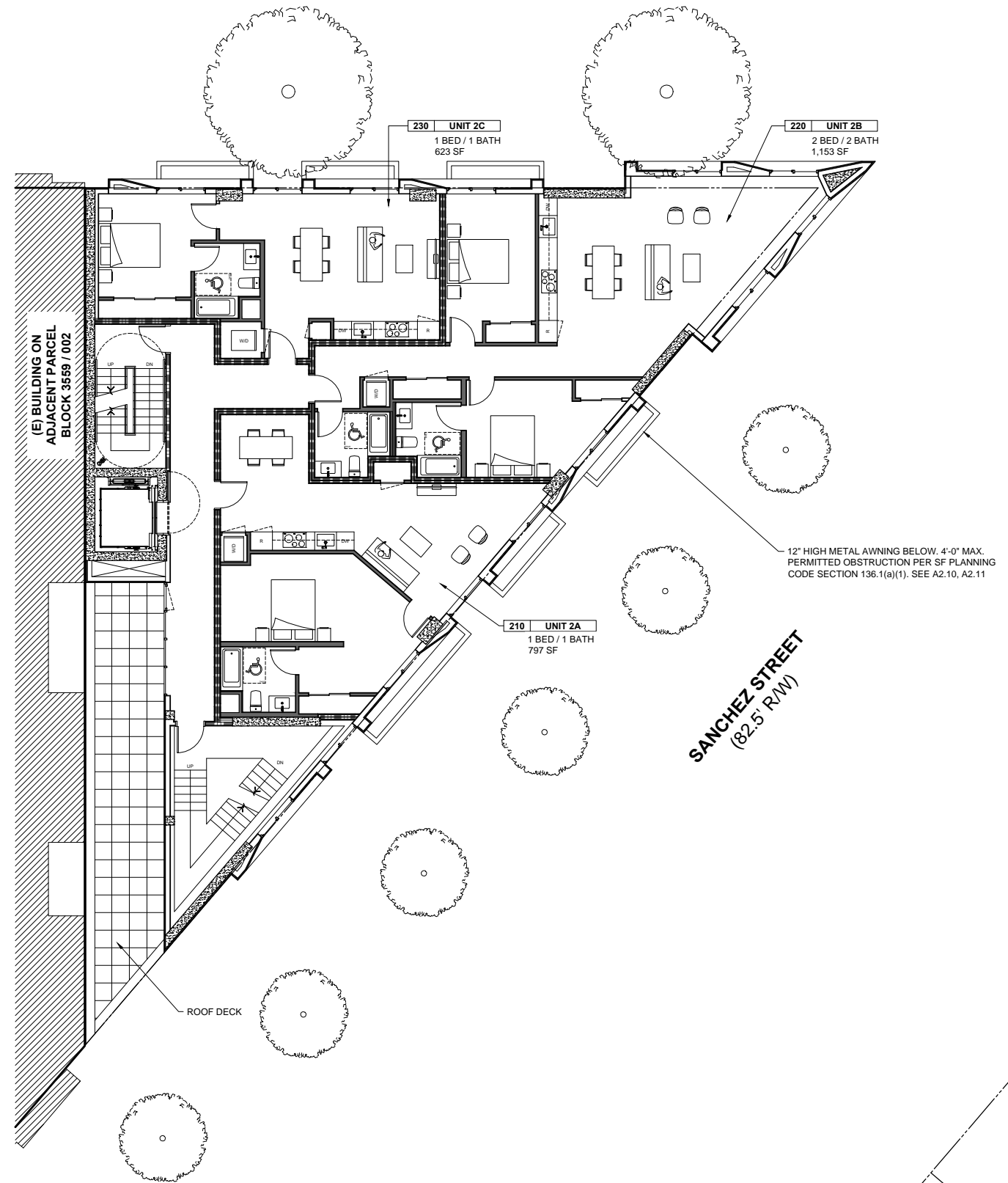
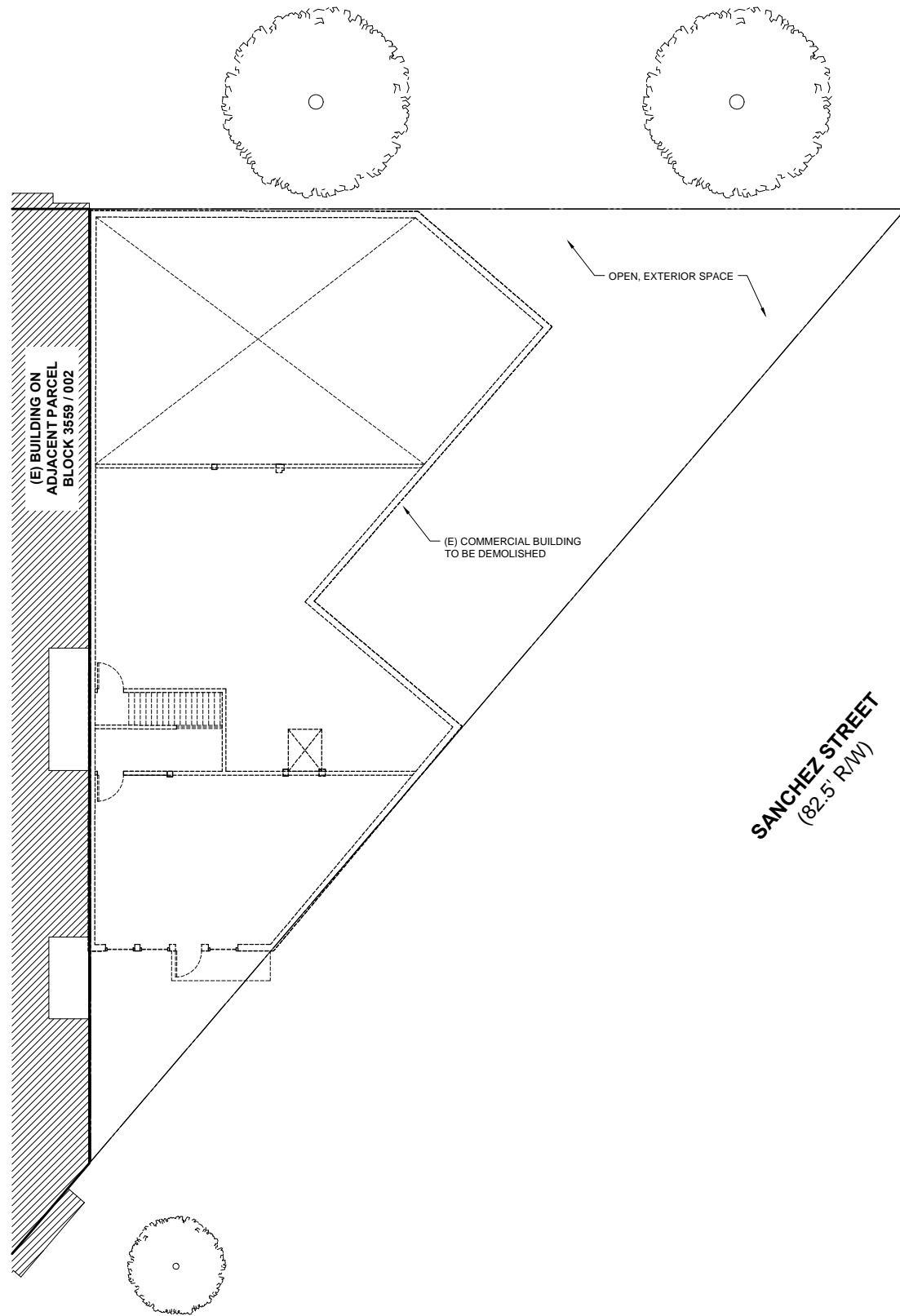
MARKET STREET (120.0' R/W)

