



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: FEBRUARY 7, 2019
INFORMATIONAL HEARING

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 31, 2019
Case No.: **2013.1543**
Project Address: **1979 MISSION STREET**
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
55-X & 105-E Height and Bulk District
Block/Lot: 3553/052
Project Sponsor: Seth Mallen, Maximus – BP 1979 Mission Street LLC
One Maritime Plaza
San Francisco, CA 94111
Staff Contact: Rich Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: None

BACKGROUND

At the direction of the Planning Commission, Department staff have organized an off-site public hearing for the proposed project at 1979 Mission Street (Case No. 2013.1543). This public hearing shall provide information on the latest proposal for the project.

Currently, the project is undergoing environmental review. No public hearings on the project approvals have been scheduled to date.

CURRENT PROPOSAL

The proposed project includes demolition of the existing commercial buildings and a surface parking lot on the project site and new construction of a mixed-use development consisting of three separate residential buildings over one level of below grade parking and ground floor retail. The project would construct 291,027 gross square feet (gsf) of residential use, 34,198 gsf of retail use, and 55,295 gsf of parking and loading area. In total, the project would construct a total of 331 dwelling units (1 four-bedroom unit, 11 three-bedroom units, 122 two-bedroom units, 75 one-bedroom units, 114 studios and 8 micro units), 163 off-street parking spaces (including four car share parking spaces), three off-street loading spaces, 162 Class I bicycle parking spaces and 30 Class II bicycle parking spaces. In addition, the project would create 3,194 sf of public open space, as well as a total of 38,975 sf of private and common open space.

REQUIRED COMMISSION ACTION

None. Informational Only.



1979

1979 MISSION STREET
SAN FRANCISCO, CA

REVISED CONDITIONAL USE PERMIT
ARCHITECTURAL

SOM



1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

Architect & Structure:
SOM
SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET
SUITE 2500
SAN FRANCISCO CA 94111

Civil Consultants:
KCA ENGINEERS, INC.
318 BRANNAN STREET
SAN FRANCISCO, CA 94107
TEL: (415) 546-7111
FAX: (415) 546-9472

Landscape Consultants:
rhaa
ROYSTON HANAMOTO ALLEY & ABEY (RHA/A)
225 MILLER AVENUE
MILL VALLEY, CA 94541
TEL: (415) 383-7900
FAX: (415) 383-1433

MEP Consultants:
INTERFACE ENGINEERING
717 MARKET STREET, SUITE 500
SAN FRANCISCO, CA 94103
TEL: (415) 489-7240
FAX: (415) 489-7289

Issued For:

No.	Description	Date
6	REVISED CONDITIONAL USE PERMIT	2018.09.26
7	CONDITIONAL USE PERMIT	2018.09.26
8	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.10.09

OPEN SPACE AREA TABULATION

Name	Area
COMMON OPEN SPACE	28,741 SF
PRIVATE OPEN SPACE	10,234 SF
Grand total	38,975 SF

ADDITIONAL PROPOSED OPEN SPACE NOT MEETING TECHNICAL REQUIREMENTS OF SEC 135

Name	Area
COMMON OPEN SPACE (Not meeting technical requirements of Sec. 135)	4,498 SF
PRIVATE OPEN SPACE (Not meeting technical requirements of Sec. 135)	3,146 SF
Grand total	7,644 SF

PUBLIC OPEN SPACE AREA TABULATION

Name	Area
PUBLIC OPEN SPACE	3,194 SF
Grand total	3,194 SF

BUILDING AREA SUMMARY BY USE:

RETAIL GROSS AREA	34,198 SF
RESIDENTIAL GROSS AREA	291,027 SF
PARKING AND LOADING GROSS AREA	55,295 SF
BLDG. SERVICES GROSS AREA	8,395 SF
OVERALL GROSS BUILDING AREA	388,925 SF

UNIT COUNT SUMMARY:

TYPE	COUNT
4 BED	1
3 BED	11
2 BED	122
1 BED	75
STUDIO	114
MICRO	8
GRAND TOTAL	331

PARKING SUMMARY:

VEHICLE PARKING

Residential Standard	33
Residential Stackler	92
Residential Tandem	6
Residential ADA	6
Total Residential	137
Commercial Standard	21
Commercial ADA	1
Commercial	22
Car Share	4
Total Parking Spaces	163
Number of Residential Parking Spaces to be ADA Compliant	6
Number of Commercial Parking Spaces to be ADA Compliant	1
Loading Dock	3

BICYCLE PARKING

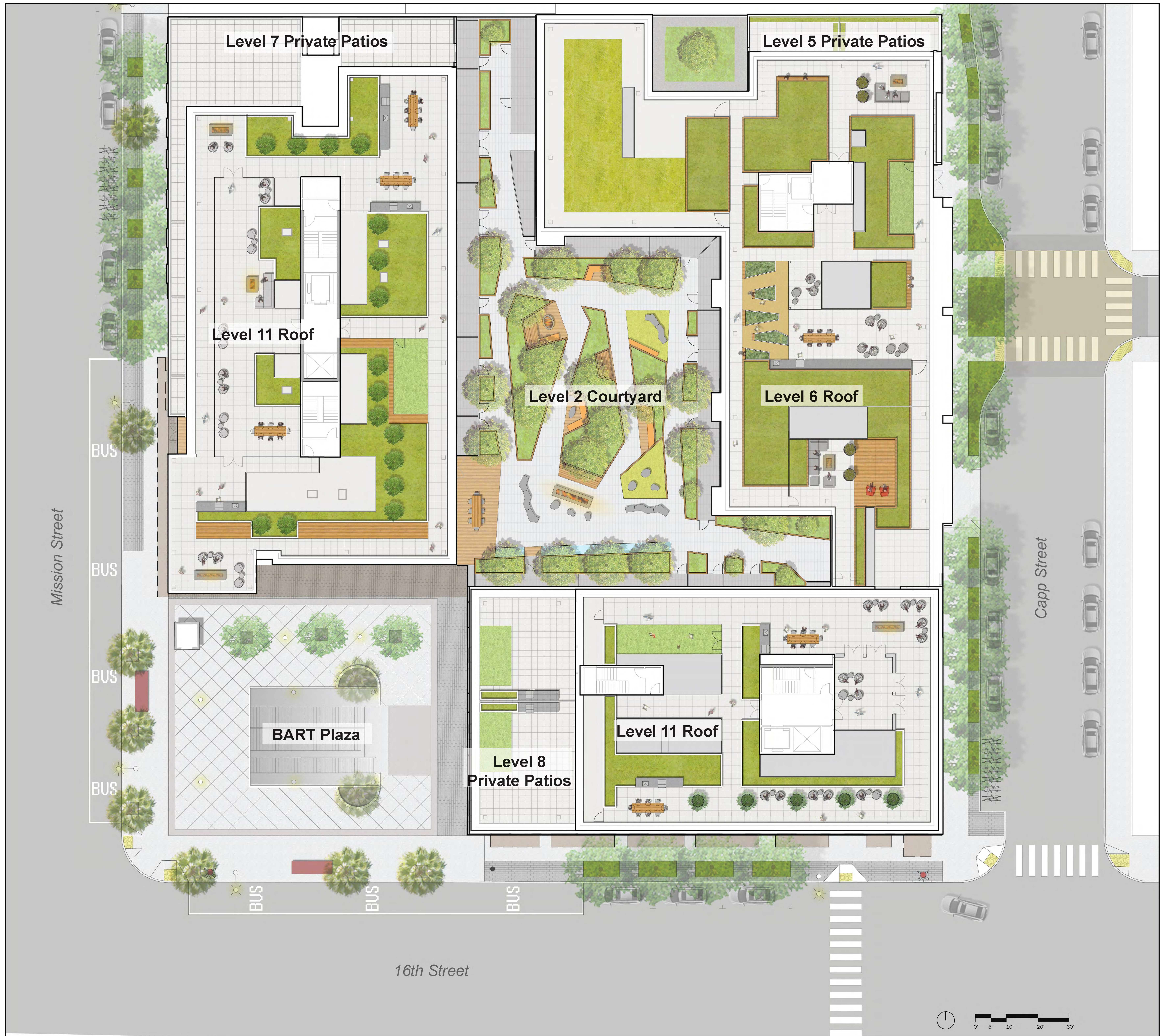
CLASS 1:	162
CLASS 2:	30
Total	192

Key Plan:

Seal & Signature:

PROJECT SUMMARY TABLE

Project No.: 213158
Sheet No.:
Drawn By: YL
Checked By: AW
Scale:
G0.1.2



1979 MISSION STREET
San Francisco CA

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No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:

Seal & Signature:

Sheet Name:

ILLUSTRATIVE
SITE PLAN

Project No.: 213158 Sheet No.:

Drawn By: -

Checked By: -

Scale: 1"=10'0"

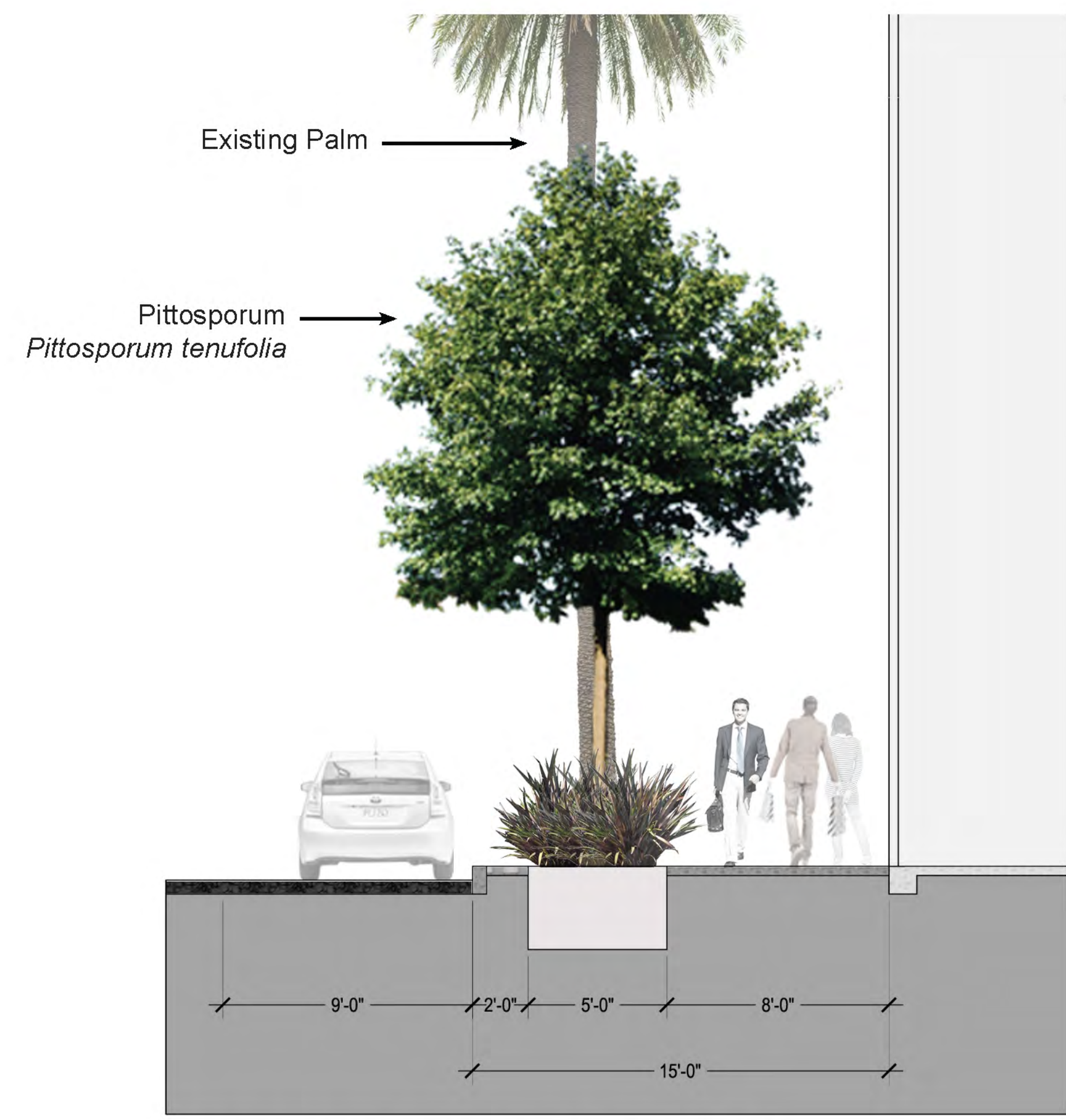
No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

LEGEND

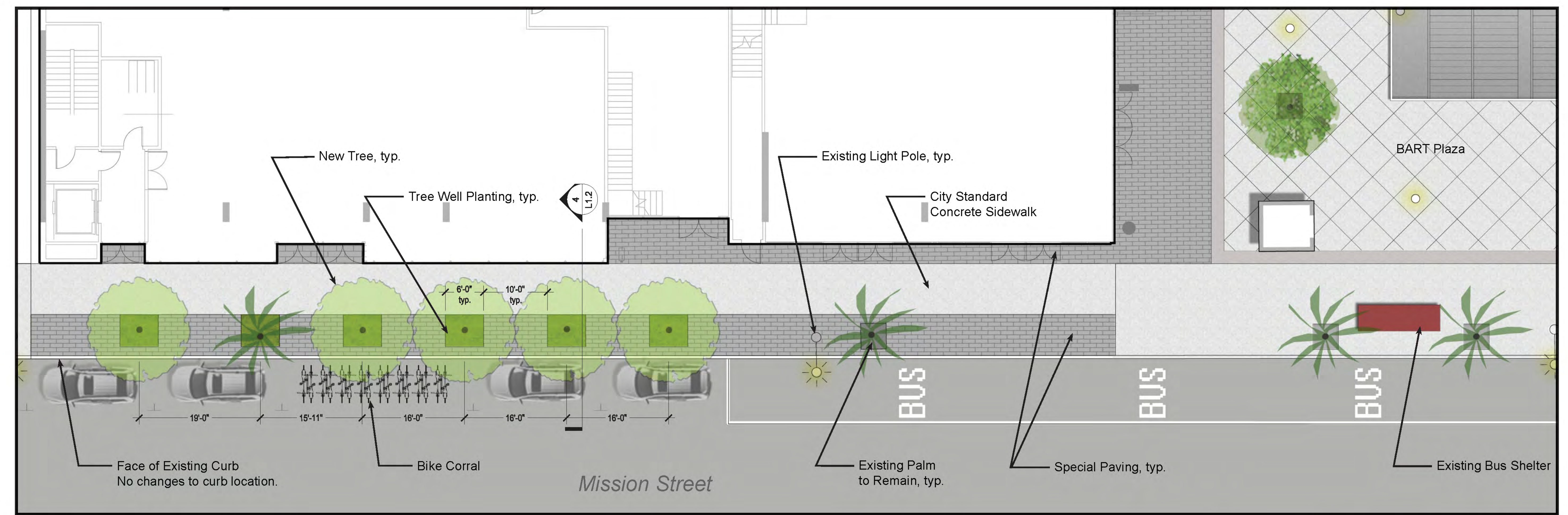
- ① Mission St.: Planted tree wells with pedestrian pass-throughs and special paving.
- ② 16th St.: Planted tree wells with pedestrian pass-throughs and special paving.
- ③ Capp St.: Stormwater planting tree wells with pedestrian pass-throughs and special paving.
- ④ Existing BART Plaza
- ⑤ Special Paving
- ⑥ Proposed Bulb-out
- ⑦ Proposed Raised Crossing
- ⑧ Palm to Remain
- ⑨ Bike Corral, typ.
- ⑩ Existing Bus Shelter, typ.
- ⑪ Existing Street Light, typ.



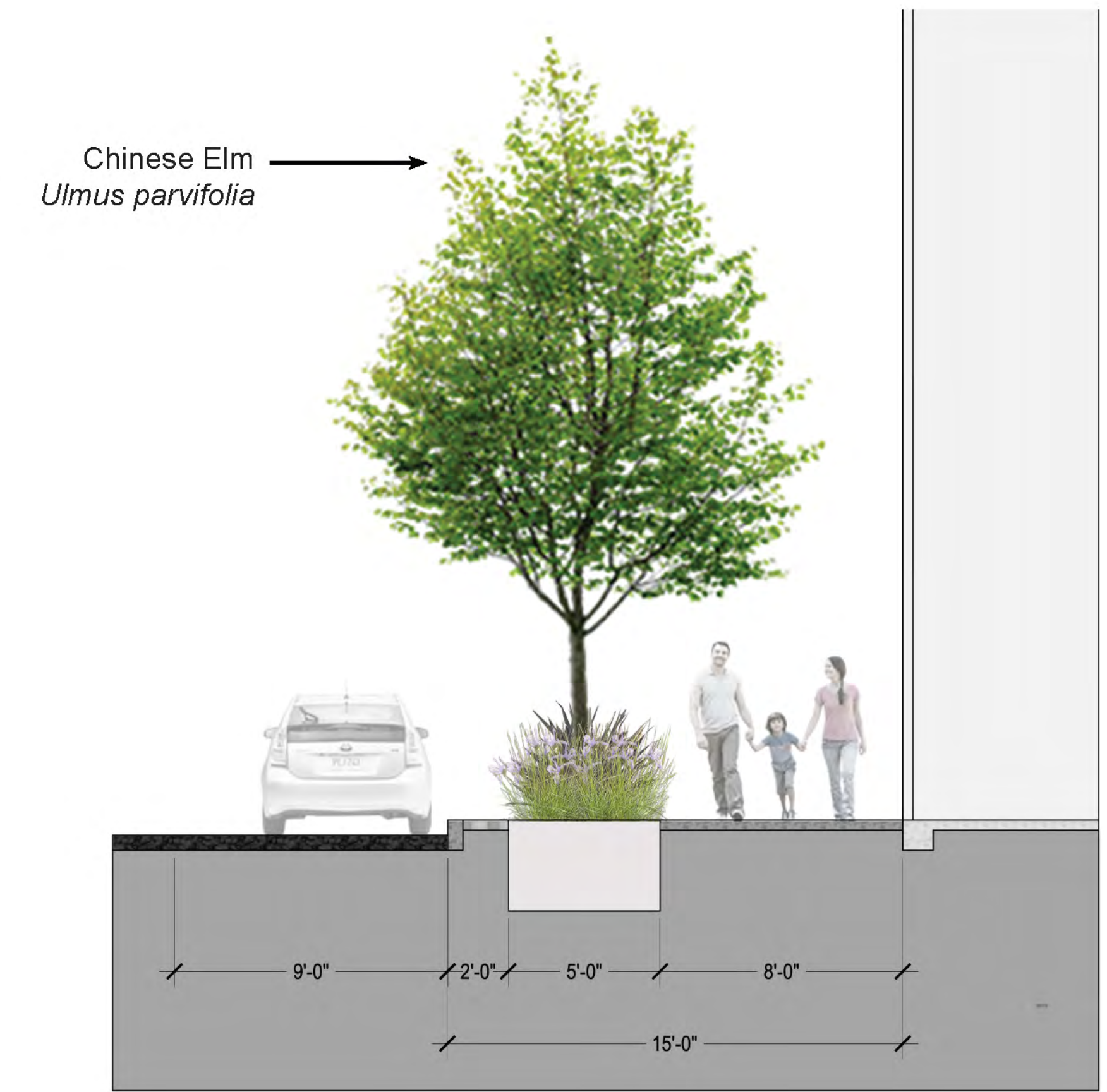
No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15
8	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.10.09



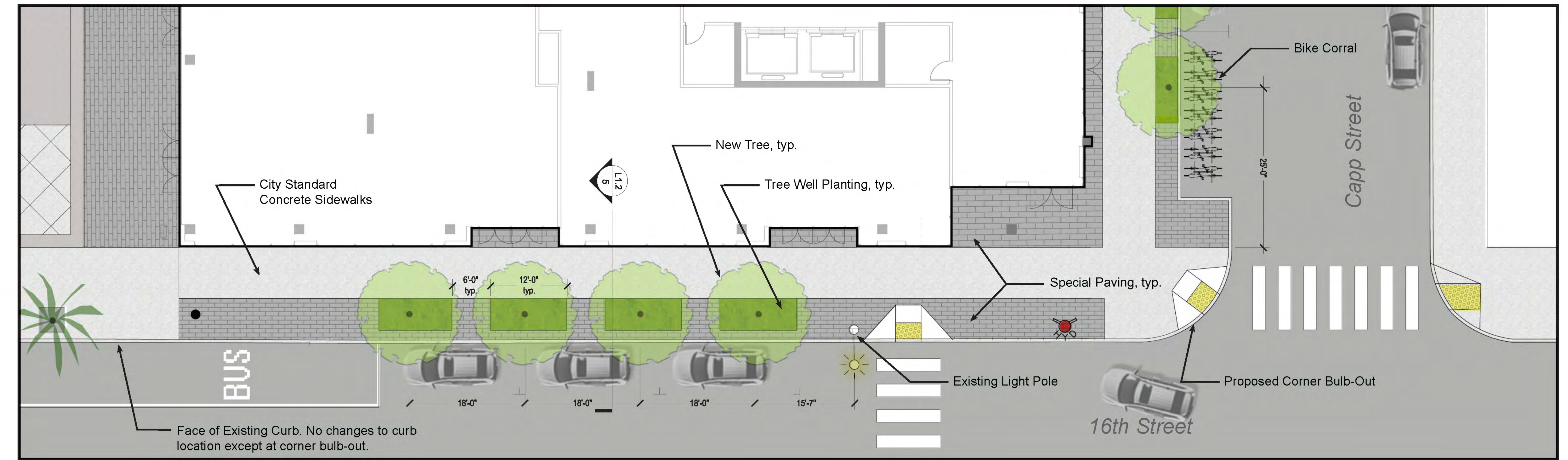
4 MISSION ST. SECTION, TYP.
1/4" = 1'-0"



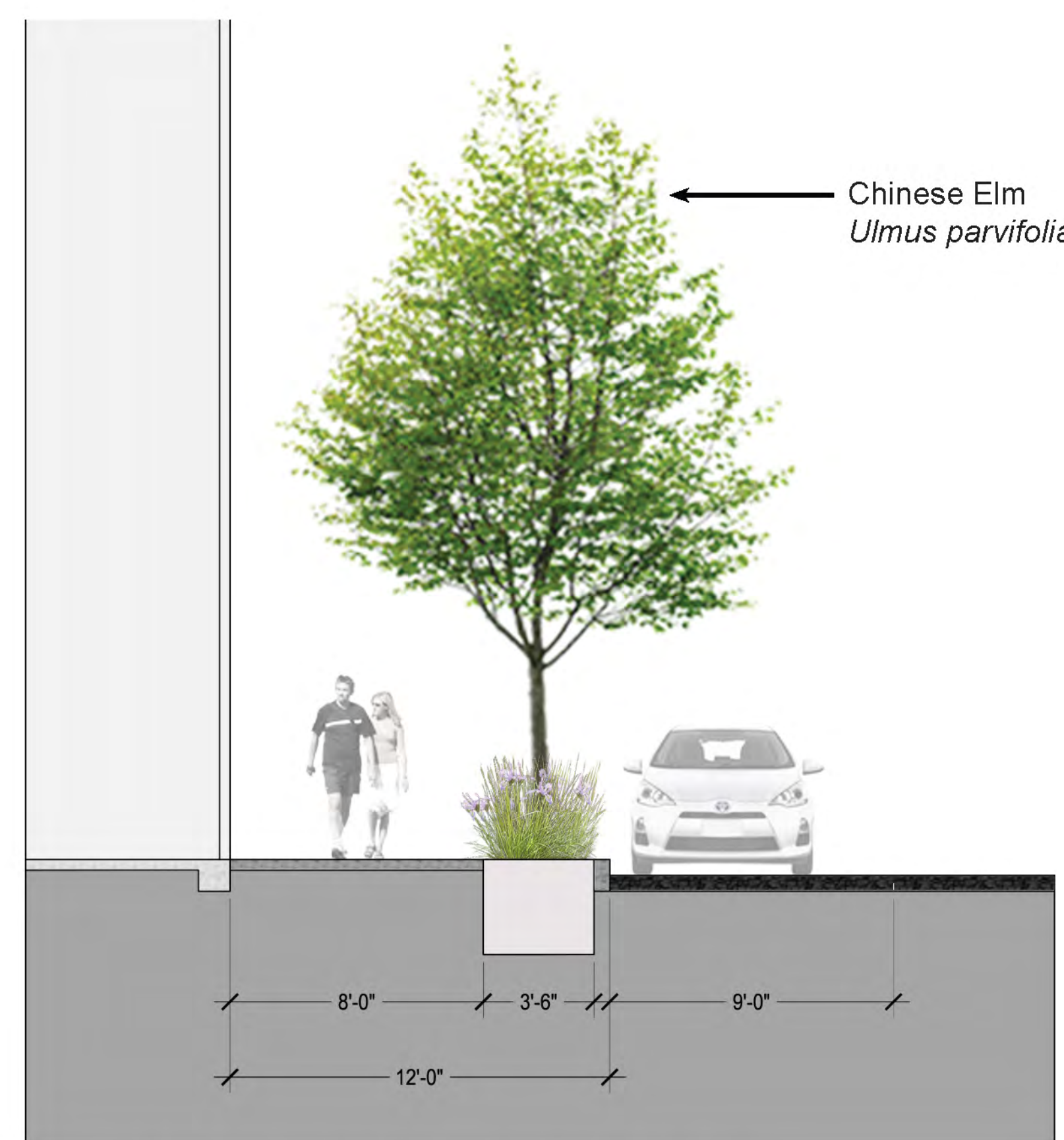
1 MISSION STREET
1/8" = 1'-0"



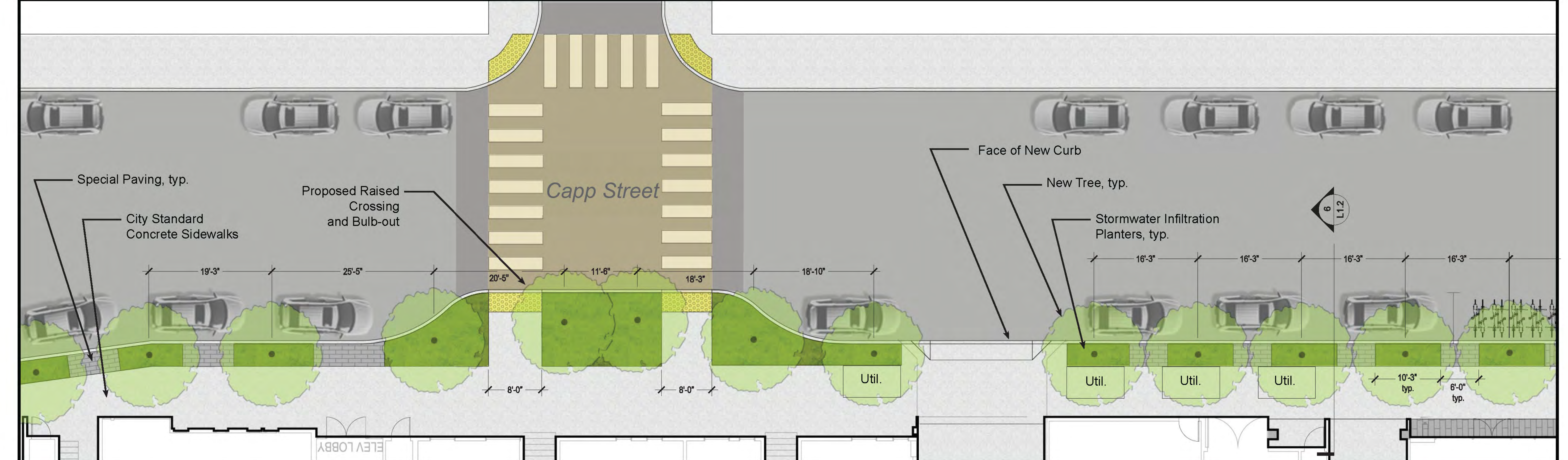
5 16TH STREET SECTION, TYP.
1/4" = 1'-0"



2 16TH STREET
1/8" = 1'-0"



6 CAPP STREET SECTION, TYP.
1/4" = 1'-0"



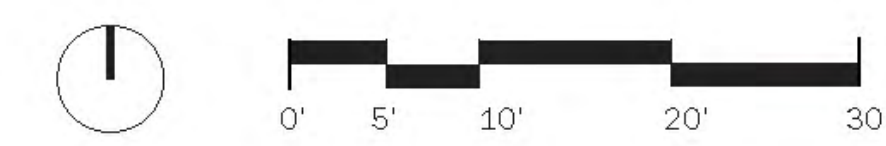
3 CAPP STREET
1/8" = 1'-0"

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LEGEND

- ① Flexible Gathering Space
- ② Amenity Space
- ③ Seating Alcove
- ④ Informal Play Area
- ⑤ Private Patios, typ.
- ⑥ Raised Planters, typ.
- ⑦ Water Feature
- ⑧ Fire Pit
- ⑨ Moveable Furniture, typ.

- Ⓐ Precast Pavers or PIP Concrete, typ.
- Ⓑ Planter Edge, typ.
- Ⓒ Special Paving, typ.
- Ⓓ Privacy Screen, typ.

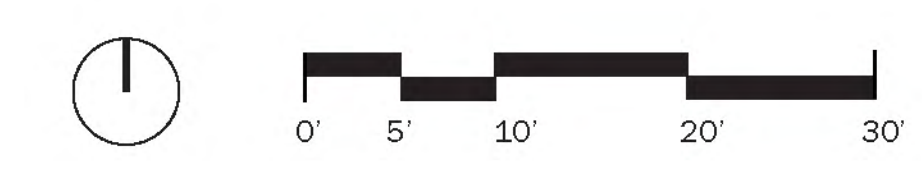


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2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

LEGEND

- ① Event Space
- ② Outdoor Lounge Area
- ③ Outdoor Lounge Area with Trellis
- ④ Urban Agriculture Area
- ⑤ Dog Run
- ⑥ Private Patio

- A Raised Planter, typ.
- B Site Furniture tbd.
- C BBQ Counter
- D Fire Pit, typ.
- E Screen for Mechanical Equipment, typ.
- F Potted Tree, typ.
- G Precast Pavers or PIP Concrete, typ.
- H Sedum Planting / Green Roof
- I Special Paving 1
- J Special Paving 2
- K Swing Gate, typ.

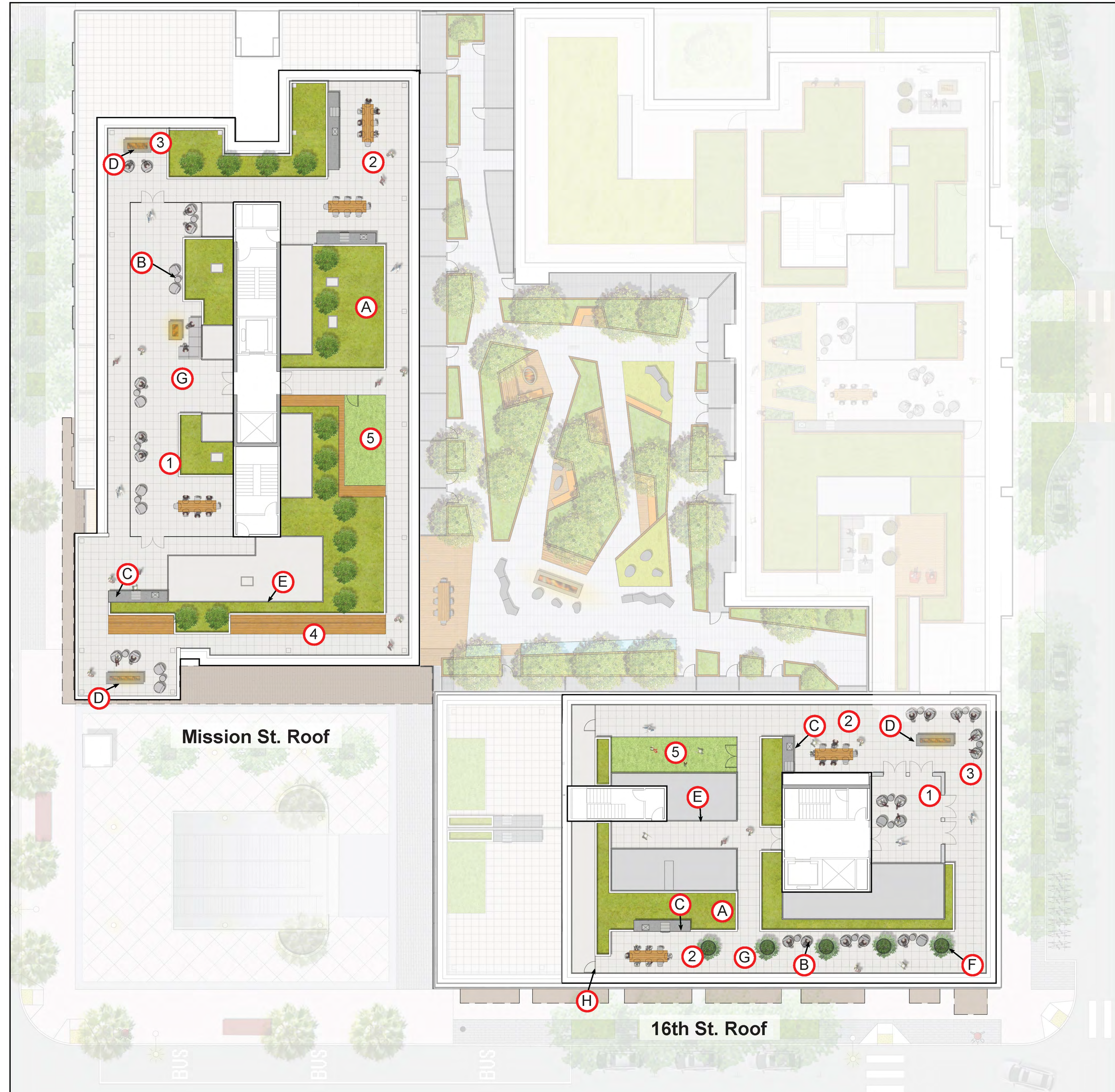


No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
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5	REVISED CONDITIONAL USE PERMIT	2016.01.15

LEGEND

- ① Event Space with Glass Enclosure
- ② Event Space
- ③ Outdoor Lounge Area
- ④ Sun Deck with Built In Lounge Seating
- ⑤ Dog Run

- Ⓐ Raised Planter, typ.
- Ⓑ Site Furniture tbd.
- Ⓒ BBQ Counter, typ.
- Ⓓ Fire Pit, typ.
- Ⓔ Screen, typ.
- Ⓕ Potted Tree, typ.
- Ⓖ Precast Pavers or PIP Concrete, typ.
- Ⓗ Swing Gate, typ.



No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



Issued For:

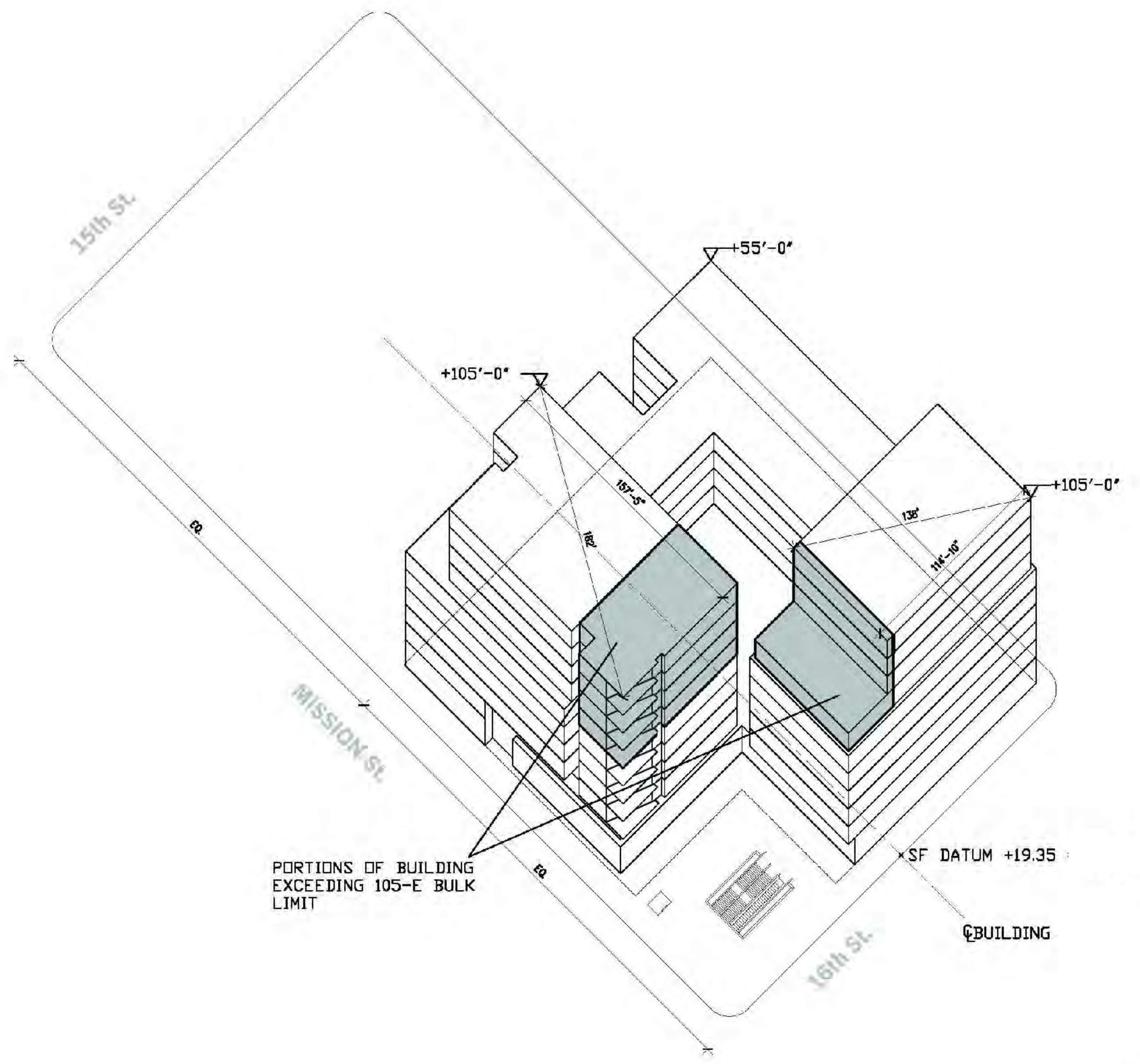
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5	REVISED CONDITIONAL USE PERMIT	2016.01.15



ZONING MAP 3
SCALE: NTS



HEIGHT AND BULK MAP 2
SCALE: NTS



BULK LIMIT COMPLIANCE DIAGRAM 1
SCALE: NTS

Key Plan:

Seal & Signature:

Sheet Name:
ZONING DIAGRAMS

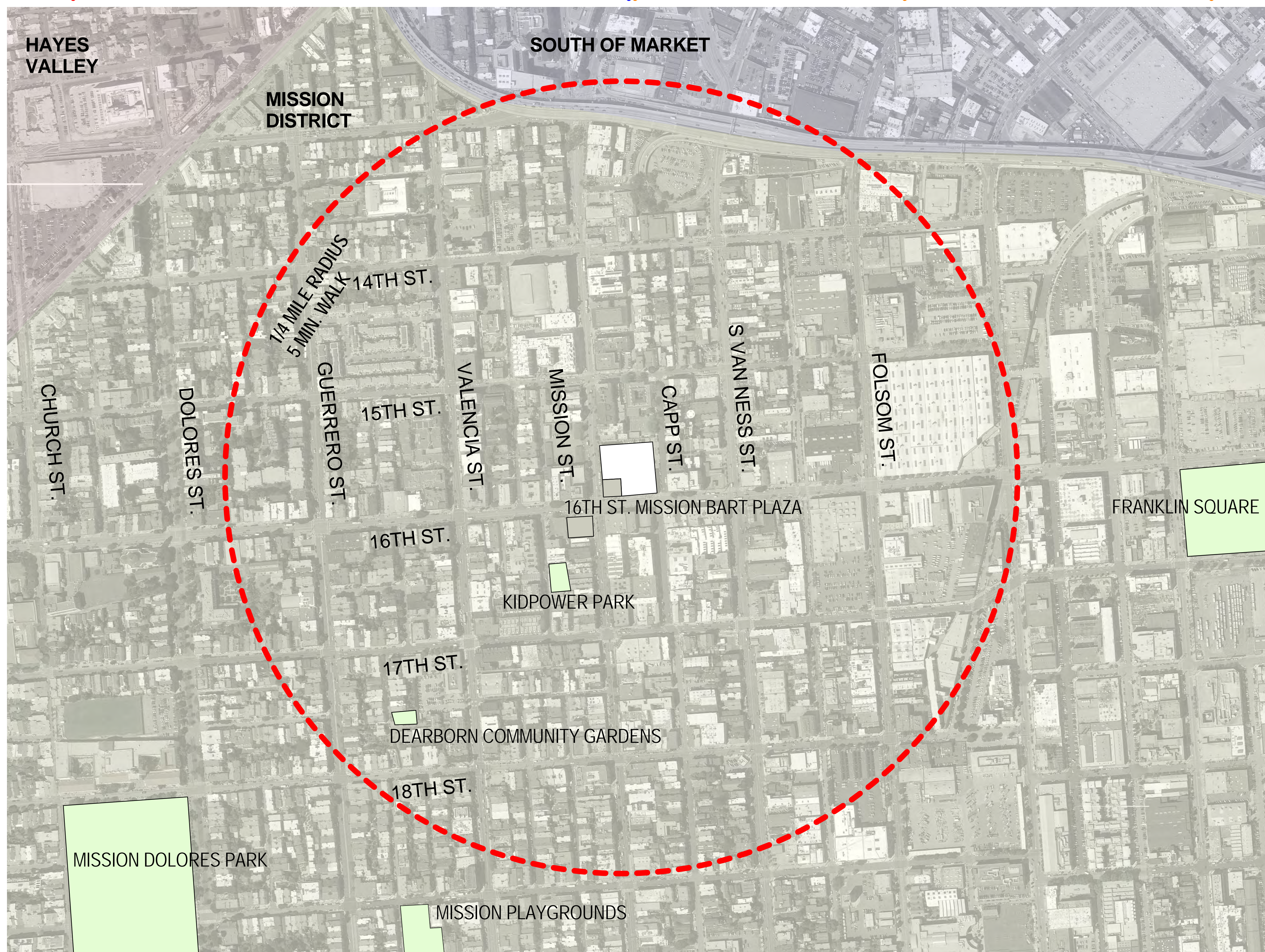
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- LEGEND
- BART LINES
 - MUNI BUS LINES
 - MUNI RAIL LINES
 - BIKE ROUTES
 - TRAIN BUS STOPS

TRANSIT 2



- LEGEND
- PUBLIC GREEN SPACES
 - PUBLIC PLAZAS

OPEN SPACE AND NEIGHBORHOODS 1

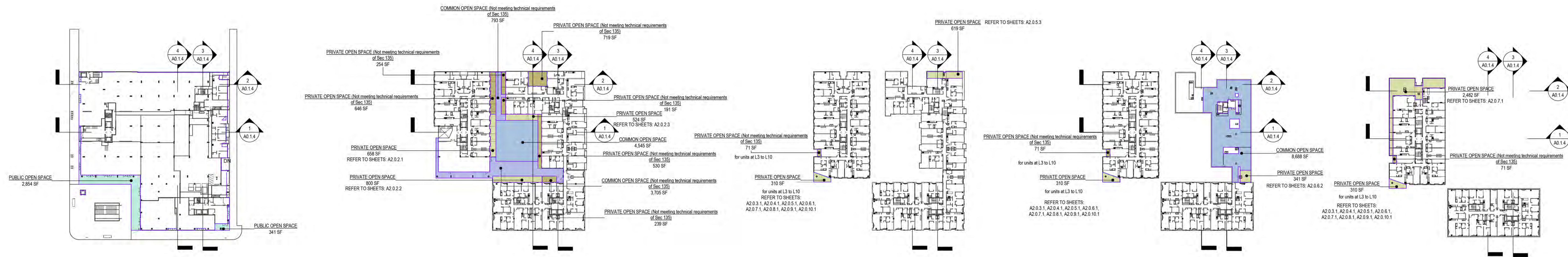
Key Plan:

Seal & Signature:

Sheet Name:
**SITE CONTEXT -
NEIGHBORHOOD
OPEN SPACE &
LINKAGES**

Project No.: 213158	Sheet No.:
Drawn By: DB	A0.1.3
Checked By: MH	
Scale: As Indicated	

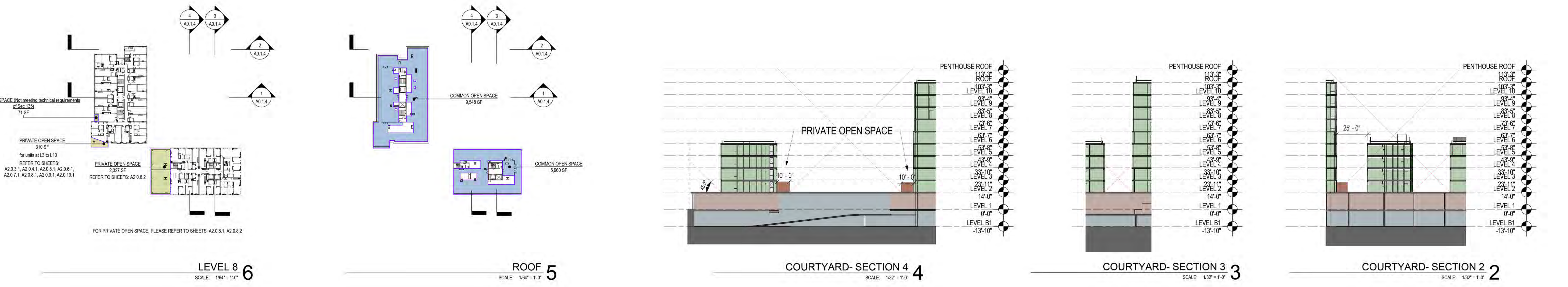
No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.05.09
5	REVISED CONDITIONAL USE PERMIT	2016.01.15
6	REVISED CONDITIONAL USE PERMIT	2016.09.26
7	CONFIRMED REVISED CONDITIONAL USE PERMIT	2016.09.26
8	CONFIRMED REVISED CONDITIONAL USE PERMIT	2016.10.09



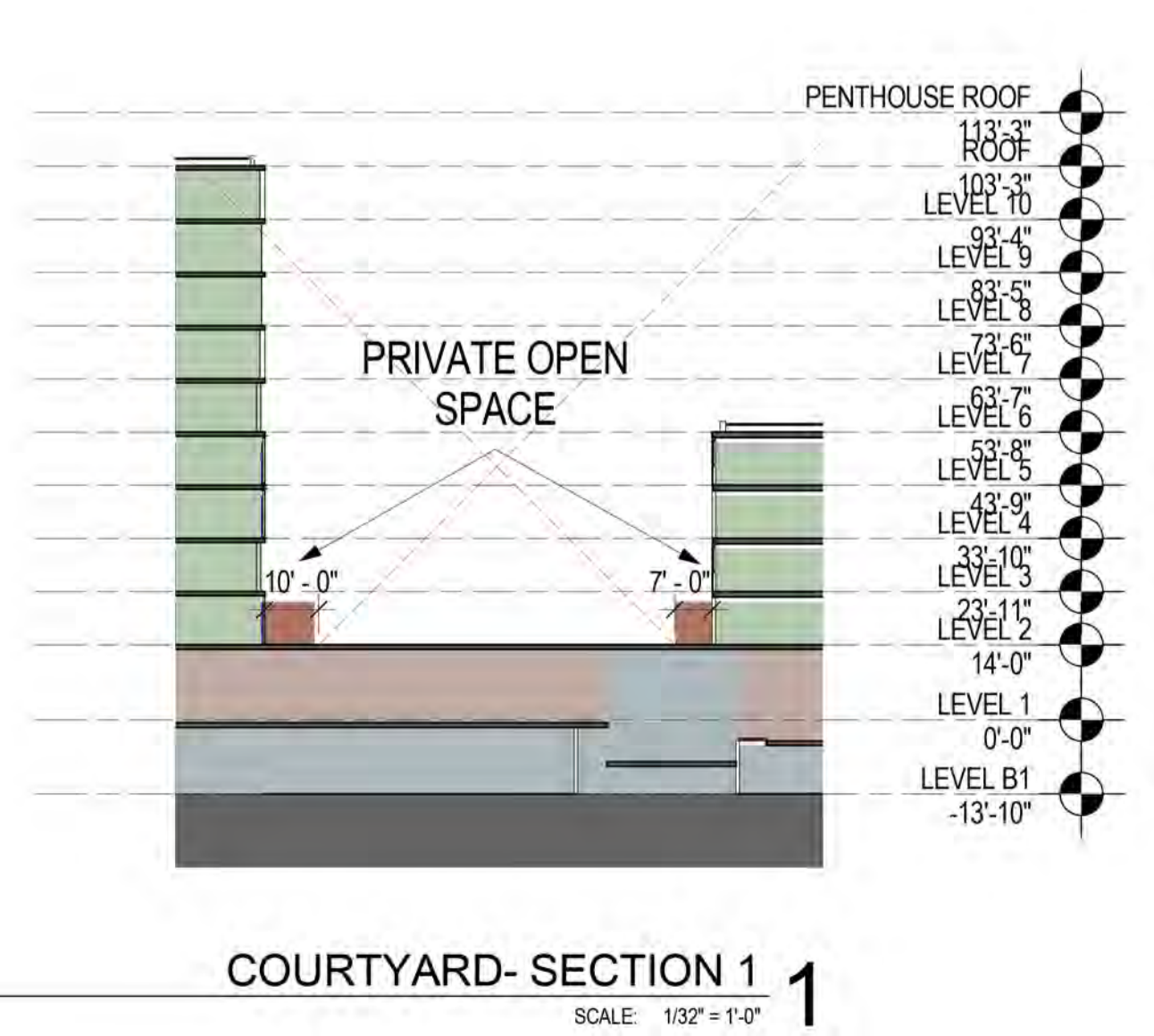
LEVEL 1 11 SCALE: 1/8" = 1'-0"
LEVEL 2 10 SCALE: 1/8" = 1'-0"
LEVEL 5 9 SCALE: 1/8" = 1'-0"
LEVEL 6 8 SCALE: 1/8" = 1'-0"
LEVEL 7 7 SCALE: 1/8" = 1'-0"

OPEN SPACE LEGEND

- COMMON OPEN SPACE
- COMMON OPEN SPACE (Not meeting technical requirements of Sec 135)
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE (Not meeting technical requirements of Sec 135)
- PUBLIC OPEN SPACE



LEVEL 8 6 SCALE: 1/8" = 1'-0"
ROOF 5 SCALE: 1/8" = 1'-0"
COURTYARD- SECTION 4 4 SCALE: 1/32" = 1'-0"
COURTYARD- SECTION 3 3 SCALE: 1/32" = 1'-0"
COURTYARD- SECTION 2 2 SCALE: 1/32" = 1'-0"



COURTYARD- SECTION 1 1 SCALE: 1/32" = 1'-0"

OPEN SPACE AREA TABULATION	
Name	Area
COMMON OPEN SPACE	28,741 SF
PRIVATE OPEN SPACE	10,234 SF
Grand total	38,975 SF

ADDITIONAL PROPOSED OPEN SPACE NOT MEETING TECHNICAL REQUIREMENTS OF SEC 135	
Name	Area
COMMON OPEN SPACE (Not meeting technical requirements of Sec 135)	4,498 SF
PRIVATE OPEN SPACE (Not meeting technical requirements of Sec 135)	3,146 SF
Grand total	7,644 SF

PUBLIC OPEN SPACE AREA TABULATION	
Name	Area
PUBLIC OPEN SPACE	3,194 SF
Grand total	3,194 SF

Open Space Required (Table 135 A; Table 754; Sec 135(d)(1))

Private usable open space:
- 29 units providing qualifying decks, balconies, or terraces with at least 80 sf/unit

Total Private Open Space required = 2,320 sf.

