

ABBREVIATIONS

A.C.-A/C	Asphalt concrete	F.O.C.	Face of concrete
ACOUS.	Acoustical	F.O.FRM'G	Face of framing
ADJ.	Adjacent	F.O.F	Face of finish
ALUM.	Aluminum	F.O.P	Face of plywood
AGG.	Aggregate	F.O.SHT'G.	Face of sheathing
APPROX.	Approximate	GA.	Gauge
ARCH.	Architectural/ Architect	GALV.	Galvanized
B.C.	Bottom of conc./ curb	G.B.	Grab bar
BLDG.	Building	GL.	Glass
B.O.	Bottom of	GS.M.	Galvanized sheet metal
BLK.	Blocking/ block	GYP.	Gypsum
BM.	Beam	H.B.	Hose bid
BTWN.	Between	H.C.	Handicapped
B.U.R.	Built-up roof	HDWE.	Hardware
B.W.	Bottom of wall	H.M.	Hollow metal
CAB.	Cabinet	HORIZ.	Horizontal
C.B.	Catch basin	H.P.	High point
CEM.	Cement	HT.	Height
C.L.	Centerline	I.D.	Inside diameter
CLG.	Ceiling	JAN.	Janitor
CMU.	Concrete masonry unit	JT.	Joint
CNTL. JT.	Control joint	LAM.	Laminate
C.O.	Cleanout	L.ARCH.	Landscape architect
COL.	Column	LAV.	Lavatory
CONC.	Concrete	LB.	Pound
CONT.	Continuous	LT.	Light
CTR.	Center	MAX.	Maximum
DEMO.	Demolition	MECH.	Mechanical
D.F.	Drinking fountain	MFR.	Manufacturer
DIA.	Diameter	MIN.	Minimum
DIM.	Dimensions	MISC.	Miscellaneous
DISP.	Dispenser	MTD.	Mounted
DN.	Down	MTL.	Metal
DWGS.	Drawings	N.	North
(E)	Existing	(N)	New
EA.	Each	N.I.C.	Not in contract
ELEC.	Electrical	NOM.	Nominal
ELEV.	Elevation	N.T.S.	Not to scale
EQ.	Equal	O.C.	On center
e	Equal	O.D.	Outside diameter
EQUIP.	Equipment	OPNG.	opening
EX.	Existing	OPP.	opposite
EXP.	Expansion	OPP.HD.	Opposite hand
EXT.	Exterior	OZ.	Ounce
F.D.	Floor drain	PERF.	Perforated
FDN.	Foundation	PL.	Plastic
F.F.	Finished Floor	P/L	Property line
FIN.	Finish	PLAS	Plaster
FL.	Floor	PLYWD.	Plywood
FLR.	Floor	PR.	Pair
FNDN.	Foundation		

SYMBOLS

	Reference Point
	Wall, floor and roof type
	Door number (for door schedule)
	Window number (for window schedule)
	Window number - obscured glass
	Detail number
	Sheet location
	Section number
	Sheet location
	Interior elevation number
	Specific wall
	Sheet location
	Sheet note designation and number
	Room number (for finish schedule)
	Existing Sprinkler: Pendant Concealed
	Existing Sprinkler: Pendant Semi-recessed
	Existing Sprinkler: Sidewall

SYMBOLS CONTINUED

	Existing Sprinkler: Upright with Riser
	Existing Sprinkler: Pendant
	Existing Sprinkler: Pendant Online
	Existing Sprinkler: Line
	Below Market Rate
	Property Line
	Handicap Accessible

DIRECTORY

OWNER		
ARCHITECT	NATOMA ARCHITECTS 1022 NATOMA STREET #3 SAN FRANCISCO, CA 94103 t: 415.626.8977 X 112 f: 415.626.8978 NKaye@saitowitz.com	NEIL KAYE

SHEET INDEX

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A1.2	LEVEL 2 PLAN	1/4"=1'-0"
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A1.4	LEVEL 4 PLAN	1/4"=1'-0"
A1.5	LEVEL 5 PLAN	1/4"=1'-0"
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A1.7	ROOF LEVEL PLAN	1/4"=1'-0"
A2.1	BUILDING SECTION	1/4"=1'-0"
A2.2	BUILDING SECTION	1/4"=1'-0"
A2.3	BUILDING SECTION	1/4"=1'-0"
A3.1	ELEVATION	1/4"=1'-0"
A3.2	ELEVATION	1/4"=1'-0"
A3.3	ELEVATION	1/4"=1'-0"
A3.4	ELEVATION	1/4"=1'-0"
D0.1	DEMOLITION PLAN	1/4"=1'-0"
1	SURVEY	1" = 8'-0"

PROJECT DATA

PROJECT SITE 603 TENNESSEE ST., SAN FRANCISCO, CA 94107
 CROSS STREET MARIPOSA ST.
 NEIGHBORHOOD POTRERO HILL
 BLOCK/LOT 3995 / 015
 PARCEL SIZE 6,200 SQ.FT
 ZONING UMU
 HEIGHT 58-X
 CONSTRUCTION TYPE III
 PRESERVATION B-POTENTIAL HISTORIC RESOURCE

PROJECT DESCRIPTION DEMOLISH EXISTING TWO-STORY BUILDING. CONSTRUCT A 6-STORY, 58 FOOT TALL MIXED-USE BUILDING, CONSISTING OF GROUND FLOOR PDR / ARTS SPACEE, AND AT GRADE 17 CAR PARKING GARAGE. THERE WILL BE 24 DWELLING UNITS LOCATED ON 5 STORIES ABOVE THE GROUND FLOOR. TOTAL FAR IS 24,142 SF. THE PROJECT PROPOSES 1,060 SF PDR.

FLOOR AREA	PROGRAM	AREA
LEVEL 1	PARKING	2,260 SF
	ART STUDIO	1,060 SF
	LOBBY	320 SF
SUB TOTAL		3,640 SF
LEVEL 2	RESIDENTIAL	3,212 SF
LEVEL 3-6	RESIDENTIAL	4,107 SF (PER FLOOR)
RESIDENTIAL GROSS		20,503 SF
TOTAL GROSS SF		24,143 SF

DWELLINGS	# OF UNITS	AVG SF	TOTAL SF
BMR	2 (8%)	467	934
1 BEDROOM	7 (29%)	535	3,743
2 BEDROOM	14 (58%)	989	13,846
3 BEDROOM	1 (5%)	1,230	1,230
TOTAL NET	24 UNITS		19,753 SF

TDM THE PROJECT WILL VOLUNTARILY MEET ITS TDM TARGET OF 13 POINTS

PARKING 16 STALLS + 1 HC STALL = 17 TOTAL

AREA	NUMBER	FACTOR	REQ. NUMBER
FOR>1,000 SF	11	0.73	11
FOR<1,000 SF	6	0.67	6
TOTAL	17		17

BIKE PARKING 36 CLASS I BIKE STALLS, 4 CLASS II BIKE STALLS

REAR YARD 25 % REQUIRED (SEE A0.5A DIAGRAM)

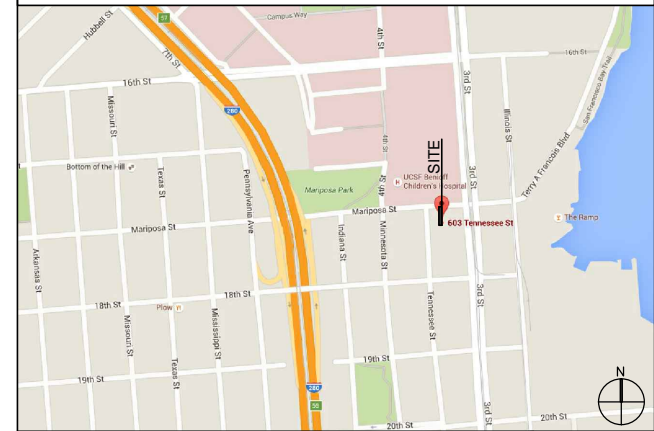
	AREA
CENTRAL COURT 1	147
CENTRAL COURT 2	147
REAR YARD	1,240
TOTAL	1,534 (=25%)

OPEN SPACE REQUIRED RESIDENTIAL: 80 SF PER UNIT.
 PROPOSED: FOUR UNITS WILL HAVE A PRIVATE DECK (4X56 SF = 216 SF REQUIRED). 300 SF X 4 = 1,200 SF > 216 SF REQUIRED. THEN, OK.

20 UNITS WILL SHARE A COMMON AREA (20X80 SF=1,600 SF REQUIRED). ROOF DECK OF 1,600SF IS PROVIDED. THEN, OK.

CODES USED 2013 CALIFORNIA BUILDING CODE, 2013 SF MUNICIPAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA FIRE CODE, 2013 NFPA 72 (FIRE ALARMS), 2013 NFPA 13 / 13R (SPRINKLERS), CALIFORNIA GOVERNMENT CODE

LOCATION MAP



PROJECT RENDERING



ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T: 415.759.4298

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T: 415.626.8977 F: 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

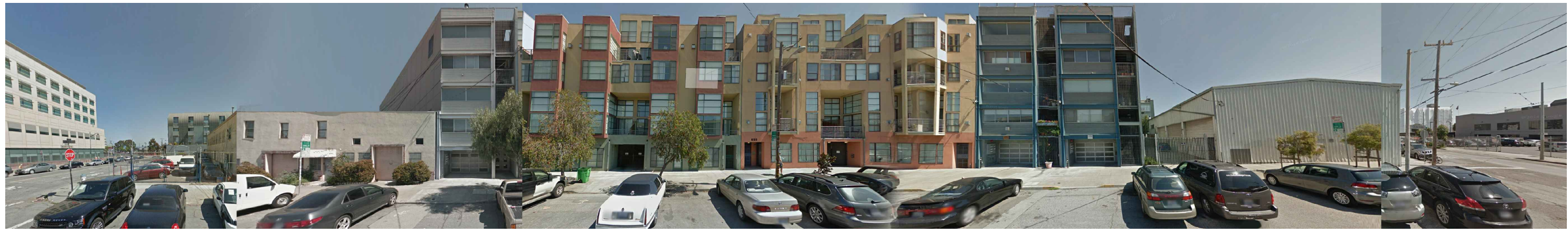
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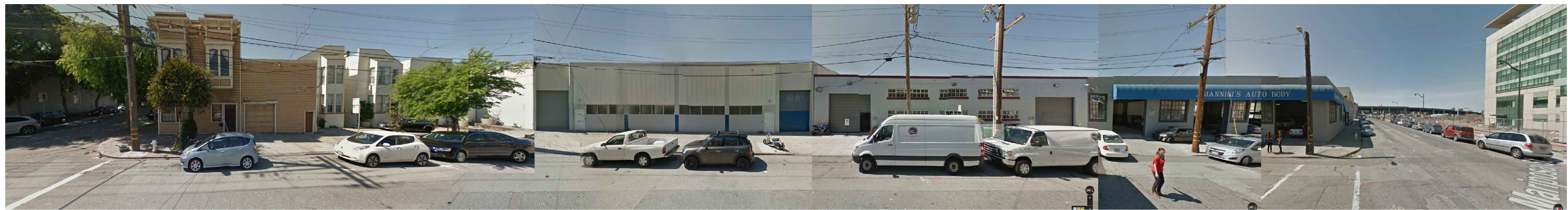
ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T 415.759.6298

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T 415.626.8977 F 415.626.8978



TENNESSEE STREET SITE ELEVATION 1



FACING TENNESSEE STREET SITE ELEVATION 2

603 TENNESSEE ST
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STREET ELEVATION

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ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T 415.759.6268

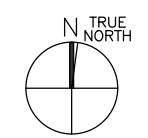
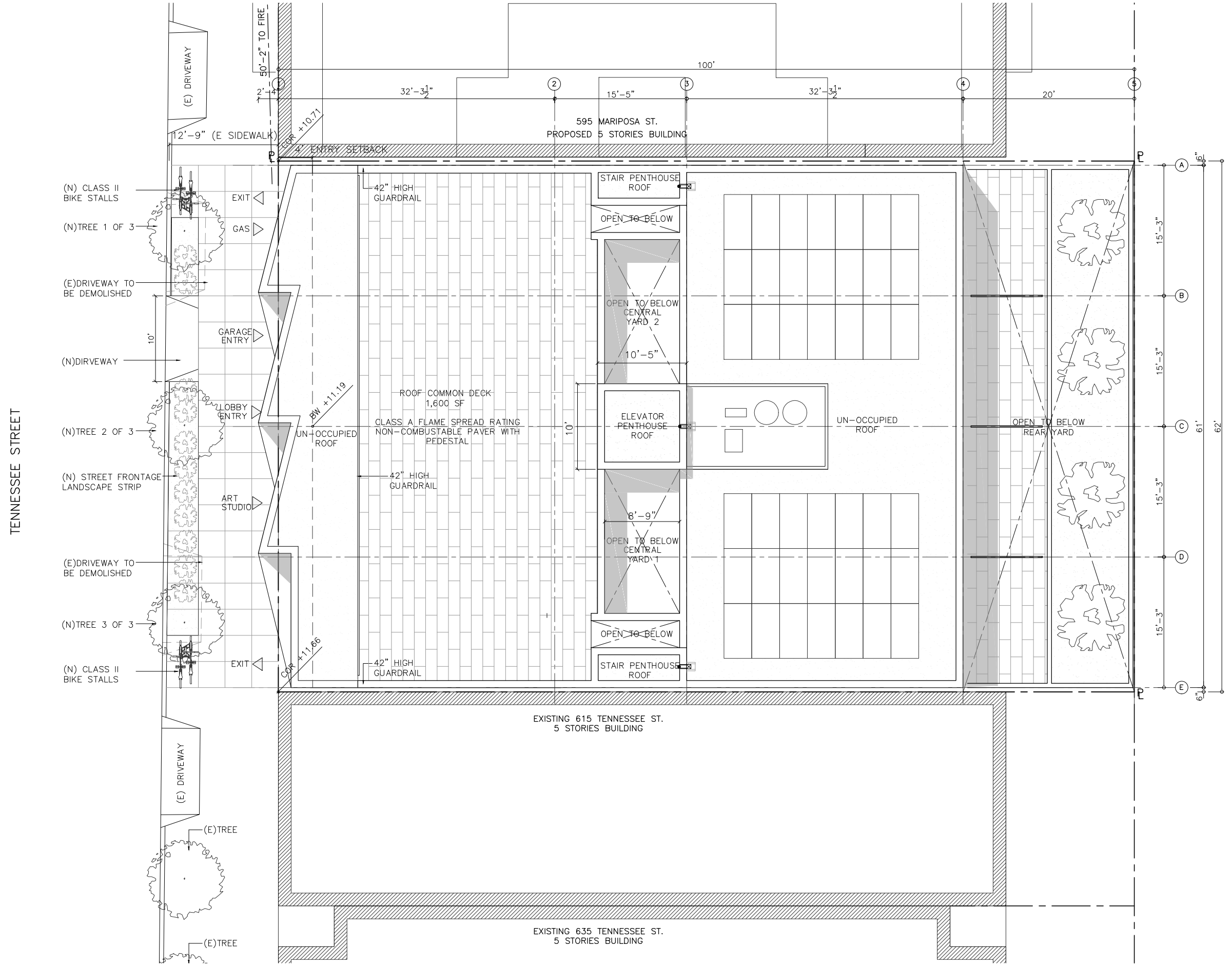
ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T 415.626.8977 F 415.626.8978