NO: DATE: SUBMISSION:

01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

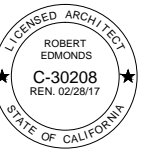
**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



WALL LEGEND:

--- (dashed line)	WALL TO DEMOLISH
— (solid line)	(EXIST.) WALL
— (solid line)	(NEW) WALL
— (dotted line)	1-HR WALL
— (dotted line)	2-HR WALL



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

02 (EXIST.) FLOOR PLAN - 2ND FLOOR LEVEL
SCALE: 1/8" = 1'-0"

01 (NEW) FLOOR PLAN - 2ND FLOOR LEVEL
SCALE: 1/8" = 1'-0"



MARKET STREET (120.0' R/W)

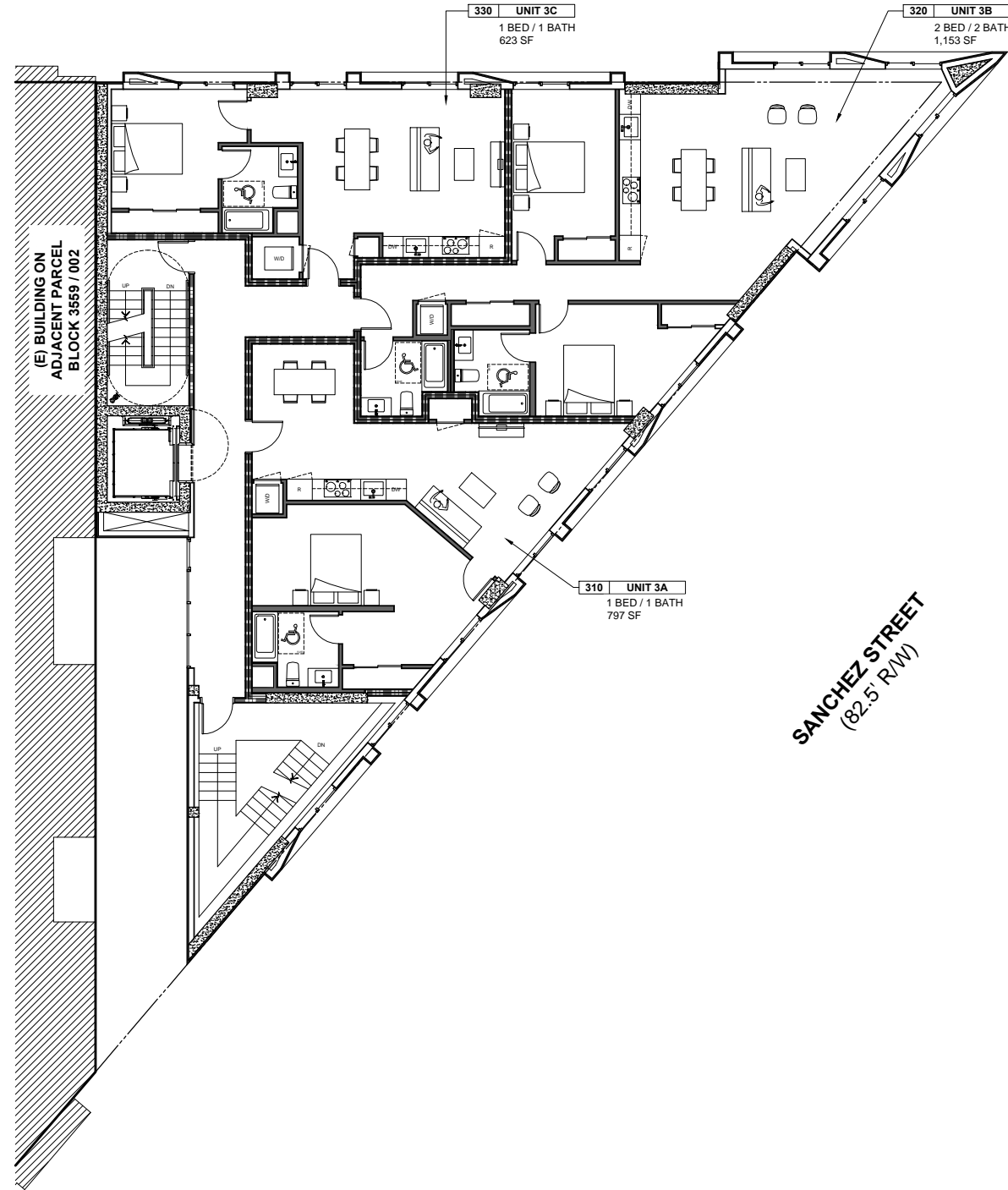
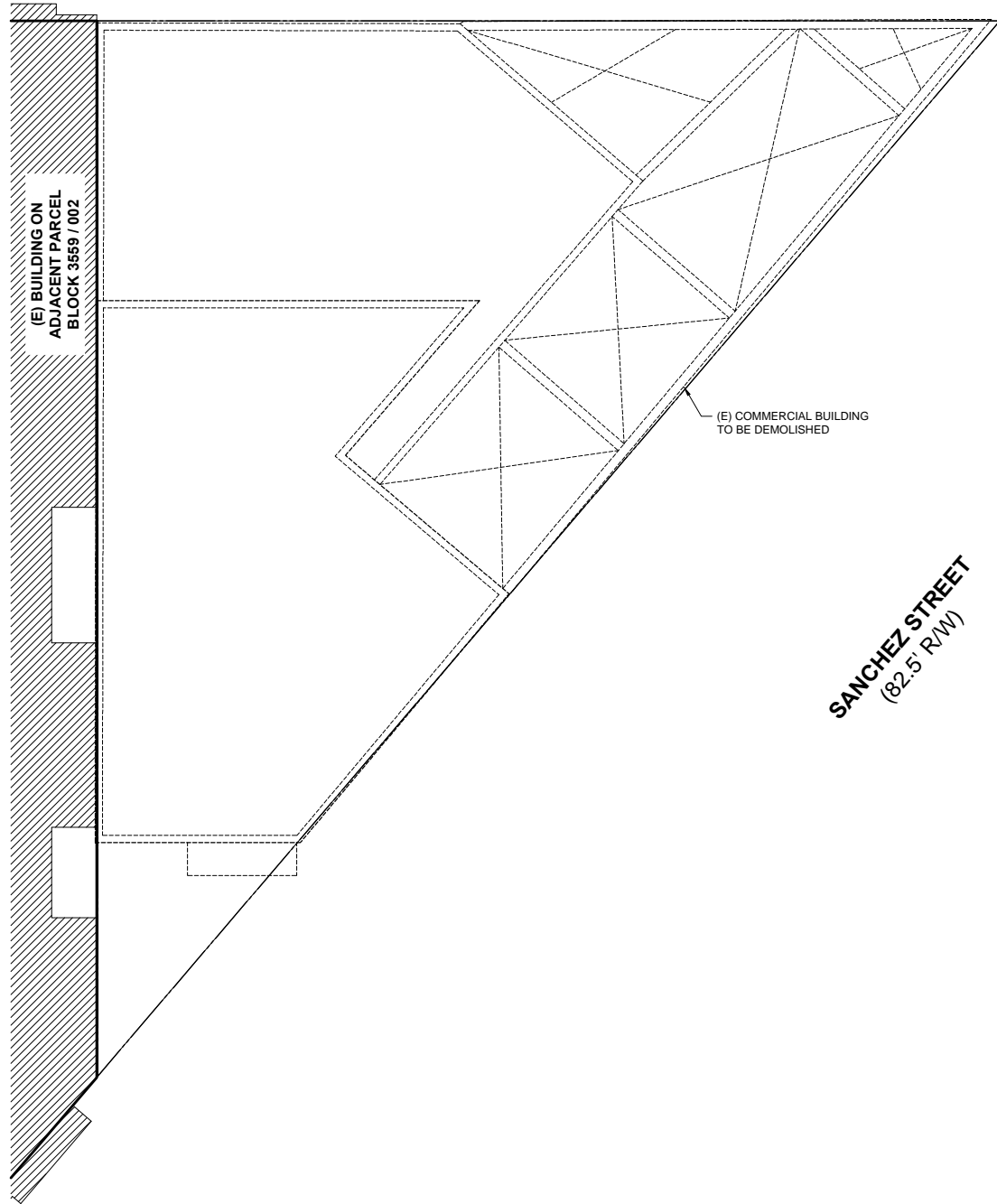
MARKET STREET (120.0' R/W)