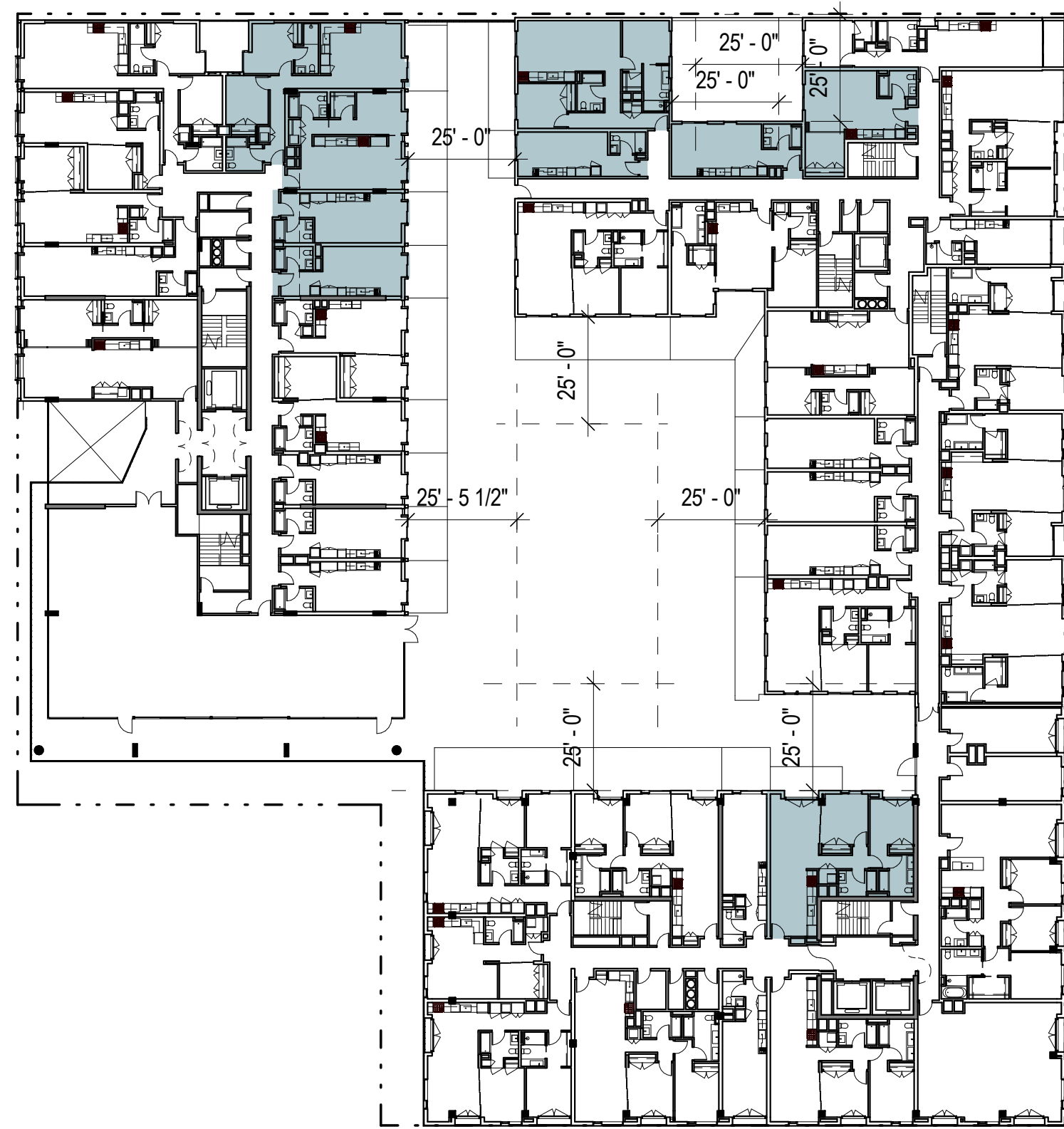
Private Open Space provided = 10,234 sf.

Common usable open space:
- 88 micro and studio units qualifying for one-third reduction in open space requirement per Code Sec135 (d)(2) @ 35.5 sf/unit = 3,124 sf
- 28 micro and studio units measuring greater than 350 sf. plus a bathroom @ 106.4 sf/unit = 2,979.2 sf.
- 186 units w/ 1 or more bedroom @ 106.4 sf/unit = 19,790.4 sf.

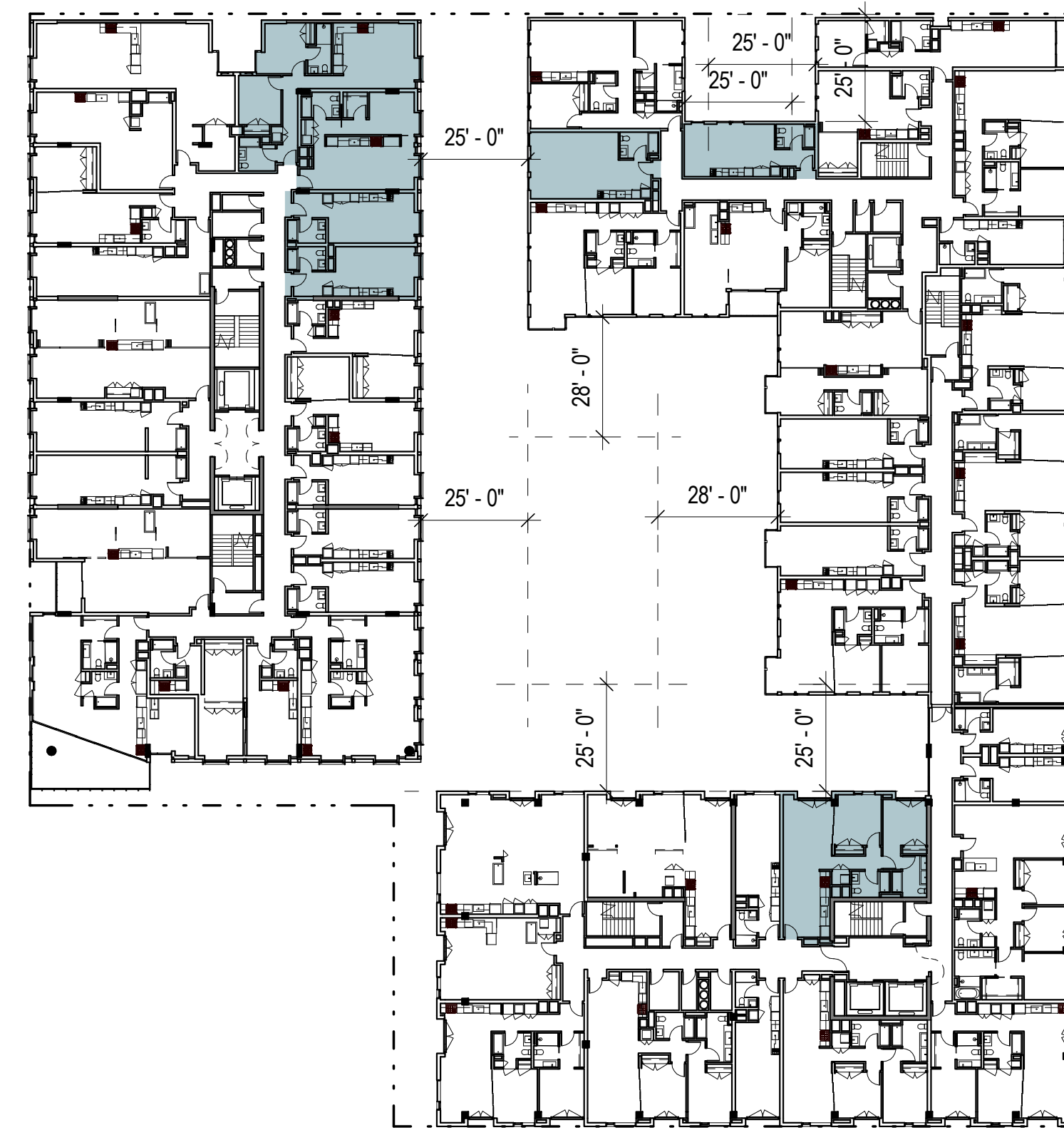
Total common open space required = 25,893.6 sf.

Common Usable Open Space Provided = 28,741 sf.

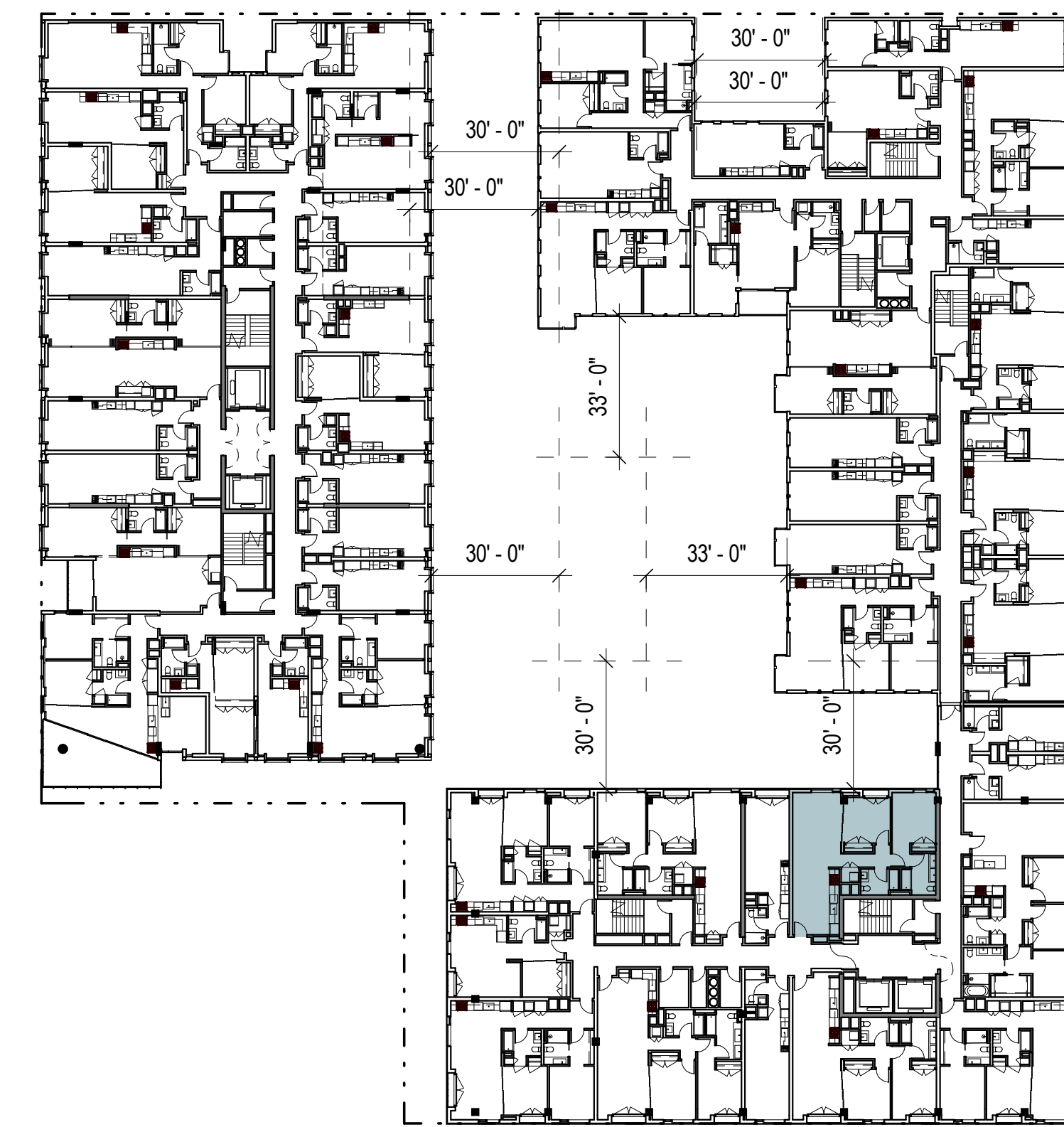
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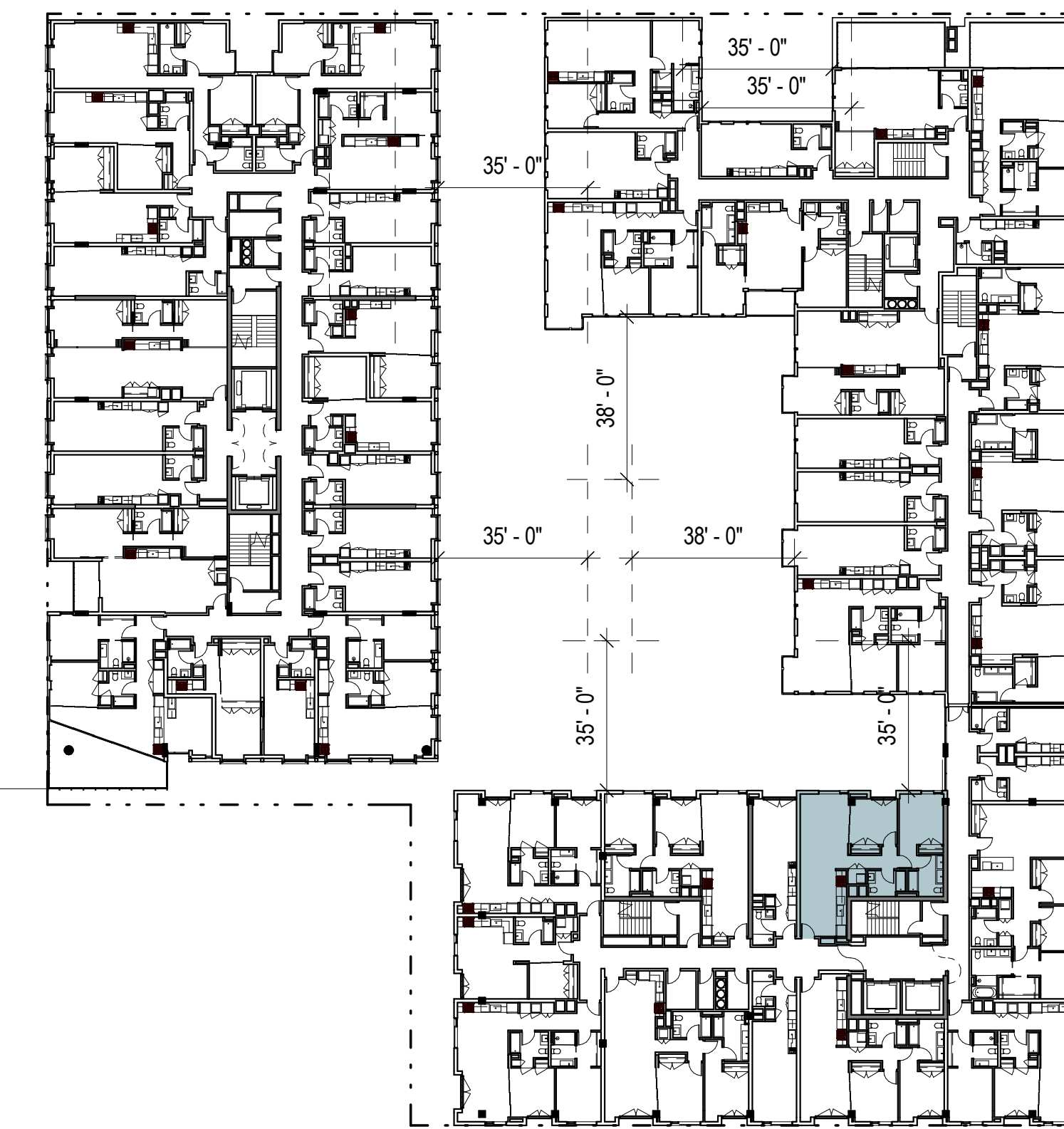
LEVEL 2 - EXPOSURE PLAN 9
SCALE: 1/32" = 1'-0"



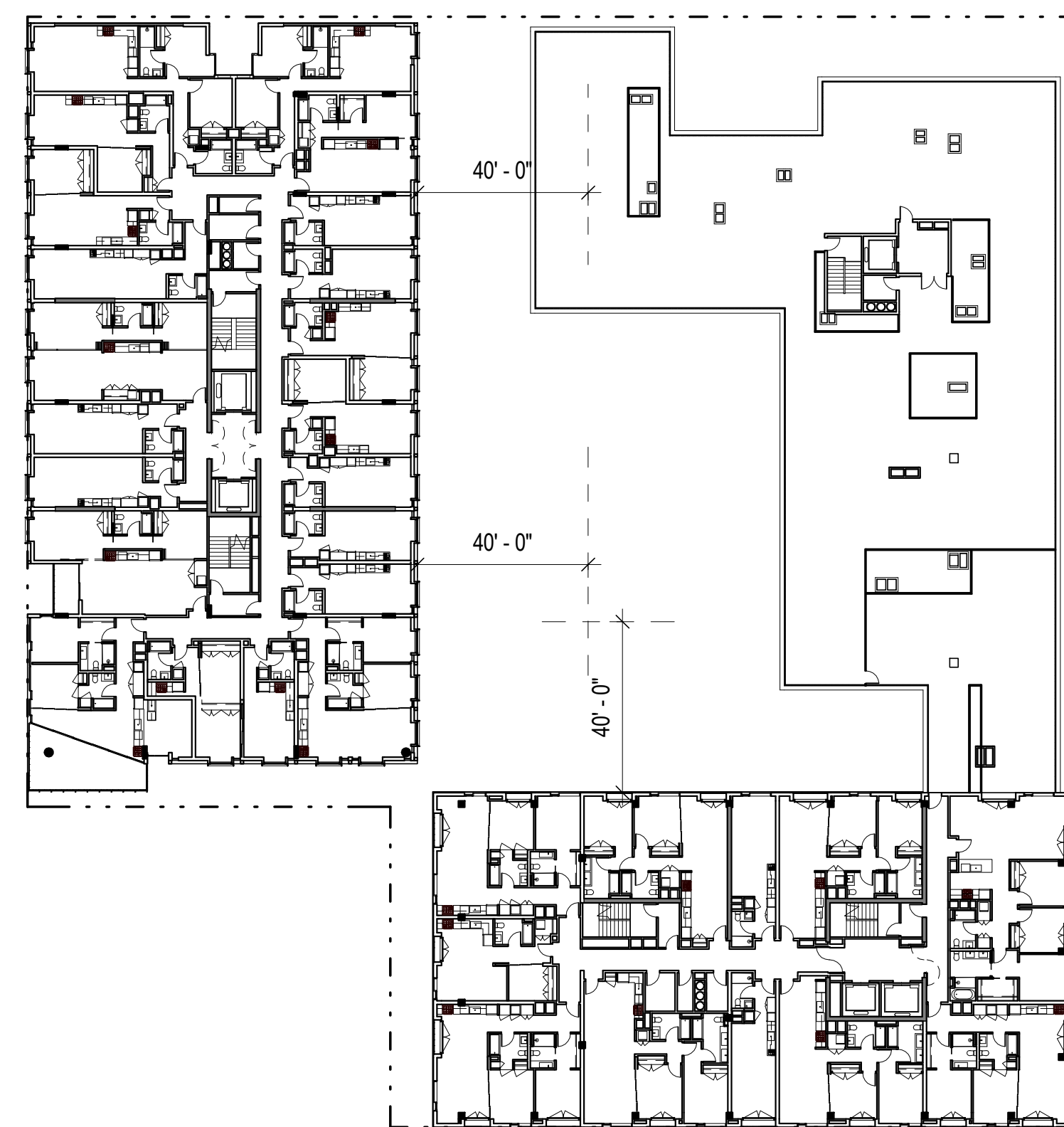
LEVEL 3 - EXPOSURE PLAN 7
SCALE: 1/32" = 1'-0"



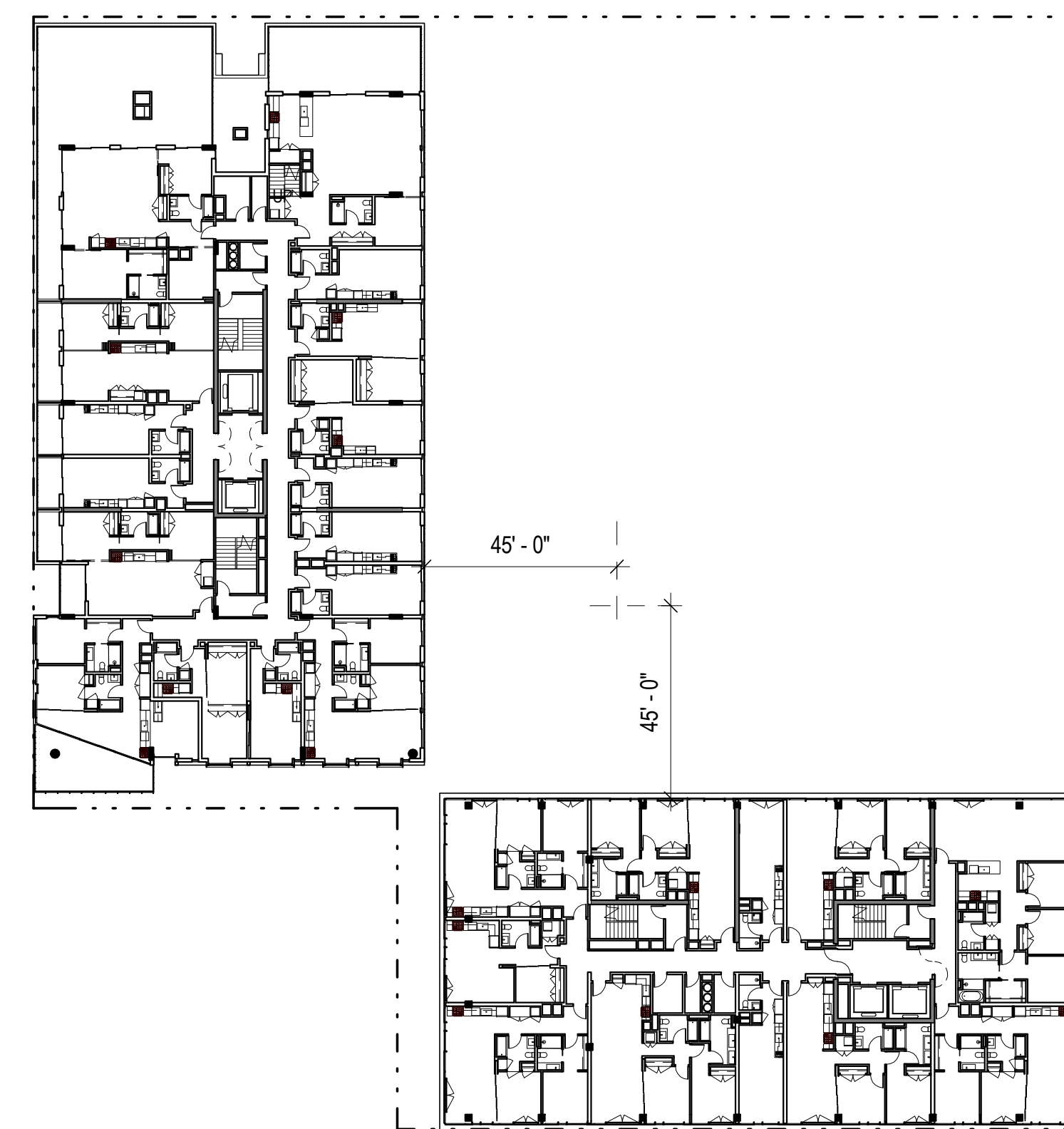
LEVEL 4 - EXPOSURE PLAN 5
SCALE: 1/32" = 1'-0"



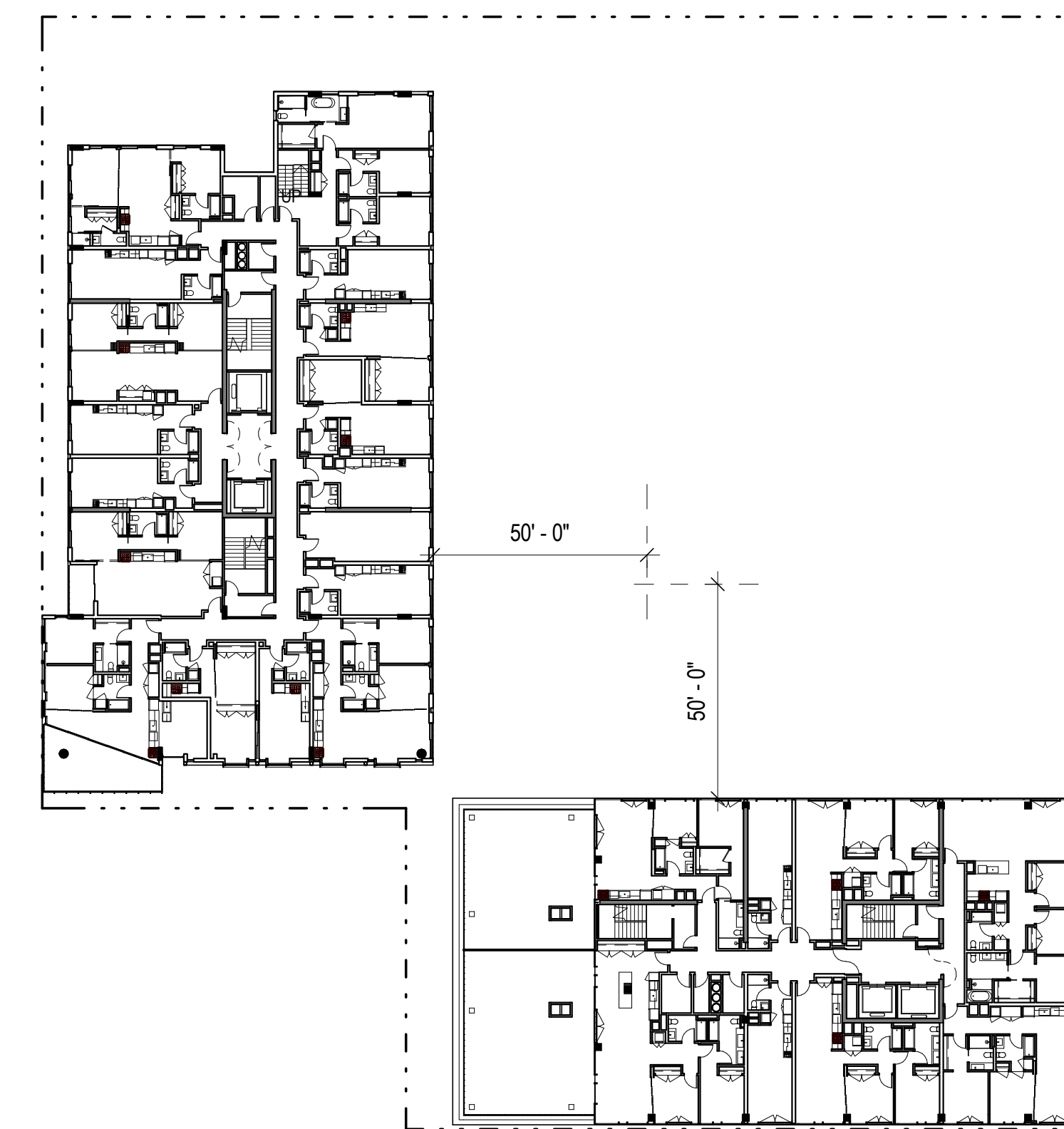
LEVEL 5 - EXPOSURE PLAN 3
SCALE: 1/32" = 1'-0"



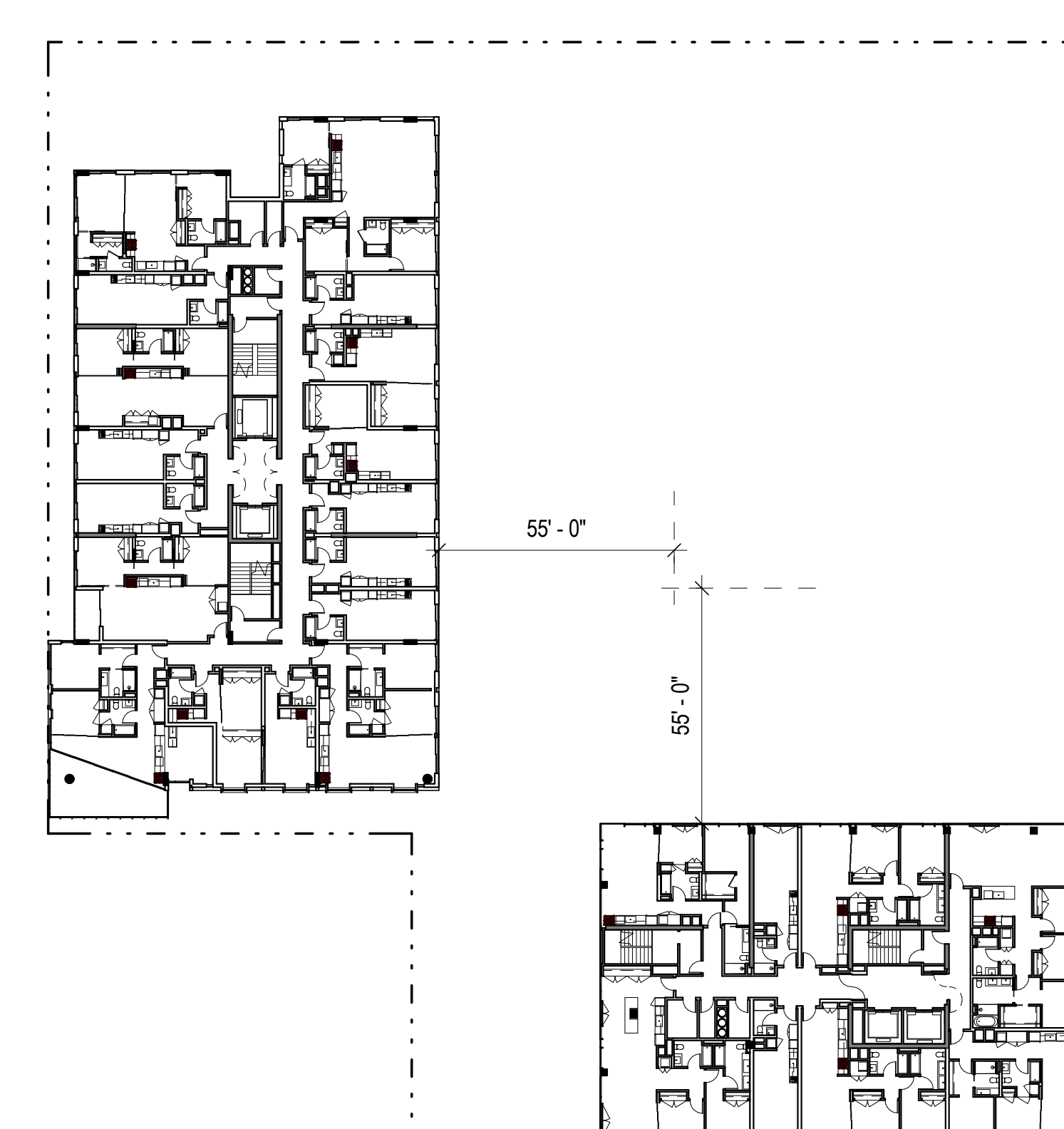
LEVEL 6 - EXPOSURE PLAN 8
SCALE: 1/32" = 1'-0"



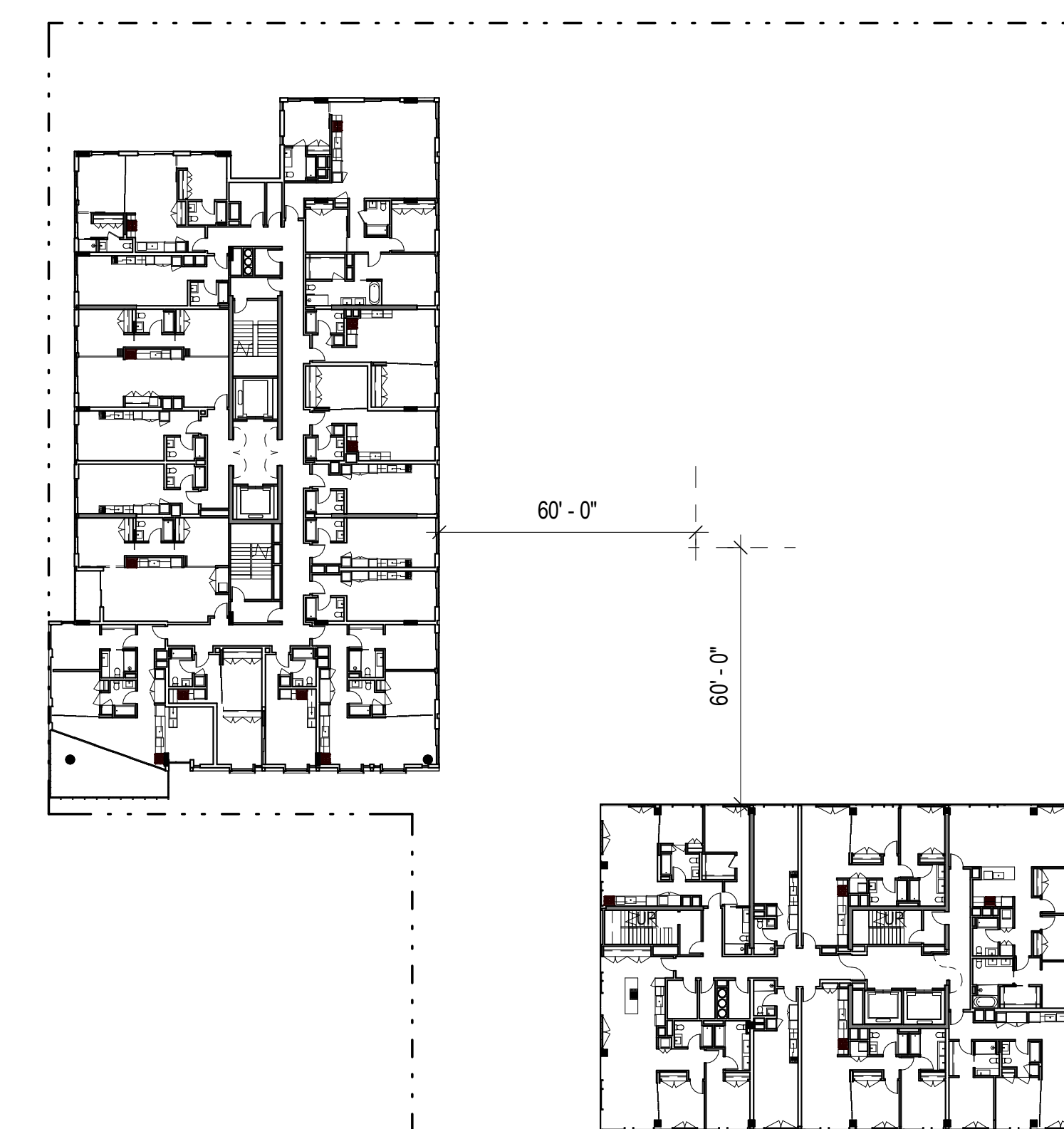
LEVEL 7 - EXPOSURE PLAN 6
SCALE: 1/32" = 1'-0"



LEVEL 8 - EXPOSURE PLAN 4
SCALE: 1/32" = 1'-0"



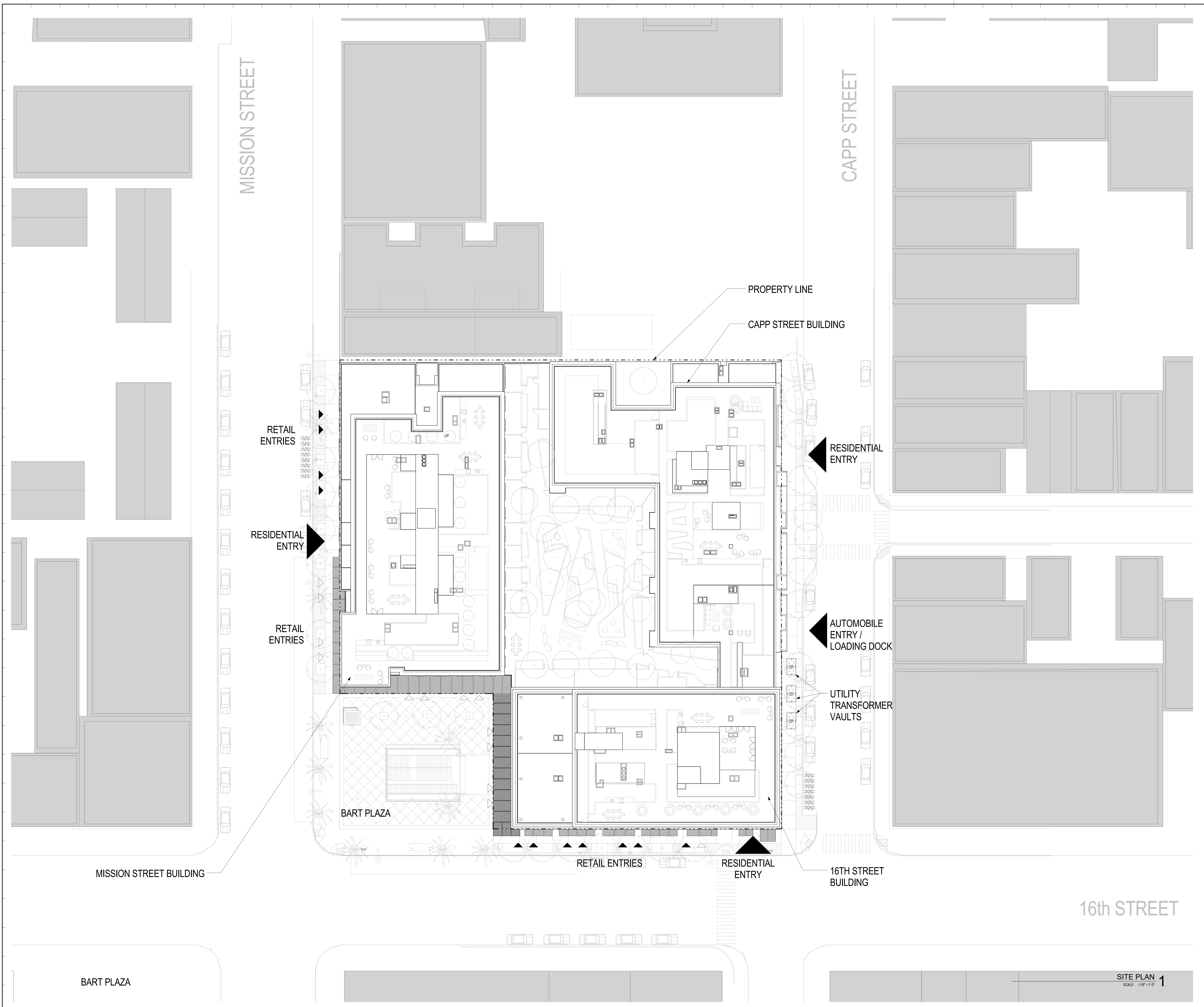
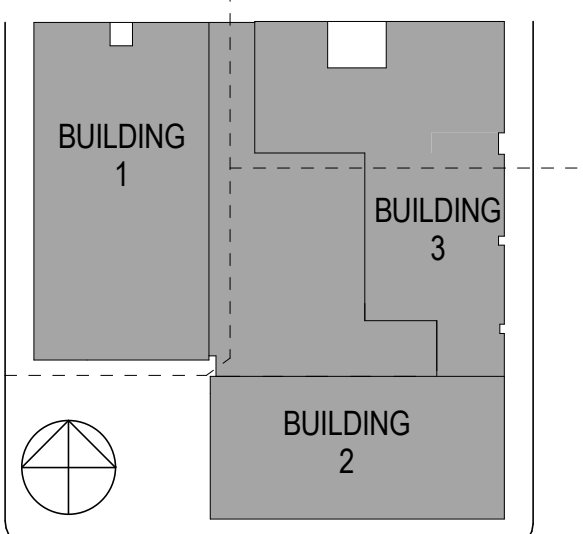
LEVEL 9 - EXPOSURE PLAN 2
SCALE: 1/32" = 1'-0"



LEVEL 10 - EXPOSURE PLAN 1
SCALE: 1/32" = 1'-0"

18 UNITS DO NOT COMPLY
note: these diagrams illustrate that units do not comply with section 140 of San Francisco Planning Code

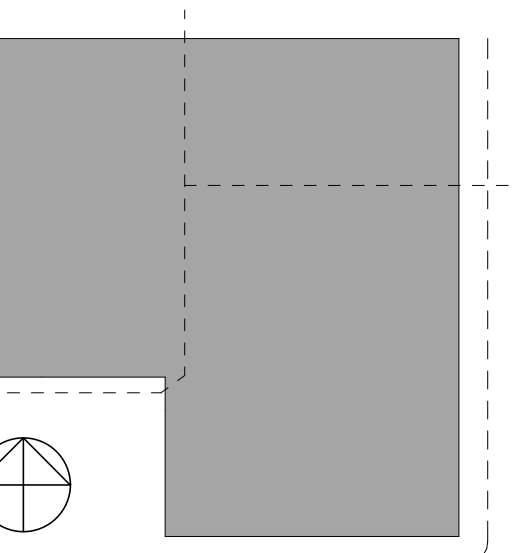
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SITE PLAN 1
SCALE: 1/16" = 1'-0"

S:\04\2016\1627.PN

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
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5	REVISED CONDITIONAL USE PERMIT	2016.01.15

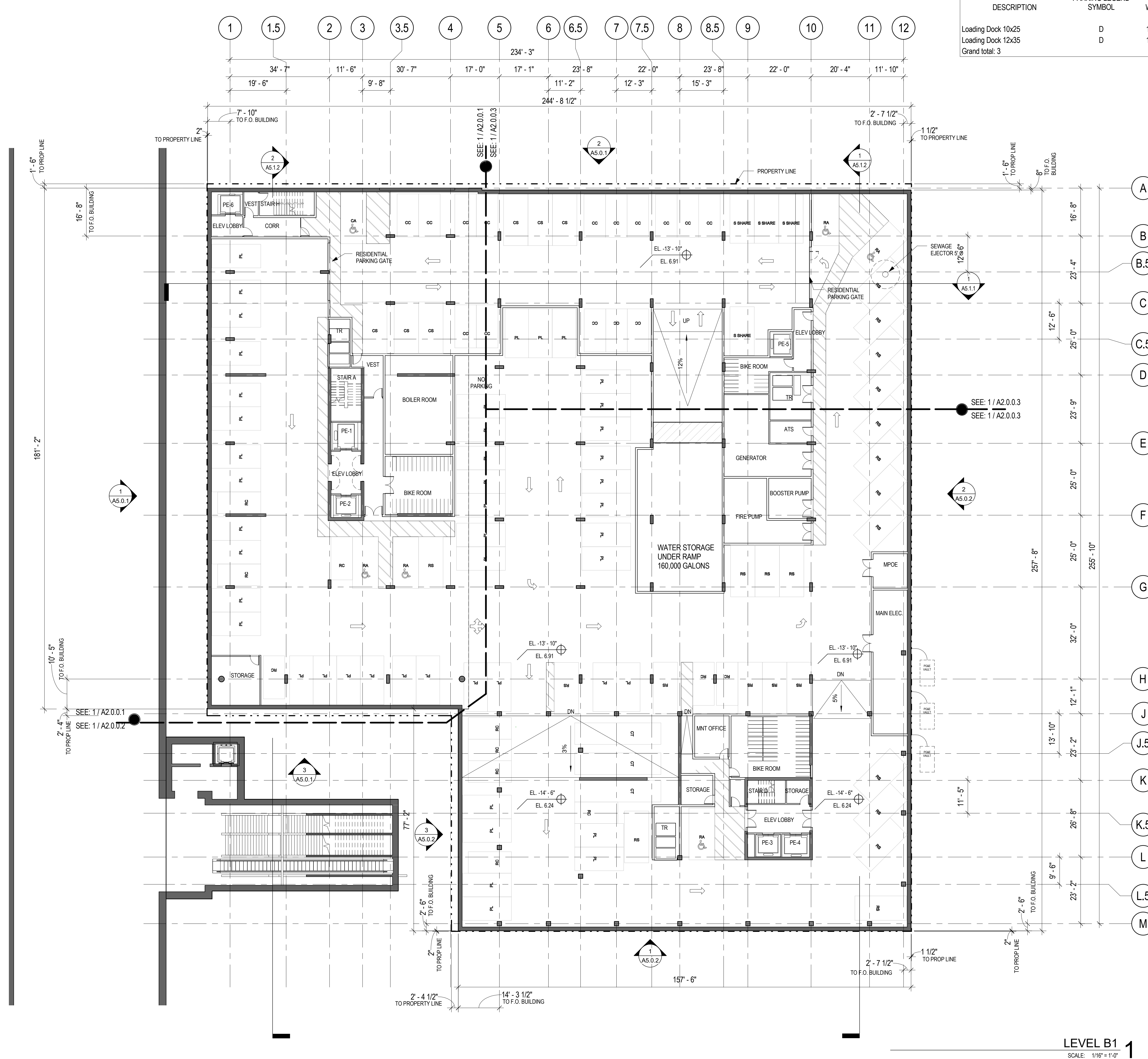


PARKING BY TYPE				
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN LEVEL 1	AV	11'-0"	18'-0"	1
ADA	CAVA	9'-0"	18'-0"	6
Car Share	S SHARE	8'-6"	17'-0"	4
Compact	CCRC	7'-6"	15'-0"	26
Compact Stacker	FL	8'-3"	17'-0"	92
Full Size	CSRS	8'-6"	18'-0"	28
Tandem - Compact	CT	7'-6"	30'-0"	6
LEVEL B1				162
Grand total				163

PARKING BY USE	
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial ADA	21
Residential ADA	1
Residential ADA	33
Residential ADA	5
Residential Stacker	92
Residential Tandem	6
LEVEL B1	162
Grand total	163

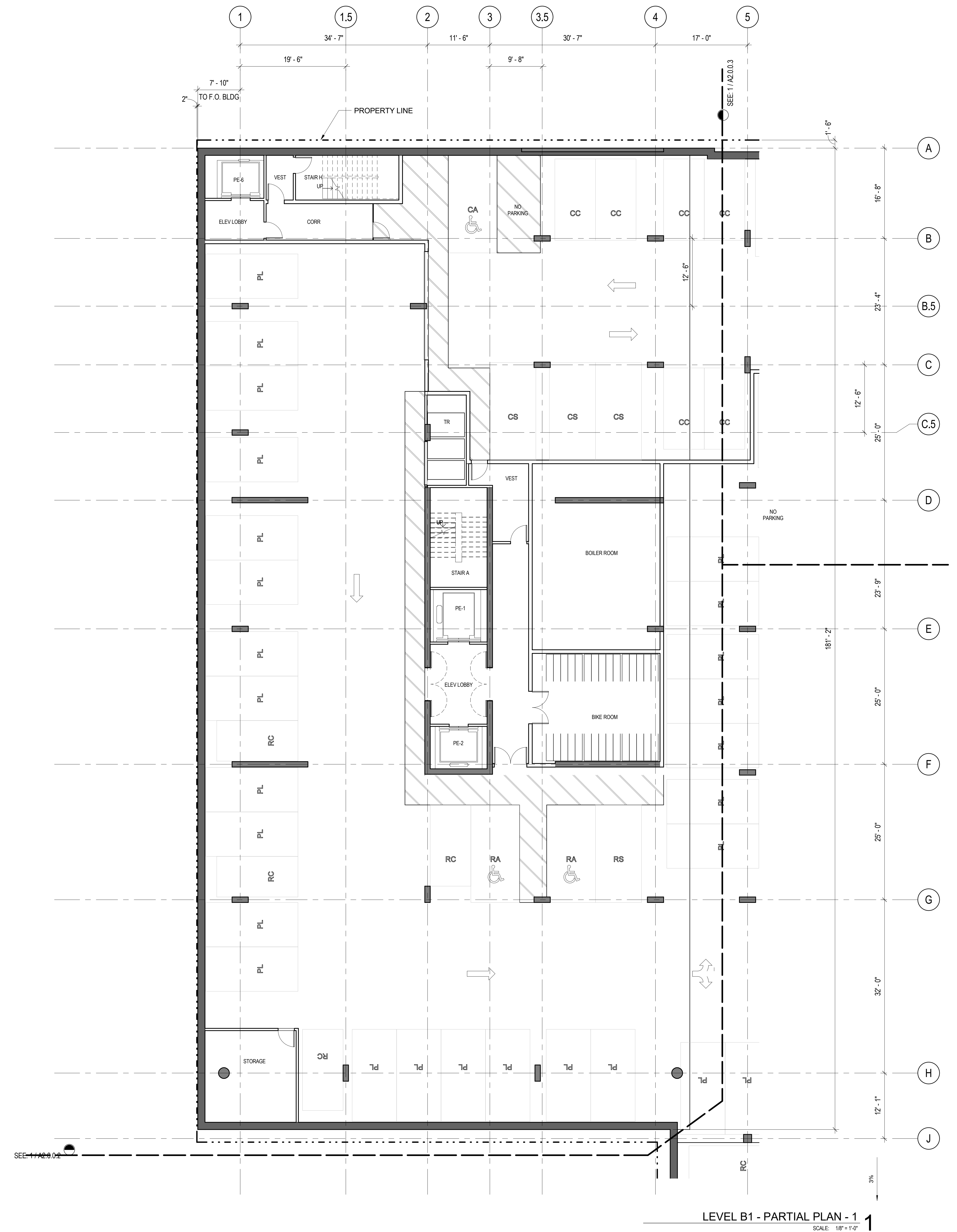
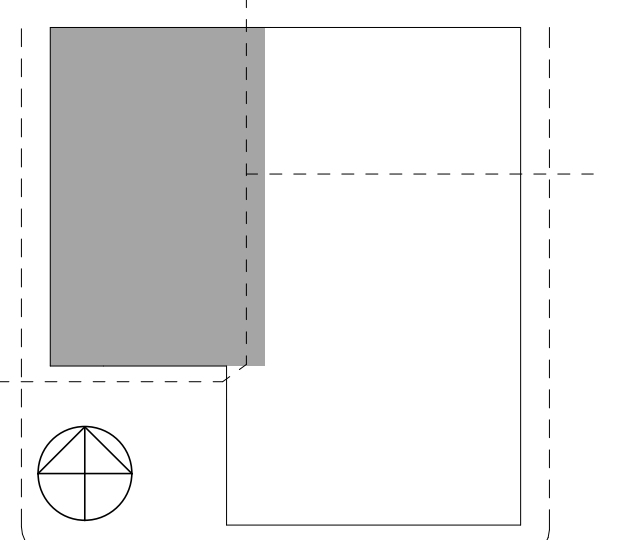
LOADING DOCK				
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
Loading Dock 10x25	D	10'-0"	25'-0"	1
Loading Dock 12x35	D	12'-0"	35'-0"	2
Grand total				3

BIKE PARKING TABULATION (Class I)	
LEVEL	PARKING TOTAL
LEVEL 1	4
LEVEL B1	158
Grand total	162



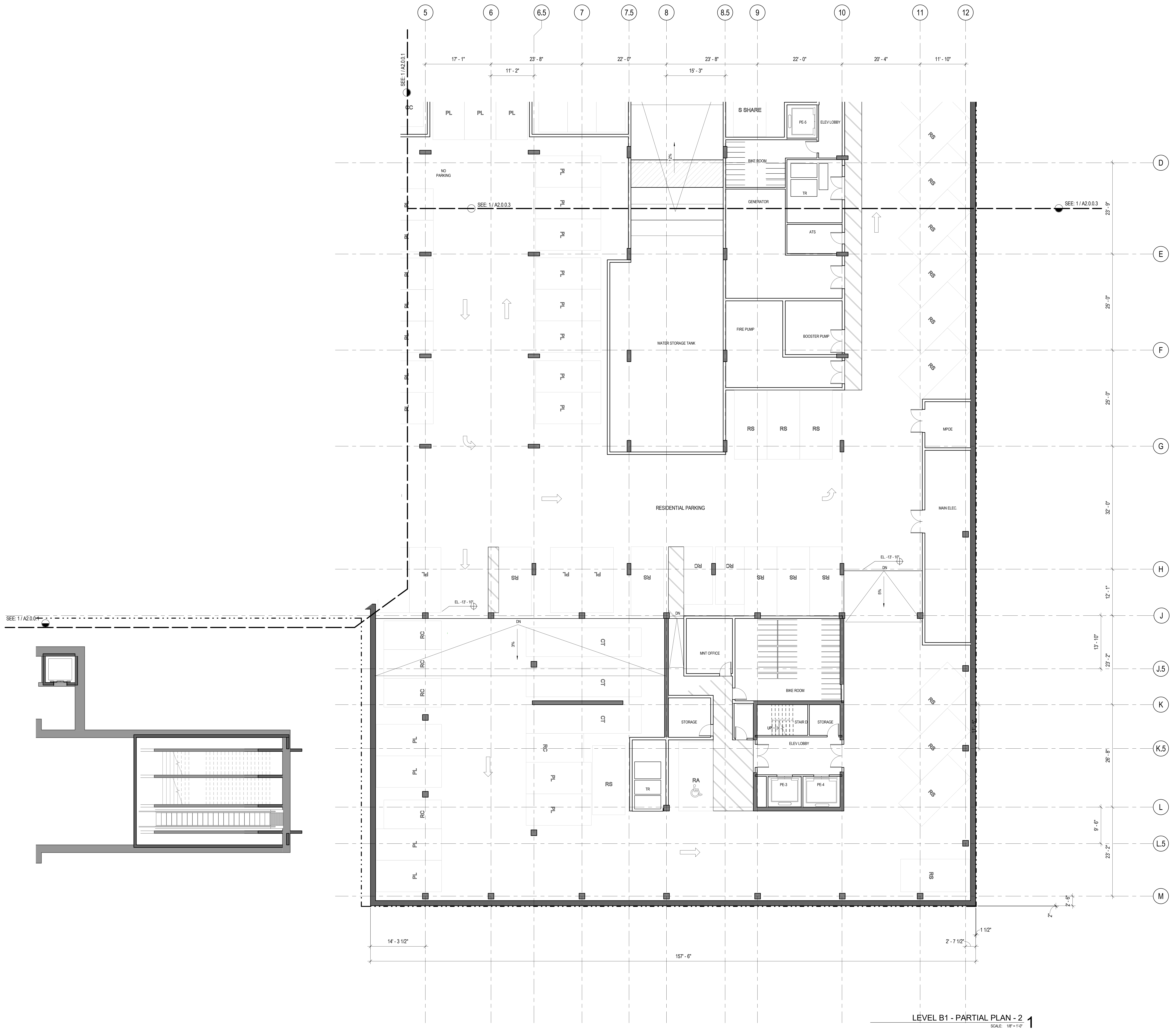
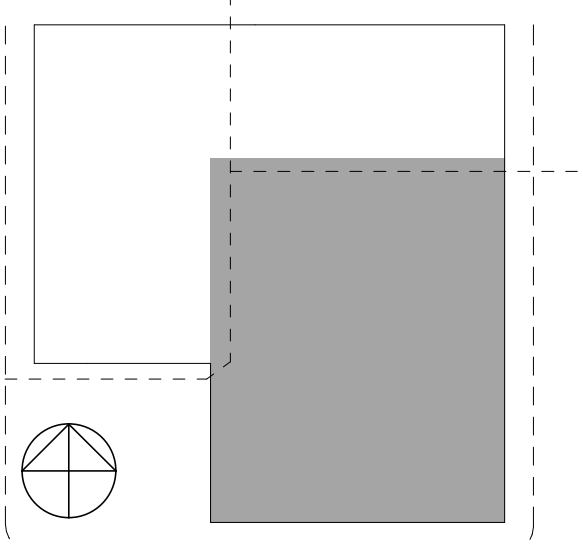
LEVEL B1
SCALE: 1/8" = 1'-0"