603 TENNESSEE ST
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PERSPECTIVE

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ISSUANCE

OWNER
SOL PROPERTIES, LLC
650 FLORIDA ST
SAN FRANCISCO, CA 94110
T 415.759.4268

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.426.8977 F 415.426.8978

603 TENNESSEE ST
BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

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SITE PLAN PROPOSED

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Date 01-05-17

Scale 3/16"=1'-0"

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SITE PLAN - PROPOSED

1

ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T: 415.759.6298

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T: 415.626.8977 F: 415.626.8978

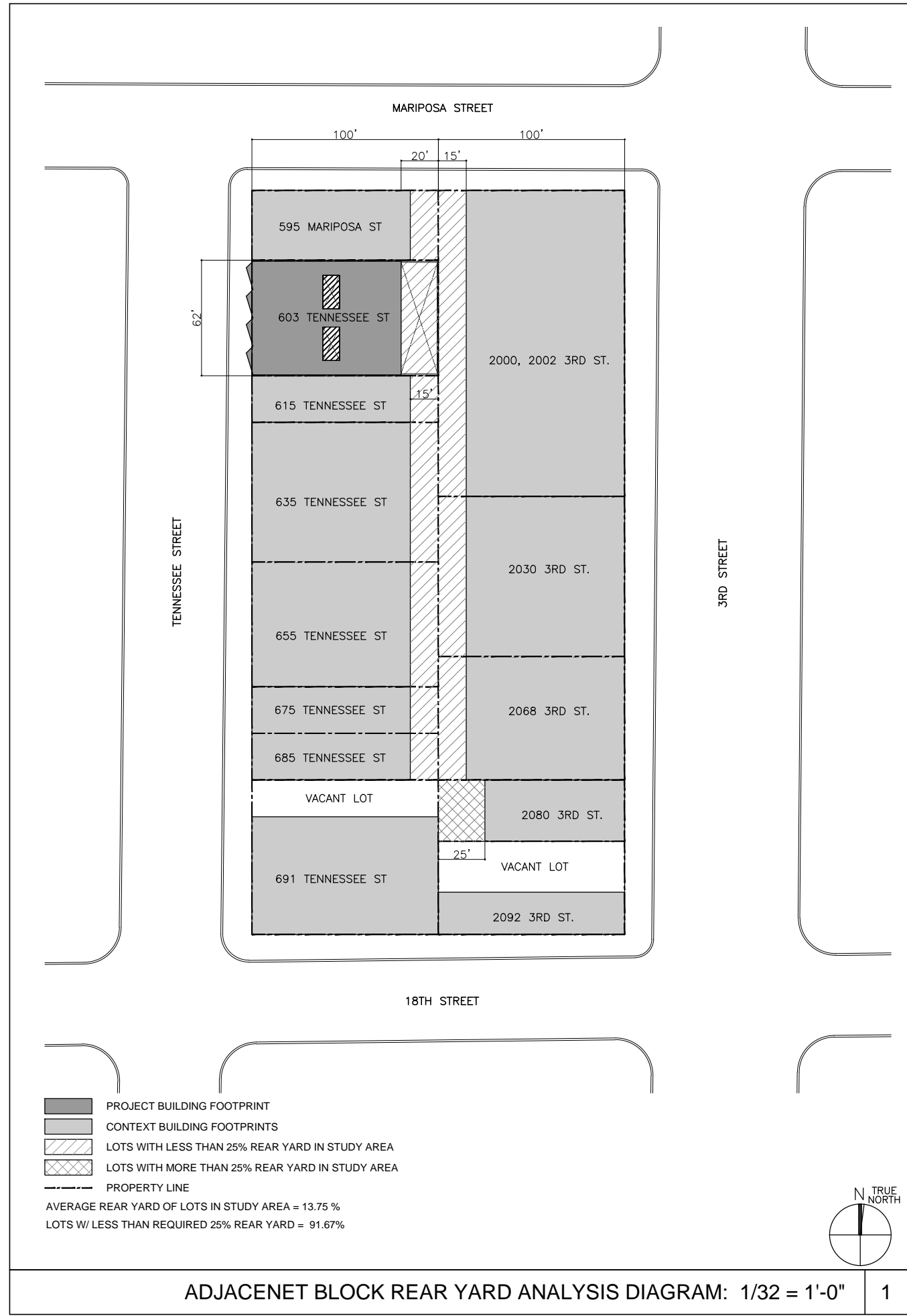
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BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

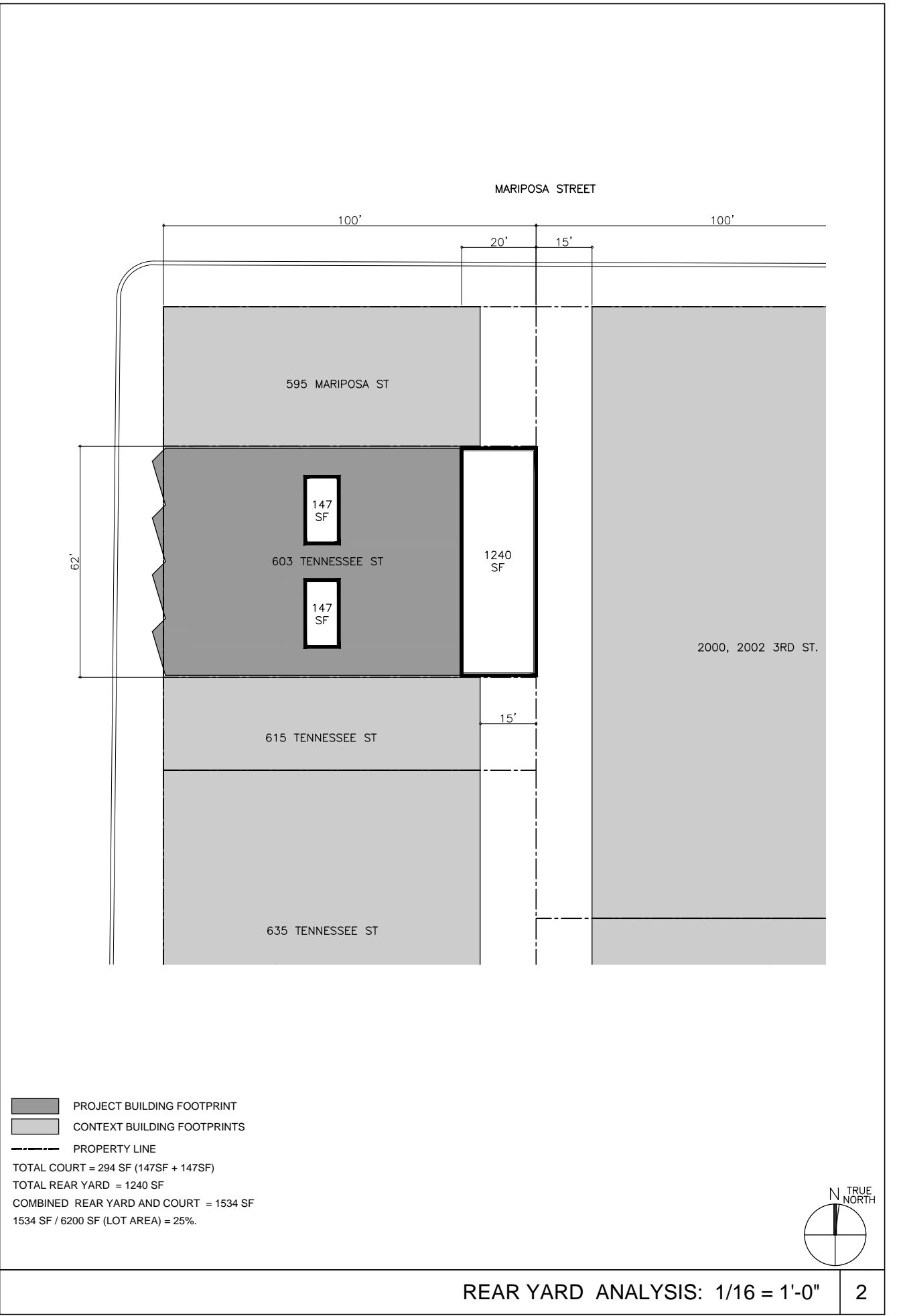
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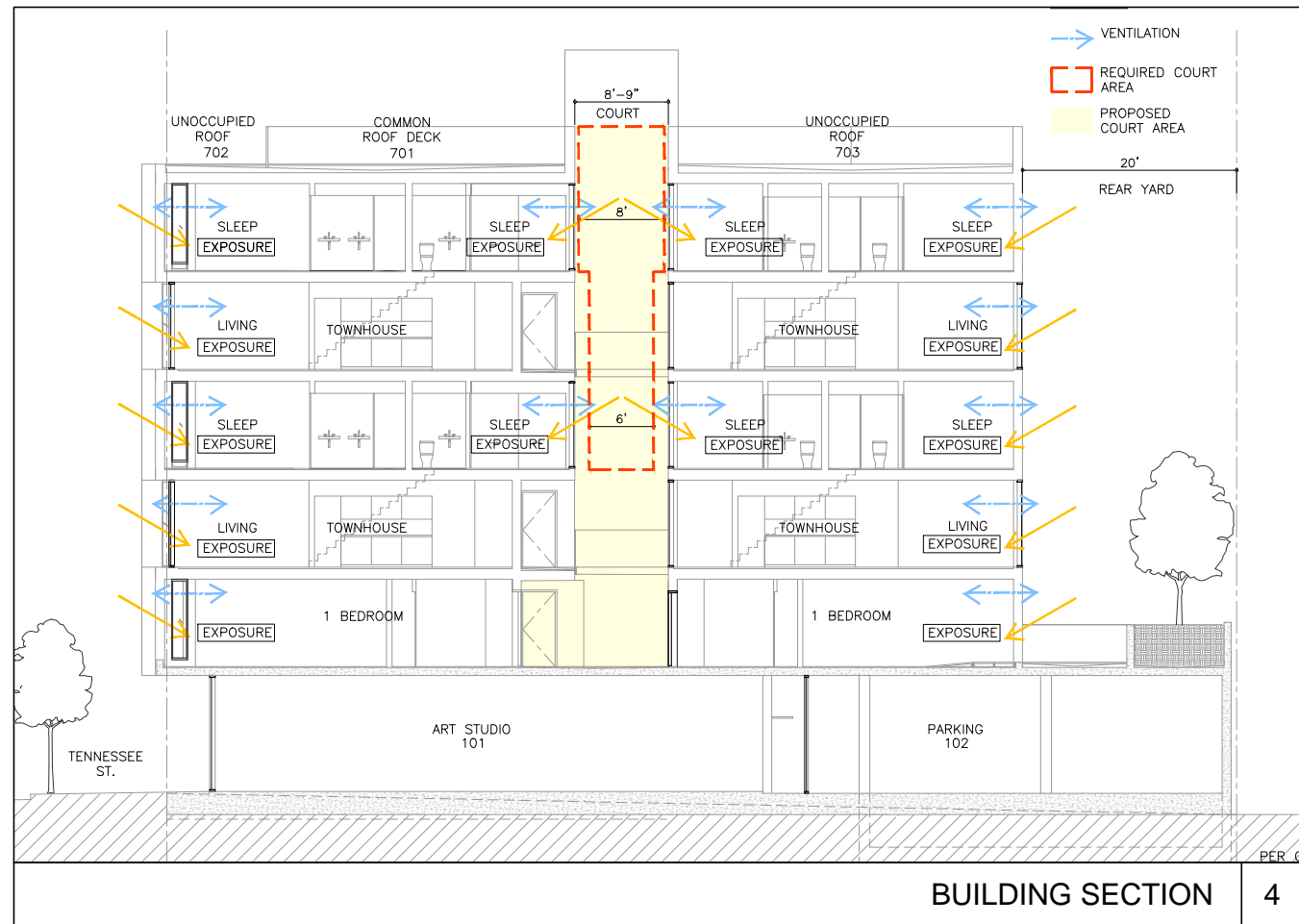
A0.5A



PROJECT BUILDING FOOTPRINT
 CONTEXT BUILDING FOOTPRINTS
 LOTS WITH LESS THAN 25% REAR YARD IN STUDY AREA
 LOTS WITH MORE THAN 25% REAR YARD IN STUDY AREA
 PROPERTY LINE
 AVERAGE REAR YARD OF LOTS IN STUDY AREA = 13.75 %
 LOTS W/ LESS THAN REQUIRED 25% REAR YARD = 91.67%

