SAN FRANCISCO
PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: NOVEMBER 1, 2018

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Date:	October 25, 2018
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:	Bert Polacci, Maximus – BP 1979 Mission Street LLC 345 Vidal Drive San Francisco, CA 94132
Staff Contact:	Doug Vu – (415) 575-9120 doug.vu@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 buildings on the project site and new construction of a mixed-use development consisting of two separate residential buildings: xx and xx. 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 MISSION STREET

SAN FRANCISCO, CA

REVISED CONDITIONAL USE PERMIT

ARCHITECTURAL

SOM

DRAWING INDEX

DRAWING NO	DRAWING NAME	SITE PERMIT 2013.12.16	CONDITIONAL USE PERMIT 2014.03.19	PLANNING REVIEW 2014.06.13	REVISED CONDITIONAL USE PERMIT 2016.01.15	REVISED CONDITIONAL USE PERMIT 2018.09.26	CONFORMED REVISED CONDITIONAL USE PERMIT 2018.09.26	CONFORMED REVISED CONDITIONAL USE PERMIT 2018.10.09
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A2.0.1.1	LEVEL 1 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
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A2.0.3.3	LEVEL 3 - PARTIAL FLOOR PLAN - 3	●	●	5	●		●	●
A2.0.4	LEVEL 4 - FLOOR PLAN	●	●	5	●		●	●
A2.0.4.1	LEVEL 4 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
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A2.0.4.3	LEVEL 4 - PARTIAL FLOOR PLAN - 3	●	●	5	●		●	●
A2.0.5	LEVEL 5 - FLOOR PLAN	●	●	5	●		●	●
A2.0.5.1	LEVEL 5 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
A2.0.5.2	LEVEL 5 - PARTIAL FLOOR PLAN - 2	●	●	5	●		●	●
A2.0.5.3	LEVEL 5 - PARTIAL FLOOR PLAN - 3	●	●	5	●		●	●
A2.0.6	LEVEL 6 - FLOOR PLAN	●	●	5	●		●	●
A2.0.6.1	LEVEL 6 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
A2.0.6.2	LEVEL 6 - PARTIAL FLOOR PLAN - 2	●	●	5	●		●	●
A2.0.6.3	ROOF PLAN - 3	●	●	5	●		●	●
A2.0.7	LEVEL 7 - FLOOR PLAN	●	●	5	●		●	●
A2.0.7.1	LEVEL 7 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
A2.0.7.2	LEVEL 7 - PARTIAL FLOOR PLAN - 2	●	●	5	●		●	●
A2.0.8	LEVEL 8 - FLOOR PLAN	●	●	5	●		●	●
A2.0.8.1	LEVEL 8 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
A2.0.8.2	LEVEL 8 - PARTIAL FLOOR PLAN - 2	●	●	5	●		●	●
A2.0.9	LEVEL 9 - FLOOR PLAN	●	●	5	●		●	●
A2.0.9.1	LEVEL 9 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
A2.0.9.2	LEVEL 9 - PARTIAL FLOOR PLAN - 2	●	●	5	●		●	●
A2.0.10	LEVEL 10 - FLOOR PLAN	●	●	5	●		●	●
A2.0.10.1	LEVEL 10 - PARTIAL FLOOR PLAN - 1	●	●	5	●		●	●
A2.0.10.2	LEVEL 10 - PARTIAL FLOOR PLAN - 2	●	●	5	●		●	●
A2.0.11	ROOF PLAN	●	●	5	●		●	●
A2.0.11.1	PARTIAL ROOF PLAN - 1	●	●	5	●		●	●
A2.0.11.2	PARTIAL ROOF PLAN - 2	●	●	5	●		●	●
A3.0.0.1	LEVEL B1 PARKING - 1		●	5	●		●	●
A3.0.0.2	LEVEL B1 PARKING - 2		●	5	●		●	●
A3.0.0.3	LEVEL B1 PARKING - 3		●	5	●		●	●
A3.0.0.4	LEVEL B1 PARKING - 4		●	5	●		●	●
A3.0.0.5	LEVEL B1 PARKING - 5		●	5	●		●	●
A3.0.1.1	LEVEL 1 PARKING - 1		●	5	●		●	●
A3.1.0	LEVEL B1 & 1 BIKE PARKING		●	5	●		●	●
A3.5.1	ENLARGED UNIT PLANS		●	5	●		●	●
A5.0.1	ELEVATIONS			5	●		●	●
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A5.0.3	ELEVATIONS			5	●		●	●
A5.1.1	BUILDING SECTIONS	●	●	5	●		●	●
A5.1.2	BUILDING SECTIONS	●	●	5	●		●	●
04-FIRE PROTECTION								
FP-1	OVERALL LEVEL B1 PLAN	●						

SYMBOL LEGEND

Symbol	Category: Component Name: Type Name
SEE: 1 / A101 SEE: 1 / A101	I_View Reference Tag: Right Sided
SEE: 1 / A101 SEE: 1 / A101	I_View Reference Tag: Left Sided
SEE: 1 / A101	View Reference Tag:
	Section Marks
	Section Marks
1 / A101 BIM	Section Marks
	Section Marks
Ref. 1 / A101	Callout Heads
0	Structural Grid Heads
Name Elevation	Level Heads: Level Head Circle
ELEV MACH RM	Room Tags: Name Only
FIRE SERVICE ELEVATOR B100 20000 SF	Room Tags: Name, Number & Area
B100 FIRE SERVICE ELEVATOR	Room Tags: Name & Number
Area Name 150 SF	Area Tag
	SPOT ELEVATION SYMBOL
W.P.	Workpoint
	Centerline Symbol
	North Arrow
1i	Curtain Panel Tag
X - X -	Wall Type Tags: Partition Type Wall Type Tags: Required Fire Rating Indicated in Hours Wall Type Tags: Acoustic Rating Required - Indicated by an "A"
1i 1'-0"	CEILING TAGS: CEILING FINISH CEILING HEIGHT (AFF)
05-004B	DOOR TAGS: DOOR NUMBER
ROOM NAME 101 Floor Finish / Base Finish / Wall Material / Wall Finish	ROOM TAGS: ROOM NUMBER
	LIGHT FIXTURE TAGS: RECESSED LIGHT FIXTURE
	LIGHT FIXTURE TAGS: RECESSED WALL WASHER LIGHT FIXTURE
	LIGHT FIXTURE TAGS: LINEAR LED STRIP UPLIGHT
	LIGHT FIXTURE TAGS: RECESSED IN-GRADE LIGHT FIXTURE
	CEILING DEVICE: PENDANT SPRINKLER HEAD
	CEILING DEVICE: CONCEALED SPRINKLER HEAD
	CEILING DEVICE: WALL MOUNTED LIGHT FIXTURE
	CEILING DEVICE: SUSPENDED LIGHT FIXTURE
	CEILING MATERIAL: SUSPENDED GYPSUM BOARD CEILING, UON

VERTICAL CIRCULATION SCHEDULE

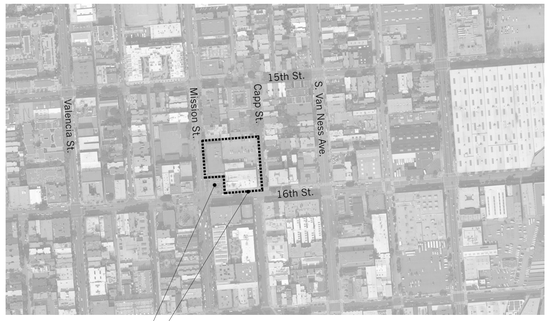
ELEVATORS	MISSION STREET - TOWER #1			16TH STREET - TOWER #2			CAPP STREET - TOWER #3		
FLOORS SERVED	PE-1	PE-2	PE-6	PE-3	PE-4		PE-5		
	HO	HO		HO	HO				
ROOF	●	●		●	●				
10	●	●		●	●				
09	●	●		●	●				
08	●	●		●	●				
07	●	●		●	●		HO		
06/ROOF	●	●		●	●		●		
05	●	●		●	●		●		
04	●	●		●	●		●		
03	●	●		●	●		●		
02	●	●		●	●		●		
01/GROUND	●	●	●	●	●		●		
B1	●	●	●	●	●		●		

NOTES:
1. ● IDENTIFIES FLOORS SERVED BY ELEVATORS WITH FRONT ENTRY, UON. (REFER TO FLOOR PLANS FOR ENTRY DIRECTION.)
2. HO IDENTIFIES THE HOISTWAY OVERRUN EXISTS AT THIS LEVEL. REFER TO SECTIONS FOR EXTENT.

ABBREVIATIONS

A/C	Air Conditioning	G	Gas	SA	Supply Air
A/V	Audio Visual	GA	Gauge	SAB	Sound Attenuation Blanket
ACST	Acoustical	GAL	Gallon(s)	SAFB	Sound Attenuation Fire Blanket
ACT	Acoustical Ceiling Tile	GALV	Galvanized	SAN	Sanitary
AD	Area Drain	GFRC	Glass Fiber Reinforced Concrete	SB	Splash Block
ADDL	Additional	GFRG	Glass Fiber Reinforced Gypsum	SCHED	Schedule(d)
ADJ	Adjacent	GI	Galvanized Iron	SE	Sealant
ADR	Access Door	GL	Glass	SECT	Section
AF	Access Floor	GL BLK	Glass Block	SHR	Shower
AFF	Above Finished Floor	GND	Ground	SHT	Sheet
AGGR	Aggregate	GPH	Gallons per Hour	SHTHG	Sheathing
AHU	Air Handling Unit	GPM	Gallons per Minute	SIM	Similar
ALT	Alternate	GR	Grating	SLDG	Slide / Sliding
ALUM	Aluminum	GRD	Grade	SMR	Sheet Metal Roofing
ANOD	Anodized	GRL	Grille	SPC	Synthetic Polymer Countertop
APPROX	Approximate(ly)	GWB	Gypsum Wallboard	SPEC	Specification(s)
APT	Apartment			SQ	Square
ARC	Architectural Concrete	HB	Hose Bib	SQ FT	Square Foot / Feet
ARCH	Architect(ural)	HD	Head	SST	Stainless Steel
AUTO	Automatic	HDW	Hardware	STN	Stone
AUX	Auxiliary	HEX	Hexagon(al)	STC	Sound Transmission Class
AVG	Average	HM	Hollow Metal	STD	Standard
		HNDRL	Handrail	STL	Steel
B/	Bottom of	HO	Hold Open	STOR	Storage
BD	Board	HORIZ	Horizontal	STRUCT	Structure / Structural
BEV	Beveled	HPT	High Point	SURF MTD	Surface Mounted
BG	Bumper Guard	HR	Hour(s) (Fire Resistance Rating)	SUSP	Suspend(ed) / Suspension
BLDG	Building	HT	Height	SWBD	Switchboard
BLKG	Block(ing)	HVAC	Heating, Ventilating, Air Conditioning	SYMM	Symmetrical
BM	Beam	HWY	Highway		
BMK	Benchmark			T	Tread
BOC	Bottom of Curb	ID	Inside Diameter	T&G	Tongue and Groove
BR	Bedroom	INCL	Include(d) / Inclusive / Including	T/	Top of
BRK	Brick	INFO	Information	TA	Toilet Accessory(ies)
BRZ	Bronze	INS	Insulation / Insulate(d)	TC	Traffic Coating
BSMT	Basement	INT	Interior	TD	Trench Drain
BS	Brass			TEL	Telephone
BTU	British Thermal Unit(s)	JC	Janitor Closet	TEMP	Temperature
		JF	Joint Filler	TER	Terrazzo
CAP	Capacity	JG	Joint Gasket	THK	Thick(ness)
CB	Catch Basin	JT	Joint	THRES	Threshold
CCTV	Closed Circuit Television			TOC	Top of Curb
CFM	Cubic Feet Per Minute	KD	Knockdown	TOPO	Topography Map
CG	Corner Guard(s)	KIT	Kitchen	TRANS	Transom
CI	Cast Iron	KO	Knockout	TV	Television
CJ	Control Joint	KPL	Kickplate	TYP	Typical
CL	Center Line				
CLG	Ceiling	/	Angle	UC	Undercut
CLG HT	Ceiling Height	LAB	Laboratory	UNFIN	Unfinished
CLO	Closet	LAM	Laminate(d)	UNO	Unless Noted Otherwise
CLR OPNG	Clear Opening	LAV	Lavatory	UPS	Uninterrupted Power Supply
CMU	Concrete Masonry Unit(s)	LBS	Pound(s)		
CO	Cleanout	LD	Linear Diffuser	VAC	Vacuum
COL	Column	LH	Left Hand	VERT	Vertical
CONC	Concrete	LIN	Linear	VEST	Vestibule
CONF	Conference	LONG	Longitudinal	VIF	Verify in Field
CONN	Connect(ion)	LPT	Low Point	VNR	Veneer
CONSTR	Construction	LR	Living Room	VOL	Volume
CONT	Continuous / Continue	LTG	Lighting		
CONV	Convector	LVR	Louver(ed)	W/	With
CORR	Corridor			W/O	Without
CPT	Carpet(ed)	MACH	Machine	WB	Wood Base
CPoT	Common Path of Travel	MAINT	Maintain / Maintenance	WCV	Wall Covering
CSK	Countersink / Countersunk	MATL	Material	WD	Wood
CSWK	Casework	MAX	Maximum	WDF	Wood Door and Frame
CT	Ceramic Tile	MB	Metal Base	WH	Wall Hydrant
CTR	Center(ed)	MECH	Mechanical	WI	Wrought Iron
CU	Cubic	MED	Medium	WP	Work Point
CW	Cold Water	MEZZ	Mezzanine	WPS	Waterproofing System
		MFR	Manufacturer	WR	Weather Resistant
DB	Decibel	MH	Manhole	WRB	Wardrobe
DBL	Double	MIN	Minimum	WS	Weatherstrip(ping)
DD	Deck Drain	MISC	Miscellaneous	WGT	Weight
DEG	Degree(s)	ML	Metal Lath	WT	Wall Type
DEPT	Department	ML WK	Millwork	WTR	Window Treatment
DET	Detail(s)	MLDG	Molding	WV	Wood Veneer
DF	Drinking Fountain	MO	Masonry Opening	WWF	Welded Wire Fabric
DH	Double Hung	MP	Metal Panel		
DIA	Diameter	MTD	Mounted		
DIAG	Diagonal	MTL	Metal		
DIFF	Diffuser(s)	MUL	Mullion		
DIM	Dimension(s)				
DISP	Dispenser	N	North		
DIV	Divide / Division	NA	Not Applicable		
DL	Dead Load	NC	Noise Criteria		
DMPF	Dampproofing	NIC	Not in Contract		
DMPR	Damper	NO	Number		
DN	Down	NOM	Nominal		
DP	Drainage Panel	NRC	Noise Reduction Coefficient		
DR	Dining Room	NTS	Not to Scale		
DRP	Drapery				
DWG	Drawing(s)	OA	Outside Air		
DWTR	Dumbwaiter	OC	On Center		
		OD	Outside Diameter		
EA	Each	OF	Outside Face		
EC	Exposed Construction	OFD	Overflow Drain		
EIFS	Exterior Insulated Finish System	OFF	Office		
		OH DR	Overhead Coiling Door		
EJ	Expansion Joint	OPH	Opposite Hand		
EL	Elevation (Grade)	OPNG	Opening		
ELAST	Elastomeric	OPP	Opposite		
ELEC	Electric(al)	OPR	Operating / Operable		
ELEC CL	Electric Closet	ORD	Overflow Roof Drain		
ELEV	Elevator	OTB	Open to Below		
ELEV	Elevation (Bldg)	OZ	Ounce		
EM	Entrance Mat				
EMER	Emergency	PA	Public Address		
ENCL	Enclosure / Enclose(d)	PAR	Parallel		
ENTR	Entrance	PART	Partial		
EOS	Edge of Slab	PAV	Pavers		
EQ	Equal	PB	Particle Board		
EQUIP	Equipment	PCC	Precast Concrete		
ESCAL	Escalator	PE	Passenger Elevator		
EW	Each Way	PERF	Perforated		
EWC	Electric Water Cooler	PERP	Perpendicular		
EXH	Exhaust	PL	Plastic Laminate		
EXIST	Existing	PLA	Plaster		
EXP	Exposed	PLBG	Plumbing		
EXPN	Expansion	PLYWD	Plywood		
EXT	Exterior	PNEU	Pneumatic		
		POL	Polished		
F	Fahrenheit	PR	Pair		
FA	Fire Alarm	PREFAB	Prefabricate(d)		
FAAP	Fire Alarm Annunciator Panel	PROJ	Project(s)		
		PROP	Property		
FAB	Fabric	PSF	Pounds per Square Foot		
FAI	Fresh Air Intake	PSI	Pounds per Square Inch		
FD	Floor Drain	PT	Paint(ed)		
FDMPR	Fire Damper	PTN	Partition		
FDTN	Foundation	PVC	Polyvinyl Chloride		
FE	Fire Extinguisher	PVG	Paving		
FEC	Fire Extinguisher Cabinet	PWR	Power		
FH	Fire Hydrant				
FHC	Fire Hose Cabinet	QT	Quarry Tile		
FHR	Fire Hose Rack (Reel)	QTY	Quantity		
FIN	Finish(ed)				
FIN FL	Finish Floor	R	Riser		
FIN GR	Finish Grade	RA	Return Air		
FLEX	Flexible	RAD	Radius		
FLH	Flashing	RB	Resilient Base		
FLMT	Flush Mounted	RC	Reinforced Concrete		
FLR	Floor(s)	RD	Roof Drain		
FLS	Floor Sealer	RECPT	Receptacle		
FLUOR	Fluorescent	RECT	Rectangle		
FO	Finished Opening	REF	Reference		
FP	Fireproofing	REFR	Refrigerator		
FPM	Feet per Minute	REG	Register		
FR	Fire Retardant / Rating / Resist.	REINF	Reinforce(d, -ing, -ment)		
		REQD	Required		
FRM	Frame	REV	Revised / Revision		
FRTW	Fire Retardant Treated Wood	RF	Resilient Flooring		
		RFA	Roofing Accessories		
FS	Fire Service	RH	Right Hand		
FS	Full Size	RM	Room		
FSS	Fire Stopping System	RMX	Resin Matrix		
FSE	Food Service Equipment	RND	Round(ed)		
FSP	Fire Standpipe	RO	Rough Opening		
FT	Feet (Foot)	ROW	Right of Way		
FTG	Footing	RPM	Revolutions per Minute		
FWP	Fabric Wrapped Panel	RR	Railroad		
		RS	Roofing System		

LOCATION MAP



PROJECT DESCRIPTION

The 1979 Mission Street project is a new Residential Apartment complex which borders Mission Street, 16th Street and Capp Street and is positioned adjacent to the BART entry plaza at the corner of Mission Street and 16 th Street. The project will consist of two separate and distinct Residential buildings, a Type IB high-rise construction building and a Type VA low-rise construction building. The Type IB building consist of two Residential High-Rise components which sit atop a one story Type IA retail podium and one level basement parking component. The Type VA low-rise building consist of one Residential Low-rise component which also sits atop the Type IA podium/ basement parking building.

BUILDING INFORMATION

1. GROUP :
   - R2 RESIDENTIAL
   - B OFFICE
   - M MERCANTILE
   - A3 ASSEMBLY
   - S2 STORAGE
   - S2 PARKING/LOADING
2. TYPE OF CONSTRUCTION : TYPE 1A FIRE-RATED BASEMENT & FIRST FLOOR PODIUM, TYPE 1B FIRE-RATED 2ND-10TH FLOOR OVER TYPE 1A PODIUM TYPE VA FIRE-RATED 2ND-5TH FLOOR OVER TYPE 1A PODIUM
3. SPRINKLERS: FULLY SPRINKLERED NFPA 13 - 2010
4. FIRE ALARM SYSTEM: NFPA 13-2010, NFPA 72-2010
5. GROSS BUILDING AREA BY CONSTRUCTION TYPE:
   - TYPE 1A & TYPE 1B 331,873 SF
   - TYPE VA 57,039 SF
6. TOTAL NO. OF PARKING STALLS (including accessible): **163**
   - a. RESIDENTIAL: 137 (6 accessible)
   - b. COMMERCIAL: 22 (1 accessible)
   - c. CAR SHARE: 4
7. LOADING STALLS: 3
8. TOTAL ACCESSIBLE PARKING **7**
   - 1. ACCESSIBLE PARKING STALLS: 6
   - 2. ACCESSIBLE VAN PARKING STALLS (8'-2" MIN CLR): 1
9. NO. OF RESIDENTIAL UNITS: **331**
   - a. 4-BEDROOM 1
   - b. 3-BEDROOM 11
   - c. 2-BEDROOM 122
   - d. 1-BEDROOM 43
   - e. JR 1-BEDROOM 32
   - f. STUDIO 114
   - g. MICRO 8
10. NO. OF BICYCLE STORAGE/LOCKERS: **192**
    - a. CLASS 1: 162
    - b. CLASS 2: 30
11. EMERGENCY RESPONDER RADIO COVERAGE: COMPLY W/ CFC 510.1

PLANNING CODE PARKING SUMMARY

	MAX PERMITTED	REQ'D
Residential	166	
Commercial (Retail)	97	
Car Share		3
TOTAL		**266**

APPLICABLE BUILDING CODES

2010 CBC	2010 SBC
2010 CPC	2010 SRC
2010 CMC	2010 CEC
2010 CRC	2010 NFPA
2010 CFC	2007 ASME A17.1

GENERAL NOTES

1. PLAN DIMENSIONS ARE REFERENCED TO FACE OF FINISH UNLESS OTHERWISE NOTED.
2. PLAN LEVEL 1 FINISH FLOOR CITY DATUM IS REFERENCED AS 0'-0".
3. REFERENCE SHEETS A1.00 THROUGH A1.1.11 FOR CODE DIAGRAMS ON ALL LEVELS AND FIRE TRUCK ACCESS AT LEVEL 1.
4. REFER TO CIVIL PLANS FOR SITE SIDEWALK SCOPE AND CONDITIONS.
5. REFER TO CIVIL DRAWINGS FOR EXISTING AND NEW SITE UTILITY CONDITIONS.
6. REFER TO FIRE PROTECTION DRAWINGS FOR FIRE FLOW CALCULATIONS.
7. REFER TO SHEETS A3.0.0.1 - A3.0.1.1 FOR 1/4"=1'-0" L1 & BASEMENT PARTIAL PLANS
8. REFER TO SHEETS A3.5.1 - A3.5.3 FOR 1/4"=1'-0" RESIDENTIAL TYP UNIT PLANS

1979 MISSION STREET
San Francisco CA

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No.:	Description:	Date:
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
3	PLANNING REVIEW	2014.06.13
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15
6	REVISED CONDITIONAL USE PERMIT	2018.09.26
7	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.09.26
8	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.10.09

Key Plan:

Seal & Signature:

Sheet Name:

ABBREVIATIONS BUILDING INFORMATION & LEGENDS

Project No.: 213158
Drawn By: RO
Checked By: MH
Scale: As indicated

Sheet No.: G0.1.1

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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 Stacker	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**

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

Key Plan:

Seal & Signature:

Sheet Name:

PROJECT SUMMARY TABLE

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Checked By: AW	
Scale:	

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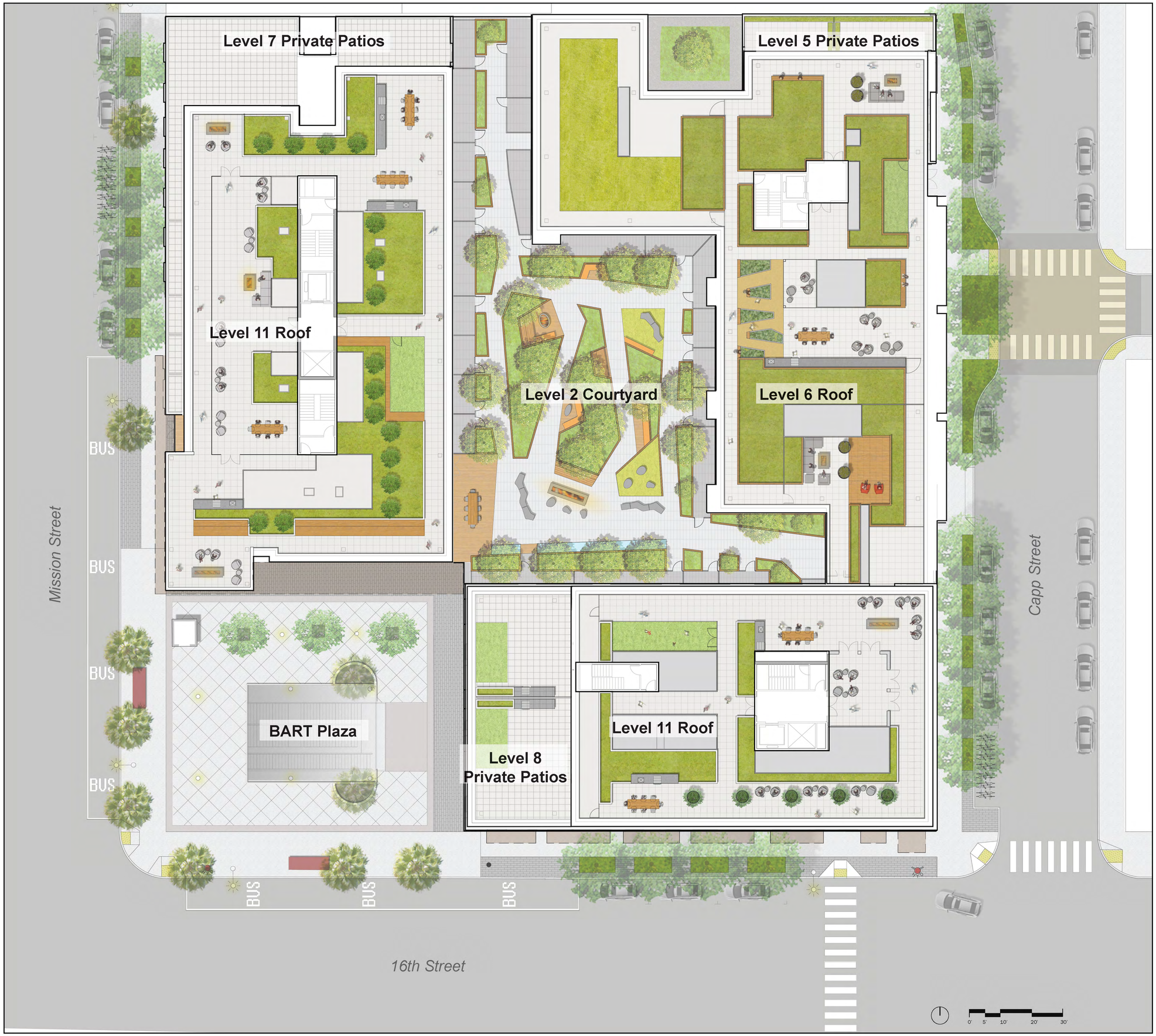

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No.:	Description:	Date:
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:

Seal & Signature:

Sheet Name:

ILLUSTRATIVE SITE PLAN

Project No.: 213158
Drawn By: -
Checked By: -
Scale: 1"=10'-0"

Sheet No.:

L1.0

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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.



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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

Key Plan:

Seal & Signature:

Sheet Name:
STREETSCAPE PLAN

Project No.: 213158
Drawn By: -
Checked By: -
Scale: 1"=10'-0"

Sheet No.: L1.1

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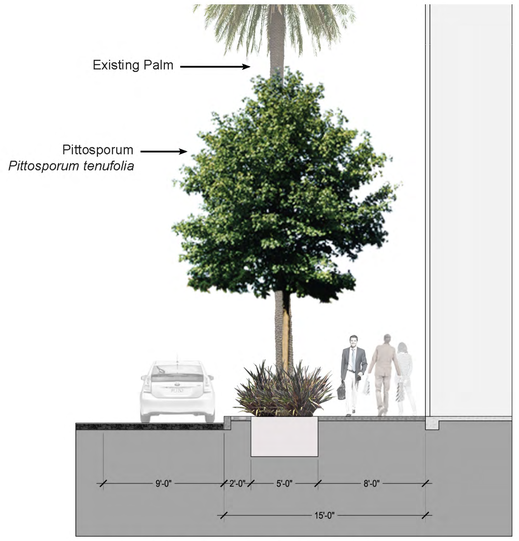
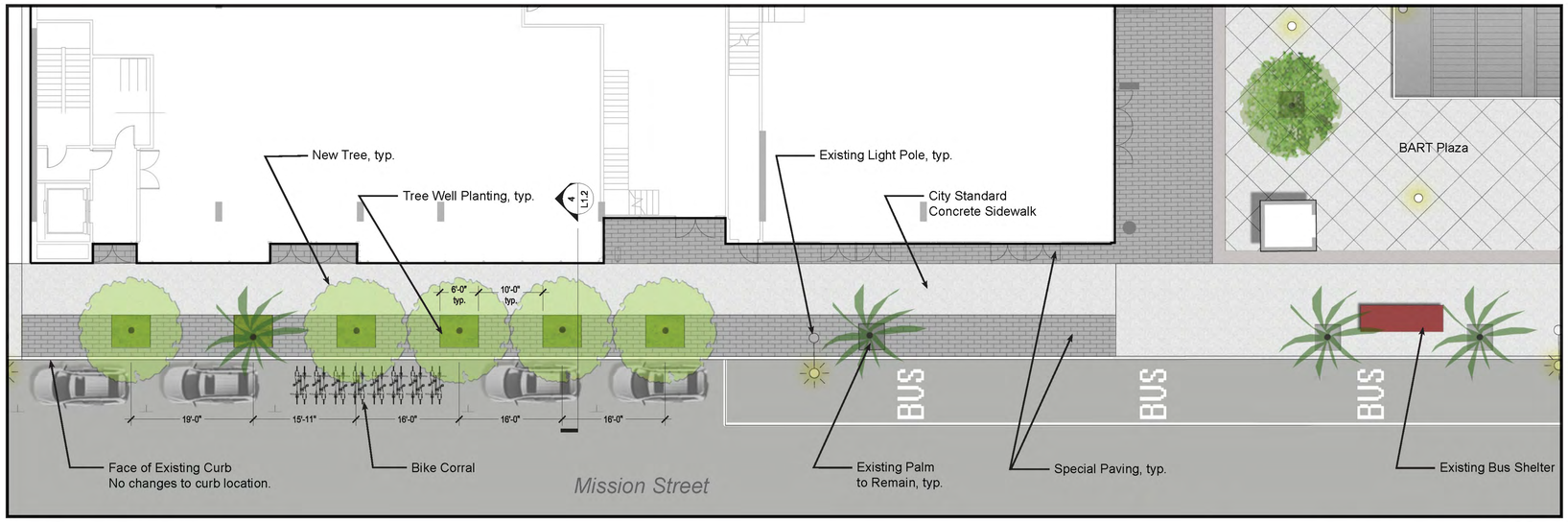


4 MISSION ST. SECTION, TYP.
1/4" = 1'- 0"



1 MISSION STREET
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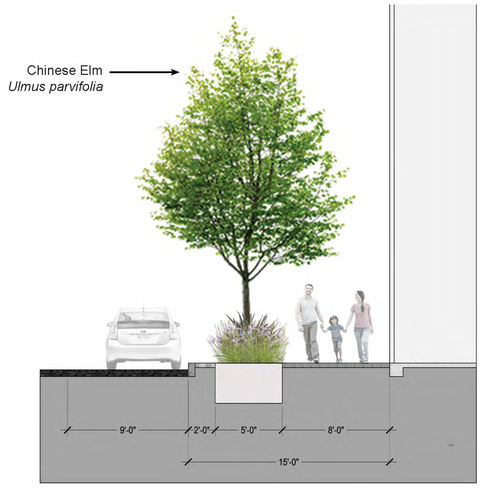
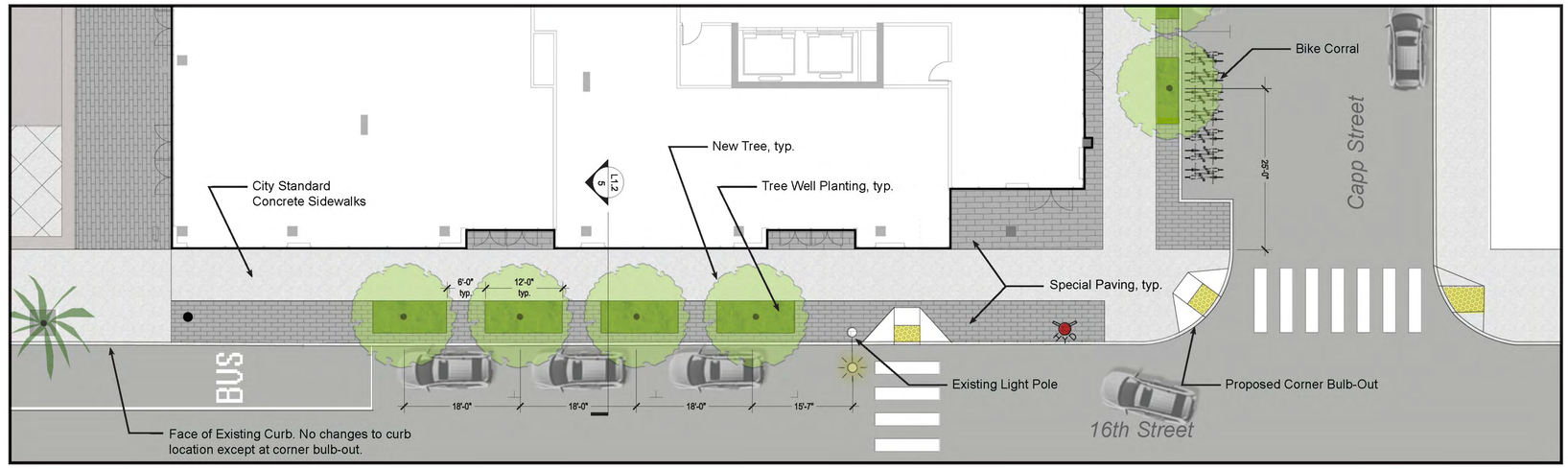


5 16TH STREET SECTION, TYP.
1/4" = 1'- 0"



2 16TH STREET
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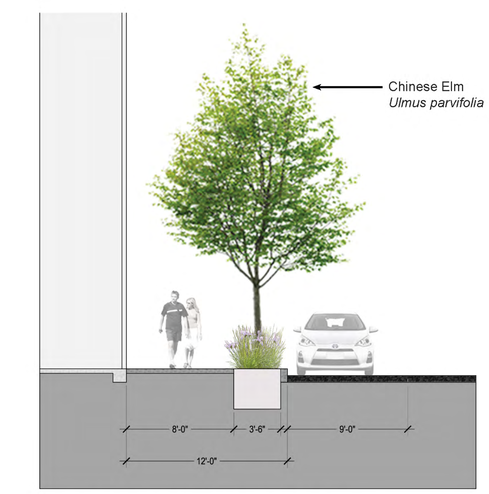
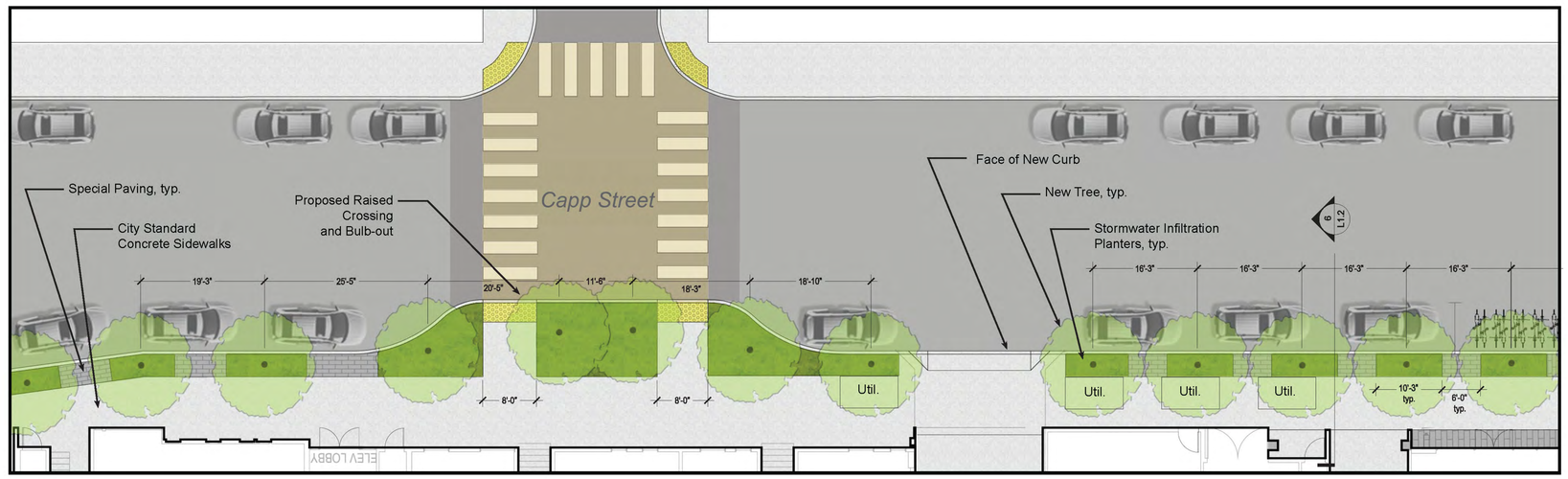


6 CAPP STREET SECTION, TYP.
1/4" = 1'- 0"



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

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1979 MISSION STREET
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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
8	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.10.09

Key Plan:

Seal & Signature:

Sheet Name:
STREETSCAPE PLANS & SECTIONS

Project No.: 213158
Sheet No.: L1.2
Drawn By: -
Checked By: -
Scale: AS NOTED

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.