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LEVEL B1 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

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LEVEL B1 - PARTIAL PLAN - 2
SCALE: 1/8" = 1'-0"

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San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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225 MILLER AVENUE
MILL VALLEY, CA 94541
TEL: (415) 383-7900
FAX: (415) 383-1433

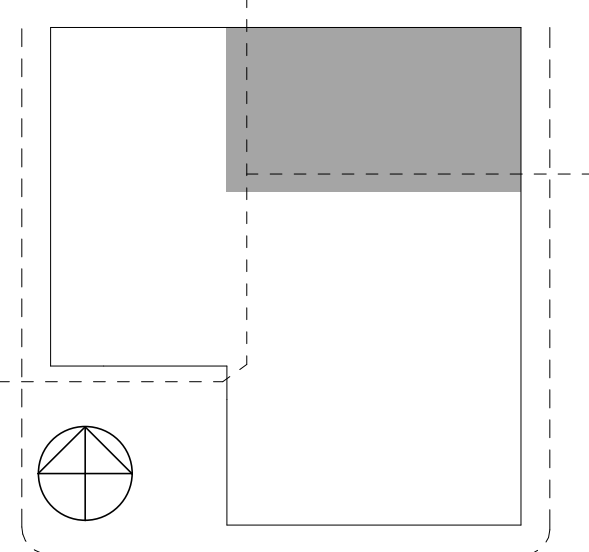
MEP Consultants:

INTERFACE ENGINEERING
717 MARKET STREET, SUITE 500
SAN FRANCISCO, CA 94103
TEL: (415) 489-7240
FAX: (415) 489-7289

Issued For:

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



Seal & Signature:

Sheet Name:

**BASEMENT -
PARTIAL FLOOR
PLAN - 3**

Project No.:

213158

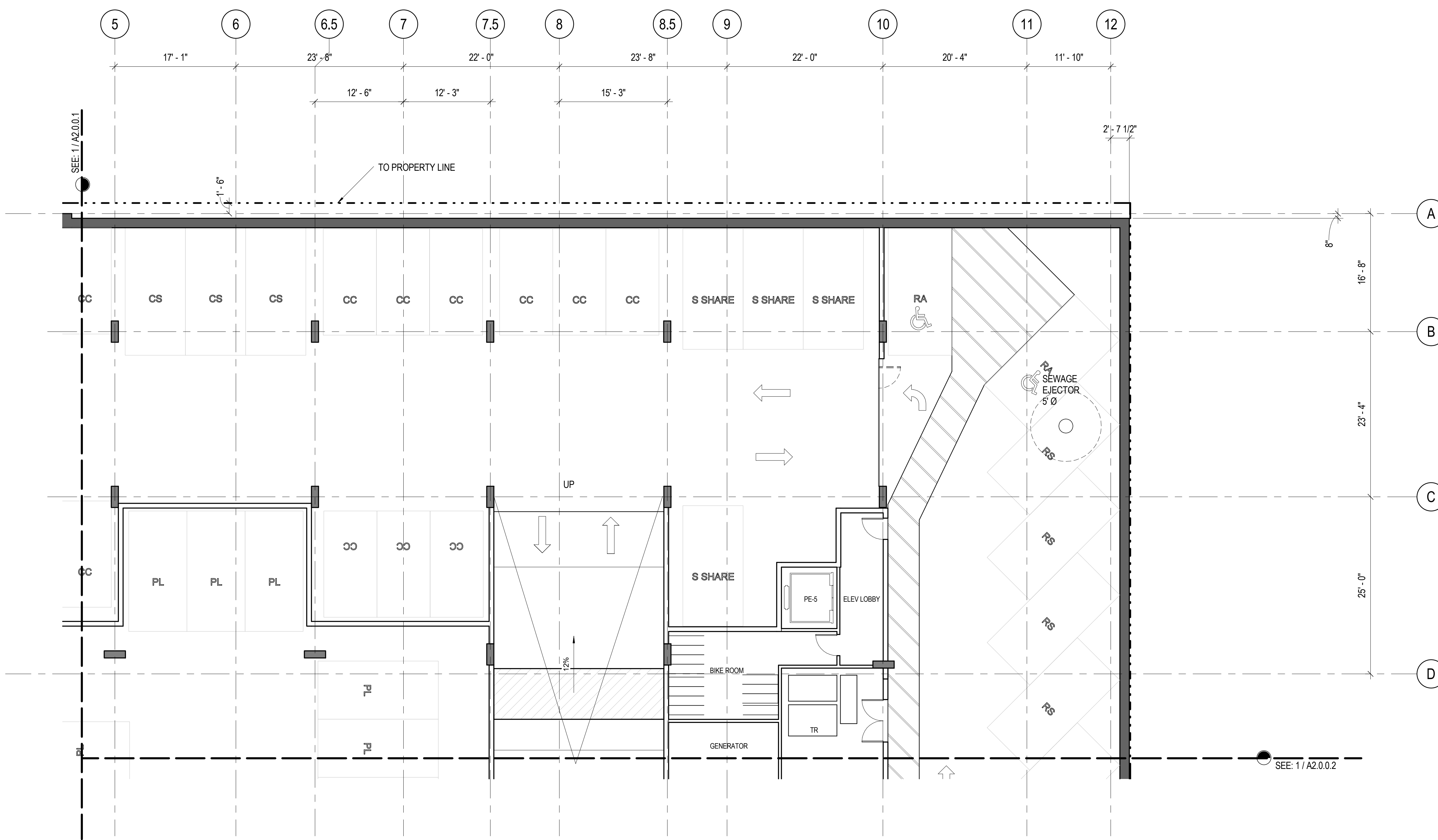
Drawn By: RO

Checked By: MH

Scale: As Indicated

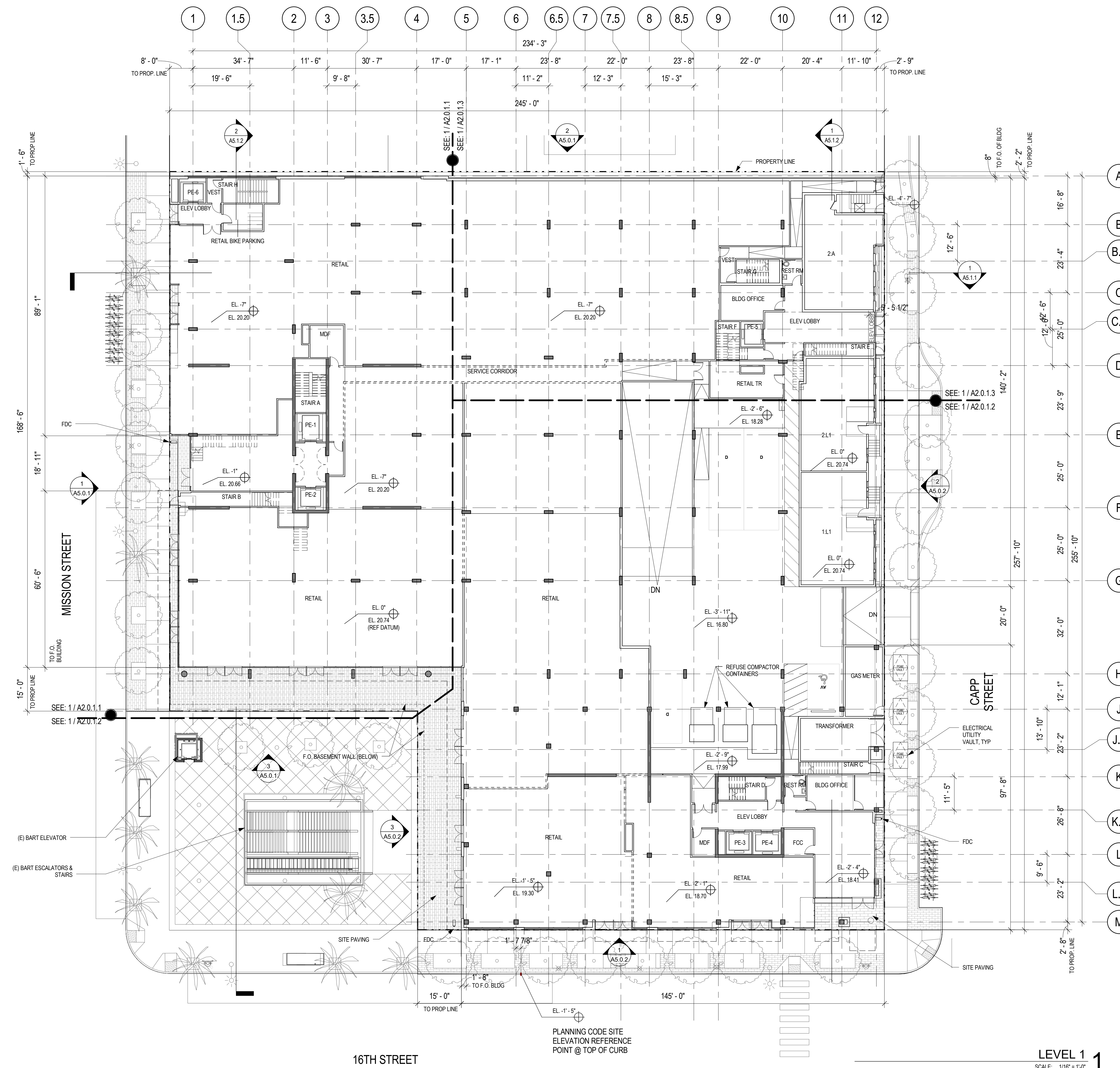
Sheet No.:

A2.0.0.3



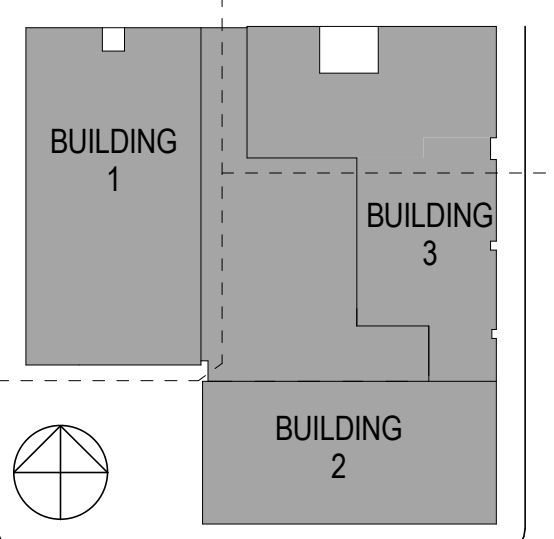
LEVEL B1 - PARTIAL PLAN - 3
SCALE: 1/8" = 1'-0"

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



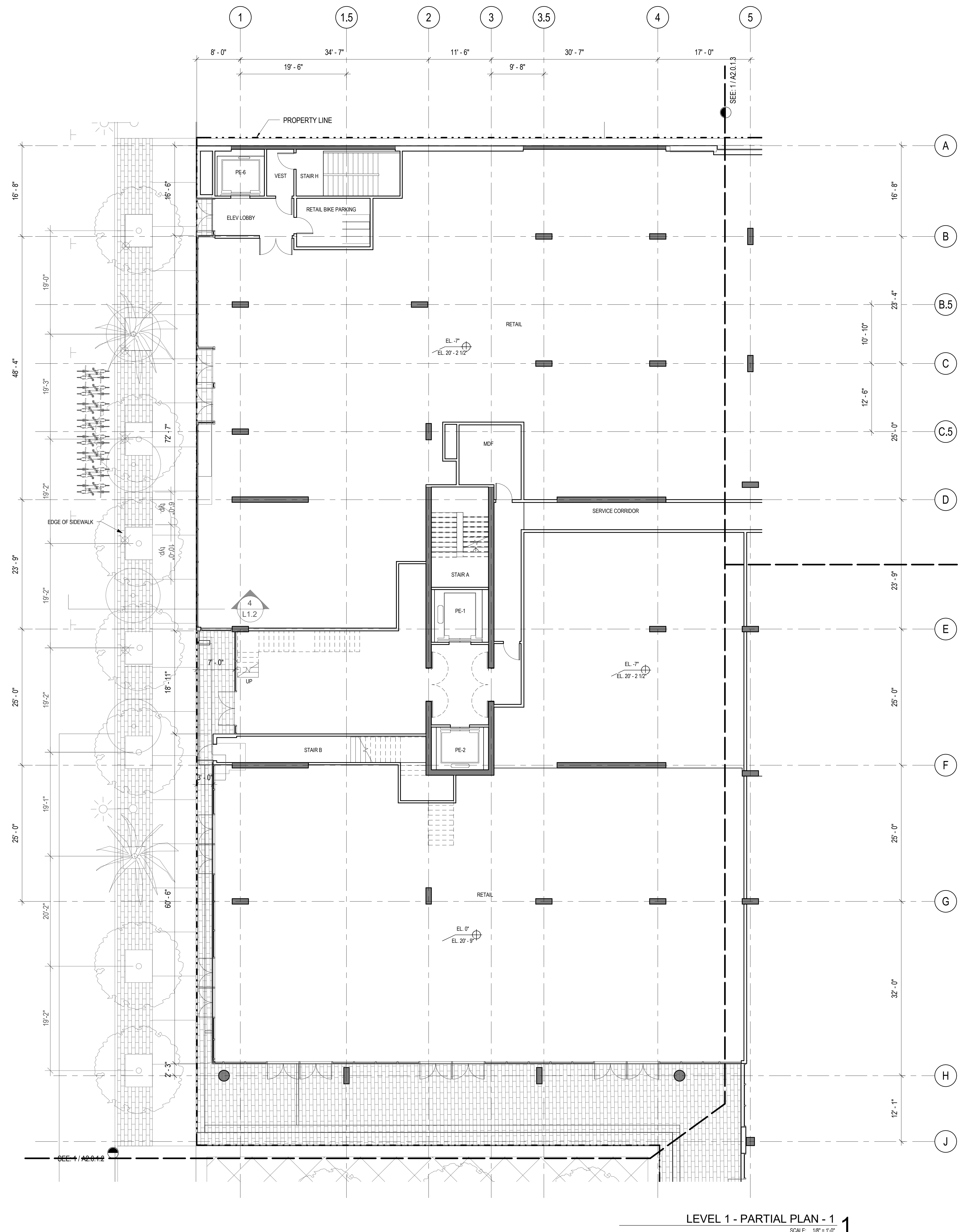
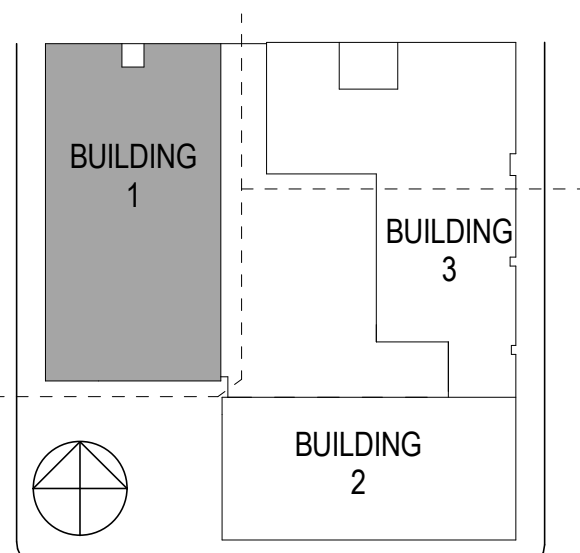
16TH STREET

LEVEL 1 - FLOOR PLAN
SCALE: 1/16" = 1'-0"



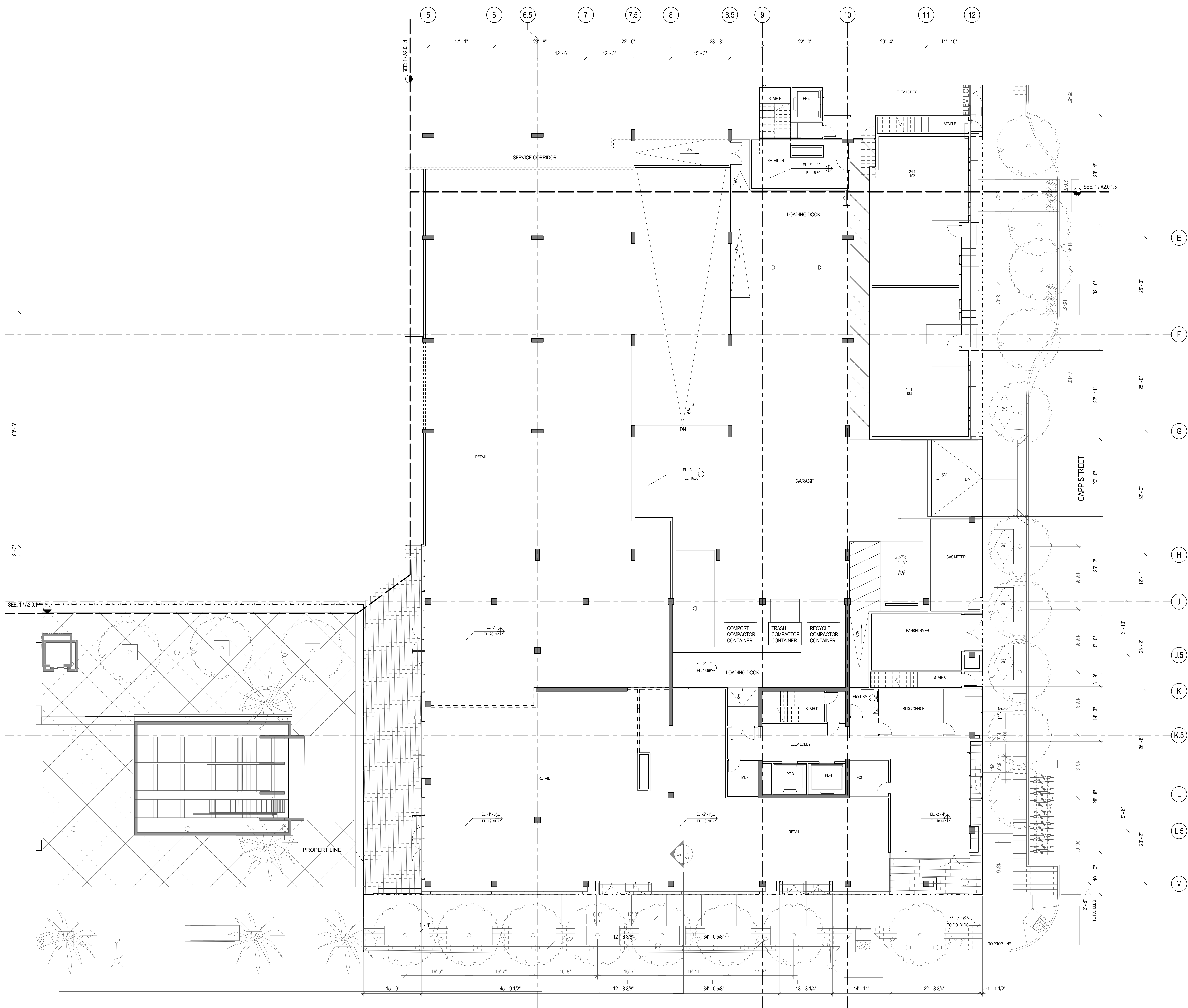
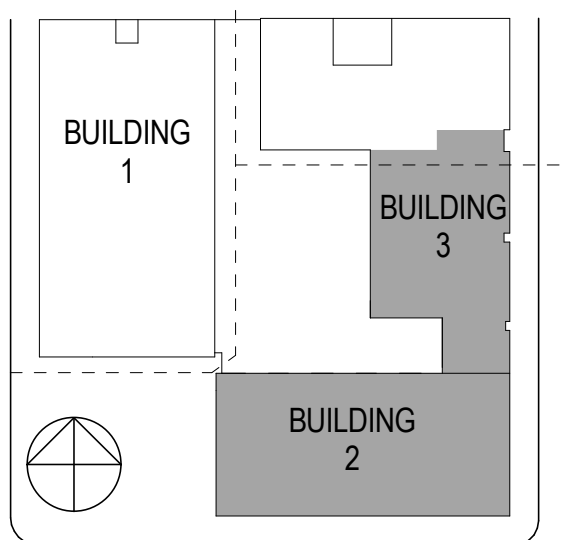
LEVEL 1 - FLOOR PLAN

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
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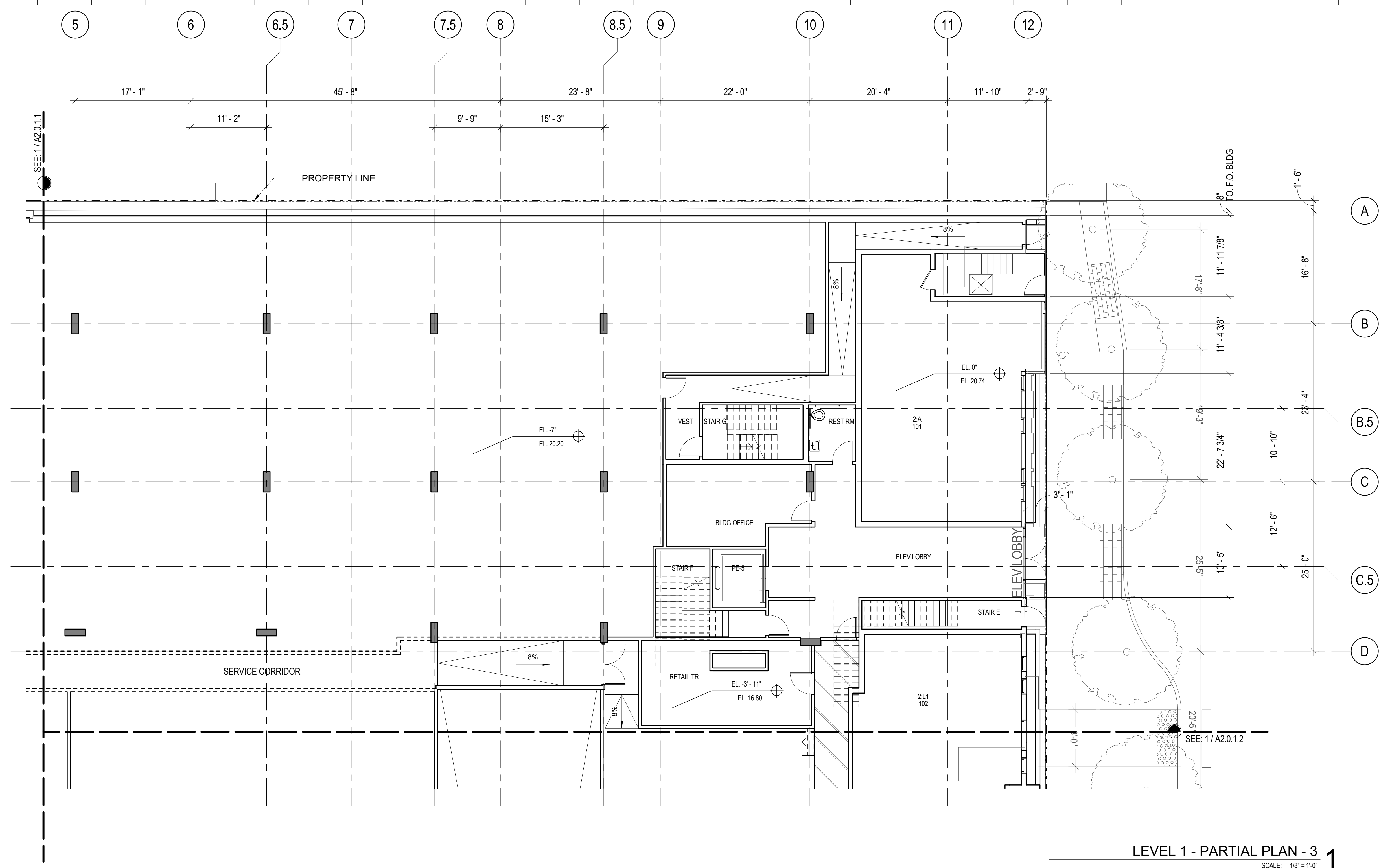
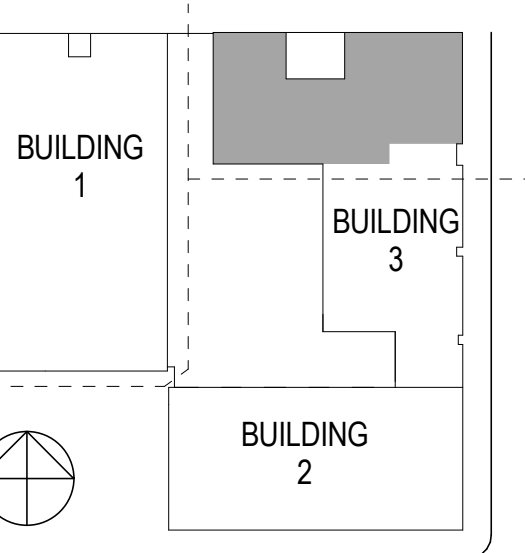
LEVEL 1 - PARTIAL PLAN - 1
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No.	Description	Date
1	SITE PERMIT	2013.12.16
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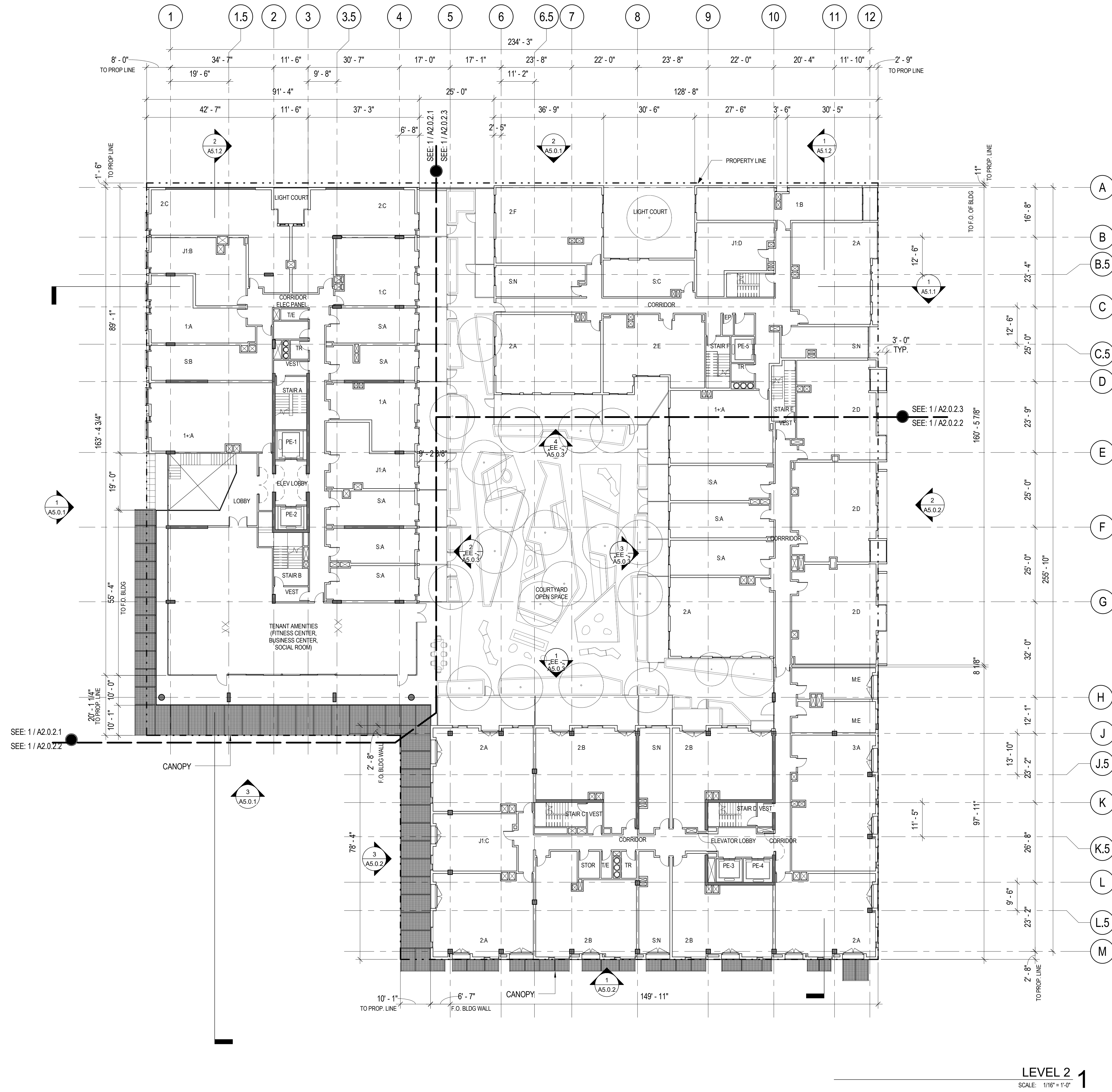
LEVEL 1 - PARTIAL PLAN - 2
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No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

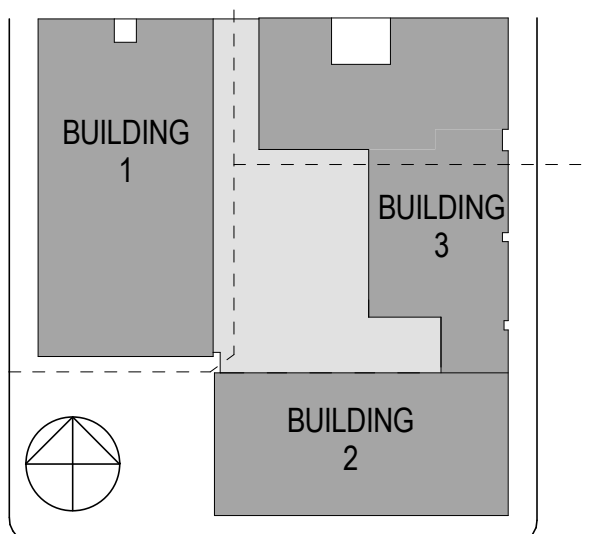


LEVEL 1 - PARTIAL PLAN - 3
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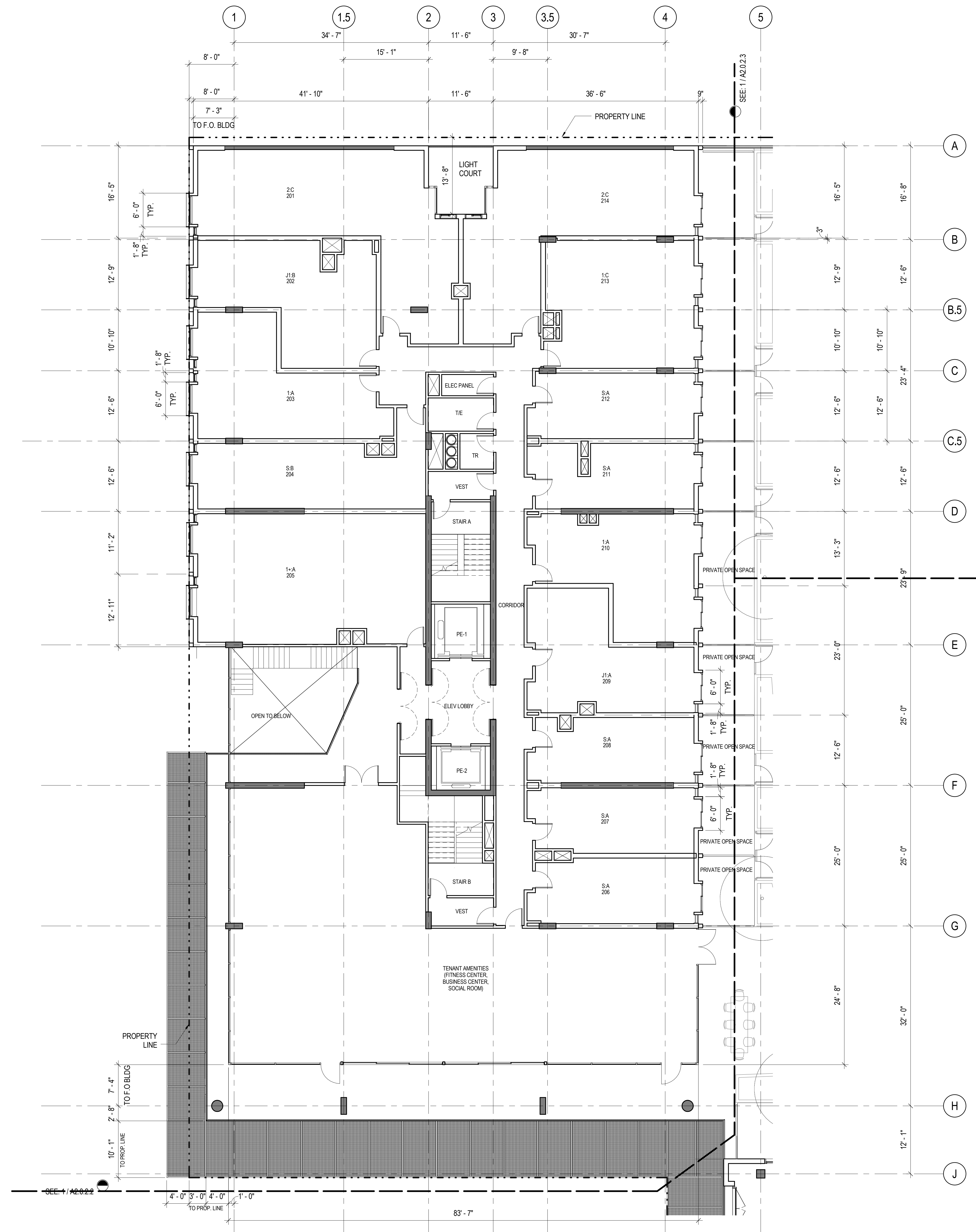
No.	Description	Date
1	SITE PERMIT	2013.12.16
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4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



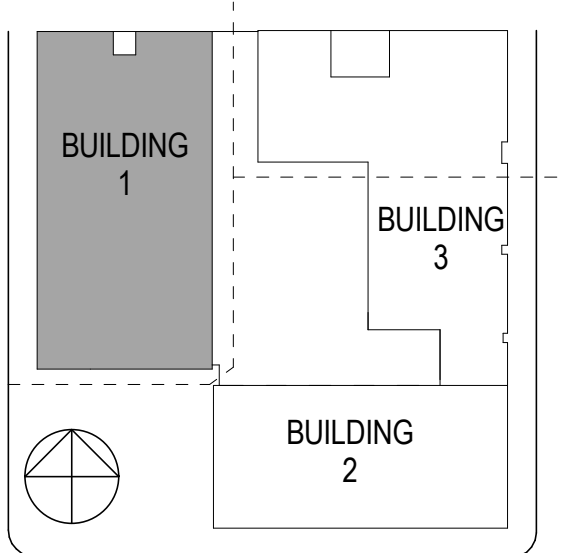
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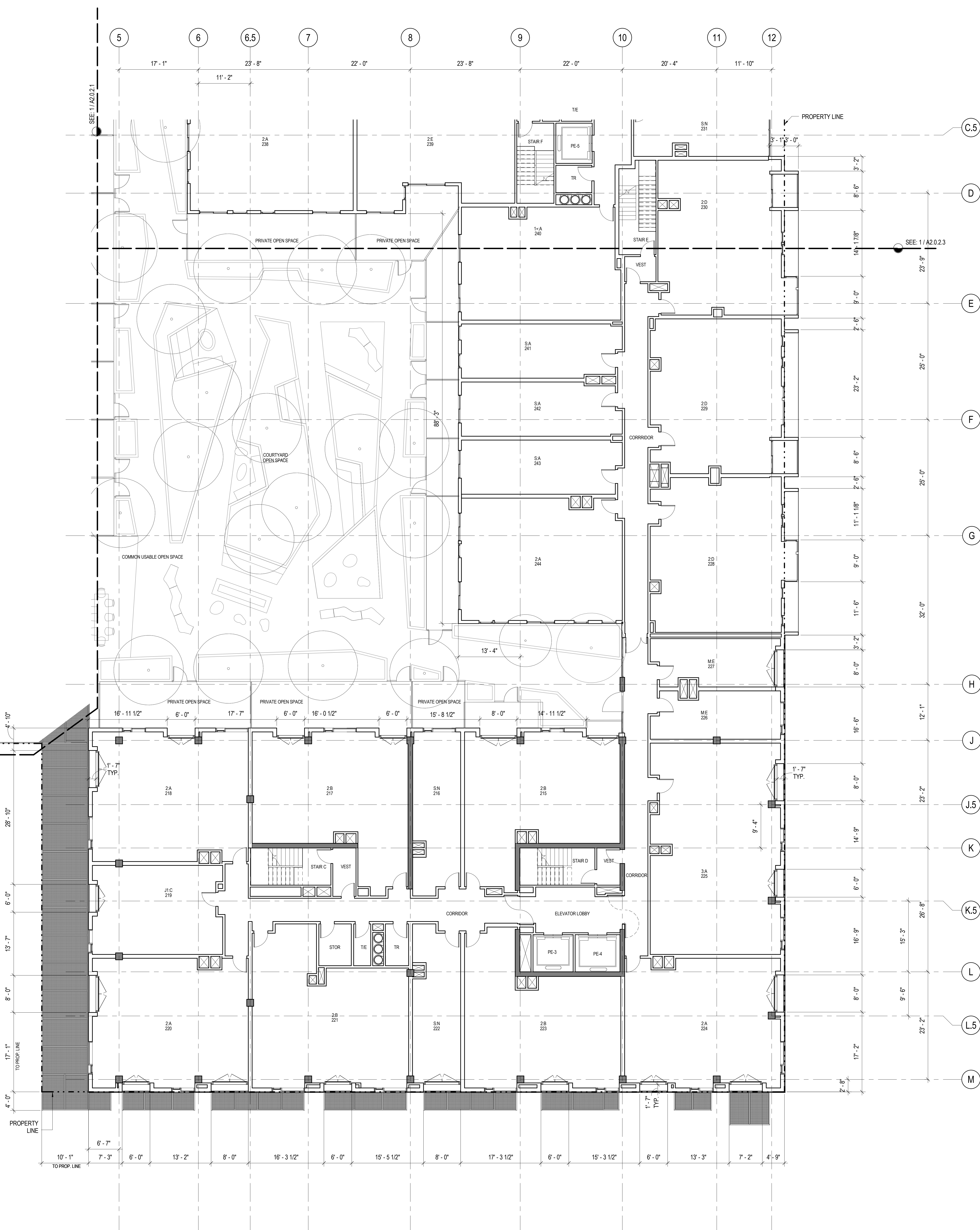
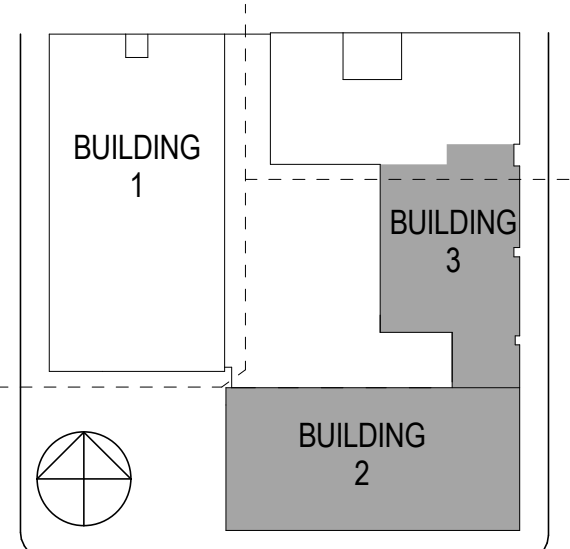
No.	Description	Date
1	SITE PERMIT	2013.12.16
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LEVEL 2 - PARTIAL PLAN - 1
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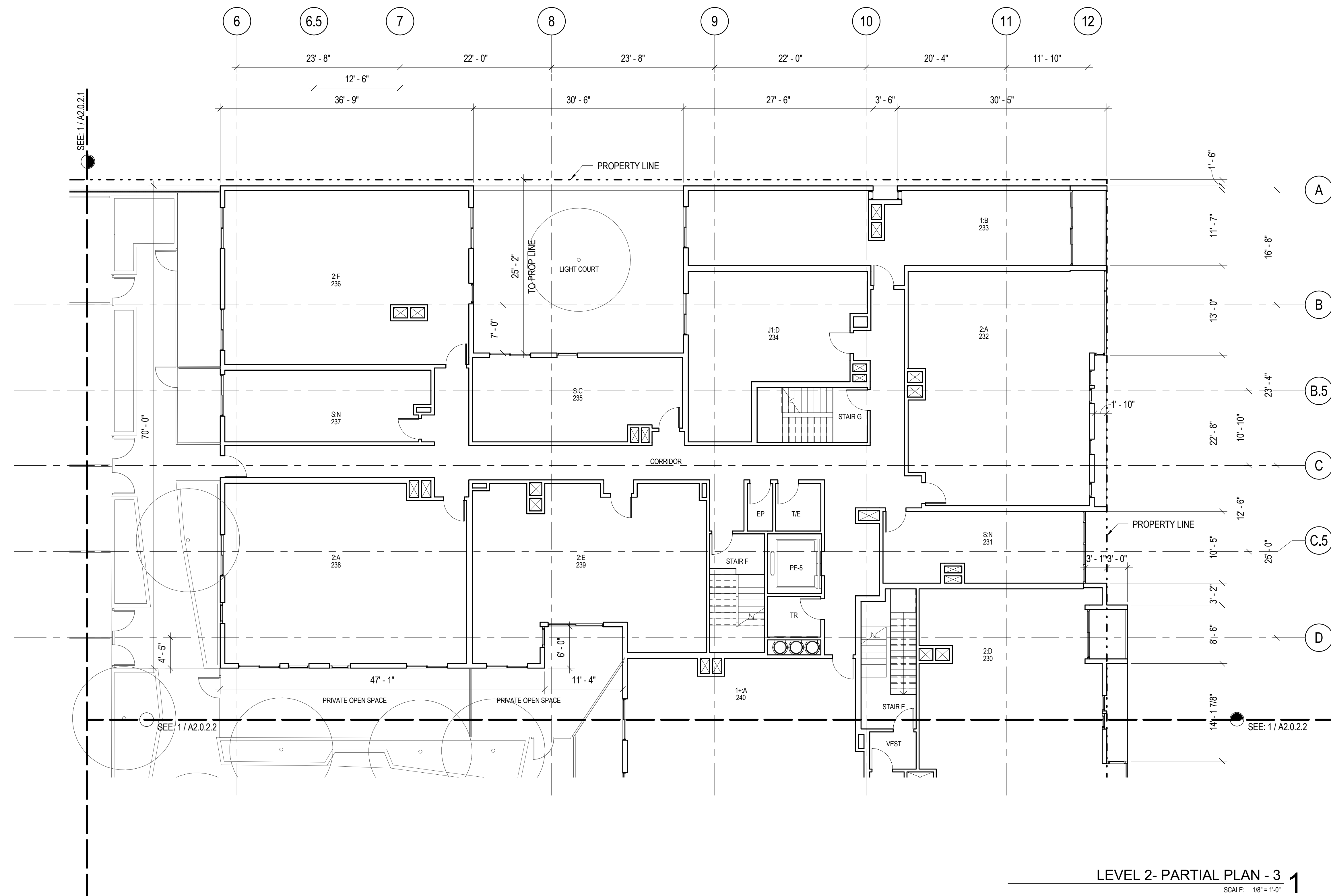


No.	Description	Date
1	SITE PERMIT	2013.12.16
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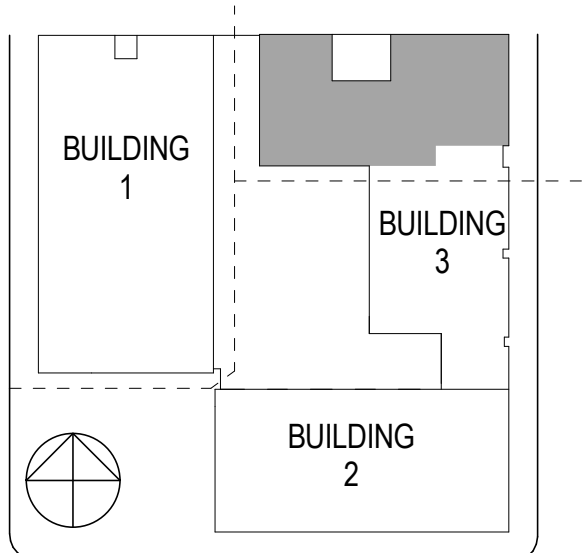


LEVEL 2 - PARTIAL PLAN - 2
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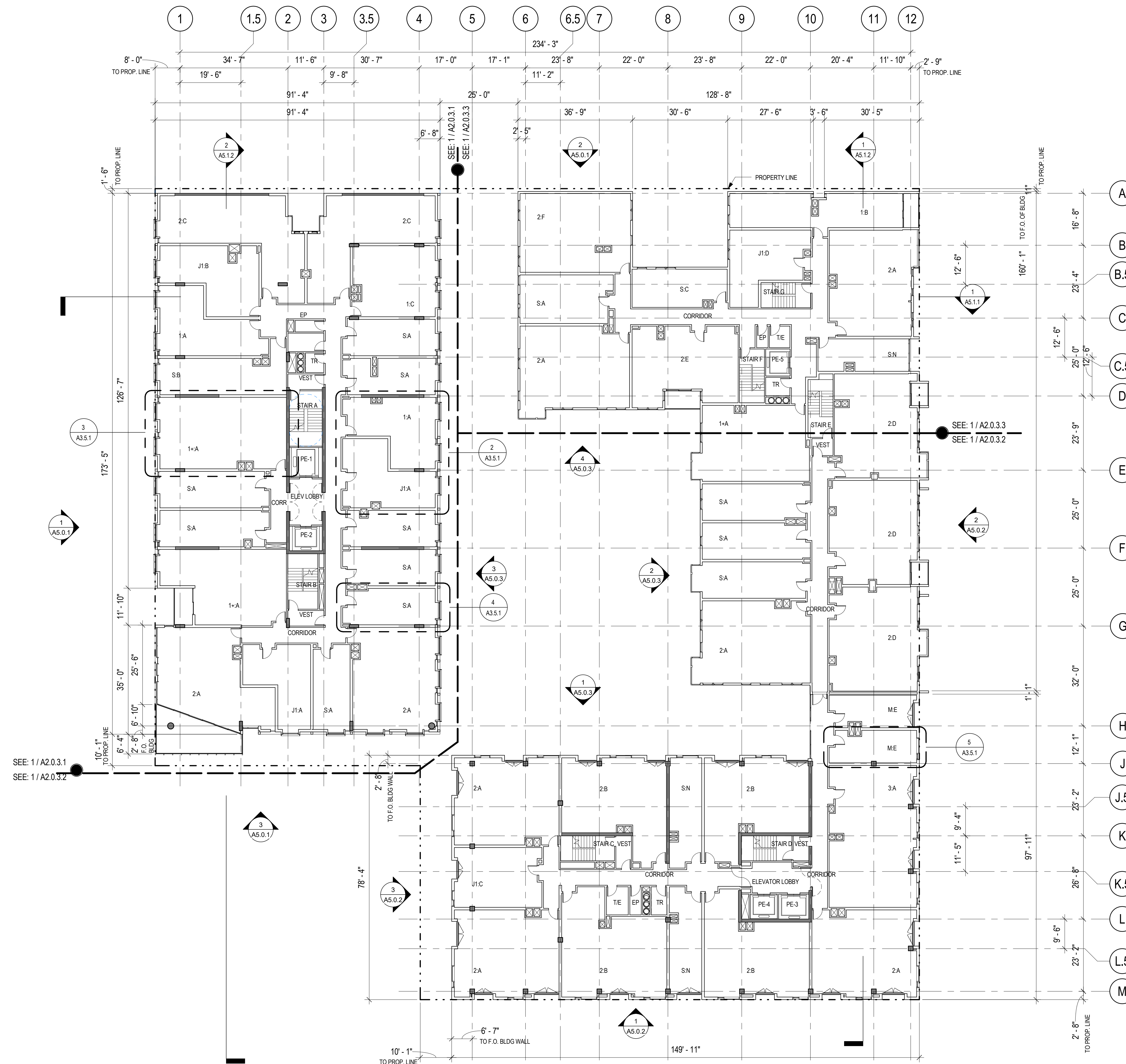
No.	Description	Date
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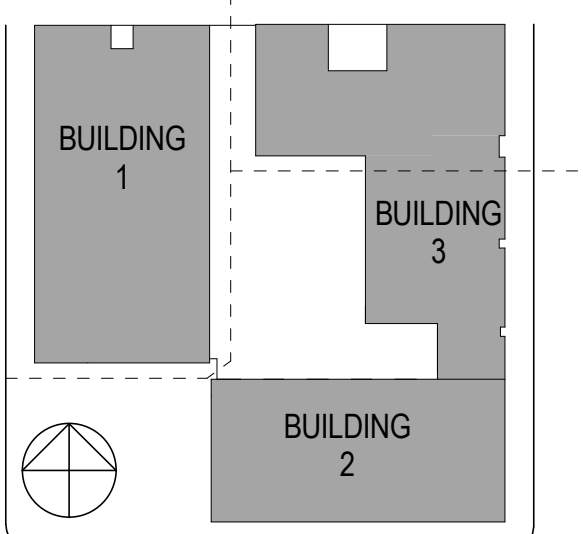
LEVEL 2 - PARTIAL PLAN - 3
SCALE: 1/8" = 1'-0"



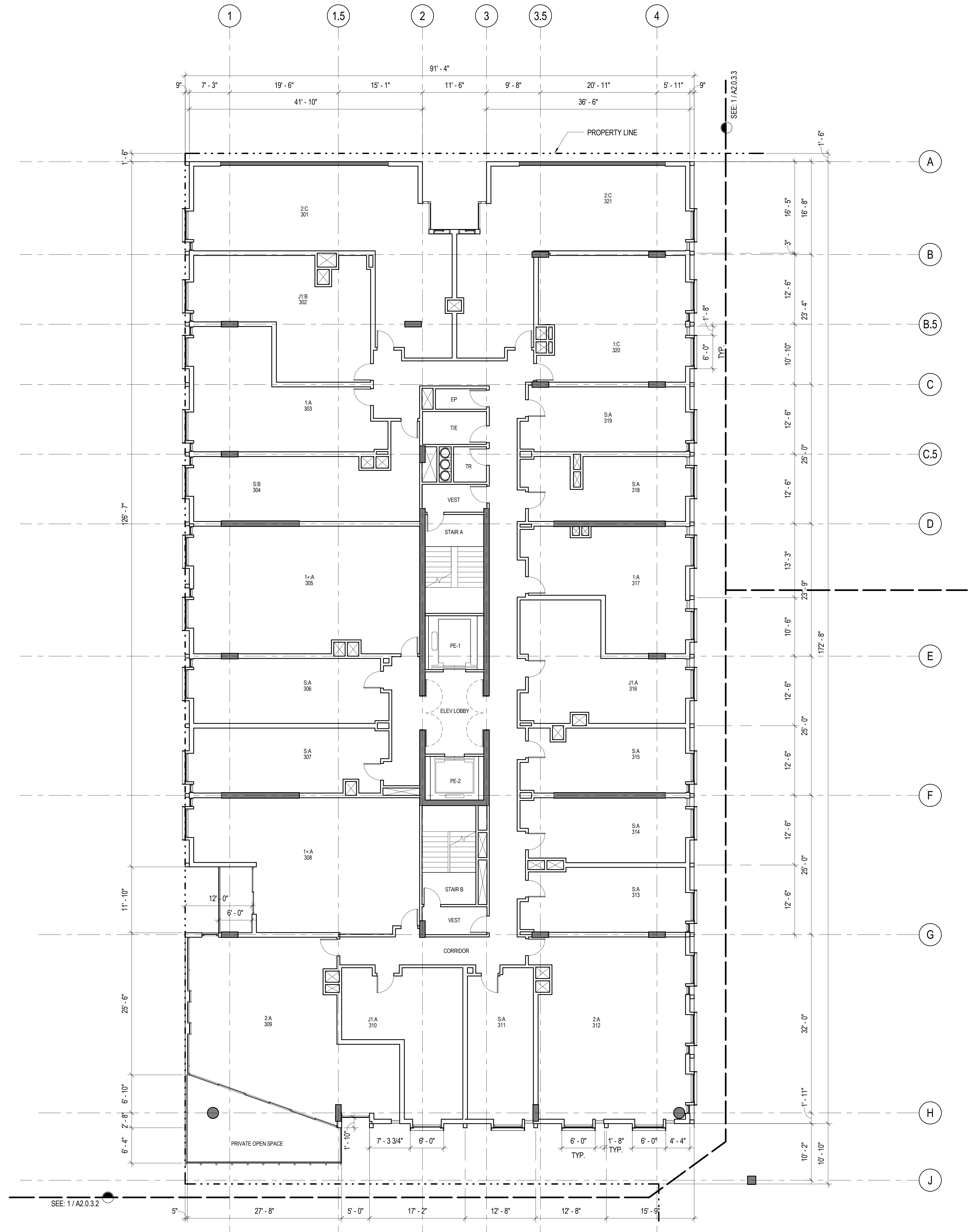
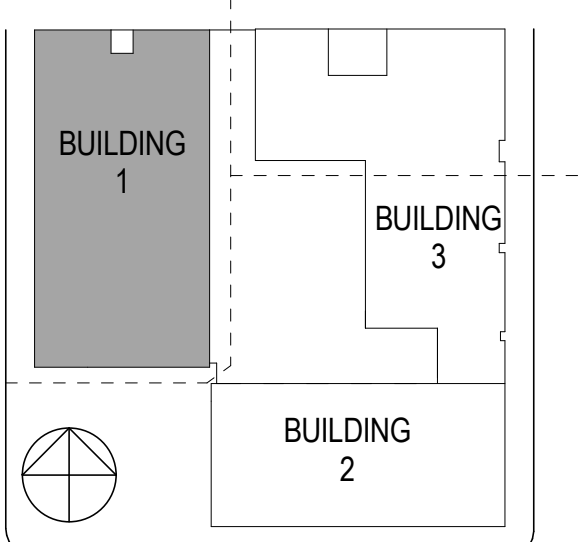
No.	Description	Date
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LEVEL 3 1
SCALE: 1/16" = 1'-0"