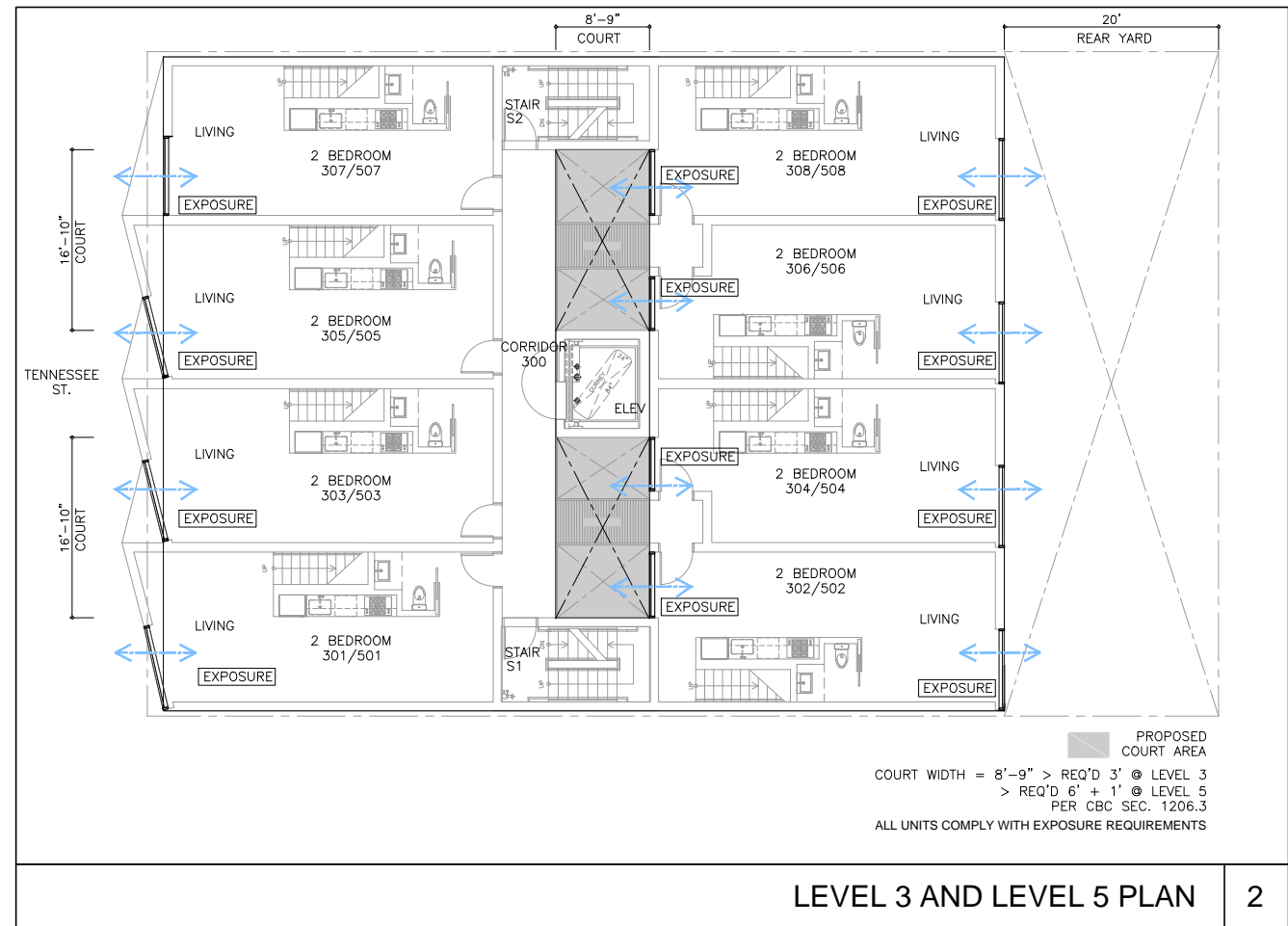


PROJECT BUILDING FOOTPRINT
 CONTEXT BUILDING FOOTPRINTS
 PROPERTY LINE
 TOTAL COURT = 294 SF (147SF + 147SF)
 TOTAL REAR YARD = 1240 SF
 COMBINED REAR YARD AND COURT = 1534 SF
 1534 SF / 6200 SF (LOT AREA) = 25%.



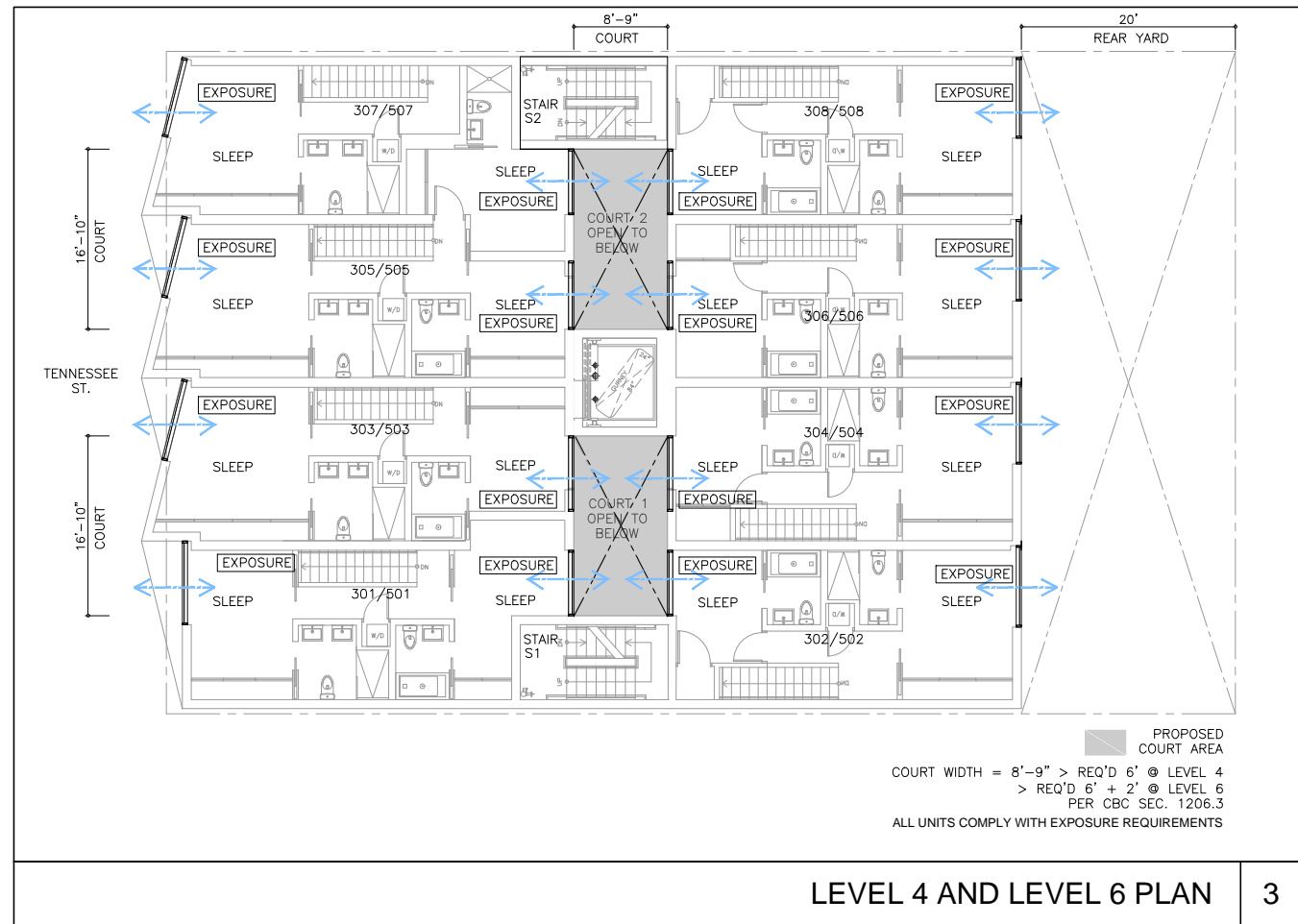
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4



