

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
 And When Recorded Mail To:)
)
 Name: 915 Minna, LLC)
)
 Address: 1452 Broadway)
)
 City: San Francisco)
)
State: California Zip: 94109)

CONFIRMED COPY of document recorded
 07/12/2018, 2018K638316
 on _____ with document no _____
 This document has not been compared with the original
 SAN FRANCISCO ASSESSOR-RECORDER

) Space Above this Line For Recorder's Use

I, (We) 915 Minna, LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 3510, LOT: 058;
COMMONLY KNOWN AS: 915 Minna Street;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said restrictions consist of conditions attached to the Large Project Application No. **2015-002600ENX** approved by the Planning Commission of the City and County of San Francisco on May 12, 2016, as set forth in Planning Commission **Motion No. 19646**.

The following units in the Project have been designated as affordable to satisfy the Inclusionary Affordable Housing Requirements. The Unit Numbers listed below are reflected in the reduced set of plans, dated April 11, 2018, which are attached to this document.

UNIT NUMBER	UNIT TYPE	UNIT SIZE (NSF)
107 – Minna	Three-Bedroom	969 square feet
201 – Minna	Two-Bedroom	594 square feet
204 – Minna	Studio	425 square feet
207 – Minna	One-Bedroom	445 square feet
303 – Minna	One-Bedroom	443 square feet
308 – Minna	Studio	421 square feet
Unit 1 – Natoma	Two-Bedroom	721 square feet

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The restrictions and conditions of which notice is hereby given are:

INCLUSIONARY HOUSING

36. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 49 units; therefore, seven (7) affordable units are required. The Project Sponsor will fulfill this requirement by providing the seven affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

37. **Unit Mix.** The Project contains 11 studios, 17 one-bedroom, 12 two-bedroom, and 9 three-bedroom units; therefore, the required affordable unit mix is two (2) studios, two (2) one-bedroom, two (2) two-bedroom, and one (1) three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

38. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

39. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one-half percent (14.5%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

40. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

41. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans and corresponding table that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

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The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

Thomas Hunt

(Signature)

THOMAS HUNT

(Print Name)

Dated: 07-11-18, 20 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature)

(Print Name)

Dated: _____, 20 at _____, California.
(Month, Day) (City)

(Signature)

(Print Name)

Dated: _____, 20 at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s) below.

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

State of California }
 County of San Francisco } SS.
 }

On 07/11/2018 before me, K. Kramer, Notary Public
DATE NAME AND TITLE

personally appeared Thomas Hunt
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.



I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

[Handwritten Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signers Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Individual(s)
- Corporate Officer - Title(s) _____
- Partner - _____ Limited _____ General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER (IF REQUIRED)

Signer(s) is/are Representing: 915 Minna, LLC

EXHIBIT A

Order Number: **3802-5282358**

Page Number: 5

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MINNA STREET, DISTANT THEREON 146 FEET AND 6 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF 10TH STREET; RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF MINNA STREET 121 FEET AND 10 INCHES TO A POINT DISTANT THEREON 141 FEET AND 8 INCHES NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF 11TH STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 80 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 58 FEET AND 4 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE NORTHWESTERLY LINE OF NATOMA STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG SAID LINE OF NATOMA STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 38 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 80 FEET TO THE POINT OF BEGINNING. BEING PART OF MISSION BLOCK NO. 6

APN: LOT 058 & BLOCK 3510

PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S BUILDING DEPARTMENT REGULATIONS AND THE CALIFORNIA BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE AND THE NATIONAL MECHANICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND THE NATIONAL PLUMBING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SAFETY CODE AND THE NATIONAL SAFETY COUNCIL CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE AND THE NATIONAL ENVIRONMENTAL PROTECTION AGENCY (EPA) CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION CODE AND THE NATIONAL HISTORIC PRESERVATION ACT.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LANDMARK PRESERVATION CODE AND THE NATIONAL LANDMARK PRESERVATION ACT.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION ACT AND THE FEDERAL FAIR HOUSING ACT.

PLAN KEYNOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S BUILDING DEPARTMENT REGULATIONS AND THE CALIFORNIA BUILDING CODE.
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ELEVATOR ACCESSIBILITY

1. ALL ELEVATOR ACCESSIBILITY WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND THE NATIONAL BUILDING ACCESSIBILITY STANDARDS (NBAS).