NO: DATE: SUBMISSION:

01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



WALL LEGEND:

-----	WALL TO DEMOLISH
---	(EXIST.) WALL
---	(NEW) WALL
-----	1-HR WALL
-----	2-HR WALL



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:

FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	



A1.03

02 (EXIST.) FLOOR PLAN - ROOF LEVEL
SCALE: 1/8" = 1'-0"

01 (NEW) FLOOR PLAN - 3RD FLOOR LEVEL
SCALE: 1/8" = 1'-0"

MARKET STREET (120.0' R/W)

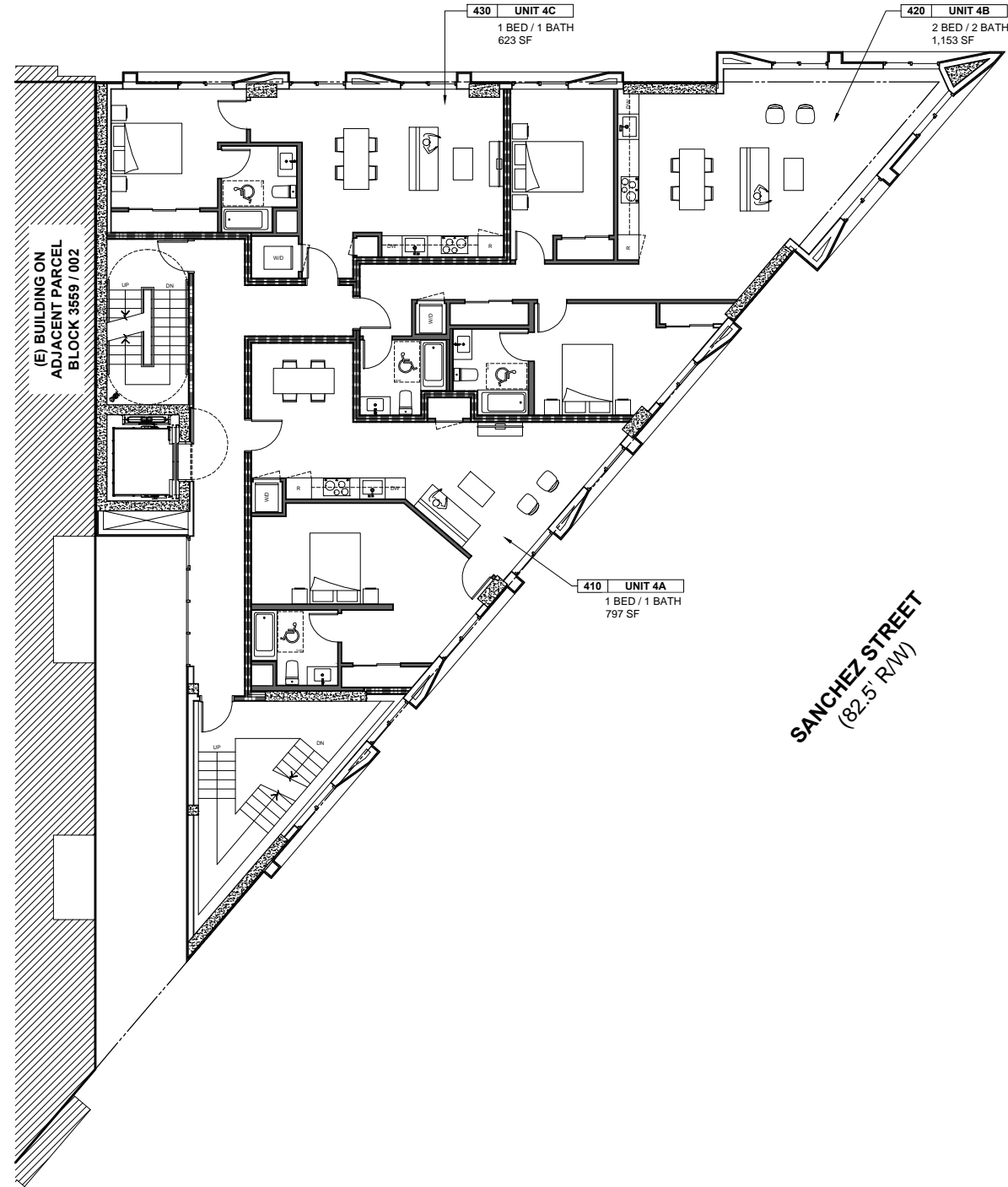
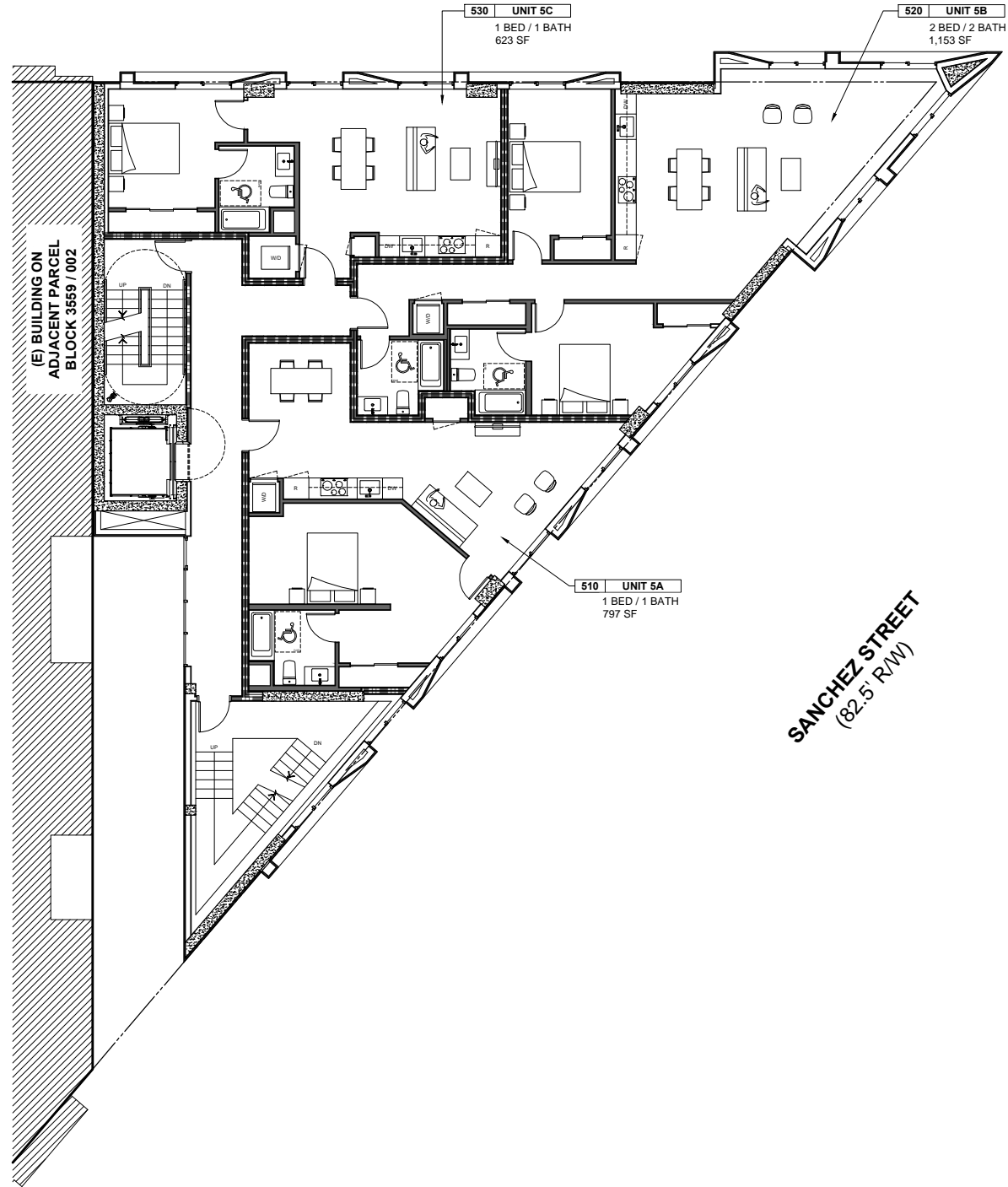
MARKET STREET (120.0' R/W)