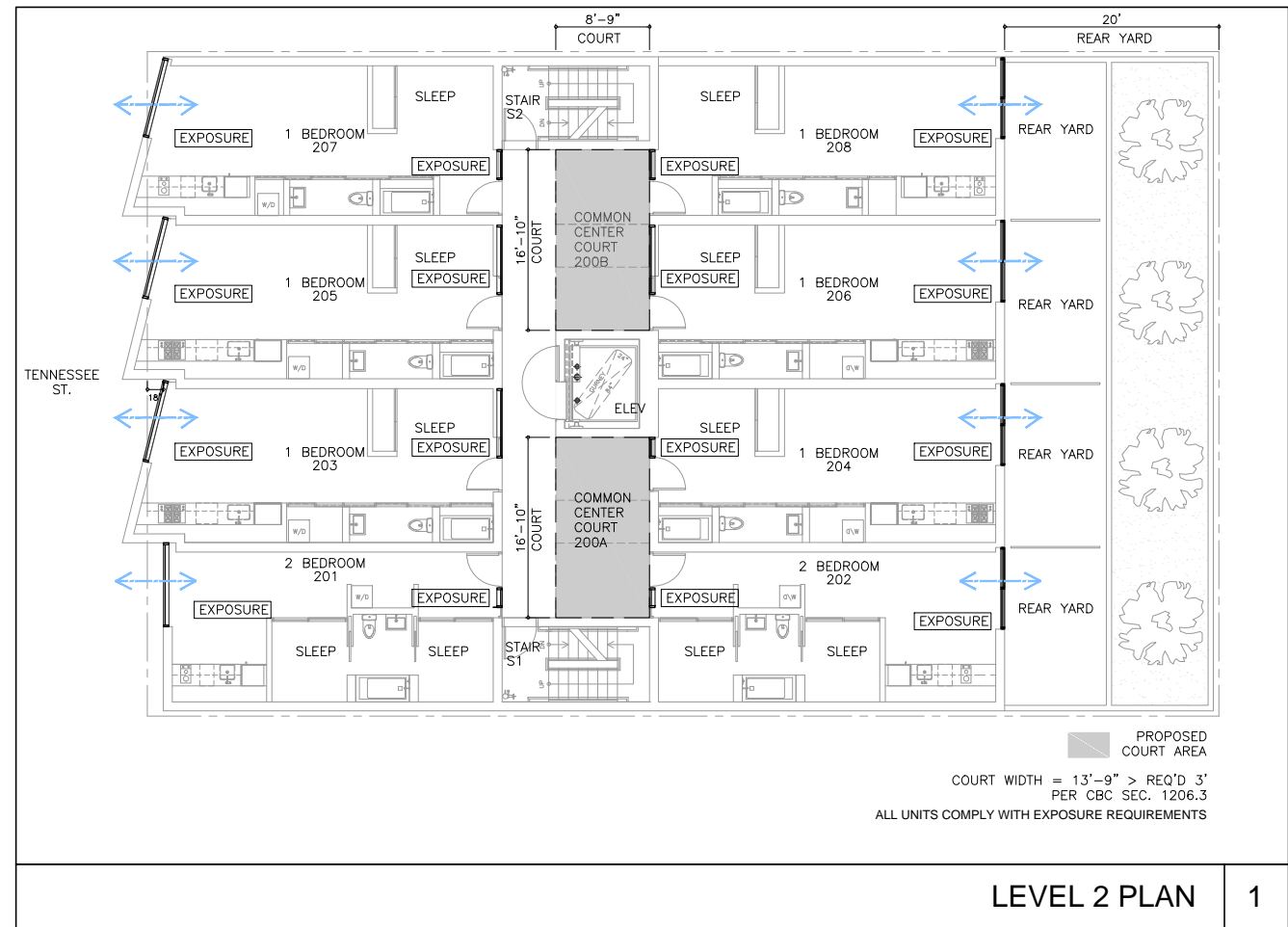
LEVEL 3 AND LEVEL 5 PLAN

2



LEVEL 4 AND LEVEL 6 PLAN

3



LEVEL 2 PLAN

1

ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T. 415.759.4208

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:	EXPOSURE ANALYSIS
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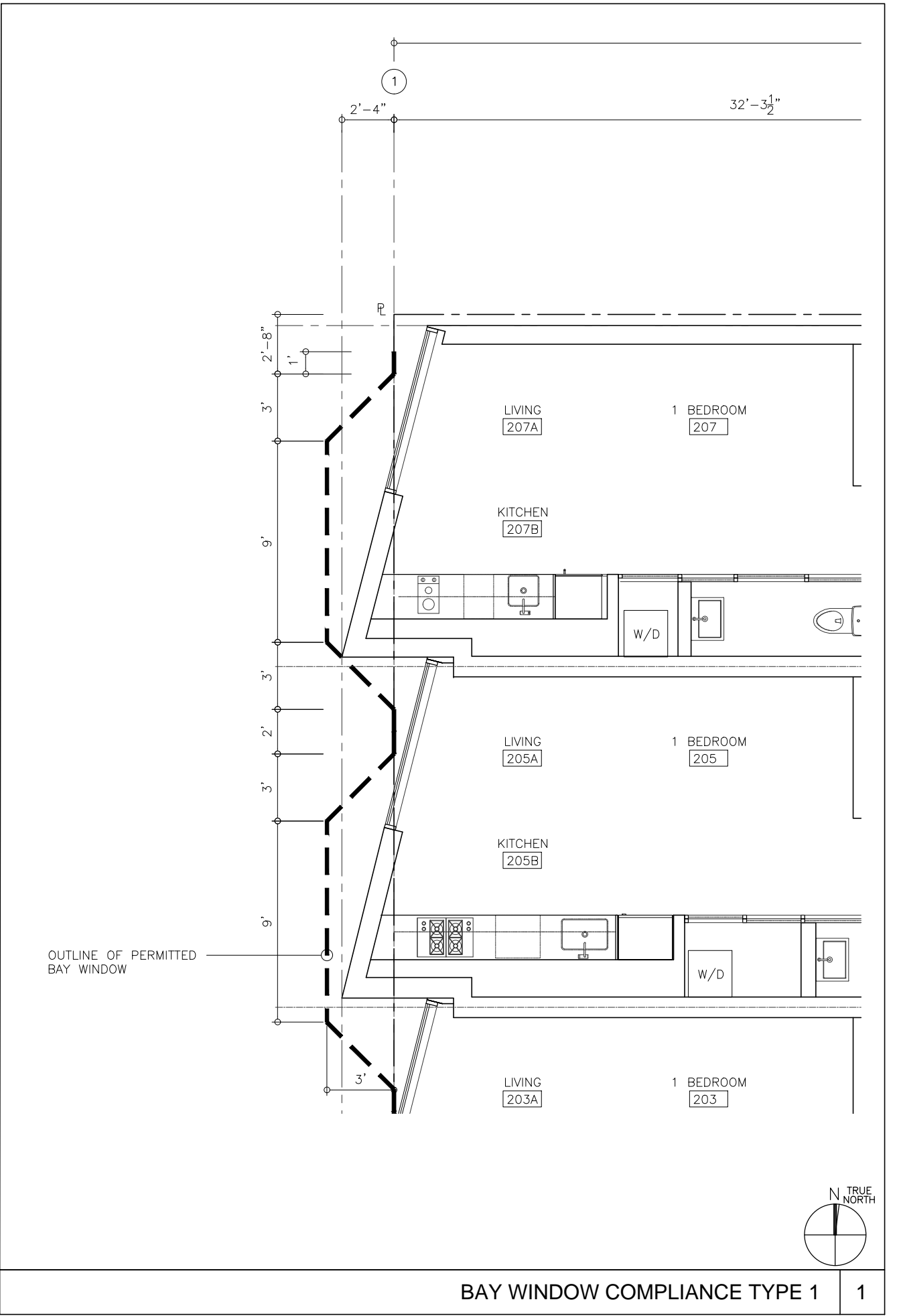
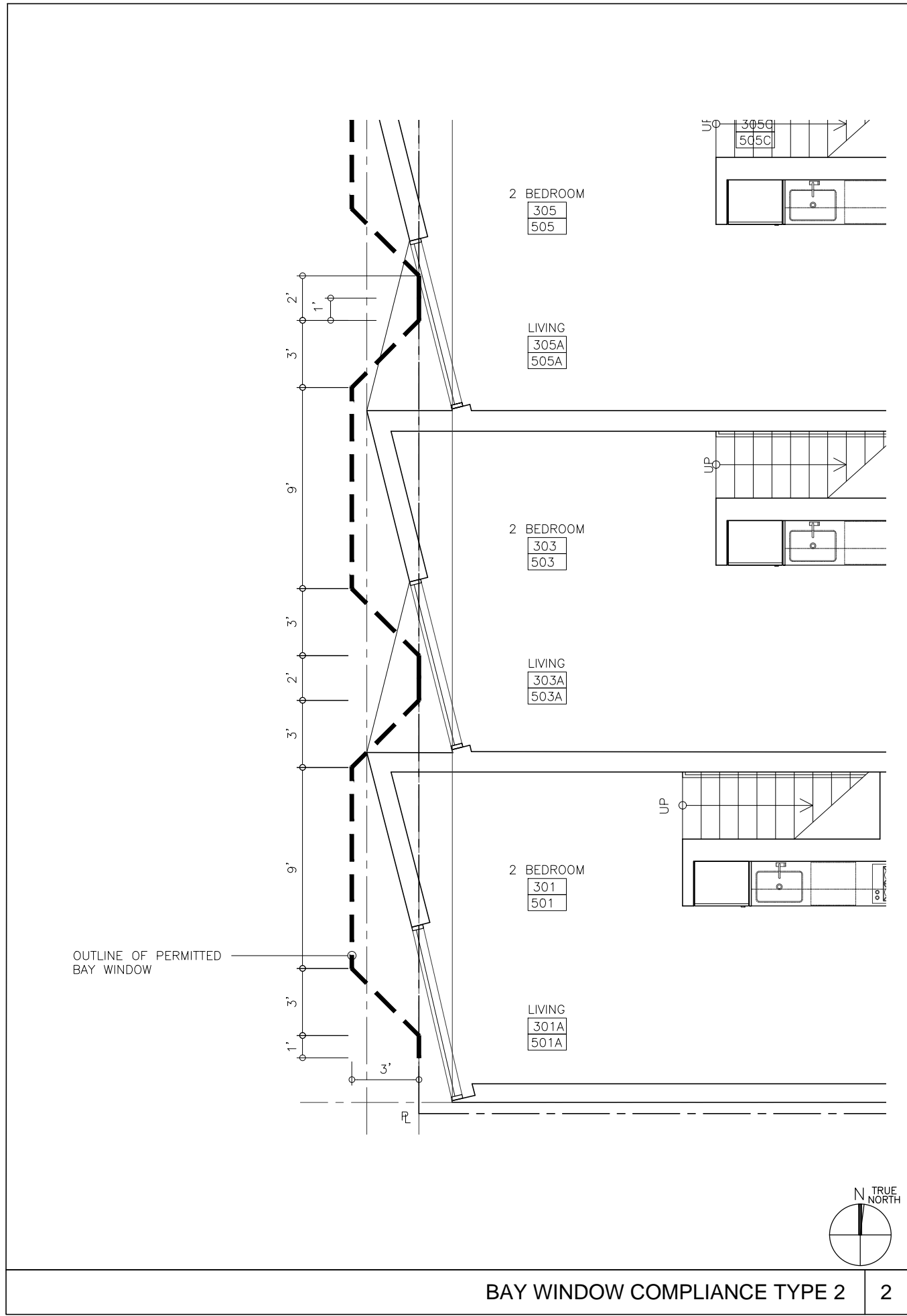
OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T: 415.759.6298

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T: 415.626.8977 F: 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
BAY WINDOW COMPLIANCE

SET	PLANNING REVISION
Date	01-05-17
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Green Building: Site Permit Checklist

BASIC INFORMATION:

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

Project Name 603 TENNESSEE	Block/Lot 3995 / 015	Address 603 TENNESSEE ST
Gross Building Area 24,143 SQ. FT.	Primary Occupancy R2	Design Professional/Applicant: Sign & Date
# of Dwelling Units 24	Height to highest occupied floor 58	Number of occupied floors 6

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. **Attachment C3, C4, or C5 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 such tools are strongly recommended to be used.

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. This form is a summary; see San Francisco Building Code Chapter 13C 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.)	X
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
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 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-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.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential 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	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	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 an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), 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	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
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 SS4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	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. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	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	n/r
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
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 SS4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
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.	●	●
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. (13C.5.303.2)	●	●
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. (13C.5.410.2) 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 (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
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. (13C.5.504.4.3)	●	●
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 AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% 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. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
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 an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

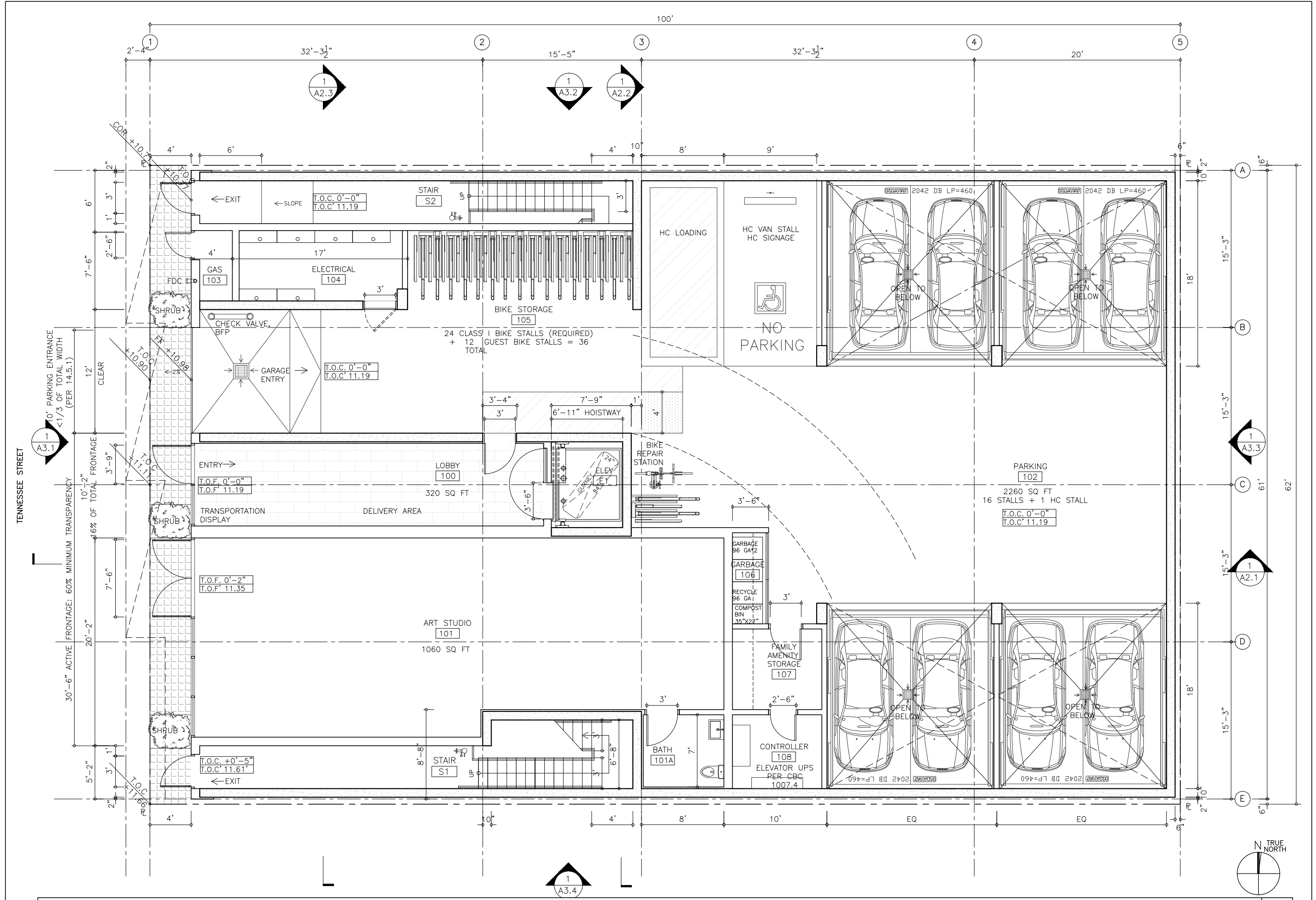
ISSUANCE	

OWNER
SOL PROPERTIES, LLC
650 FLORIDA ST
SAN FRANCISCO, CA 94110
T 415.759.4228

ARCHITECT
STANLEY SAIKOWITZ | NATOMA ARCHITECTS Inc.
1022 Natoma Street, No. 3
San Francisco, CA 94103
T 415.626.8977 F 415.626.8978

603 TENNESSEE ST
BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

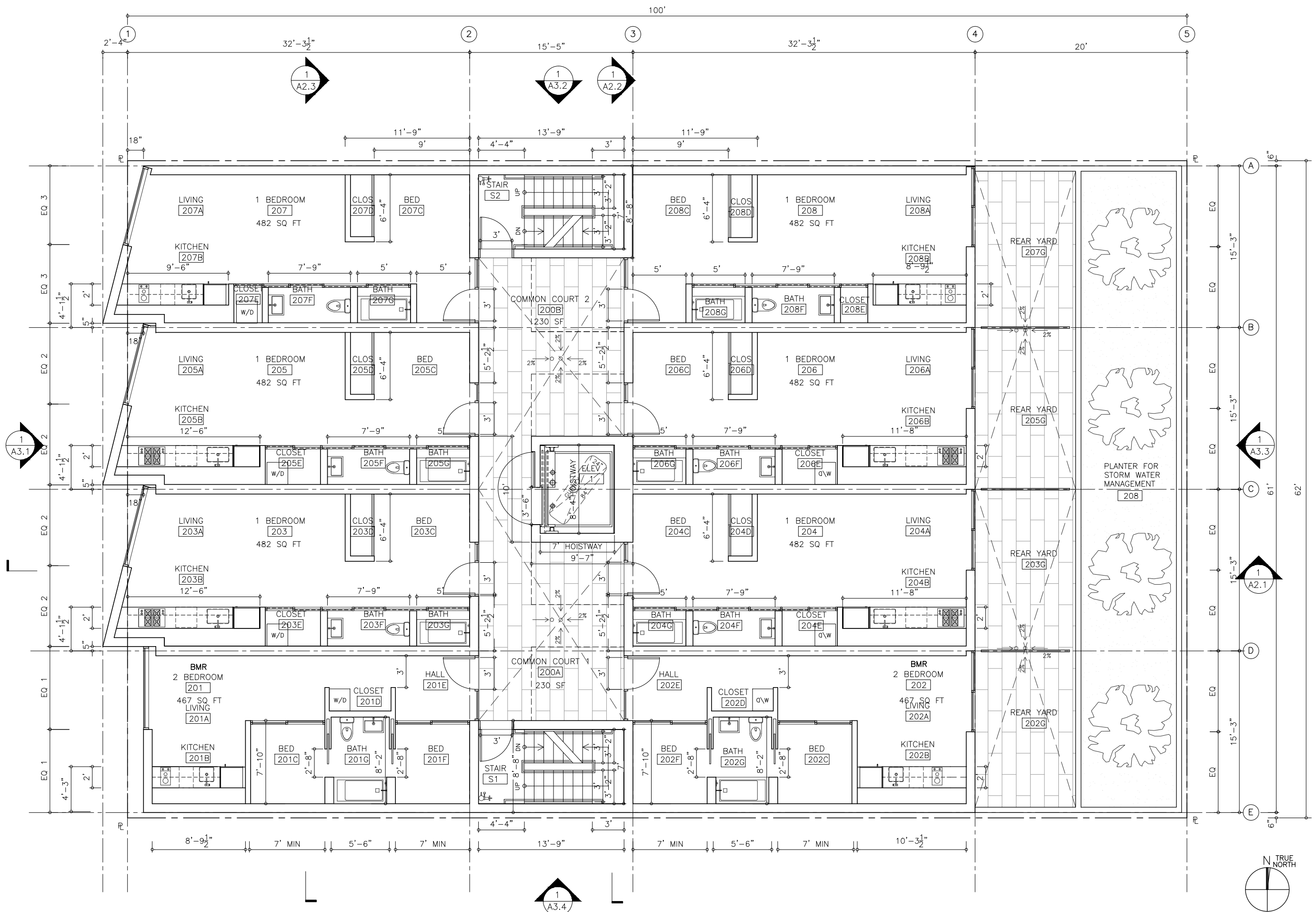
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Date 01-05-17
Scale NTS
Drawn SS NAI
Job
Sheet No. A0.6



PLAN
01-05-17
1/4"=1'-0"
SS NAI

FLOOR PLAN - LEVEL 1 1

A1.1



ISSUANCE	

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SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T. 415.759.6268