2. ALL ELEVATOR ACCESSIBILITY WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.

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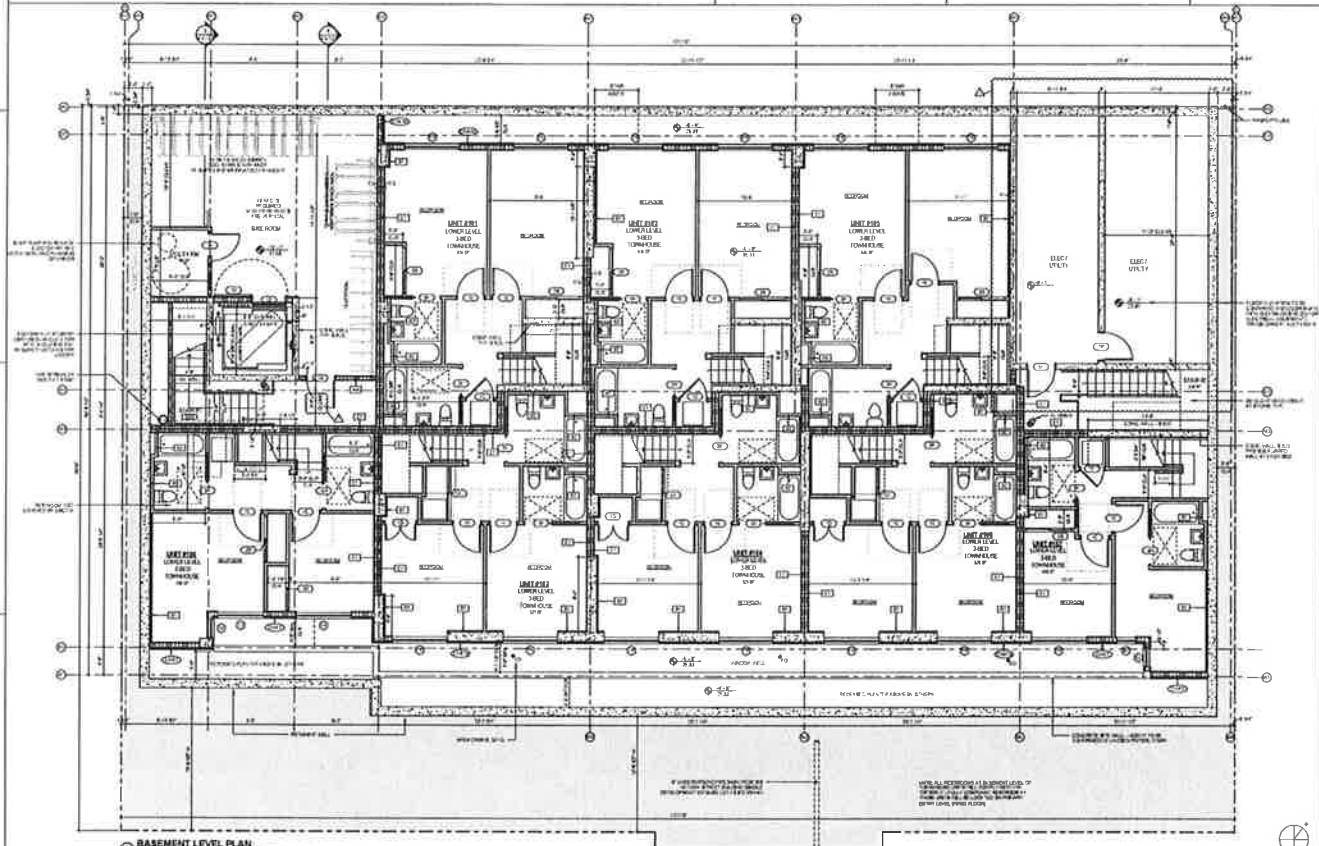
FLOOR PLAN LEGEND