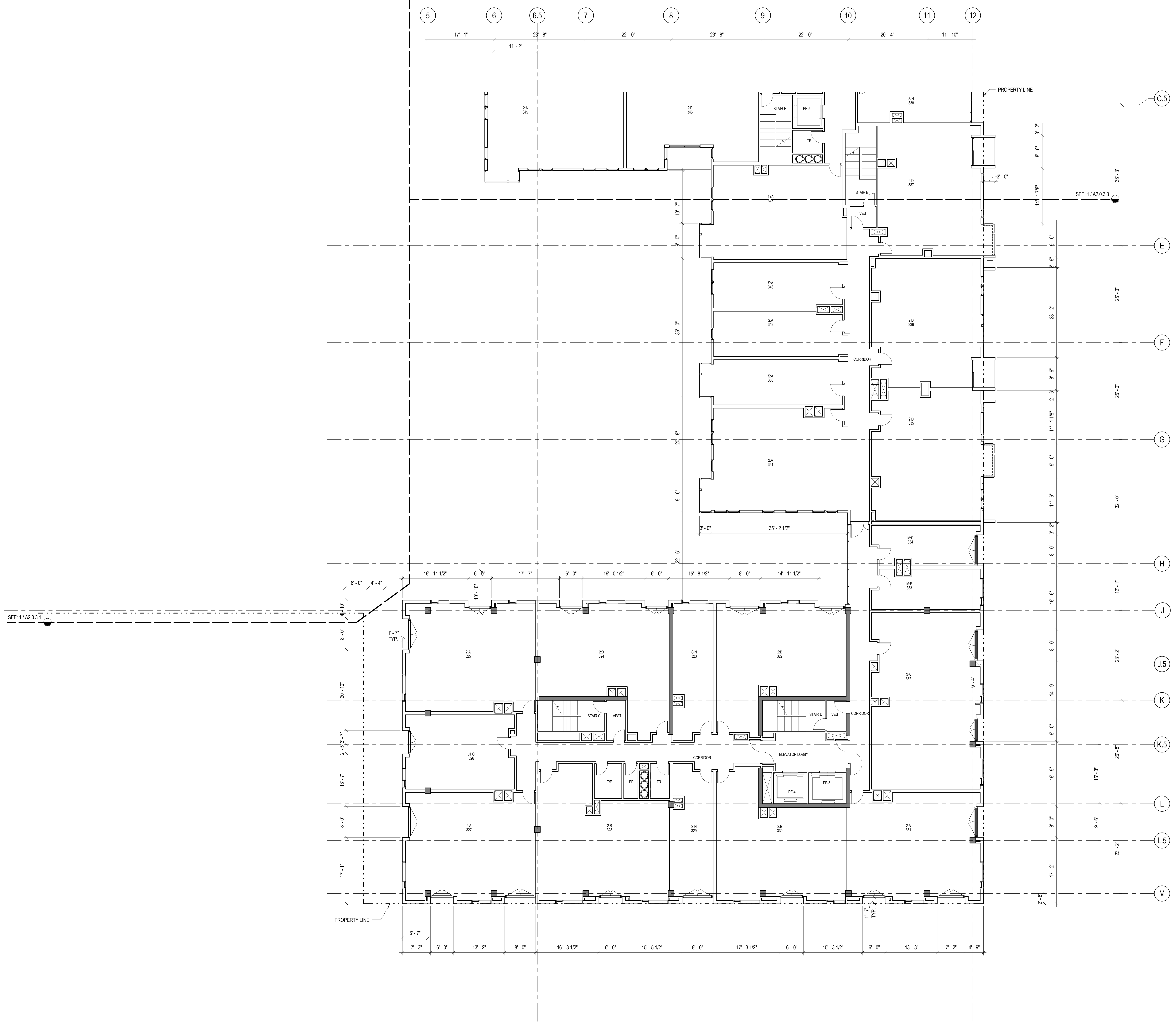
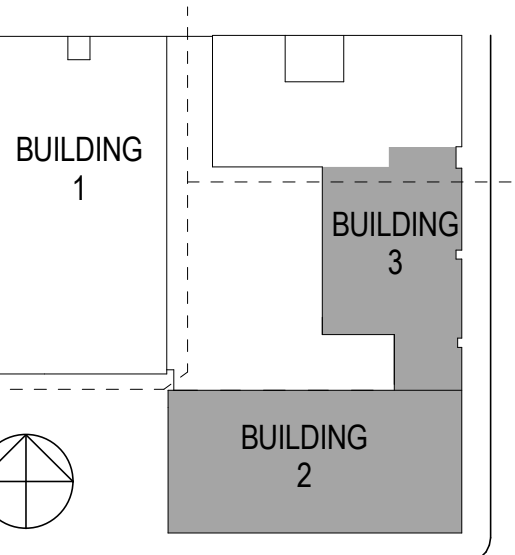


No.	Description	Date
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LEVEL 3 - PARTIAL PLAN - 1
SCALE: 1/8"=1'-0"

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LEVEL 3 - PARTIAL PLAN - 2 1
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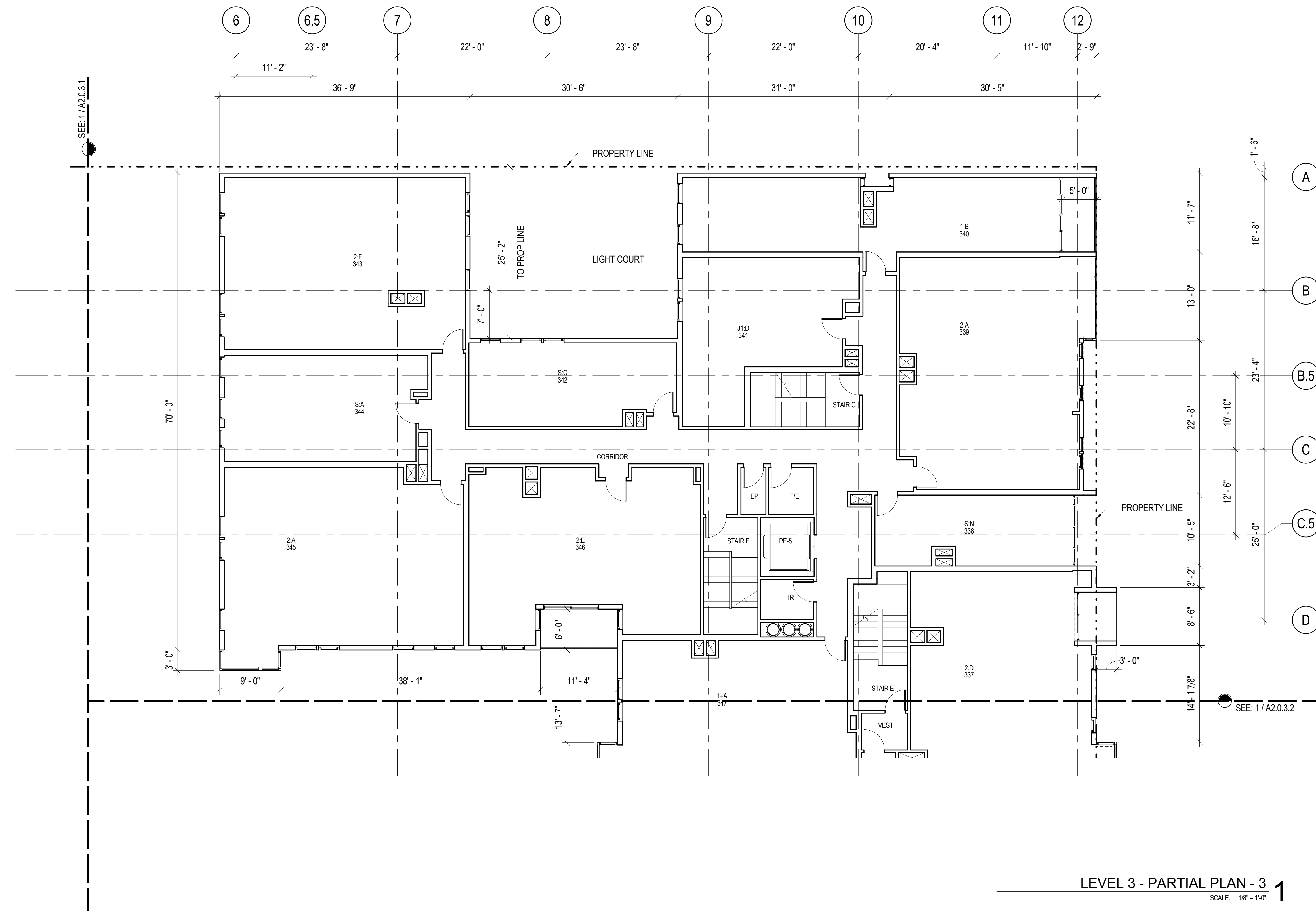


KCA ENGINEERS, INC.
318 BRANNAN STREET
SAN FRANCISCO, CA 94107
TEL: (415) 546-7111
FAX: (415) 546-9472

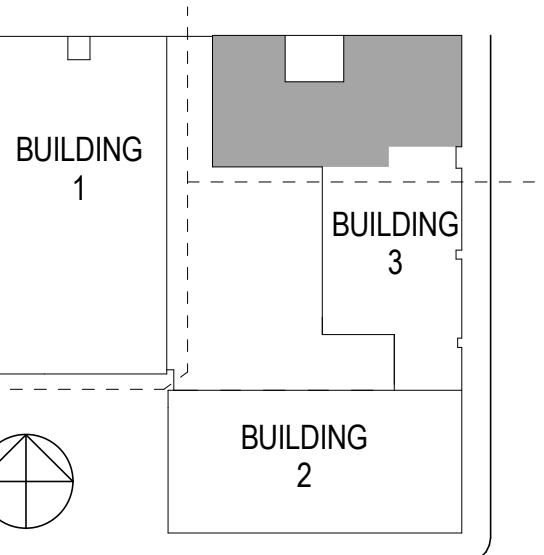
rhaa
ROYSTON HANAMOTO ALLEY & ABNEY (RHA) A
225 MILLER AVENUE
MILL VALLEY, CA 94541
TEL: (415) 383-7900
FAX: (415) 383-1433

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717 MARKET STREET, SUITE 500
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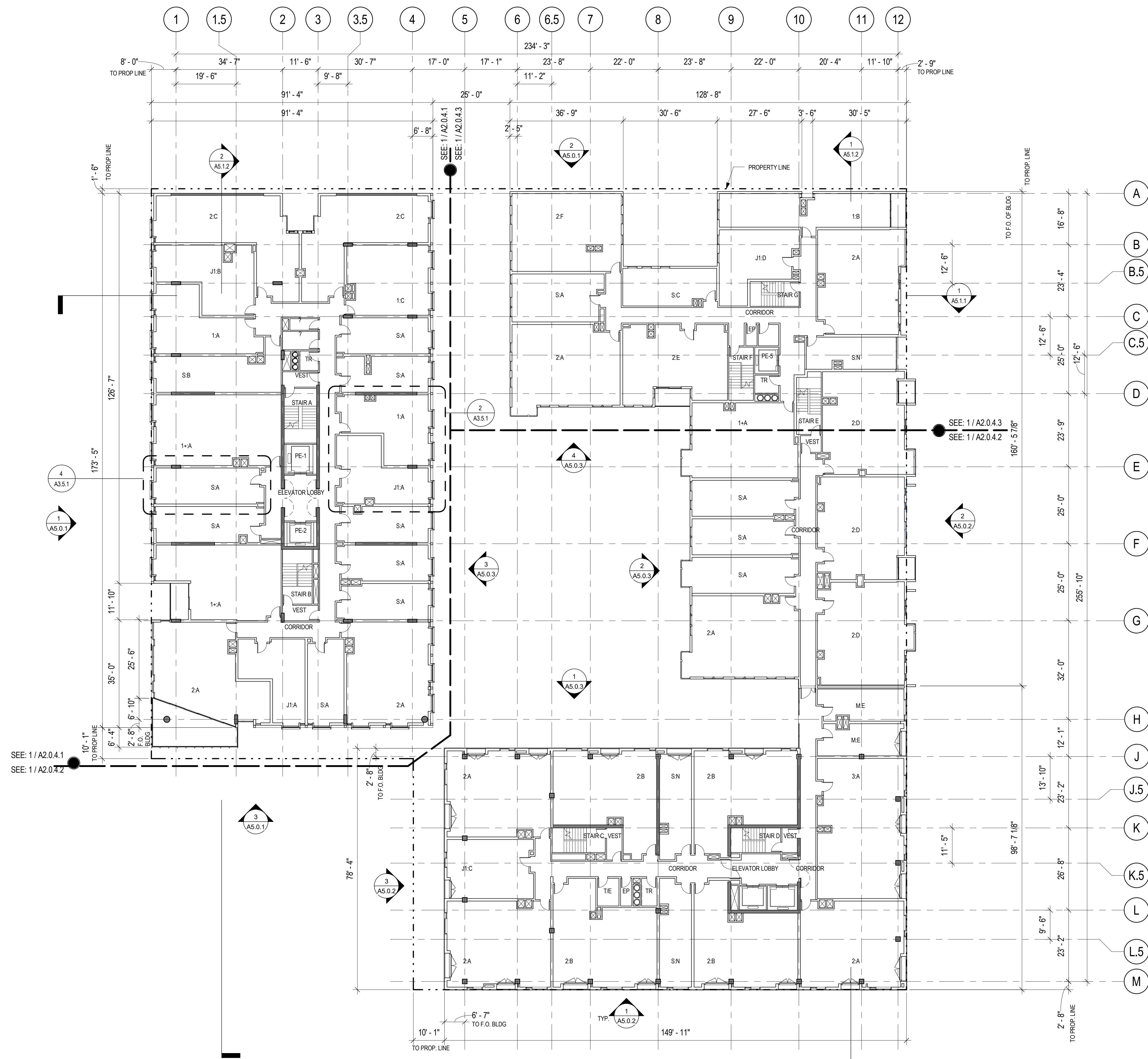
LEVEL 3 - PARTIAL PLAN - 3
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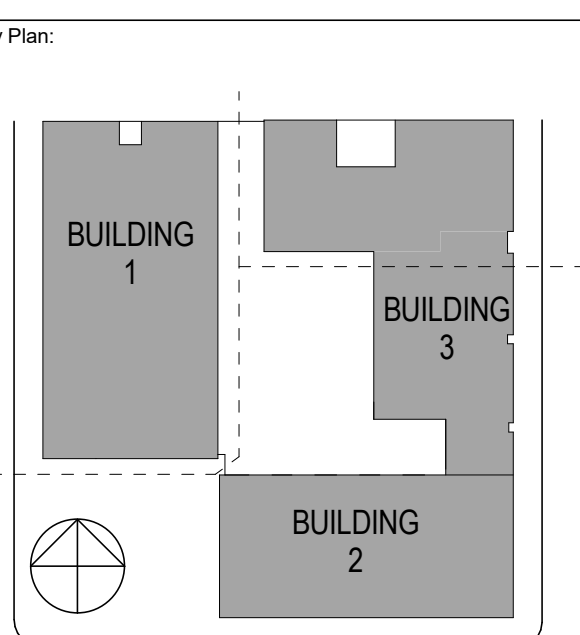
LEVEL 3 -
PARTIAL FLOOR
PLAN - 3

Issued For:

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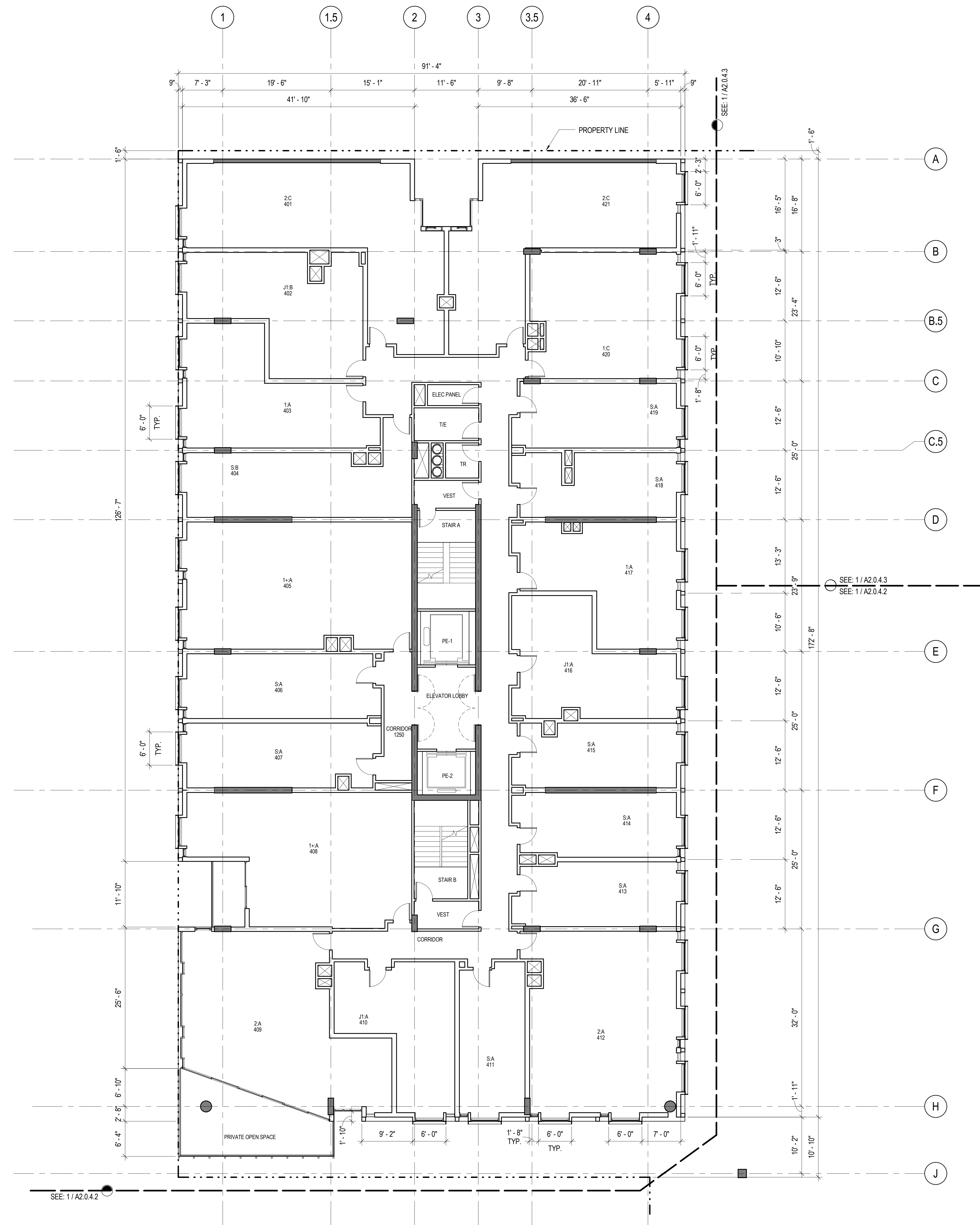
LEVEL 4 1
SCALE: 1/16" = 1'-0"



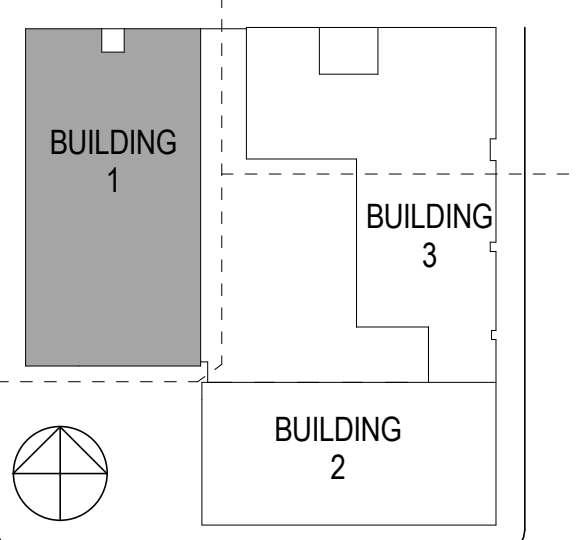
Seal & Signature:

Sheet Name:
LEVEL 4 - FLOOR PLAN

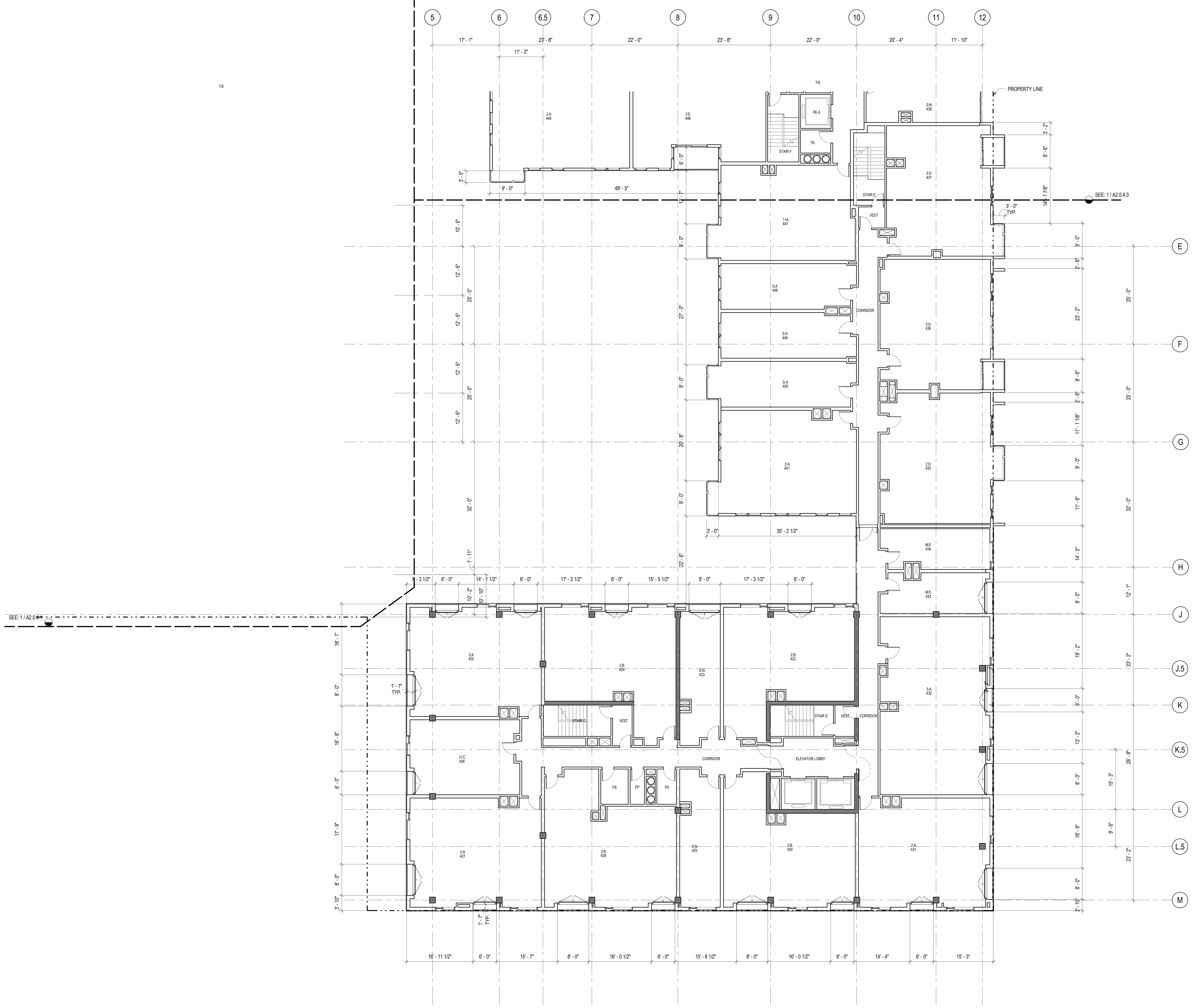
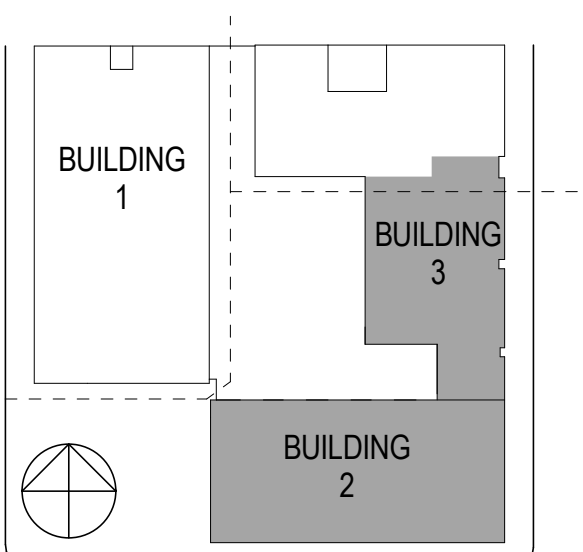
No.	Description	Date
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LEVEL 4 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

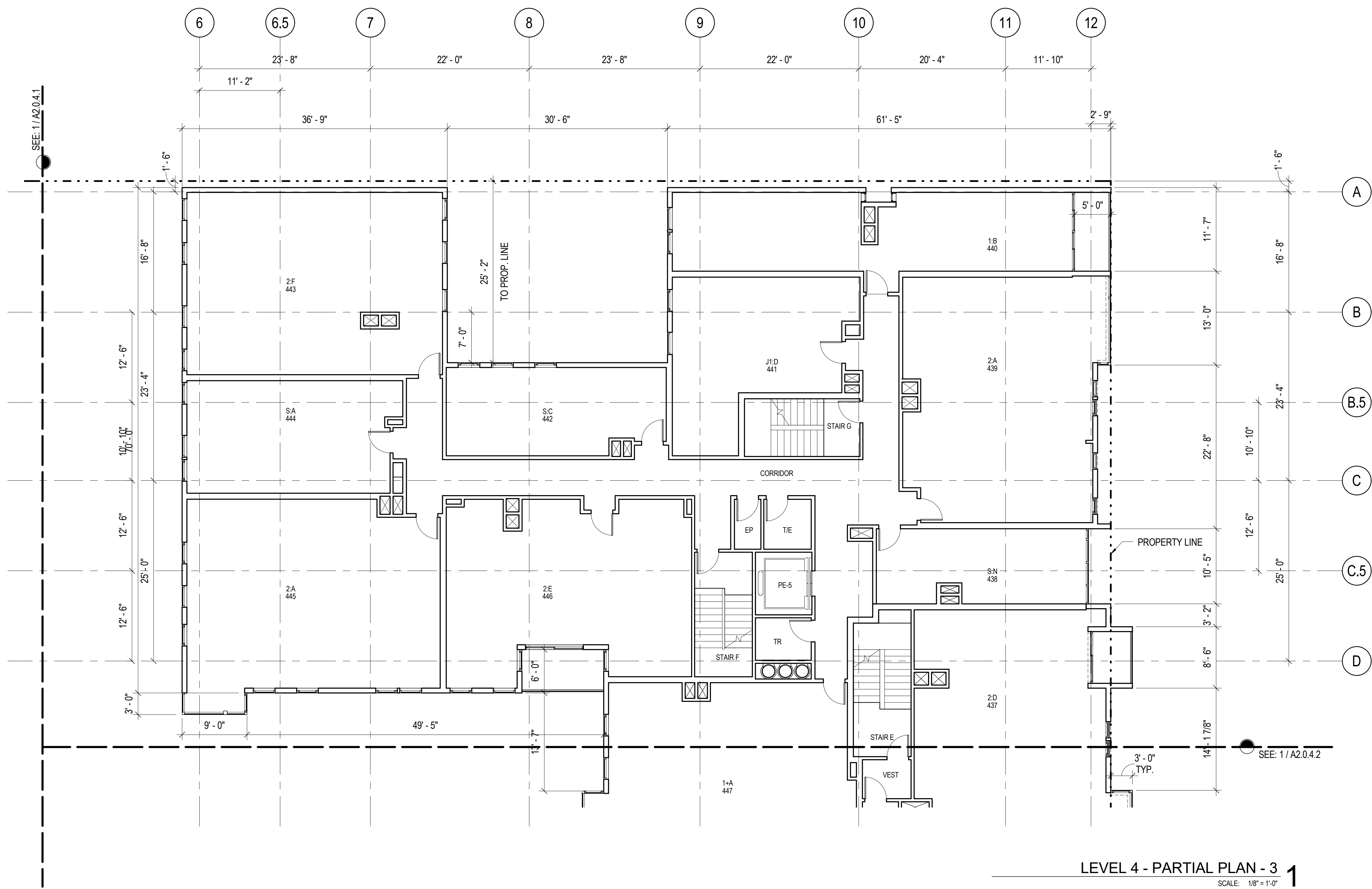
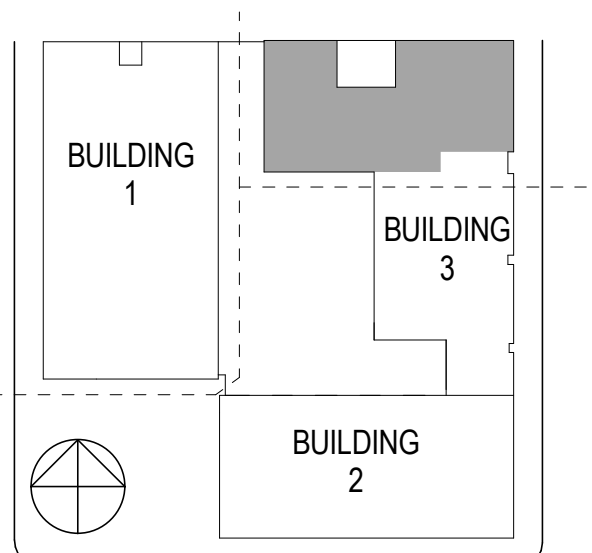


No.	Description	Date
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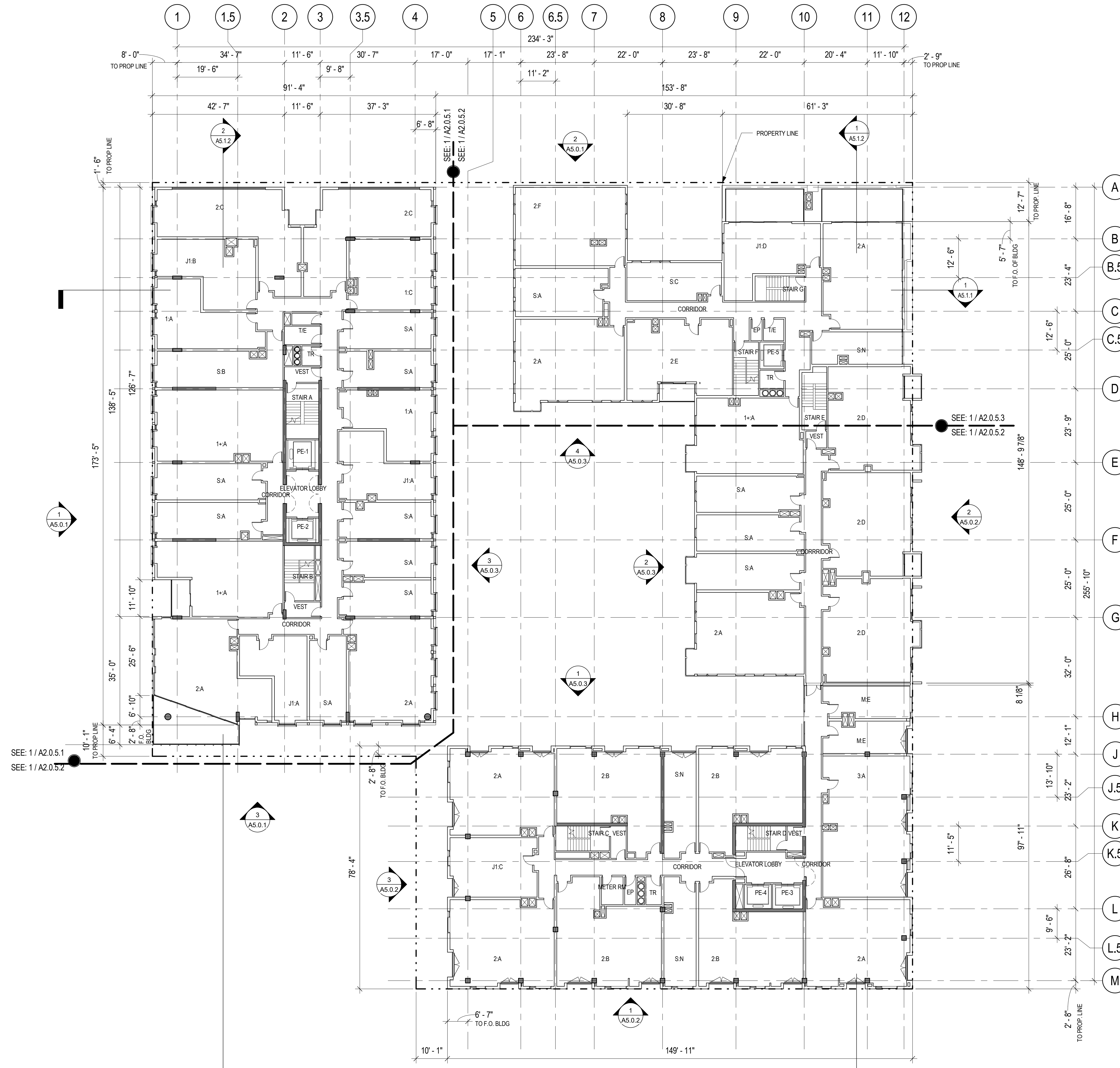


LEVEL 4 - PARTIAL PLAN - 2
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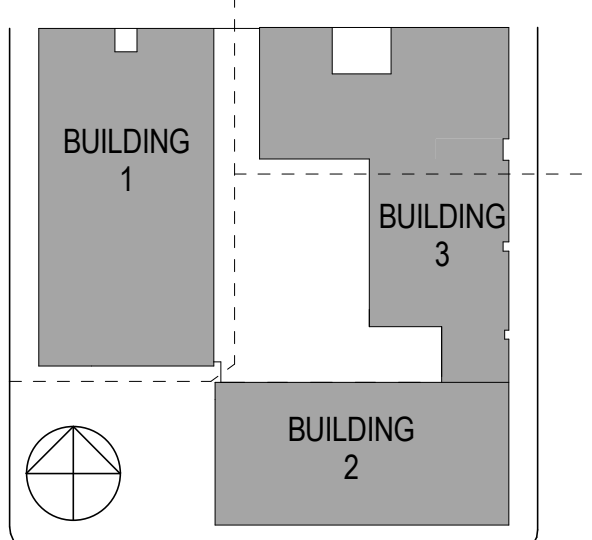
No.	Description	Date
1	SITE PERMIT	2013.12.16
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4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



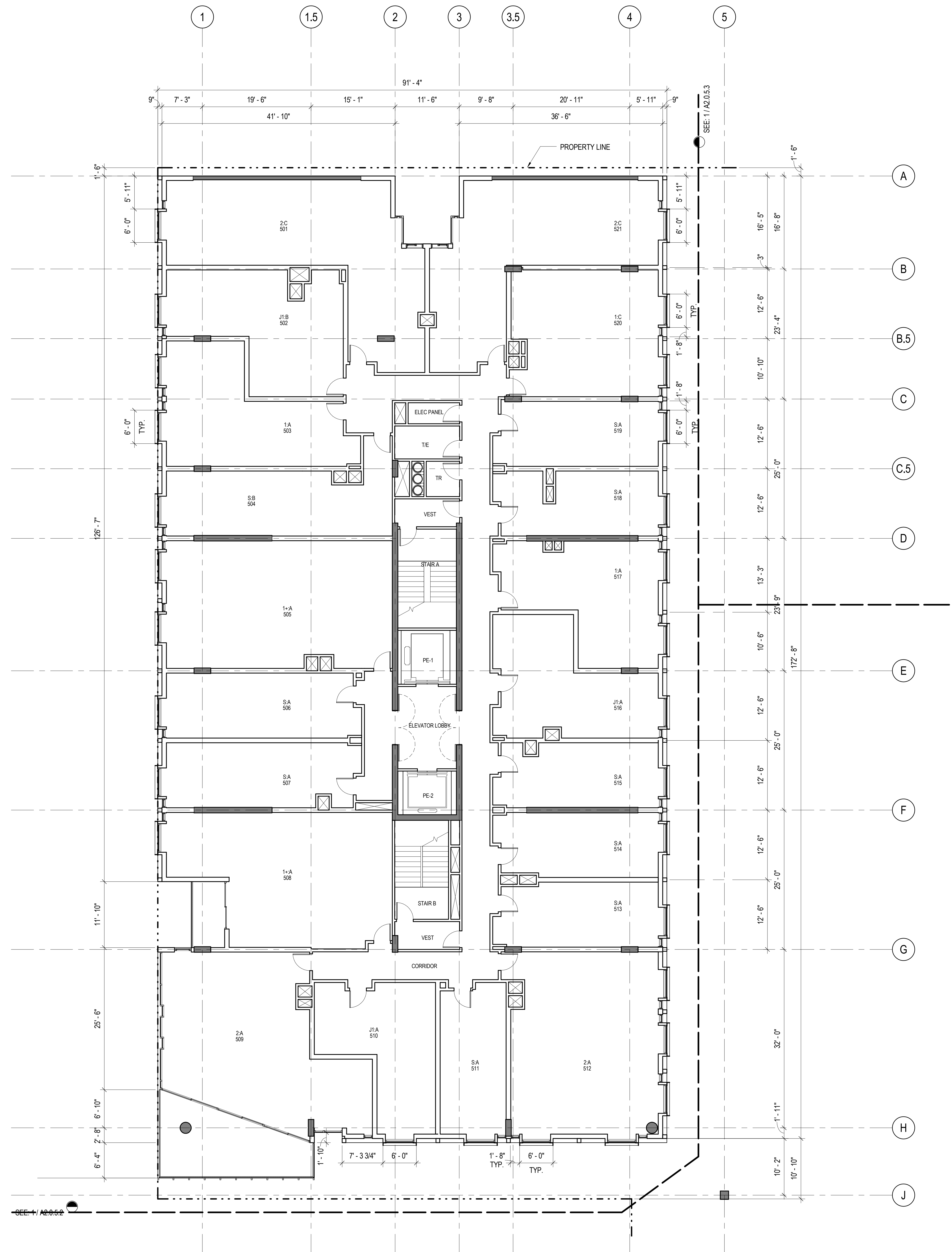
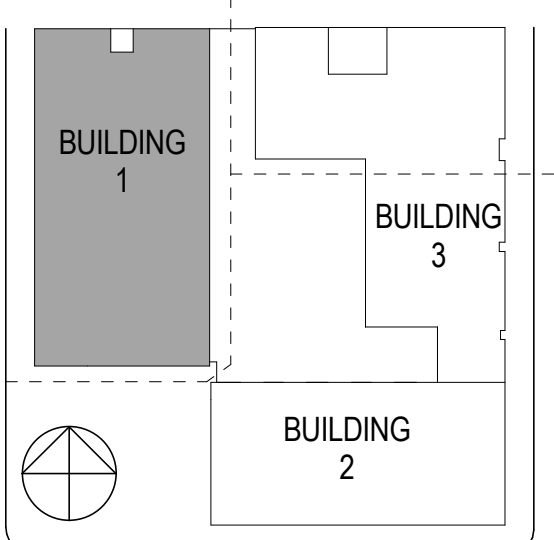
No.	Description	Date
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LEVEL 5
SCALE: 1/16" = 1'-0"

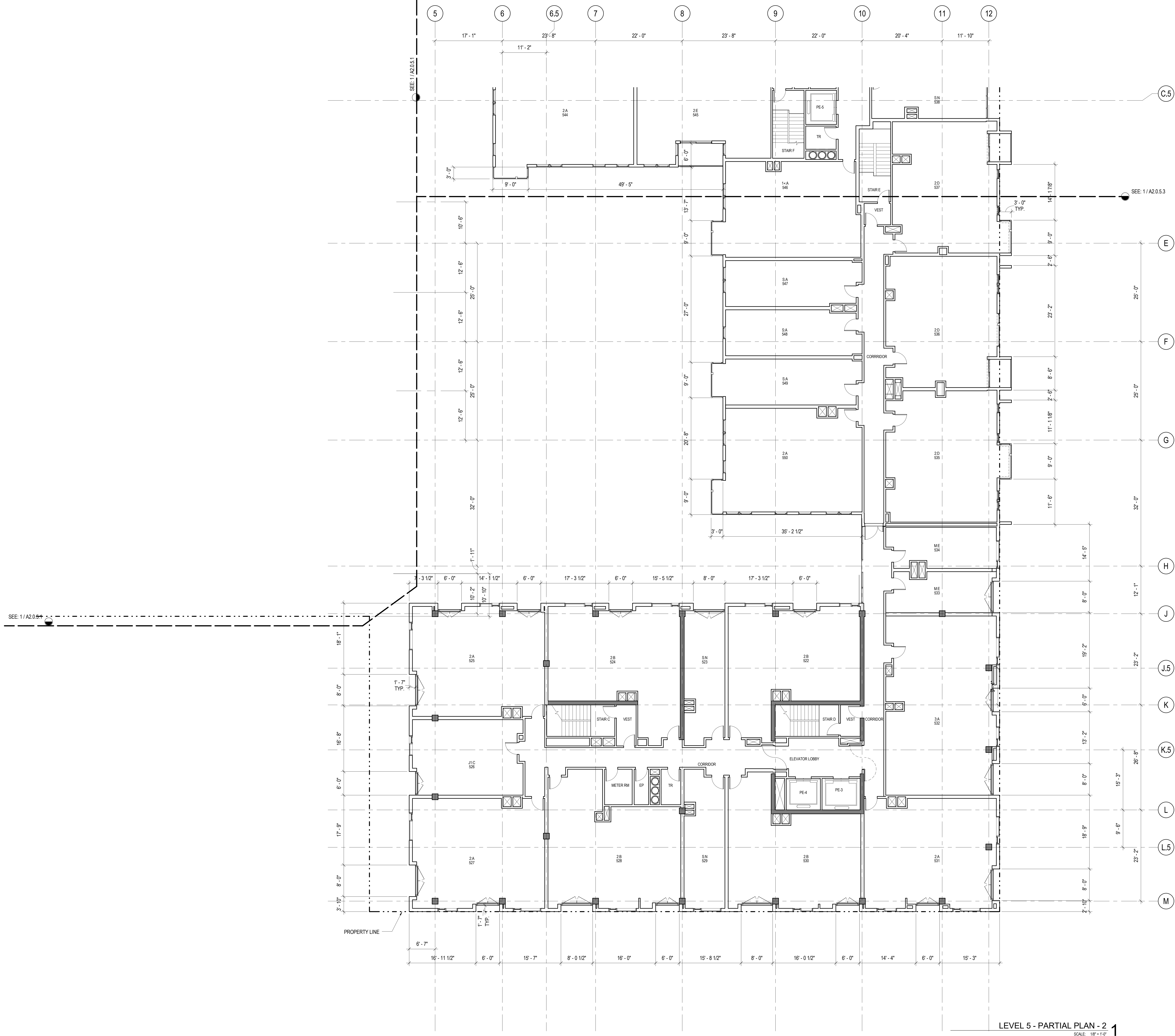
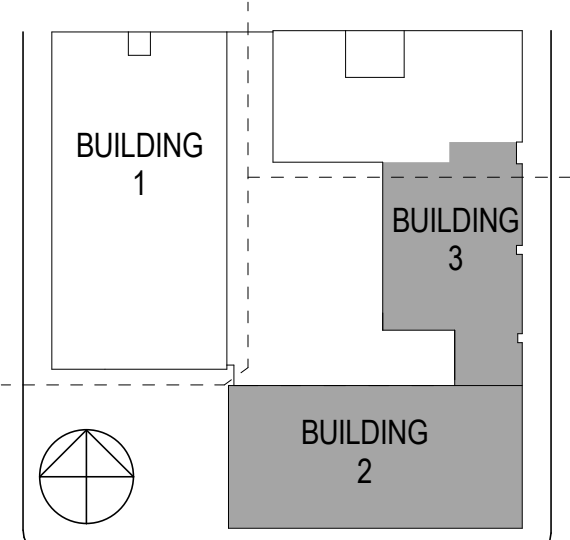


No.	Description	Date
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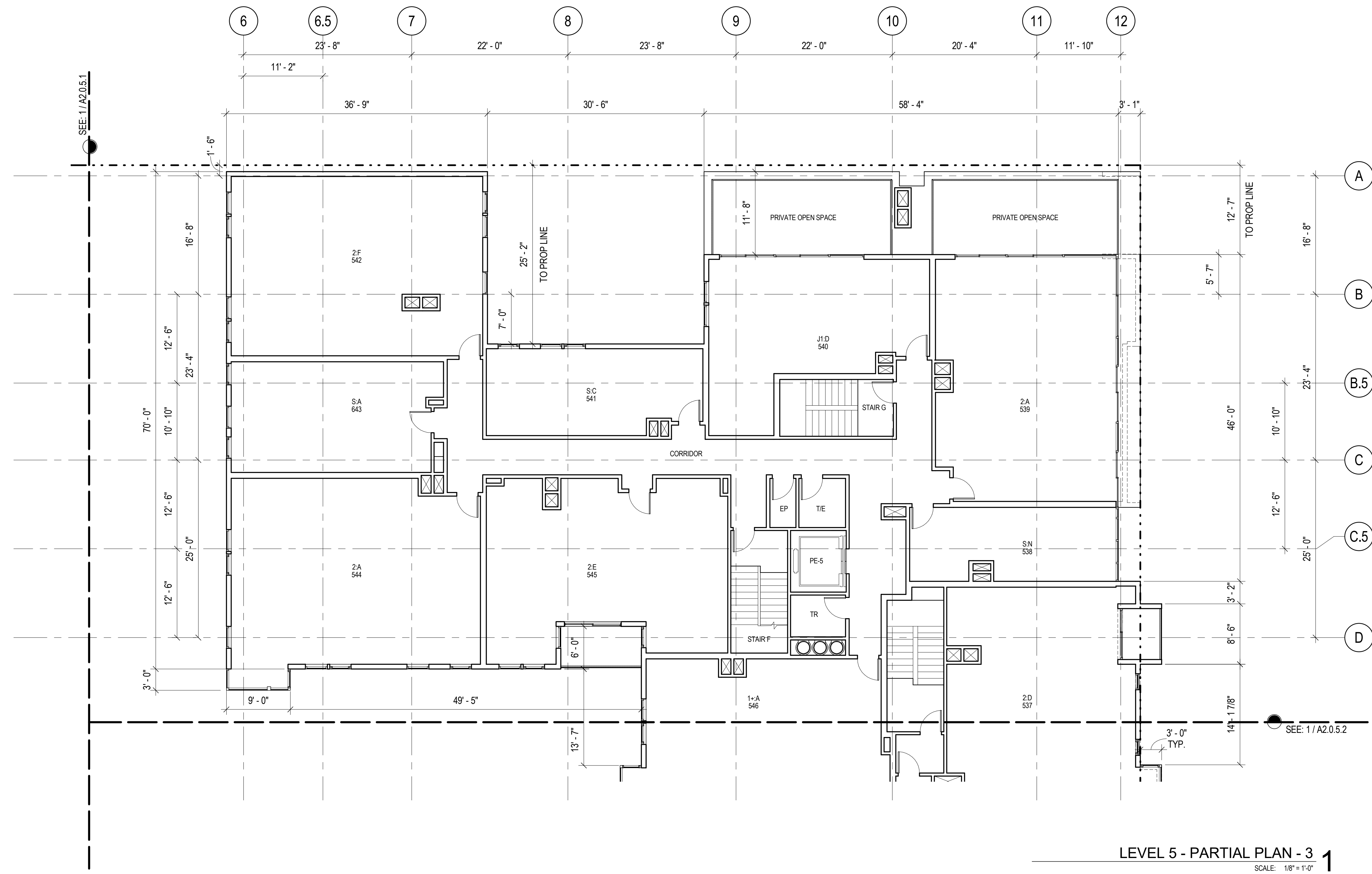


LEVEL 5 - PARTIAL PLAN - 1
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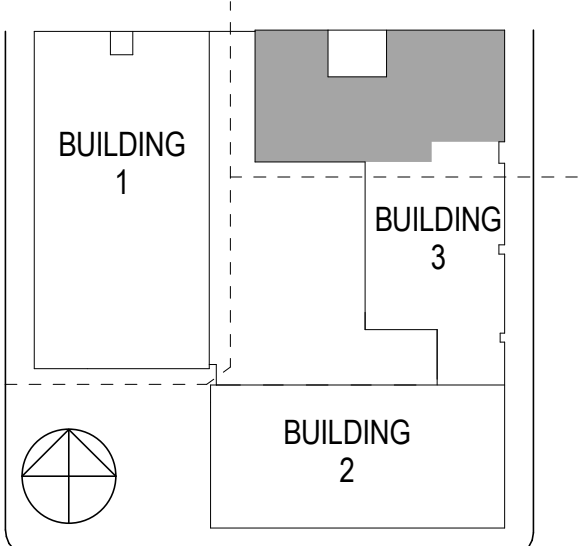
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5	REVISED CONDITIONAL USE PERMIT	2016.01.15