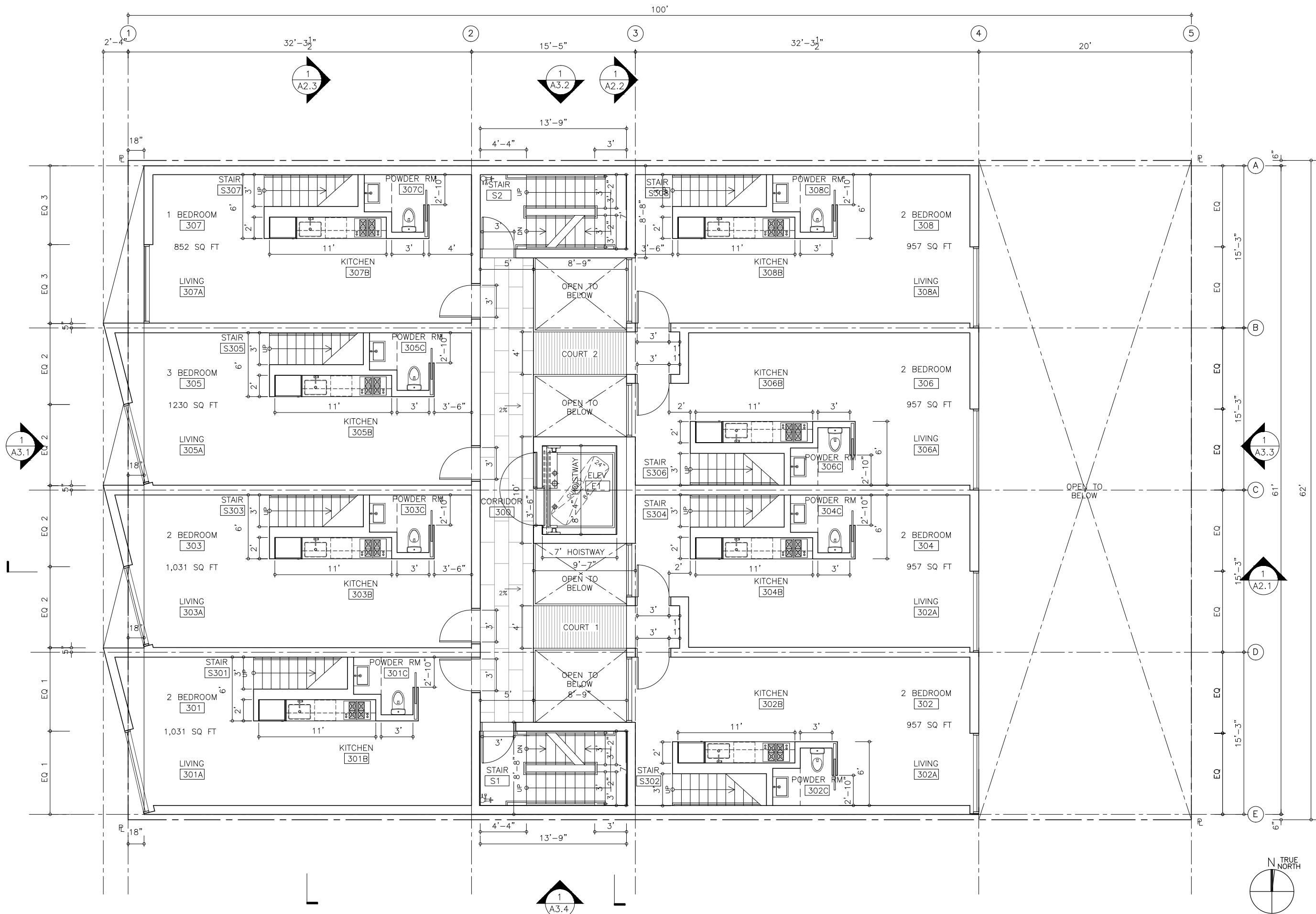
ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST

BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:	PLAN
SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	
Sheet No.	A1.2

FLOOR PLAN - LEVEL 2 1



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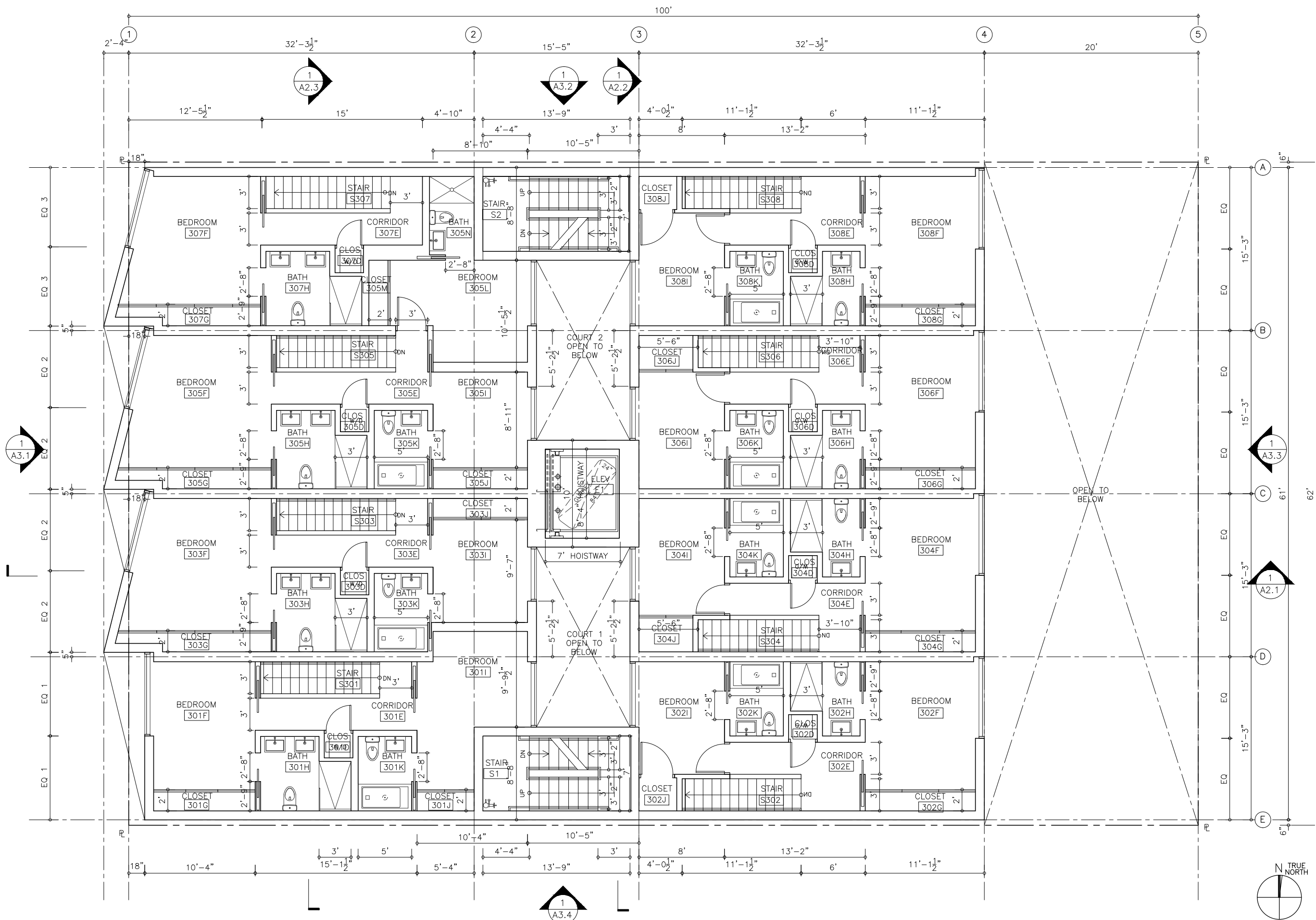
603 TENNESSEE ST

BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
PLAN

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Date	01-05-17
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Drawn	SS NAI
Job	

Sheet No.
A1.3



FLOOR PLAN - LEVEL 4 1

ISSUANCE	

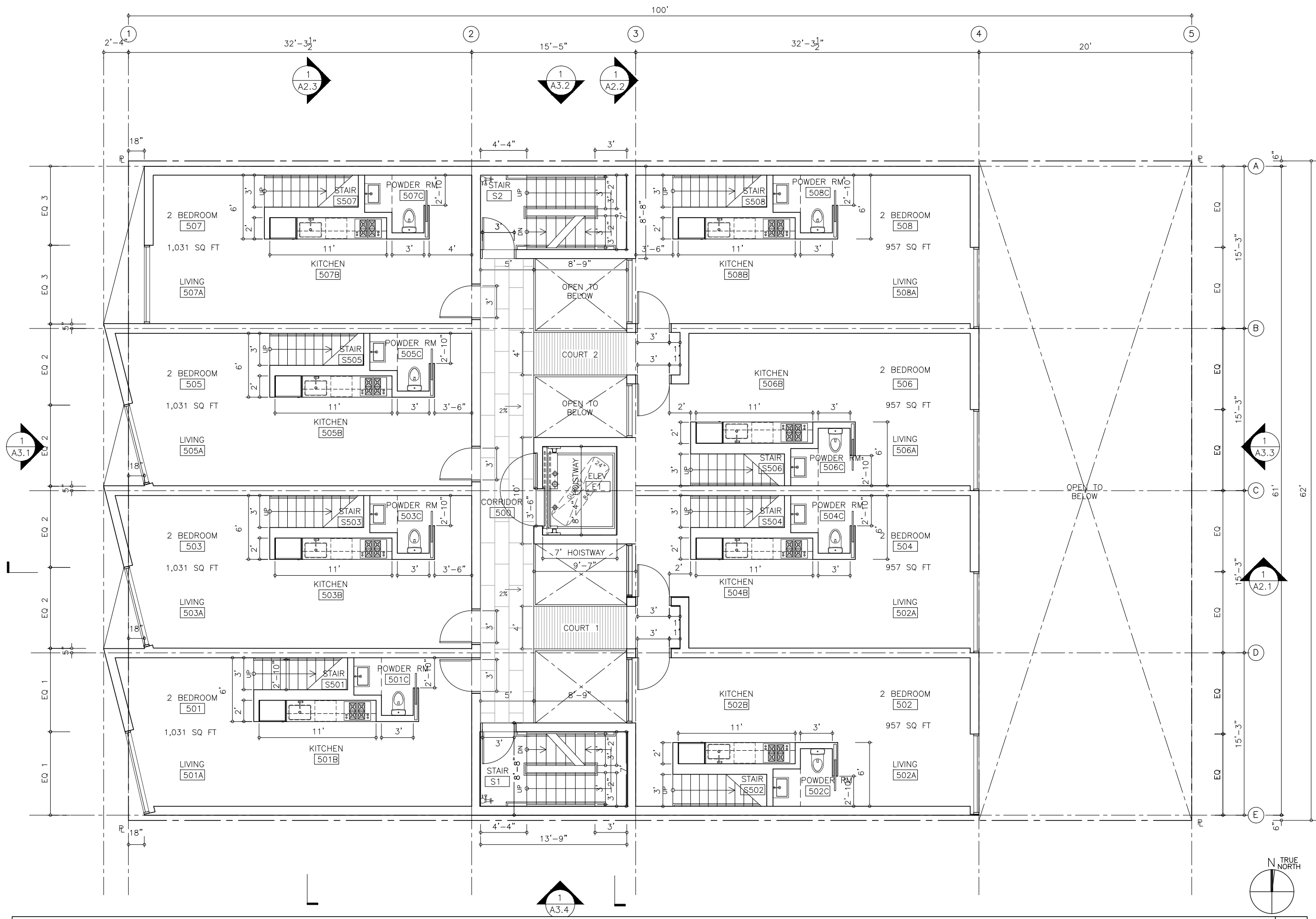
OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T. 415.759.6268

ARCHITECT
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 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST

BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:	PLAN
SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	
Sheet No.	A1.4



ISSUANCE	

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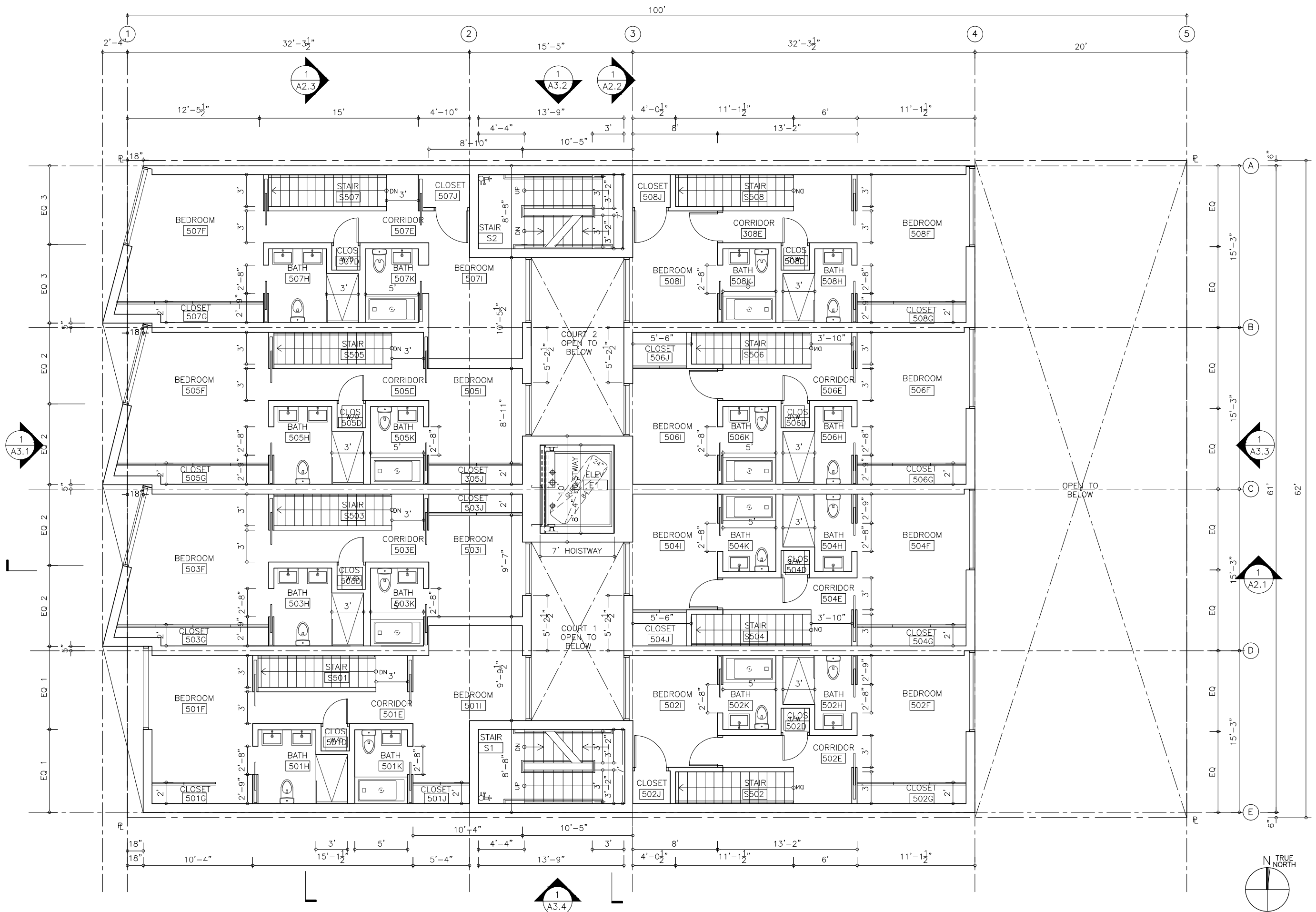
603 TENNESSEE ST

BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
PLAN

SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	

Sheet No.
A1.5



ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T. 415.759.6268

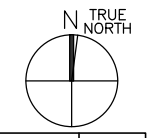
ARCHITECT
STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST

BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:	PLAN
SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	
Sheet No.	A1.6

FLOOR PLAN - LEVEL 6 1



ISSUANCE	

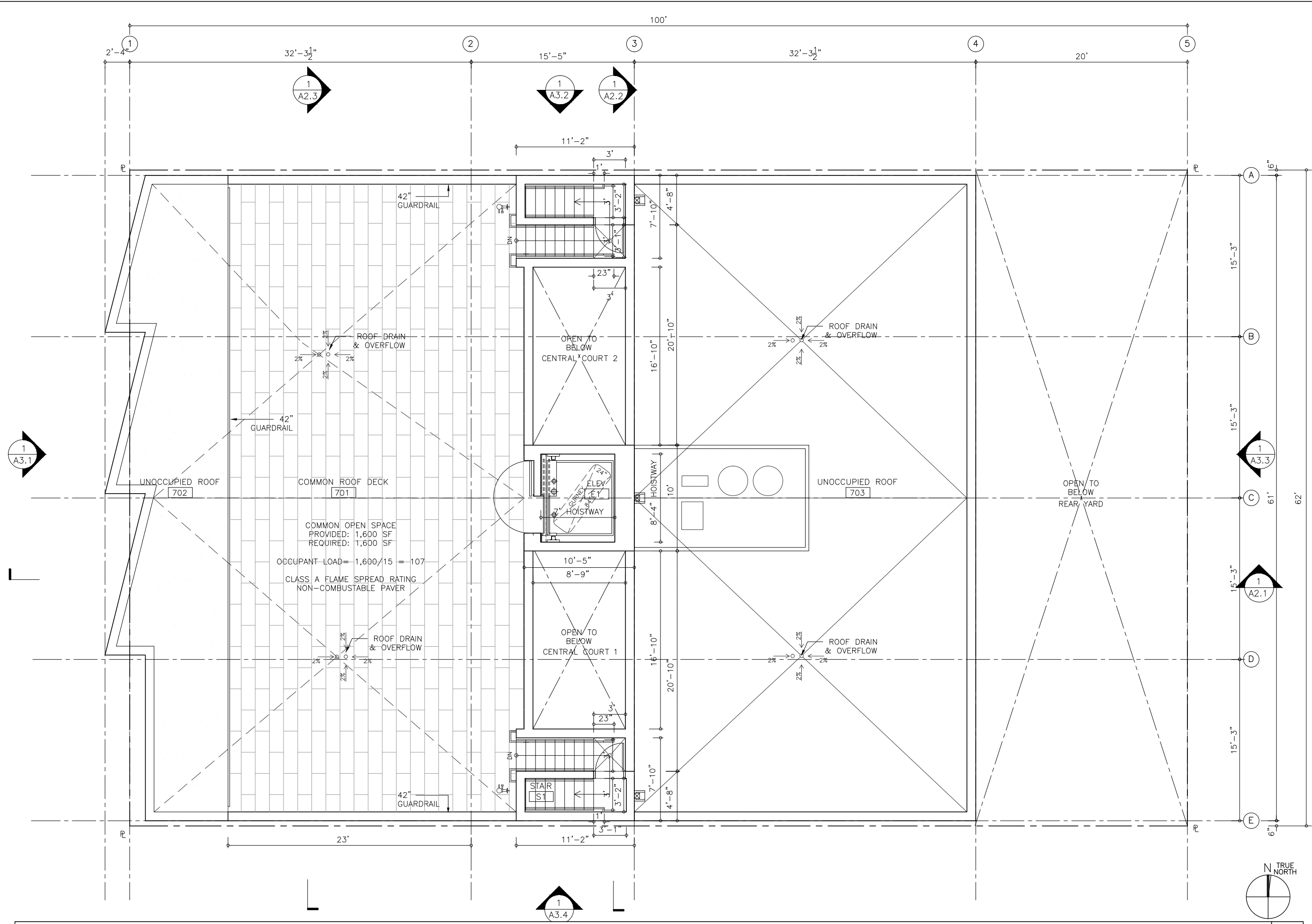
OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T. 415.759.4298

ARCHITECT
STANLEY SAIOWITZ / NATOMA ARCHITECTS Inc.
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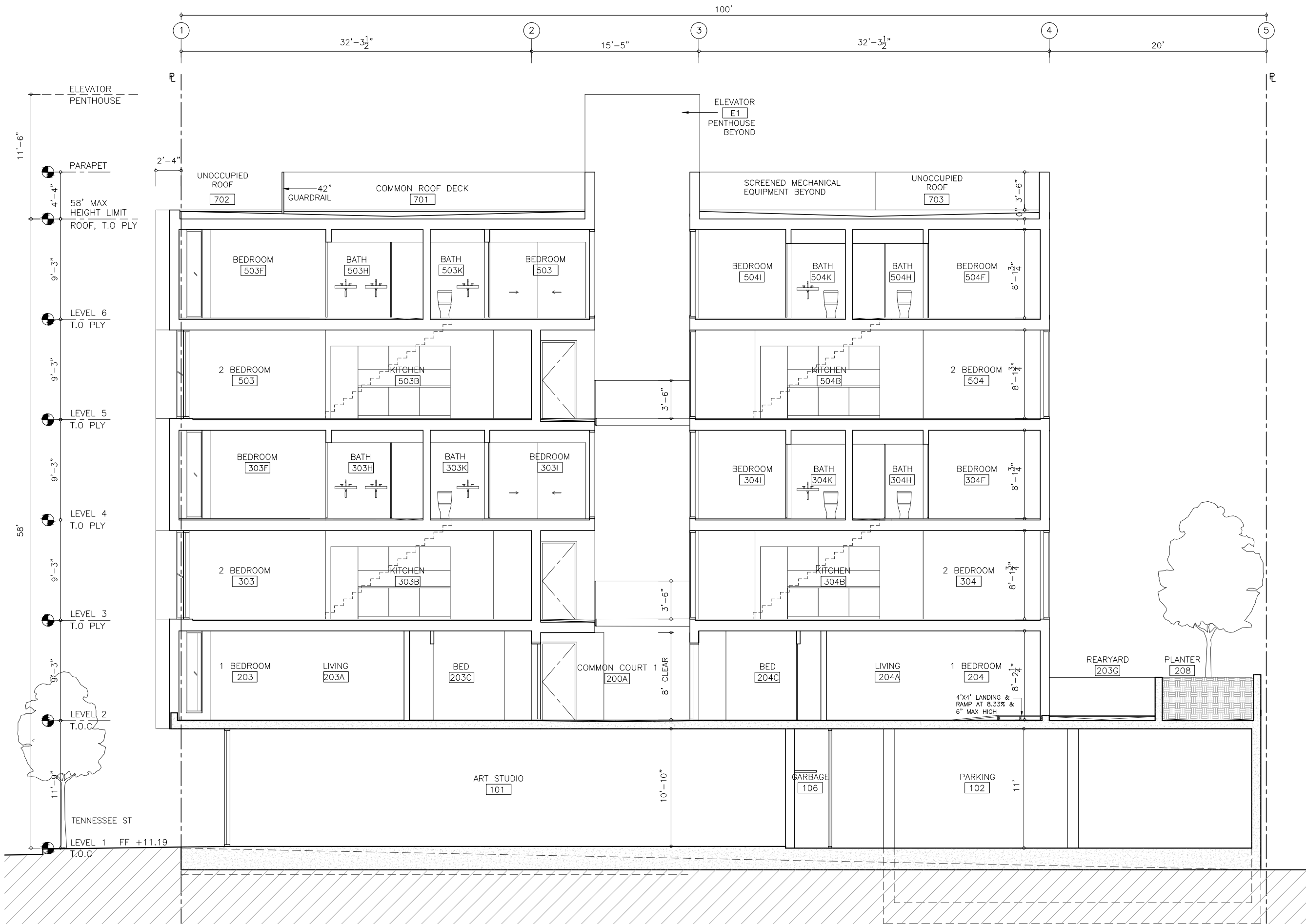
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BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:	PLAN
SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	
Sheet No.	A1.5



FLOOR PLAN - ROOF LEVEL 1



LONGITUDINAL SECTION 1

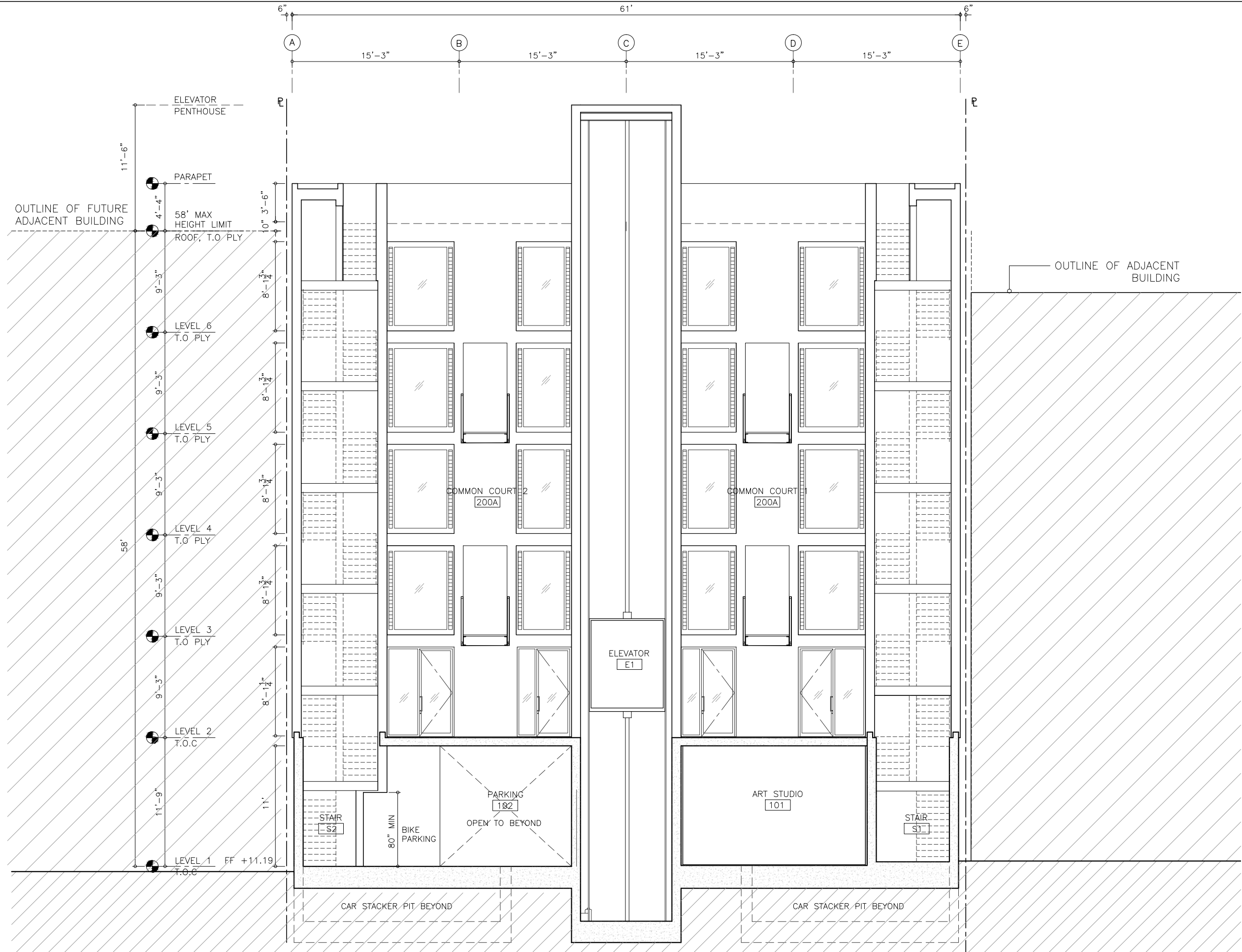
ISSUANCE	

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 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:	SECTION
SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	
Sheet No.	A2.1