INDICATED PARTITION

CONSTRUCTION

CONSTRUCTION

CAST-IN-PLACE CONCRETE OVER RATED MEMBRANE



1 BASEMENT LEVEL PLAN

CONSTRUCTION DOCUMENTS

tel DESIGN

426 BUTTE STREET, 2ND FLR
SAN FRANCISCO, CA 94102
T 415 381 7518 F 415 381 7299
TEL@TEL.COM

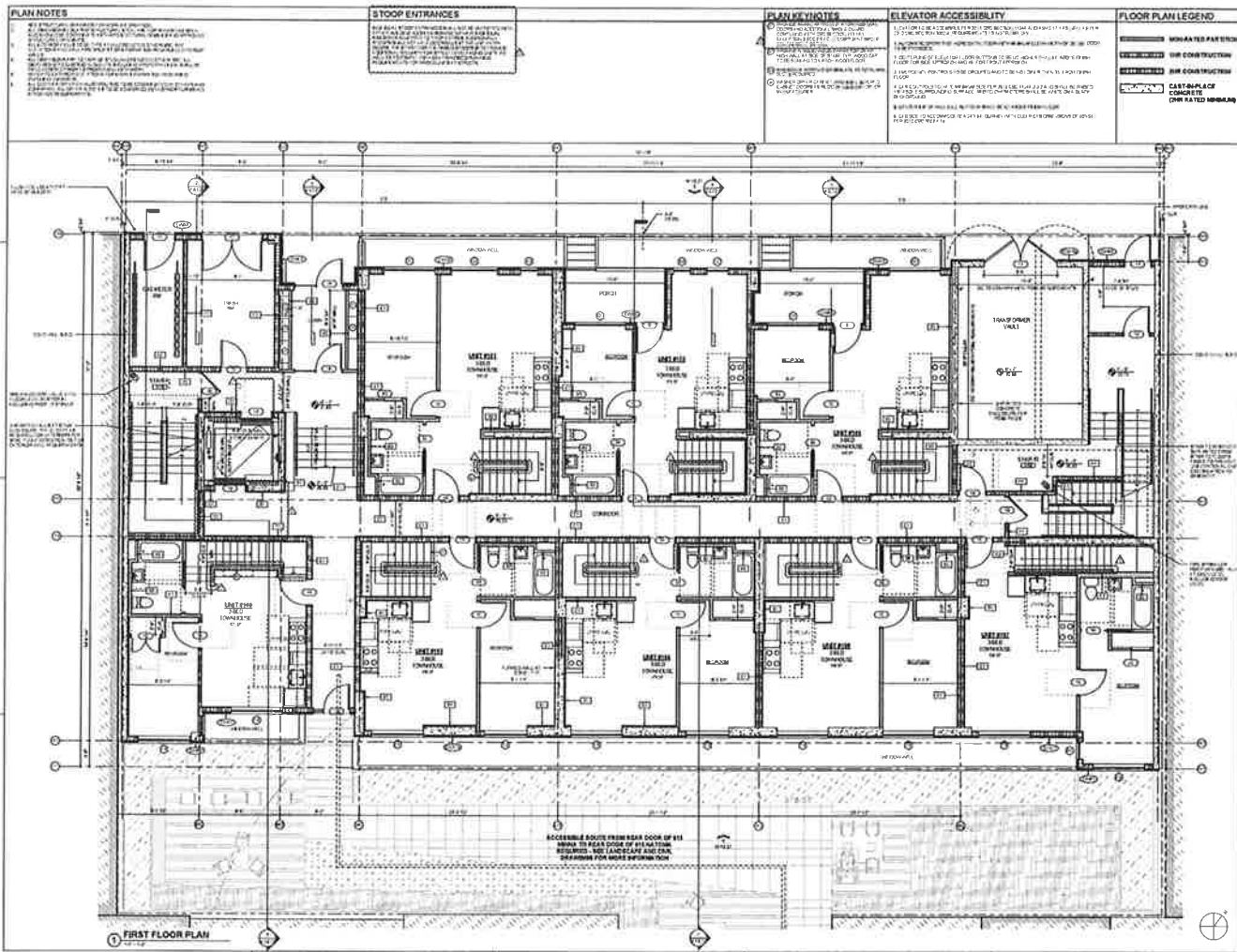
915 MINNA ST APARTMENTS

915 MINNA STREET
SAN FRANCISCO, CA 94102

BASEMENT PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/18
2	ISSUED FOR CONSTRUCTION	10/15/18
3	ISSUED FOR RECORD	10/15/18
4	ISSUED FOR AS-BUILT	10/15/18
5	ISSUED FOR FINAL REVIEW	10/15/18
6	ISSUED FOR ARCHIVE	10/15/18

M A2.00



PLAN NOTES

1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
2. ALL WALLS TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.
3. ALL FLOORS TO BE POLISHED CONCRETE WITH INTERIOR FINISHES.
4. ALL CEILING TO BE 15'0" HIGHER THAN FLOOR FINISH WITH INTERIOR FINISHES.
5. ALL DOORS TO BE 1-1/2" THICK SOLID CORE WITH INTERIOR FINISHES.
6. ALL WINDOWS TO BE 1/2" THICK ALUMINUM WITH INTERIOR FINISHES.
7. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.
8. ALL EXTERIOR FLOORS TO BE POLISHED CONCRETE WITH INTERIOR FINISHES.
9. ALL EXTERIOR CEILING TO BE 15'0" HIGHER THAN FLOOR FINISH WITH INTERIOR FINISHES.
10. ALL EXTERIOR WALLS TO BE CONCRETE BLOCK WITH INTERIOR FINISHES.

3 TOOP ENTRANCES

SEE PLAN FOR LOCATION OF TOOP ENTRANCES. TOOP ENTRANCES ARE TO BE LOCATED AT THE INTERSECTION OF THE TOOP AND THE MAIN ENTRANCE. TOOP ENTRANCES ARE TO BE LOCATED AT THE INTERSECTION OF THE TOOP AND THE MAIN ENTRANCE. TOOP ENTRANCES ARE TO BE LOCATED AT THE INTERSECTION OF THE TOOP AND THE MAIN ENTRANCE.

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ELEVATOR ACCESSIBILITY

SEE PLAN FOR LOCATION OF ELEVATOR ACCESSIBILITY. ELEVATOR ACCESSIBILITY IS TO BE PROVIDED AT THE INTERSECTION OF THE TOOP AND THE MAIN ENTRANCE. ELEVATOR ACCESSIBILITY IS TO BE PROVIDED AT THE INTERSECTION OF THE TOOP AND THE MAIN ENTRANCE. ELEVATOR ACCESSIBILITY IS TO BE PROVIDED AT THE INTERSECTION OF THE TOOP AND THE MAIN ENTRANCE.