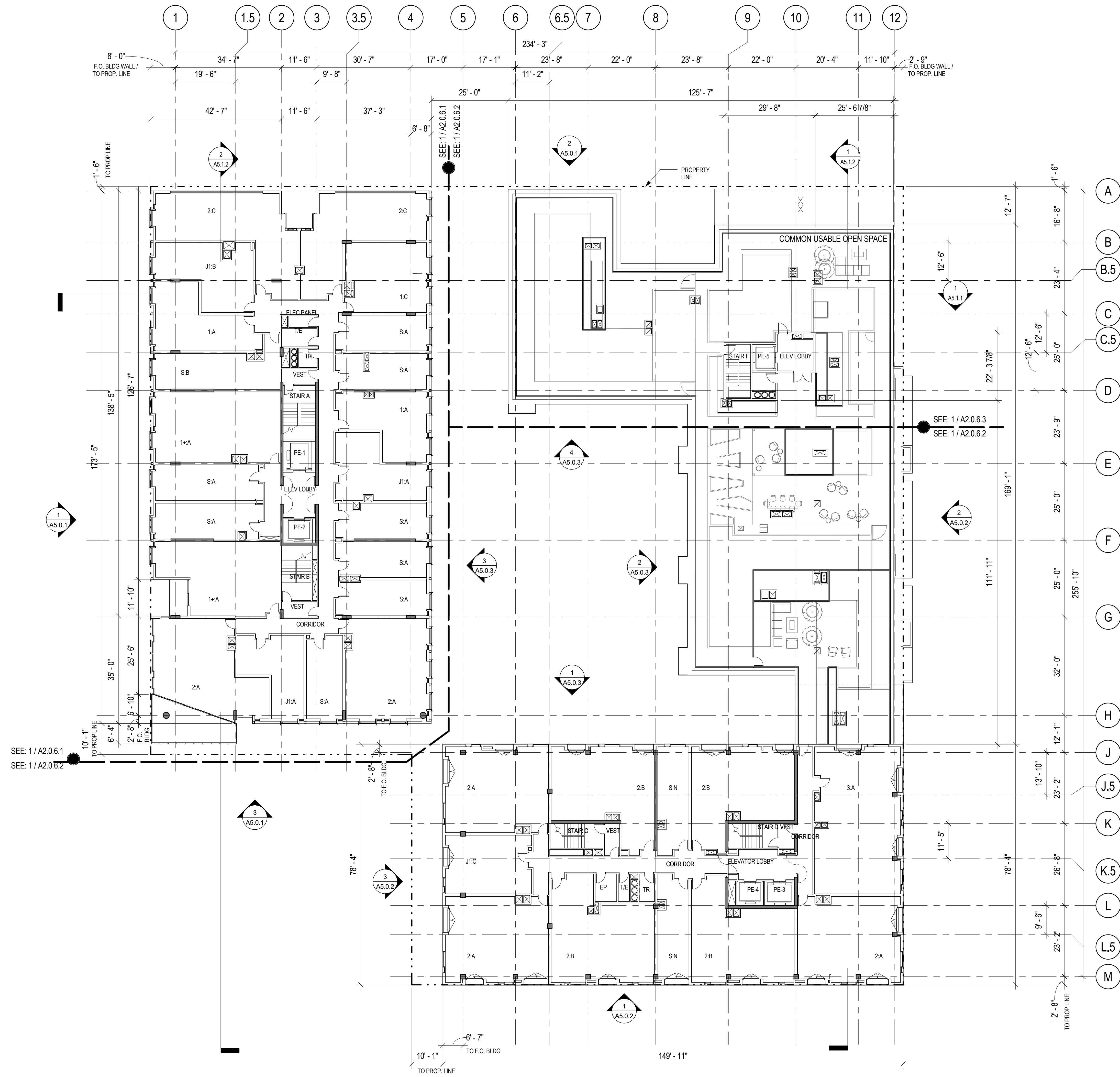
No.	Description	Date
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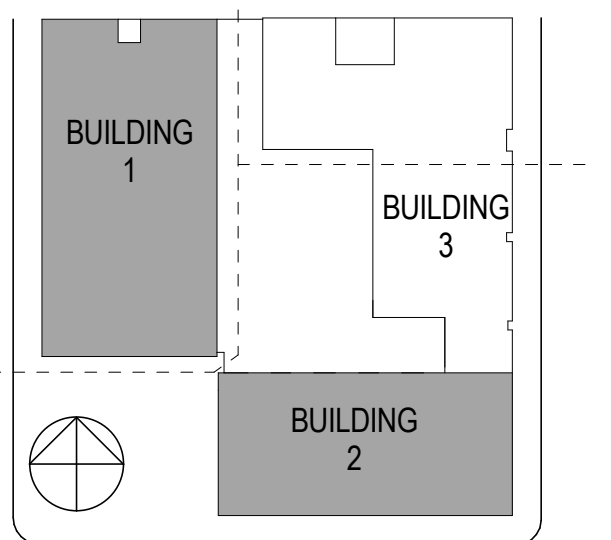
LEVEL 5 - PARTIAL PLAN - 3
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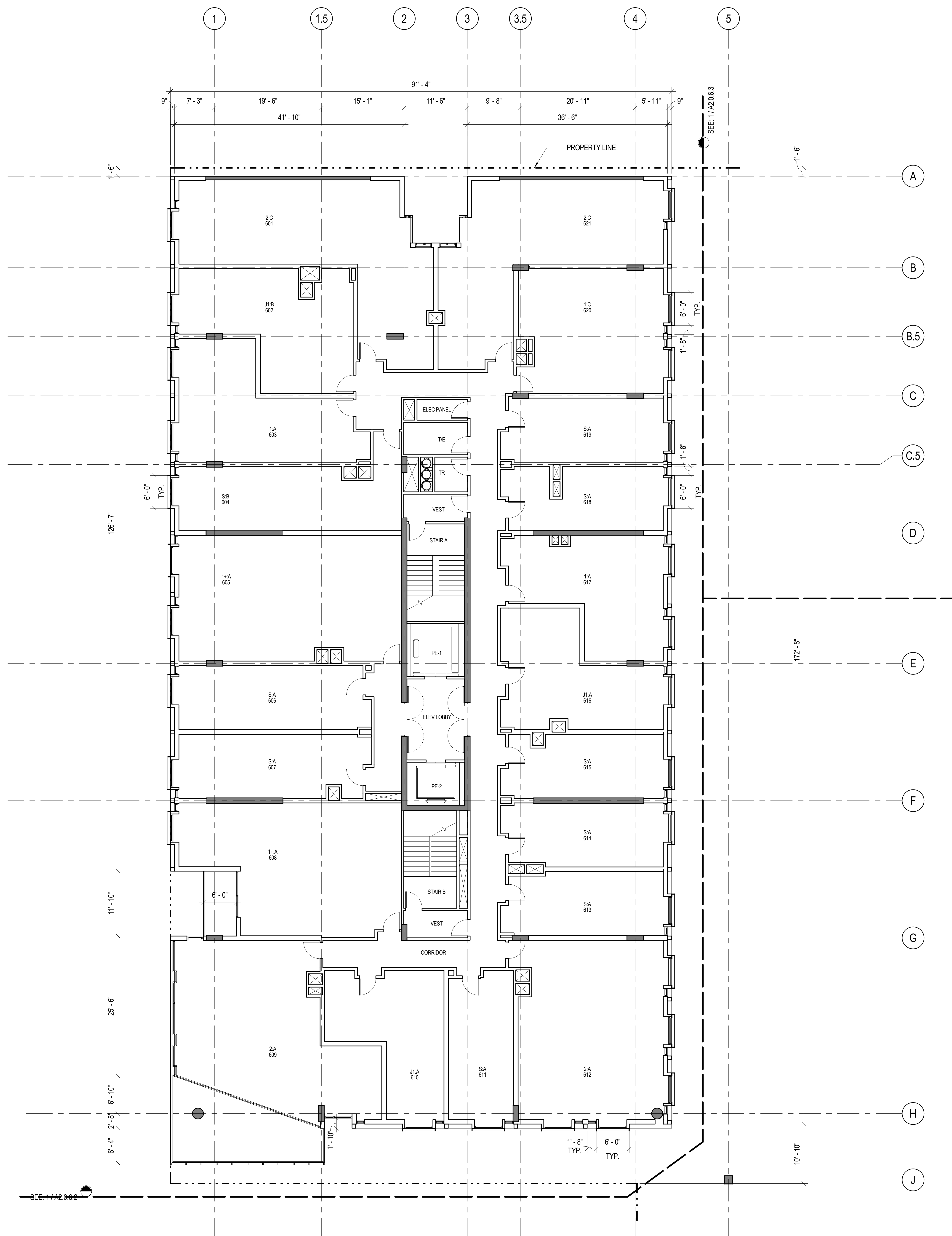
No.	Description	Date
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LEVEL 6 1
SCALE: 1/16" = 1'-0"

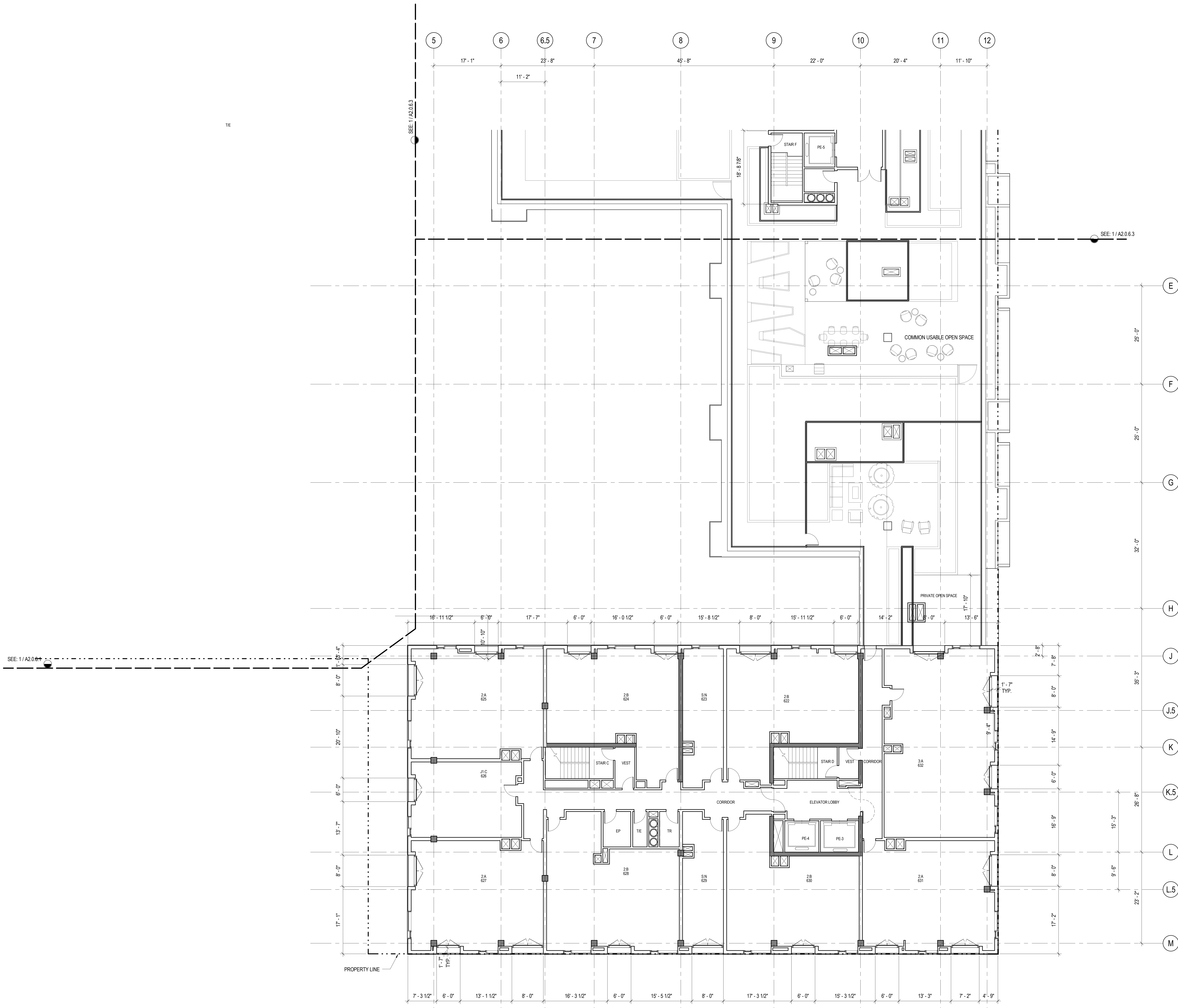
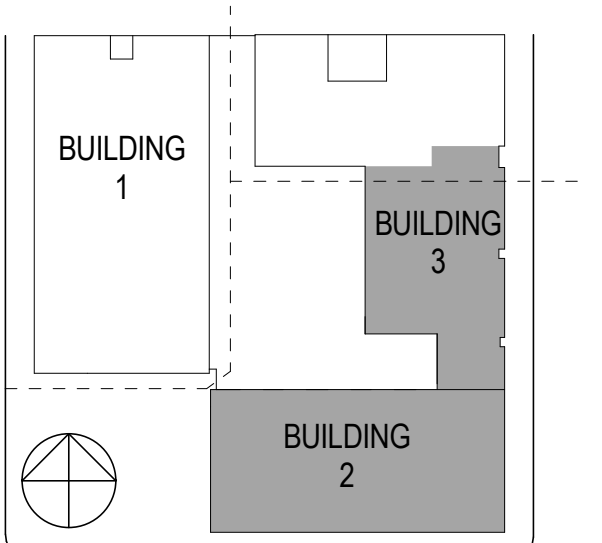


No.	Description	Date
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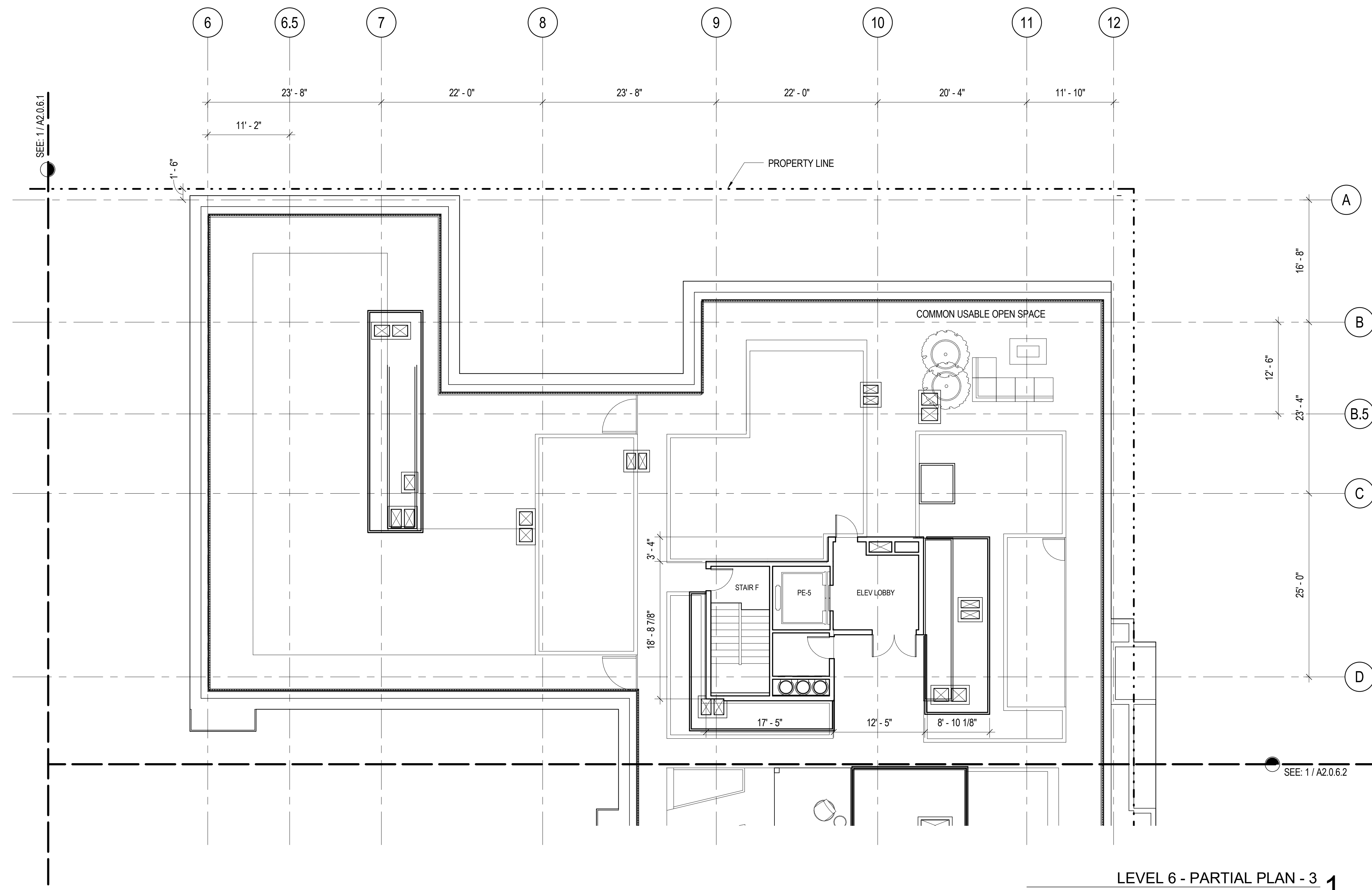
LEVEL 6 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

No.	Description	Date
1	SITE PERMIT	2013.12.16
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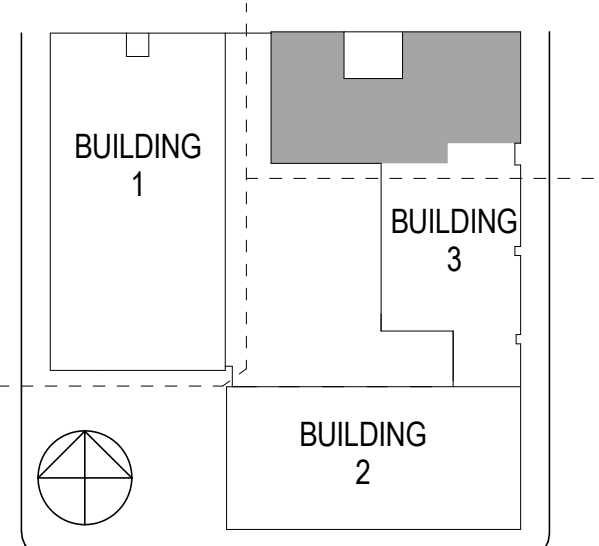


LEVEL 6 - PARTIAL PLAN - 2
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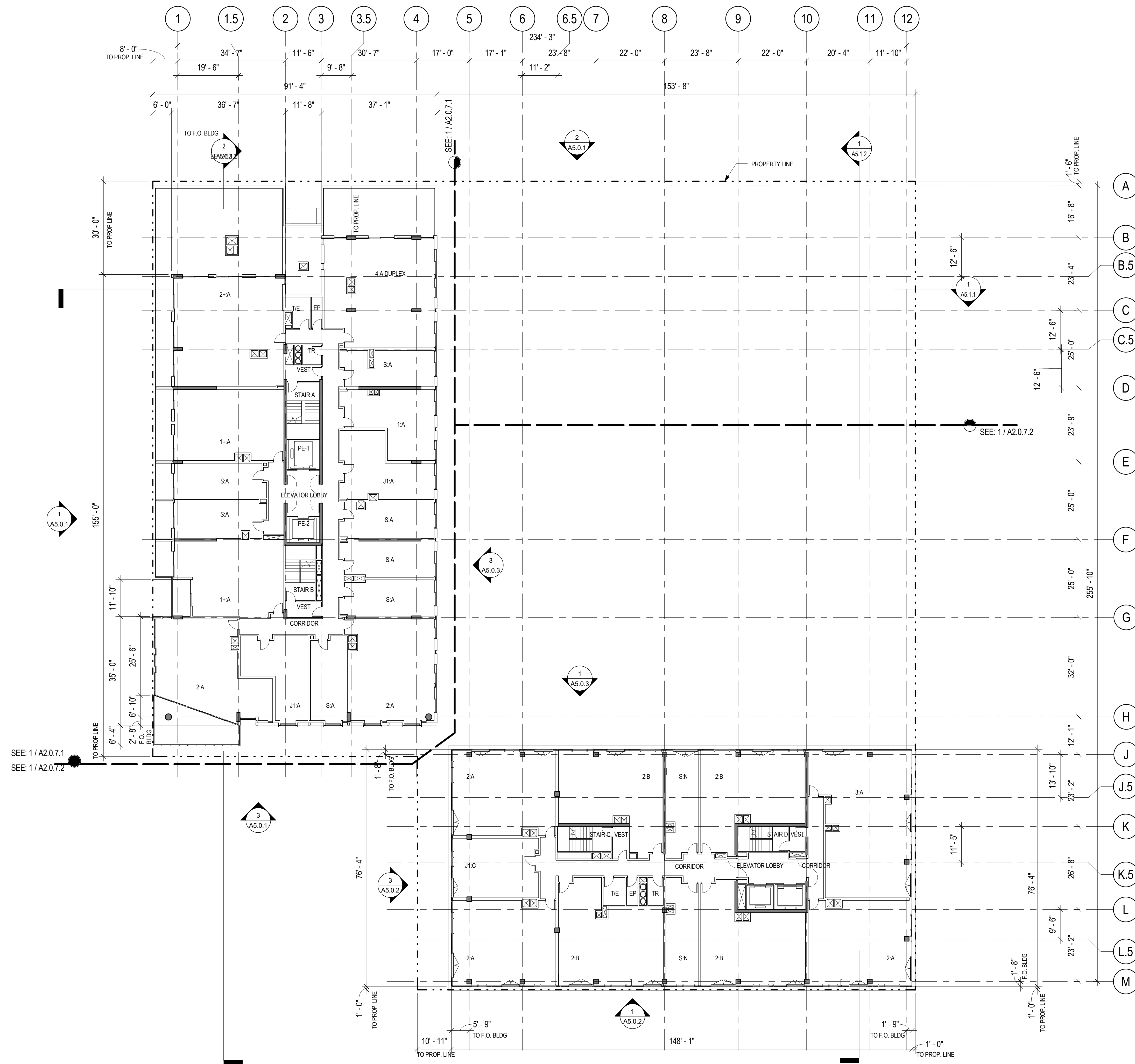
No.	Description	Date
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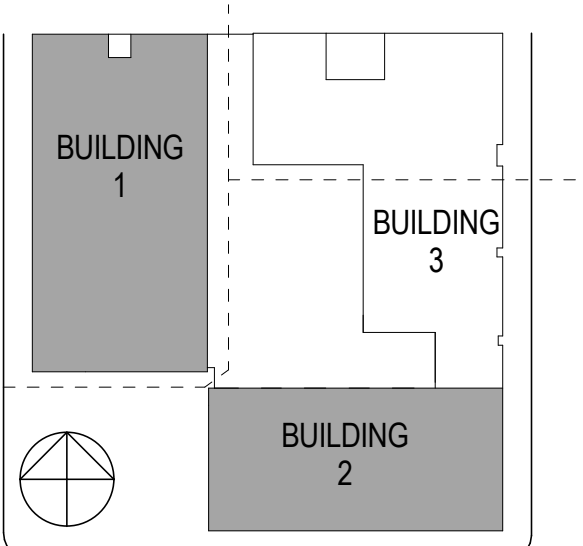
LEVEL 6 - PARTIAL PLAN - 3
SCALE: 1/8" = 1'-0"



No.	Description	Date
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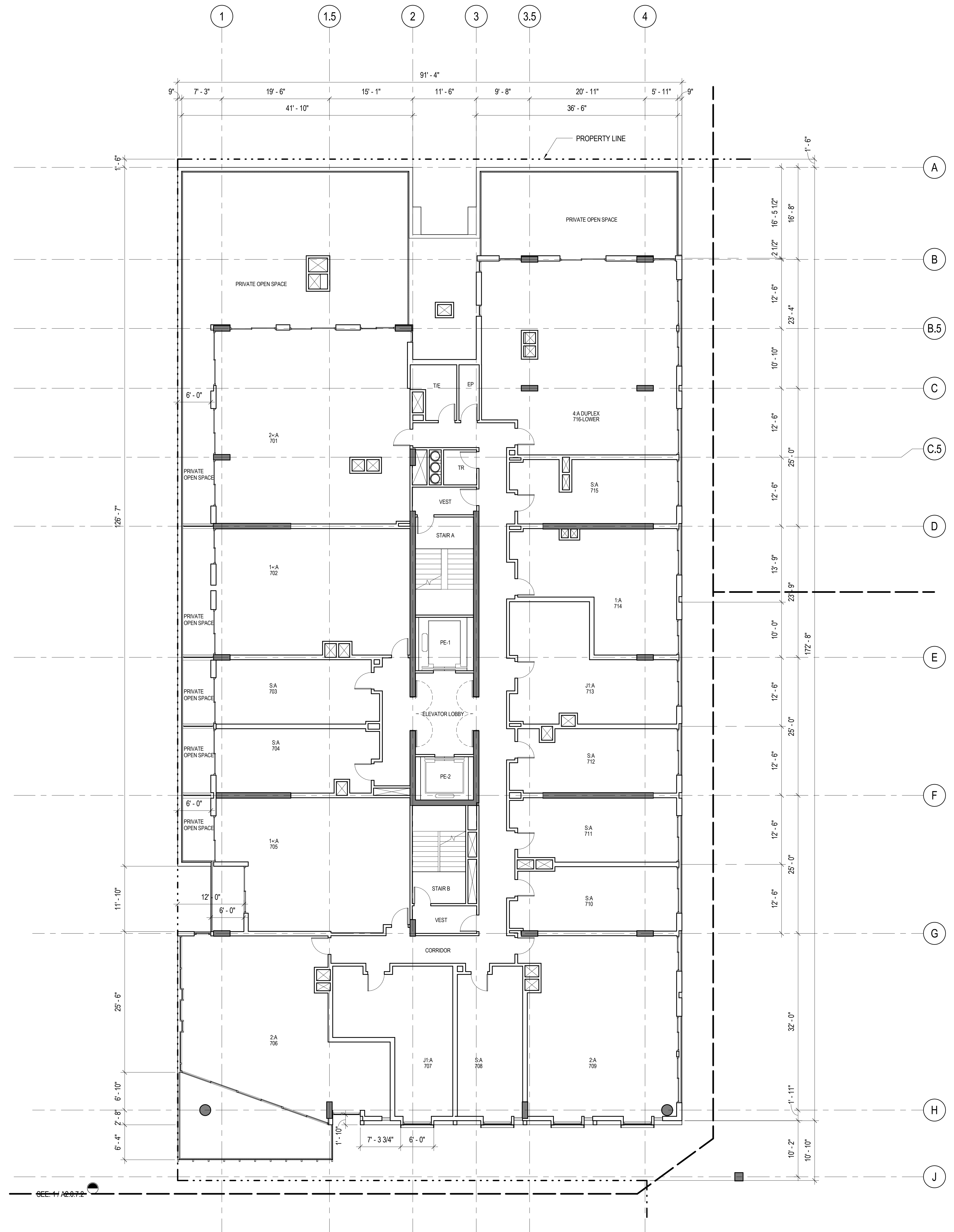
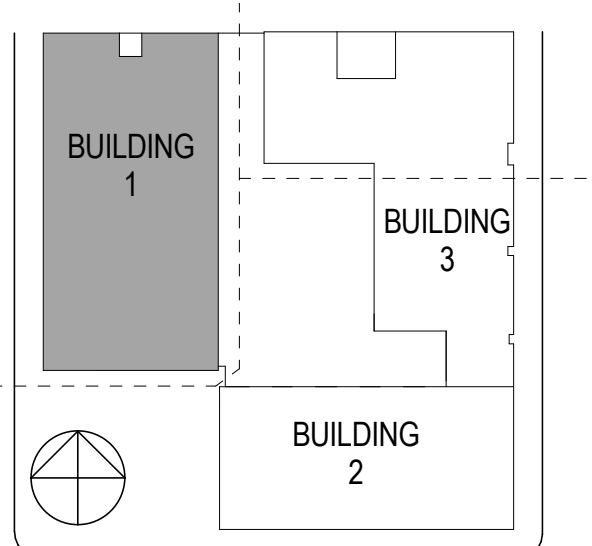


LEVEL 7 1
SCALE: 1/16" = 1'-0"



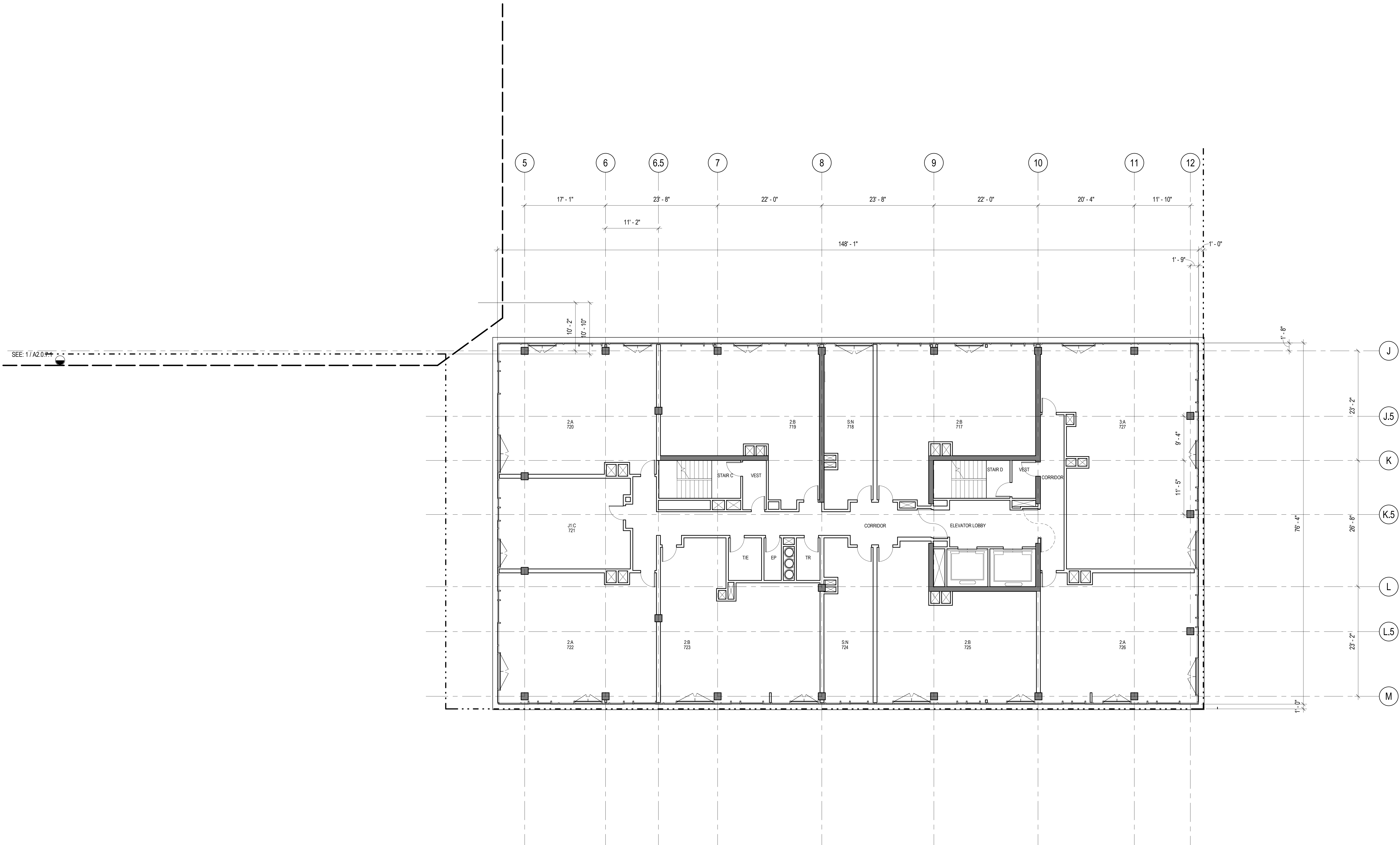
LEVEL 7 - FLOOR PLAN

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
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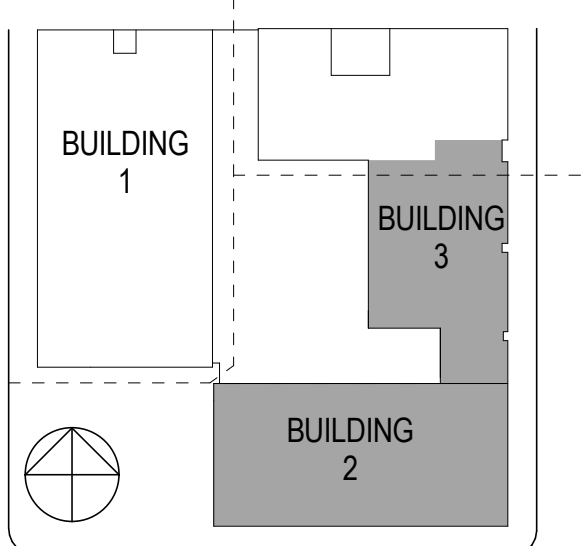


LEVEL 7 - PARTIAL PLAN - 1
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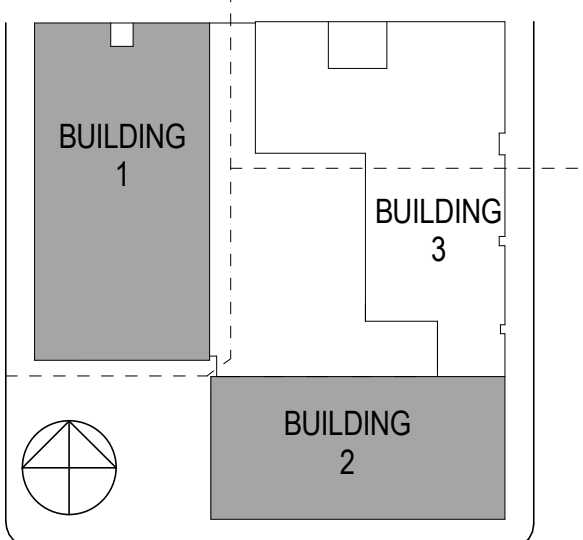
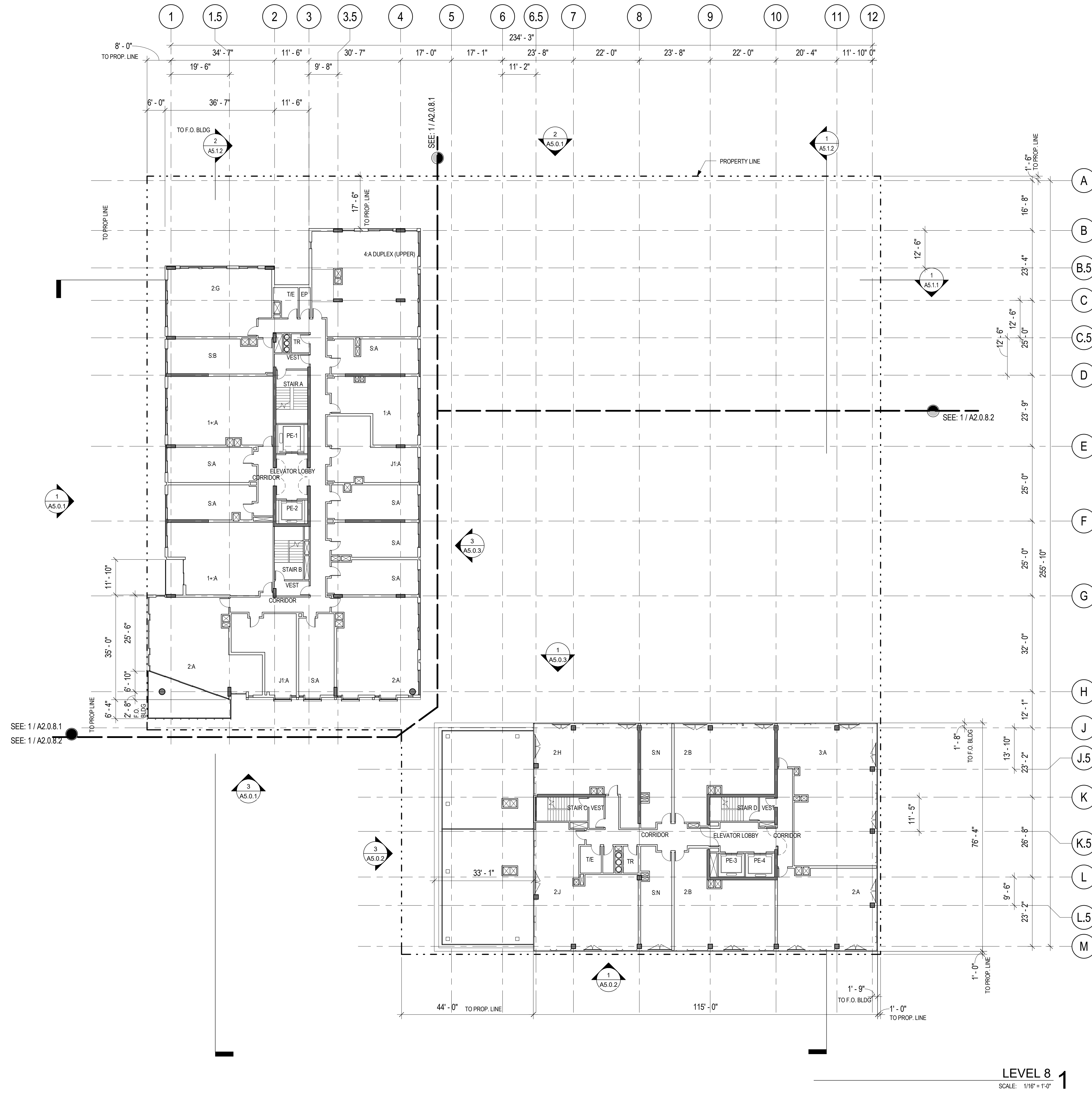
No.	Description	Date
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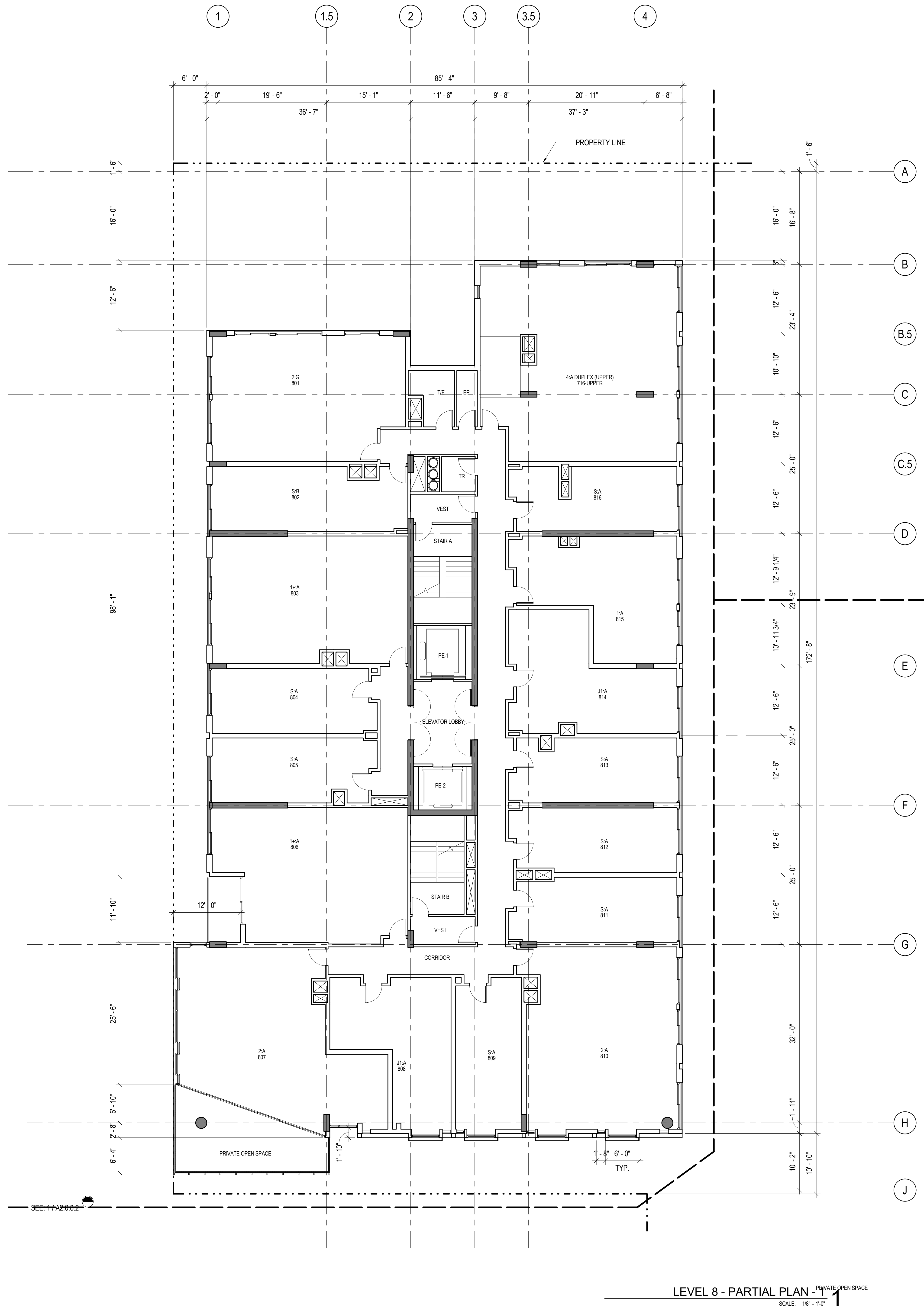
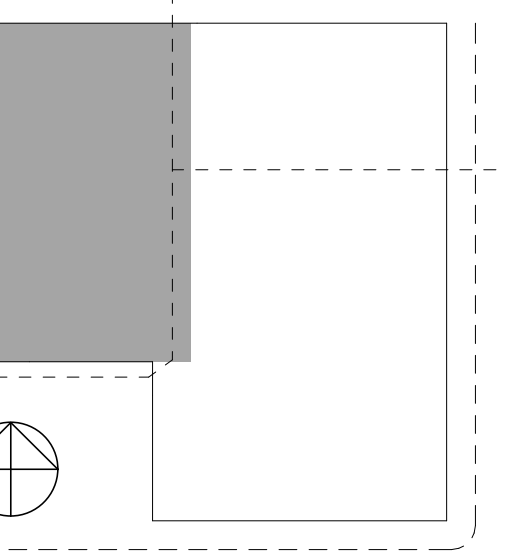
LEVEL 7 - PARTIAL PLAN - 2
SCALE: 1/8" = 1'-0"



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4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

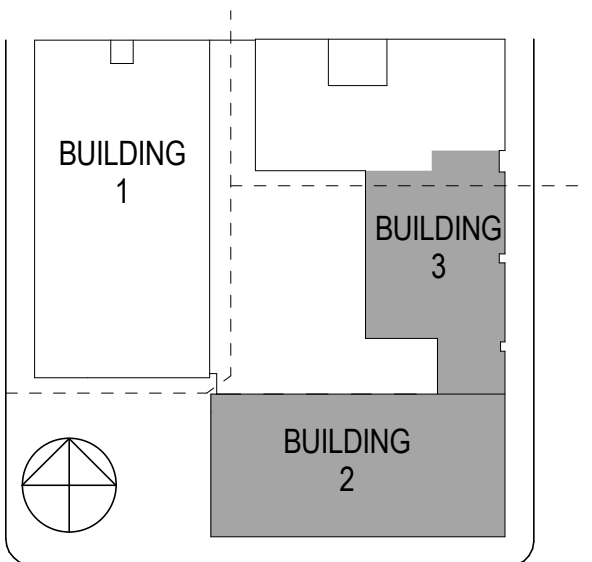
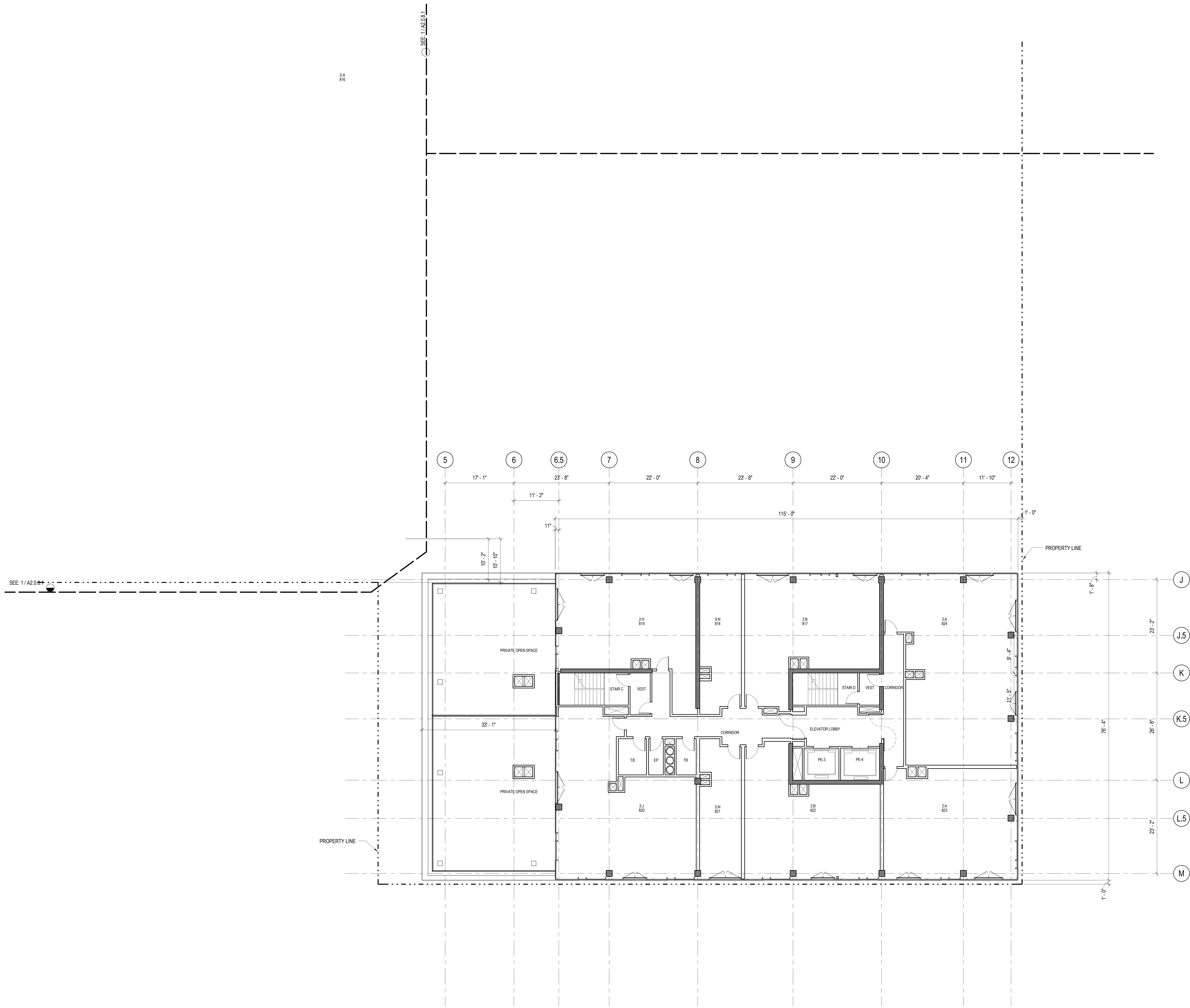


No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



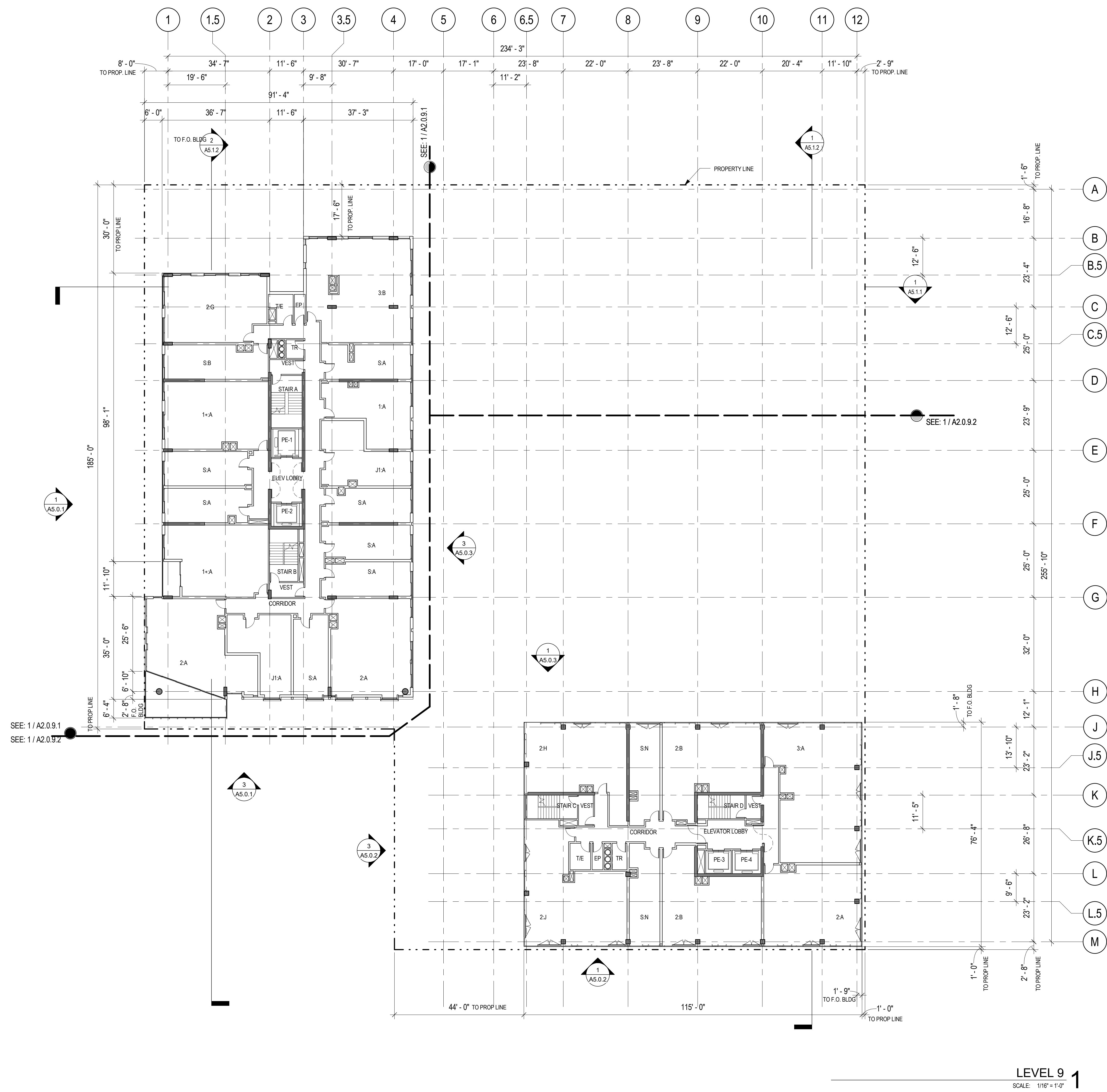
LEVEL 8 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

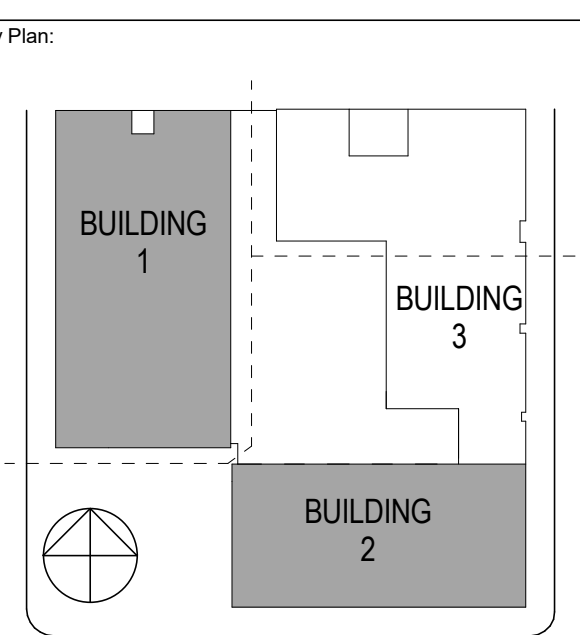


Issued For:

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



LEVEL 9
SCALE: 1/16" = 1'-0"



Seal & Signature:

Sheet Name:
LEVEL 9 - FLOOR PLAN

Project No.: 213158
Sheet No.:
Drawn By: RO
Checked By: MH
Scale: As Indicated
A2.0.9

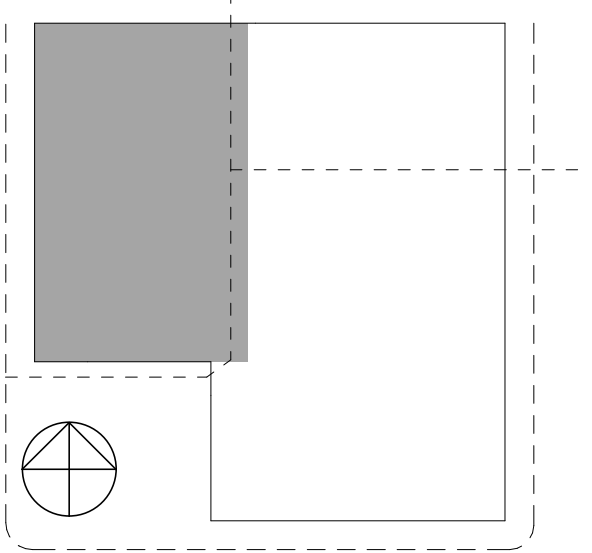


KCA ENGINEERS, INC.
318 BRANNAN STREET
SAN FRANCISCO, CA 94107
TEL: (415) 546-7111
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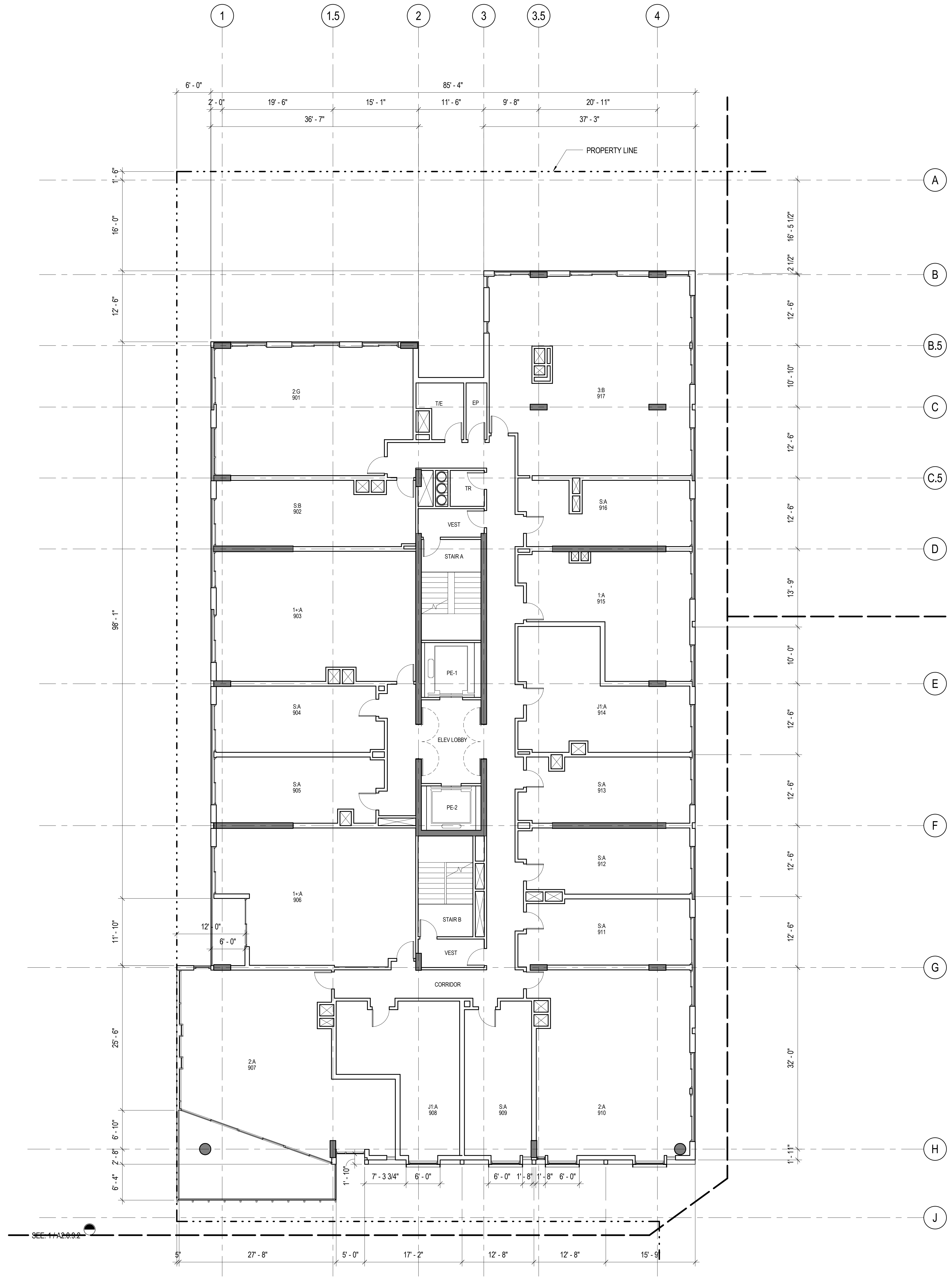
rhaa
ROYSTON HANAMOTO ALLEY & ABEY (RHAAL)
225 MILLER AVENUE
MILL VALLEY, CA 94541
TEL: (415) 383-7900
FAX: (415) 383-1433