ISSUANCE	

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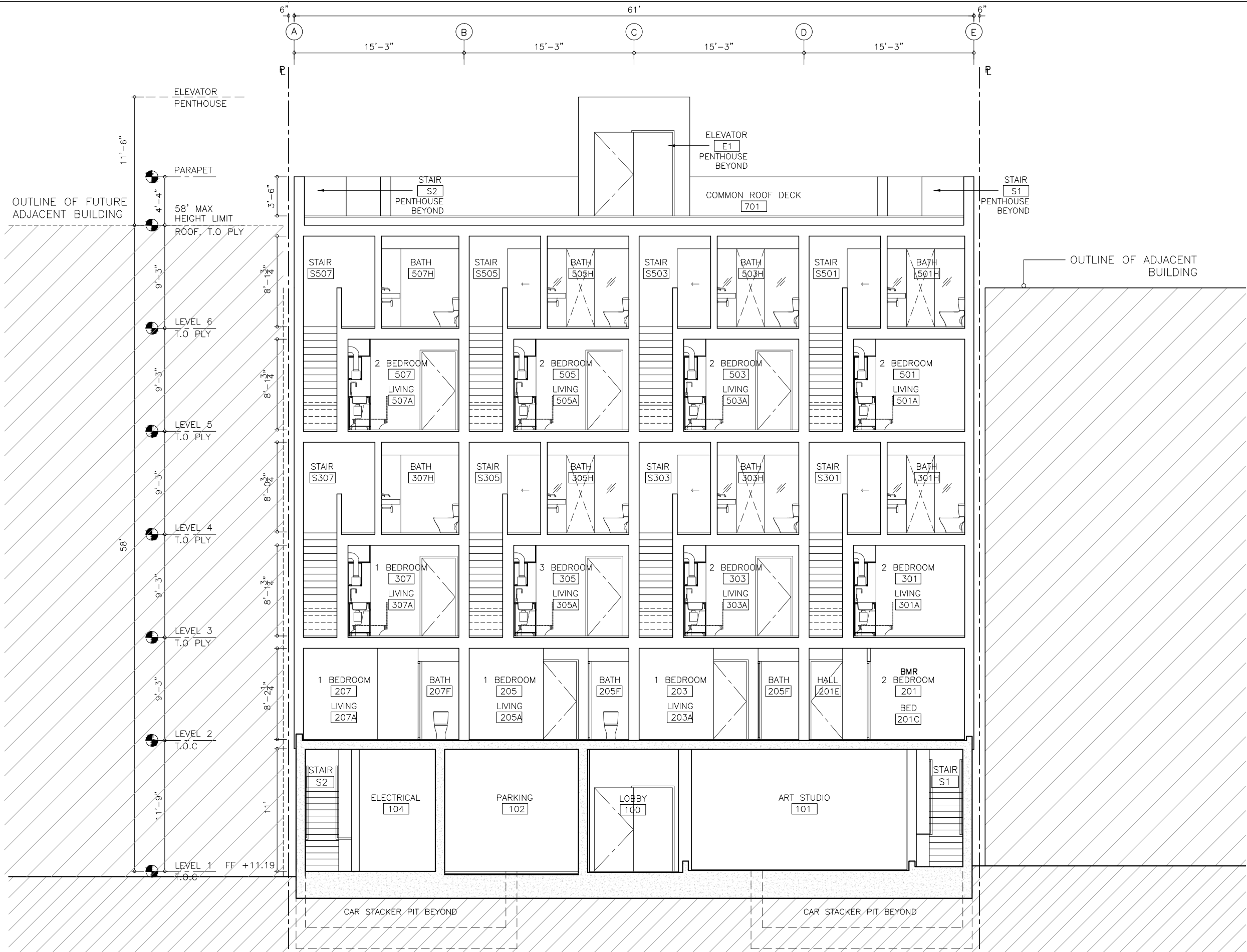
603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
SECTION

SET PLANNING REVISION
 Date 01-05-17
 Scale 1/4"=1'-0"
 Drawn SS | NAI
 Job

Sheet No.
A2.2

CROSS SECTION 1



ISSUANCE	

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 650 FLORIDA ST
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 T. 415.626.8977 F. 415.626.8978

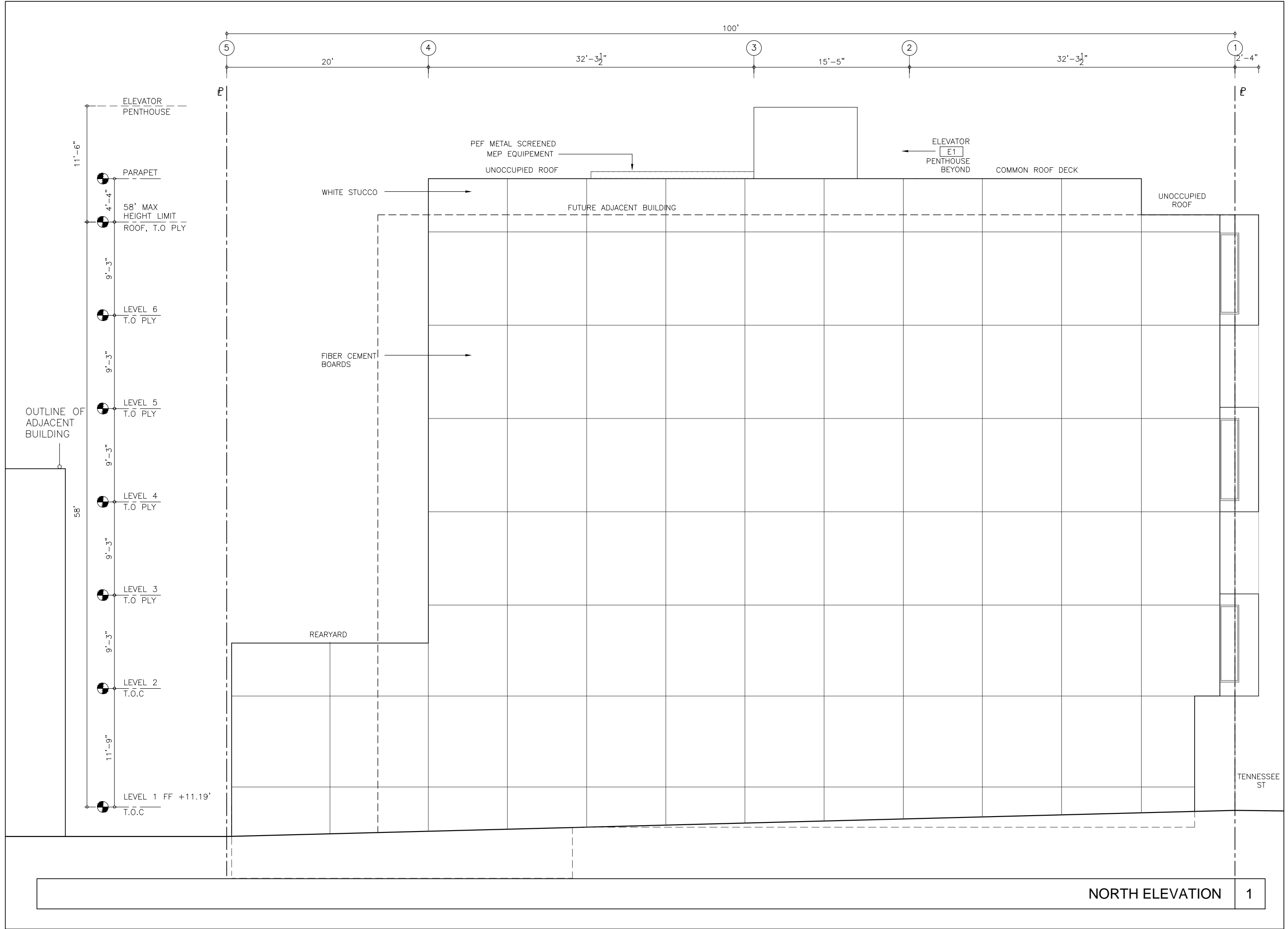
603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
SECTION

SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	

Sheet No.
A2.3

CROSS SECTION 1



ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
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STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
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 San Francisco, CA 94103
 T 415.626.8977 F 415.626.8978

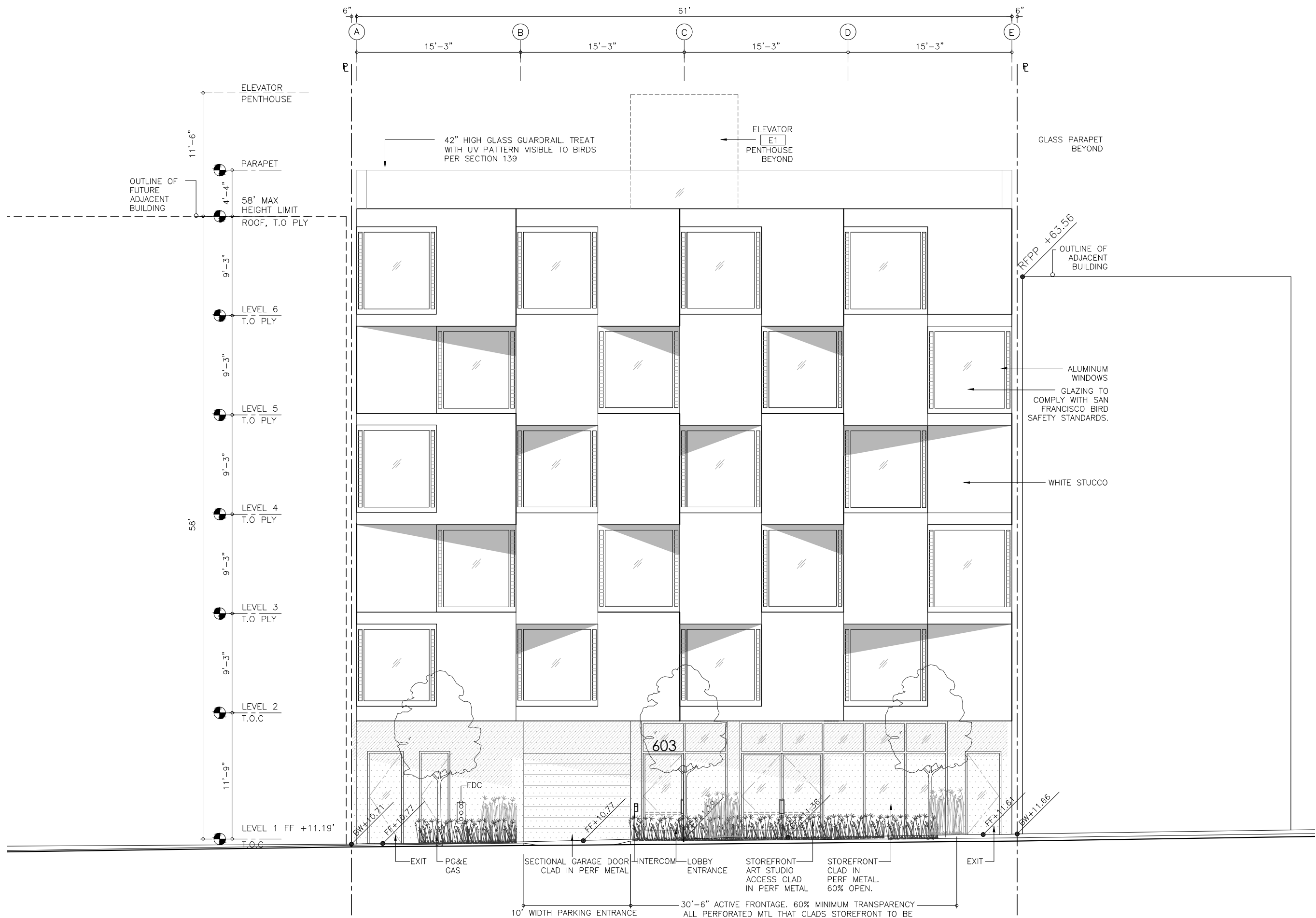
603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
ELEVATION

SET PLANNING REVISION
 Date 01-05-17
 Scale 1/4"=1'-0"
 Drawn SS | NAI
 Job

Sheet No.
A3.1

NORTH ELEVATION 1



ISSUANCE	

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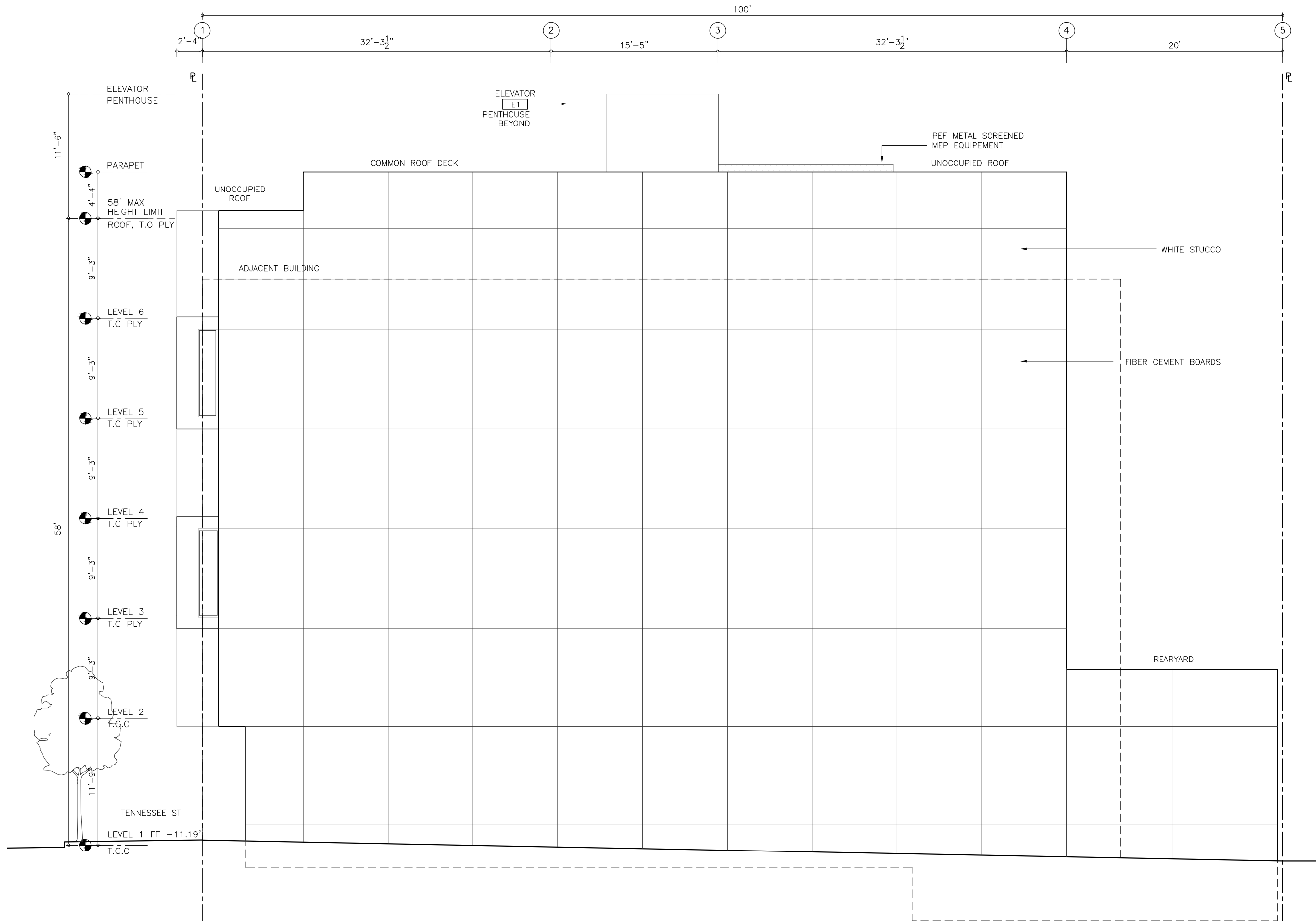
ARCHITECT
NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
ELEVATION