FLOOR PLAN LEGEND

- MINNA ST PARTITION
- CONSTRUCTION
- CONSTRUCTION
- CAST-IN-PLACE CONCRETE
- CONCRETE

CONSTRUCTION DOCUMENTS

tel DESIGN

400 SUTTER STREET, 2ND FLOOR
SAN FRANCISCO, CA 94108
T 415.391.7818 F 415.361.1700
TEL@TEL.COM

915 MINNA ST APARTMENTS

915 MINNA STREET
SAN FRANCISCO, CA 94108

DATE: 01/15/18
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
PROJECT NO: 18-001

FIRST FLOOR PLAN

MA2.01

- PLAN NOTES**
1. SEE ALL NOTES ON DRAWING SHEETS.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS TO EXISTING UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS TO NEW UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.

ELEVATOR ACCESSIBILITY

1. ELEVATOR ACCESSIBILITY IS REQUIRED FOR ALL NEW AND EXISTING BUILDINGS WITH AN OCCUPANCY OF MORE THAN ONE FLOOR AND MORE THAN ONE ELEVATOR.

2. ELEVATOR ACCESSIBILITY IS REQUIRED FOR ALL NEW AND EXISTING BUILDINGS WITH AN OCCUPANCY OF MORE THAN ONE FLOOR AND MORE THAN ONE ELEVATOR.

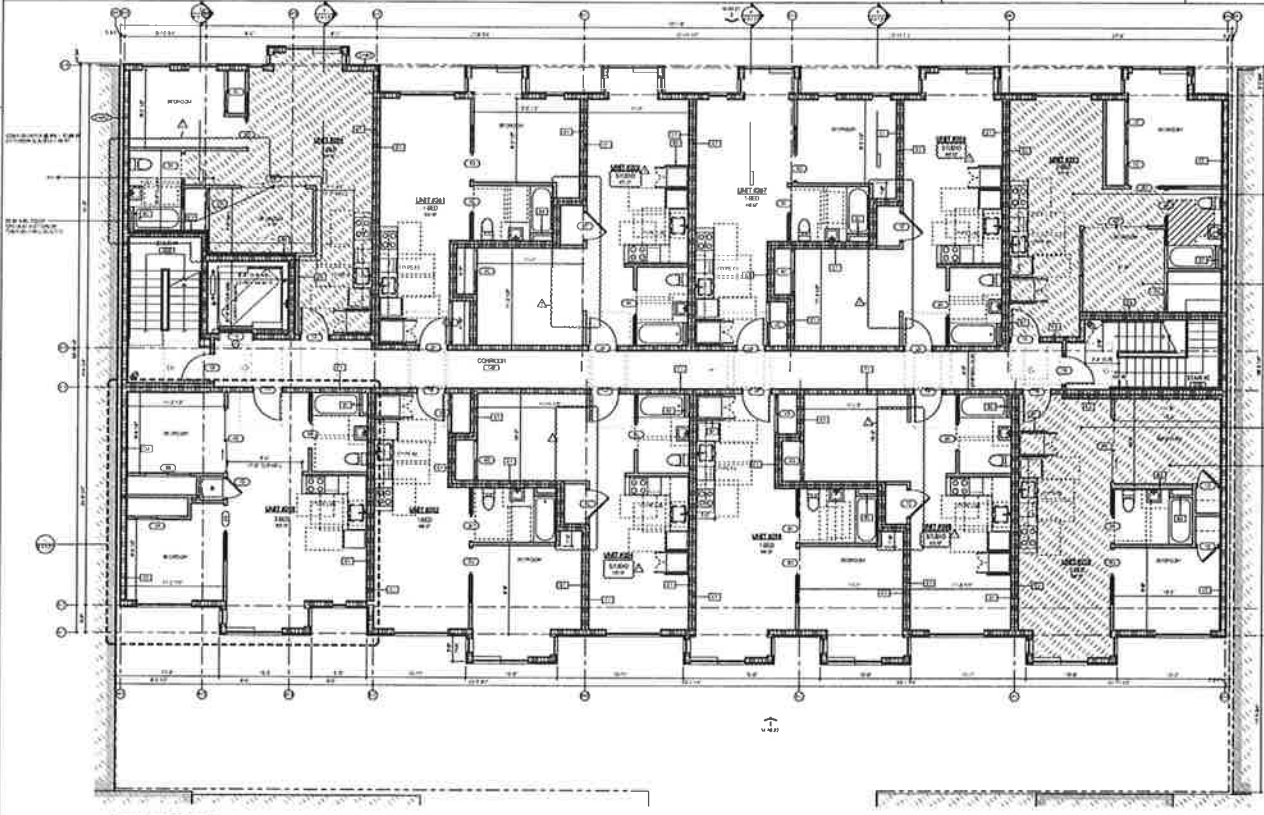
3. ELEVATOR ACCESSIBILITY IS REQUIRED FOR ALL NEW AND EXISTING BUILDINGS WITH AN OCCUPANCY OF MORE THAN ONE FLOOR AND MORE THAN ONE ELEVATOR.