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



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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:

LEVEL 2
COURTYARD
PLAN

Project No.: 213158
Drawn By: -
Checked By: -
Scale: 1"=10'-0"

Sheet No.: L1.3

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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.



1979 MISSION STREET
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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

Key Plan:

Seal & Signature:

Sheet Name:

LEVEL 6 ROOF PLAN

Project No.:	Sheet No.:
213158	L1.4
Drawn By: -	
Checked By: -	
Scale: 1"=10'-0"	

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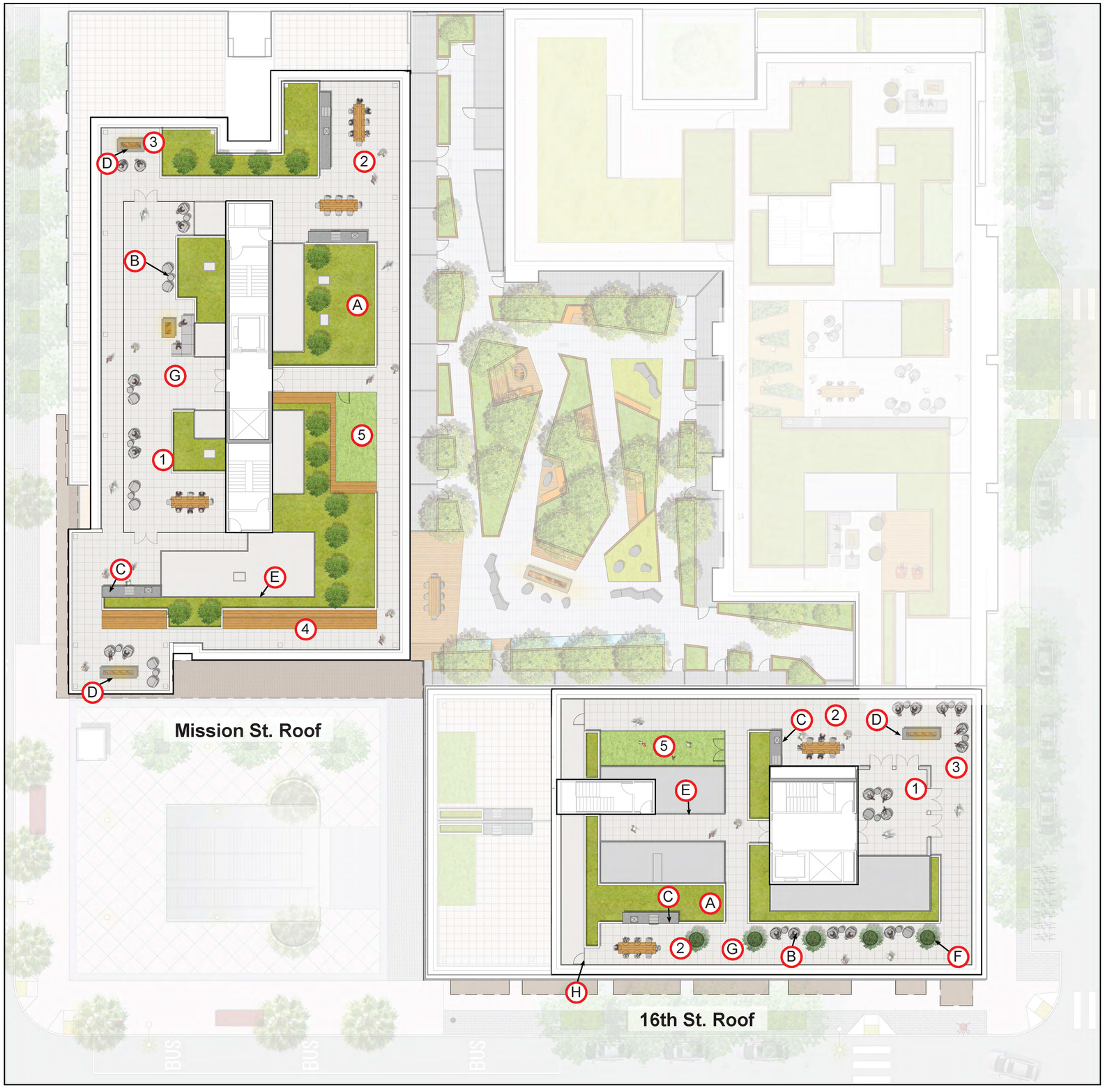
LEGEND

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

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



0' 5' 10' 20' 30'

1979 MISSION STREET
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2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
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Key Plan:

Seal & Signature:

Sheet Name:
LEVEL 11 ROOF PLAN

Project No.: 213158
Drawn By: -
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Scale: 1"=10'-0"

Sheet No.:
L1.5

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1979 MISSION STREET
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4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:

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Sheet Name:

EXISTING SITE PLAN

Project No.: 213158	Sheet No.: A0.1.1
Drawn By: Author	
Checked By: Checker	
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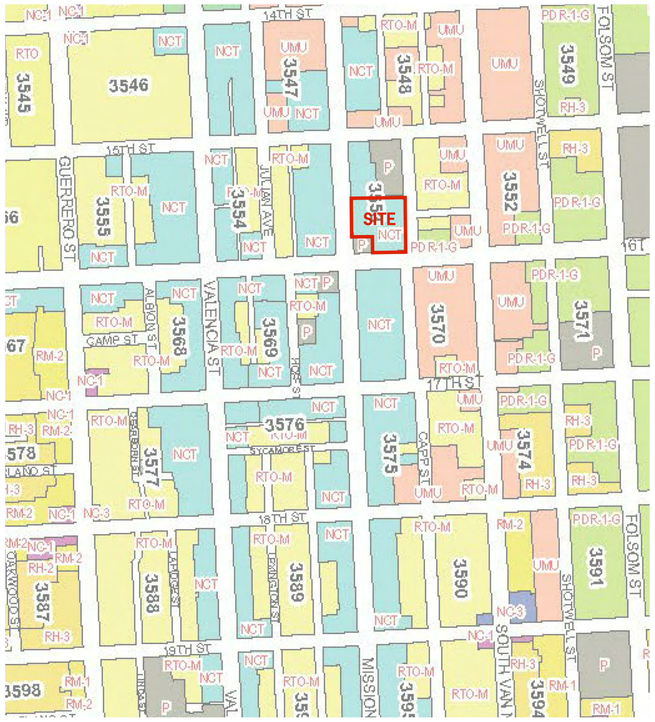
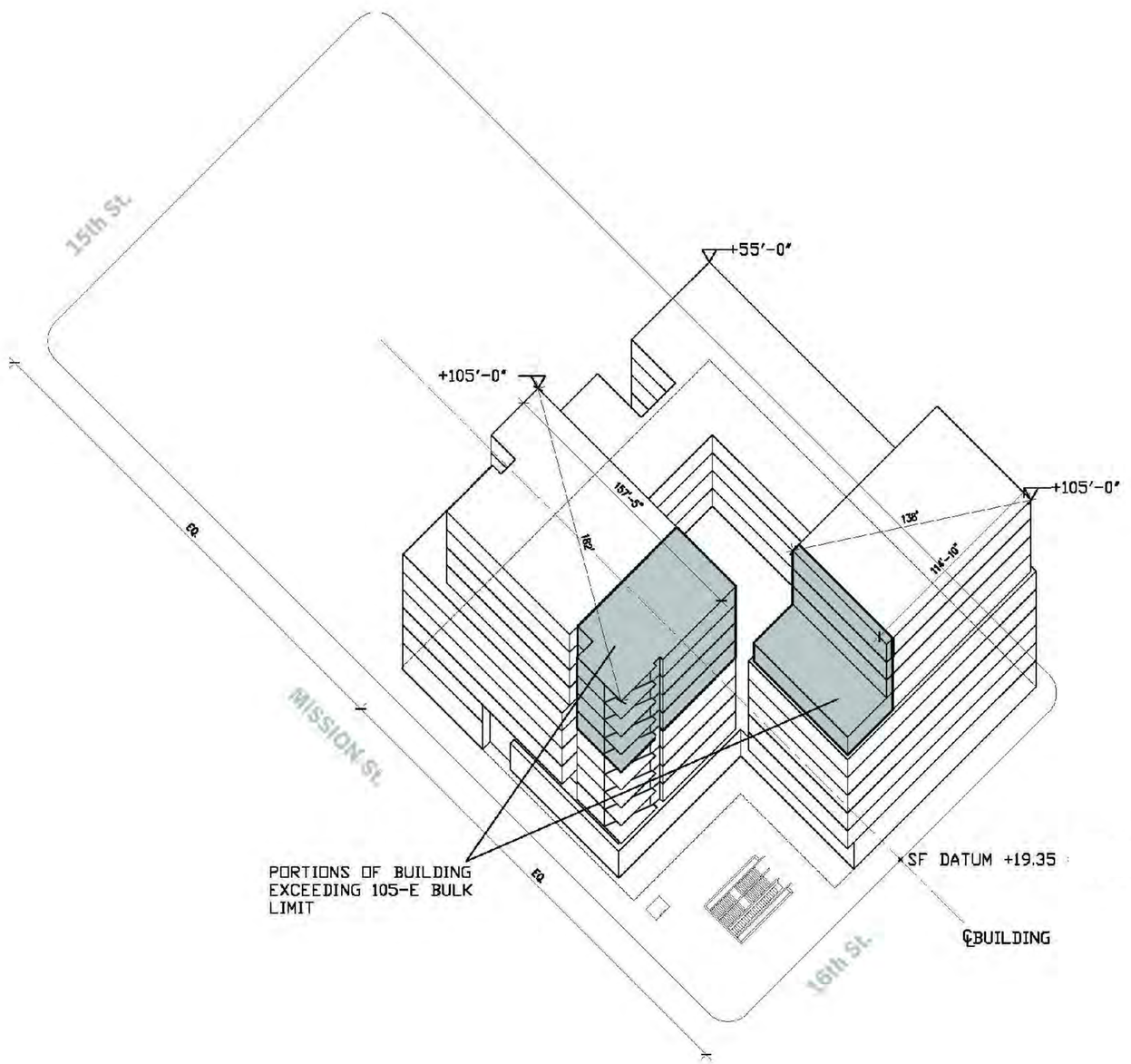


ZONING MAP
SCALE: NTS 3



HEIGHT AND BULK MAP
SCALE: NTS 2



BULK LIMIT COMPLIANCE DIAGRAM
SCALE: NTS 1

1979 MISSION STREET
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Key Plan:

Seal & Signature:

Sheet Name:
ZONING DIAGRAMS

Project No.: 213158
Sheet No.: A0.1.2
Drawn By: RD
Checked By: MH
Scale: NTS

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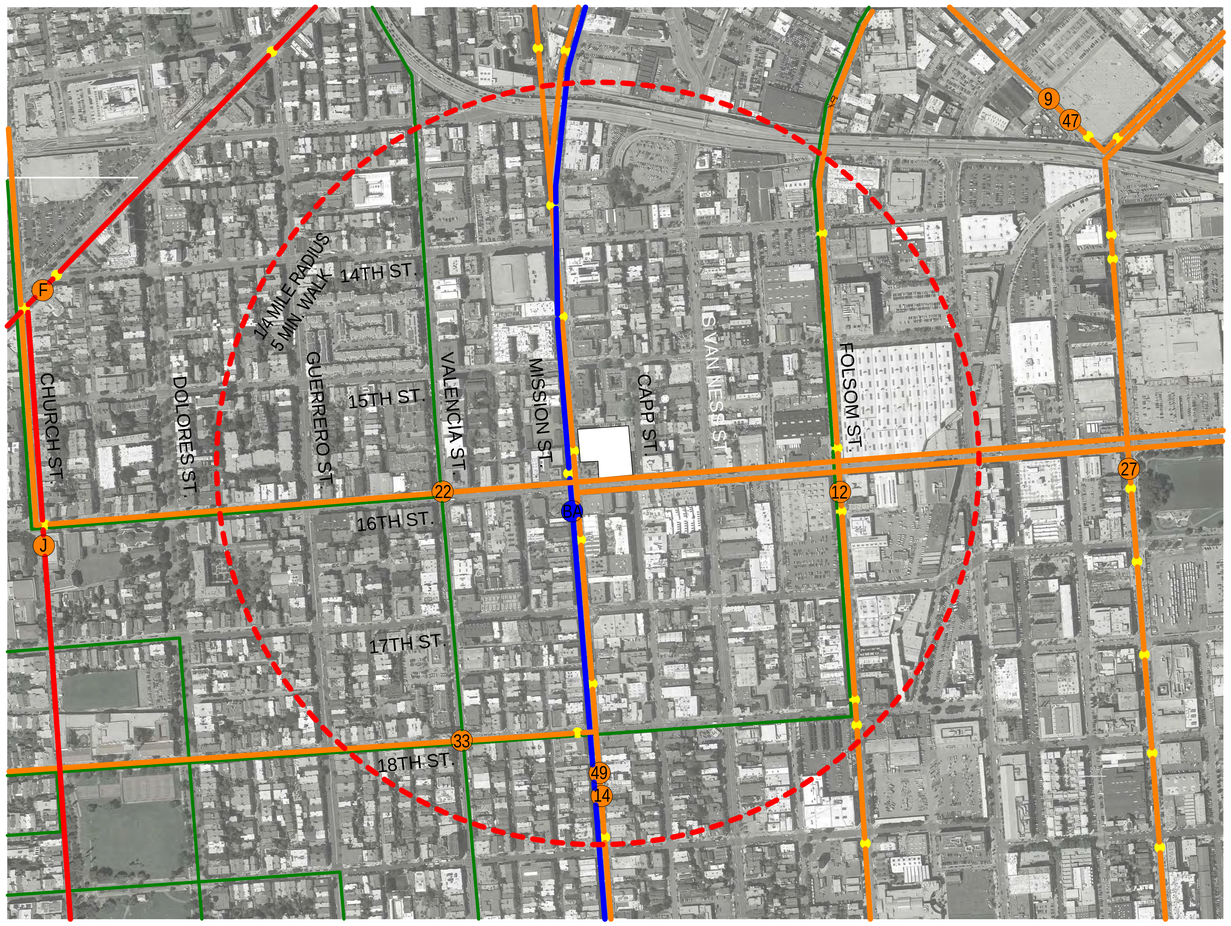

LEGEND

- 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

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:

SITE CONTEXT - NEIGHBORHOOD OPEN SPACE & LINKAGES

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

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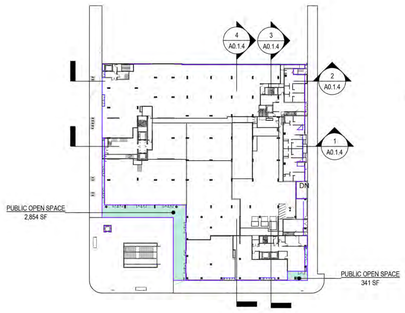

LEVEL 1 11
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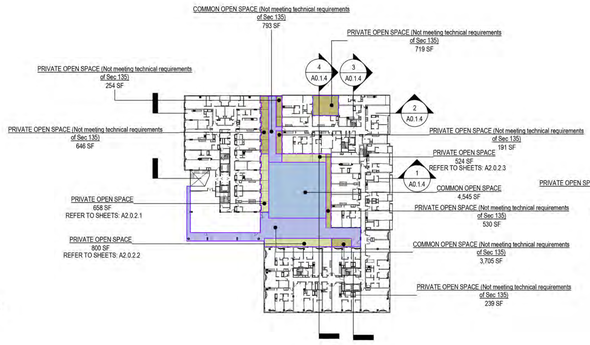

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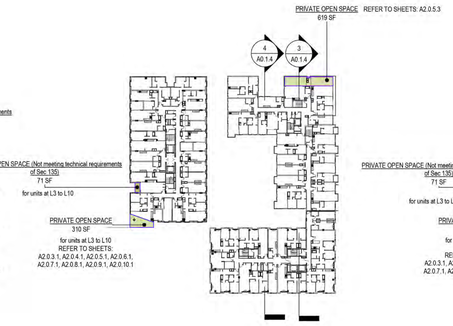

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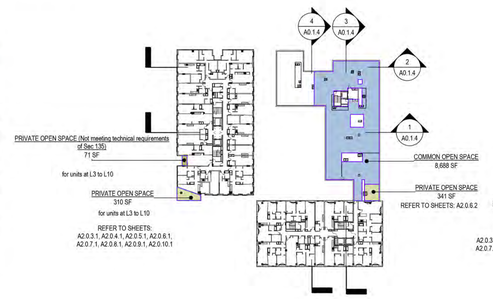

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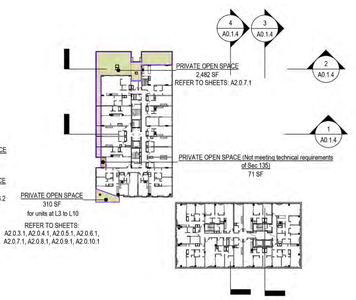

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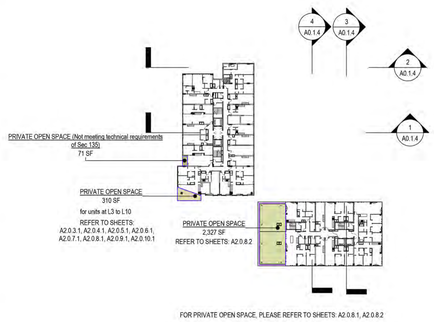
SCALE: 1/64" = 1'-0"

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



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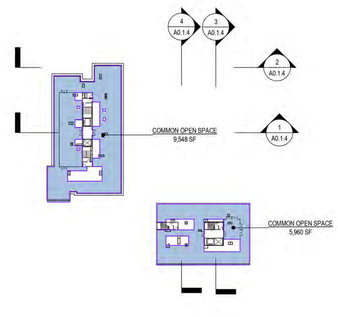
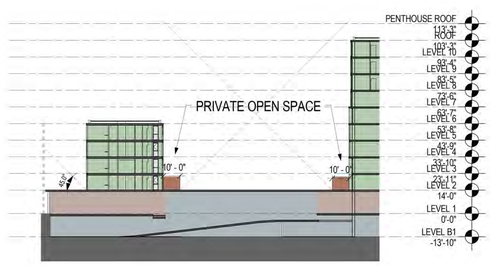
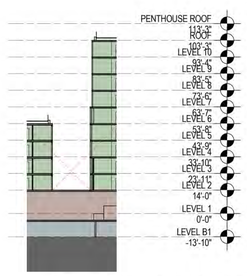


ROOF 5
SCALE: 1/64" = 1'-0"



COURTYARD- SECTION 4 4
SCALE: 1/32" = 1'-0"



COURTYARD- SECTION 3 3
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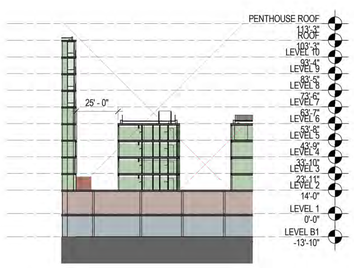
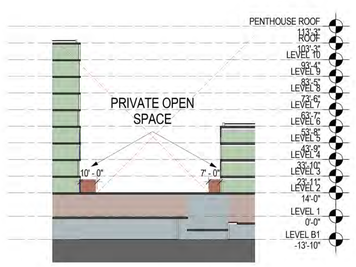


COURTYARD- SECTION 2 2
SCALE: 1/32" = 1'-0"



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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7	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.09.26
8	CONFORMED REVISED CONDITIONAL USE PERMIT	2018.10.09

Key Plan:

Seal & Signature:

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PLANNING CODE DIAGRAMS - OPEN SPACE

Project No.: 213158
Drawn By: AT
Checked By: MH
Scale: As indicated

Sheet No.:

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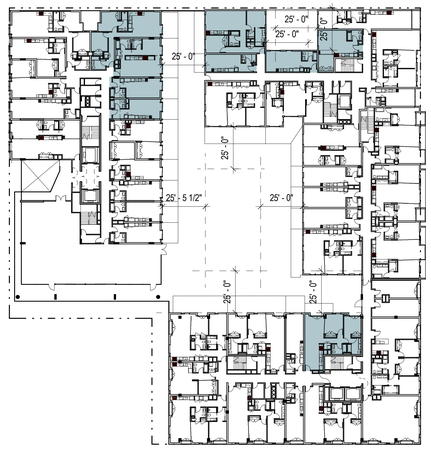
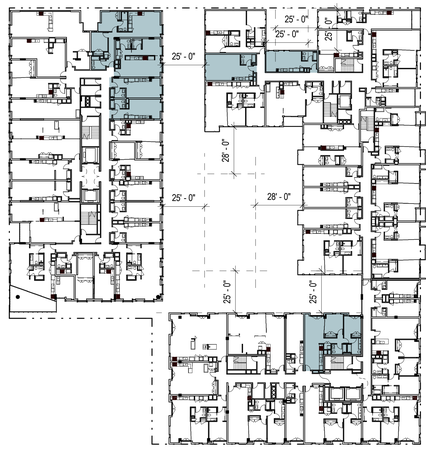
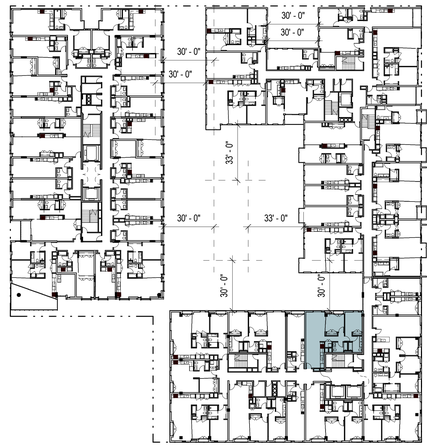


LEVEL 2 - EXPOSURE PLAN 9
SCALE: 1/32" = 1'-0"



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



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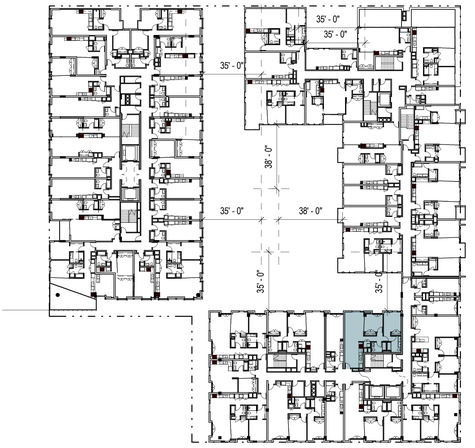
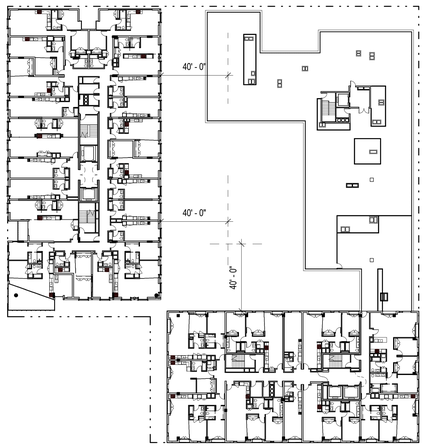
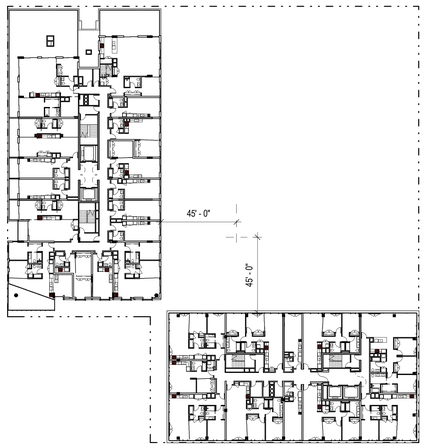
SCALE: 1/32" = 1'-0"



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
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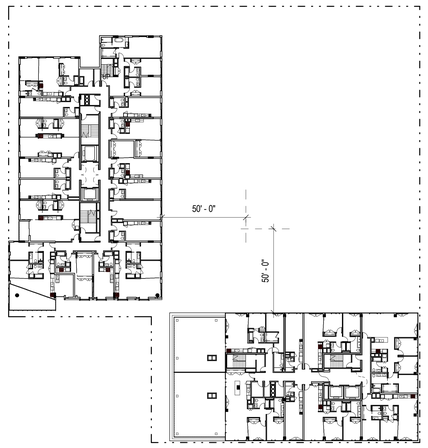
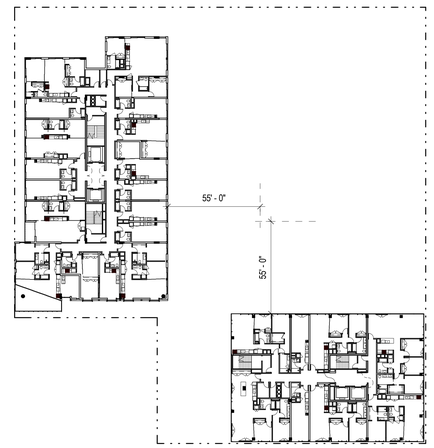


LEVEL 8 - EXPOSURE PLAN 4
SCALE: 1/32" = 1'-0"



LEVEL 9 - EXPOSURE PLAN 2
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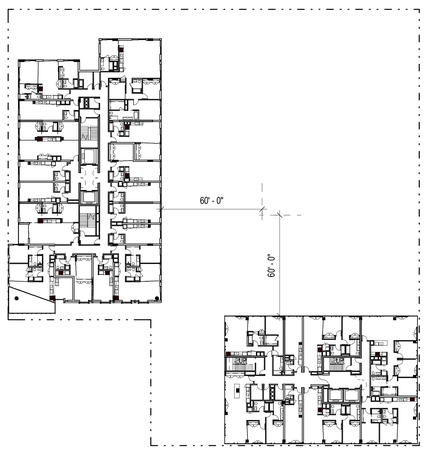

LEVEL 10 - EXPOSURE PLAN 1
SCALE: 1/32" = 1'-0"

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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Key Plan:

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Sheet Name:
UNIT EXPOSURE DIAGRAMS

Project No.:	Sheet No.:
213158	A0.1.5
Drawn By: AT	
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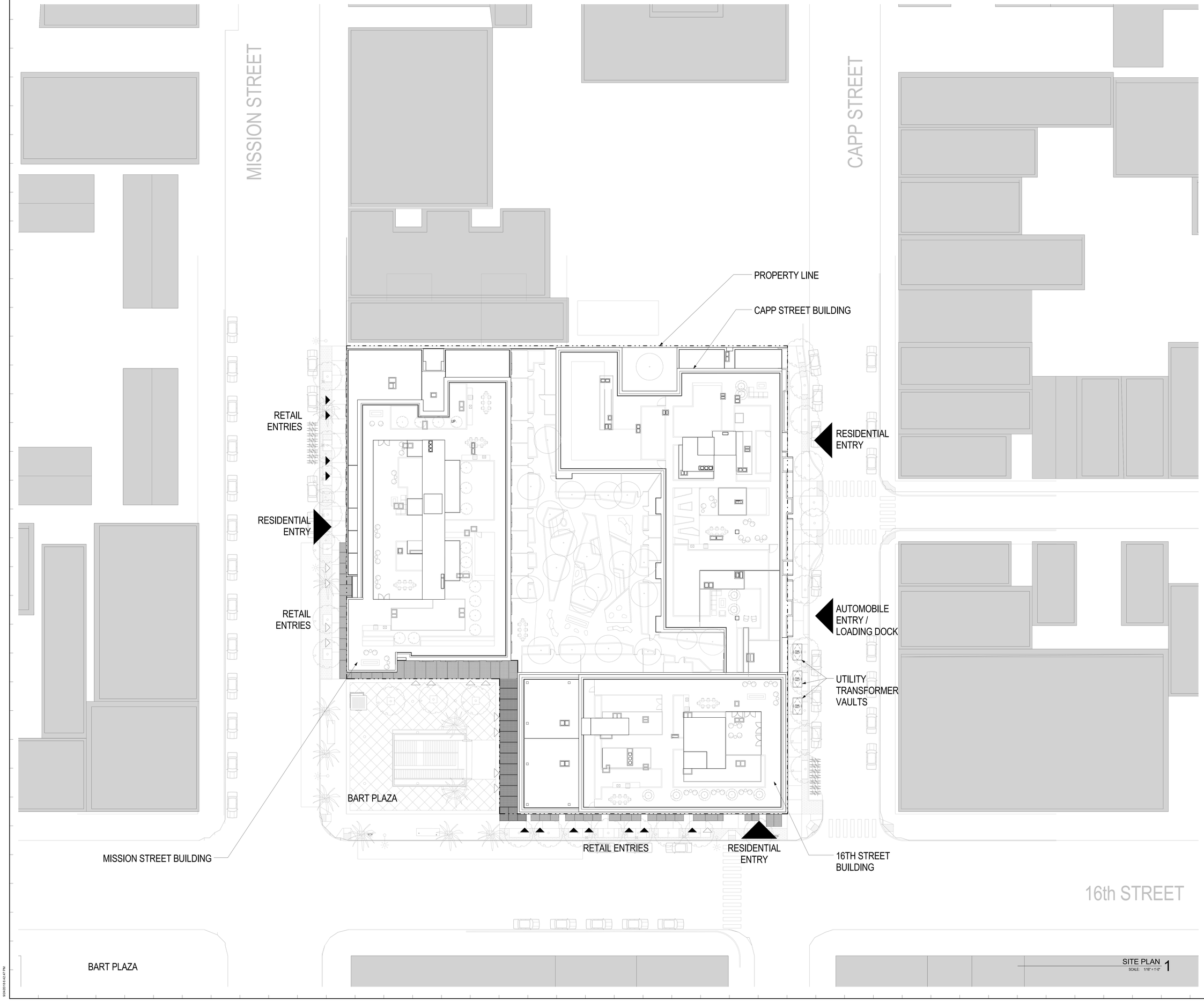
Scale: 1/32" = 1'-0"	