INTERFACE ENGINEERING
717 MARKET STREET, SUITE 500
SAN FRANCISCO, CA 94103
TEL: (415) 489-7240
FAX: (415) 489-7289

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

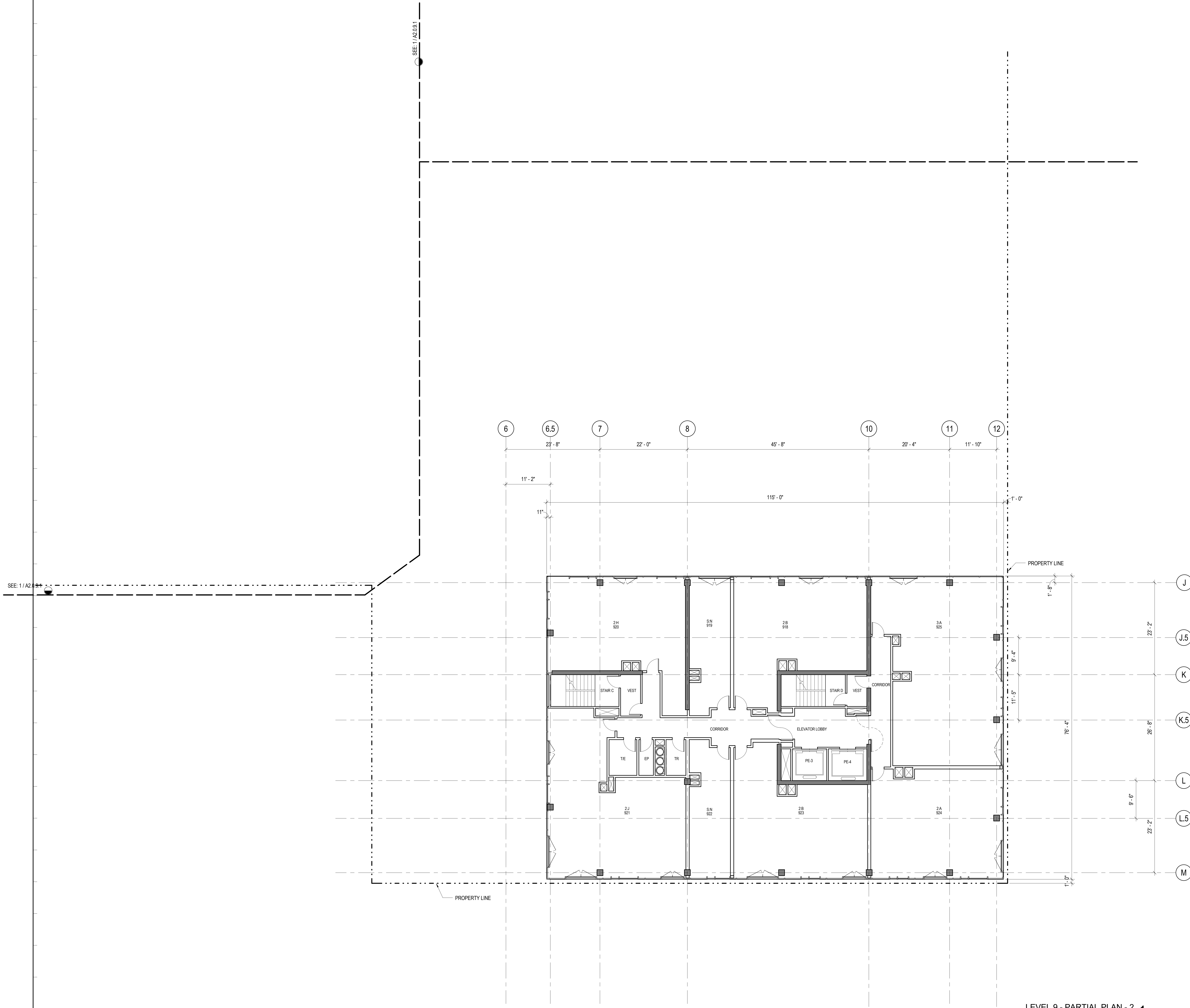


**LEVEL 9 -
PARTIAL FLOOR
PLAN - 1**

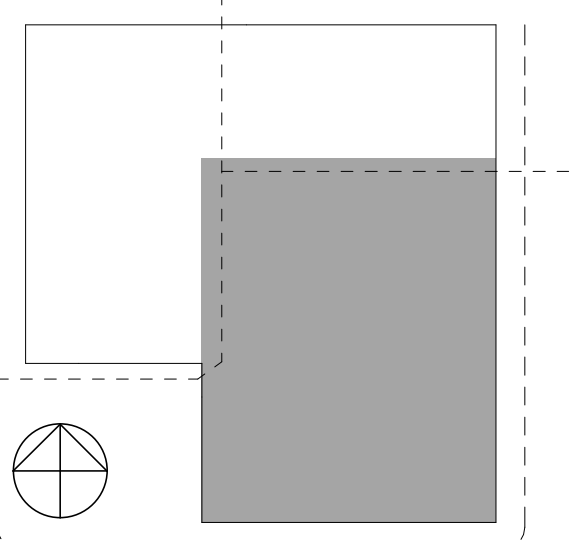


LEVEL 9 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

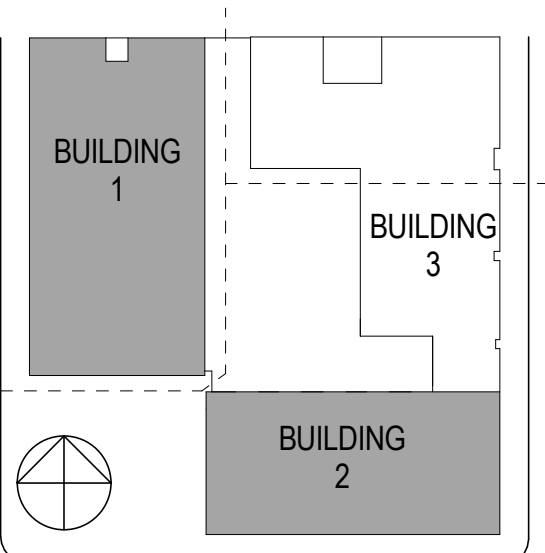
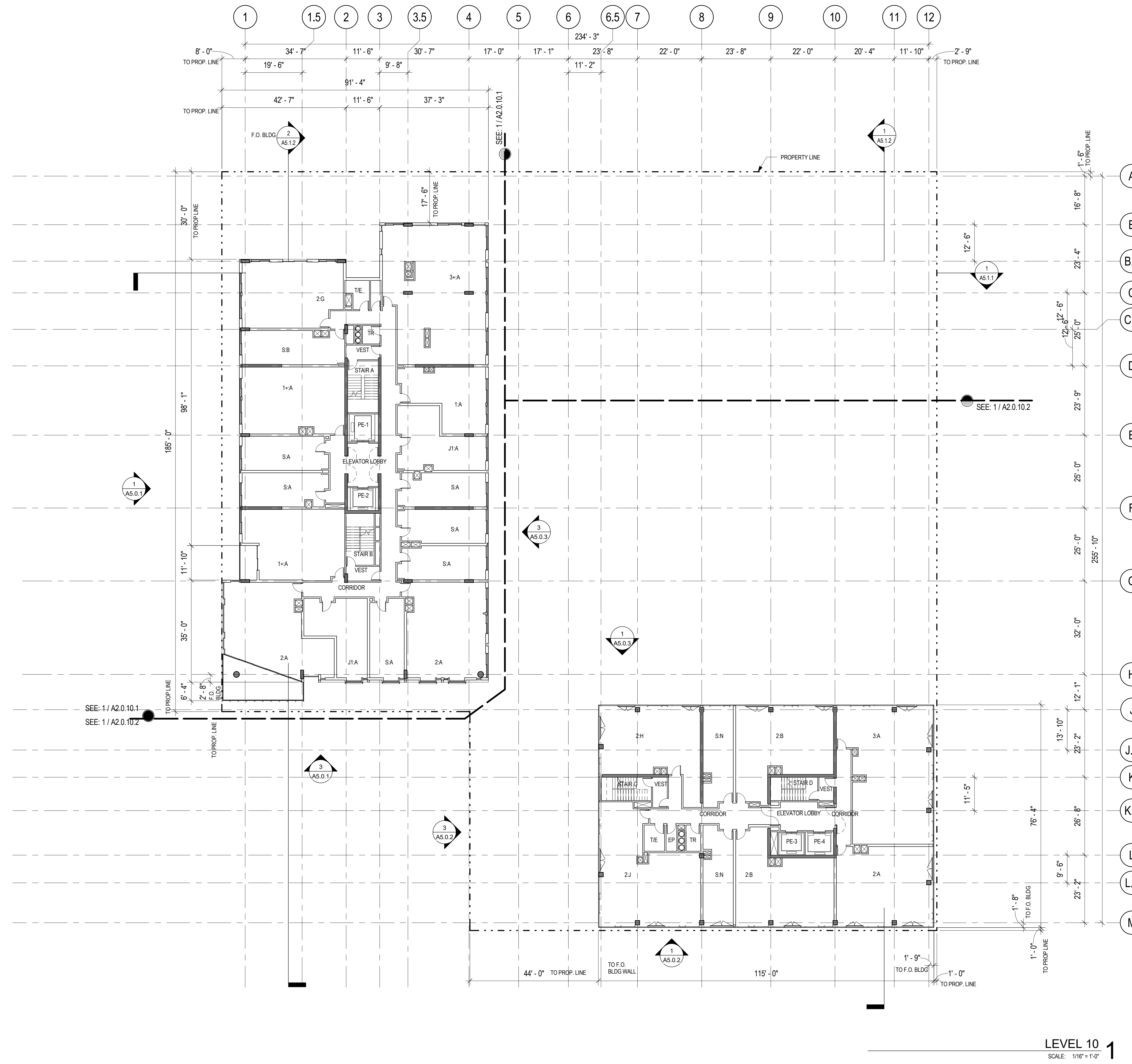


LEVEL 9 - PARTIAL PLAN - 2
SCALE: 1/8" = 1'-0"

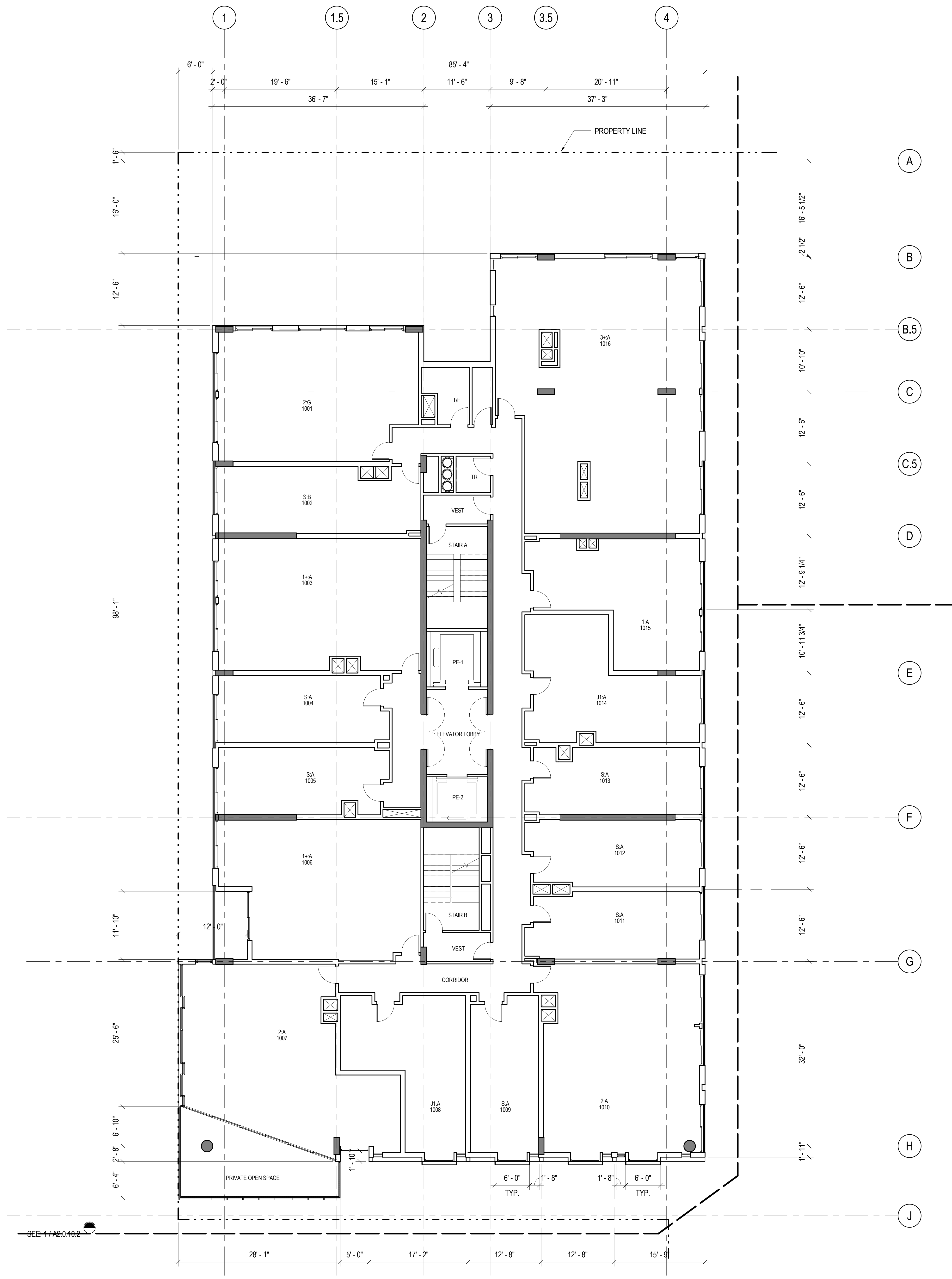


LEVEL 9 -
PARTIAL FLOOR
PLAN - 2

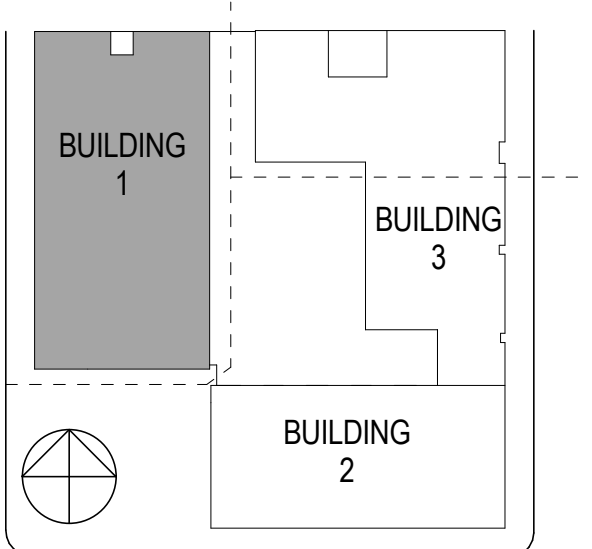
No.	Description	Date
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2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



LEVEL 10 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

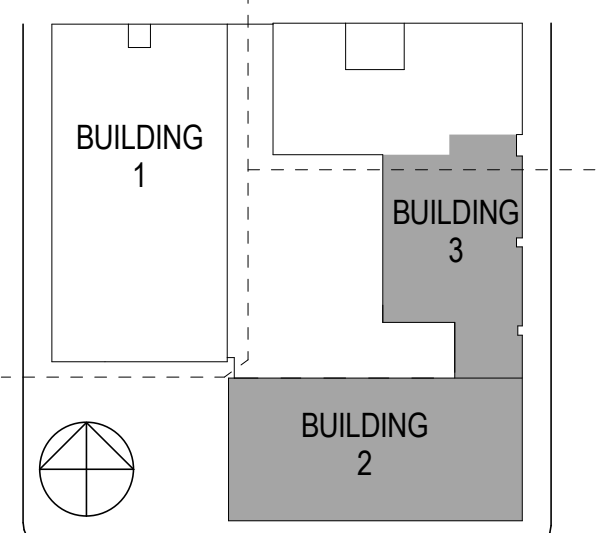
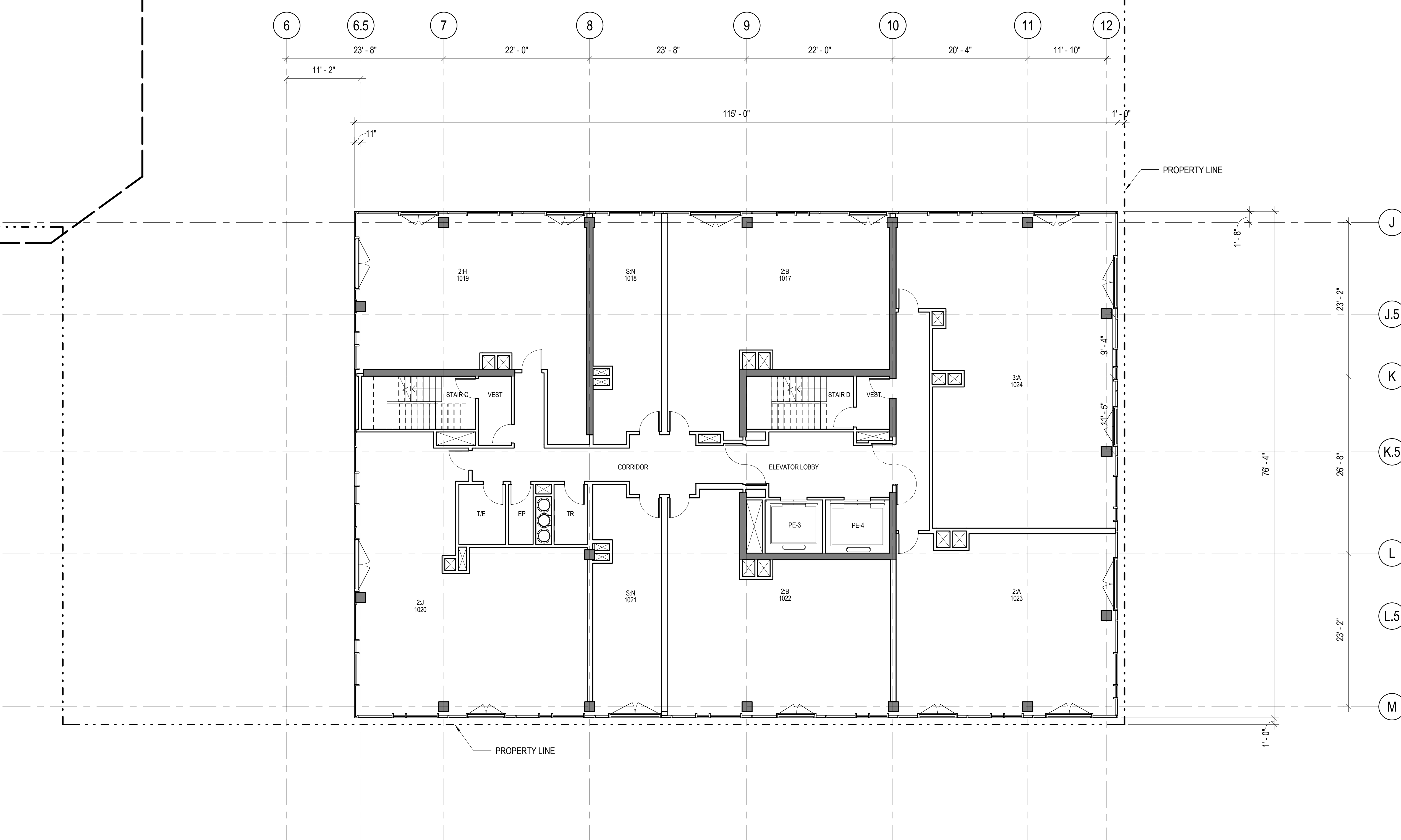


LEVEL 10 -
PARTIAL FLOOR
PLAN - 1

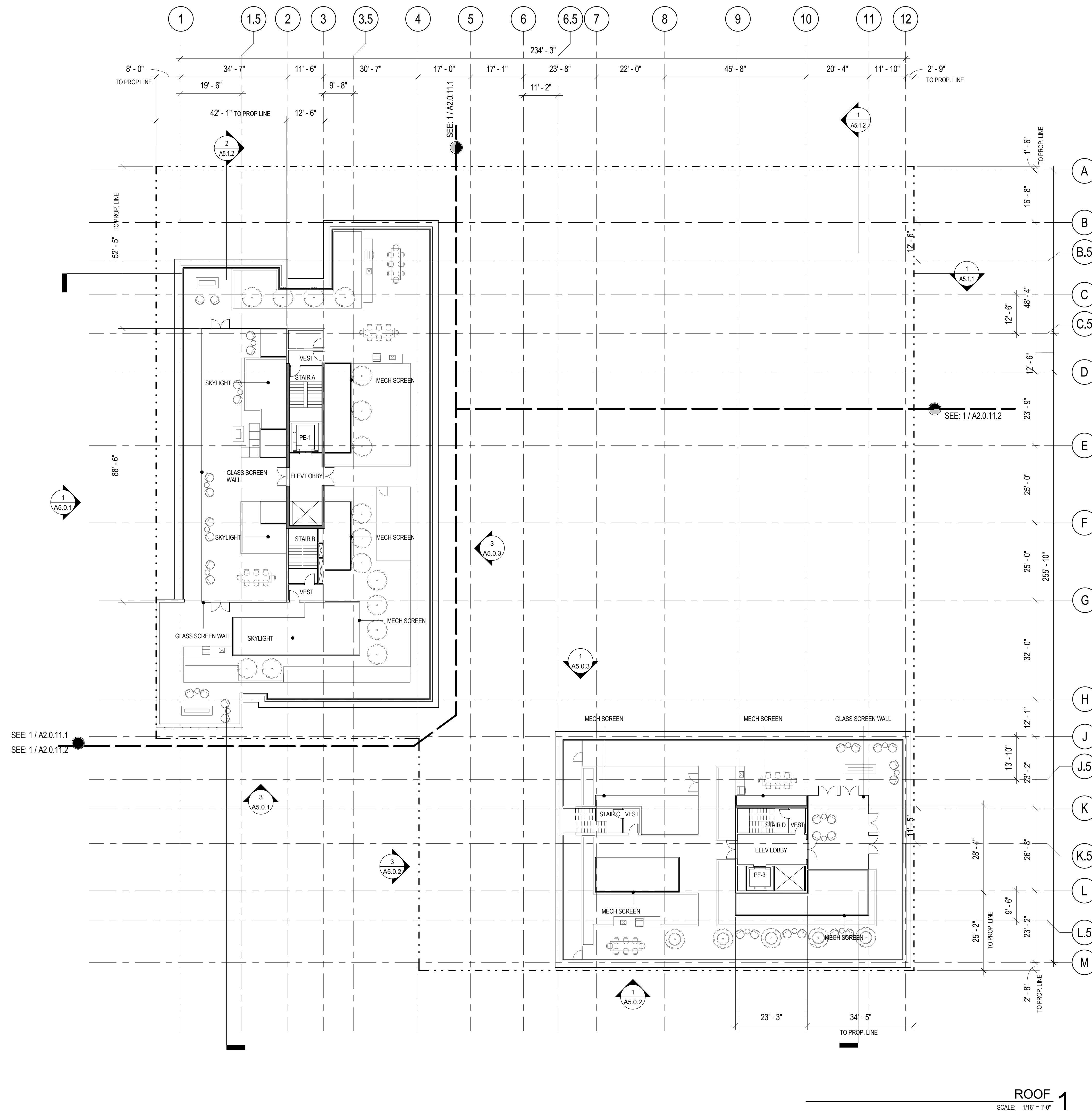
No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

SEE: 1/A2.0.10.1

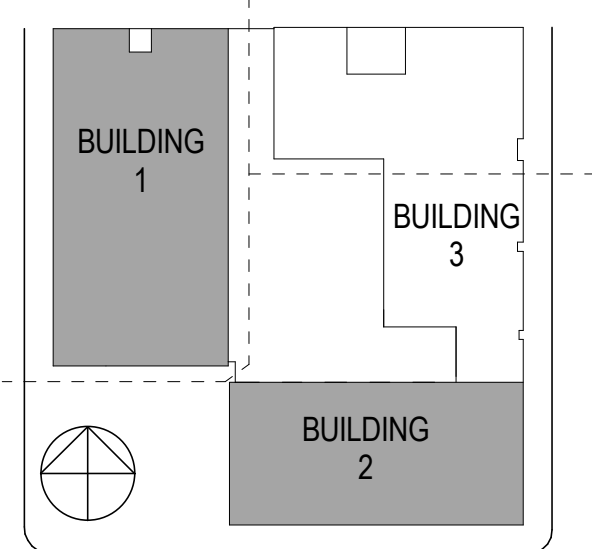
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No.	Description	Date
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2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

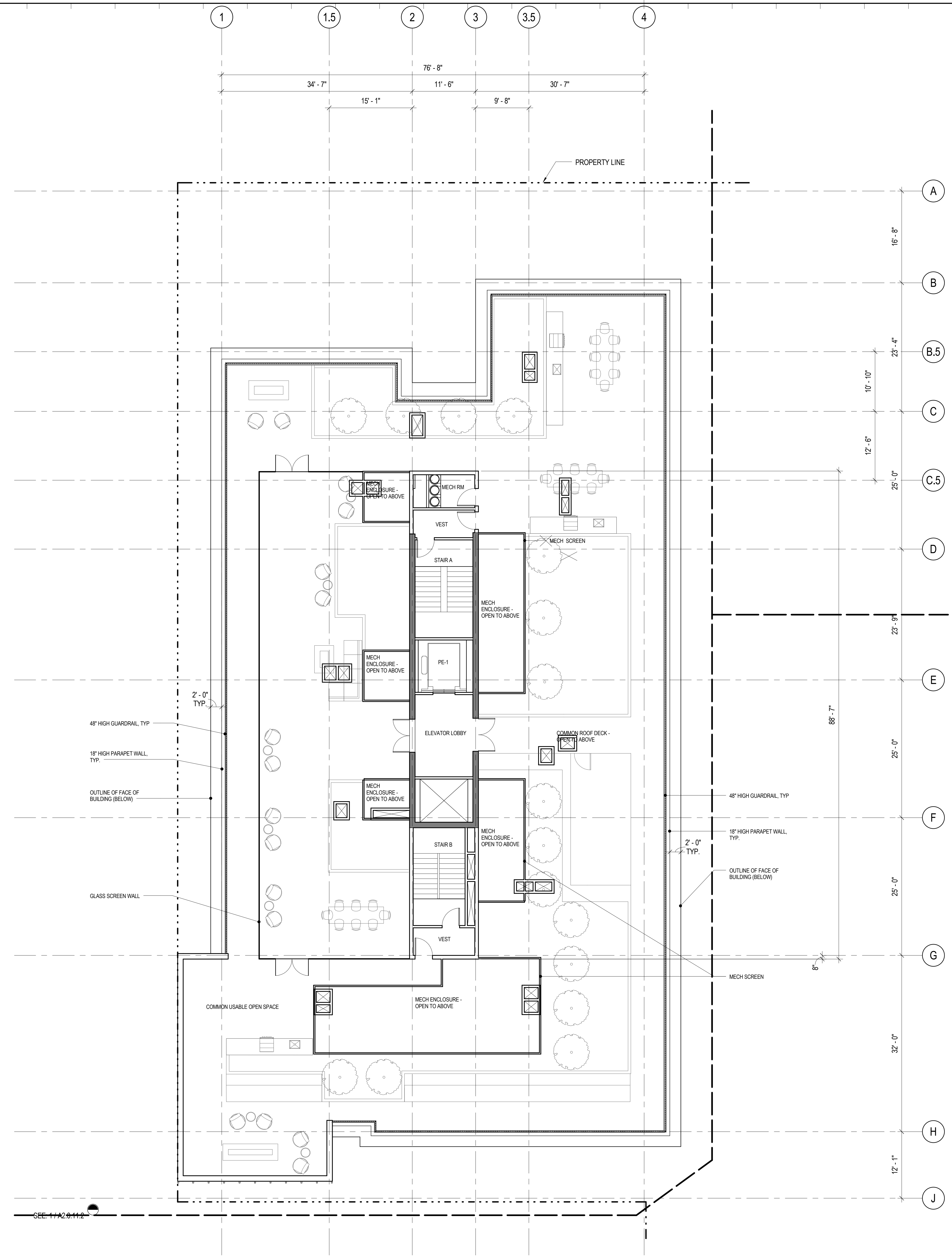


ROOF 1
SCALE: 1/8" = 1'-0"



Issued For:

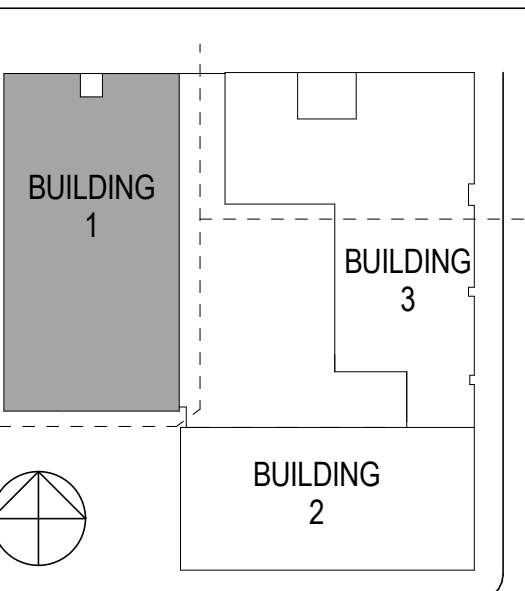
No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



2'-0" TYP.
48" HIGH GUARDRAIL TYP.
18" HIGH PARAPET WALL TYP.
OUTLINE OF FACE OF BUILDING (BELOW)
GLASS SCREEN WALL

48" HIGH GUARDRAIL TYP.
18" HIGH PARAPET WALL TYP.
2'-0" TYP.
OUTLINE OF FACE OF BUILDING (BELOW)
MECH SCREEN

ROOF - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"



Seal & Signature:

Sheet Name:
PARTIAL ROOF PLAN - 1

Project No.: 213158
Sheet No.:
Drawn By: RO
Checked By: MH
Scale: As Indicated
A2.0.11.1



SKIDMORE, OWINGS & MERRILL LLP
ONE FRONT STREET
SUITE 2500
SAN FRANCISCO CA 94111

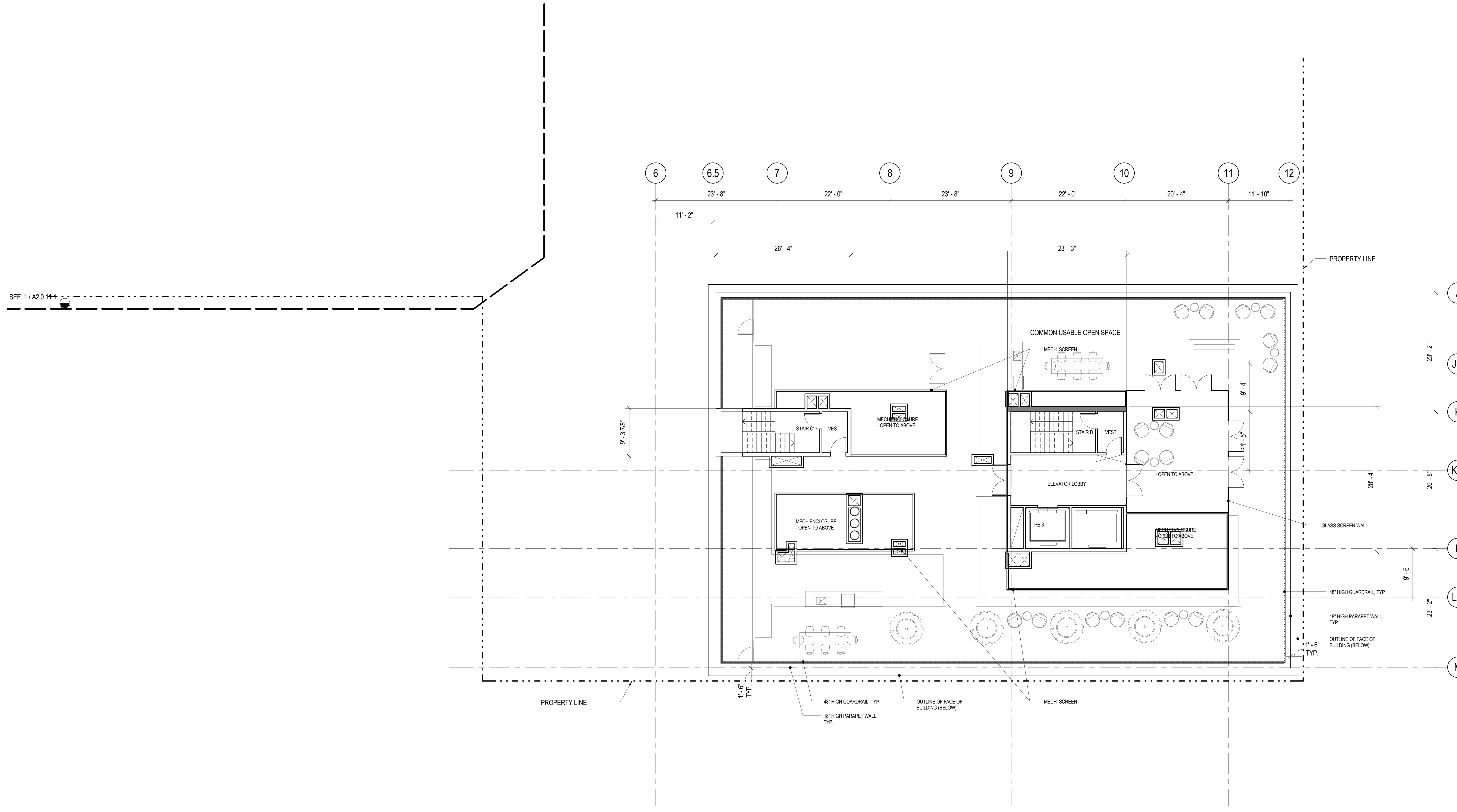
KCA ENGINEERS, INC.
318 BRANNAN STREET
SAN FRANCISCO, CA 94107
TEL: (415) 546-7111
FAX: (415) 546-9472



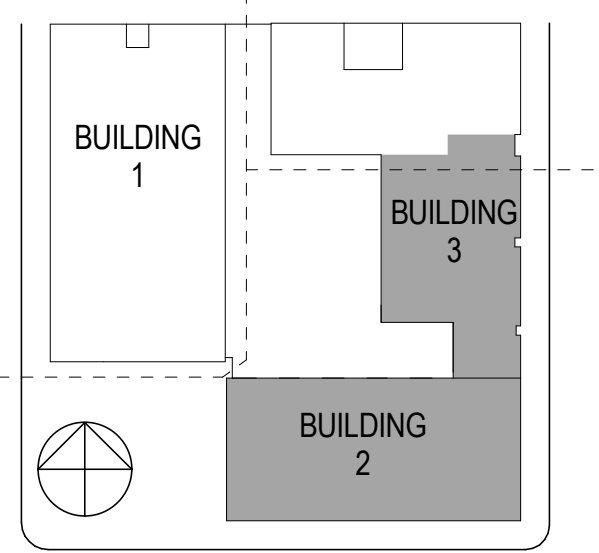
ROYSTON HANAMOTO ALLEY & ABEY (RHA)
225 MILLER AVENUE
MILL VALLEY, CA 94541
TEL: (415) 383-7900
FAX: (415) 383-1433

INTERFACE ENGINEERING
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SAN FRANCISCO, CA 94103
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No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

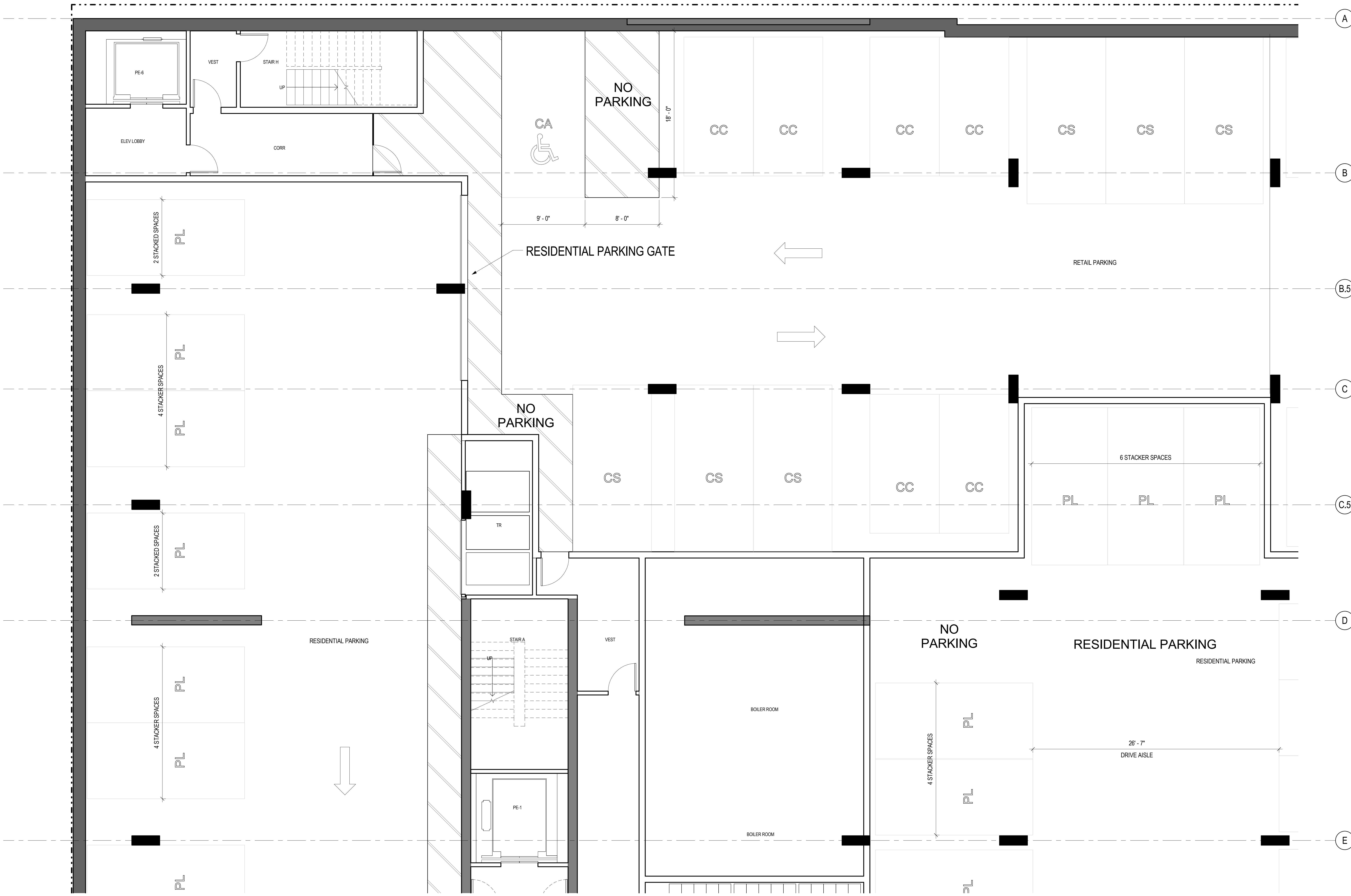
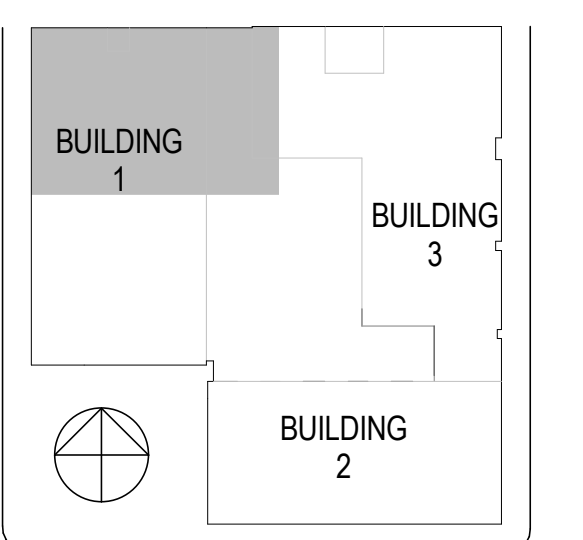


ROOF - PARTIAL PLAN - 2
SCALE: 1/8" = 1'-0"



PARTIAL ROOF PLAN - 2

No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

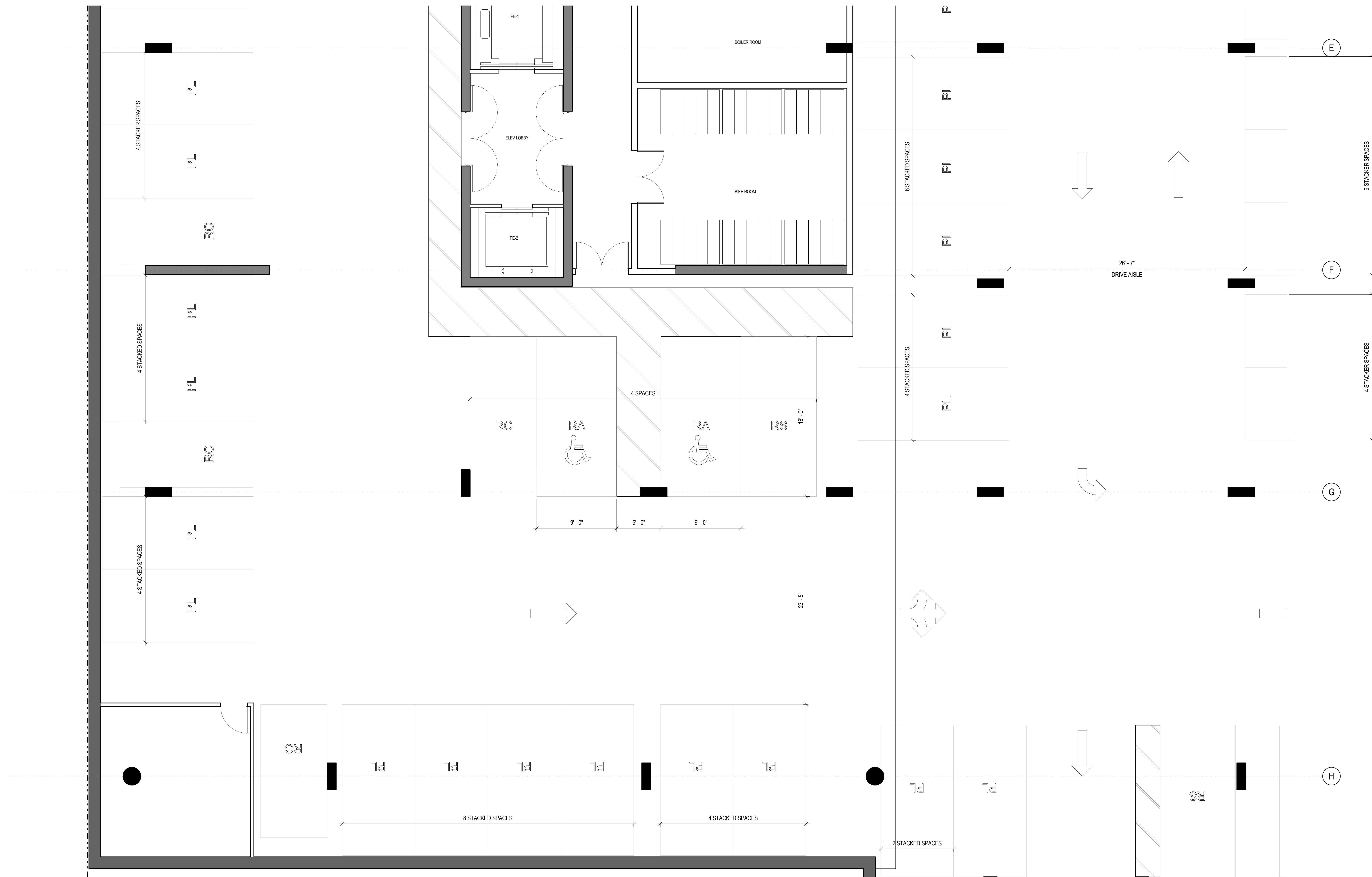


PARKING BY TYPE				
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN	AV	11'-0"	18'-0"	1
LEVEL 1				1
ADA	CA/RA	9'-0"	18'-0"	6
Car Share	S SHARE	8'-6"	17'-0"	4
Compact	CC/RC	7'-6"	15'-0"	26
Compact Stackler	PL	8'-3"	17'-0"	92
Full Size	CS/RS	8'-6"	18'-0"	28
Tandem - Compact	CT	7'-6"	30'-0"	6
LEVEL B1				162
Grand total				163

PARKING BY USE	
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial	21
Commercial ADA	1
Residential	33
Residential ADA	5
Residential Stackler	92
Residential Tandem	6
LEVEL B1	162
Grand total	163

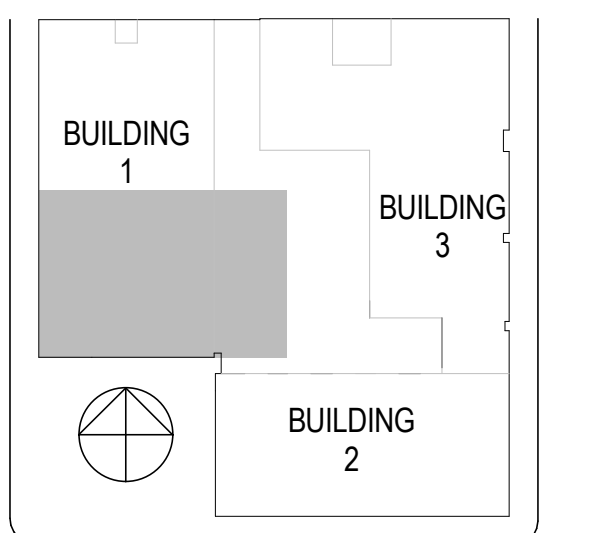
LEVEL B1 PARKING PLAN - 1
SCALE: 1/4" = 1'-0"

No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

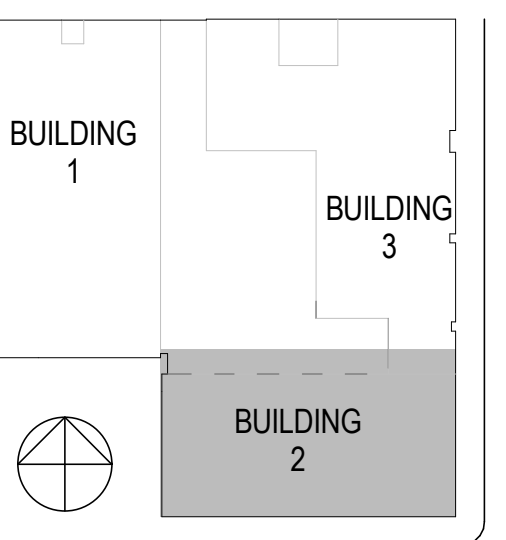


PARKING BY TYPE					PARKING BY USE	
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT	USAGE TYPE	PARKING COUNT
ADA VAN LEVEL 1	AV	11'-0"	18'-0"	1	Residential ADA LEVEL 1	1
ADA	CA/RA	9'-0"	18'-0"	6	Car Share	4
Car Share	S SHARE	8'-6"	17'-0"	4	Commercial ADA	1
Compact	CCIRC	7'-6"	15'-0"	26	Residential	33
Compact Stacker	PL	8'-3"	17'-0"	92	Residential ADA	5
Full Size	CSRS	8'-6"	18'-0"	28	Residential Stacker	92
Tandem - Compact	CT	7'-6"	30'-0"	6	Residential Tandem	6
LEVEL B1				162	LEVEL B1	162
Grand total				163	Grand total	163

LEVEL B1 PARKING PLAN - 2
SCALE: 1/4" = 1'-0"



No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



RESIDENTIAL SPACES

7

7.5

8.5

9

H

J

J.5

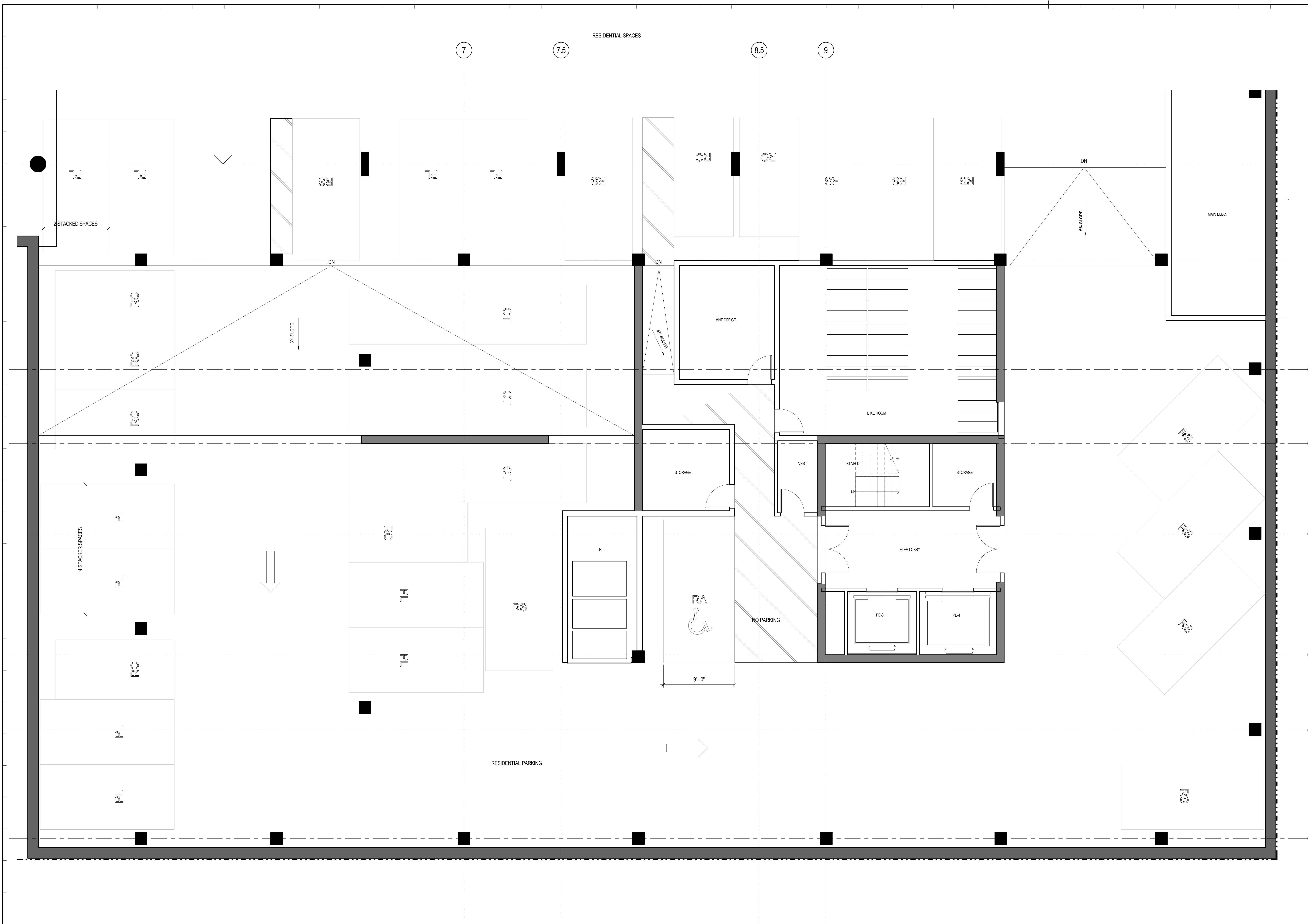
K

K.5

L

L.5

M

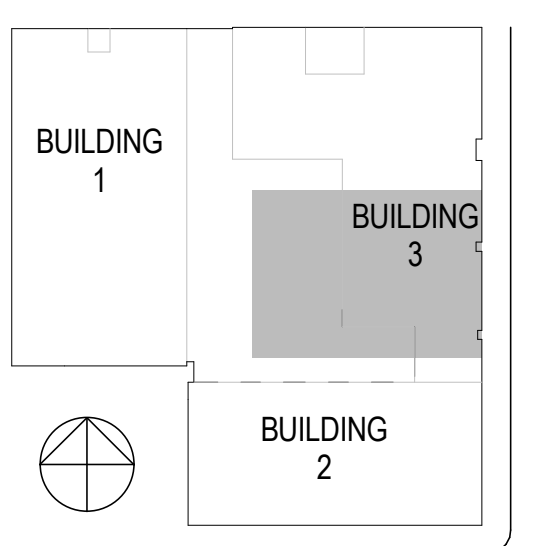


PARKING BY TYPE				
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN LEVEL 1	AV	11'-0"	18'-0"	1
ADA	CARA	9'-0"	18'-0"	6
Car Share	S SHARE	8'-6"	17'-0"	4
Compact	CCRC	7'-0"	15'-0"	26
Compact Stacker	PL	8'-3"	17'-0"	92
Full Size	CSRS	8'-6"	18'-0"	28
Tandem - Compact	CT	7'-6"	30'-0"	6
LEVEL B1				162
Grand total				163