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5. ELEVATOR ACCESSIBILITY IS REQUIRED FOR ALL NEW AND EXISTING BUILDINGS WITH AN OCCUPANCY OF MORE THAN ONE FLOOR AND MORE THAN ONE ELEVATOR.

FLOOR PLAN LEGEND

[Symbol]	NON-RATED PARTITION
[Symbol]	1HR CONSTRUCTION
[Symbol]	2HR CONSTRUCTION
[Symbol]	CAST-IN-PLACE CONCRETE (SEE RATED DRAWING)



1 SECOND FLOOR PLAN

CONSTRUCTION DOCUMENTS
 915 MINNA ST APARTMENTS
 1/10 BUTTER STREET, 2ND FLR
 SAN FRANCISCO, CA 94108
 T 415.391.7914 F 415.381.7208
 TEP@ted.com

CONSTRUCTION DOCUMENTS



1/10 BUTTER STREET, 2ND FLR
 SAN FRANCISCO, CA 94108
 T 415.391.7914 F 415.381.7208
 TEP@ted.com

915 MINNA ST APARTMENTS

915 MINNA STREET
 SAN FRANCISCO, CA 94103



NO.	DATE	DESCRIPTION
1	10/15/14	ISSUED FOR PERMIT
2	11/10/14	ISSUED FOR CONSTRUCTION
3	12/15/14	ISSUED FOR RECORD
4	01/15/15	ISSUED FOR RECORD
5	02/15/15	ISSUED FOR RECORD
6	03/15/15	ISSUED FOR RECORD
7	04/15/15	ISSUED FOR RECORD
8	05/15/15	ISSUED FOR RECORD
9	06/15/15	ISSUED FOR RECORD
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79	04/15/21	ISSUED FOR RECORD
80	05/15/21	ISSUED FOR RECORD
81	06/15/21	ISSUED FOR RECORD
82	07/15/21	ISSUED FOR RECORD
83	08/15/21	ISSUED FOR RECORD
84	09/15/21	ISSUED FOR RECORD
85	10/15/21	ISSUED FOR RECORD
86	11/15/21	ISSUED FOR RECORD
87	12/15/21	ISSUED FOR RECORD
88	01/15/22	ISSUED FOR RECORD
89	02/15/22	ISSUED FOR RECORD
90	03/15/22	ISSUED FOR RECORD
91	04/15/22	ISSUED FOR RECORD
92	05/15/22	ISSUED FOR RECORD
93	06/15/22	ISSUED FOR RECORD
94	07/15/22	ISSUED FOR RECORD
95	08/15/22	ISSUED FOR RECORD
96	09/15/22	ISSUED FOR RECORD
97	10/15/22	ISSUED FOR RECORD
98	11/15/22	ISSUED FOR RECORD
99	12/15/22	ISSUED FOR RECORD
100	01/15/23	ISSUED FOR RECORD

SECOND FLOOR PLAN

M A2.02

PLAN NOTES

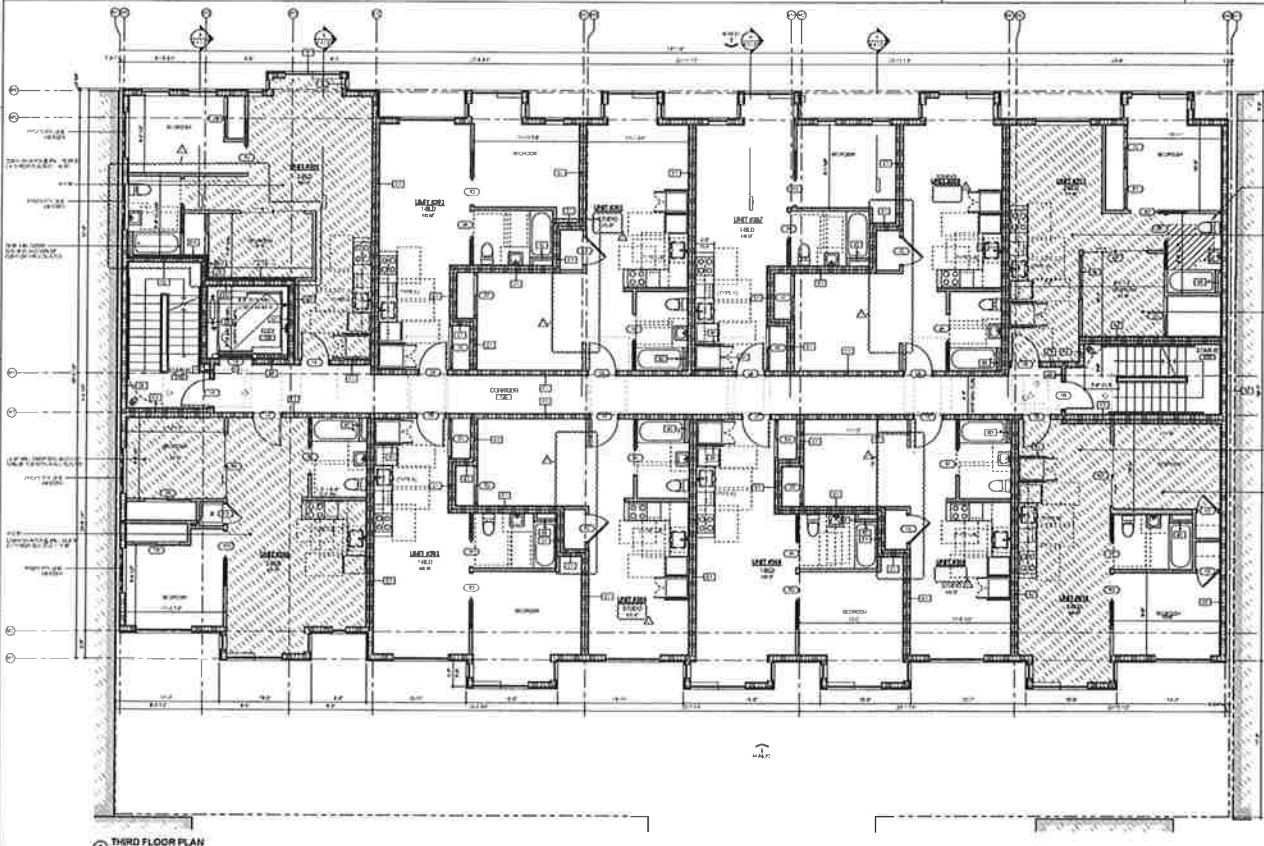
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
4. ALL CEILING SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
5. ALL ROOF SHALL BE 6" THICK UNLESS OTHERWISE NOTED.
6. ALL STAIRS SHALL BE 48" WIDE UNLESS OTHERWISE NOTED.
7. ALL ELEVATOR SHALL BE 48" WIDE UNLESS OTHERWISE NOTED.
8. ALL DOORS SHALL BE 36" WIDE UNLESS OTHERWISE NOTED.
9. ALL WINDOWS SHALL BE 24" WIDE UNLESS OTHERWISE NOTED.
10. ALL PARTITIONS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