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

1979 MISSION STREET
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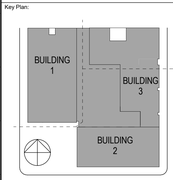

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SITE PLAN

Project No.:	Sheet No.:
213158	A1.0.1
Drawn By: RO	
Checked By: MH	
Scale: As indicated	

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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 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

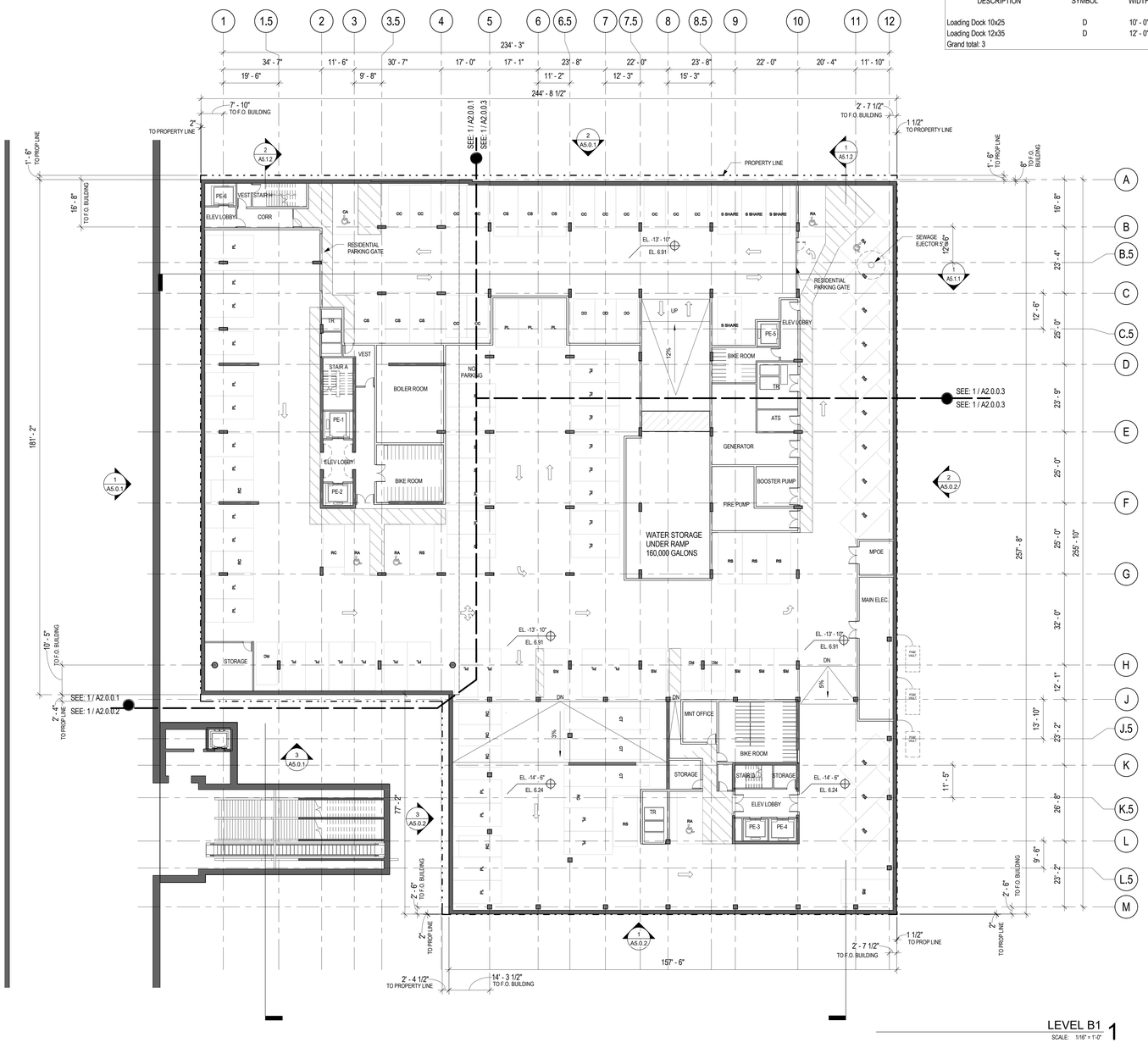
USAGE TYPE	PARKING COUNT
Residential ADA	1
LEVEL 1	1
Car Share	4
Commercial	21
Commercial ADA	1
Residential	33
Residential ADA	5
Residential Stacker	92
Residential Tandem	6
LEVEL B1	162
Grand total	163

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				3

BIKE PARKING TABULATION (Class I)

LEVEL	PARKING TOTAL
LEVEL 1	4
LEVEL B1	158
Grand total	162



LEVEL B1 1
SCALE: 1/16" = 1'-0"

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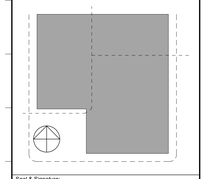
Key Plan:



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BASEMENT PLAN

Project No.:	Sheet No.:
213158	A2.0.0
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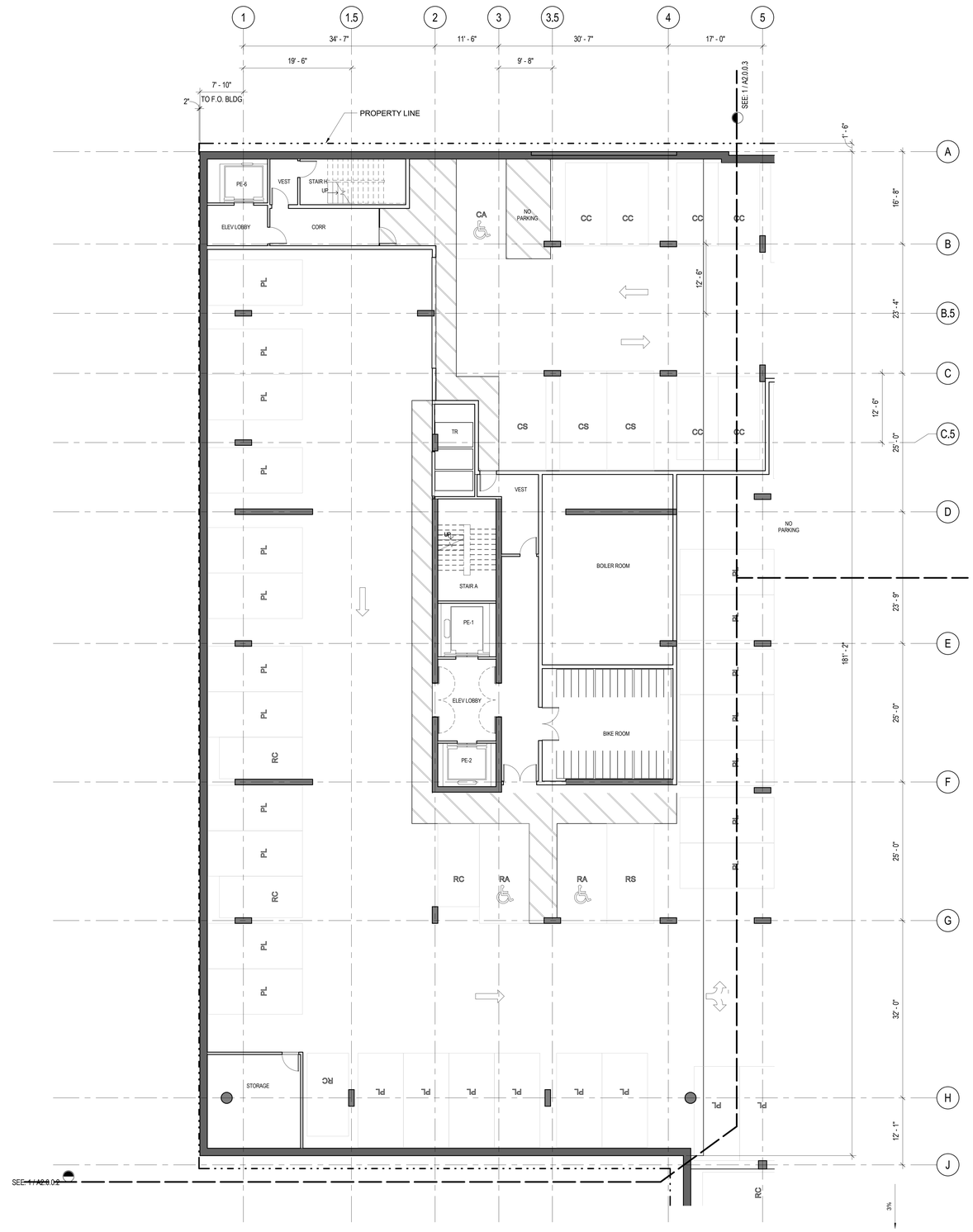

LEVEL B1 - PARTIAL PLAN - 1 1

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

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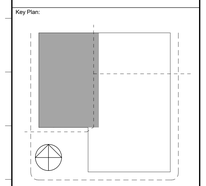

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BASEMENT - PARTIAL FLOOR PLAN - 1

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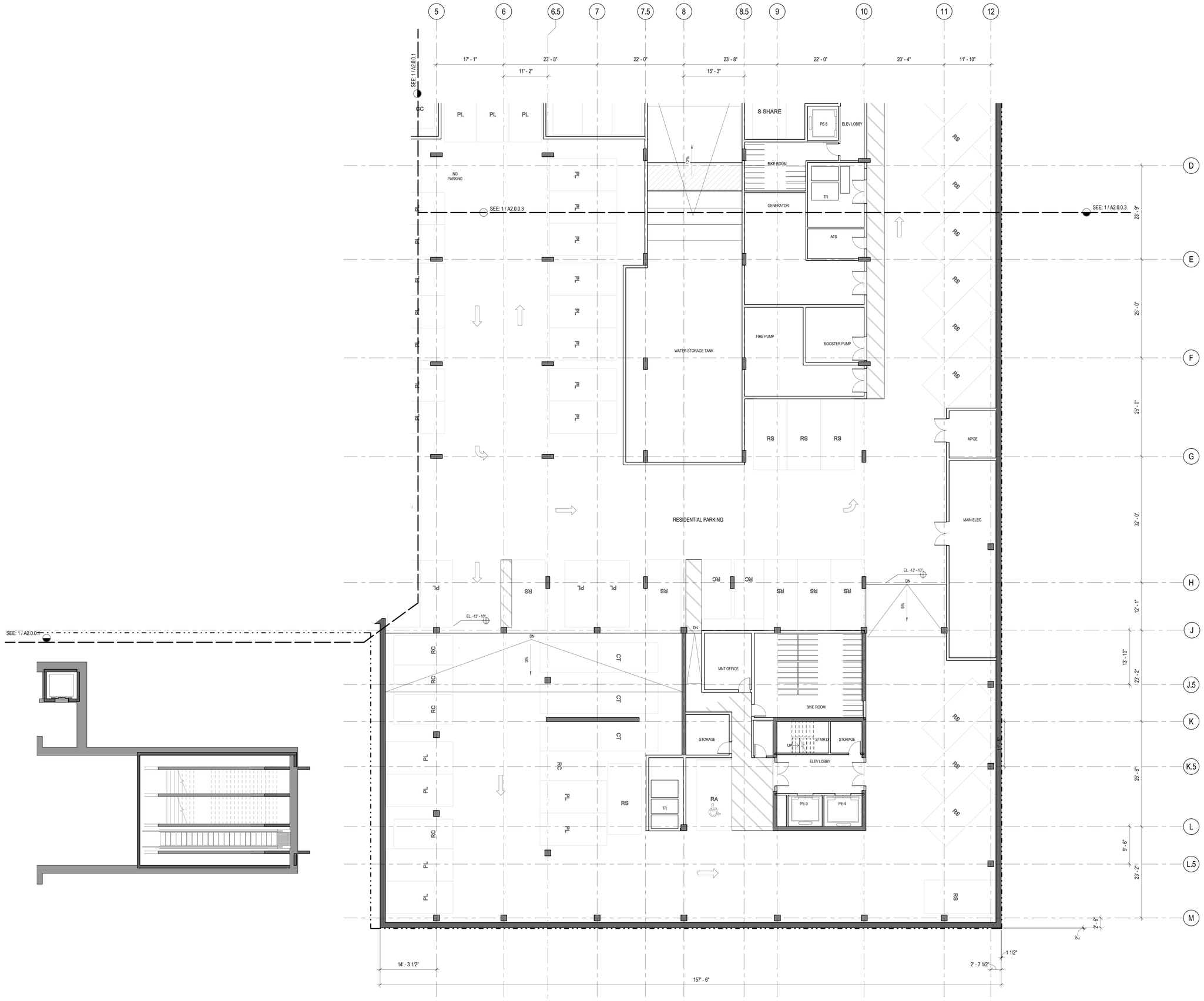

LEVEL B1 - PARTIAL PLAN - 2 1

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

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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 - 2

Project No.: 213158	Sheet No.: A2.0.0.2
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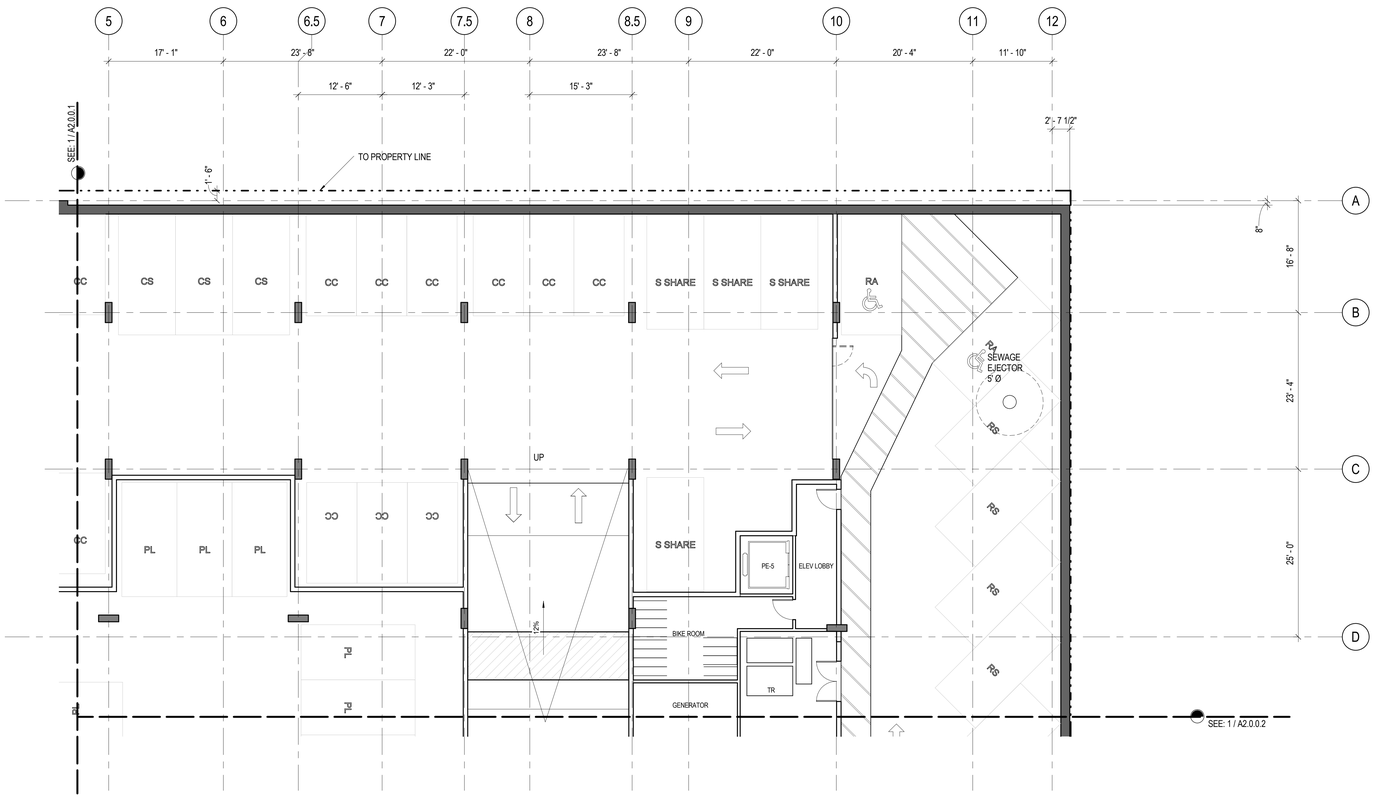

LEVEL B1 - PARTIAL PLAN - 3 1

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

1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

Architect & Structure:

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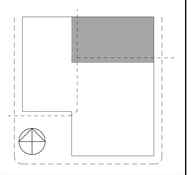

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BASEMENT - PARTIAL FLOOR PLAN - 3

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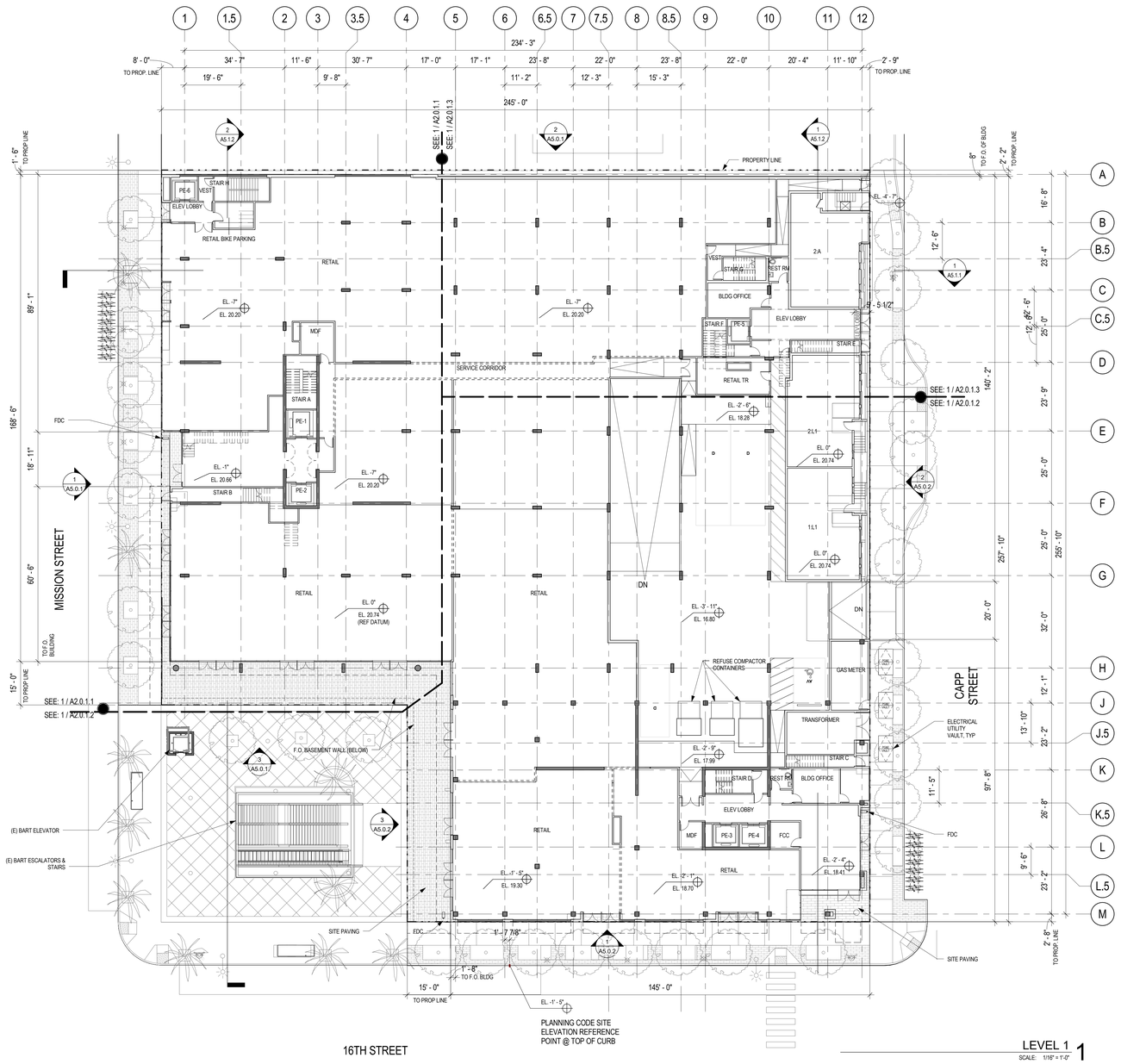

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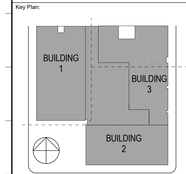

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LEVEL 1 - FLOOR PLAN

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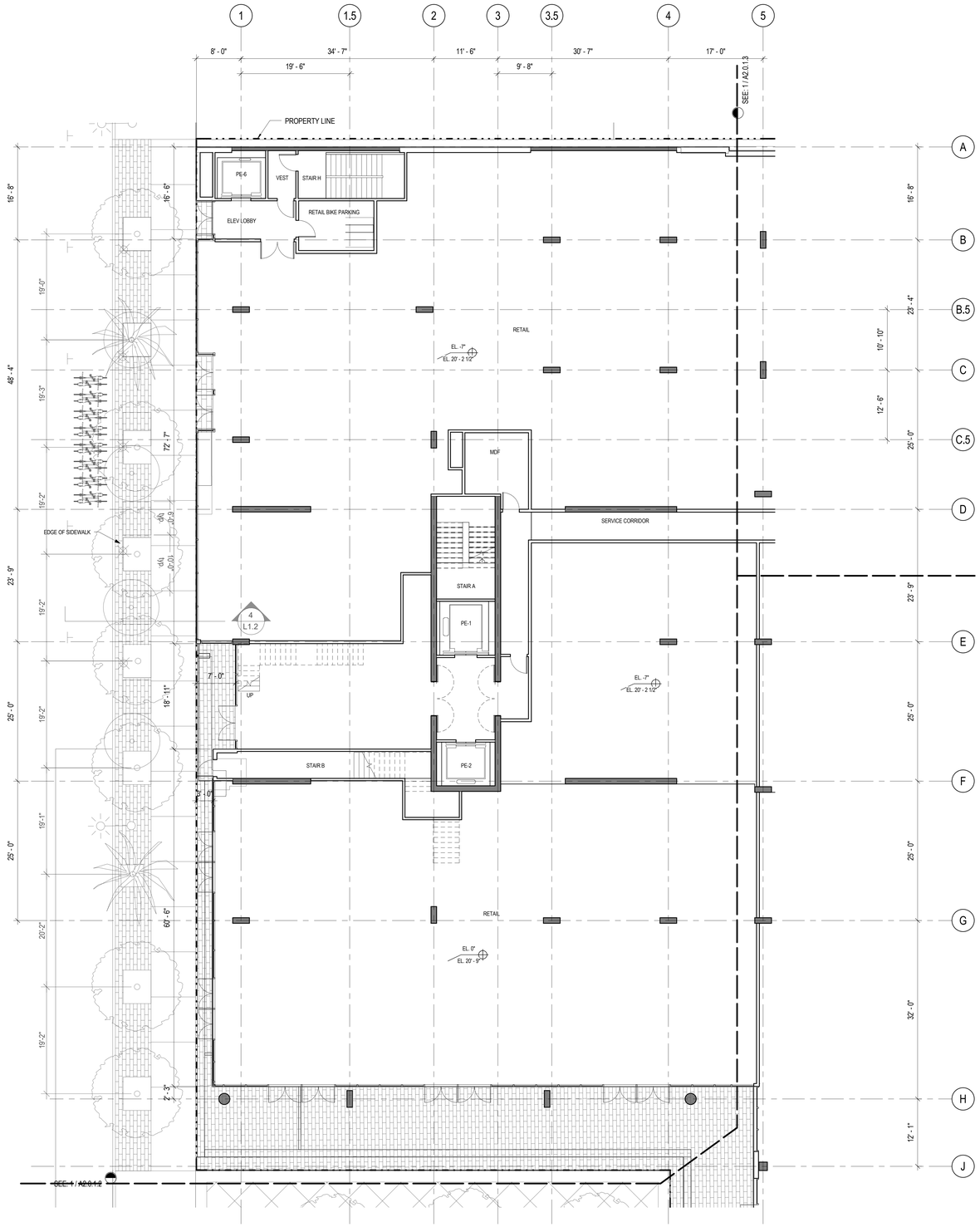

LEVEL 1 - PARTIAL PLAN - 1
SCALE: 1/8" = 1'-0"

1

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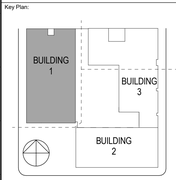

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LEVEL 1 - PARTIAL FLOOR PLAN - 1

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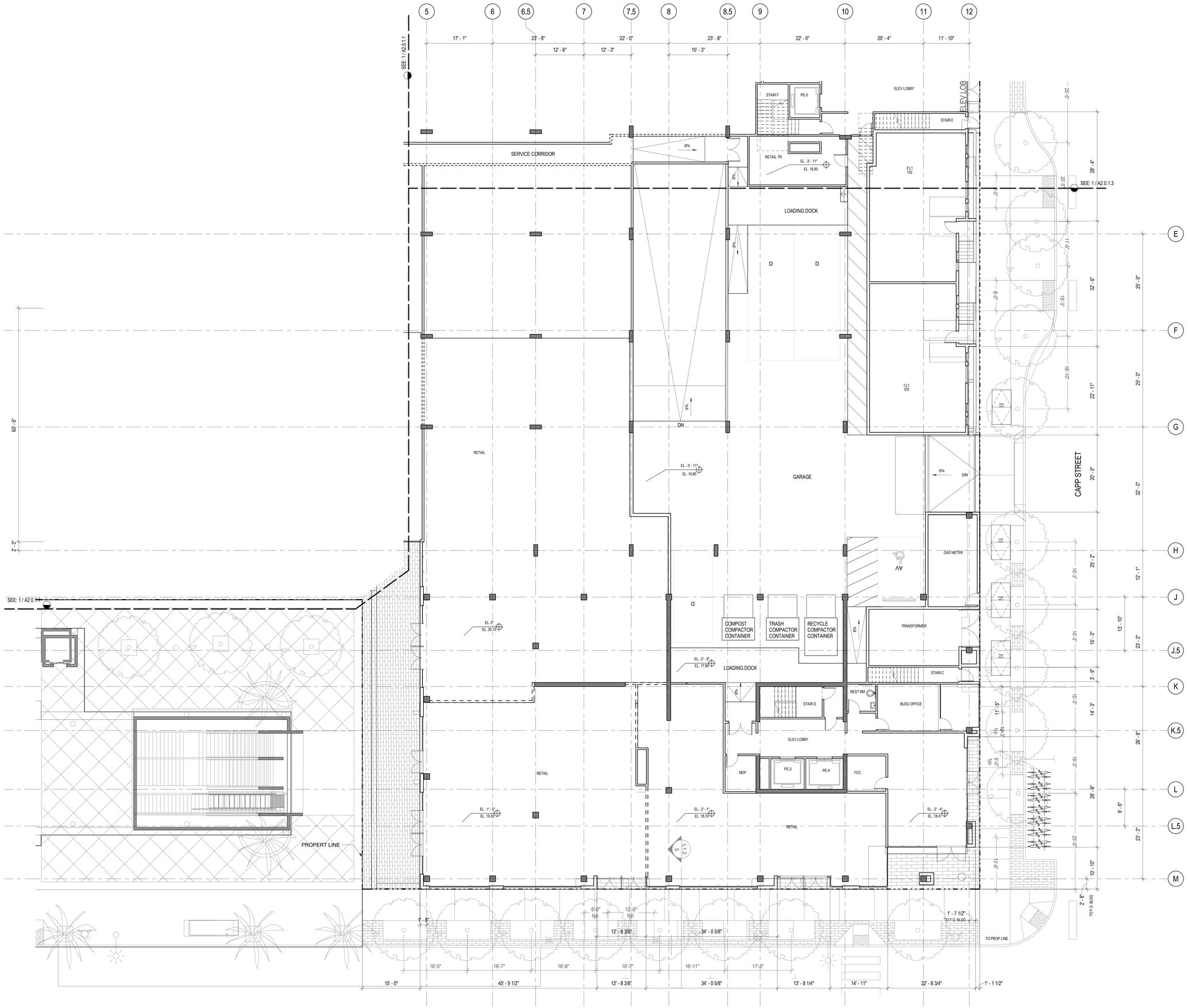

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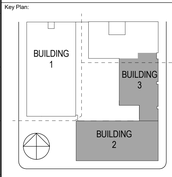

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LEVEL 1 - PARTIAL FLOOR PLAN - 2

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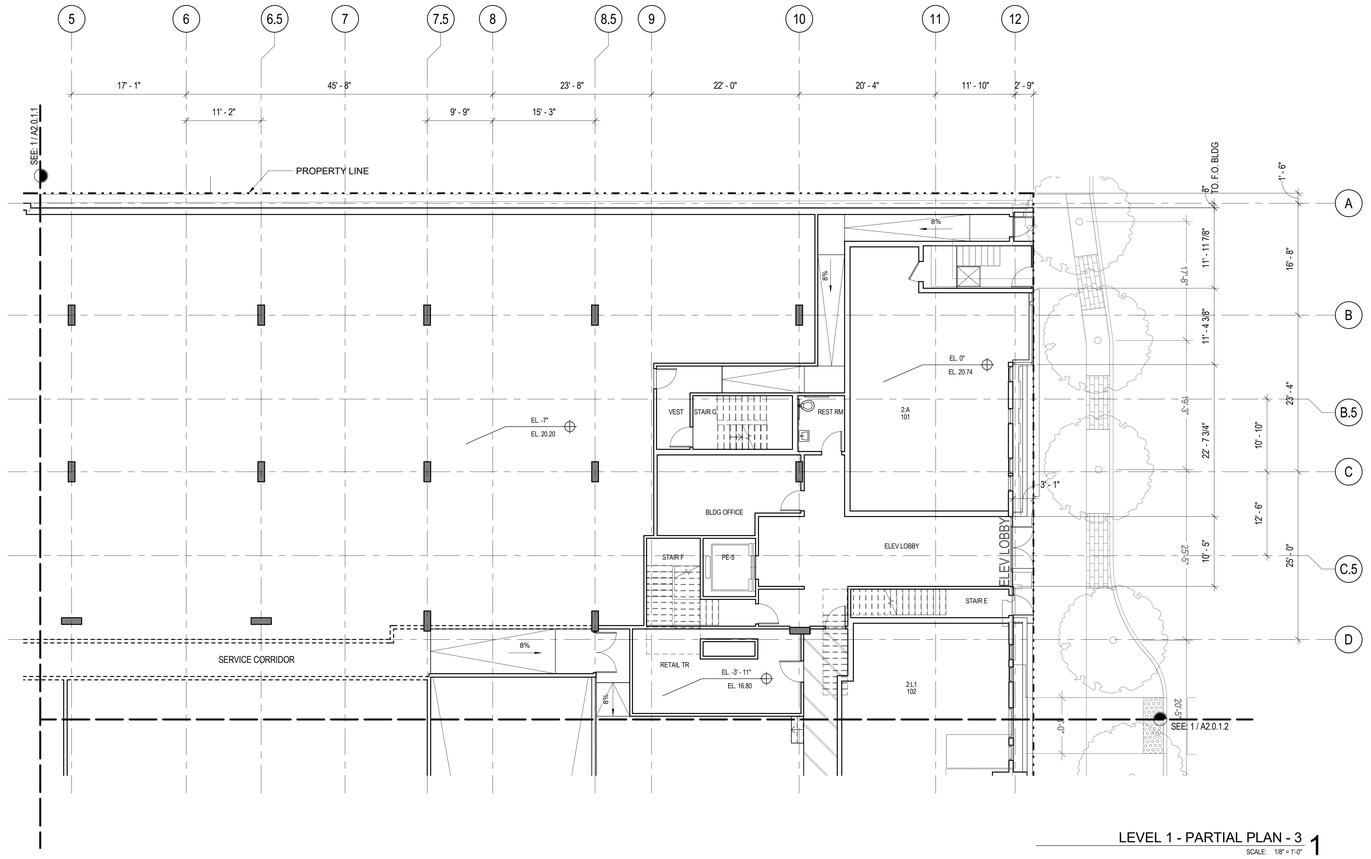

LEVEL 1 - PARTIAL PLAN - 3 1

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

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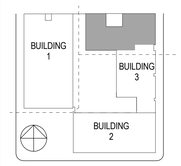

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LEVEL 1 - PARTIAL FLOOR PLAN - 3