PARKING BY USE	
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial ADA	21
Residential	1
Residential ADA	33
Residential Stacker	5
Residential ADA	92
Residential Tandem	6
LEVEL B1	162
Grand total	163

LEVEL B1 PARKING PLAN - 3
SCALE: 1/4" = 1'-0"

No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

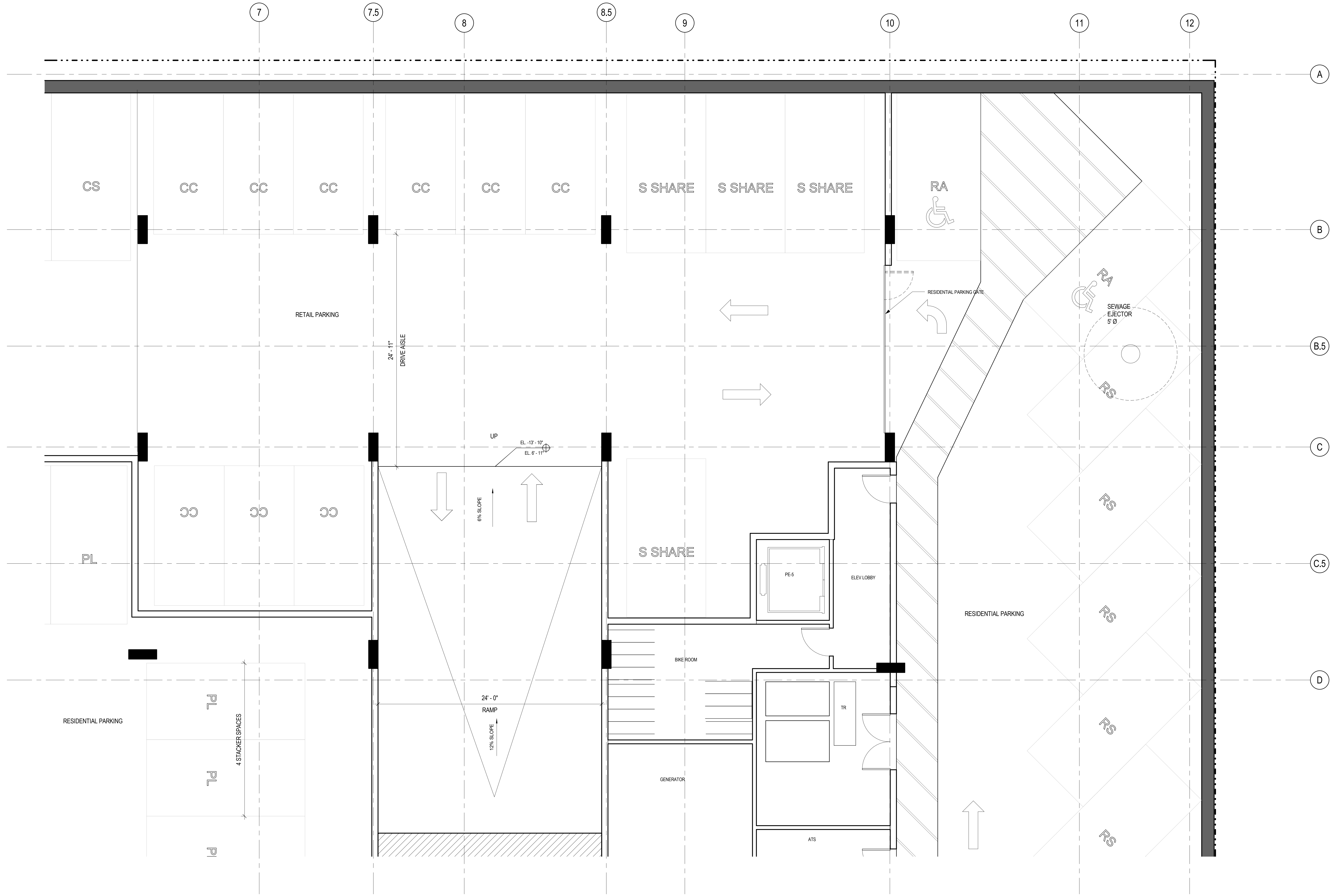


PARKING BY TYPE				
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN LEVEL 1	AV	11' - 0"	18' - 0"	1
ADA	CARA	9' - 0"	18' - 0"	6
Car Share	S SHARE	8' - 6"	17' - 0"	4
Compact	CC/RC	7' - 6"	15' - 0"	26
Compact Stacker	PL	8' - 3"	17' - 0"	92
Full Size	CS/RS	8' - 6"	18' - 0"	28
Tandem - Compact	CT	7' - 6"	30' - 0"	6
LEVEL B1				162
Grand total				163

PARKING BY USE	
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial	21
Commercial ADA	1
Residential	33
Residential ADA	5
Residential Stacker	92
Residential Tandem	6
LEVEL B1	162
Grand total	163

LEVEL B1 PARKING PLAN - 4
SCALE: 1/8" = 1'-0"

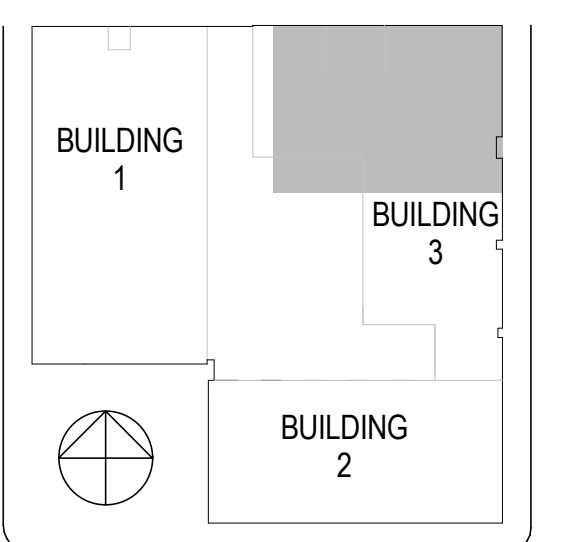
No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



PARKING BY TYPE				
DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN	AV	11'-0"	18'-0"	1
LEVEL 1				1
ADA	CA/RA	9'-0"	18'-0"	6
Car Share	S SHARE	8'-6"	17'-0"	4
Compact	CC/RC	7'-6"	15'-0"	26
Compact Stackers	PL	8'-3"	17'-0"	92
Full Size	CS/RS	8'-6"	18'-0"	28
Tandem - Compact	CT	7'-6"	30'-0"	6
LEVEL B1				162
Grand total				163

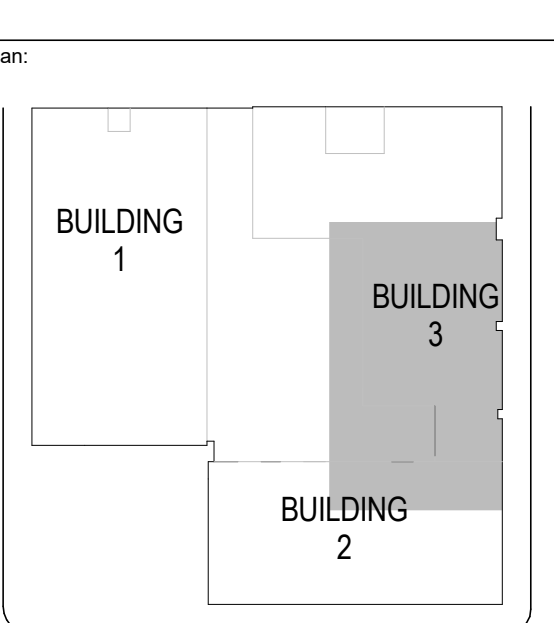
PARKING BY USE	
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial	21
Commercial ADA	1
Residential	33
Residential ADA	5
Residential Stackers	92
Residential Tandem	6
LEVEL B1	162
Grand total	163

LEVEL B1 PARKING PLAN - 5
SCALE: 1/8" = 1'-0" 1



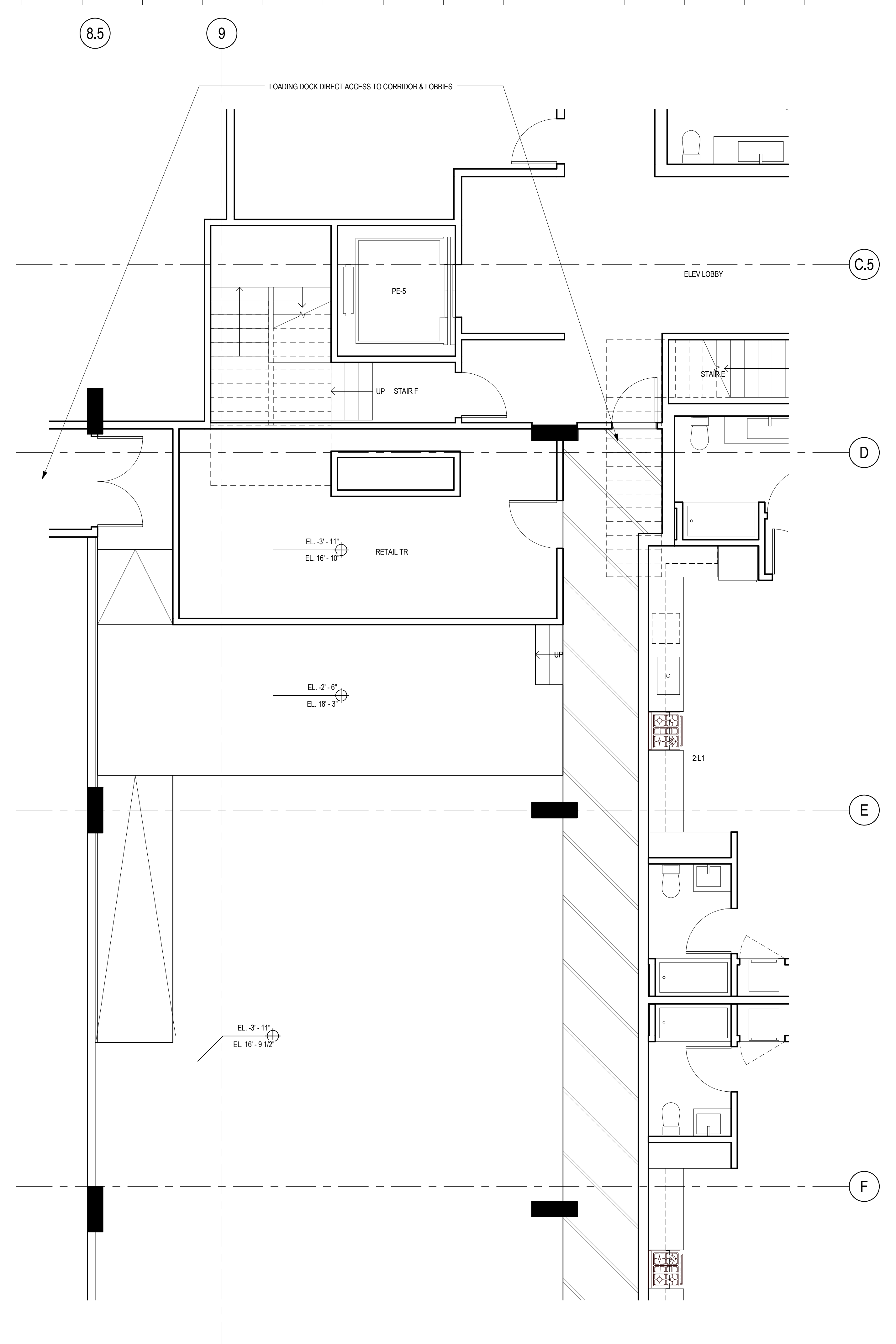
Issued For:

No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

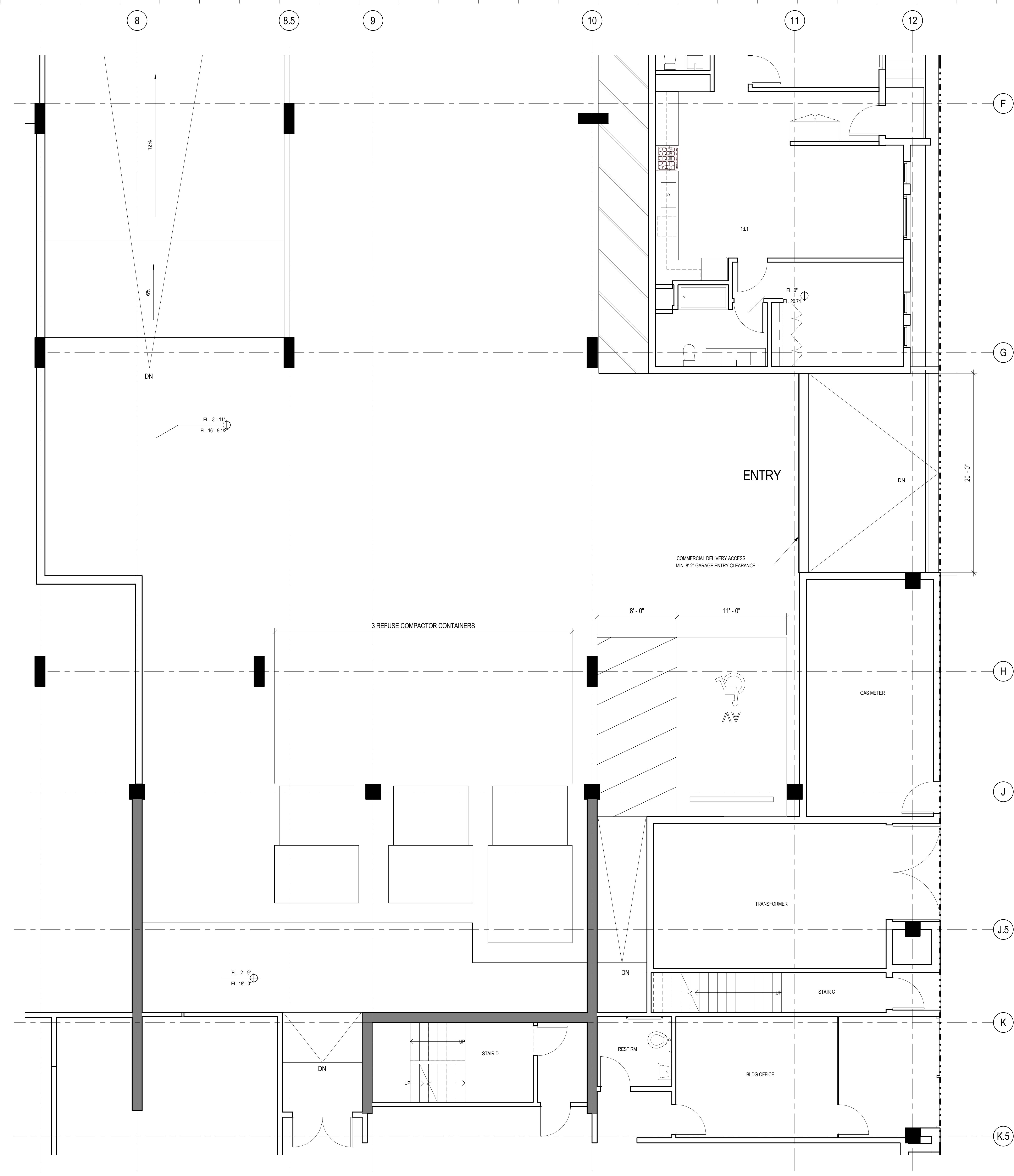


Scale & Signature:

LEVEL 1 PARKING
- 1



LEVEL 1 PARTIAL PARKING/LOADING PLAN - 2
SCALE: 1/4" = 1'-0"



LEVEL 1 PARTIAL PARKING/LOADING PLAN - 1
SCALE: 1/4" = 1'-0"

7.5 LOADING DOCK

DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
Loading Dock 10x25	D	10' - 0"	25' - 0"	1
Loading Dock 12x35	D	12' - 0"	35' - 0"	2
Grand total:				3

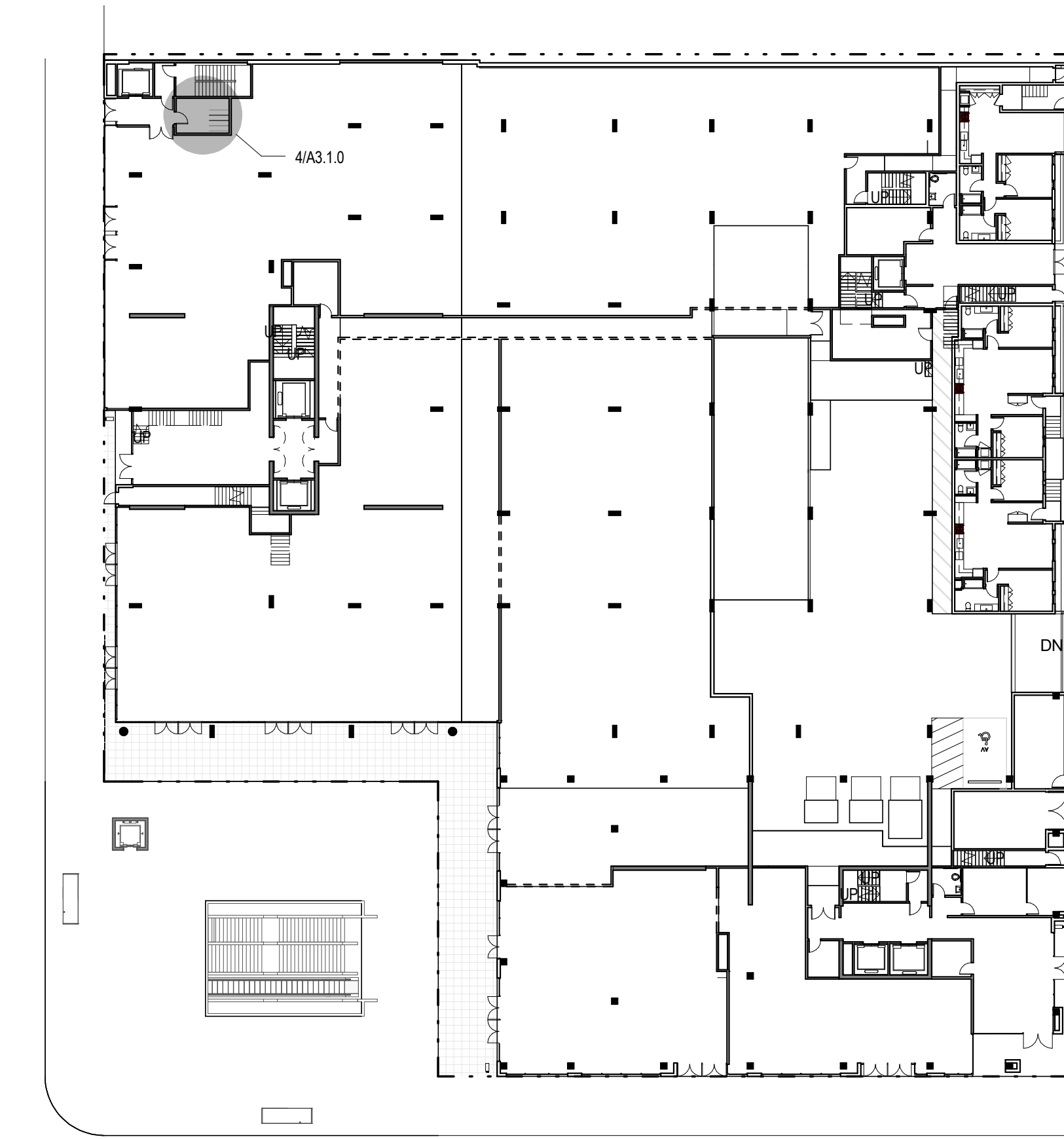
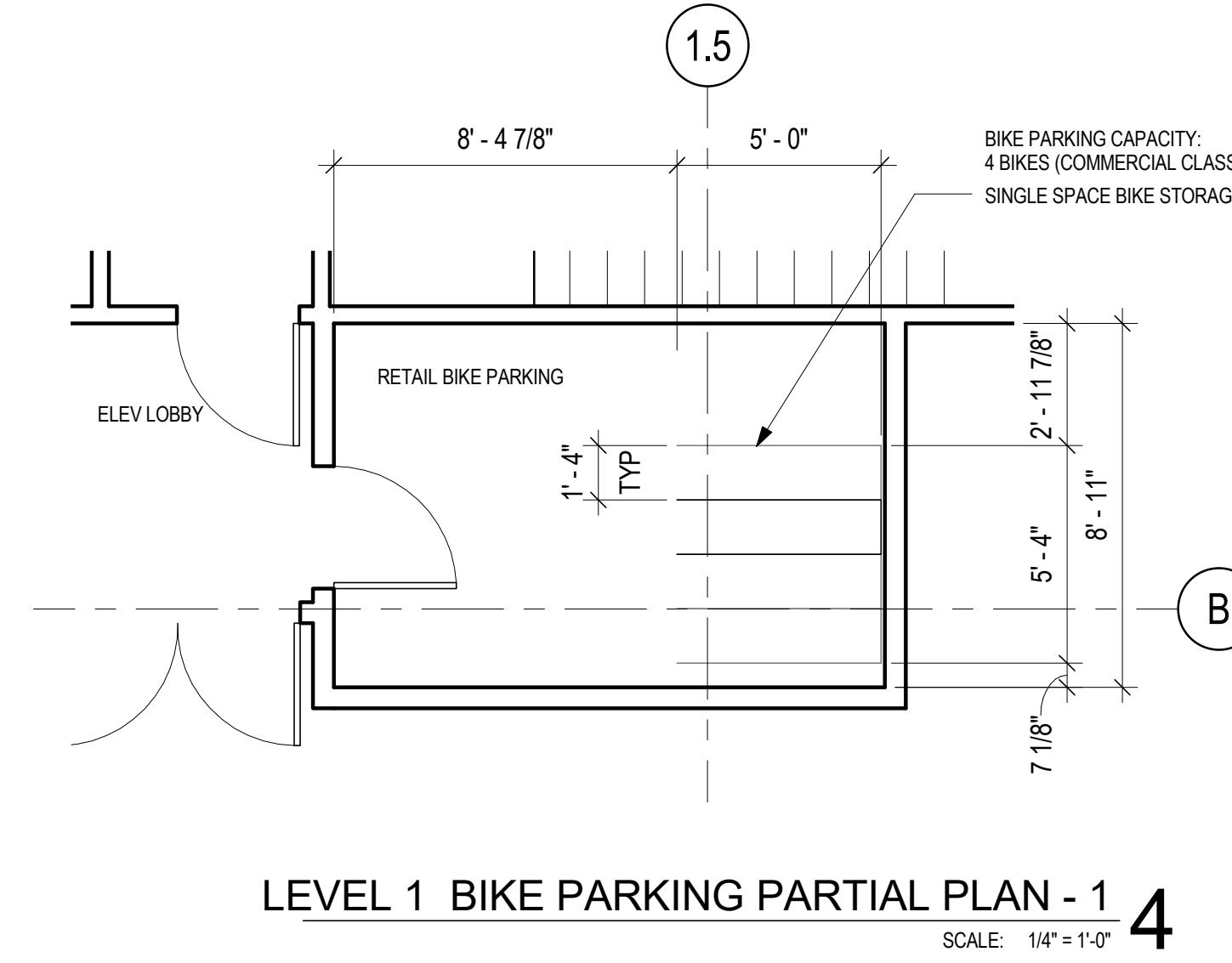
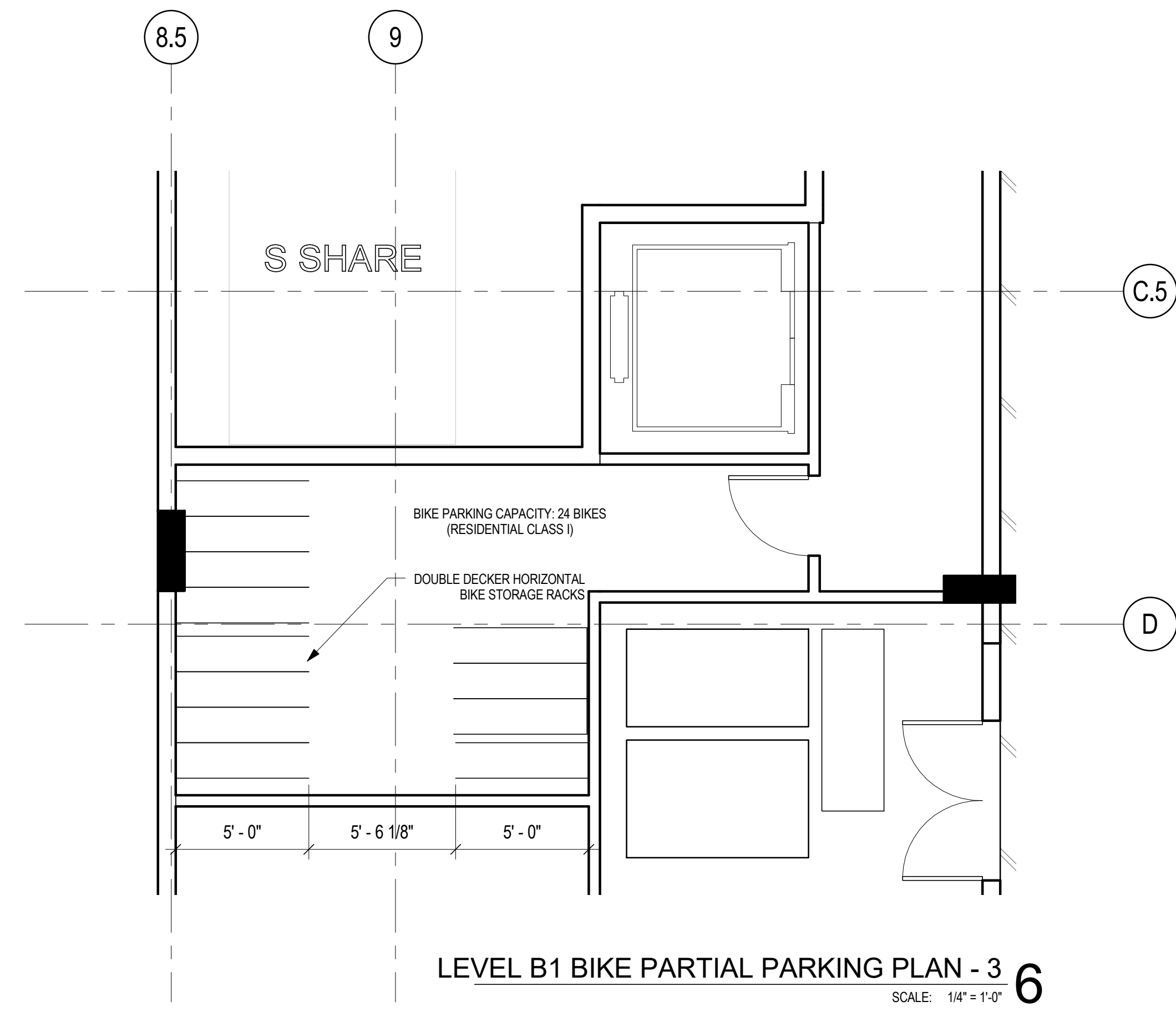
PARKING BY TYPE

DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN	AV	11' - 0"	18' - 0"	1
ADA	CA/RA	9' - 0"	18' - 0"	6
Car Share	S SHARE	8' - 6"	17' - 0"	4
Compact	CC/RC	7' - 6"	15' - 0"	26
Compact Stackler	PL	8' - 3"	17' - 0"	92
Full Size	CS/RS	8' - 6"	18' - 0"	28
Tandem - Compact	CT	7' - 6"	30' - 0"	6
LEVEL B1				162
Grand total:				163

PARKING BY USE

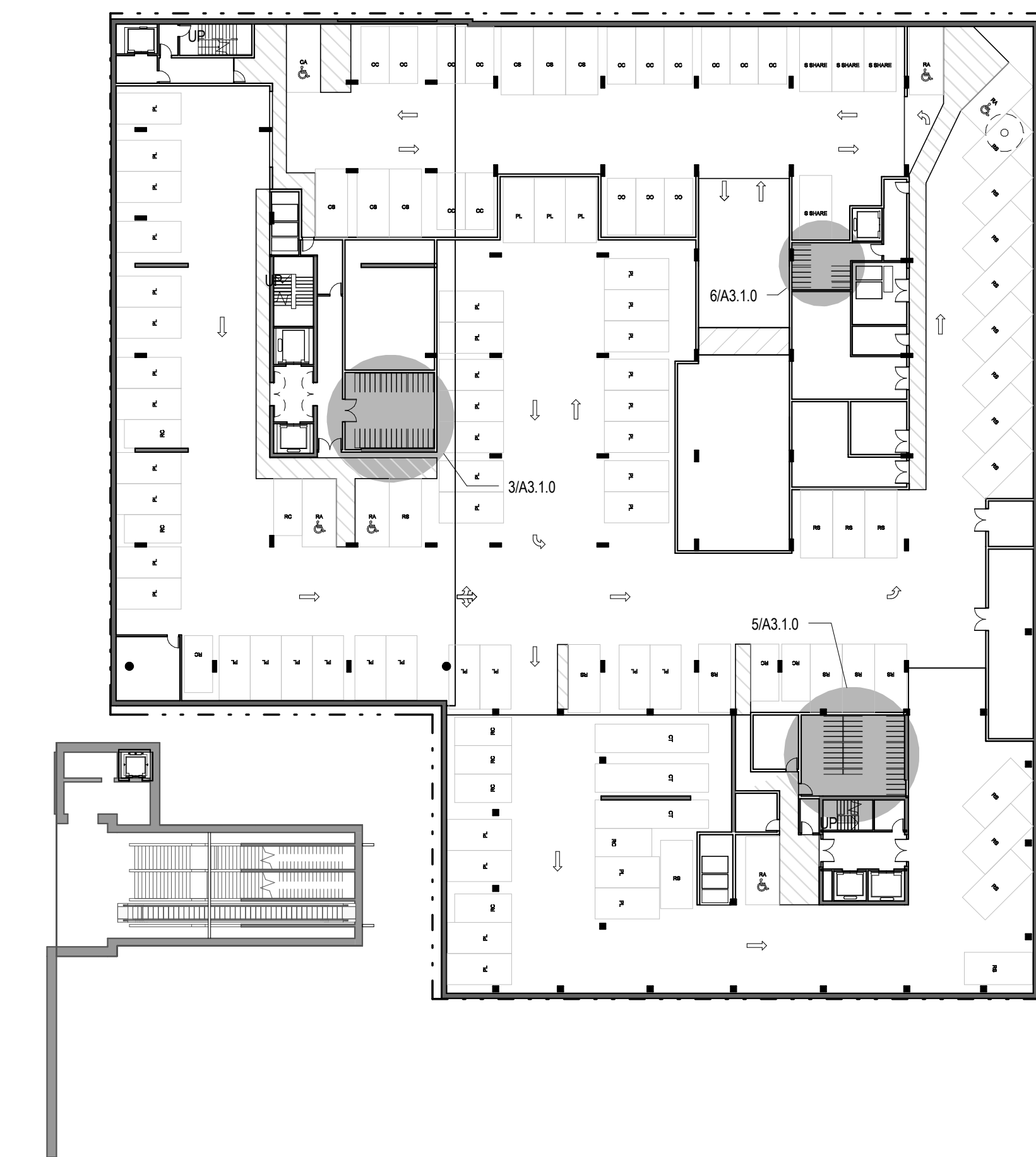
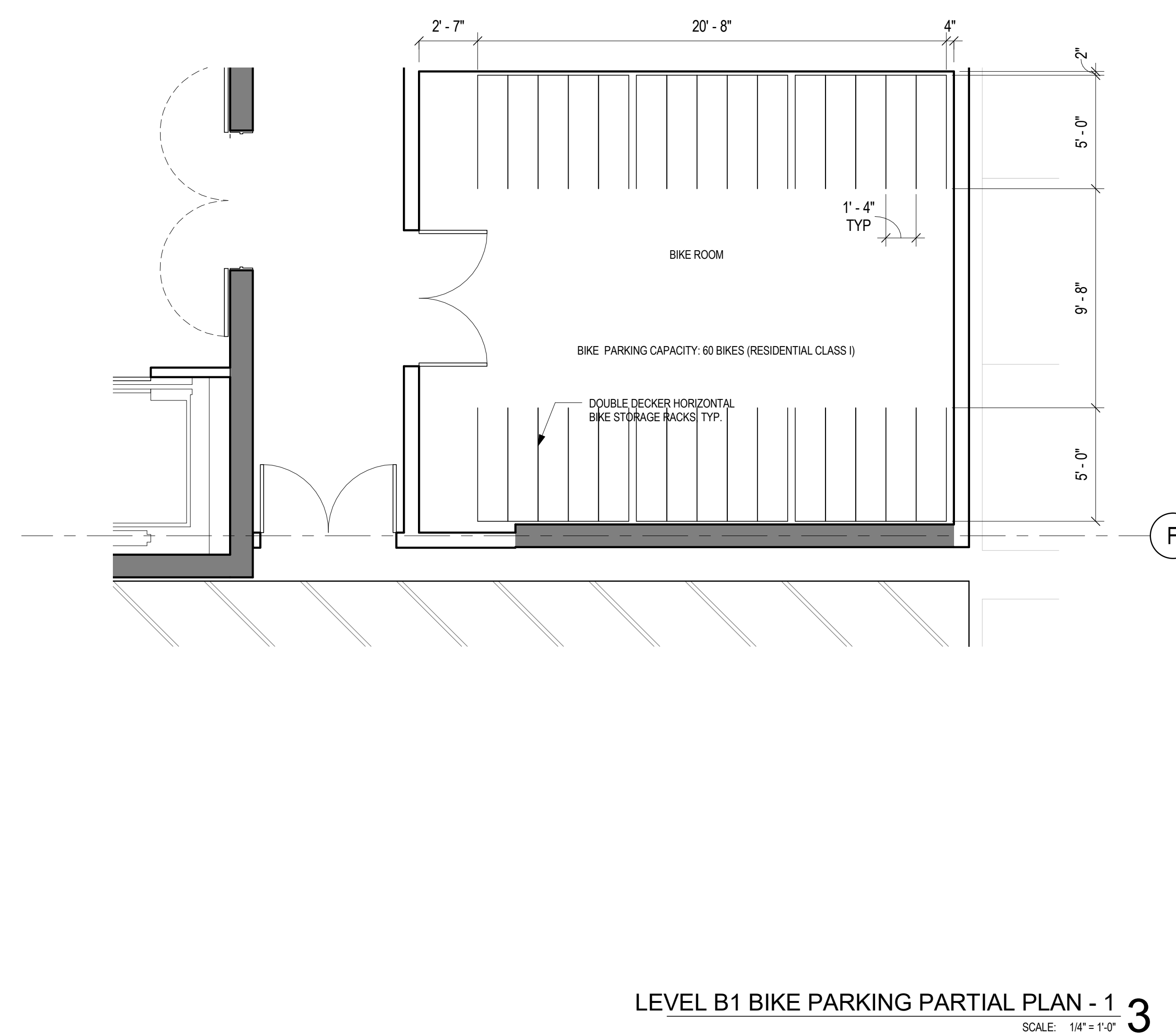
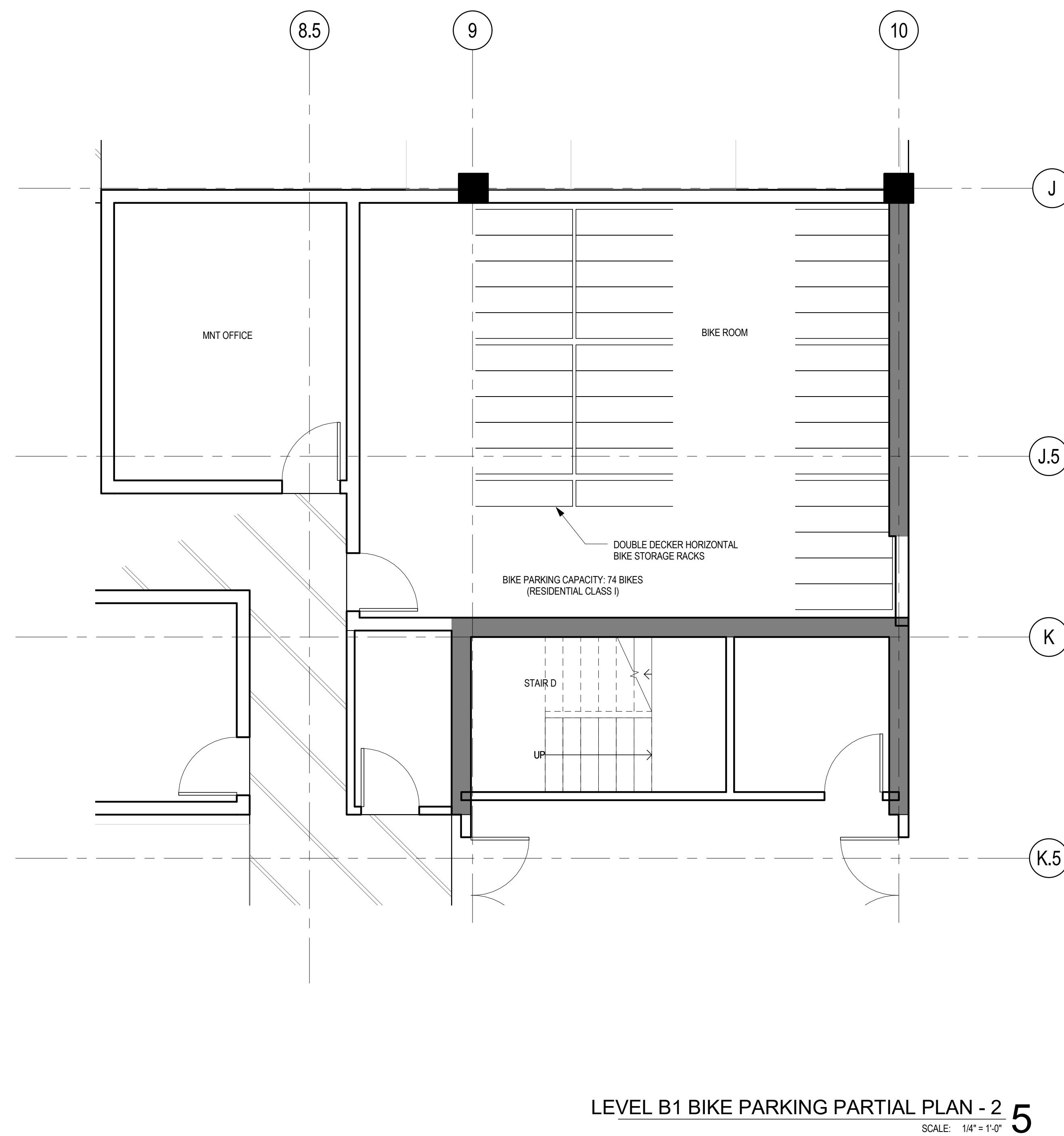
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial	21
Commercial ADA	1
Residential	33
Residential ADA	5
Residential Stackler	92
Residential Tandem	6
LEVEL B1	162
Grand total:	163

No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



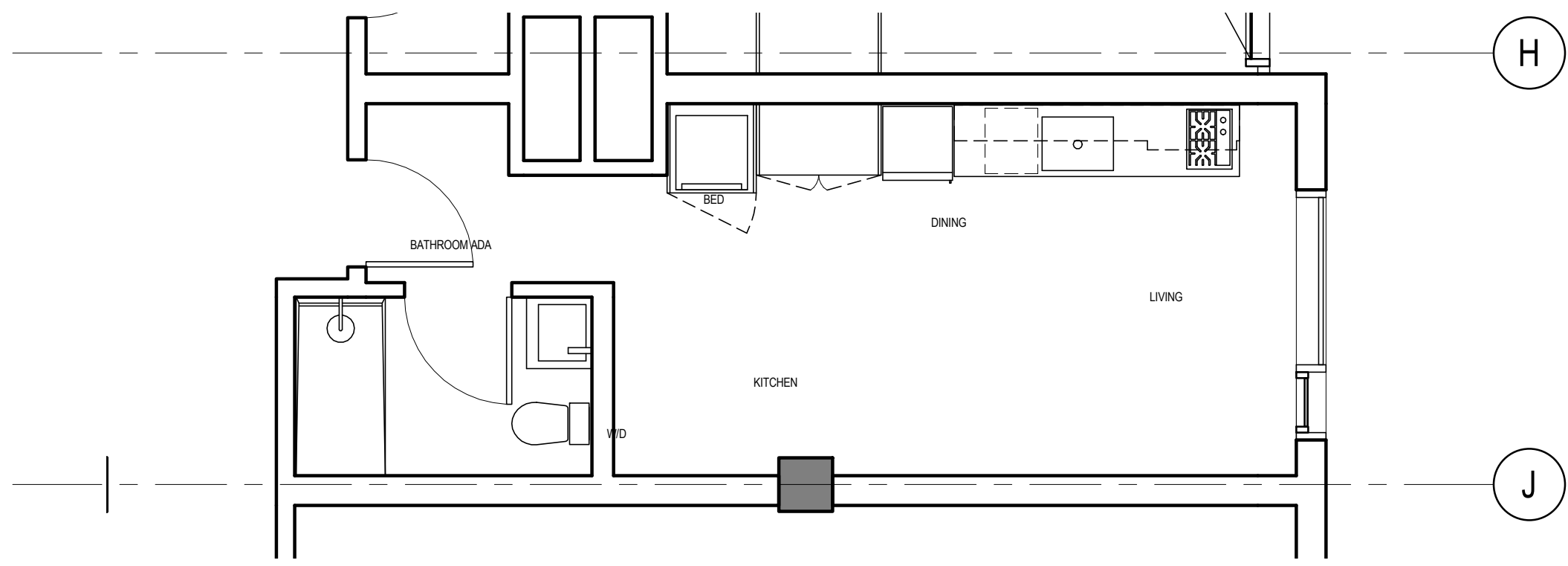
LEVEL 1 - BIKE PARKING KEY PLAN 2
SCALE: 1/32" = 1'-0"

BIKE PARKING TABULATION (Class I)		
LEVEL	PARKING TOTAL	
LEVEL 1	4	
LEVEL B1	158	
Grand total	162	

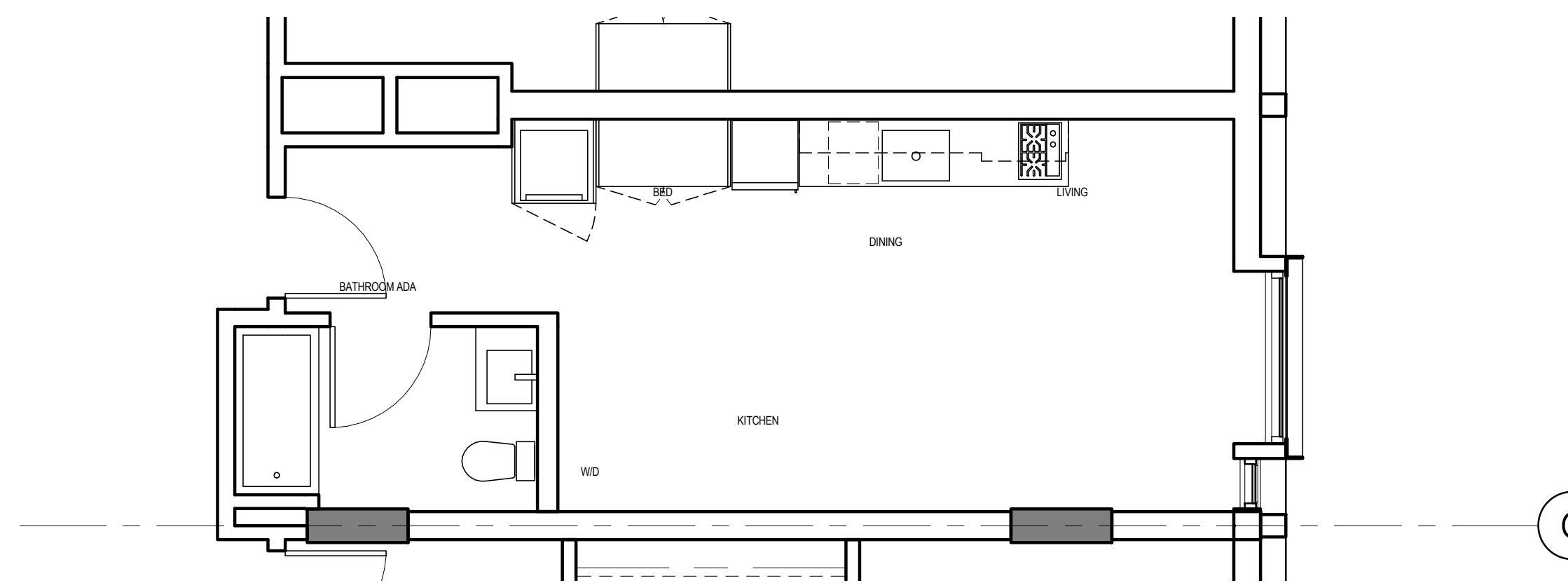


LEVEL B1 - BIKE PARKING KEY PLAN 1
SCALE: 1/32" = 1'-0"

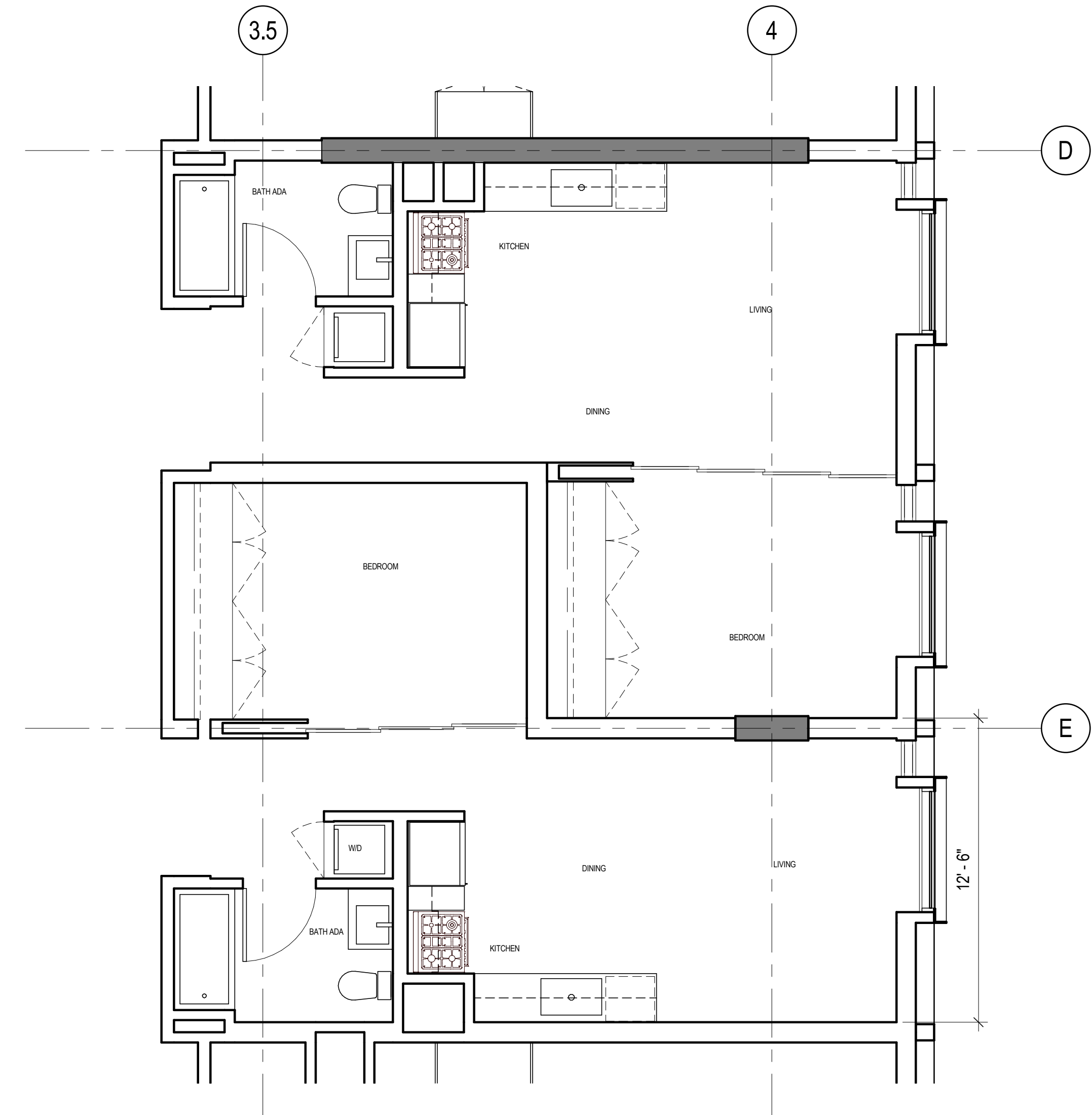
No.	Description	Date
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



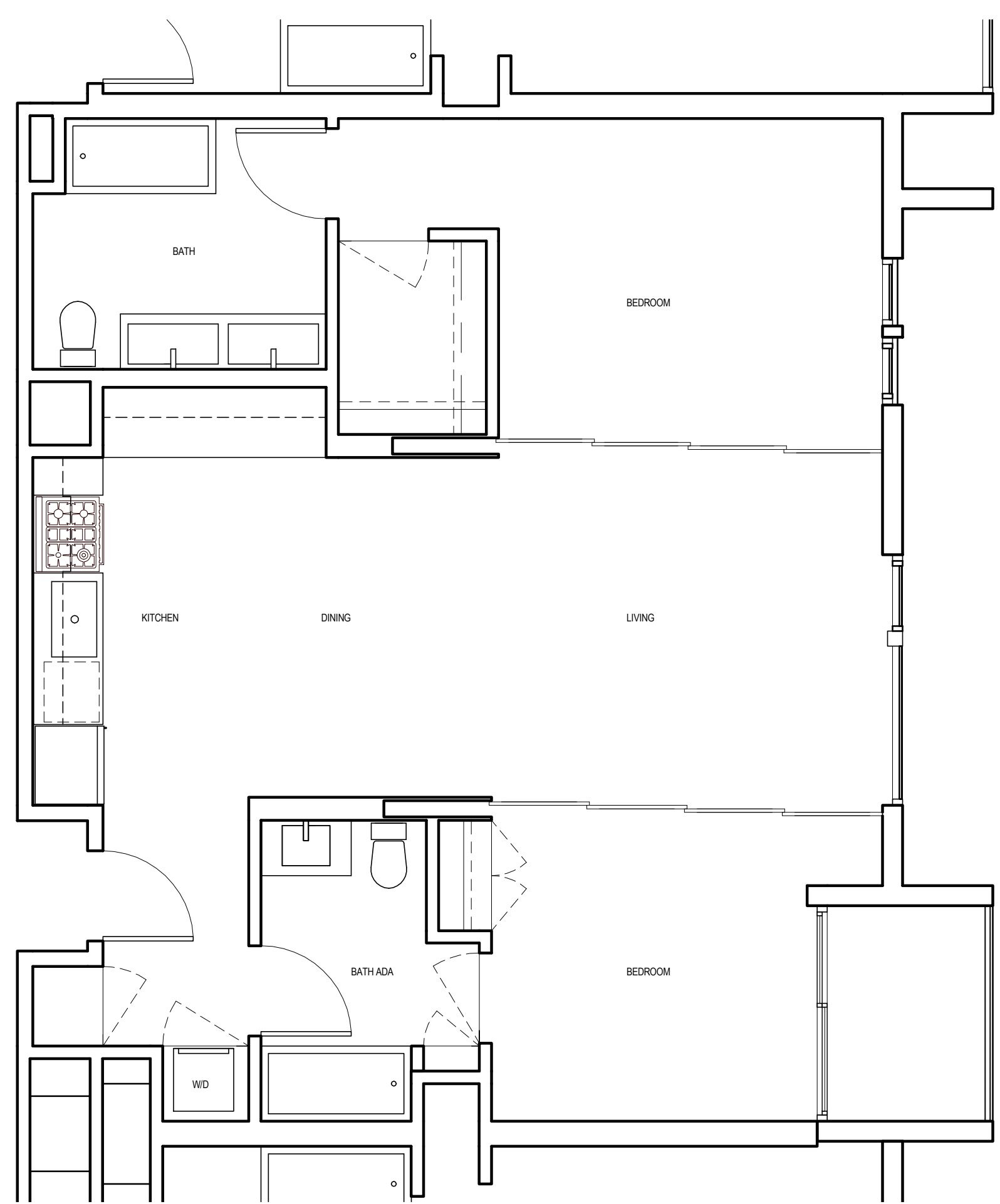
UNIT M-A PLAN 5
SCALE: 1/4" = 1'-0"
BOMA 'X' GROSS AREA: 332 SF