NO: DATE: SUBMISSION:

01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

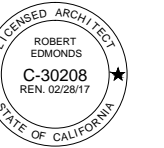
ISSUED FOR
NOPDR #1

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



WALL LEGEND:

---	WALL TO DEMOLISH
---	(EXIST.) WALL
---	(NEW) WALL
---	1-HR WALL
---	2-HR WALL



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:

FLOOR PLANS

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

02 (NEW) FLOOR PLAN - 5TH FLOOR LEVEL
SCALE: 1/8" = 1'-0"

01 (NEW) FLOOR PLAN - 4TH FLOOR LEVEL
SCALE: 1/8" = 1'-0"



A1.04

MARKET STREET (120.0' R/W)

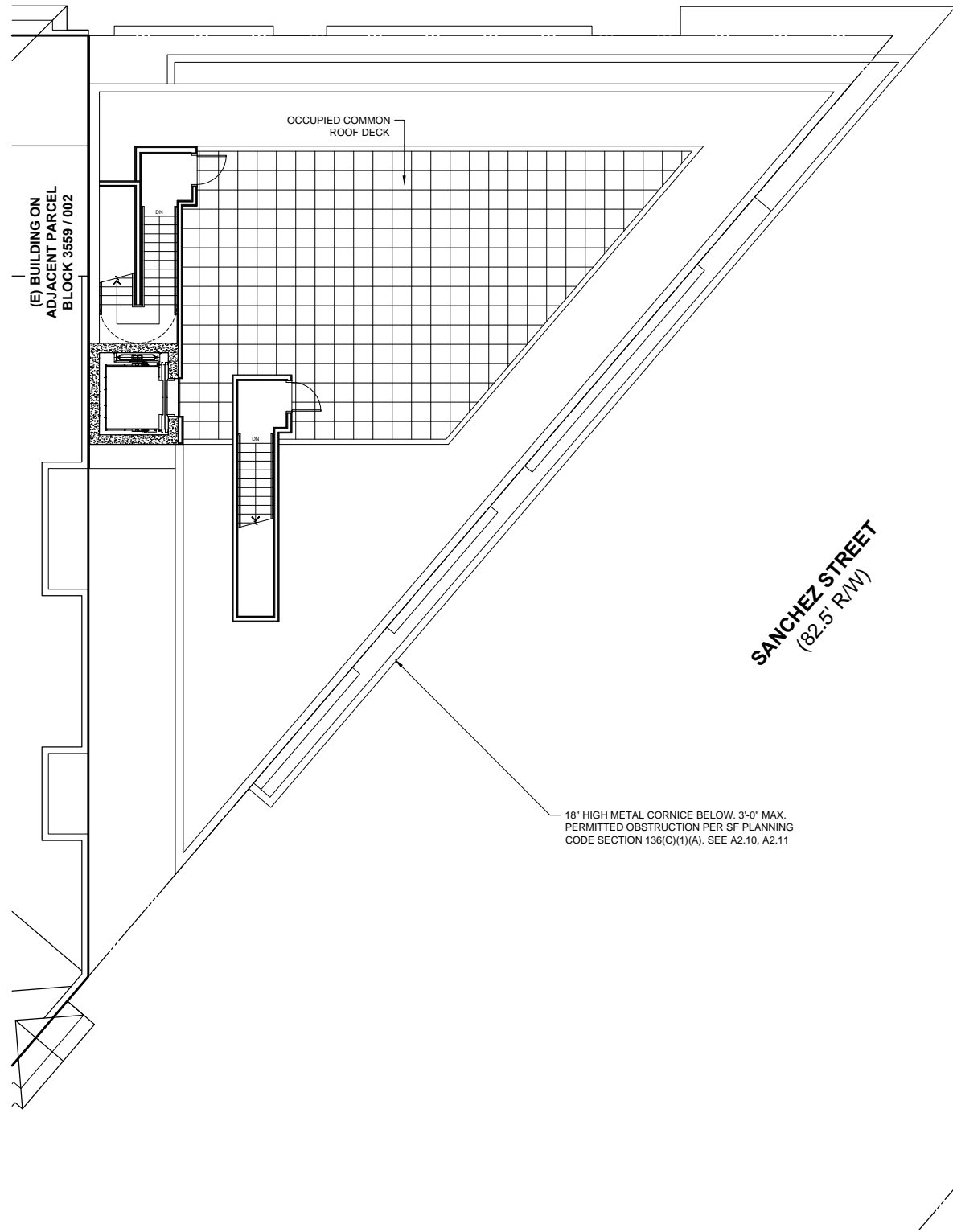
MARKET STREET (120.0' R/W)

NO: DATE: SUBMISSION:

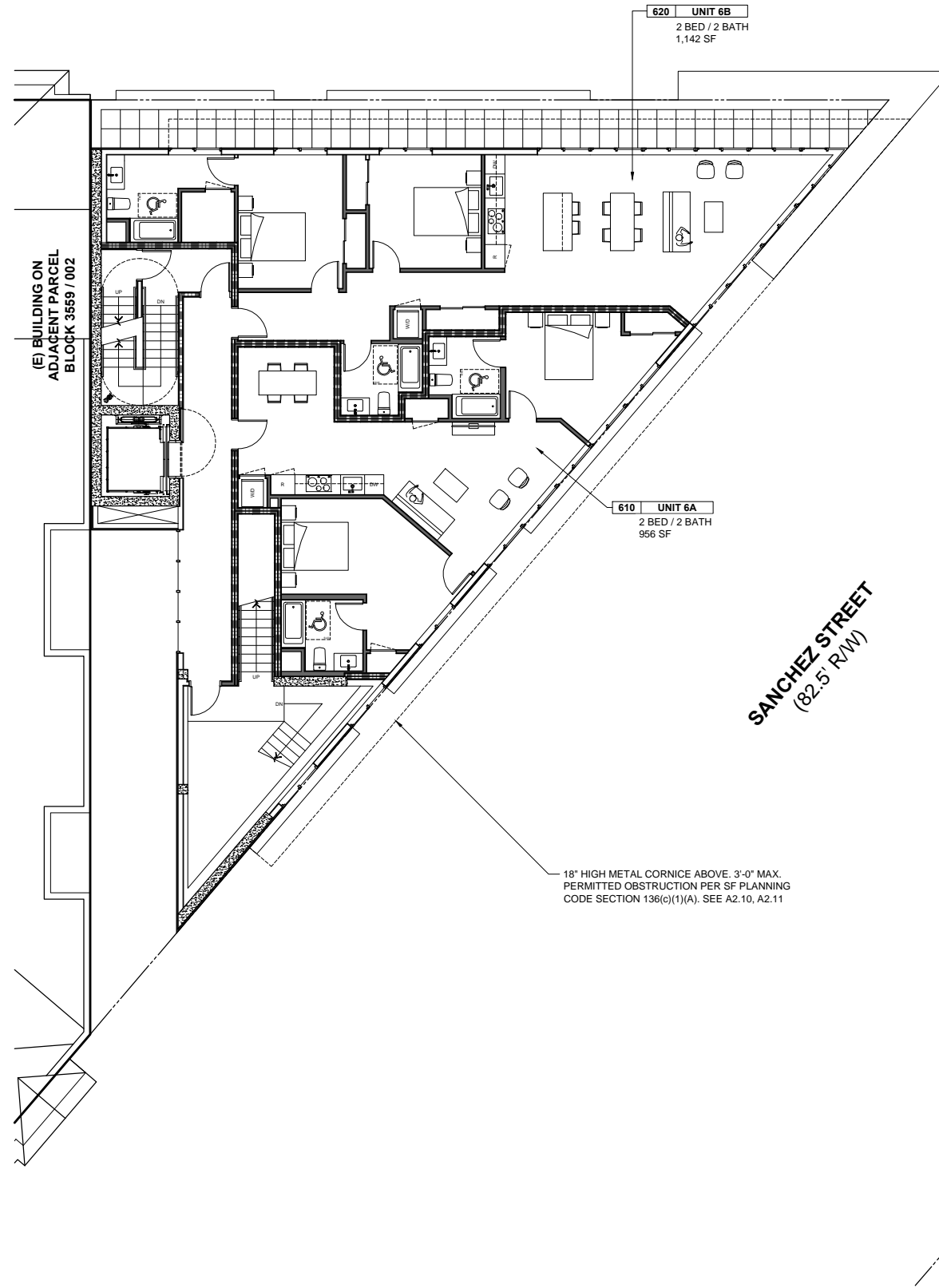
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



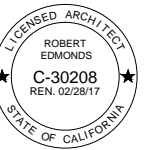
02 (NEW) FLOOR PLAN - ROOF FLOOR LEVEL
SCALE: 1/8" = 1'-0"



01 (NEW) FLOOR PLAN - 6TH FLOOR LEVEL
SCALE: 1/8" = 1'-0"

WALL LEGEND:

-----	WALL TO DEMOLISH
=====	(EXIST.) WALL
=====	(NEW) WALL
-----	1-HR WALL
-----	2-HR WALL



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:

FLOOR PLANS

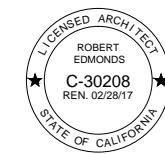
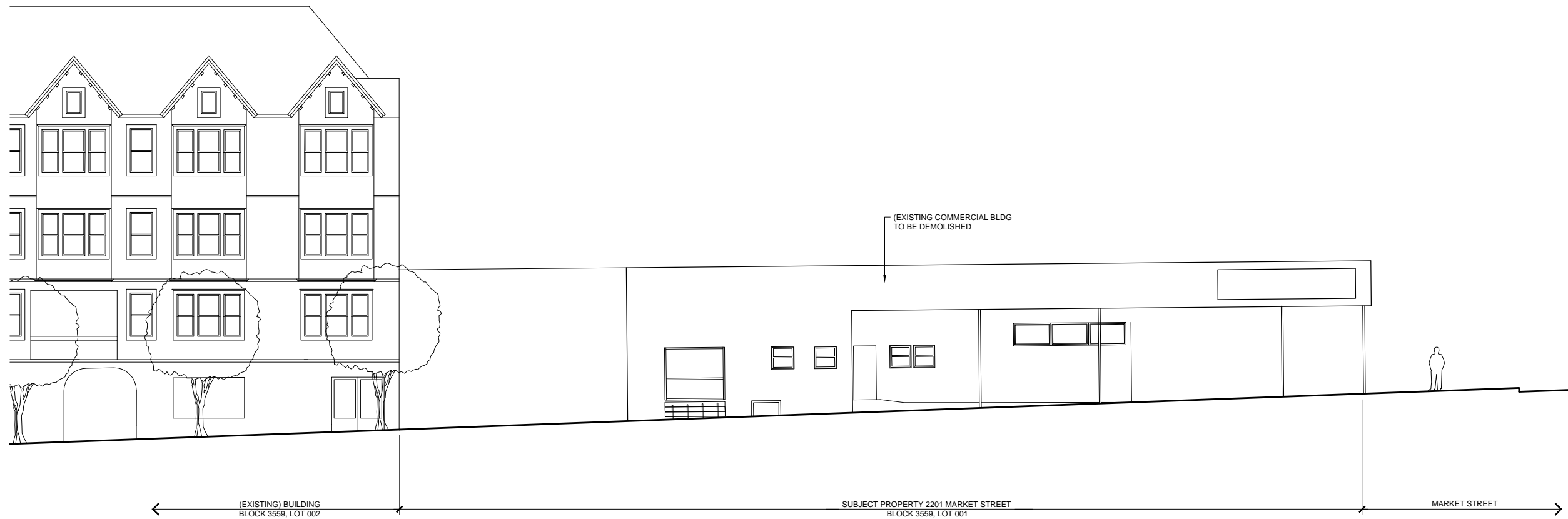
SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	



A1.05

**ISSUED FOR
 NOPDR #1**

EDMONDS + LEE
 ARCHITECTS, INC.
 2401 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com