SET	PLANNING REVISION
Date	01-05-17
Scale	1/4"=1'-0"
Drawn	SS NAI
Job	

Sheet No.
A3.2



ISSUANCE	

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 650 FLORIDA ST
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STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
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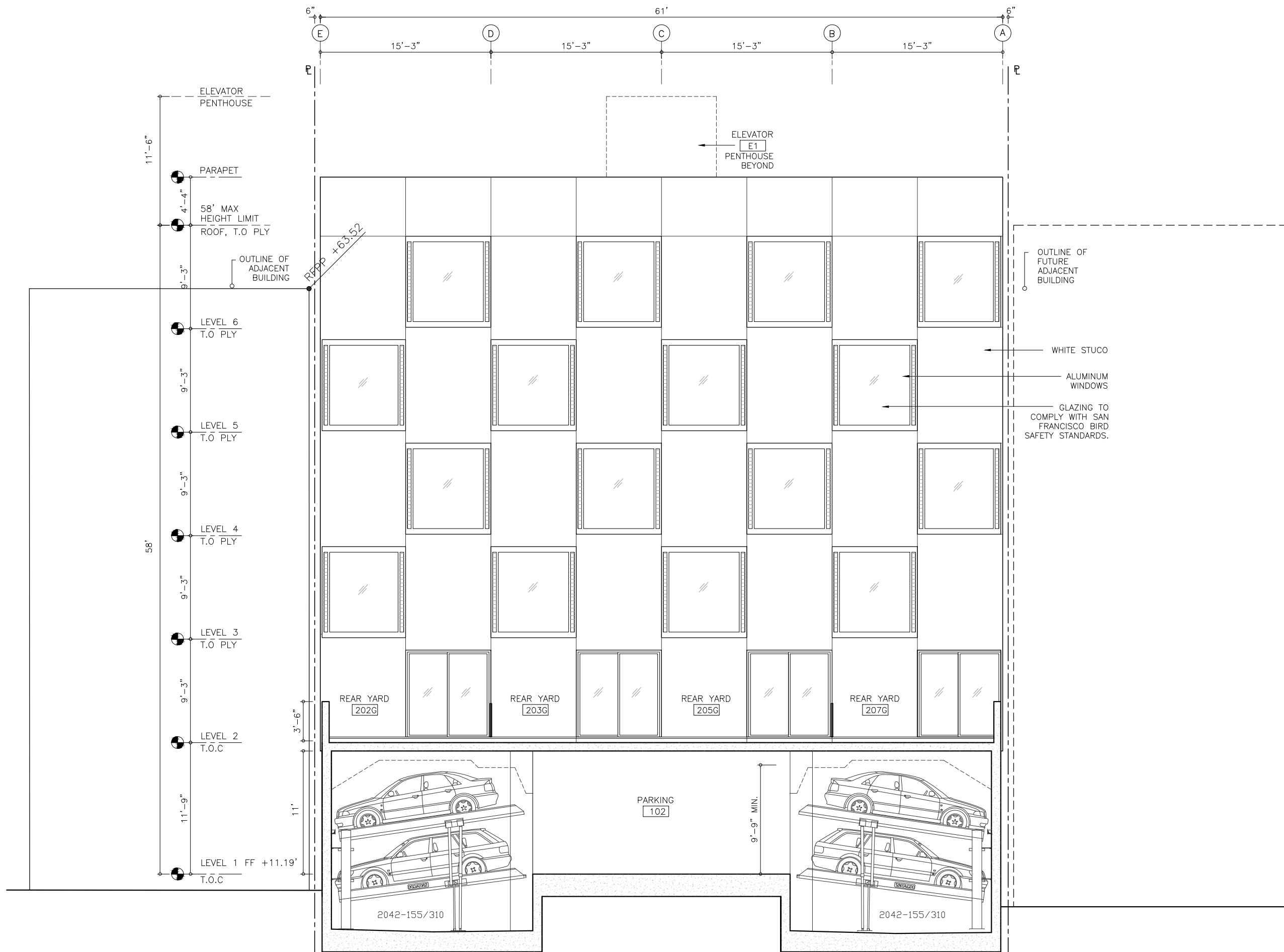
603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
ELEVATION

SET PLANNING REVISION
 Date 01-05-17
 Scale 1/4"=1'-0"
 Drawn SS | NAI
 Job

Sheet No.
A3.3

SOUTH ELEVATION 1



ISSUANCE	

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SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T. 415.759.4298

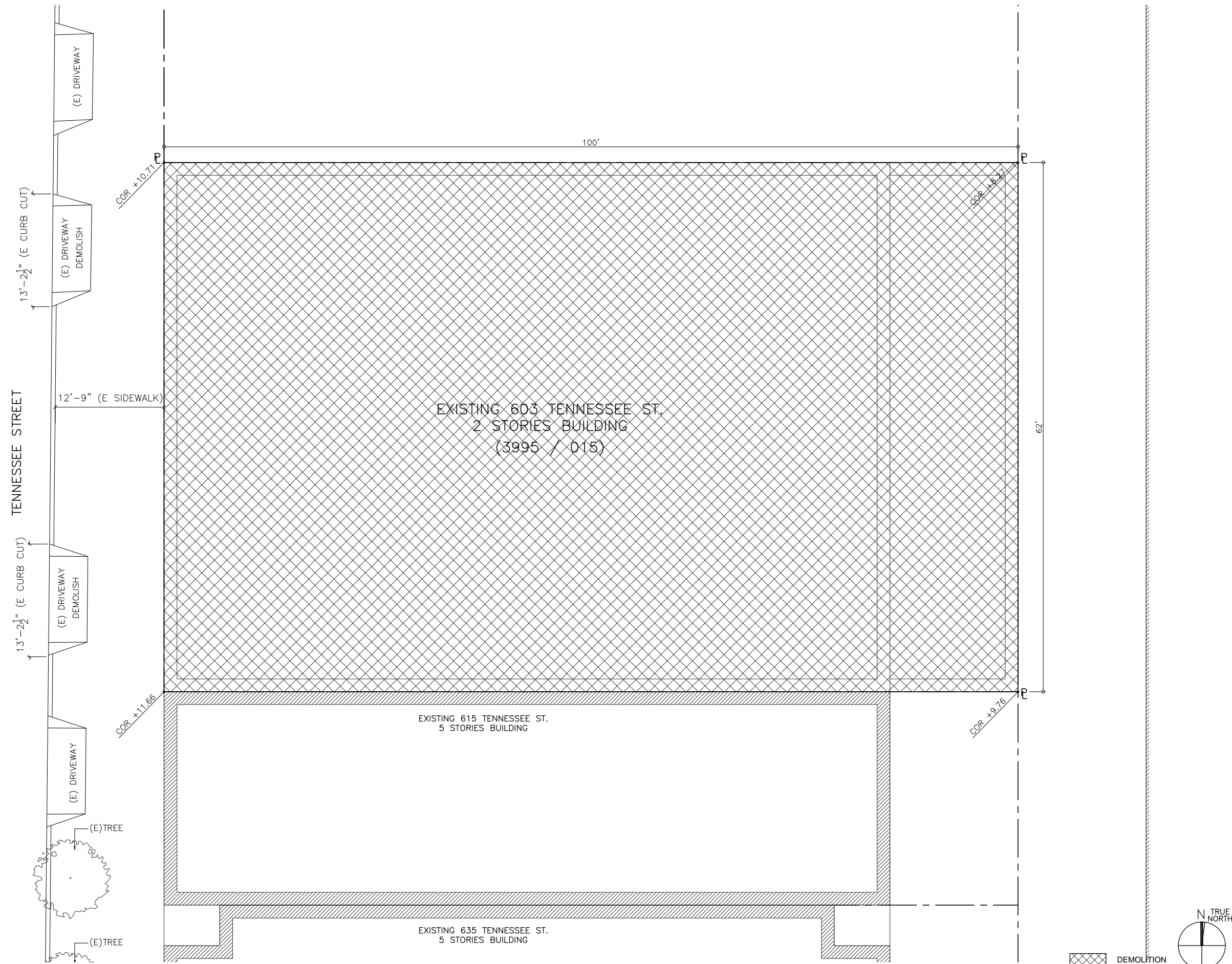
ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T. 415.626.8977 F. 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
ELEVATION

SET PLANNING REVISION
 Date 01-05-17
 Scale 1/4"=1'-0"
 Drawn SS | NAI
 Job

Sheet No.
A3.4



ISSUANCE	

OWNER
SOL PROPERTIES, LLC
 650 FLORIDA ST
 SAN FRANCISCO, CA 94110
 T 415.759.4298

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS Inc.
 1022 Natoma Street, No. 3
 San Francisco, CA 94103
 T 415.626.8977 F 415.626.8978

603 TENNESSEE ST
 BLOCK/LOT : 3995/015, SAN FRANCISCO, CA

TITLE:
EXISTING SITE PLAN/ DEMO PLAN

SET	PLANNING REVISION
Date	01-05-17
Scale	3/16"=1'-0"
Drawn	SS NAI
Job	

Sheet No.
D0.1

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC. FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR SOL PROPERTIES, LLC. AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.

7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

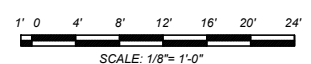
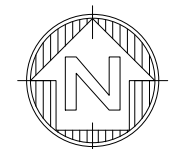
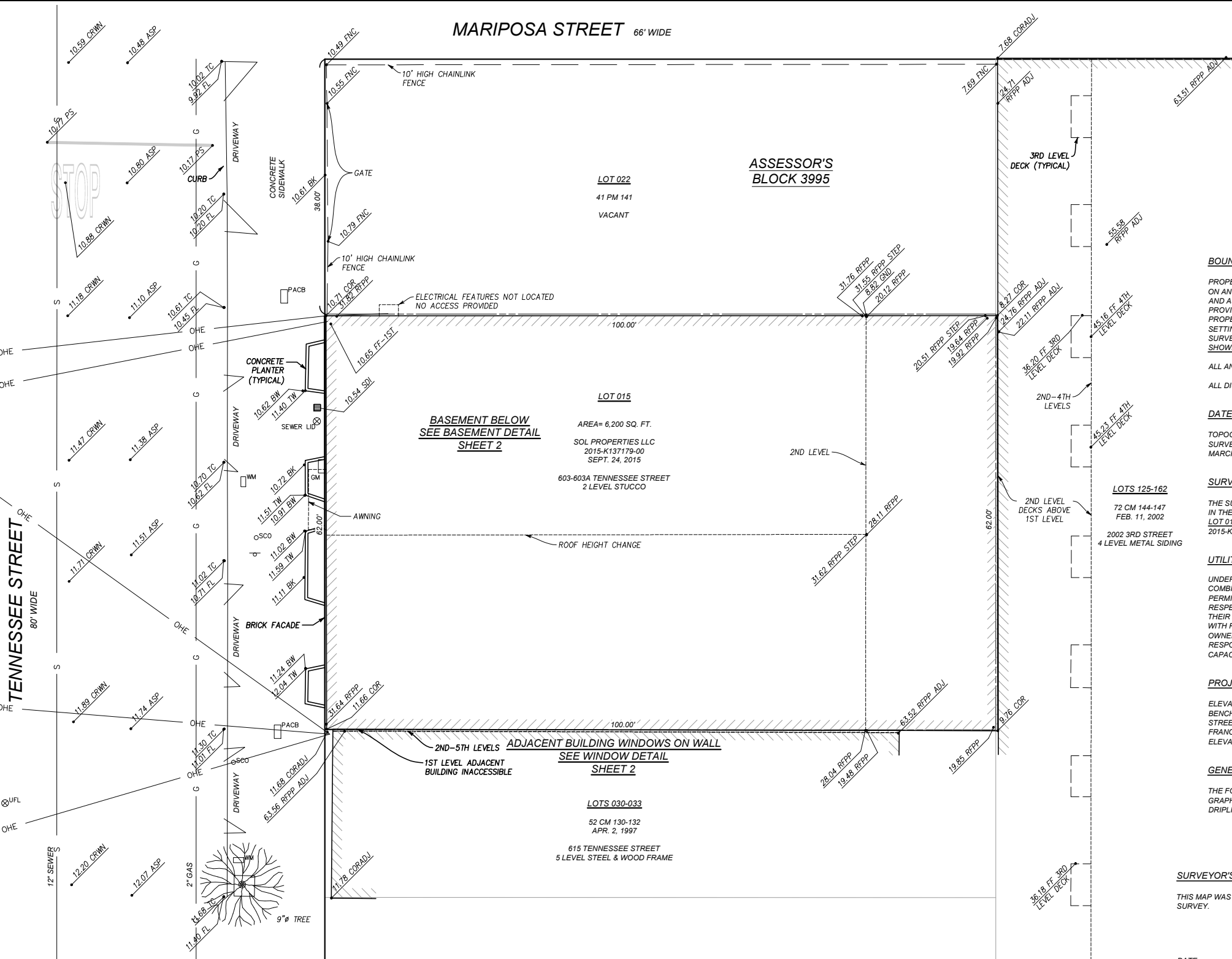
LEGEND

ADJ ADJACENT BUILDING
ASP ASPHALT
BK BACK OF WALK
BW BOTTOM OF WALL
CRWN CROWN
COR CORNER
FF FINISHED FLOOR
FL FLOW LINE
FNC FENCE
GM GAS METER
GND GROUND
PACB PACIFIC BELL
PS PAINT STRIPE
RFRP ROOF PARAPET
SDI STORM DRAIN INLET
SCO SANITARY SEWER CLEAN OUT/VENT
TC TOP OF CURB
TW TOP OF WALL
UFL UNIDENTIFIED LID
WM WATER METER

G GAS LINE
S SANITARY SEWER LINE
OHE OVERHEAD ELECTRIC LINE
DIA DIAMETER
PAINT STRIPE
SIGN
ELEV DESC SPOT ELEVATION



MARIPOSA STREET 66' WIDE



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON...

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON MARCH 8, 2016.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED: LOT 015; RECORDED SEPTEMBER 24, 2015, DOCUMENT NUMBER 2015-K137179-00.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES...

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF 3RD STREET AND 18TH STREET. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM, N.W. CORNER, + CUT CONC. CESS. ELEVATION = 9.809'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE FREDERICK T. SEHER, PLS
LICENSE NO. 6216

Table with columns for DATE, SCALE, DRAWN BY, DRAWING NAME, SURVEYED BY, CHECKED BY, and REVISIONS.

FREDERICK T. SEHER & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS SURVEYING & MAPPING 841 LOMBARD STREET, SAN FRANCISCO, CA 94133 (415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S BLOCK 3995, LOT 015
603-603A TENNESSEE STREET, SAN FRANCISCO, CA

Table with columns for SHEET, OF, JOB NO., and SHEETS.