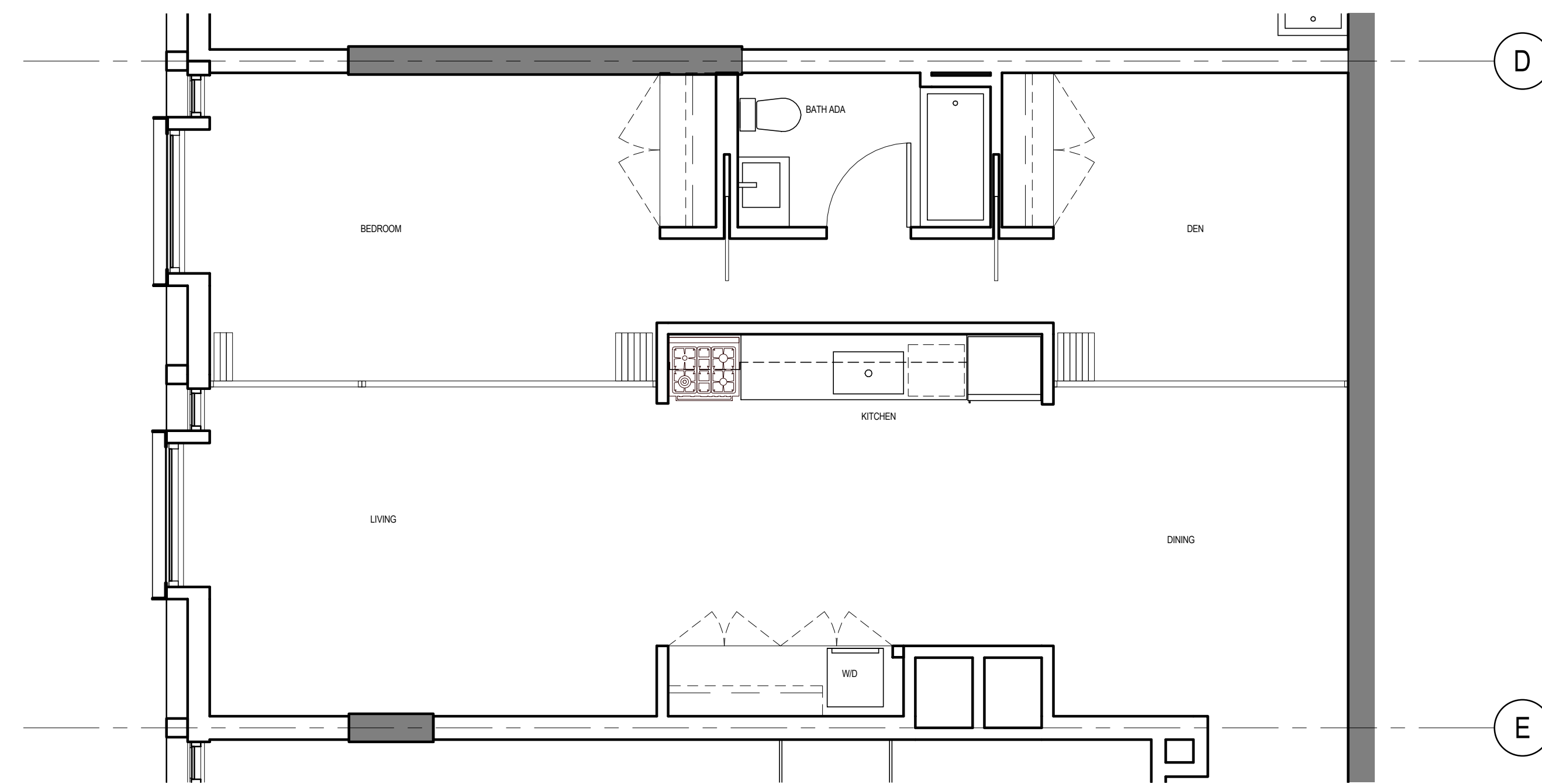
UNIT S-A PLAN 4
SCALE: 1/4" = 1'-0"
BOMA 'X' GROSS AREA: 383 SF



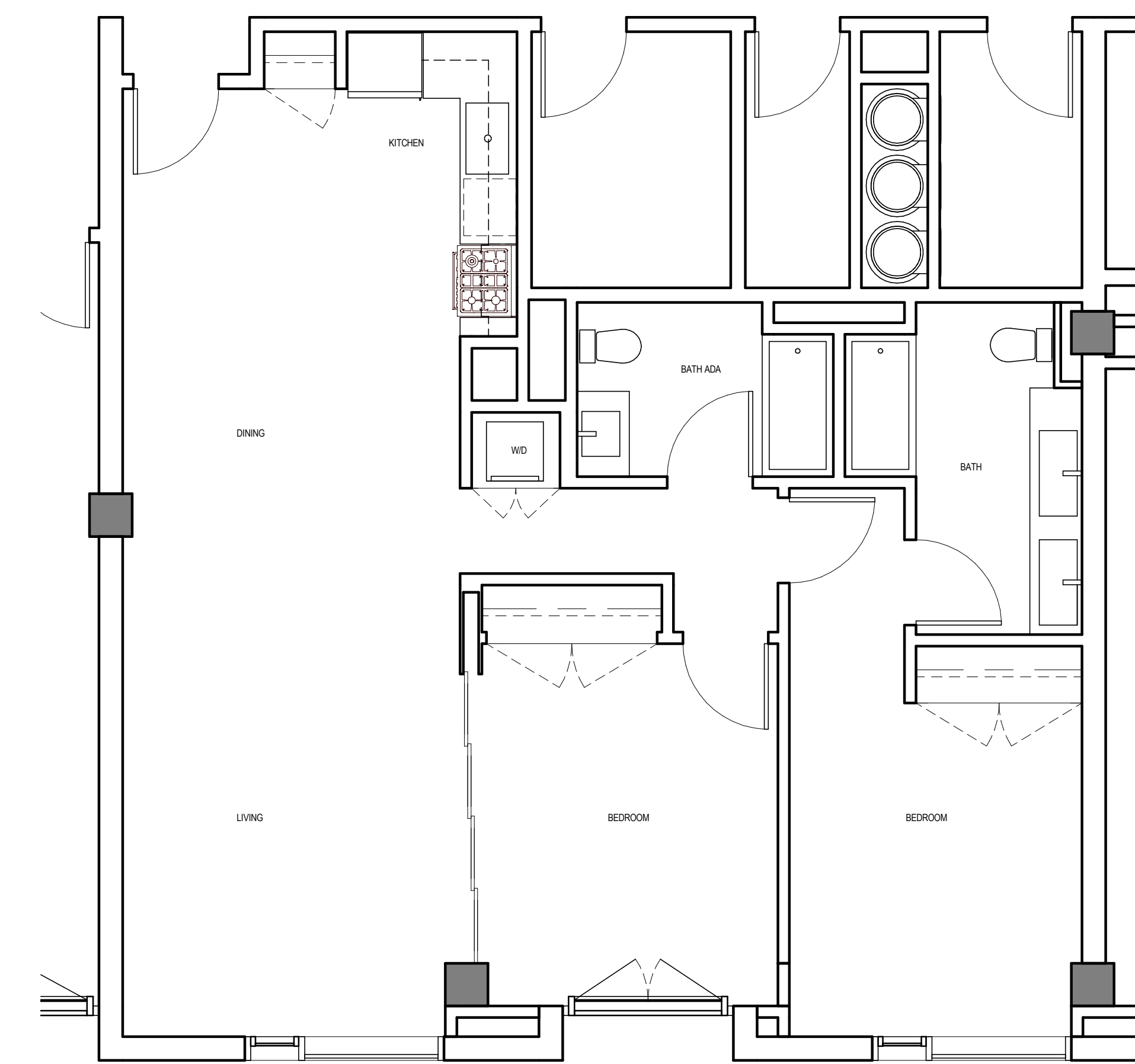
UNIT J1-A & 1-A PLAN 2
SCALE: 1/4" = 1'-0"
BOMA 'X' GROSS AREA J1-A: 345 SF
BOMA 'X' GROSS AREA 1-A: 539 SF



UNIT 2D PLAN 6
SCALE: 1/4" = 1'-0"
BOMA 'X' GROSS AREA: 991 SF



UNIT 1+A PLAN 3
SCALE: 1/4" = 1'-0"
BOMA 'X' GROSS AREA: 1,015 SF

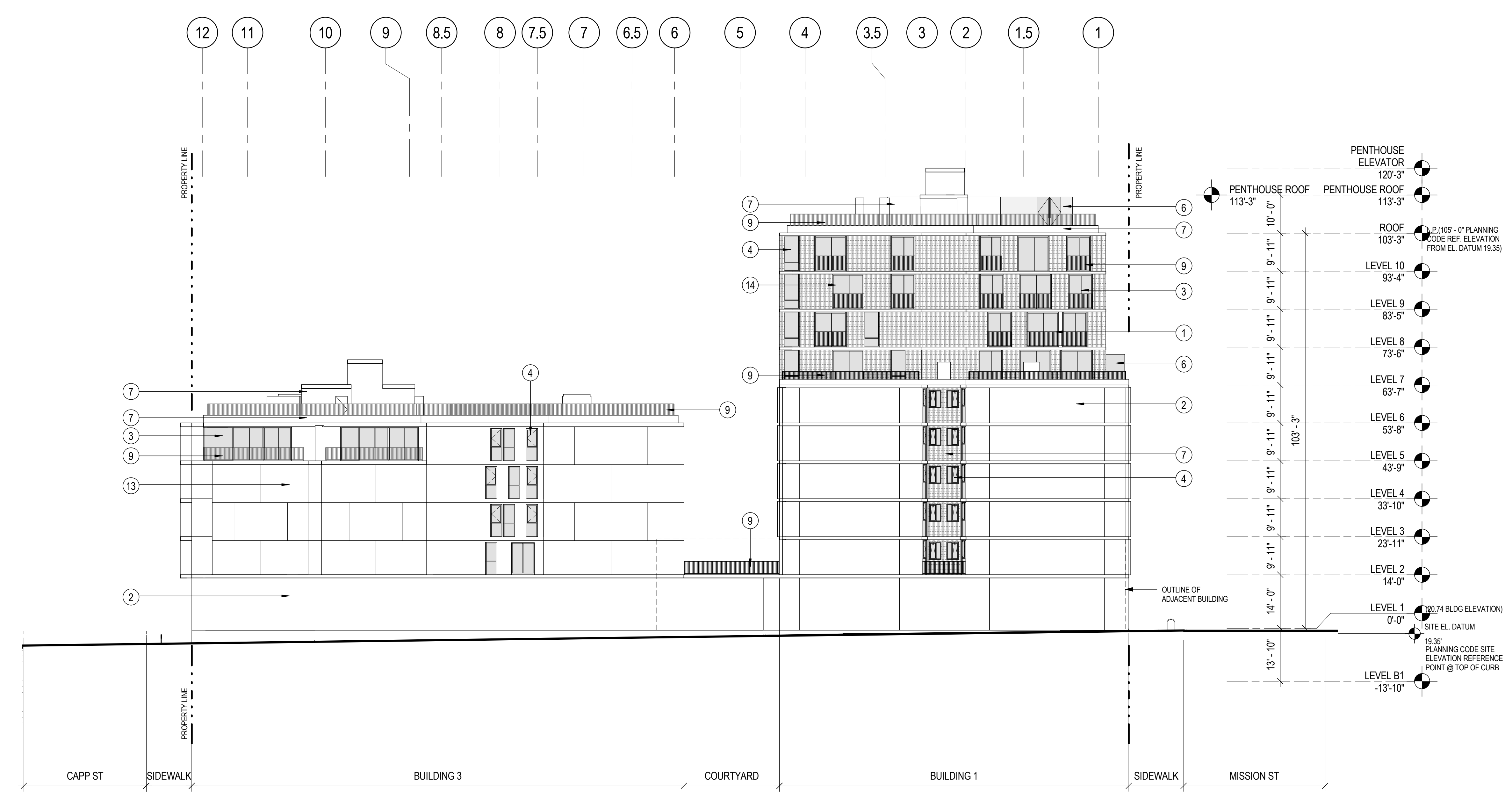


UNIT 2B PLAN 1
SCALE: 1/4" = 1'-0"
BOMA 'X' GROSS AREA: 979 SF

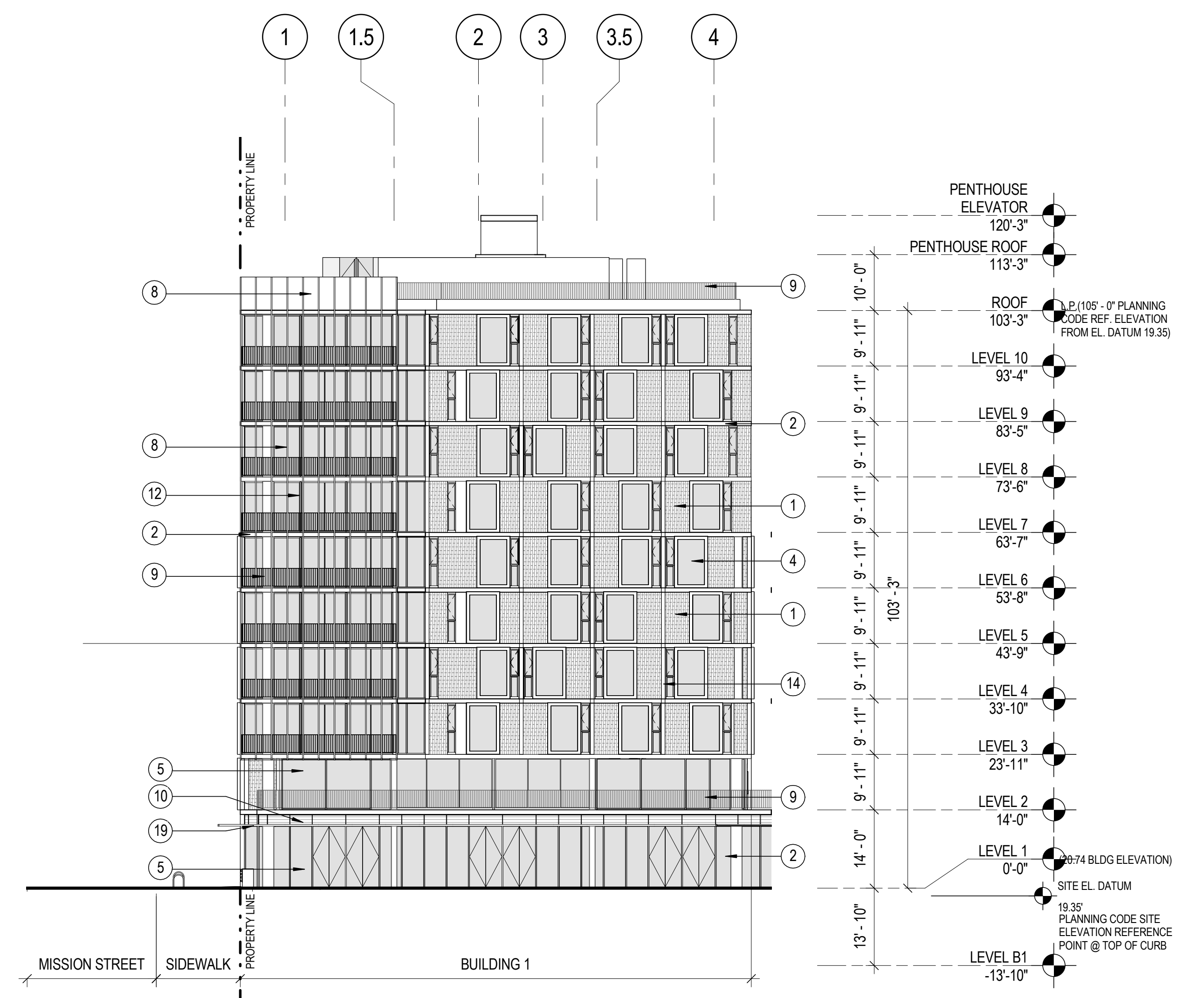
No.	Description	Date
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

MATERIALS LEGEND

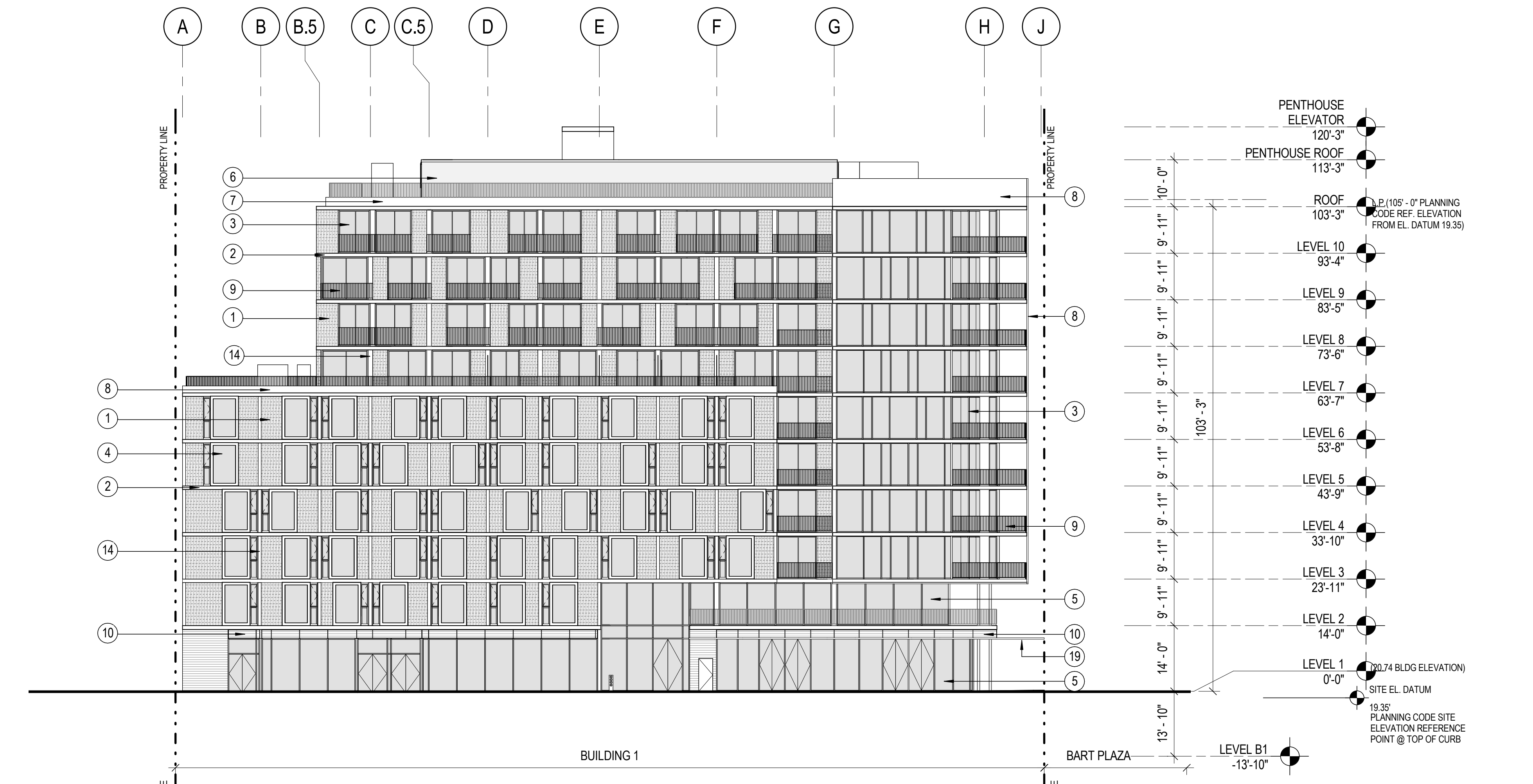
- 1 GLAZED THIN BRICK
- 2 CAST-IN-PLACE CONCRETE
- 3 SLIDING GLASS DOOR
- 4 PUNCHED WINDOW ALUM. FRAME W/ FIXED GLASS (OPERABLE WHERE INDICATED)
- 5 GLASS STOREFRONT
- 6 GLASS WINDSCREEN
- 7 PLASTER WITH ACRYLIC FINISH COAT
- 8 PAINTED METAL PANEL
- 9 METAL GUARDRAIL
- 10 ARCHITECTURAL METAL ROLL-DOWN LOUVERS
- 11 PERFORATED METAL ROLL-DOWN GARAGE DOOR
- 12 HORIZONTAL FOLDING GLASS WALL
- 13 FIBER CEMENT BOARD
- 14 PRECAST CONCRETE
- 15 FRENCH DOORS
- 16 THIN BRICK
- 17 PERFORATED METAL PANELS ON AESS (80% SOLID)
- 18 GLAZED PORCELAIN TILE
- 19 FRITTED LAMINATED GLASS CANOPY ON PAINTED GALVANIZED STEEL FRAME
- 20 PUNCHED WINDOW WITH OPEN-JOINT GLASS SPANDREL



BUILDINGS 1 & 3-NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING 1-SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

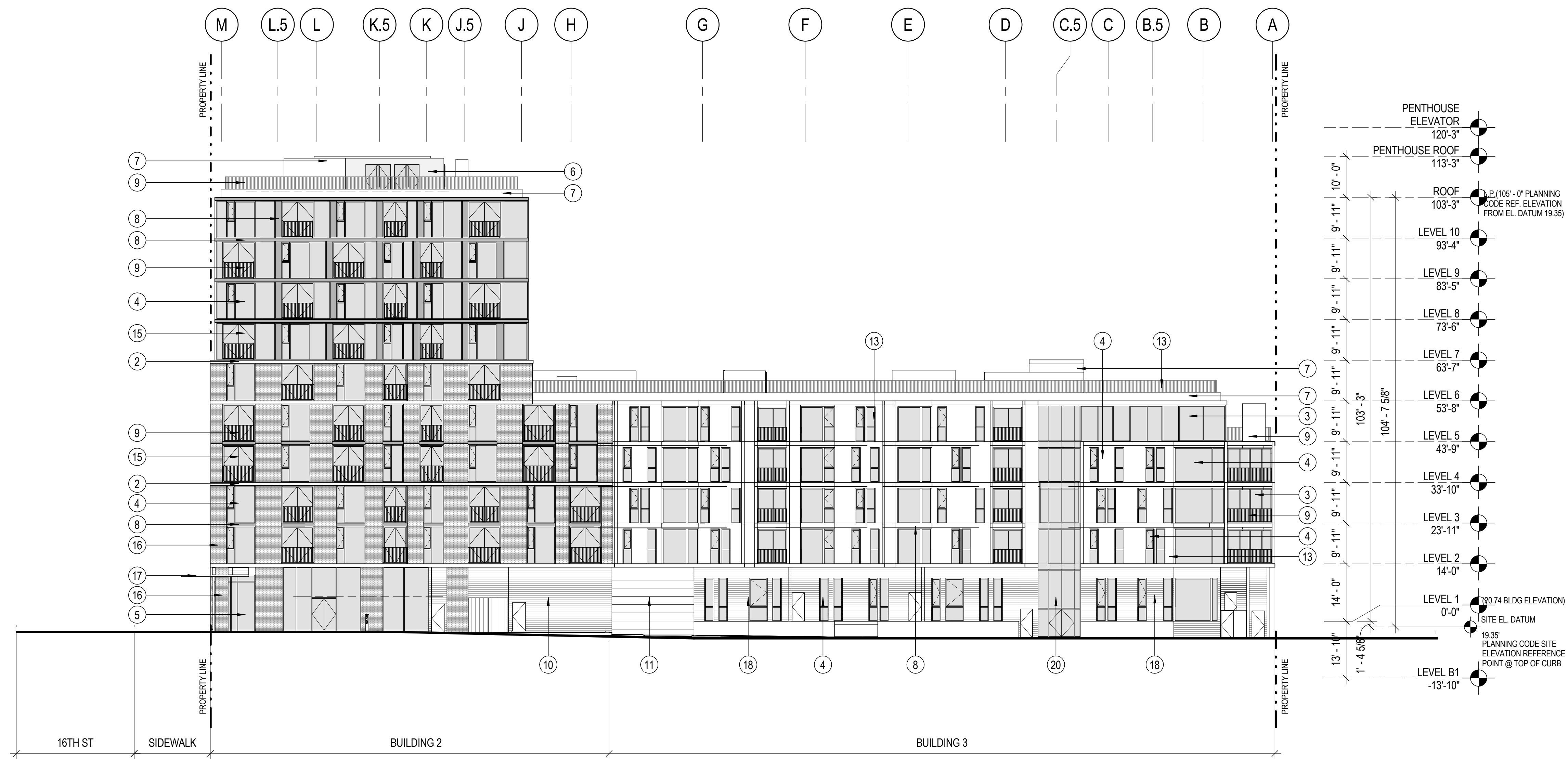


BUILDING 1-WEST ELEVATION
SCALE: 1/16" = 1'-0"

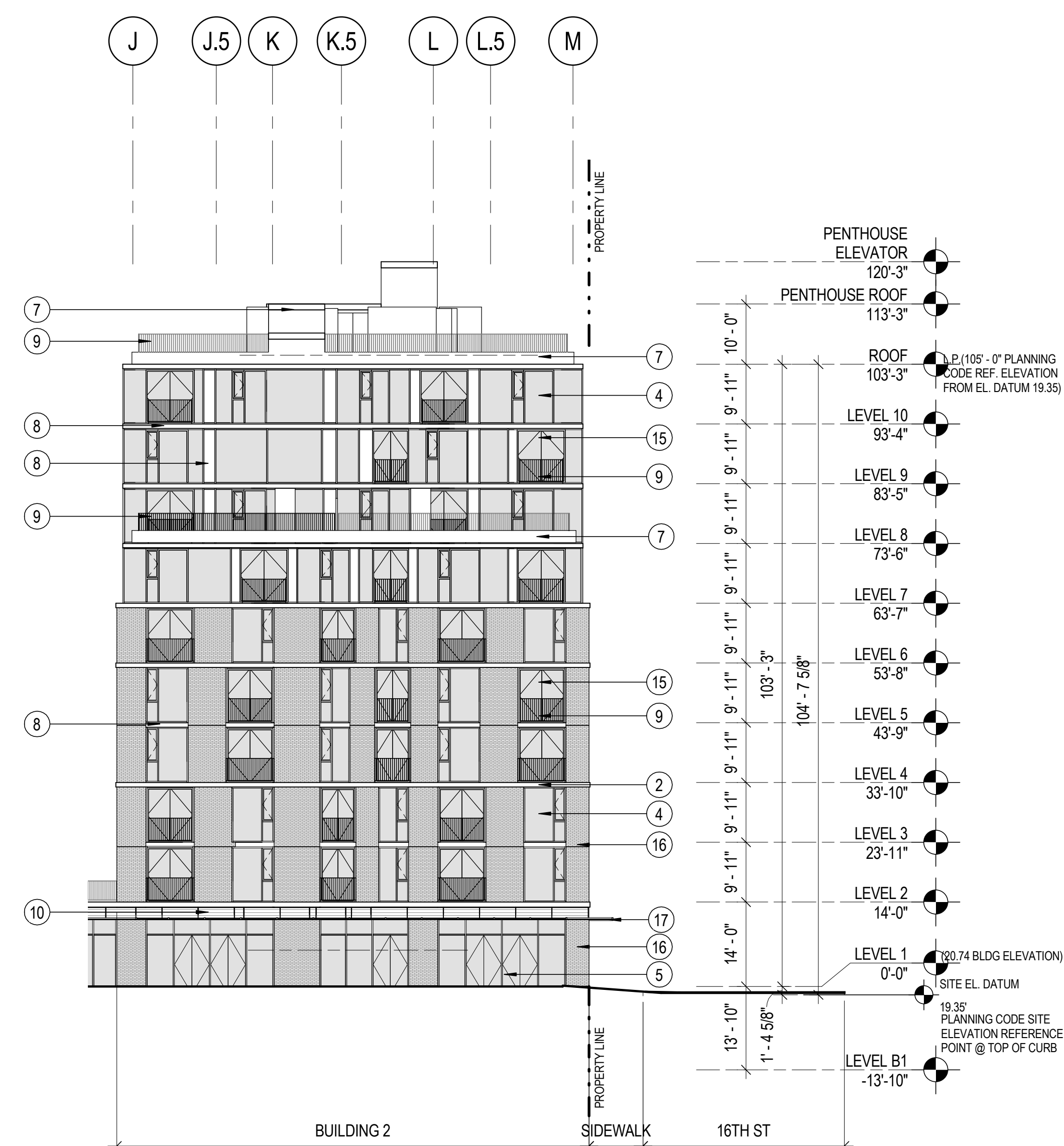
No.	Description	Date
4	REVISOR CONDITIONAL USE PERMIT	2015.06.26
5	REVISOR CONDITIONAL USE PERMIT	2016.01.15

MATERIALS LEGEND

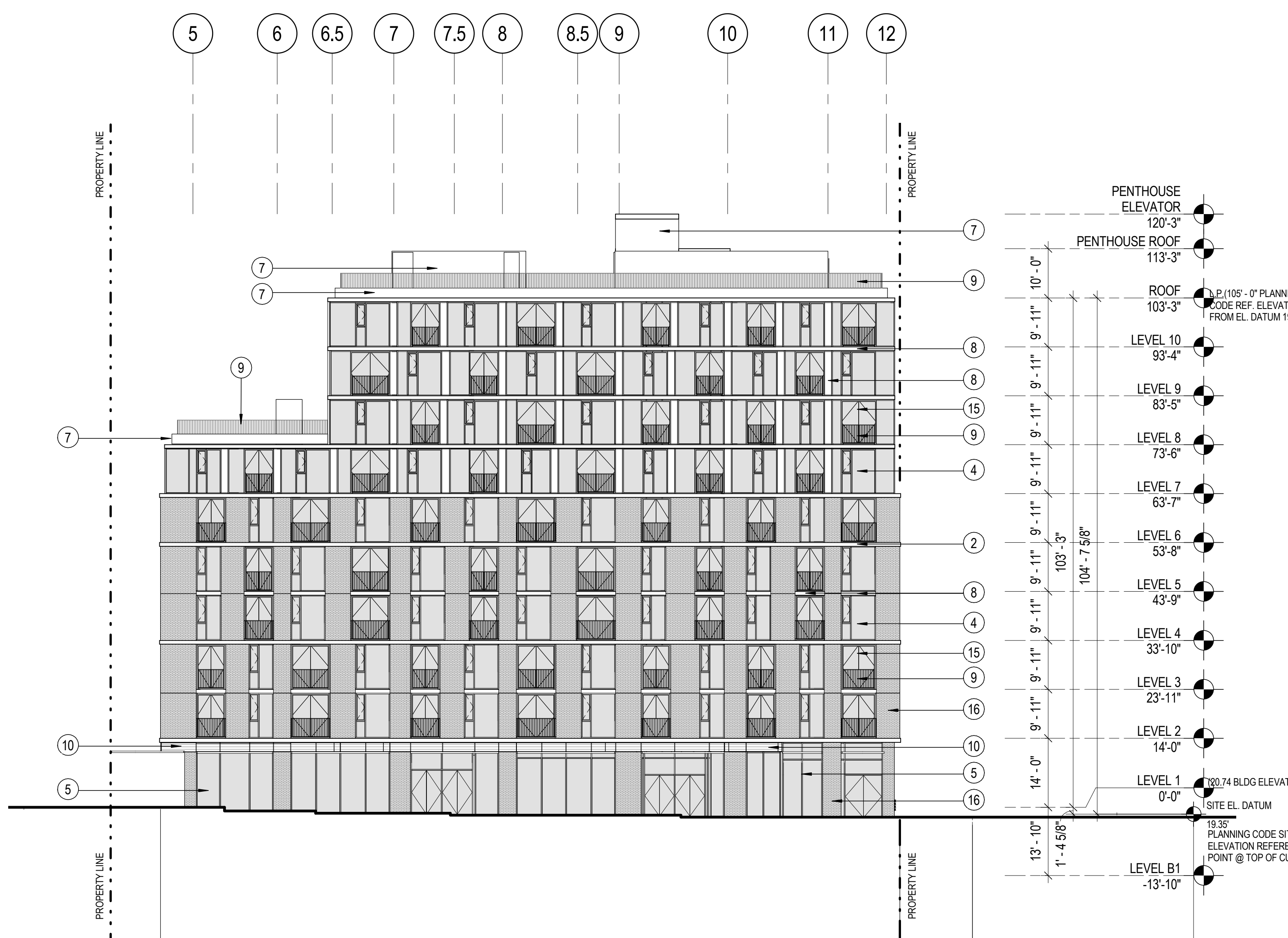
- 1 GLAZED THIN BRICK
- 2 CAST-IN-PLACE CONCRETE
- 3 SLIDING GLASS DOOR
- 4 PUNCHED WINDOW ALUM. FRAME W/ FIXED GLASS (OPERABLE WHERE INDICATED)
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- 15 FRENCH DOORS
- 16 THIN BRICK
- 17 PERFORATED METAL PANELS ON AESS (80% SOLID)
- 18 GLAZED PORCELAIN TILE
- 19 FRITTED LAMINATED GLASS CANOPY ON PAINTED GALVANIZED STEEL FRAME
- 20 PUNCHED WINDOW WITH OPEN-JOINT GLASS SPANDREL



BUILDING 2 & 3-EAST ELEVATION 2
SCALE: 1/16" = 1'-0"



BUILDING 2-WEST ELEVATION 3
SCALE: 1/16" = 1'-0"

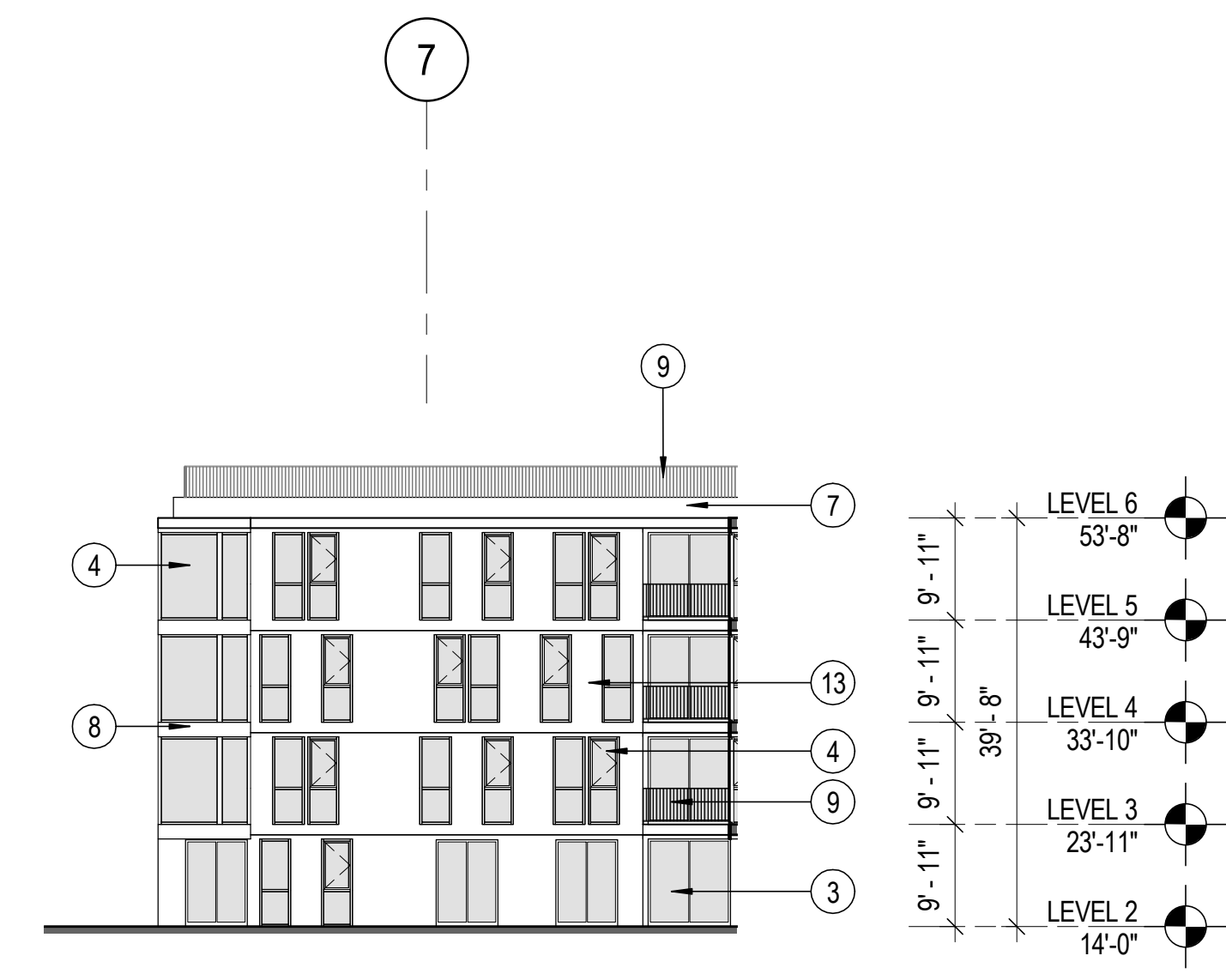


BUILDING 2-SOUTH ELEVATION 1
SCALE: 1/16" = 1'-0"

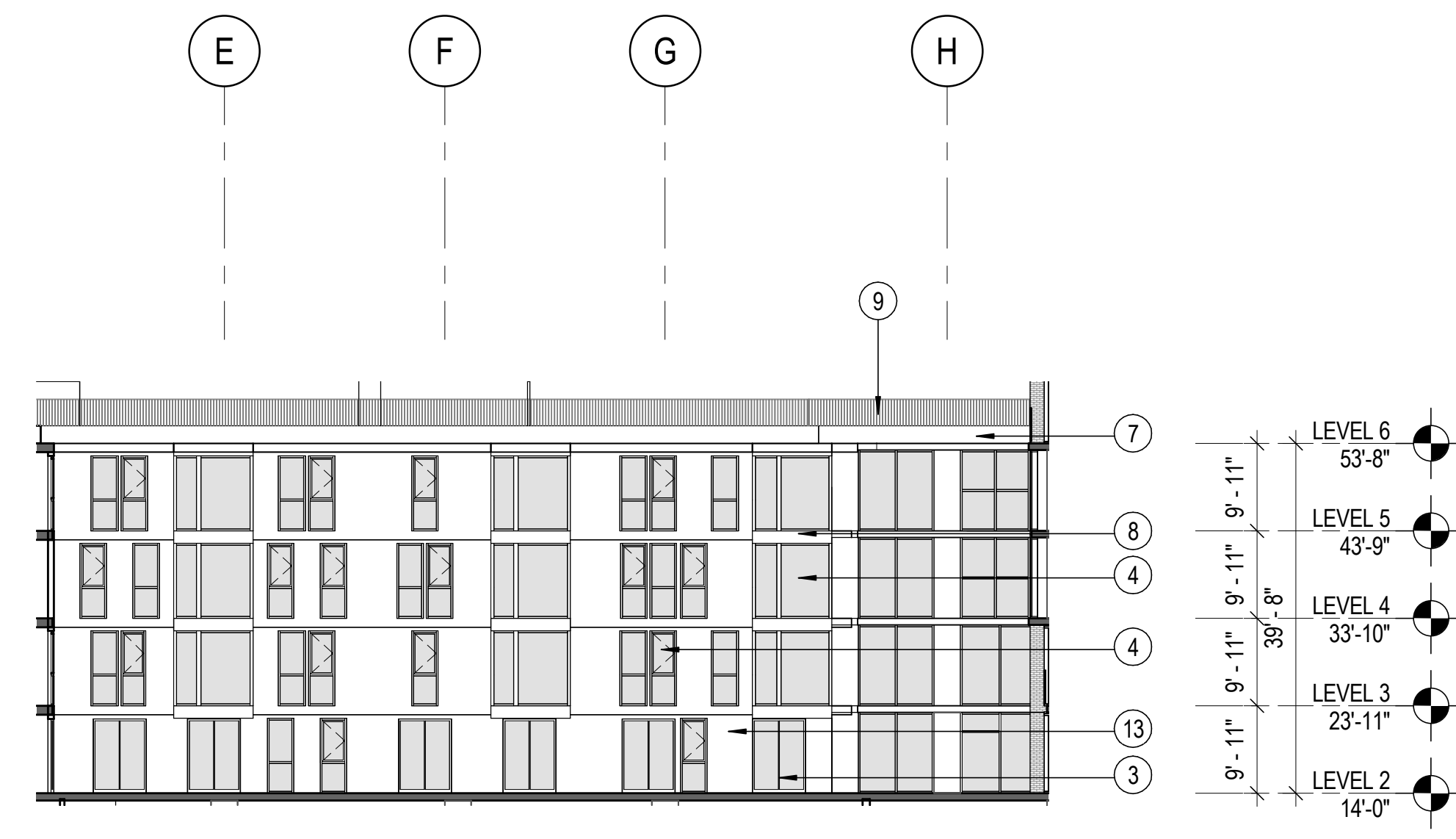
No.	Description	Date
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

MATERIALS LEGEND

- 1 GLAZED THIN BRICK
- 2 CAST-IN-PLACE CONCRETE
- 3 SLIDING GLASS DOOR
- 4 PUNCHED WINDOW ALUM. FRAME W/ FIXED GLASS (OPERABLE WHERE INDICATED)
- 5 GLASS STOREFRONT
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NORTH COURTYARD-ELEVATION 4
SCALE: 1/16" = 1'-0"



EAST COURTYARD-ELEVATION 2
SCALE: 1/16" = 1'-0"



WEST COURTYARD -ELEVATION 3
SCALE: 1/16" = 1'-0"



SOUTH COURTYARD-ELEVATION 1
SCALE: 1/16" = 1'-0"



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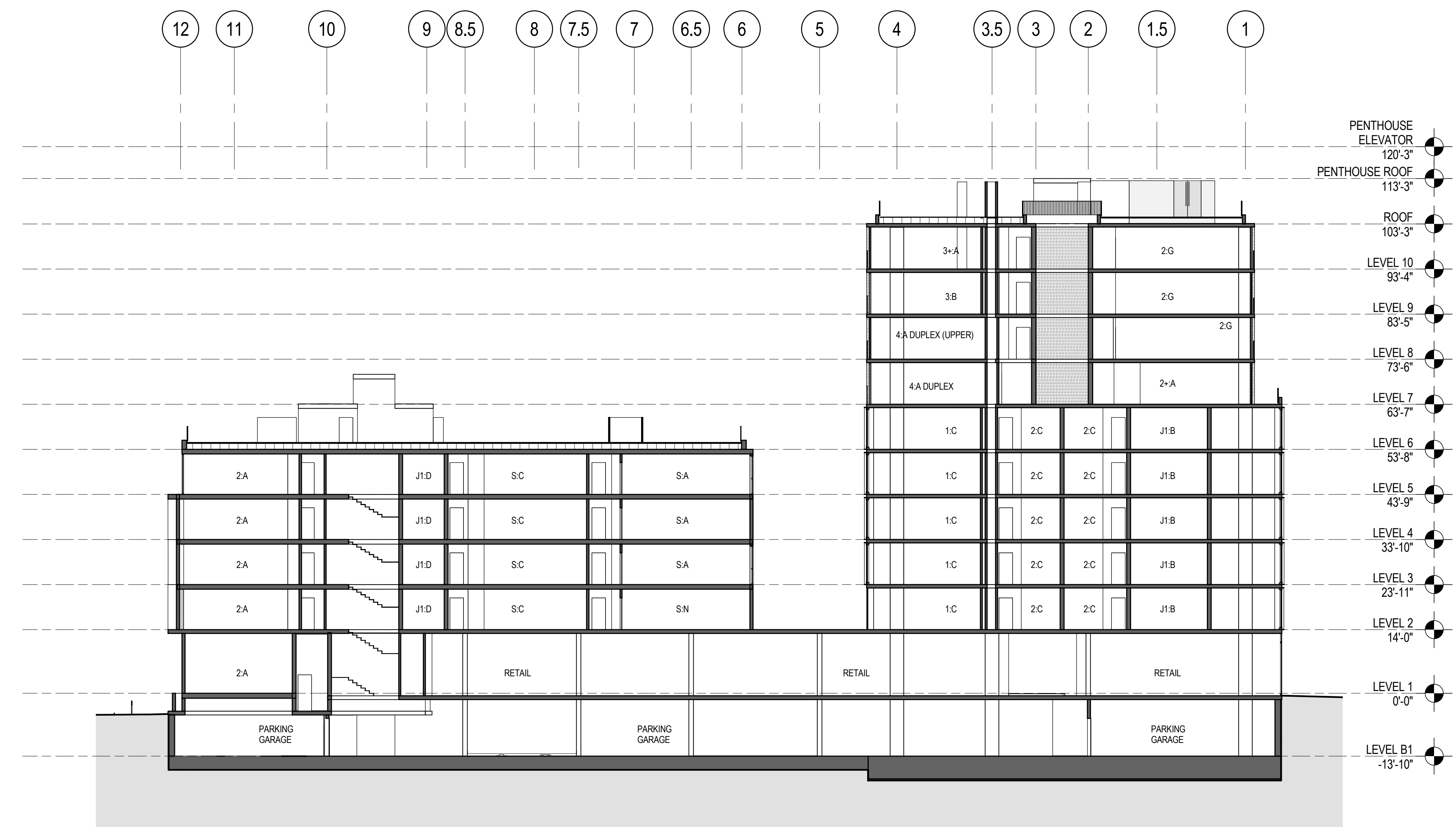
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318 BRANNAN STREET
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717 MARKET STREET, SUITE 500
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FAX: (415) 489-7289

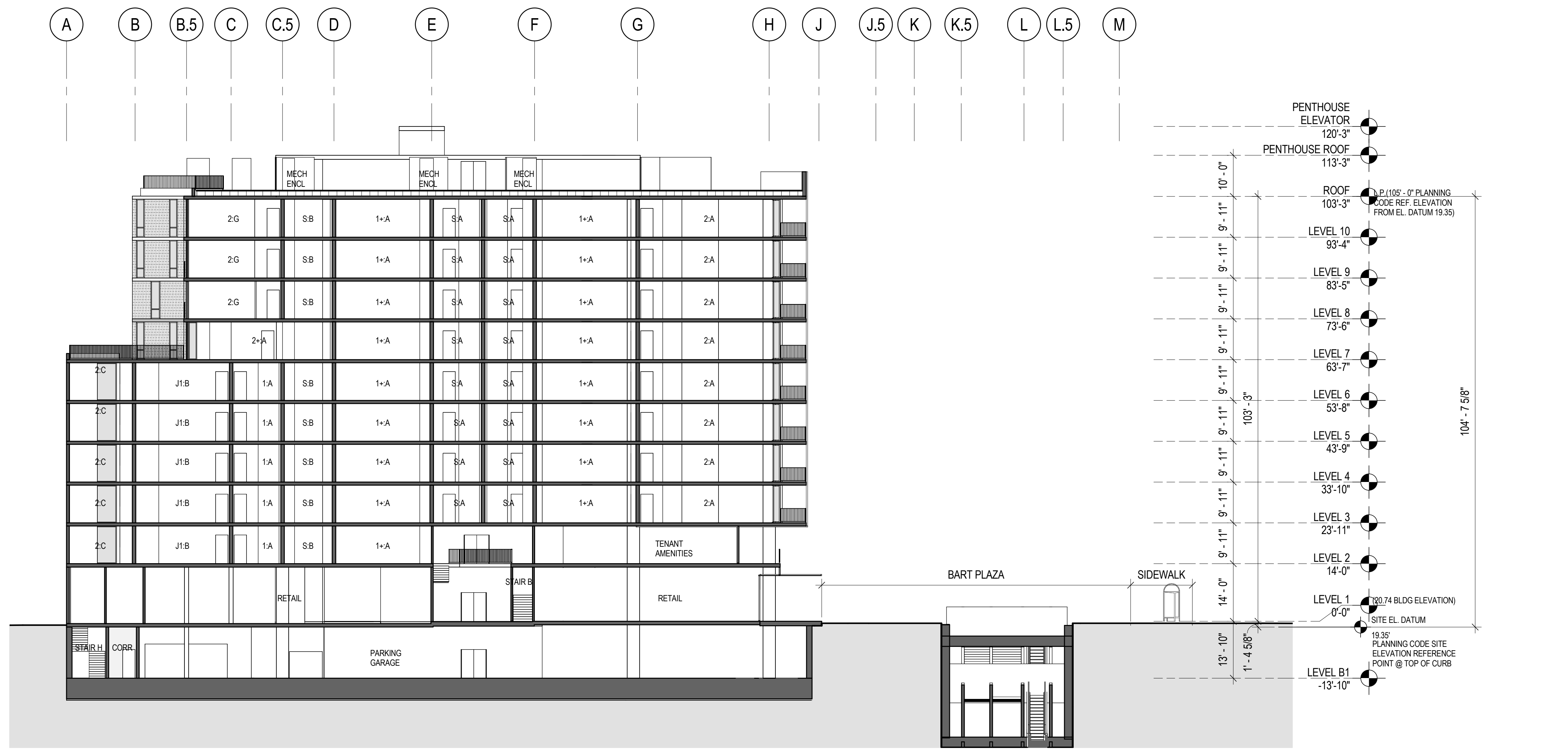
No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



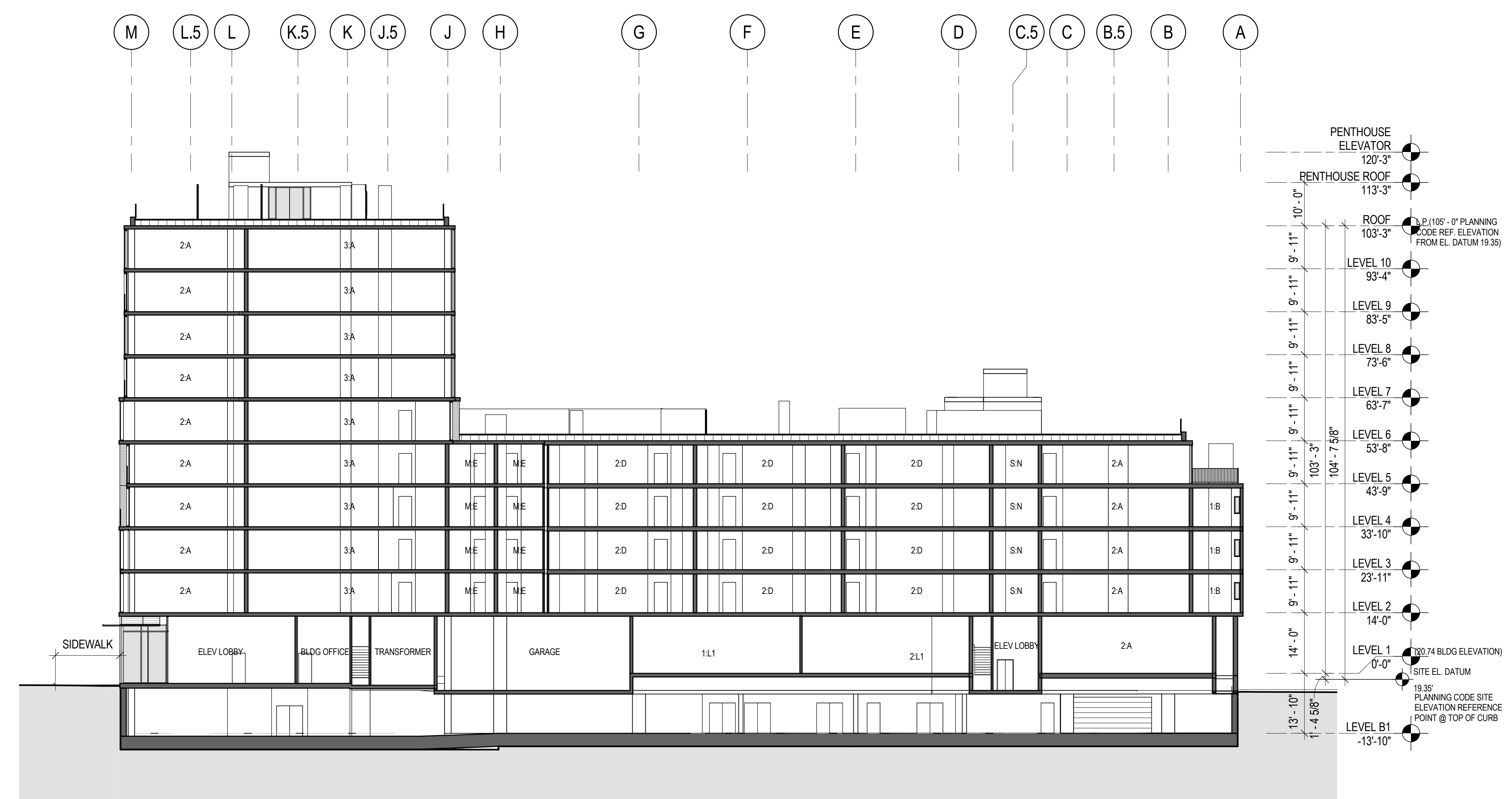
1 SECTION Z
1/16" = 1'-0"

BUILDING SECTIONS

No.	Description	Date
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.08.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



LONGITUDINAL SECTION 2
SCALE: 1/16" = 1'-0"



LONGITUDINAL SECTION 1
SCALE: 1/16" = 1'-0"