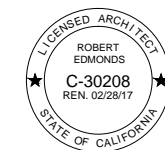
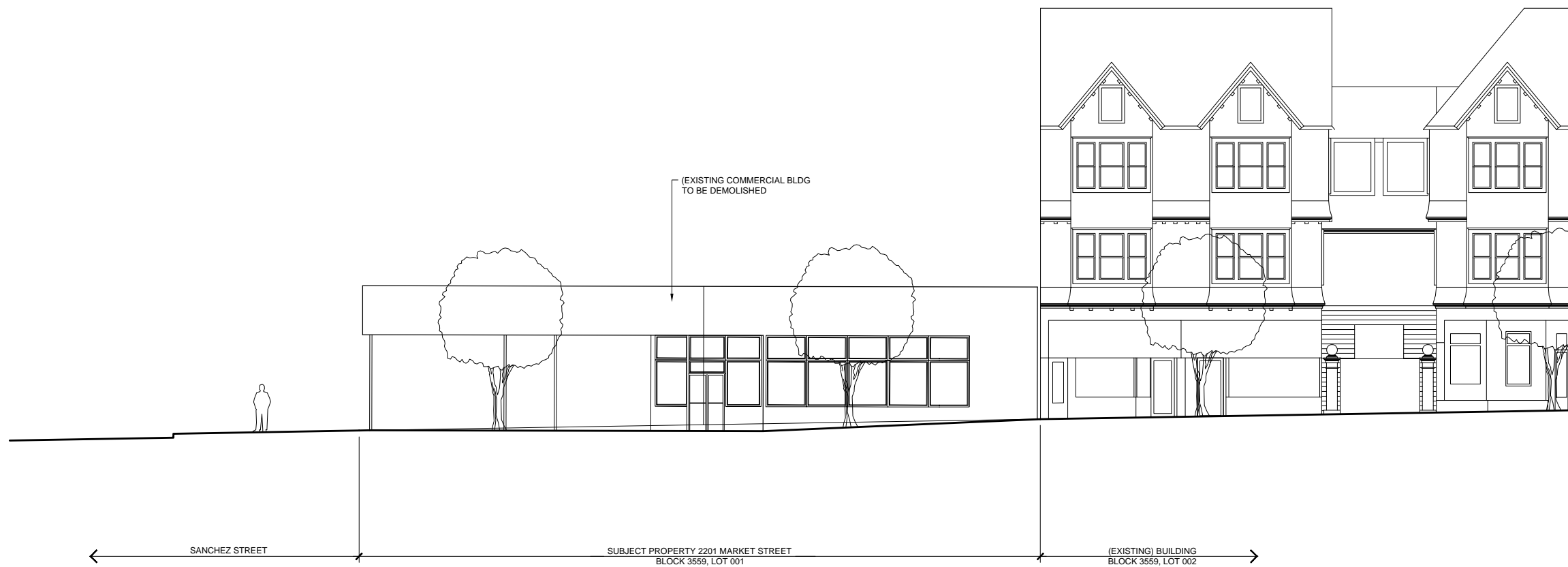
PROJECT:
MARKET ST. MIXED-USE
 2201 MARKET STREET
 SAN FRANCISCO, CA 94114

DRAWING:
**EXTERIOR ELEVATION
 (EXISTING)**

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

**ISSUED FOR
 NOPDR #1**

EDMONDS + LEE
 ARCHITECTS, INC.
 2401 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com



PROJECT:
MARKET ST. MIXED-USE
 2201 MARKET STREET
 SAN FRANCISCO, CA 94114

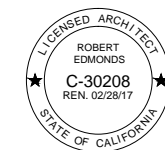
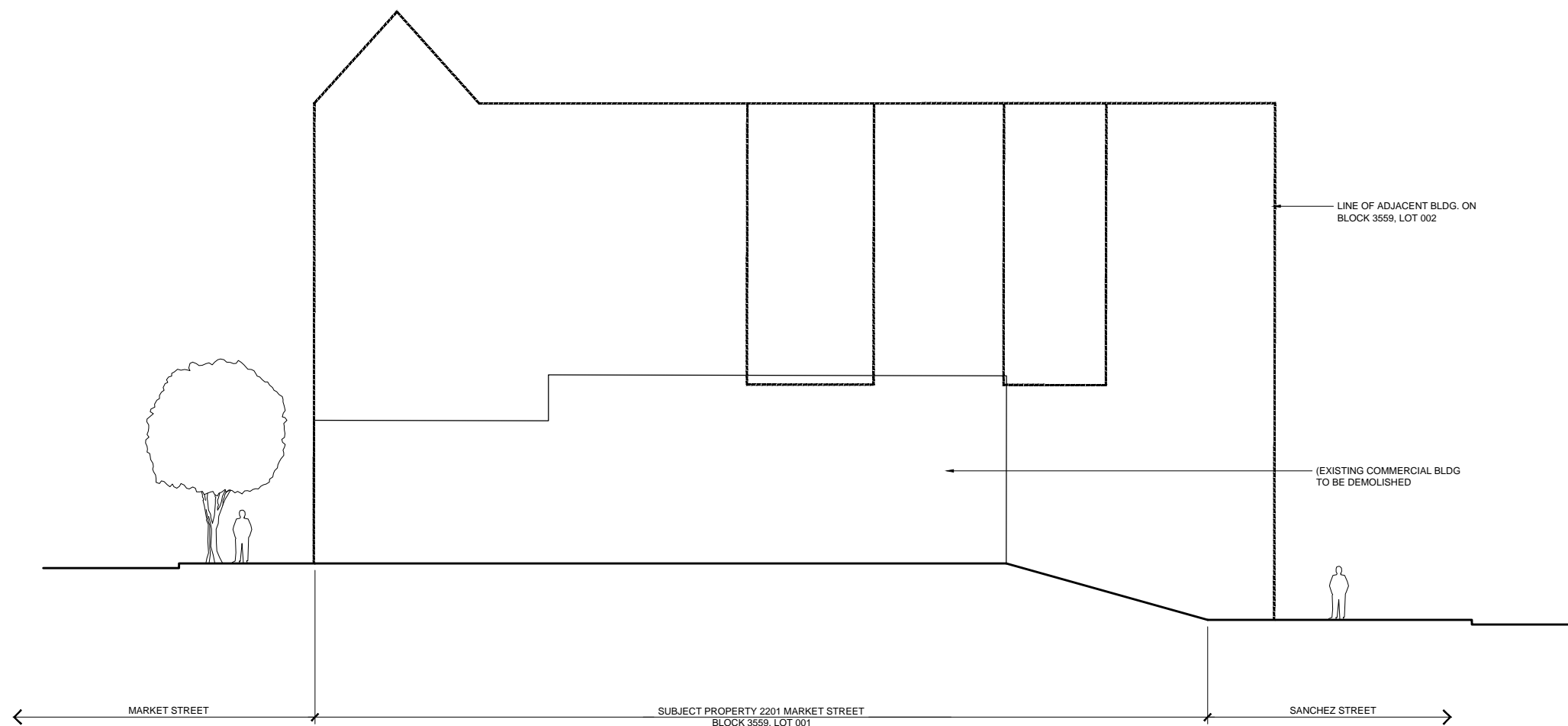
DRAWING:
**EXTERIOR ELEVATION
 (EXISTING)**

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
**EXTERIOR ELEVATION
(EXISTING)**

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

01 SOUTH WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NO:	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
**EXTERIOR ELEVATION
(NEW)**

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

NO:	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



10'-9"	ROOF	184'-0"
9'-9"	6TH FLOOR	+173'-3"
9'-9"	5TH FLOOR	163'-6"
9'-9"	4TH FLOOR	+153'-9"
9'-9"	3RD FLOOR	+144'-0"
9'-9"	2ND FLOOR	+134'-3"
15'-9"	1ST FLOOR (EXIT)	+119'-3"
12'-6"	1ST FLOOR	+118'-6"
	GARAGE	+106'-0"



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
**EXTERIOR ELEVATION
(NEW)**