ELEVATOR ACCESSIBILITY

1. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.
2. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.
3. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.
4. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.
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8. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.
9. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.
10. ALL ELEVATOR SHALL BE ACCESSIBLE TO ALL HANDICAPPED PERSONS.

FLOOR PLAN LEGEND

- 1. Hatched Pattern: Hatched Pattern
- 2. Dotted Pattern: Dotted Pattern
- 3. Solid Pattern: Solid Pattern
- 4. Diagonal Pattern: Diagonal Pattern
- 5. Cross-hatched Pattern: Cross-hatched Pattern
- 6. Stippled Pattern: Stippled Pattern
- 7. Horizontal Line Pattern: Horizontal Line Pattern
- 8. Vertical Line Pattern: Vertical Line Pattern
- 9. Wavy Line Pattern: Wavy Line Pattern
- 10. Zig-zag Pattern: Zig-zag Pattern



THIRD FLOOR PLAN

CONSTRUCTION DOCUMENTS

tei DESIGN

1234 BUTTER STREET, 2ND FLR
SAN FRANCISCO, CA 94108
T 415 381 7818 F 415 381 7308
TEI@TEI.COM

915 MINNA ST APARTMENTS

888 MINNA STREET
SAN FRANCISCO, CA 94103

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

THIRD FLOOR PLAN

PLAN NOTES

1. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL WORK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

PLAN KEYNOTES

1. SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL WORK.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

ELEVATOR ACCESSIBILITY

1. ALL ELEVATOR LANDING AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL HANDICAPS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

2. ALL ELEVATOR LANDING AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL HANDICAPS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