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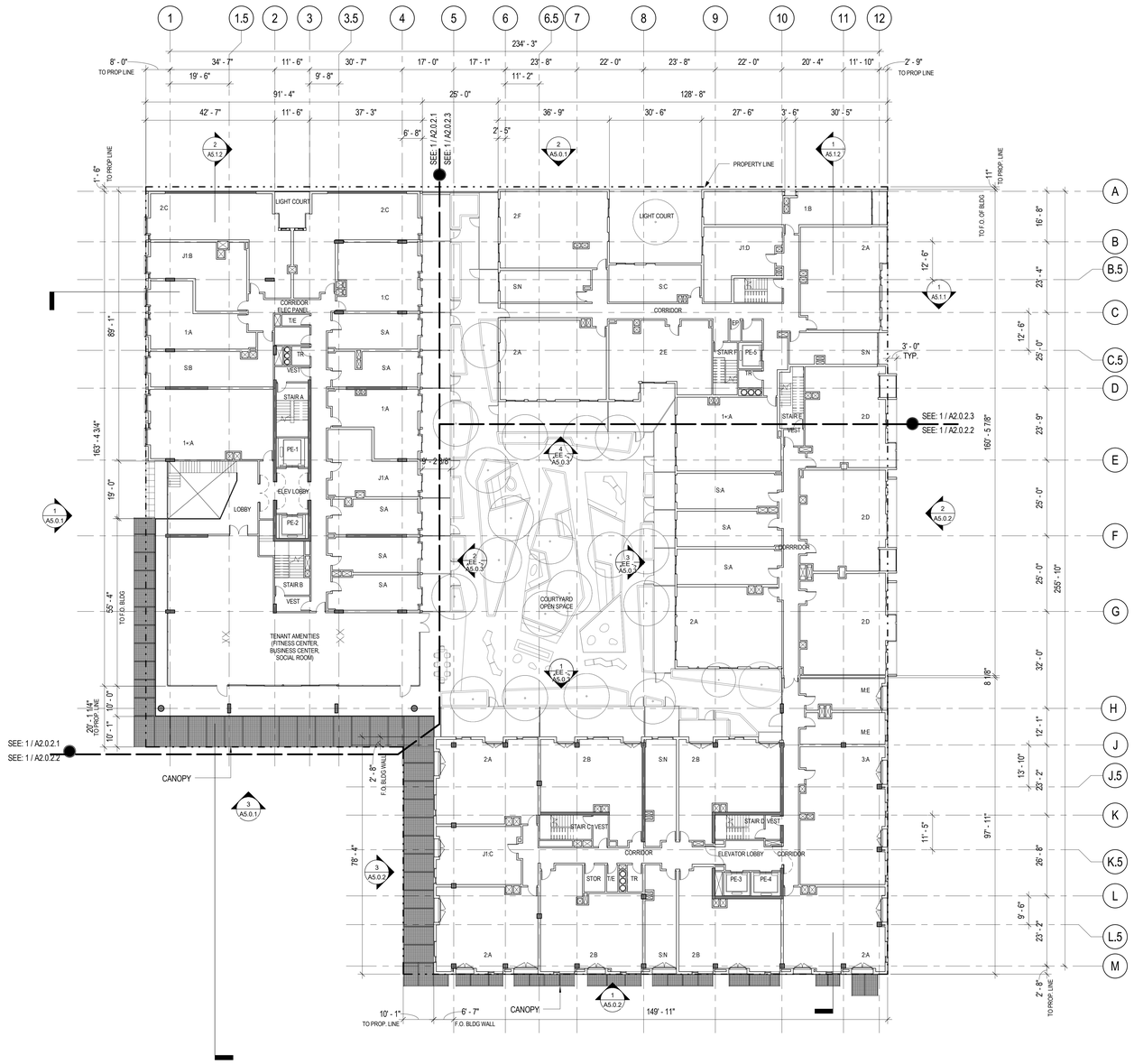

LEVEL 2 1
SCALE: 1/16" = 1'-0"

1979 MISSION STREET
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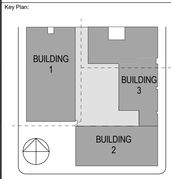

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LEVEL 2 - FLOOR PLAN

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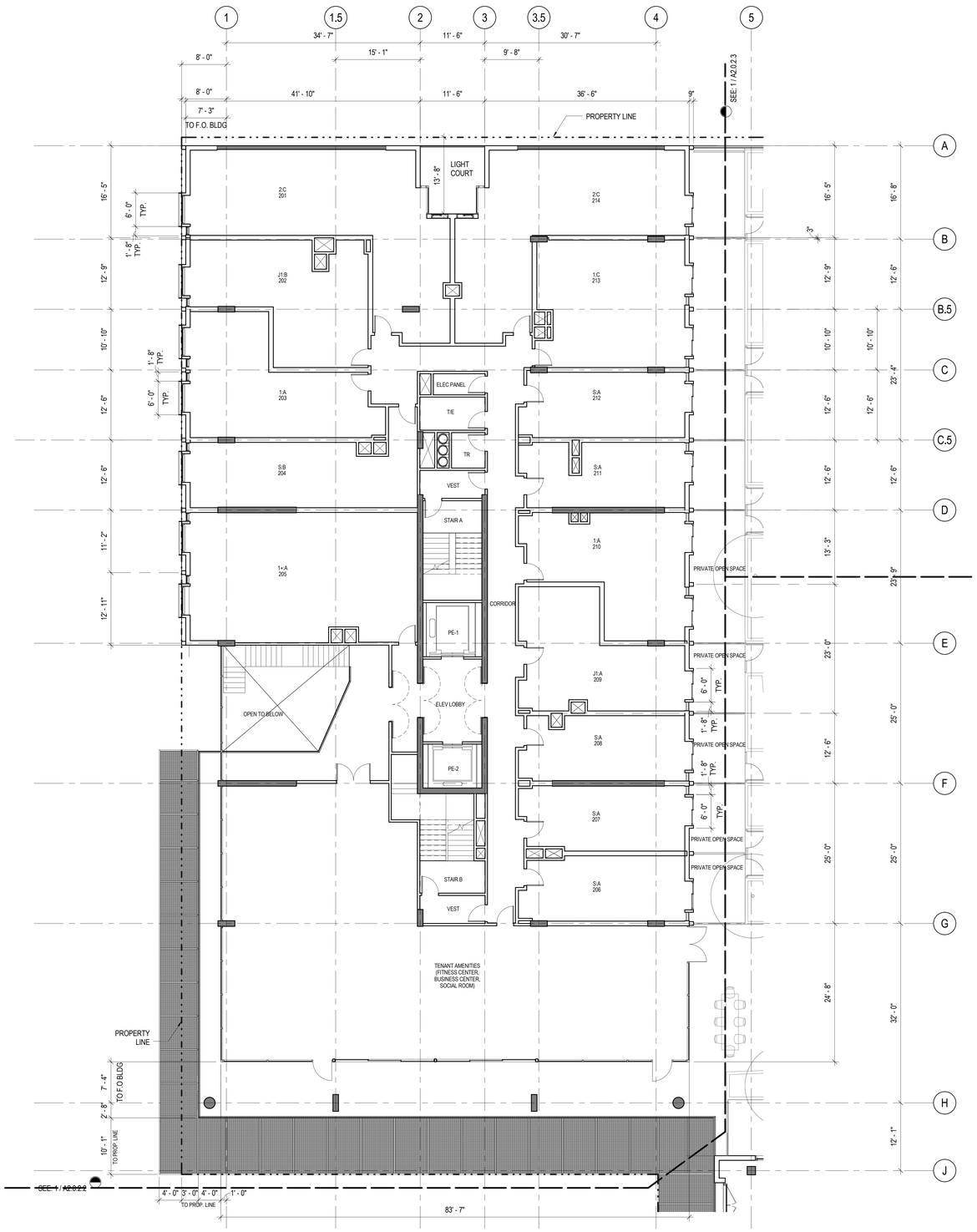

LEVEL 2 - PARTIAL PLAN - 1 1

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

1979 MISSION STREET
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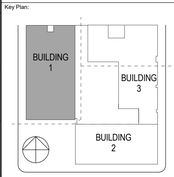

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LEVEL 2 - PARTIAL FLOOR PLAN - 1

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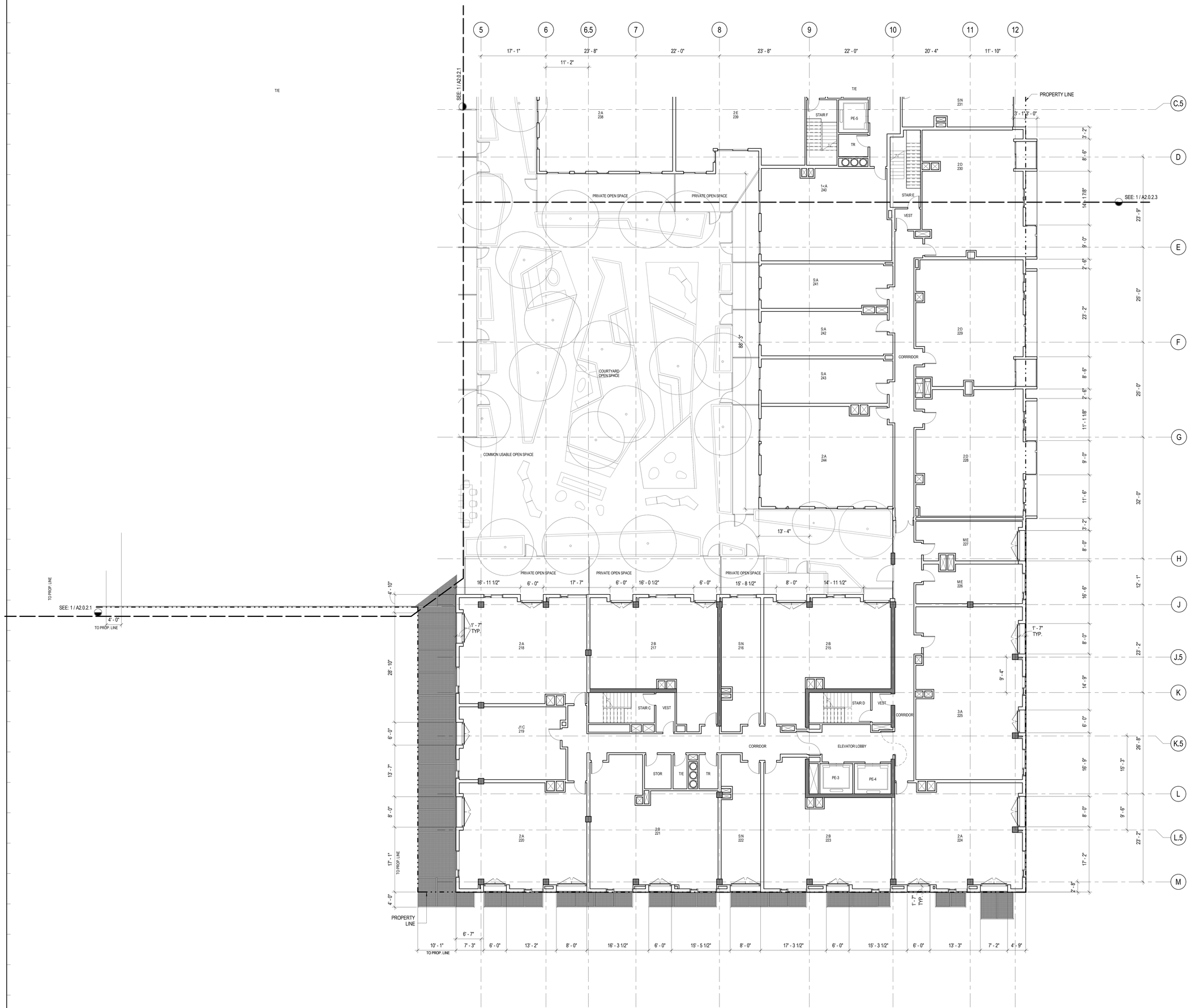

LEVEL 2 - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

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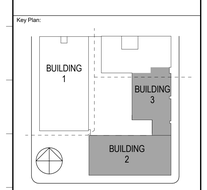

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LEVEL 2 - PARTIAL FLOOR PLAN - 2

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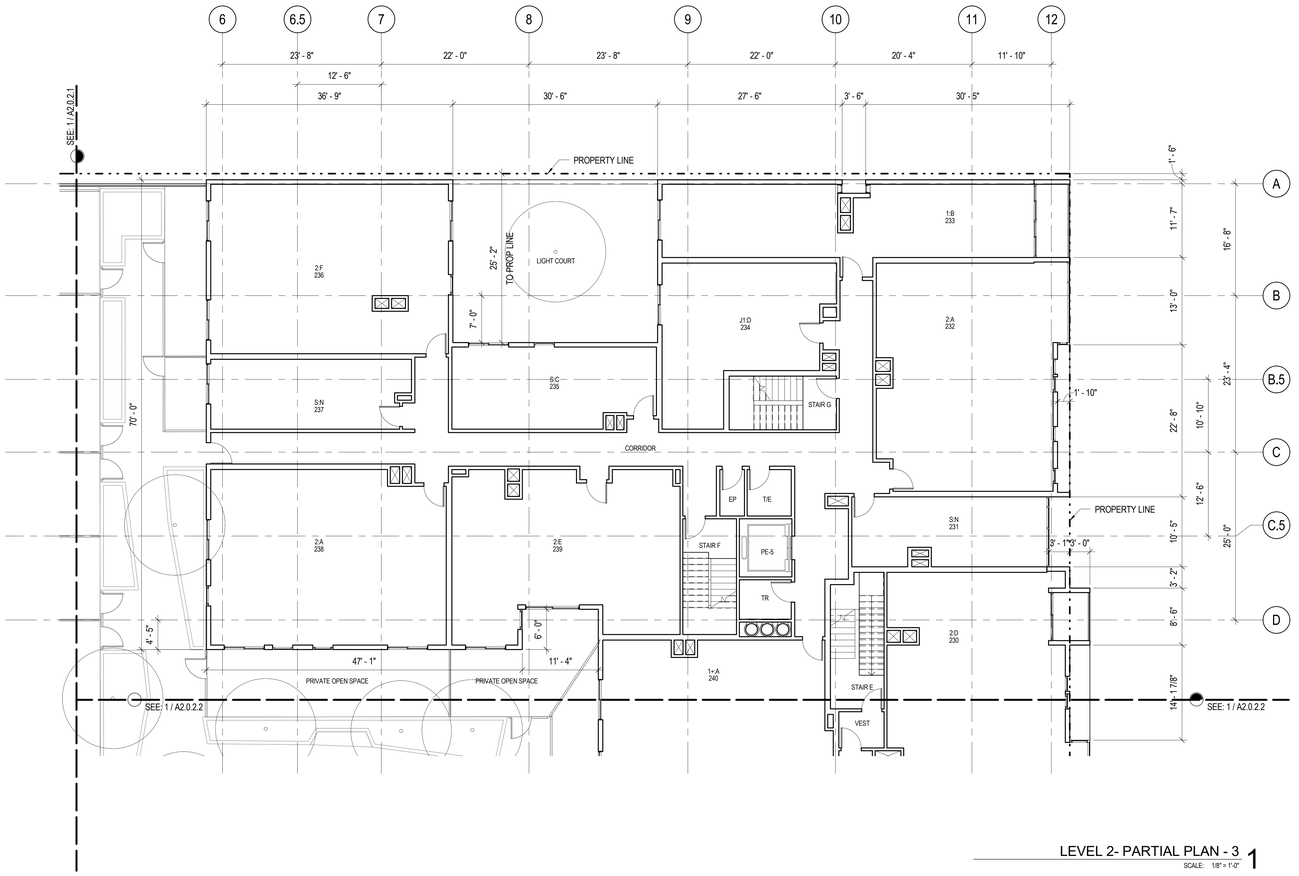

LEVEL 2- PARTIAL PLAN - 3 1

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

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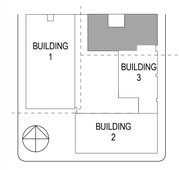

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LEVEL 2 - PARTIAL FLOOR PLAN - 3

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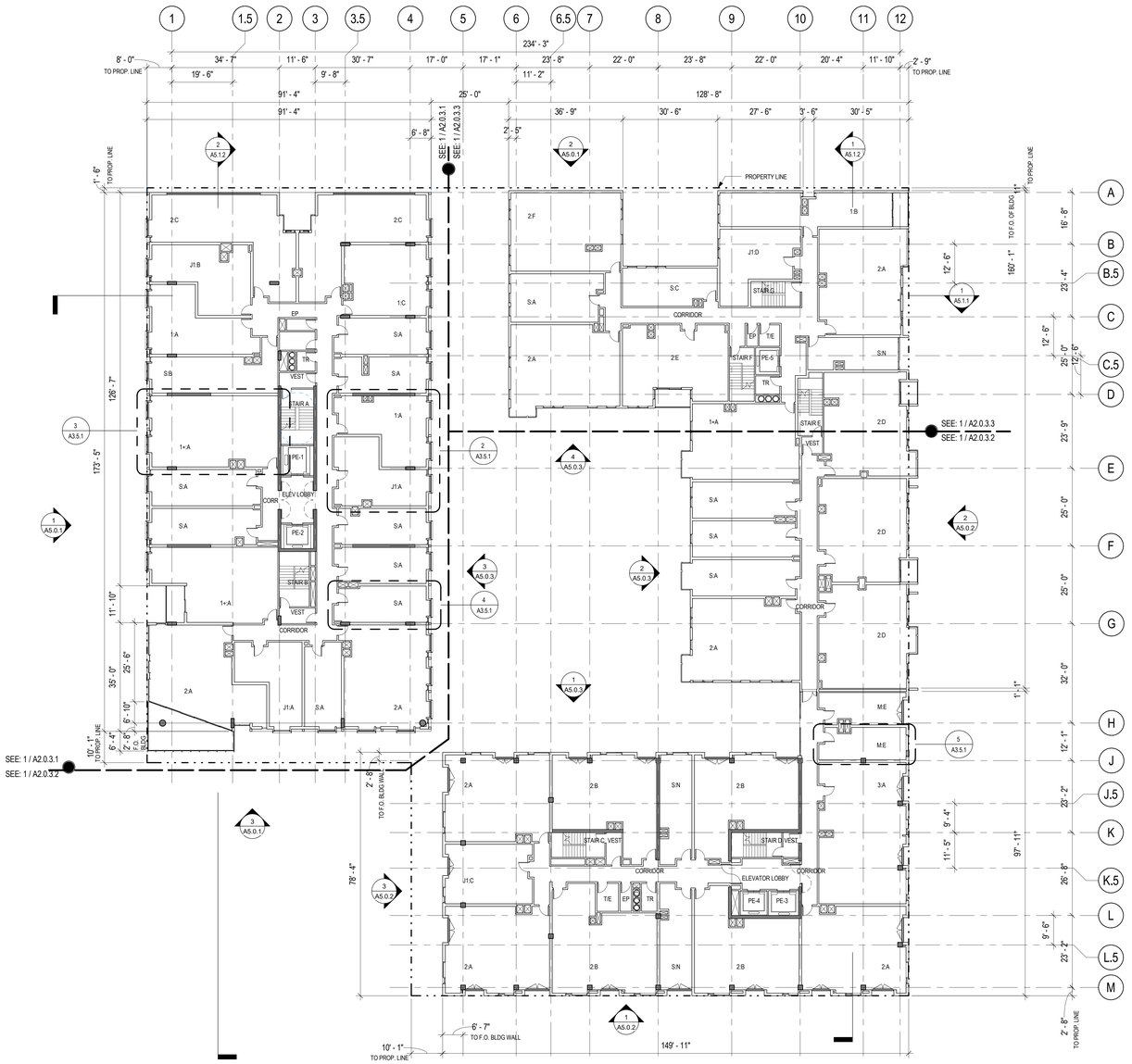

LEVEL 3 1
SCALE: 1/16" = 1'-0"

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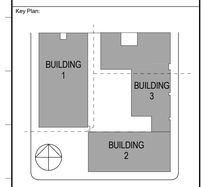

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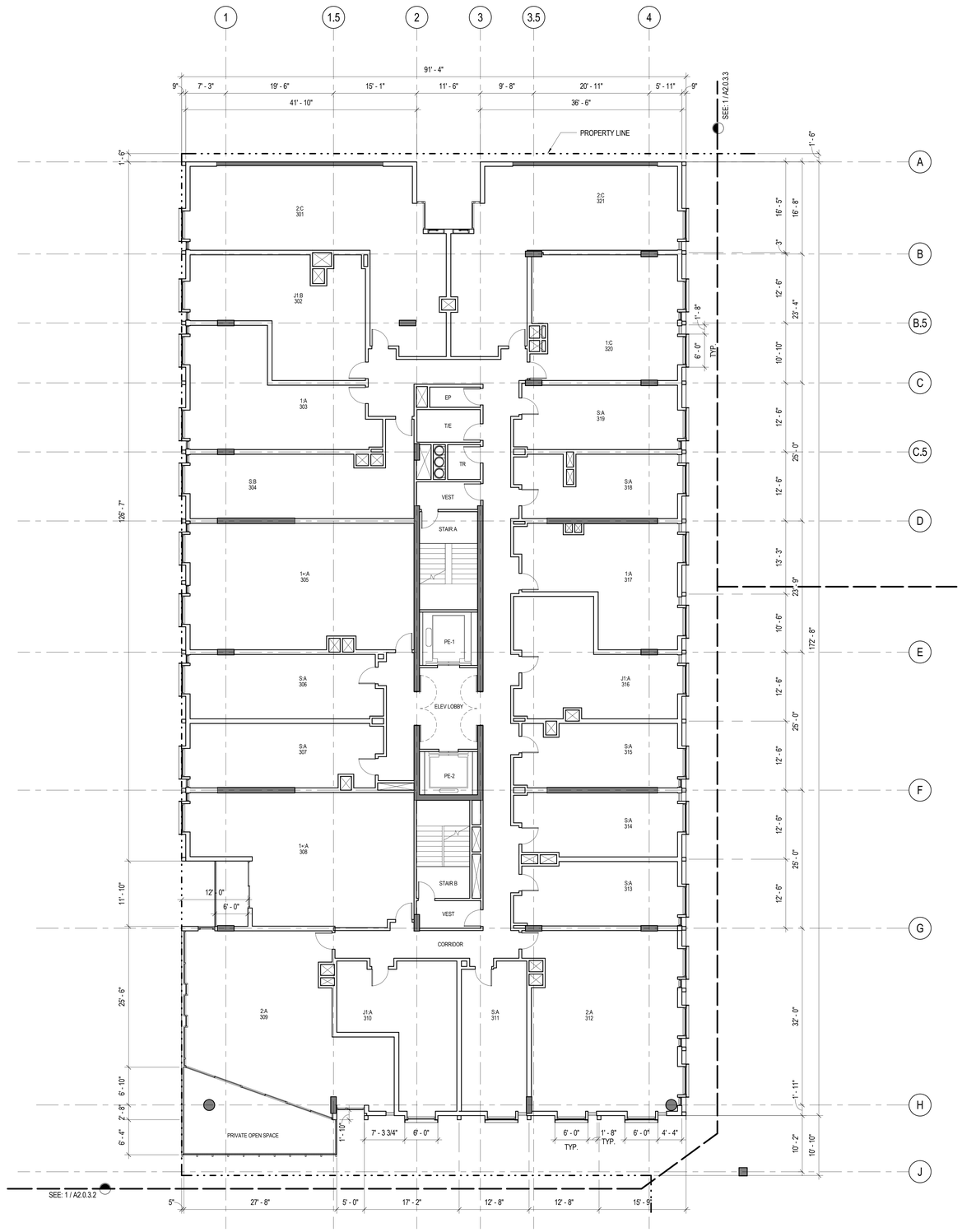

LEVEL 3 - PARTIAL PLAN - 1 1
SCALE: 1/8" = 1'-0"

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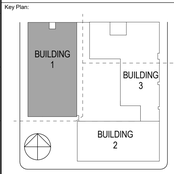
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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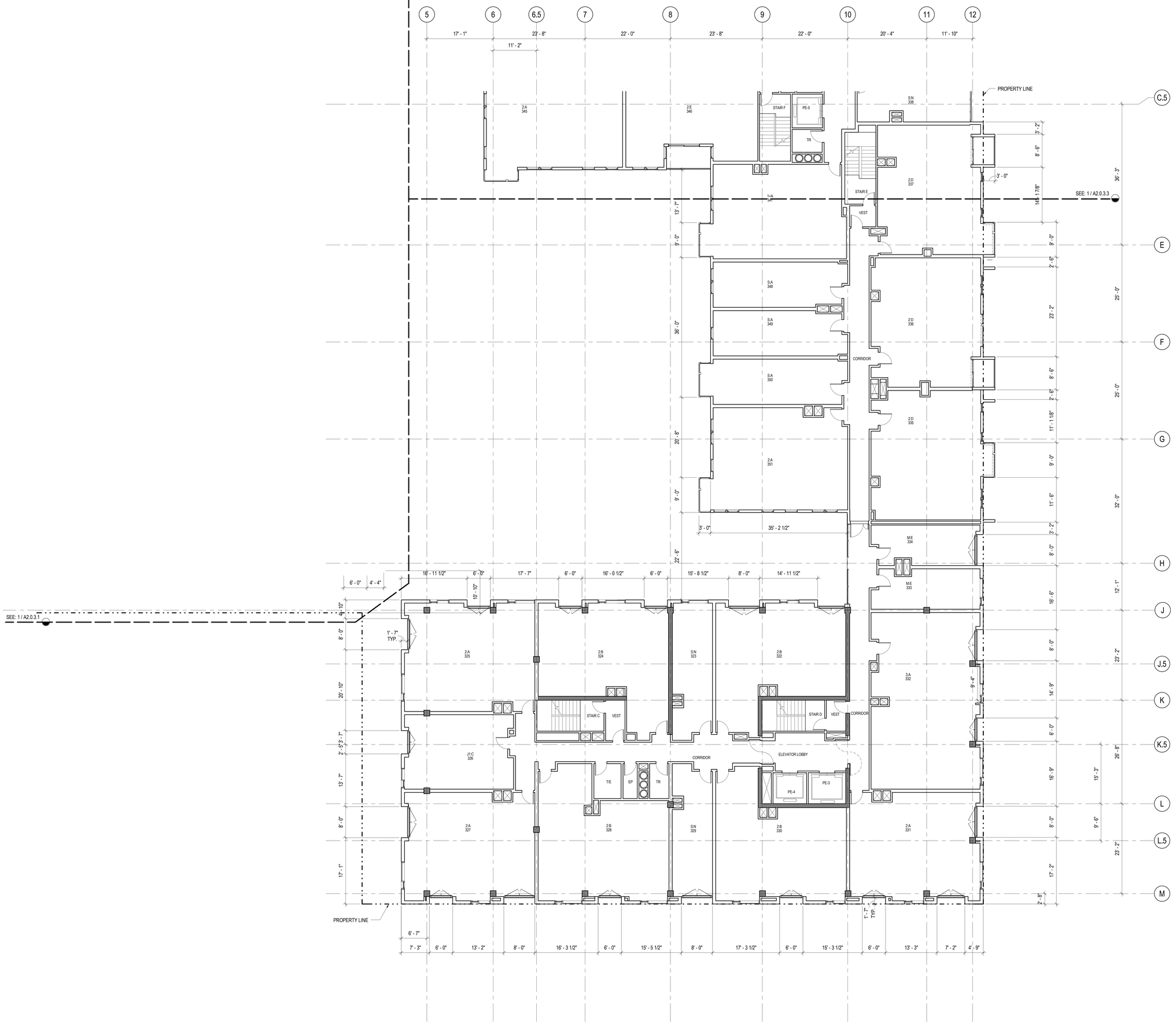

LEVEL 3 - PARTIAL PLAN - 2
SCALE: 1/8" = 1'-0" 1

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1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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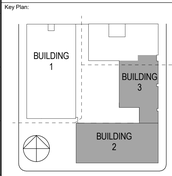

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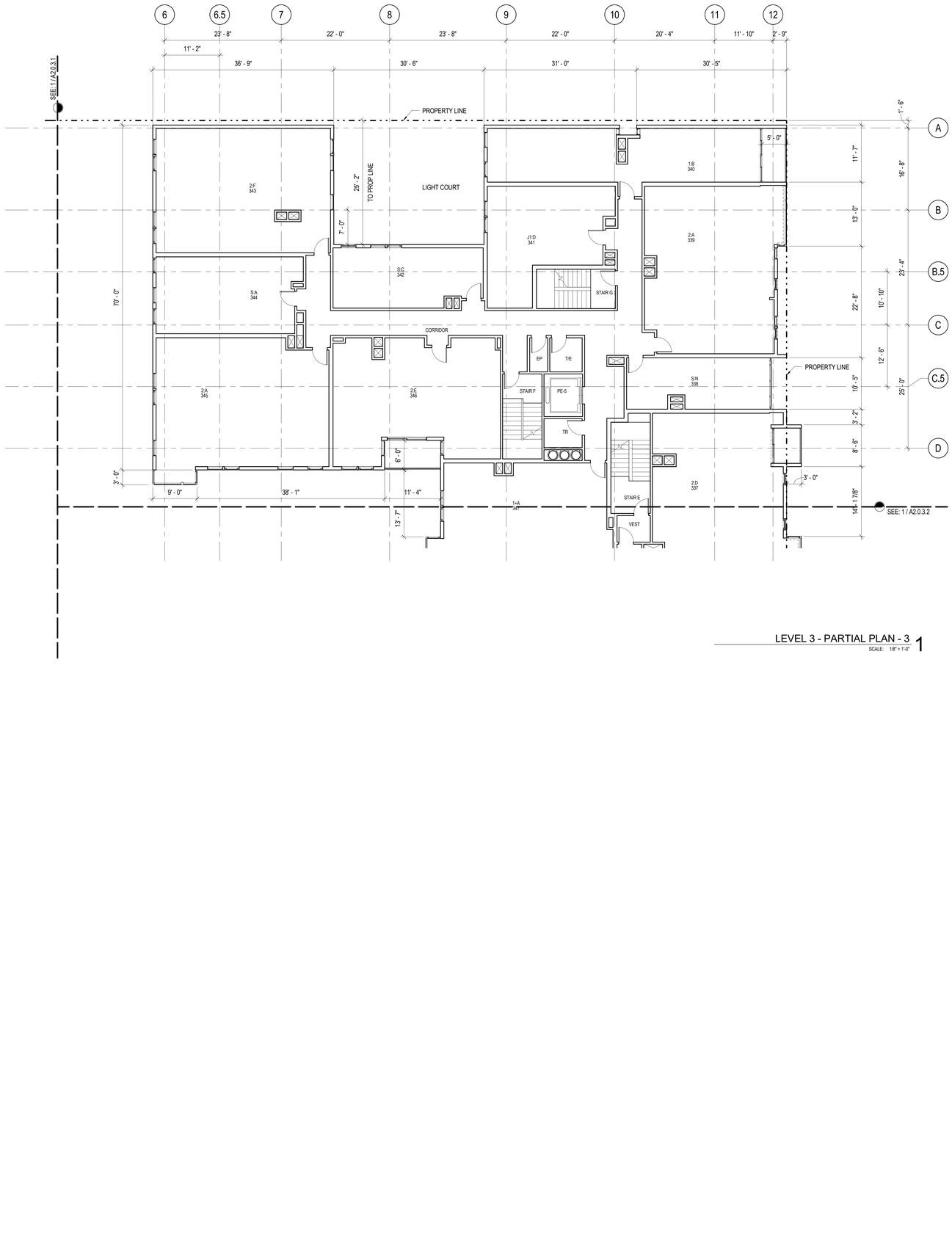

LEVEL 3 - PARTIAL PLAN - 3 1

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

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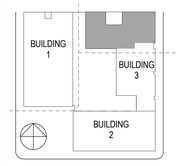

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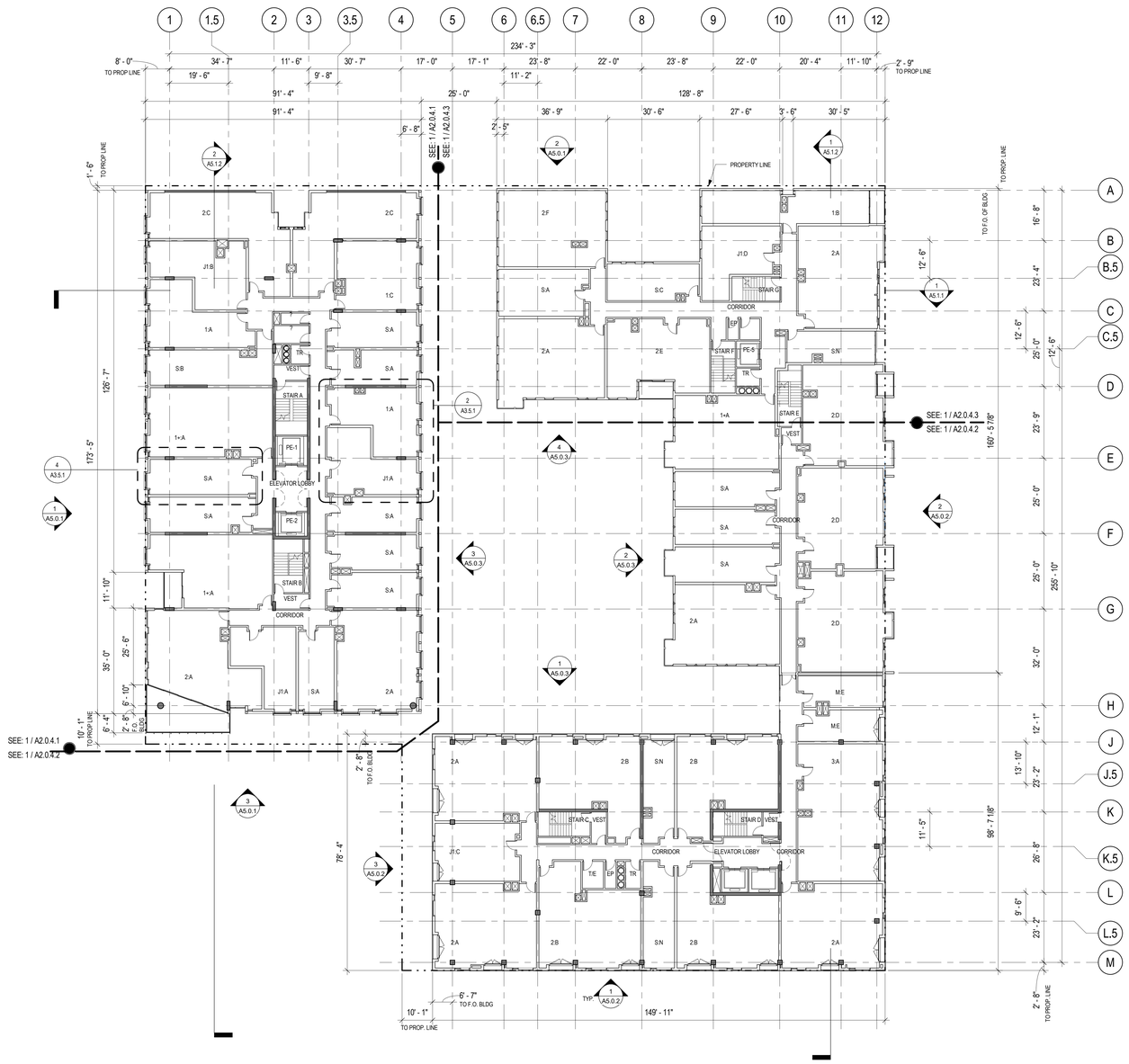