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

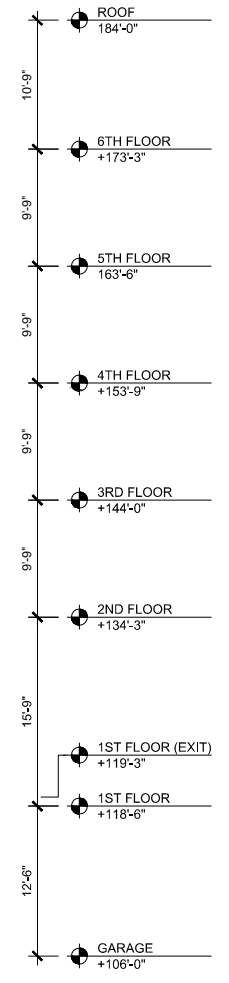
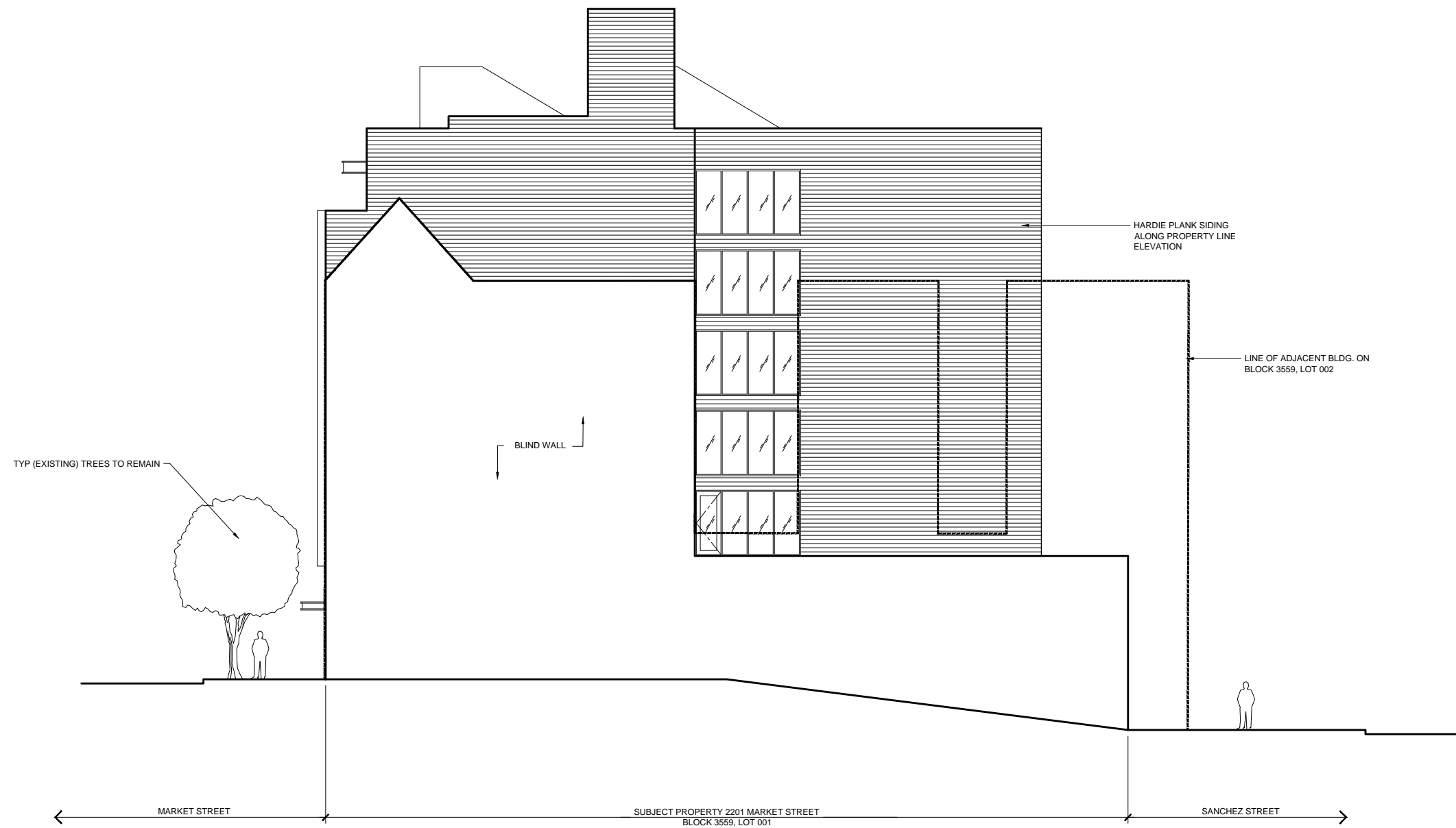
A2.11

01 NORTH WEST EXT. ELEVATION - MARKET ST.
SCALE: 1/8" = 1'-0"

NO.	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

DRAWING:
**EXTERIOR ELEVATION
(NEW)**

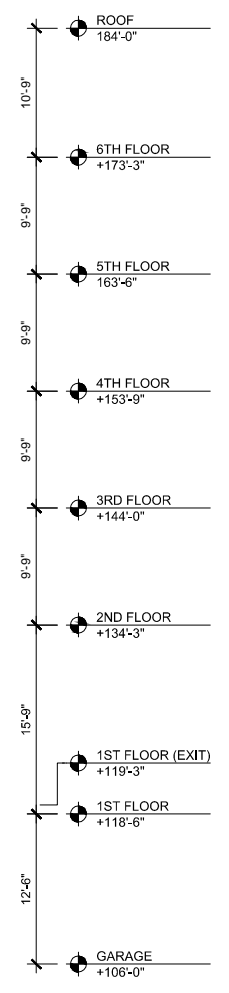
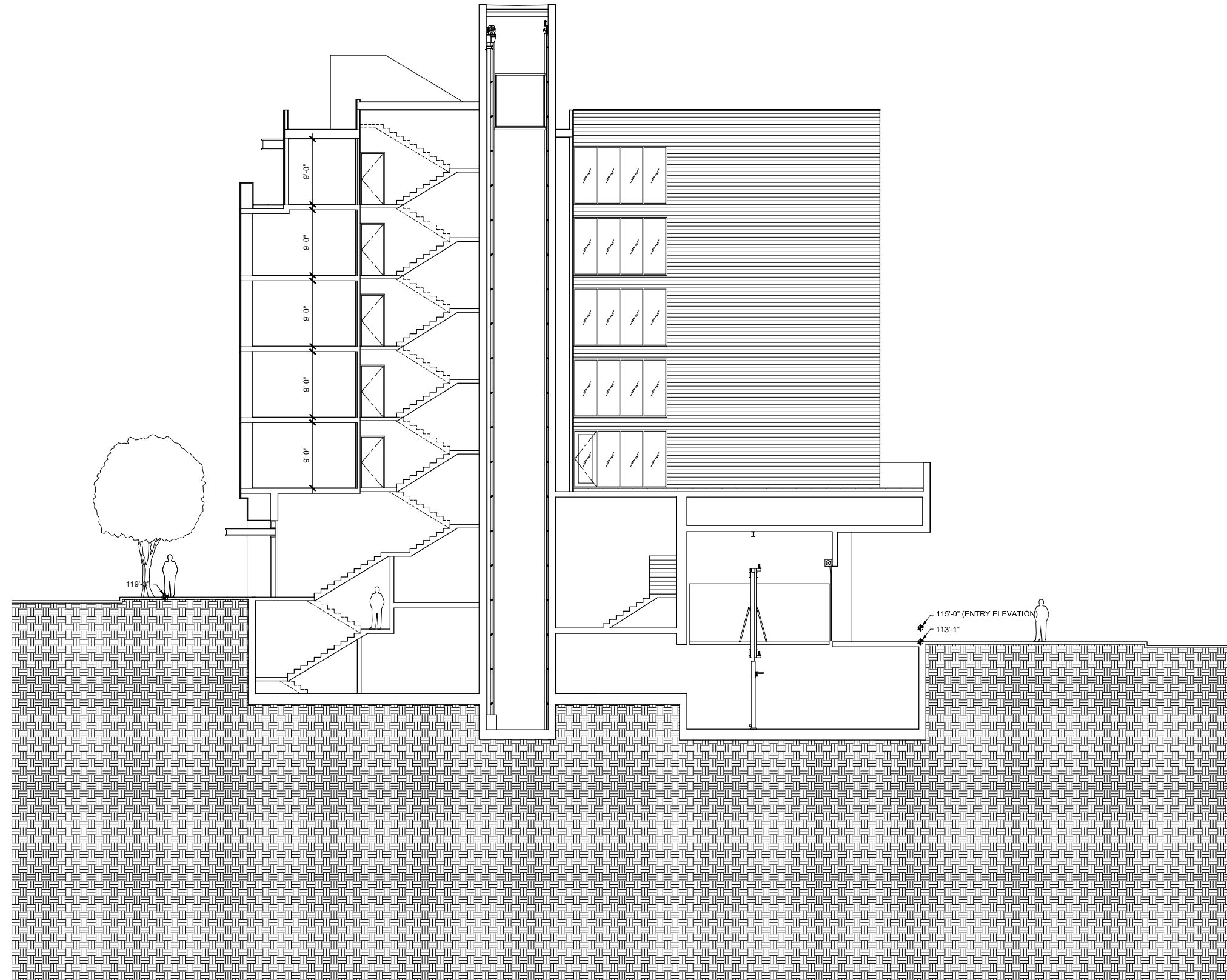
SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.:	2013.10
DRAWN:	
CAD FILE:	