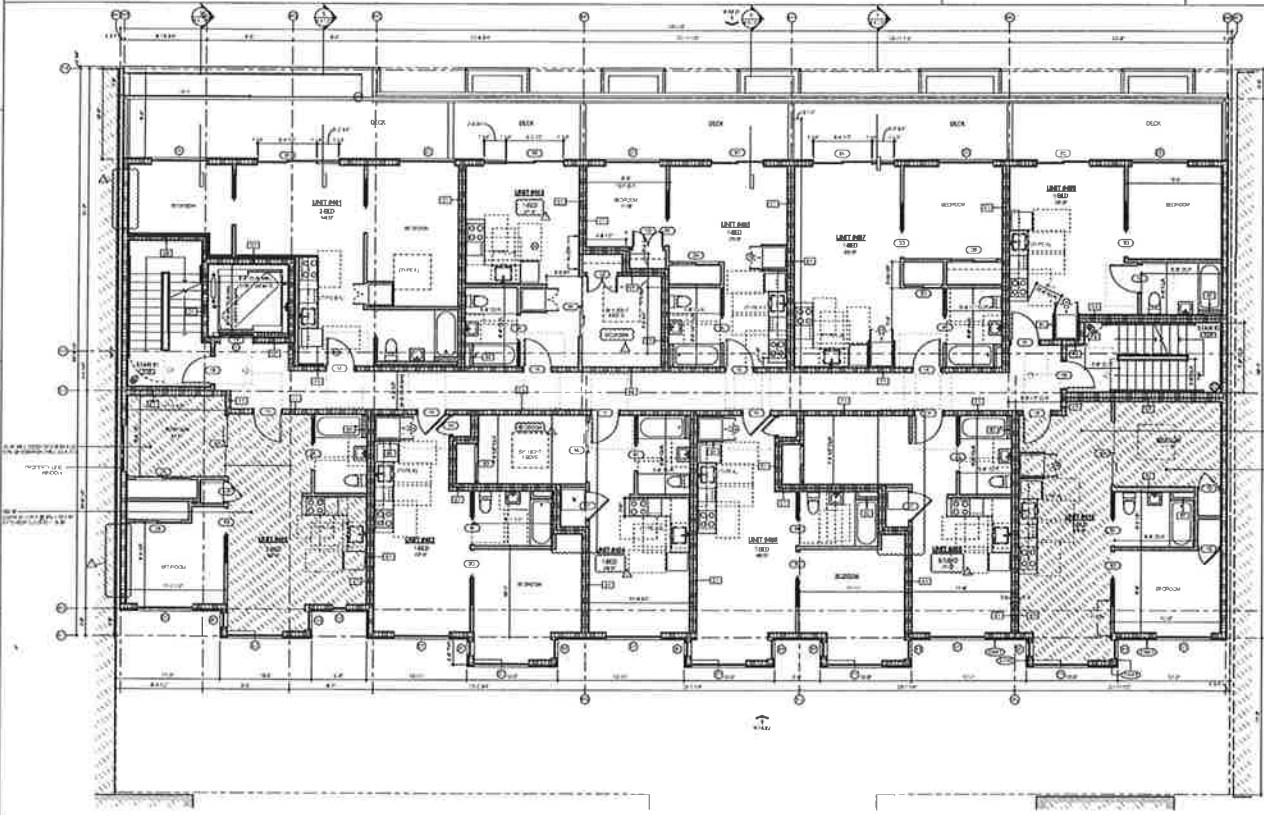
3. ALL ELEVATOR LANDING AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL HANDICAPS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

4. ALL ELEVATOR LANDING AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL HANDICAPS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

5. ALL ELEVATOR LANDING AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL HANDICAPS IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

FLOOR PLAN LEGEND

- 1. INDICATED PARTITION
- 2. W/ CONSTRUCTION
- 3. W/ CONSTRUCTION
- 4. CAST-IN-PLACE CONCRETE (FOR RATIO BRIDGING)



FOURTH FLOOR PLAN



CONSTRUCTION DOCUMENTS

tet DESIGN

432 RUTHER STREET, 2ND FLR
SAN FRANCISCO, CA 94108
T 415.361.7919 F 415.361.7298
TSP@tet.com

915 MINNA ST APARTMENTS

815 MINNA STREET
SAN FRANCISCO, CA 94103

DATE	DESCRIPTION
10/15/10	ISSUED FOR PERMIT
11/15/10	ISSUED FOR CONSTRUCTION
12/15/10	ISSUED FOR OCCUPANCY
01/15/11	ISSUED FOR AS-BUILT
02/15/11	ISSUED FOR FINAL

FOURTH FLOOR PLAN

MA2.04

ASSEMBLIES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...

DRAWINGS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...

CONTRACTOR'S RESPONSIBILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS...

FIRE EXTINGUISHING/ FIRE ALARM SYSTEM (FIRE SPRINKLERS)

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...

MECHANICAL AND ELECTRICAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...

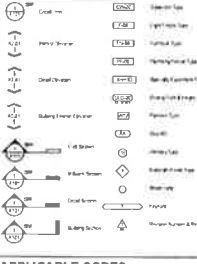
WATERPROOFING (DESIGN-BUILD BY CONTRACTOR)

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...

MISCELLANEOUS NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...

LIST OF SYMBOLS



APPLICABLE CODES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES... 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND ORDINANCES...



LIST OF ABBREVIATIONS

Table with columns for Abbreviation, Description, and Notes. Includes terms like ADA, ASHRAE, etc.

UNIT MIX BREAKDOWN

Table showing unit mix breakdown by building, including unit counts and percentages for various unit types.

OVERALL UNIT COUNT

Summary table of overall unit counts for the project, including total units and breakdown by type.

UNIT COUNT BY BUILDING

Table showing unit counts for each individual building in the project.

PARKING COUNT

Table showing parking counts for different types of parking spaces, including accessible and non-accessible.

BICYCLE COUNT CLASS 1

Table showing bicycle counts for Class 1 spaces.

BICYCLE COUNT CLASS 2

Table showing bicycle counts for Class 2 spaces.

OPEN SPACE SUMMARY

Summary table of open space requirements and actual provided space.

OPEN SPACE TABLE

Detailed table of open space requirements and actual provided space for different unit types.

GROSS AREA

Table showing gross area for the project.

HABITABLE AREA

Table showing habitable area for the project.

950 NATOMA ST. APARTMENTS

PROJECT DESCRIPTION: 950 NATOMA STREET, SAN FRANCISCO, CA 94103. PROJECT ADDRESS: 950 NATOMA STREET, SAN FRANCISCO, CA 94103.