LEVEL 4 1
SCALE: 1/16" = 1'-0"

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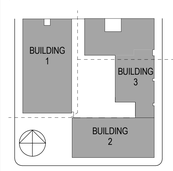

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LEVEL 4 - FLOOR PLAN

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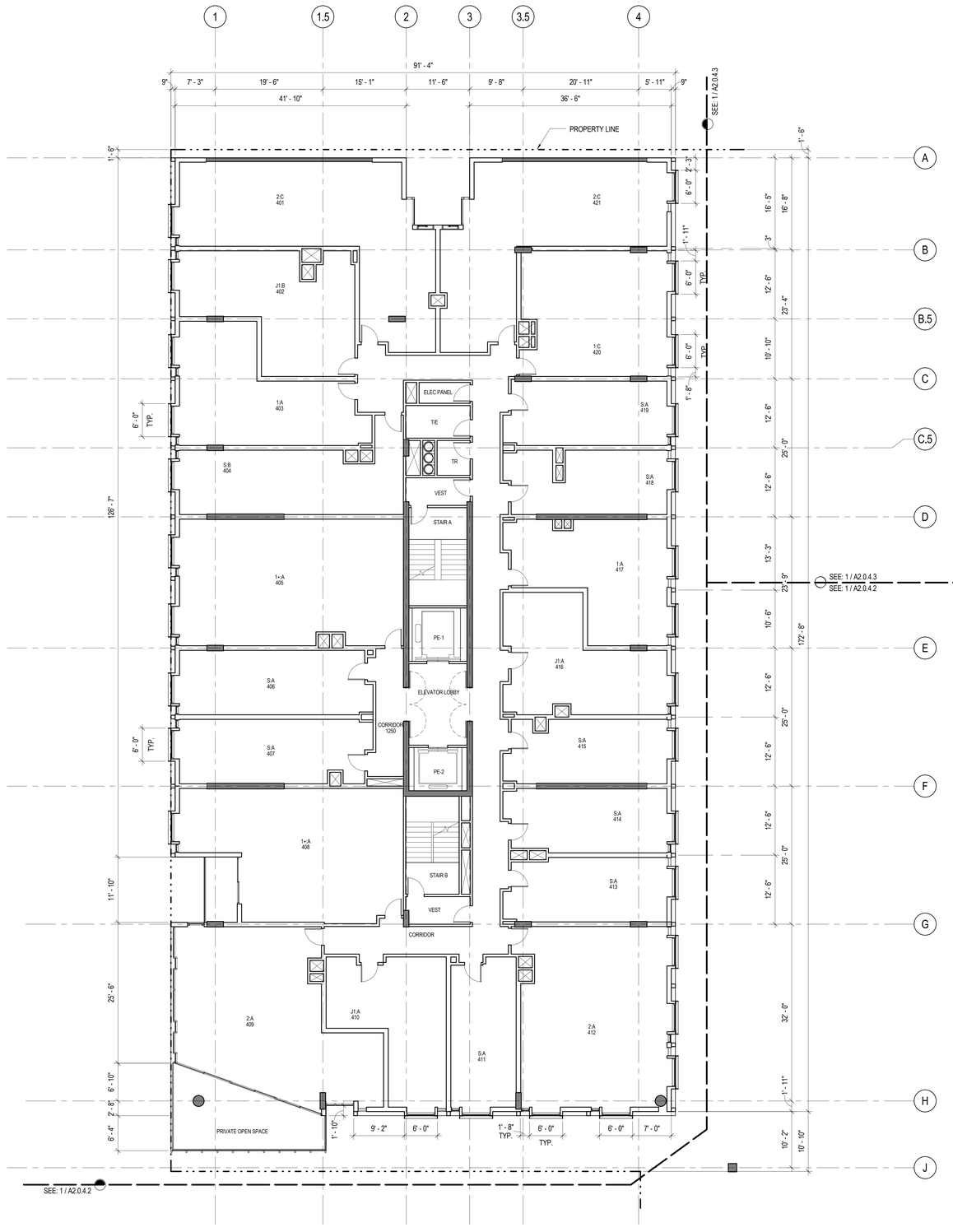

LEVEL 4 - PARTIAL PLAN - 1 1

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

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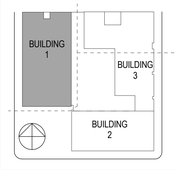

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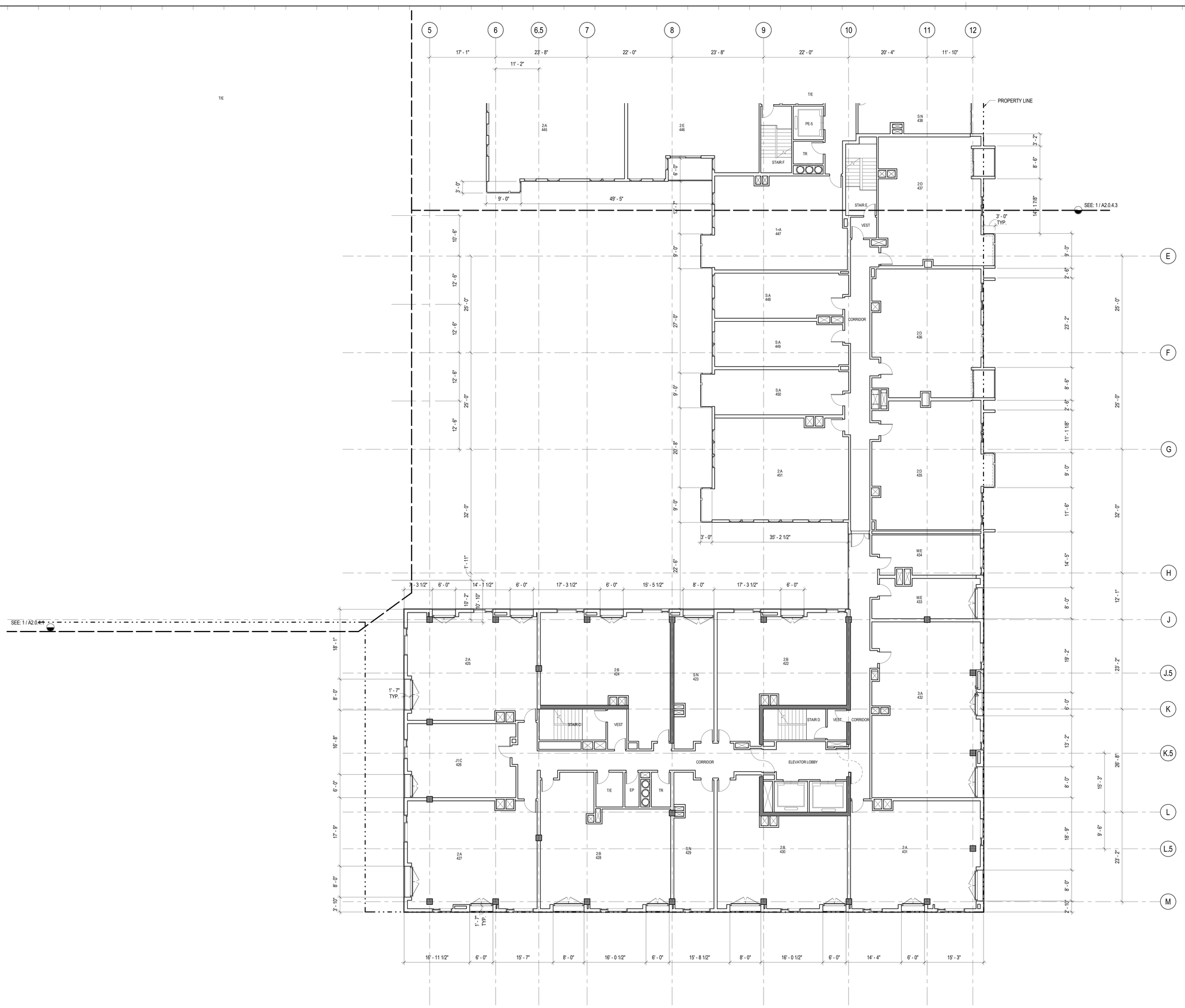

LEVEL 4 - PARTIAL PLAN - 2 1

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

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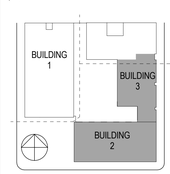

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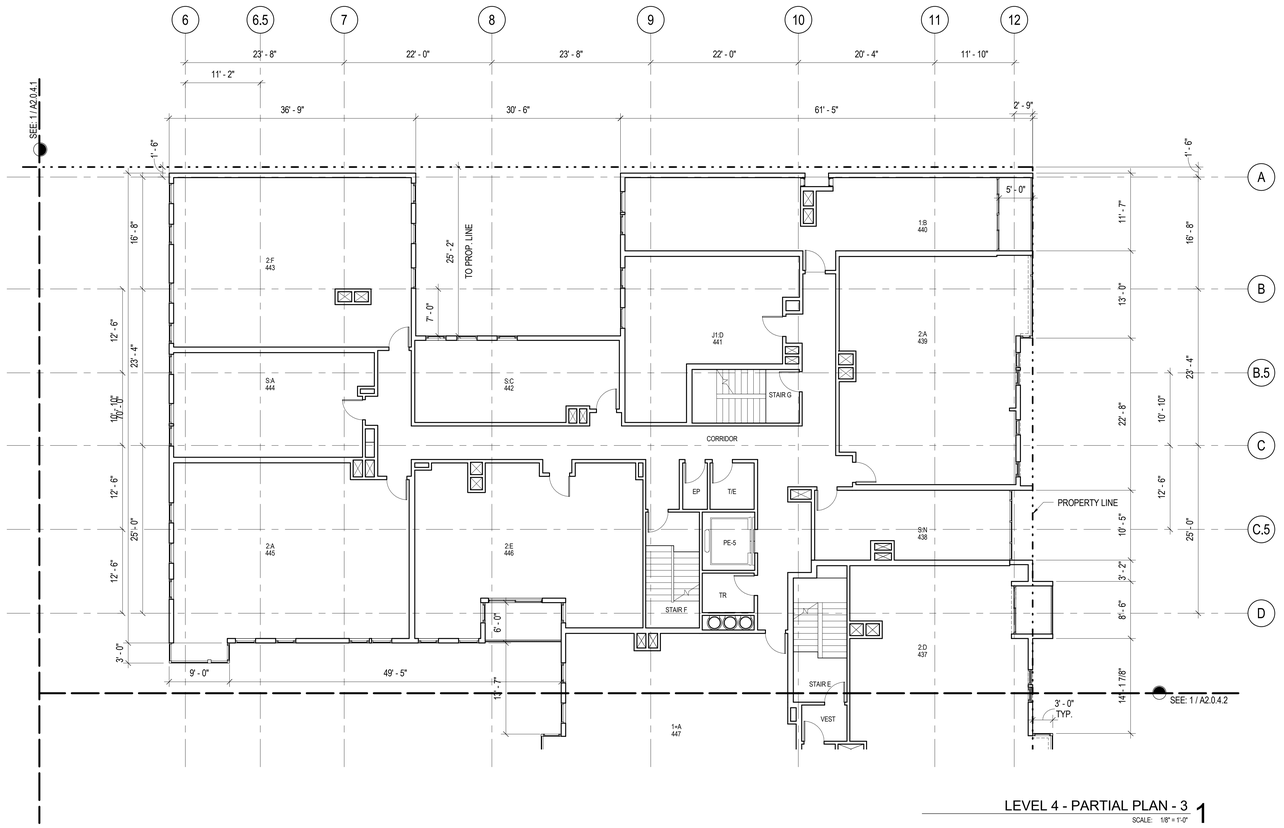

LEVEL 4 - PARTIAL PLAN - 3 1

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

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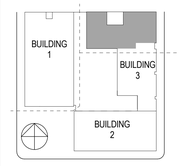

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LEVEL 4 - PARTIAL FLOOR PLAN - 3

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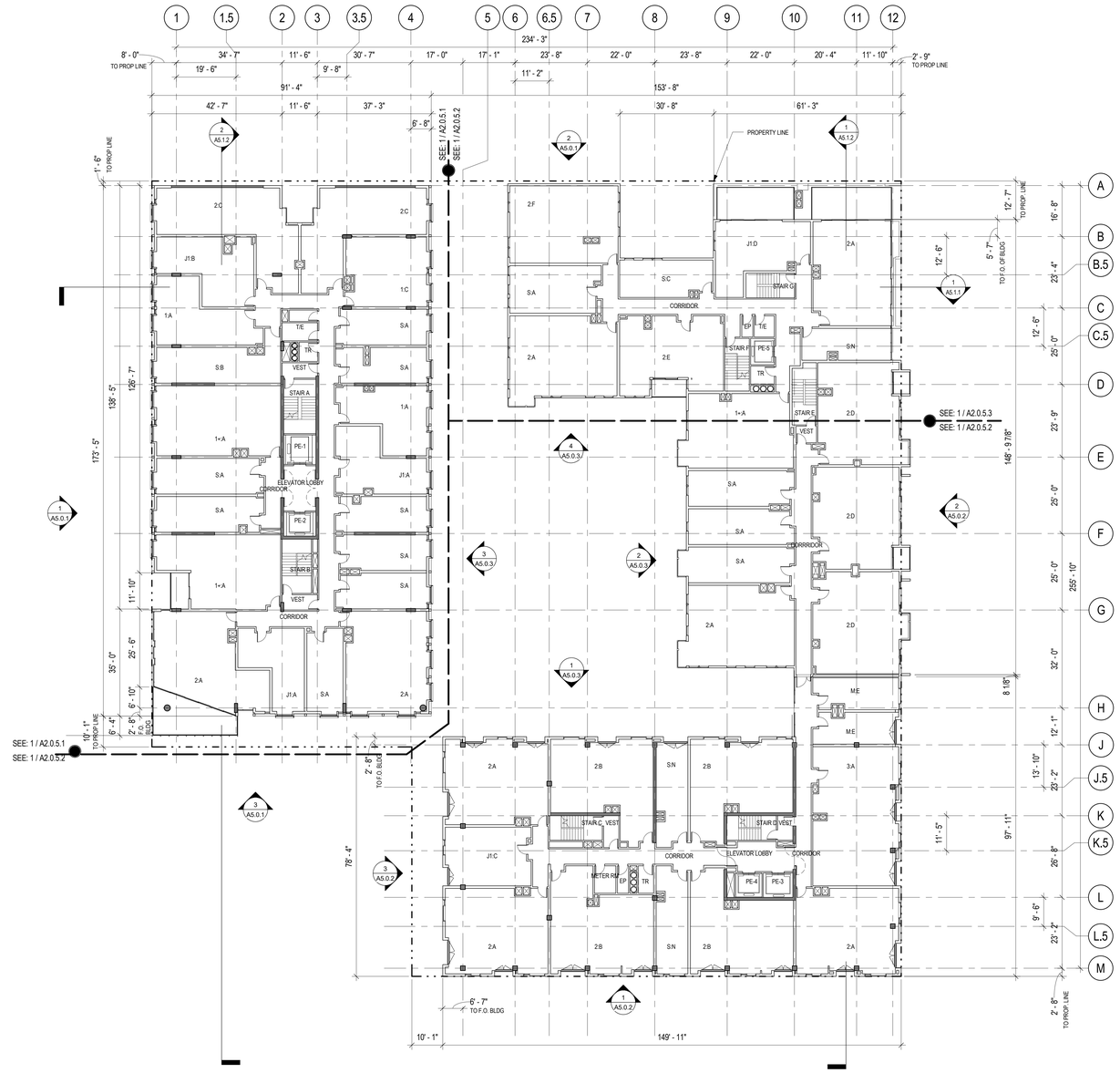

LEVEL 5 1
SCALE: 1/16" = 1'-0"

1979 MISSION STREET
San Francisco CA

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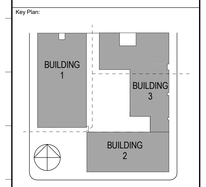

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LEVEL 5 - FLOOR PLAN

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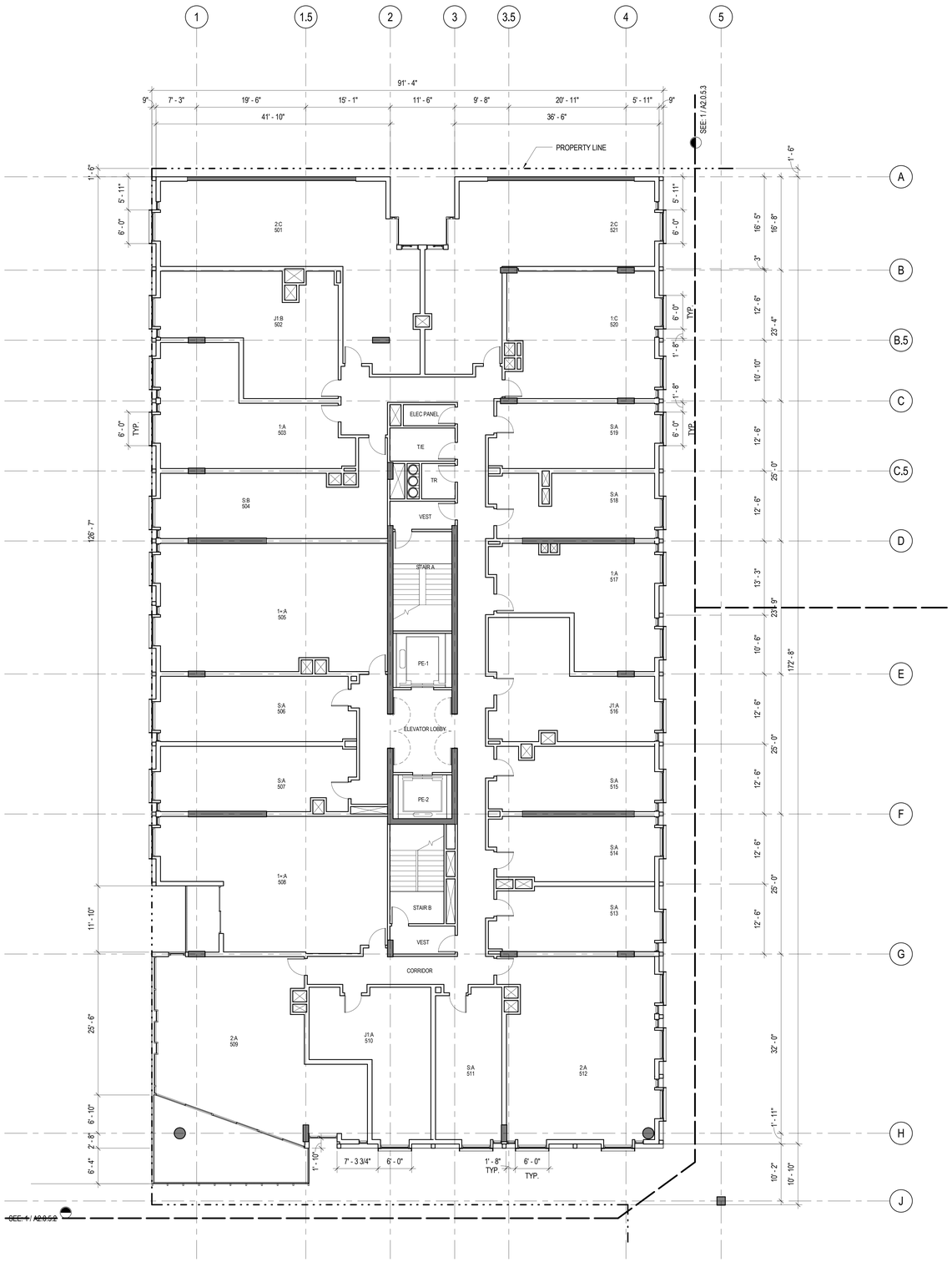

LEVEL 5 - PARTIAL PLAN - 1 1
SCALE: 1/8" = 1'-0"

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San Francisco CA

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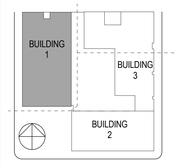

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Sheet Name:

LEVEL 5 - PARTIAL FLOOR PLAN - 1

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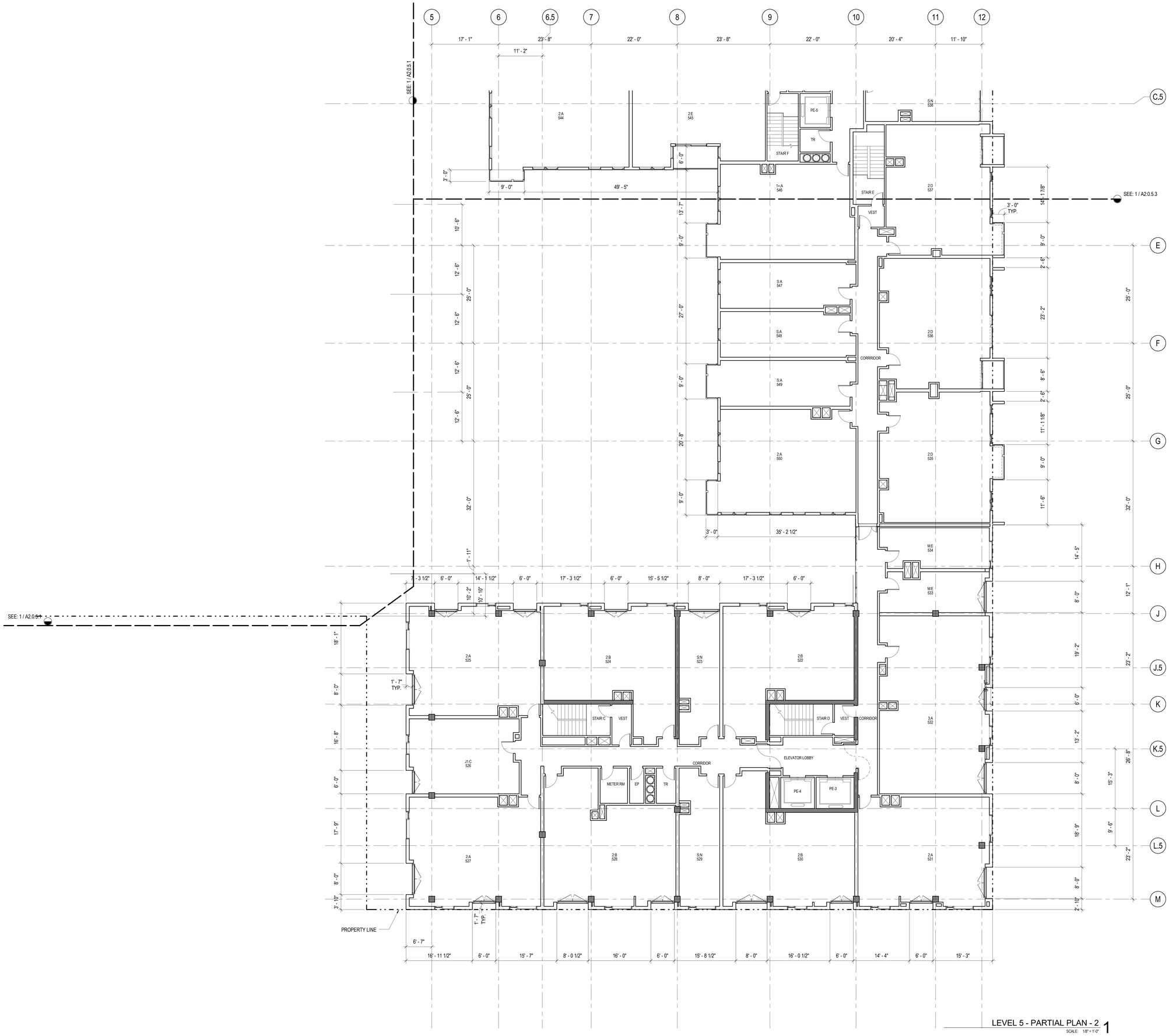

LEVEL 5 - PARTIAL PLAN - 2 1

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

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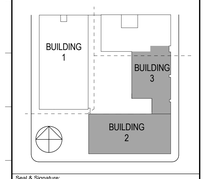

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LEVEL 5 - PARTIAL FLOOR PLAN - 2

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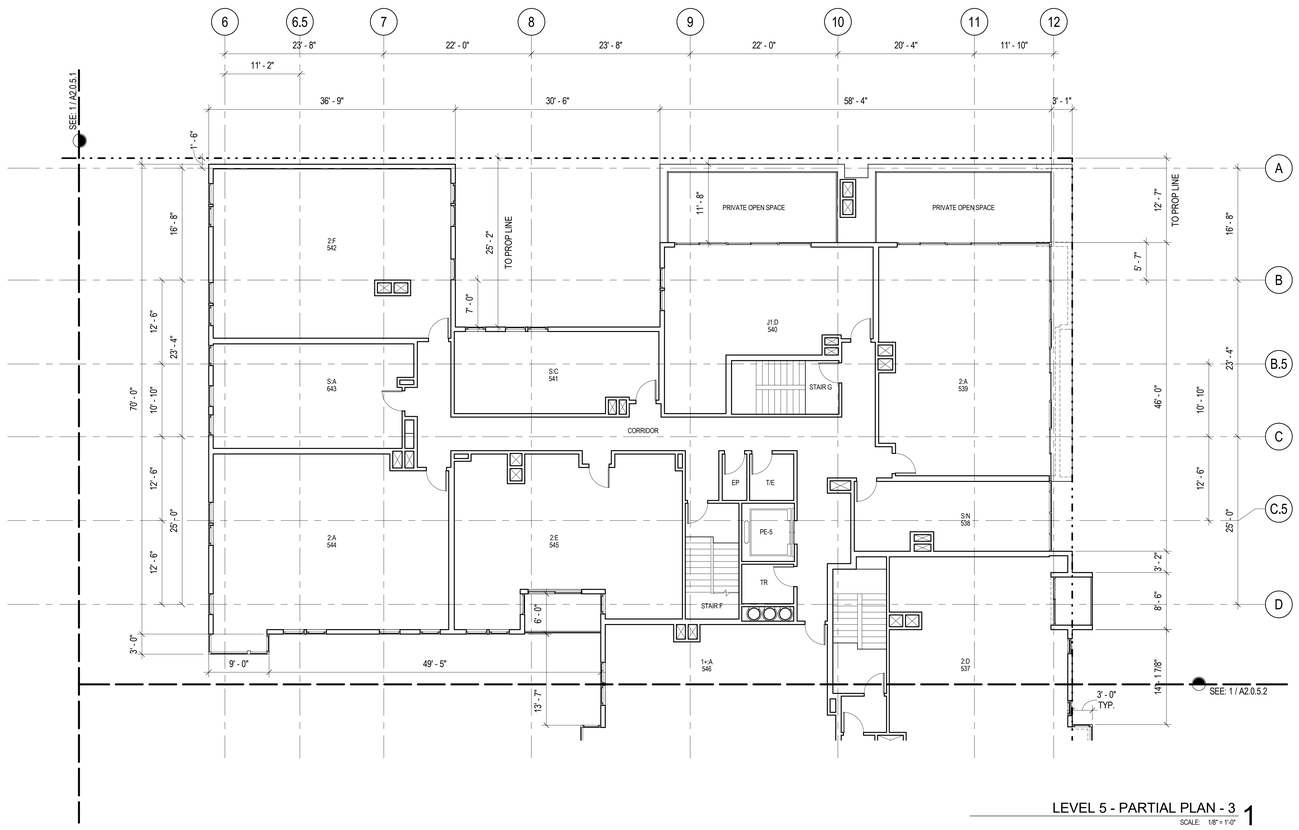

LEVEL 5 - PARTIAL PLAN - 3 1

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

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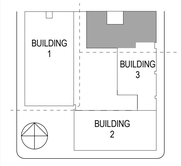

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LEVEL 5 - PARTIAL FLOOR PLAN - 3

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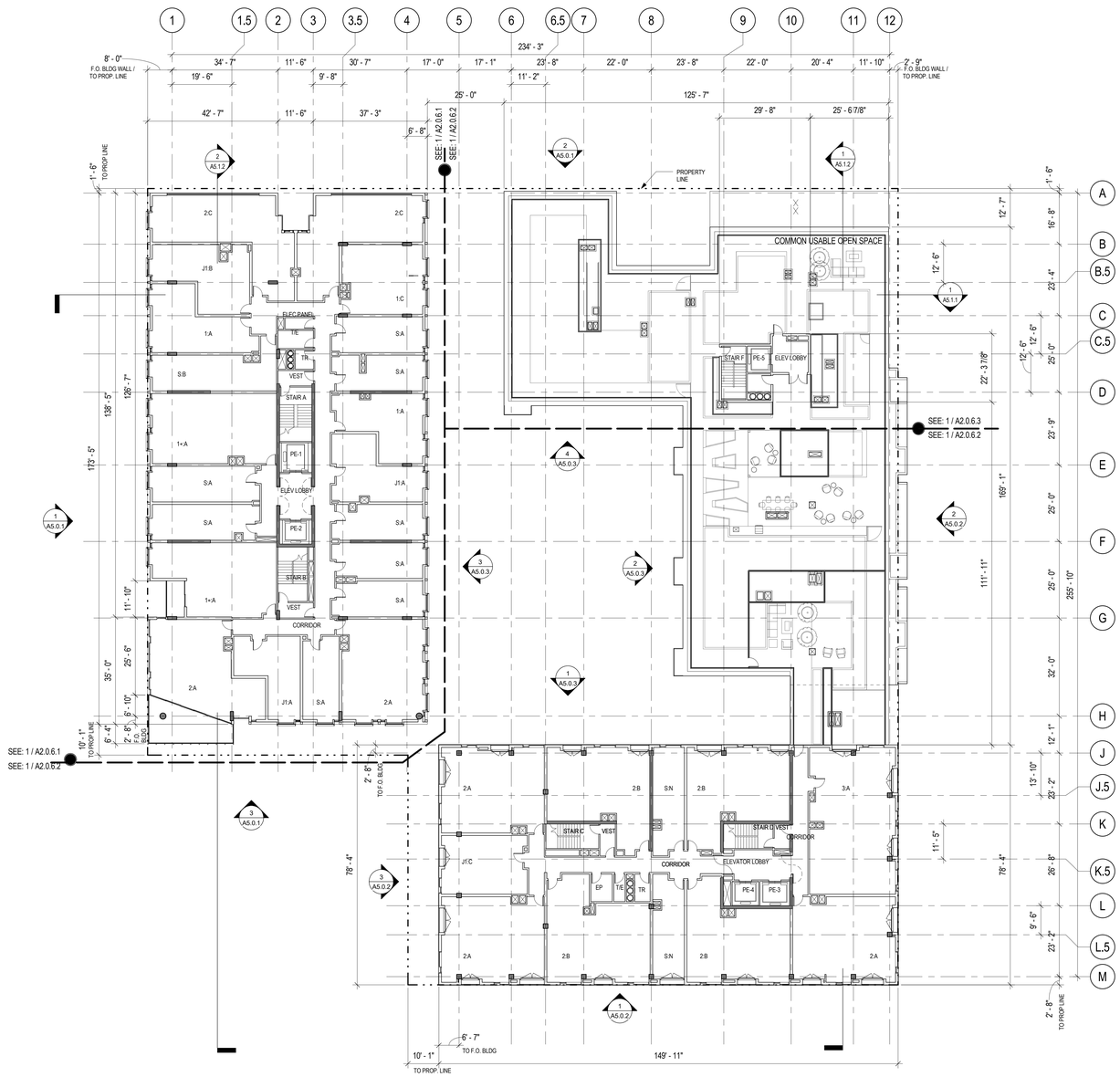

LEVEL 6 1
SCALE: 1/16" = 1'-0"

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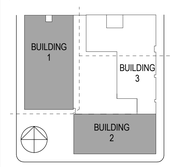
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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Sheet Name:

LEVEL 6 - FLOOR PLAN

Project No.:	213158
Drawn By:	RO
Checked By:	MH
Scale:	As indicated

Sheet No.:

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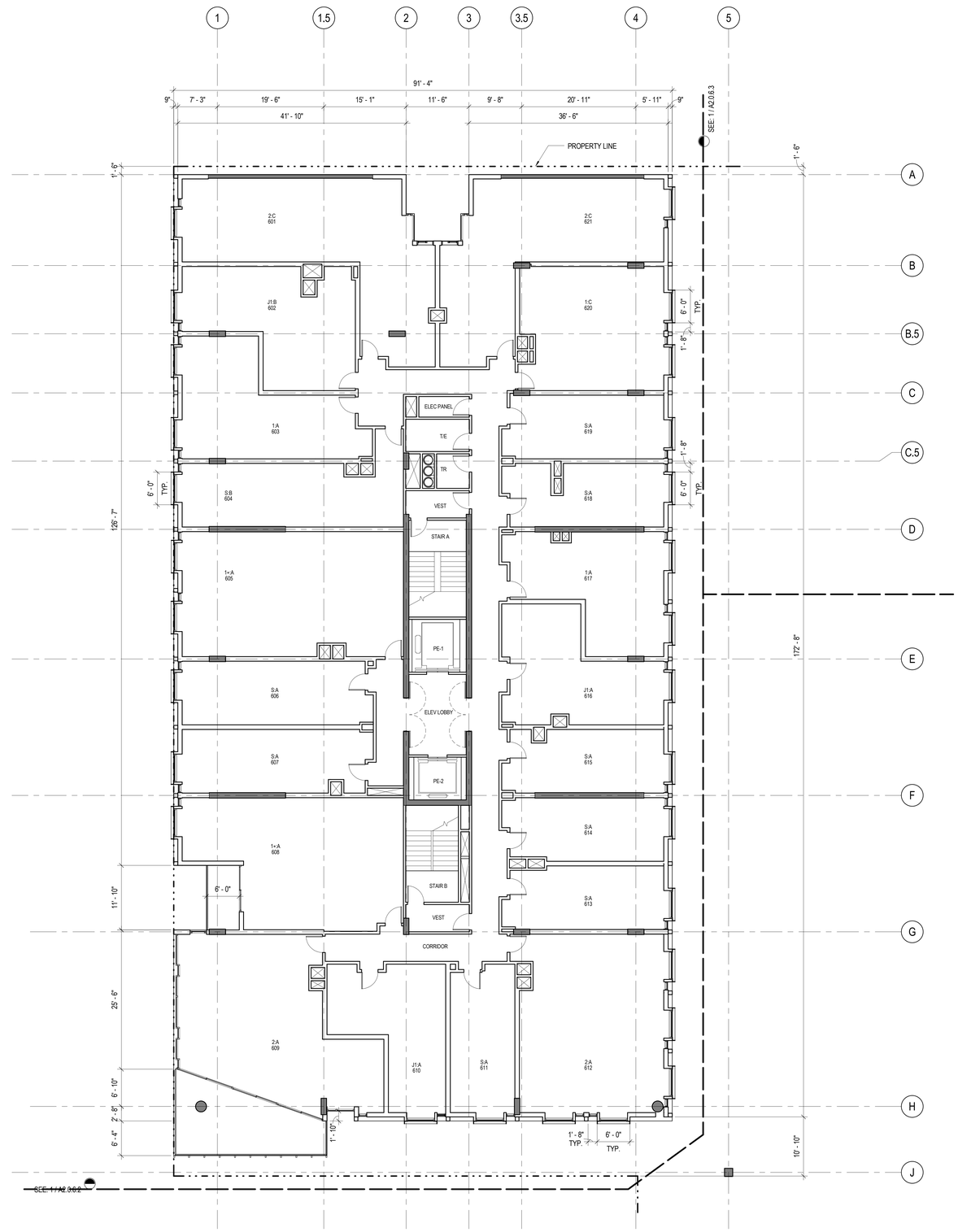

LEVEL 6 - PARTIAL PLAN - 1 1

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

1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

Architect & Structure:

SOM

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Key Plan:

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LEVEL 6 - PARTIAL FLOOR PLAN - 1

Project No.:	Sheet No.:
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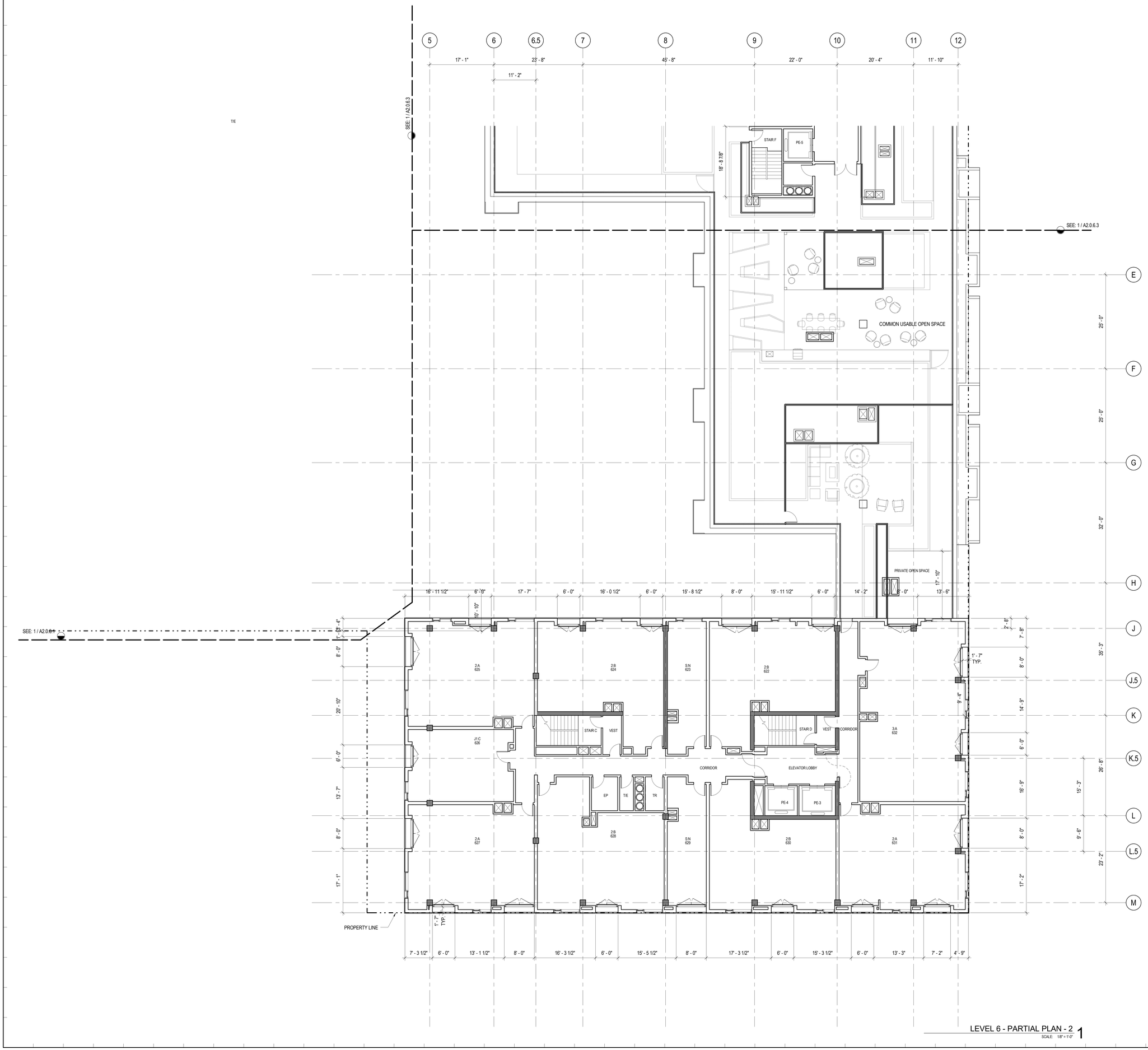

LEVEL 6 - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

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1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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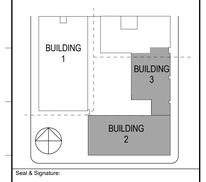

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Sheet Name:

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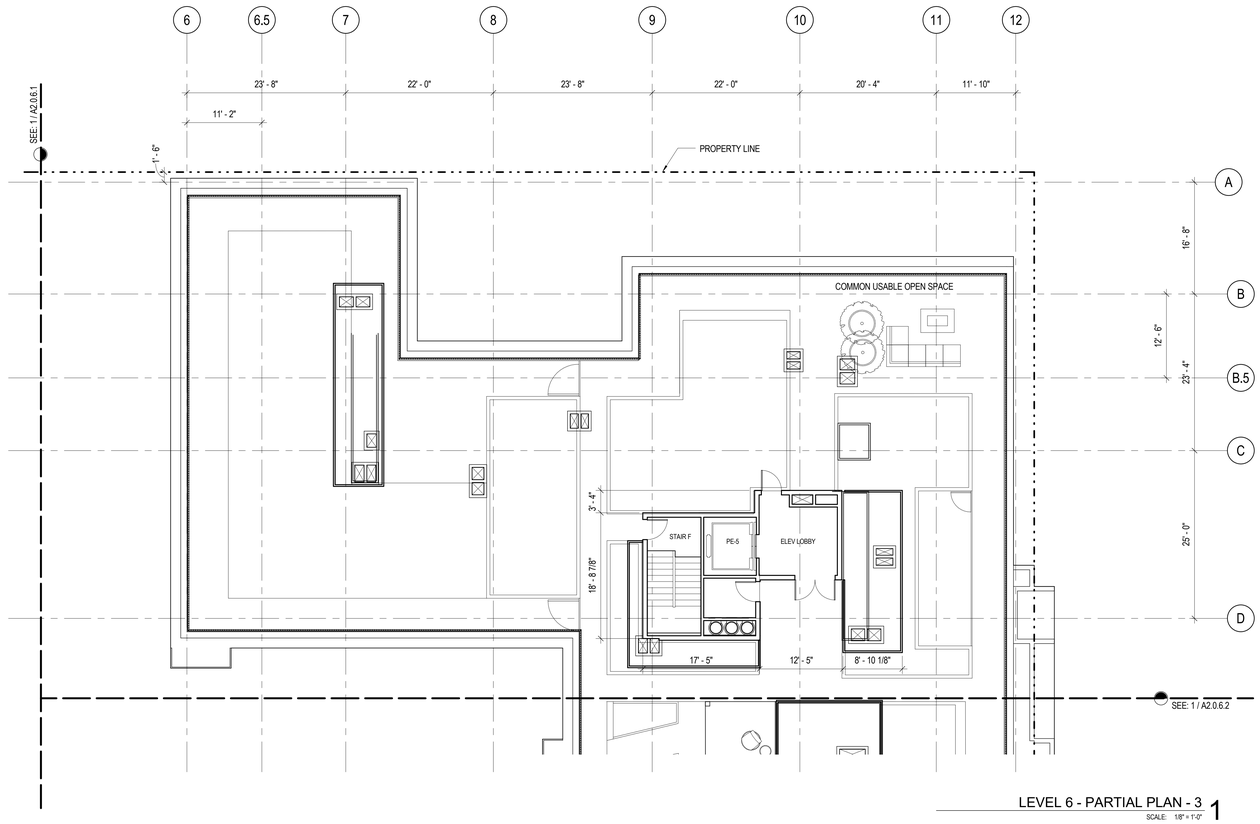

LEVEL 6 - PARTIAL PLAN - 3 1
SCALE: 1/8" = 1'-0"

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1979 MISSION STREET
San Francisco CA

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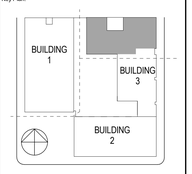

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ROOF PLAN - 3

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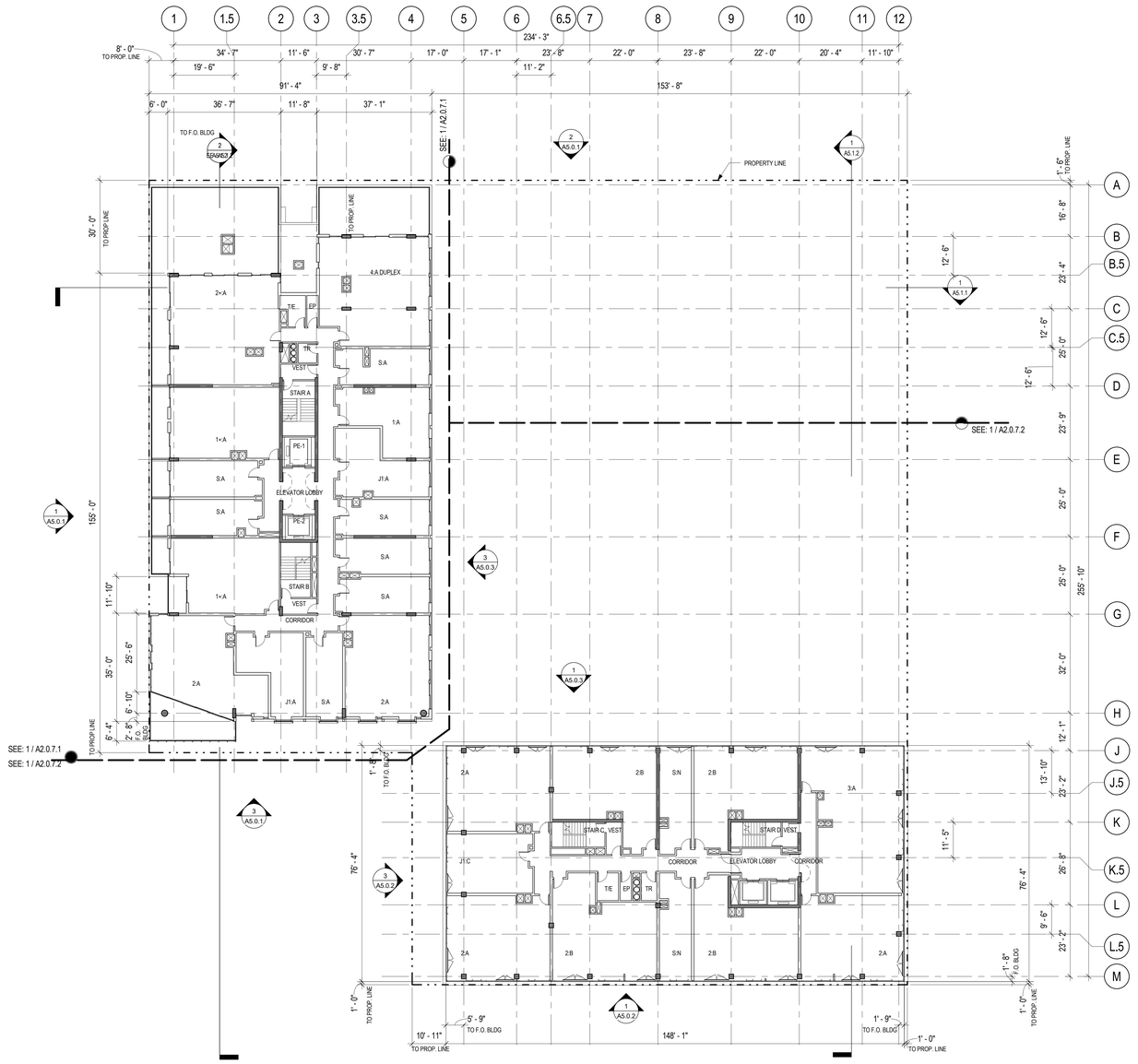

LEVEL 7 1
SCALE: 1/16" = 1'-0"

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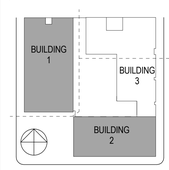

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LEVEL 7 - FLOOR PLAN

Project No.:	Sheet No.:
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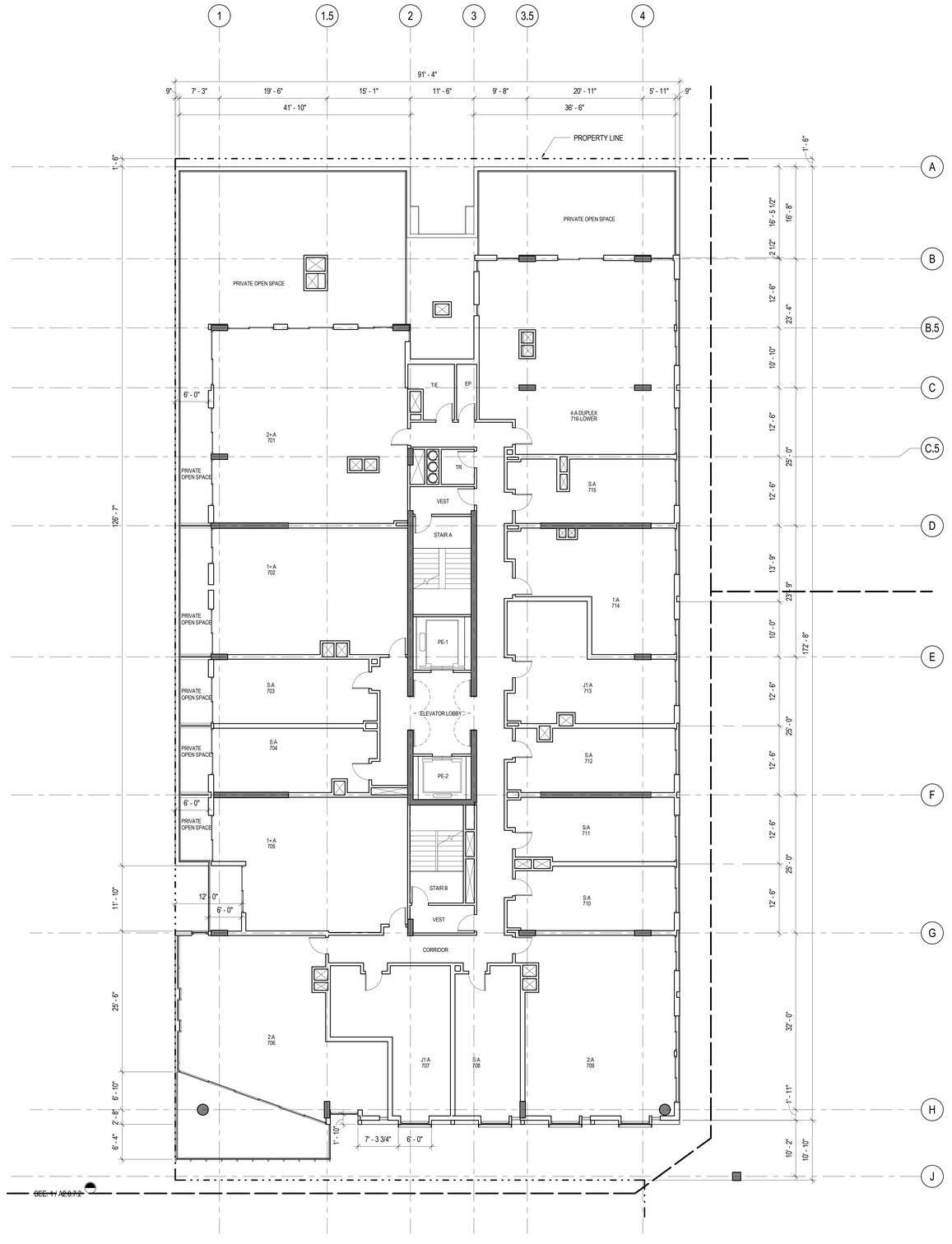

LEVEL 7 - PARTIAL PLAN - 1 1

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

1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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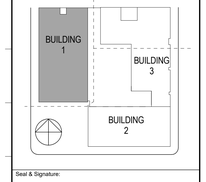

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LEVEL 7 - PARTIAL FLOOR PLAN - 1

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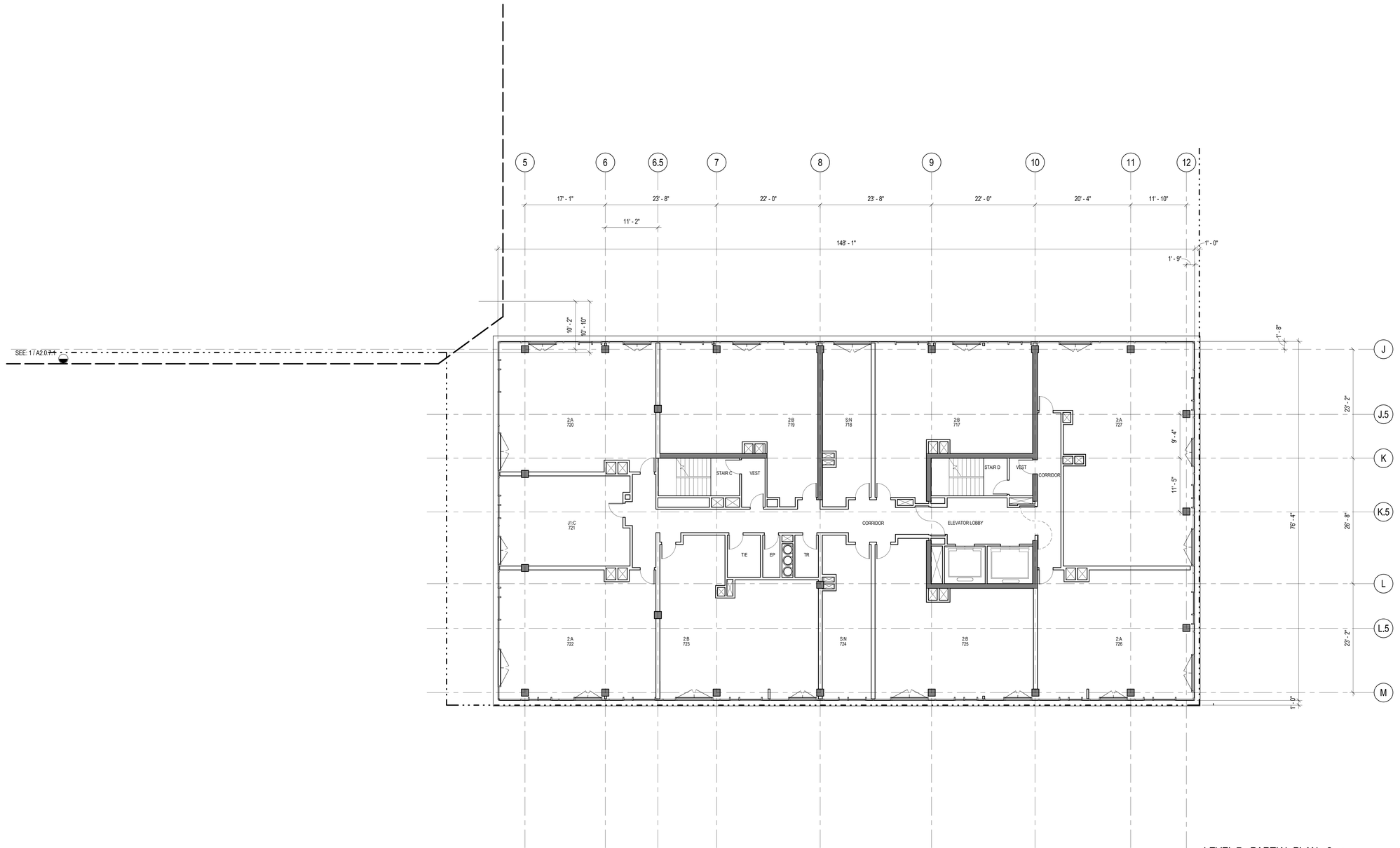

LEVEL 7 - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

1979 MISSION STREET
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Key Plan:



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LEVEL 7 - PARTIAL FLOOR PLAN - 2

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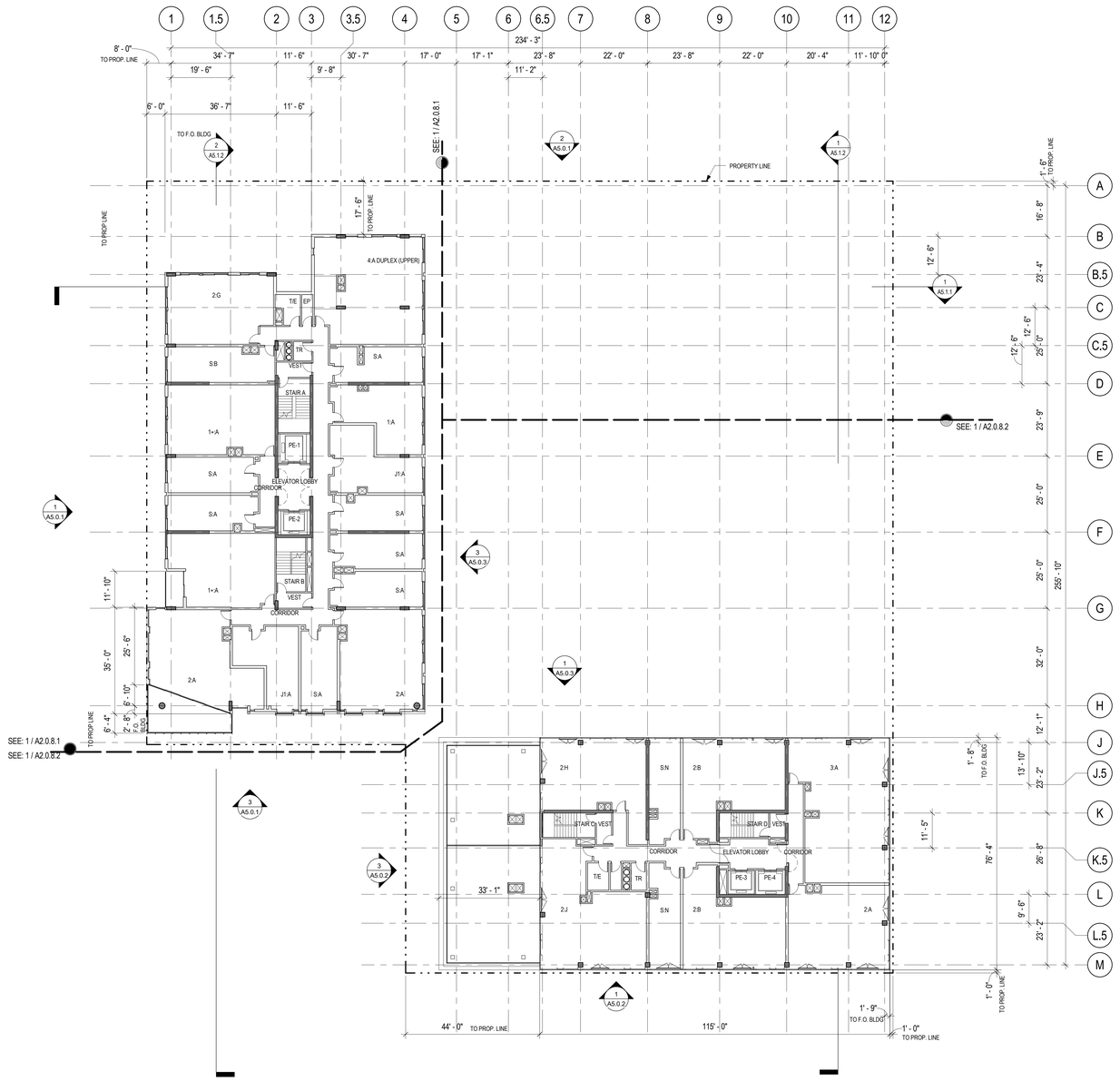

LEVEL 8 1

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

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San Francisco CA

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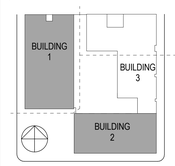

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LEVEL 8 - FLOOR PLAN

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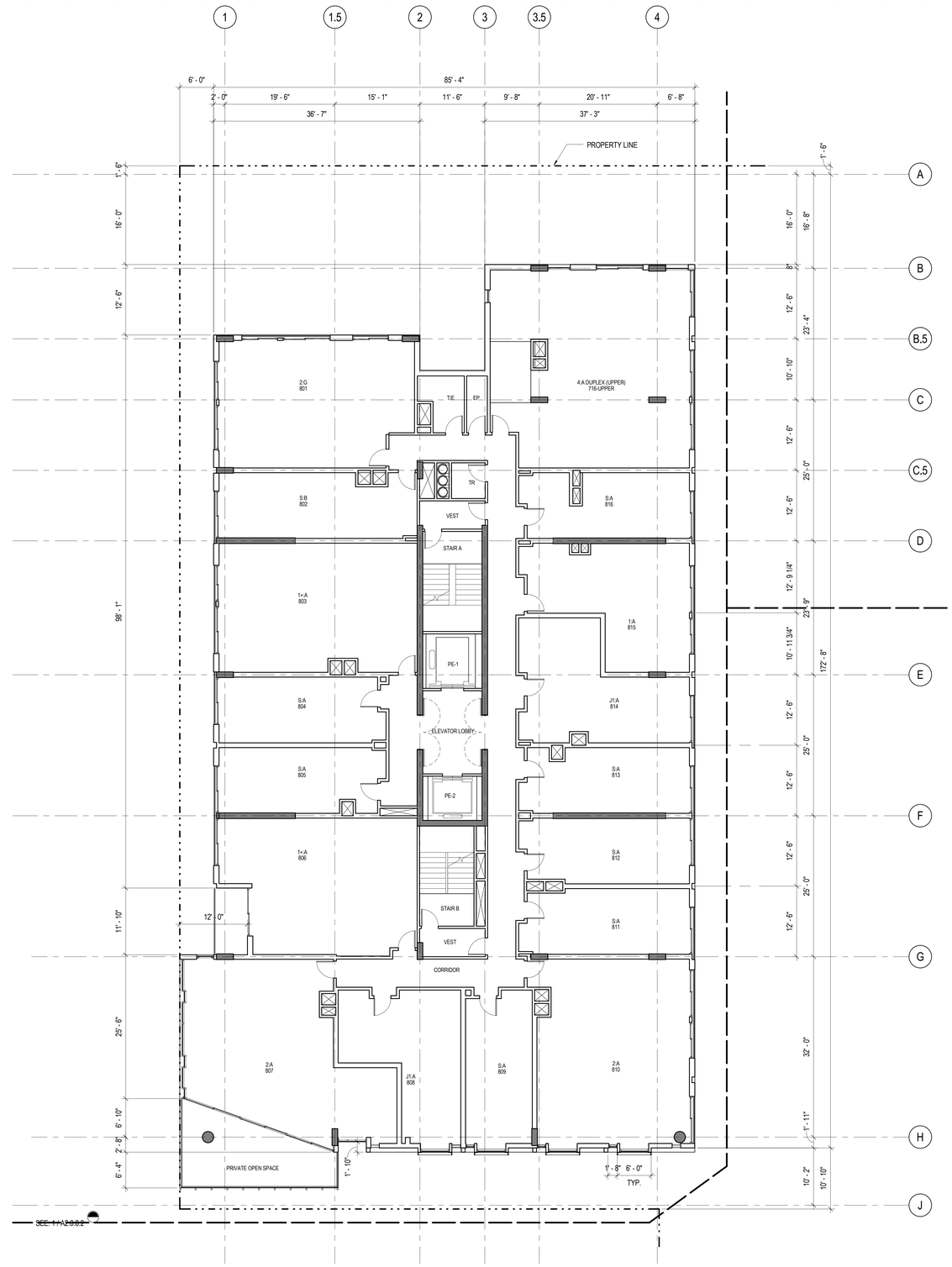

LEVEL 8 - PARTIAL PLAN - PRIVATE OPEN SPACE 1

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

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San Francisco CA

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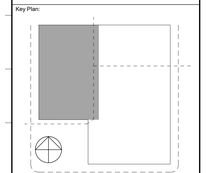

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LEVEL 8 - PARTIAL FLOOR PLAN - 1

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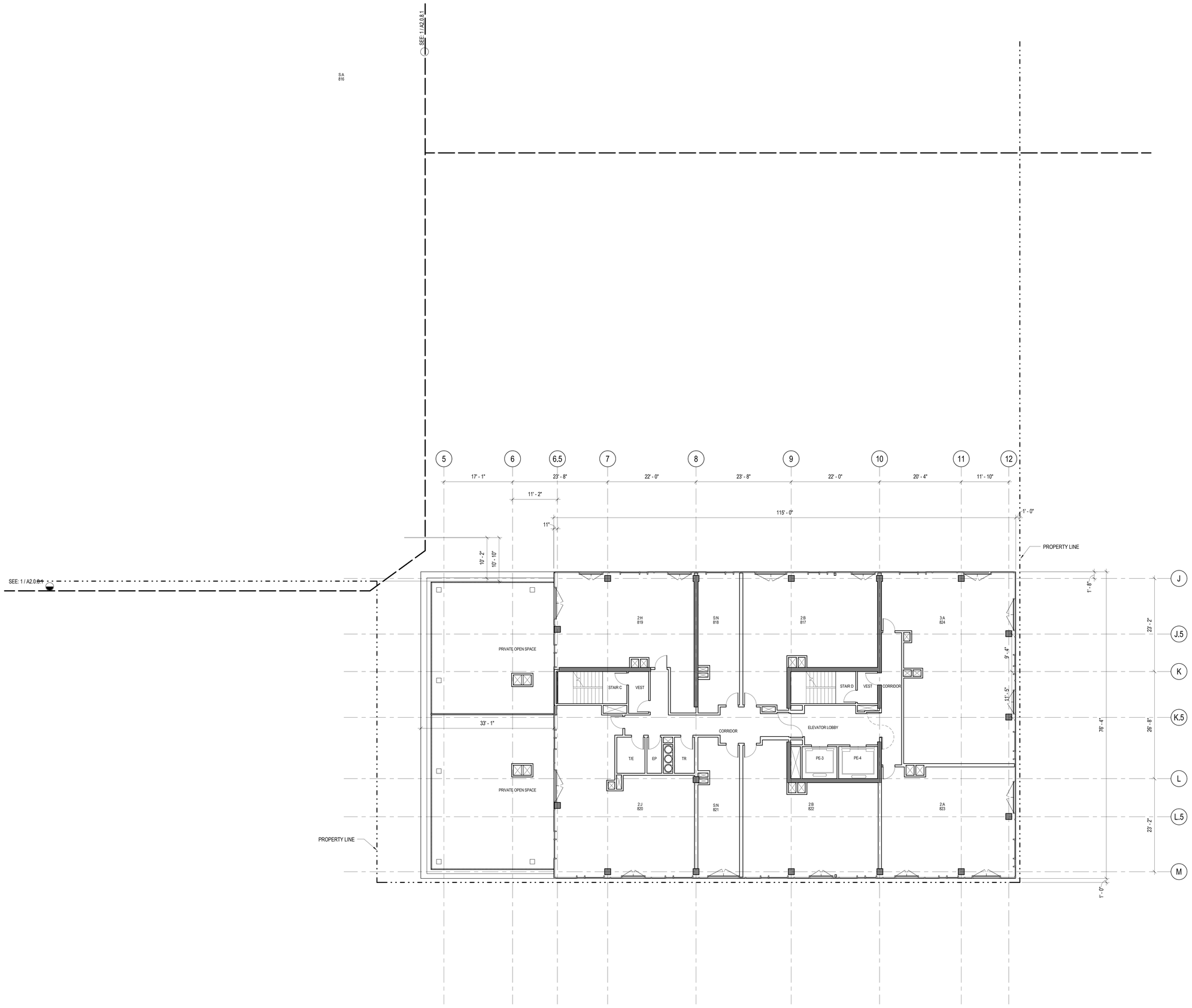