01 SOUTH WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE:	SUBMISSION:
01	09.08.14	SITE PERMIT FILING
02	10.01.15	NOPDR #1
03	02.19.16	NOPDR #1 - REVISED

**ISSUED FOR
NOPDR #1**

EDMONDS + LEE
ARCHITECTS, INC.
2401 Mission St., #503
San Francisco, CA 94110
T 415 . 285 . 1300
www.edmondslee.com



PROJECT:
MARKET ST. MIXED-USE
2201 MARKET STREET
SAN FRANCISCO, CA 94114

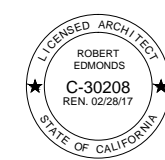
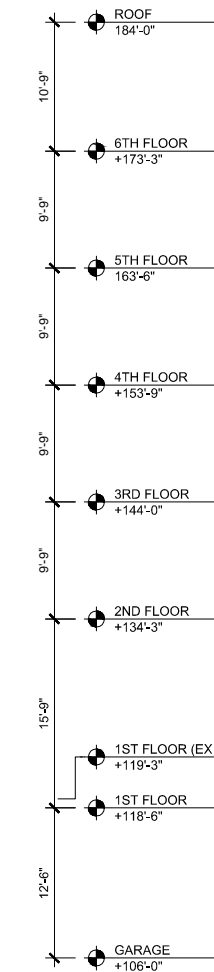
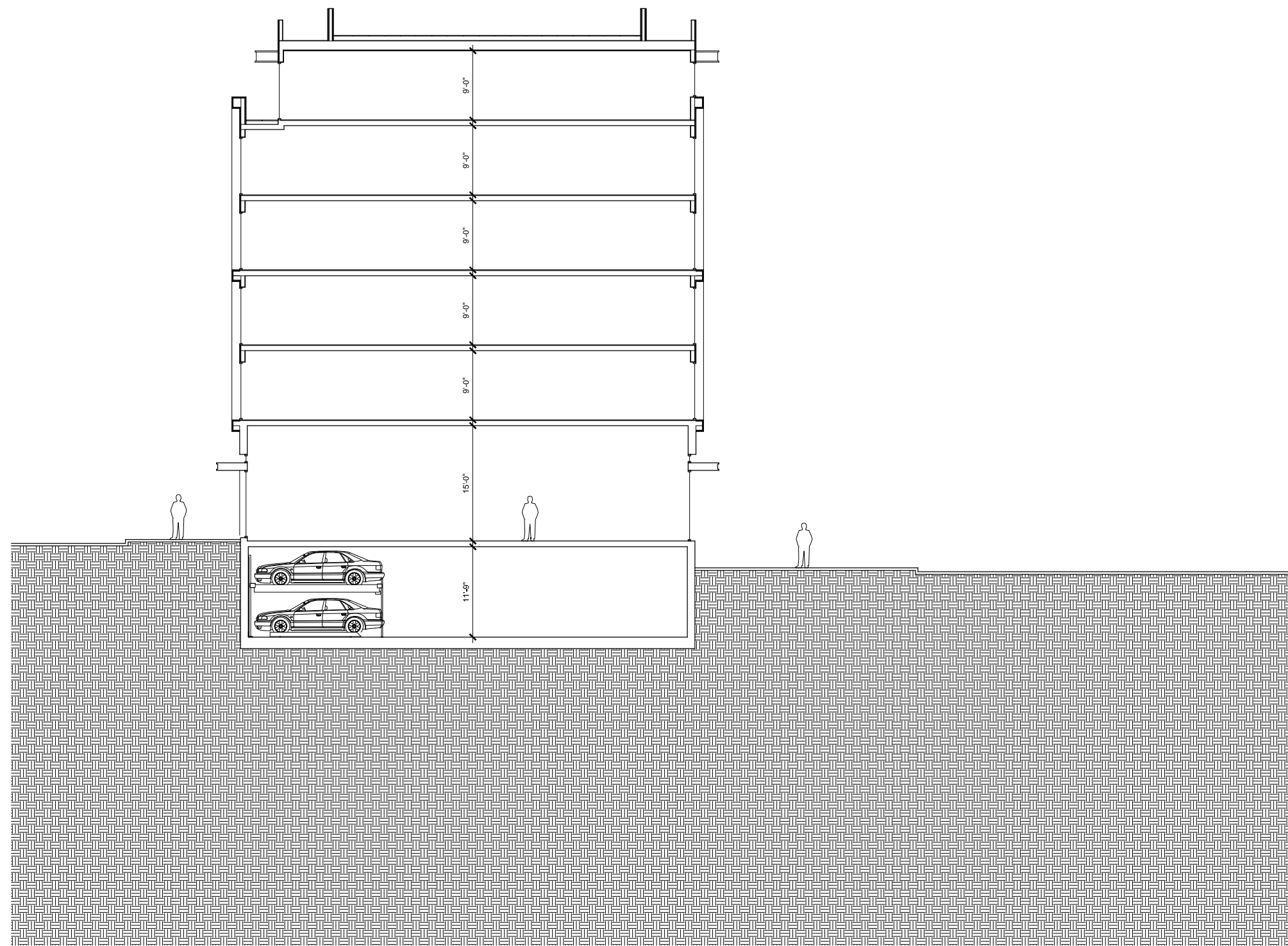
DRAWING:
BUILDING SECTION

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

01 BUILDING SECTION
SCALE: 1/8" = 1'-0"

**ISSUED FOR
 NOPDR #1**

EDMONDS + LEE
 ARCHITECTS, INC.
 2401 Mission St., #503
 San Francisco, CA 94110
 T 415 . 285 . 1300
 www.edmondslee.com



PROJECT:
MARKET ST. MIXED-USE
 2201 MARKET STREET
 SAN FRANCISCO, CA 94114

DRAWING:
BUILDING SECTION

SCALE:	1/8" = 1'-0"
DATE:	FEBRUARY 19, 2016
JOB NO.	2013.10
DRAWN:	
CAD FILE:	

01 BUILDING SECTION
 SCALE: 1/8" = 1'-0"