SHEET INDEX

Table showing the index of sheets for the project, including sheet numbers and titles.

CONSTRUCTION DOCUMENTS logo and contact information for T&T DESIGN.

950 NATOMA ST APARTMENTS project information and address details.

PLANNING CODE SUMMARY table with project address, zoning, and other planning details.

BUILDING CODE SUMMARY table with project address, zoning, and other building code details.

VICINITY MAP showing the project location in San Francisco and other project information.

PLAN NOTES

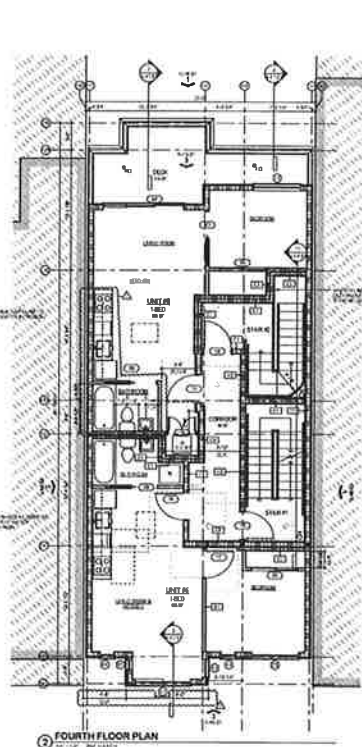
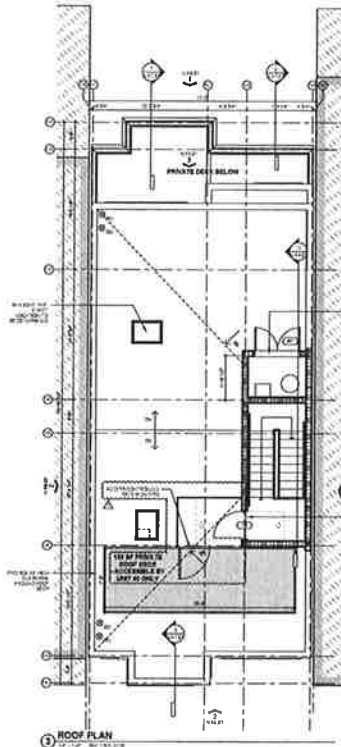
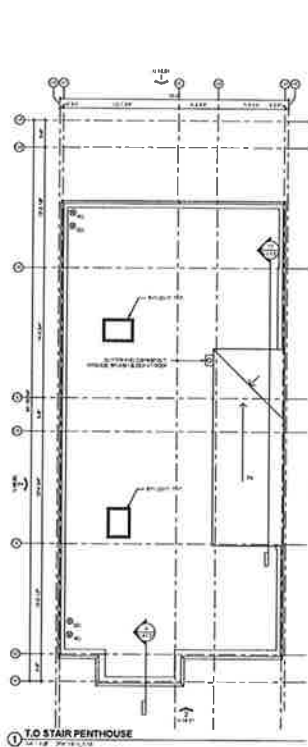
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE (CMC) AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE (CPC) AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE (FC) AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA SAFETY CODE (SC) AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA SOLENOID VALVE CODE (SVC) AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA TIRE CODE (TC) AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA WELDING CODE (WC) AND ALL APPLICABLE LOCAL ORDINANCES.

PLAN KEYNOTES

1. SEE MECHANICAL PLAN FOR VENTILATION SYSTEMS.
2. SEE ELECTRICAL PLAN FOR LIGHTING AND POWER SYSTEMS.
3. SEE PLUMBING PLAN FOR SANITARY AND WATER SYSTEMS.
4. SEE STRUCTURAL PLAN FOR CONCRETE AND STEEL DETAILS.
5. SEE FIRE PLAN FOR FIRE RISK ASSESSMENT AND PROTECTION.
6. SEE SAFETY PLAN FOR FALL PROTECTION AND OTHER SAFETY MEASURES.
7. SEE SOLID VALVE PLAN FOR VALVE SCHEDULES AND SETTINGS.
8. SEE TIRE PLAN FOR TIRE SCHEDULES AND SETTINGS.
9. SEE WELDING PLAN FOR WELDING SCHEDULES AND SETTINGS.

FLOOR PLAN LEGEND

- MINOR PARTITION
- 100 CONSTRUCTION
- 200 CONSTRUCTION
- CAST-IN-PLACE CONCRETE OR AUTO STRIP



CONSTRUCTION DOCUMENTS



1425 GUYTON STREET, 3RD FLOOR
SAN FRANCISCO, CA 94109
T 415.261.7818 F 415.261.7338
TET@TET.COM

950 NATOMA ST
APARTMENTS

200 HYDRA STREET
SAN FRANCISCO, CA 94103



DATE: 10/20/2023
SCALE: AS SHOWN
PROJECT: 950 NATOMA ST
SHEET: 100-100-0000

FLOOR PLANS -
FOURTH AND ROOF



N A2.02