LEVEL 8 - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

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San Francisco CA

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Key Plan:



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LEVEL 8 - PARTIAL FLOOR PLAN - 2

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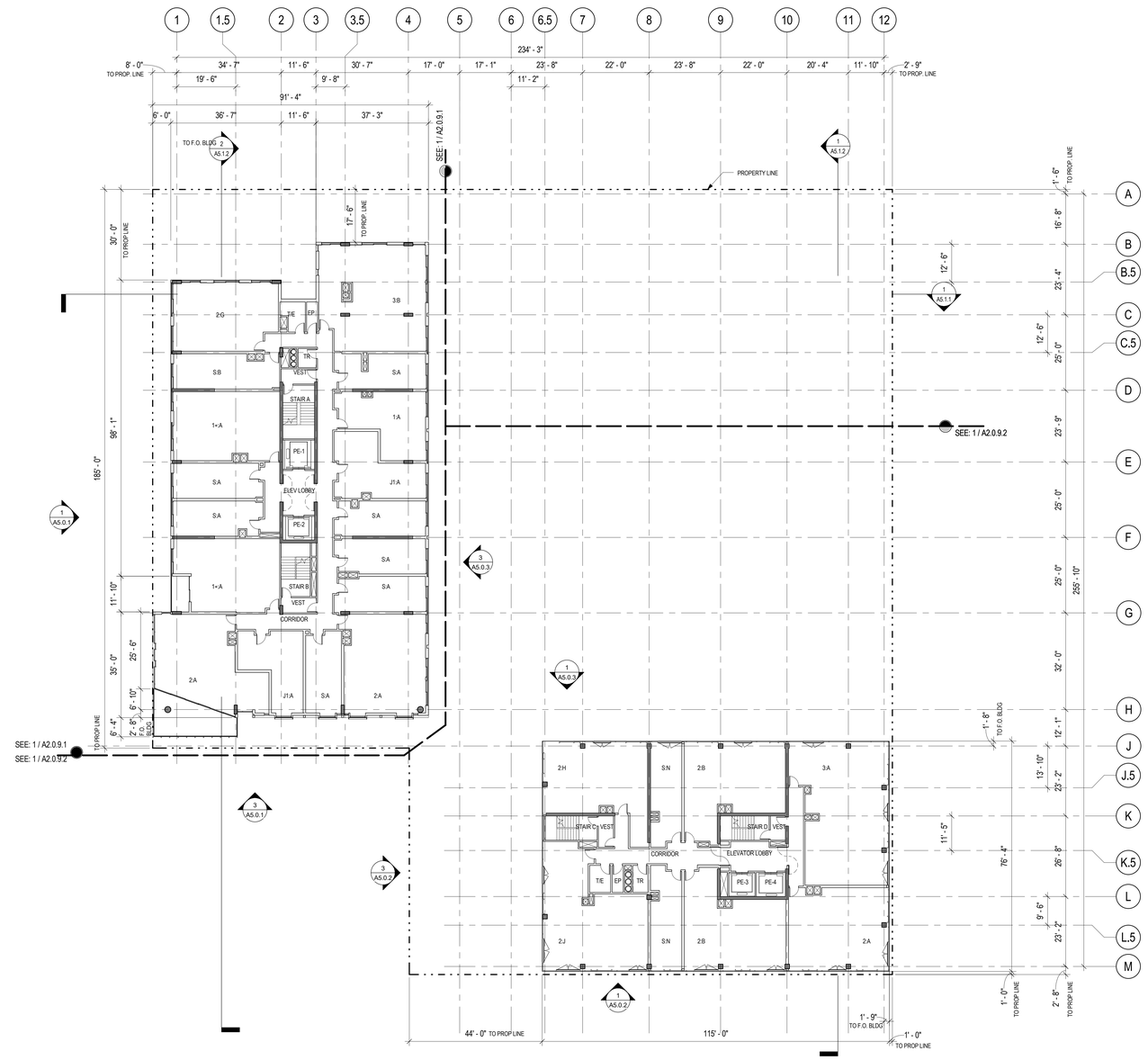

LEVEL 9 1
SCALE: 1/16" = 1'-0"

1979 MISSION STREET
San Francisco CA

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Architect & Structure:

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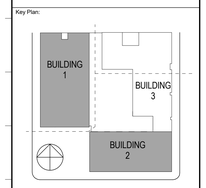

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Sheet Name:

LEVEL 9 - FLOOR PLAN

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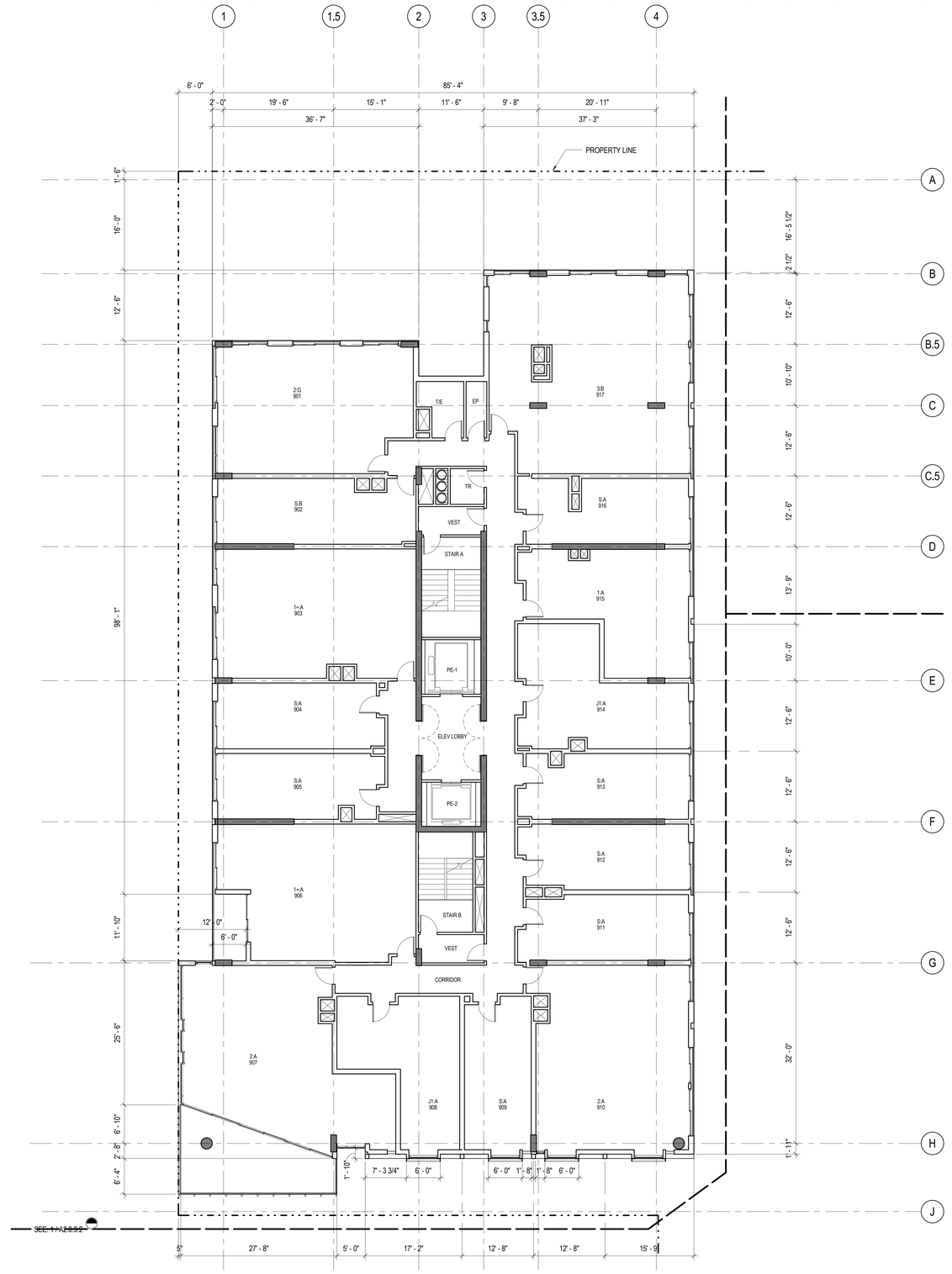

LEVEL 9 - PARTIAL PLAN - 1 1

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

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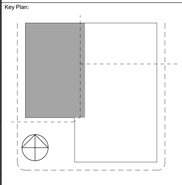
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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LEVEL 9 - PARTIAL FLOOR PLAN - 1

Project No.:	Sheet No.:
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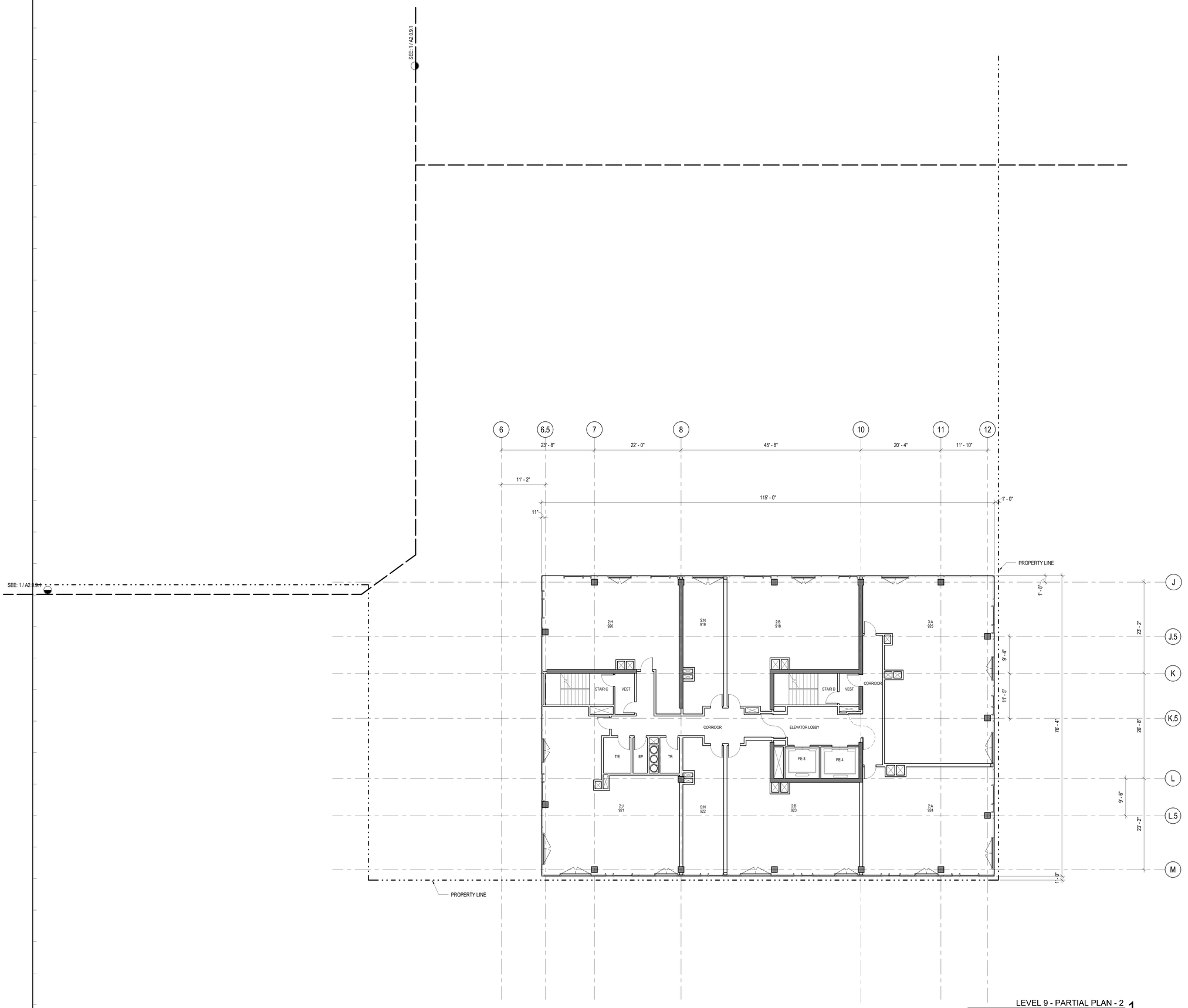

LEVEL 9 - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

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1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

Architect & Structure:

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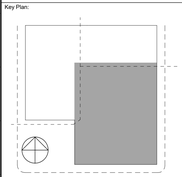
No.:	Description:	Date:
1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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LEVEL 9 - PARTIAL FLOOR PLAN - 2

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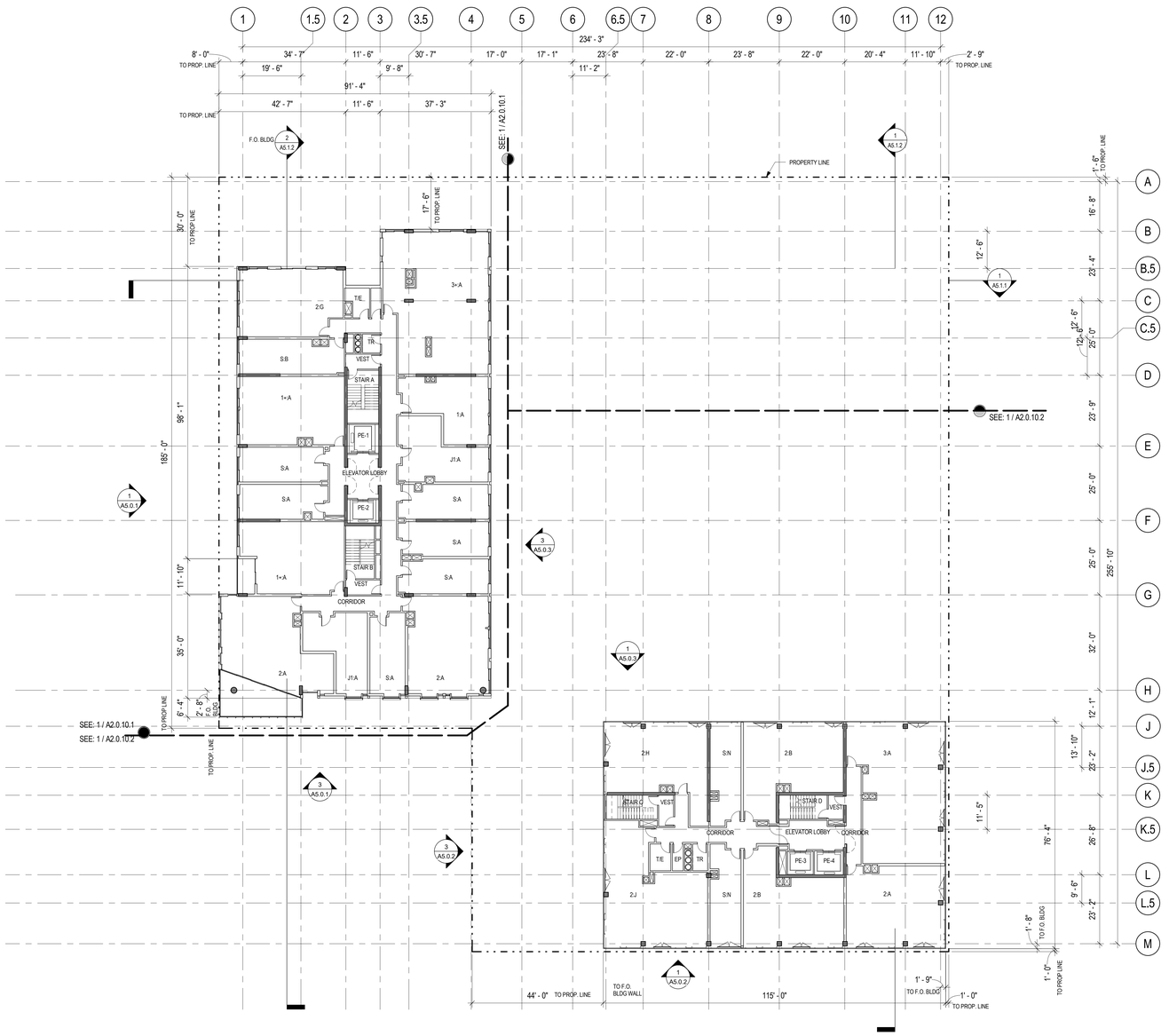

LEVEL 10 1
SCALE: 1/16" = 1'-0"

1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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5	REVISED CONDITIONAL USE PERMIT	2016.01.15

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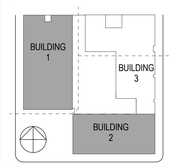

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LEVEL 10 - FLOOR PLAN

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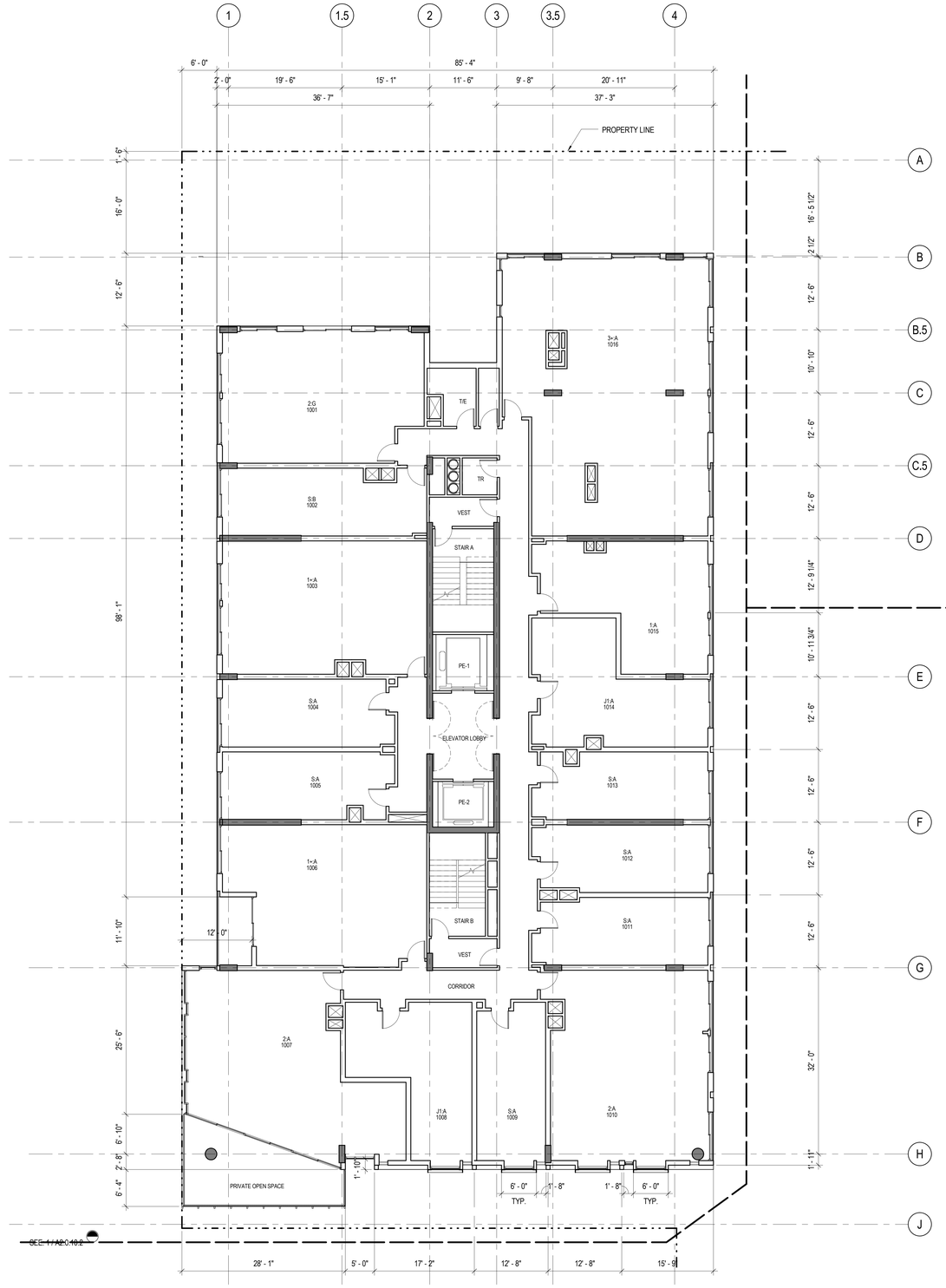

LEVEL 10 - PARTIAL PLAN - 1 1

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

1979 MISSION STREET
San Francisco CA

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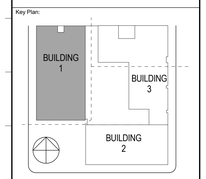
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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Sheet Name:

LEVEL 10 - PARTIAL FLOOR PLAN - 1

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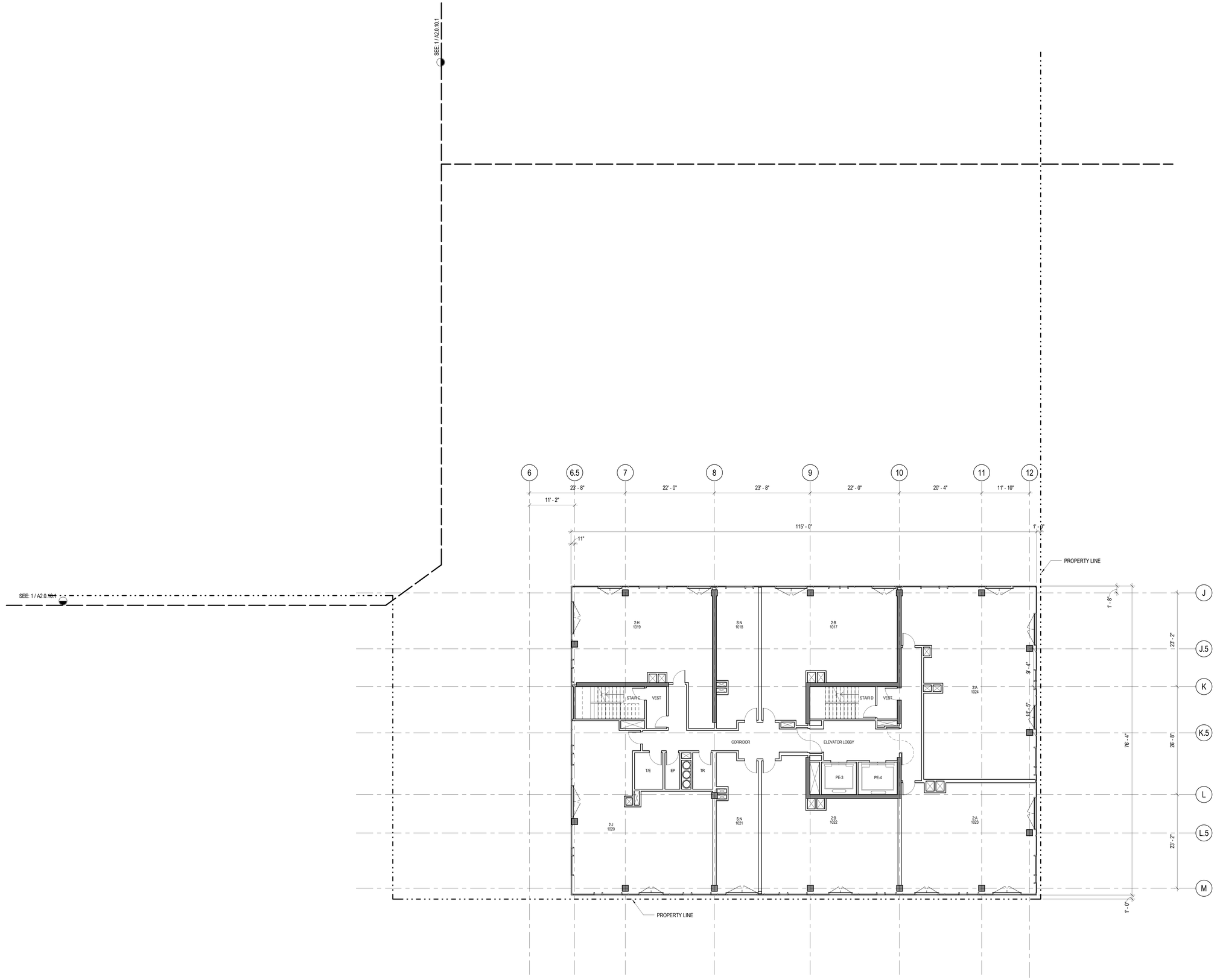

LEVEL 10 - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

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San Francisco CA

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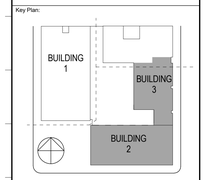

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LEVEL 10 - PARTIAL FLOOR PLAN - 2

Project No.: 213158
Drawn By: RO
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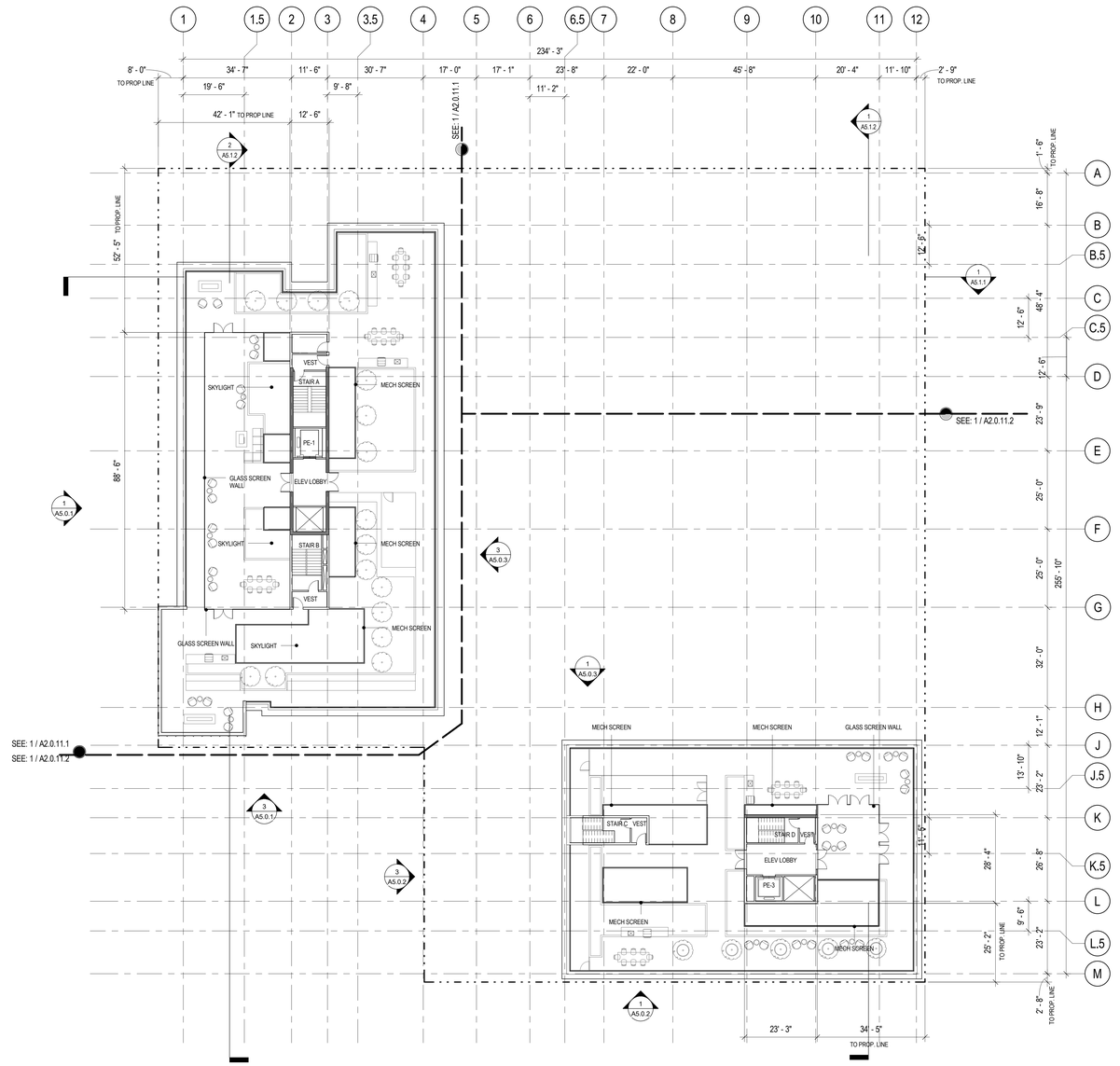

ROOF
SCALE: 1/16" = 1'-0" 1

1979 MISSION STREET
San Francisco CA

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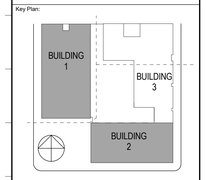

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ROOF PLAN

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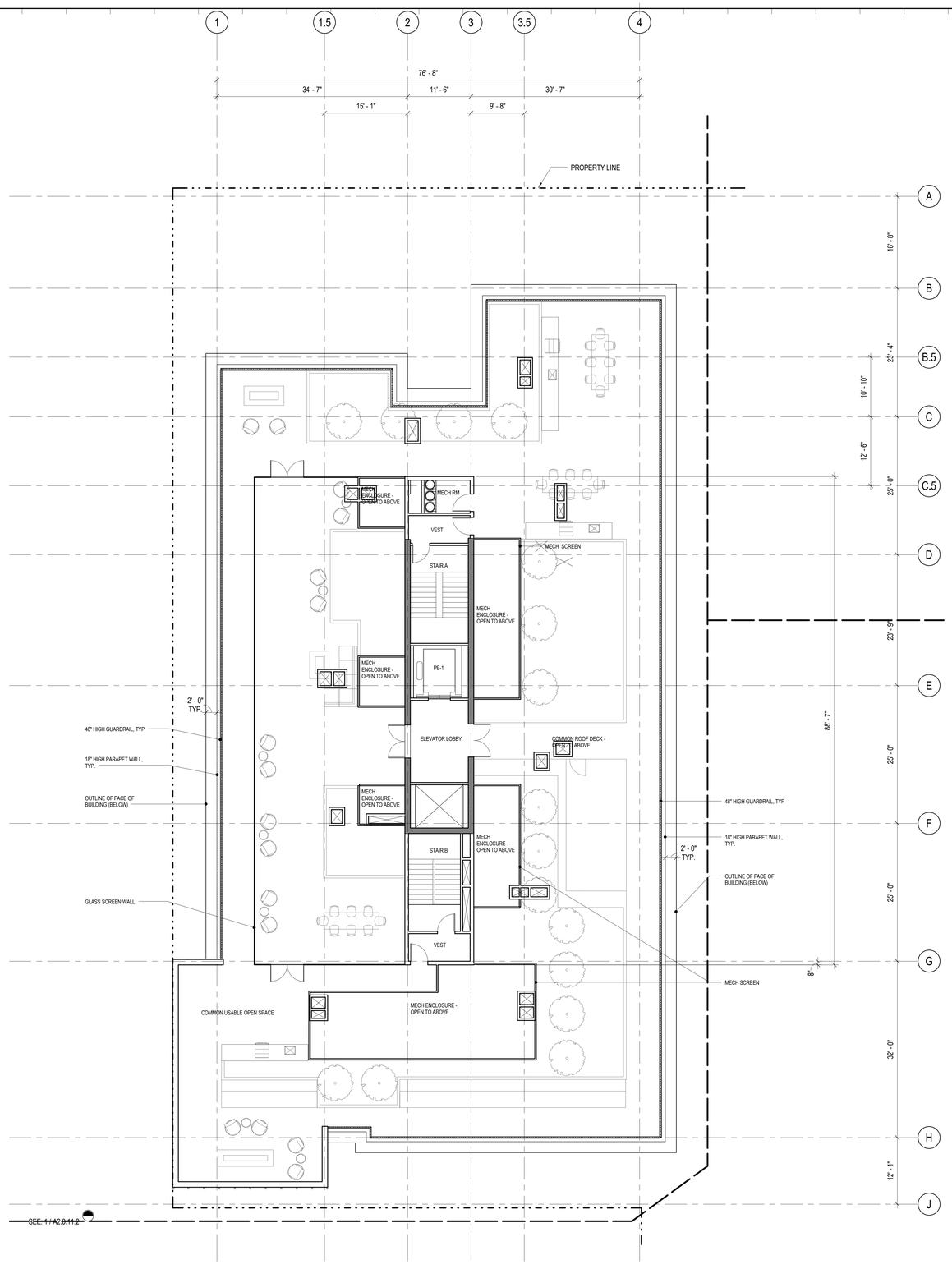

ROOF - PARTIAL PLAN - 1 1
SCALE: 1/8" = 1'-0"

1979 MISSION STREET
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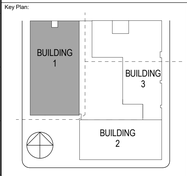

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PARTIAL ROOF PLAN - 1

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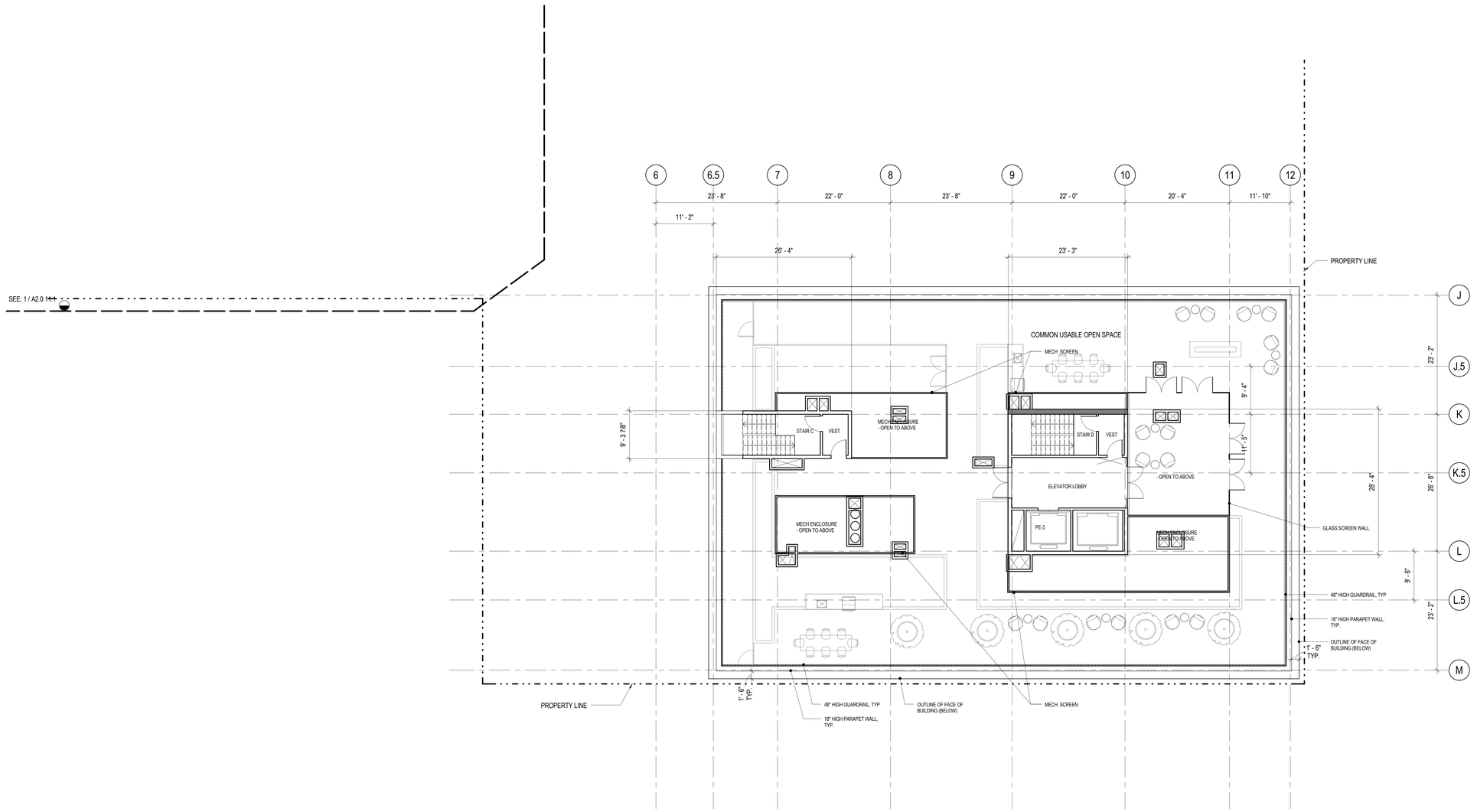

ROOF - PARTIAL PLAN - 2 1
SCALE: 1/8" = 1'-0"

1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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5	REVISED CONDITIONAL USE PERMIT	2016.01.15

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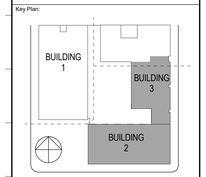

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PARTIAL ROOF PLAN - 2

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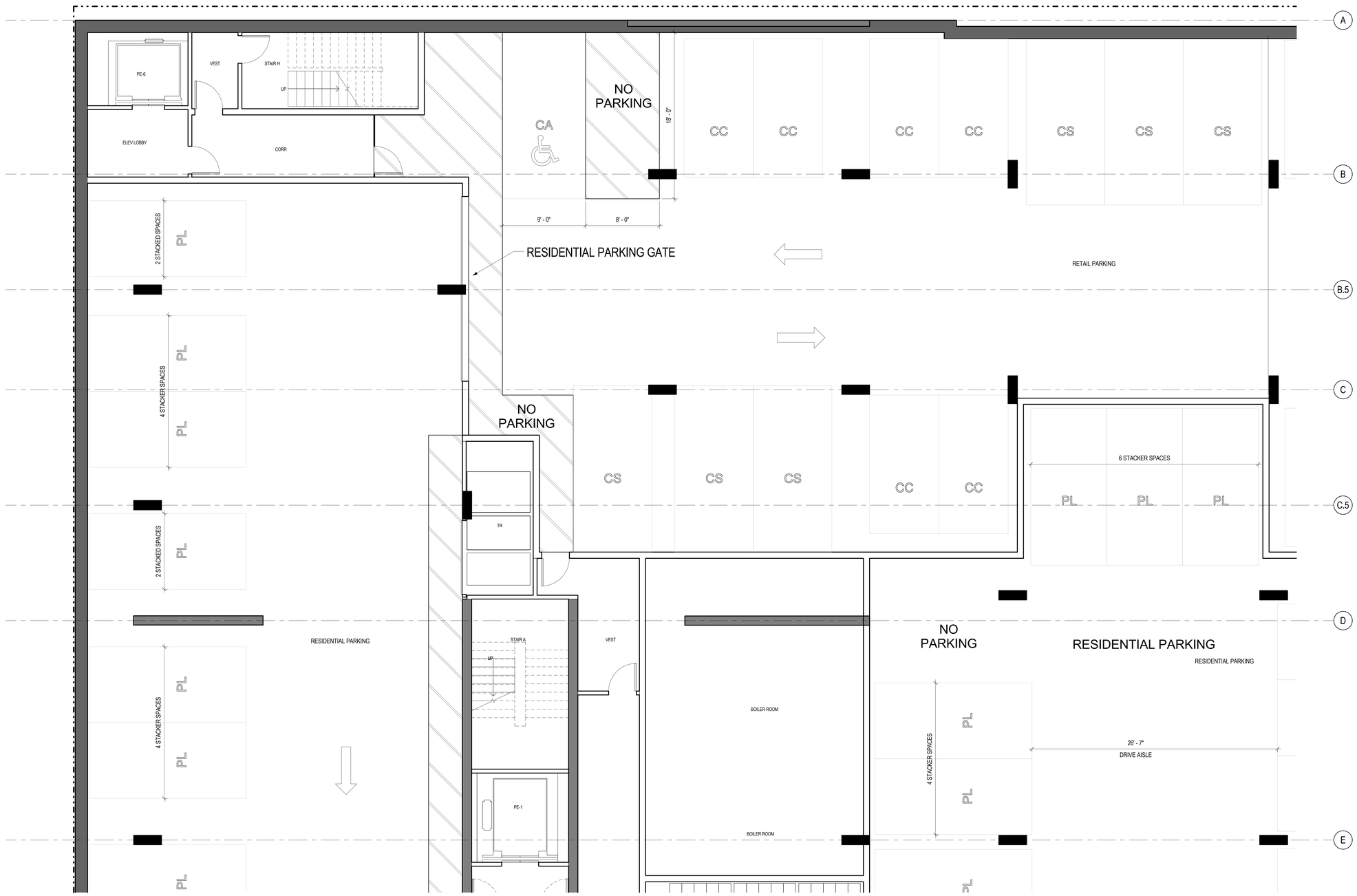

PARKING BY TYPE

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

9/24/2018 4:45:11 PM

1979 MISSION STREET
San Francisco CA

MAXIMUS REAL ESTATE PARTNERS

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2	CONDITIONAL USE PERMIT	2014.03.19
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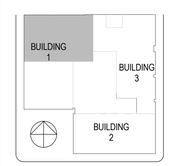
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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Sheet Name:

LEVEL B1
PARKING - 1

Project No.:	Sheet No.:
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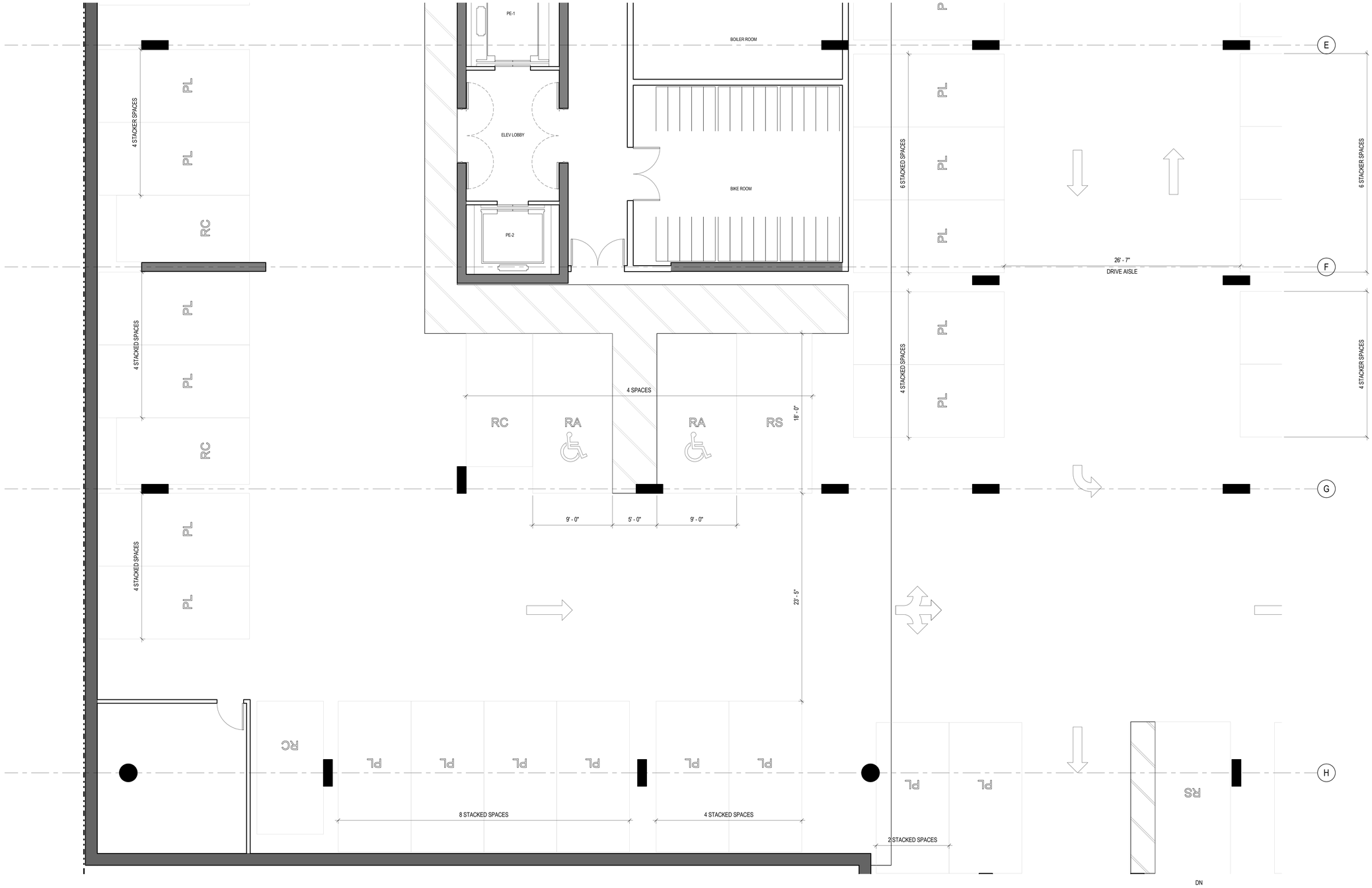
Checked By: MH	
Scale: As indicated	



PARKING BY TYPE

PARKING LEGEND

DESCRIPTION	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
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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 - 2 1
SCALE: 1/4" = 1'-0"

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1979 MISSION STREET
San Francisco CA

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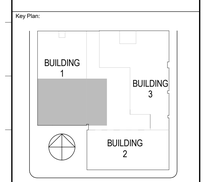
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



Seal & Signature:

Sheet Name:

LEVEL B1
PARKING - 2

Project No.: 213158
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Checked By: MH
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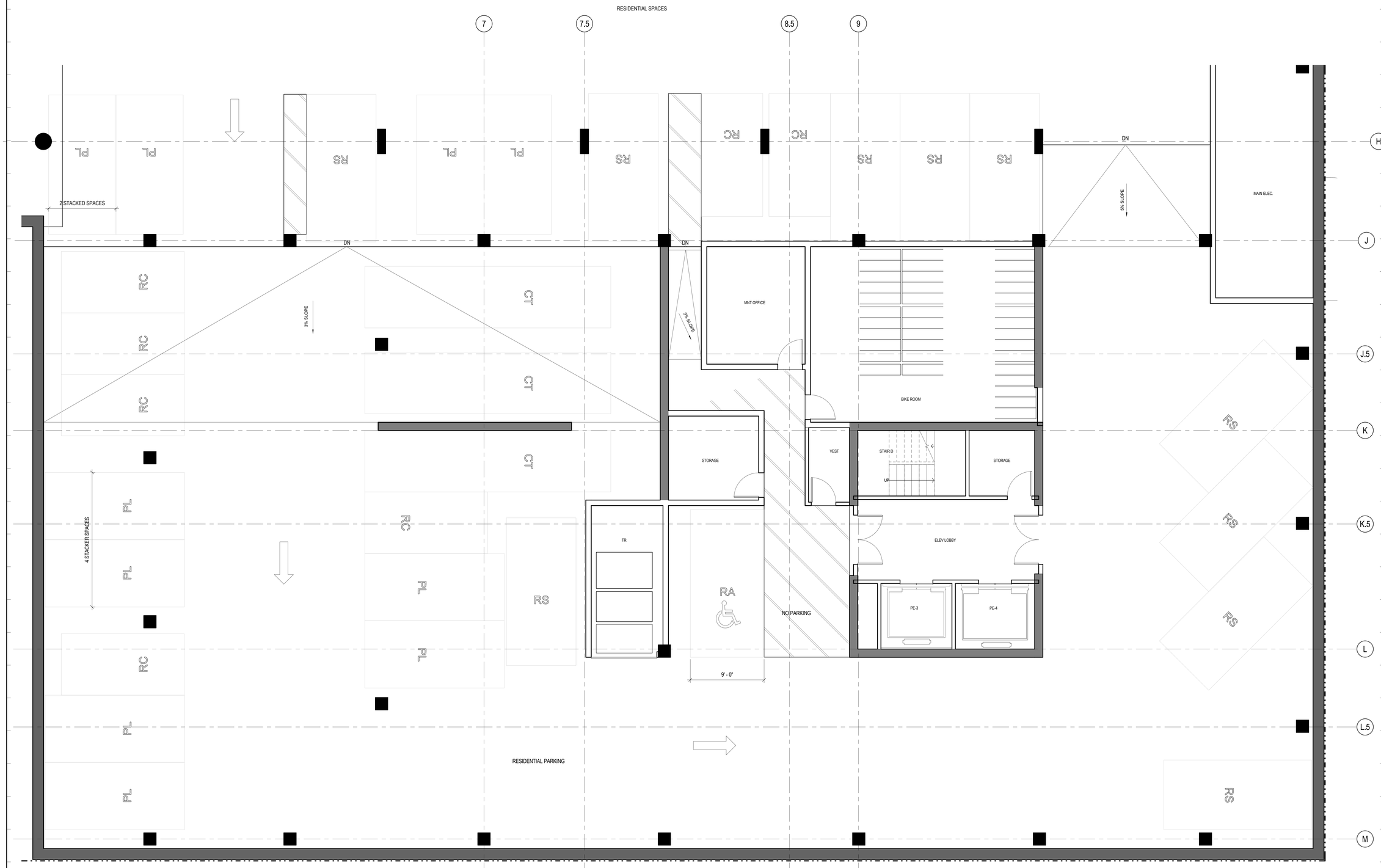

PARKING BY TYPE

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
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USAGE TYPE	PARKING COUNT
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LEVEL B1	162
Grand total	163

LEVEL B1 PARKING PLAN - 3 1

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

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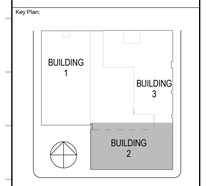
2	CONDITIONAL USE PERMIT	2014.03.19
4	REVISED CONDITIONAL USE PERMIT	2015.06.26
5	REVISED CONDITIONAL USE PERMIT	2016.01.15

Key Plan:



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LEVEL B1
PARKING - 3

Project No.:	Sheet No.:
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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 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 1
SCALE: 1/4" = 1'-0"

9/24/2018 6:45:18 PM

1979 MISSION STREET
San Francisco CA

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LEVEL B1
PARKING - 4

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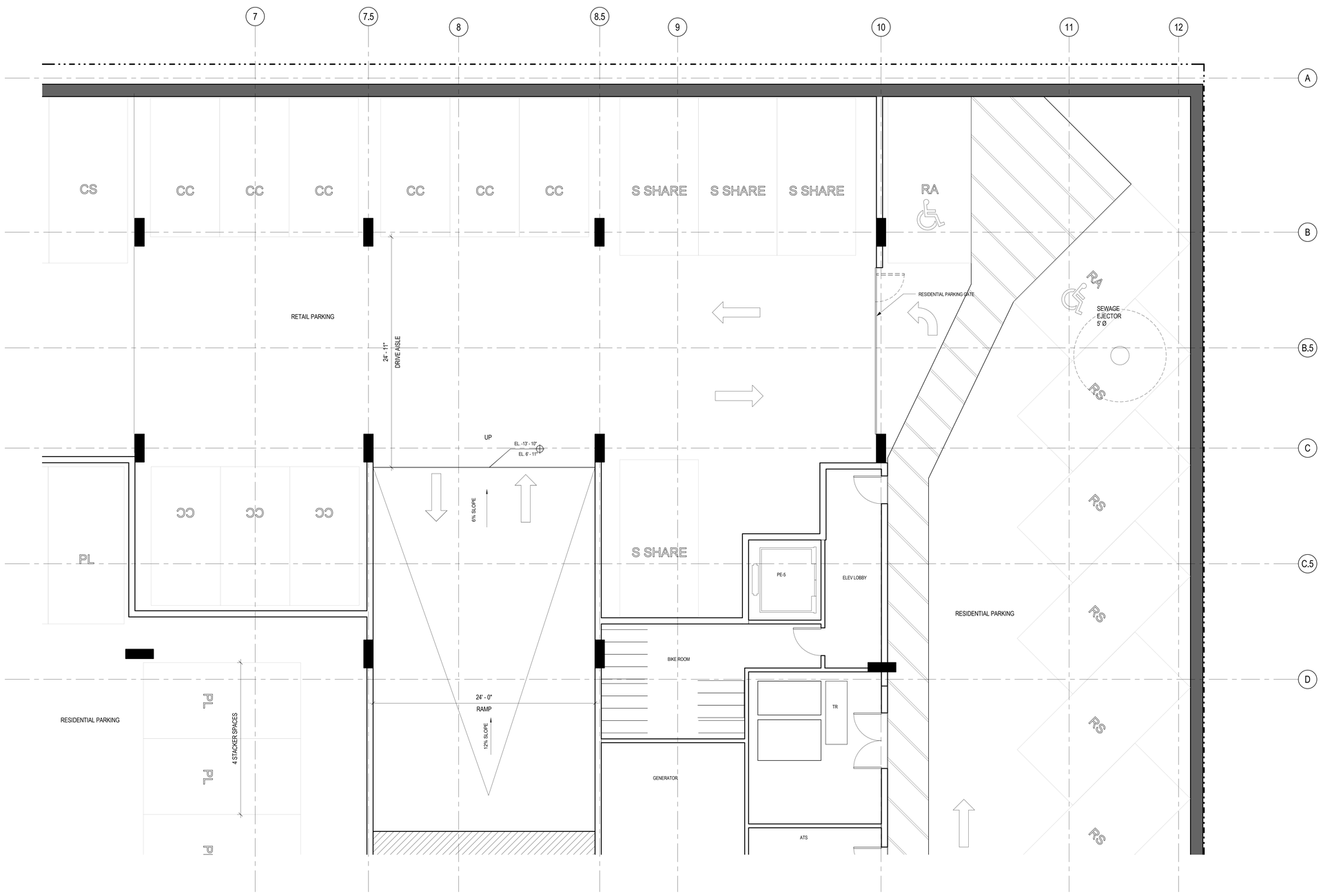

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DESCRIPTION	PARKING LEGEND SYMBOL	WIDTH	LENGTH	COUNT
ADA VAN	AV	11' - 0"	18' - 0"	1
LEVEL 1				1
ADA	CA/RA	9' - 0"	18' - 0"	6
Car Share	S SHARE	8' - 6"	17' - 0"	4
Compact	CC/RC	7' - 6"	15' - 0"	26
Compact Stacker	PL	8' - 3"	17' - 0"	92
Full Size	CS/RS	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 - 5 1

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

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1979 MISSION STREET
San Francisco CA

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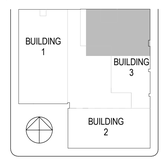
Key Plan:



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LEVEL B1
PARKING - 5

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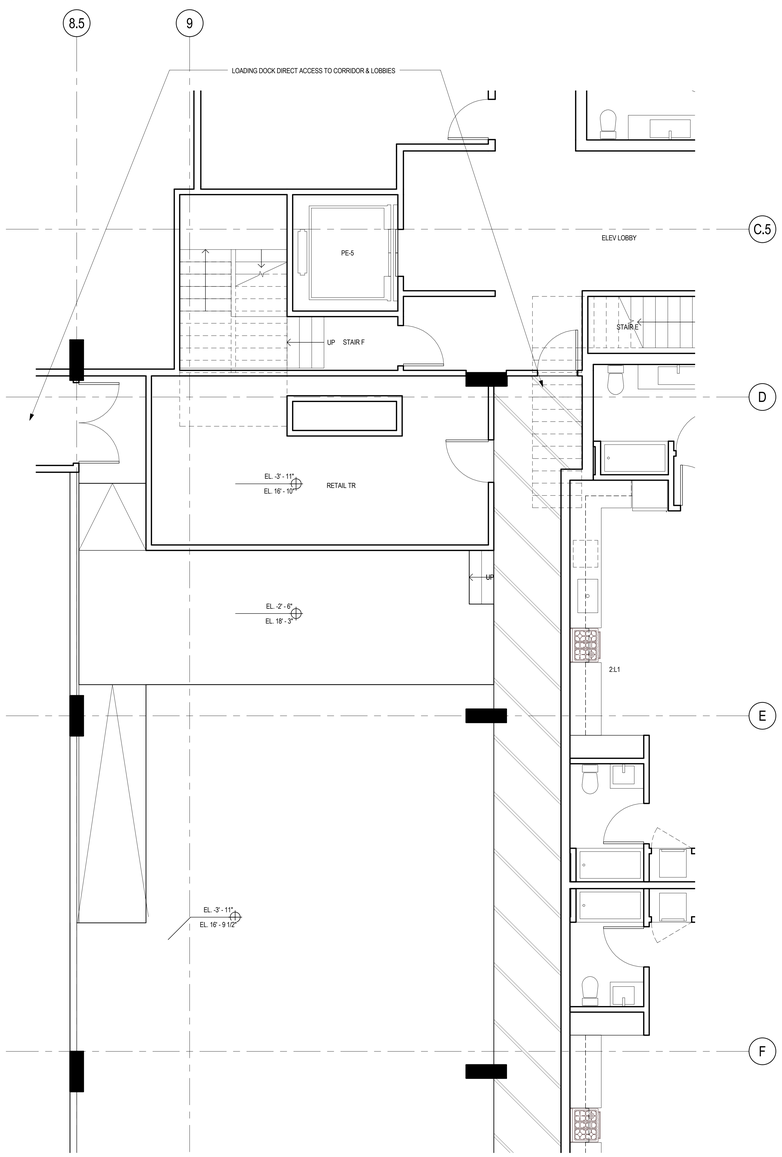
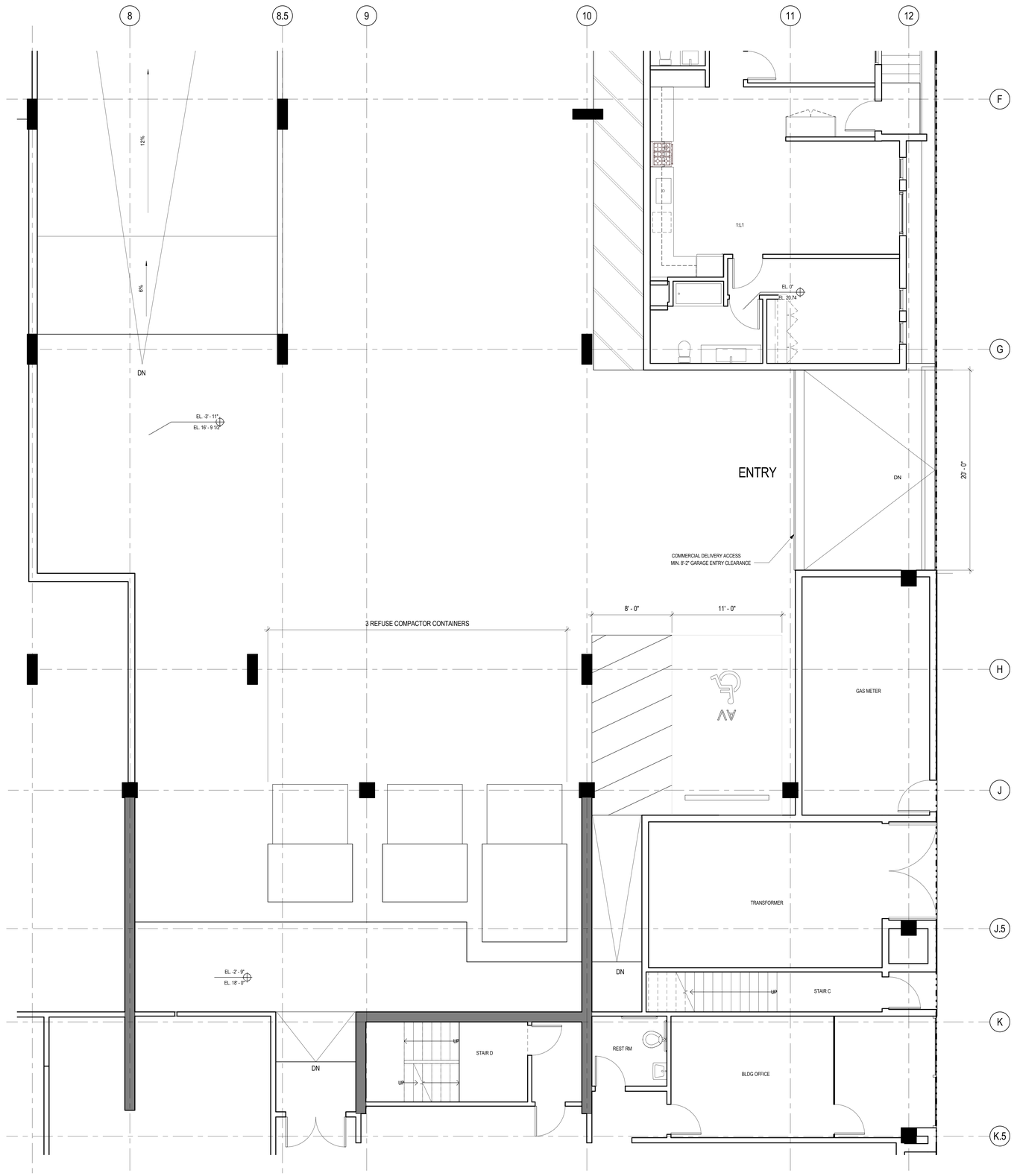


LEVEL 1 PARTIAL PARKING/LOADING PLAN - 2 2
SCALE: 1/4" = 1'-0"



LEVEL 1 PARTIAL PARKING/LOADING PLAN - 1 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				3

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 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

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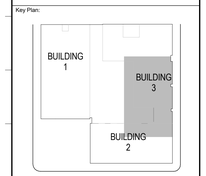

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LEVEL 1 PARKING - 1

Project No.: 213158
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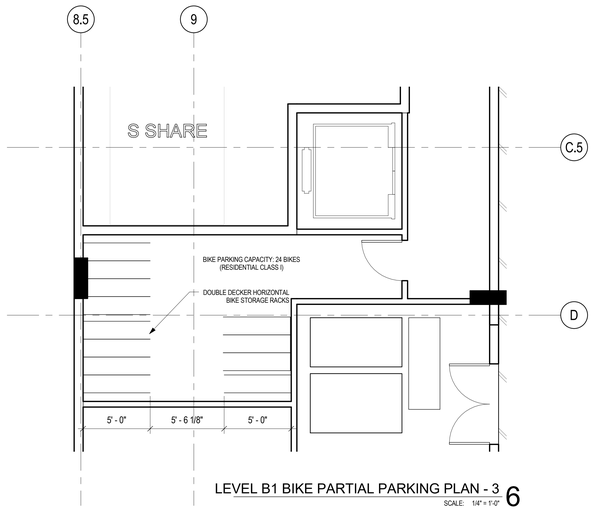
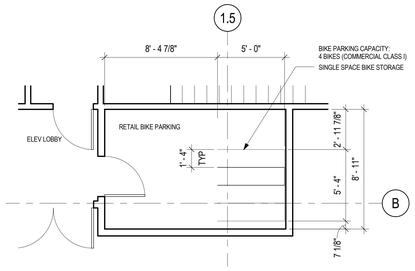
Sheet No.: A3.0.1.1



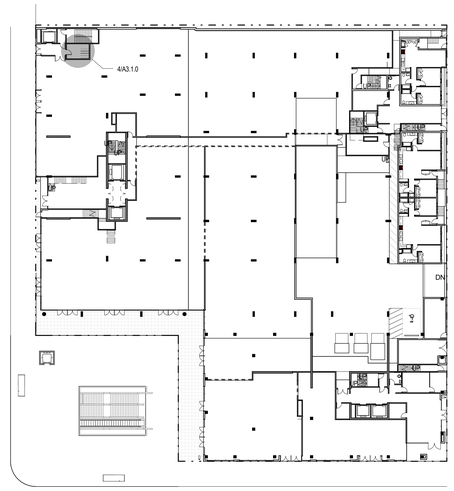
LEVEL B1 BIKE PARTIAL PARKING PLAN - 3 6

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



LEVEL 1 BIKE PARKING PARTIAL PLAN - 1 4

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

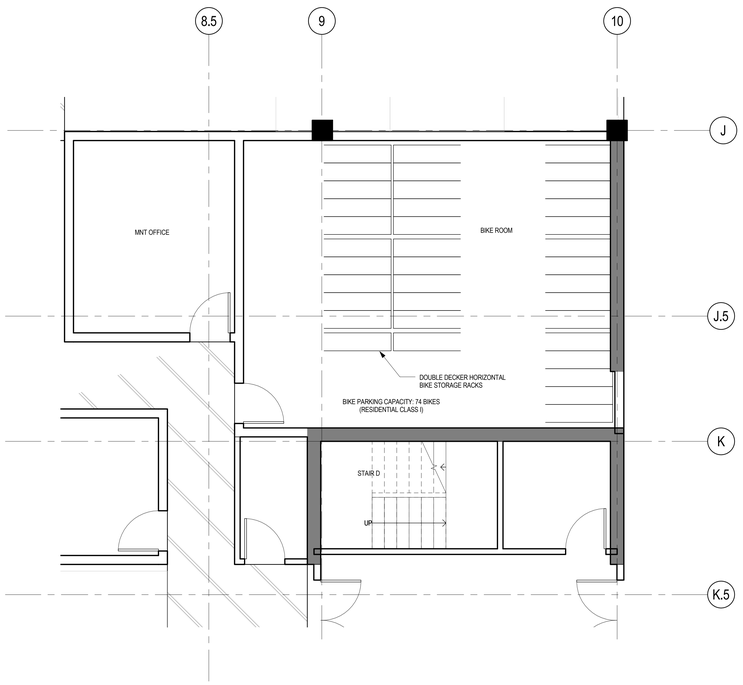


LEVEL 1 - BIKE PARKING KEY PLAN 2

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

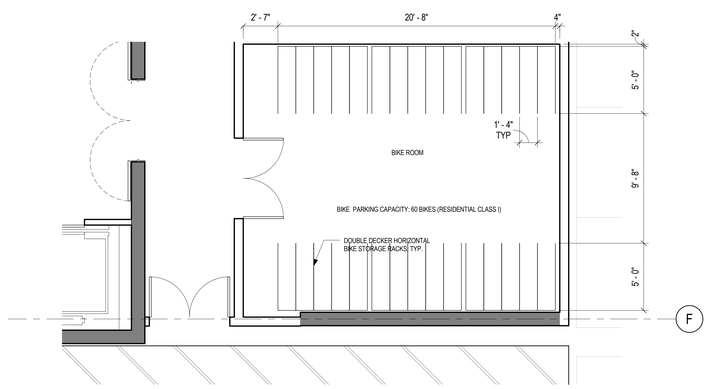
BIKE PARKING TABULATION (Class I)

LEVEL	PARKING TOTAL
LEVEL 1	4
LEVEL B1	158
Grand total	162



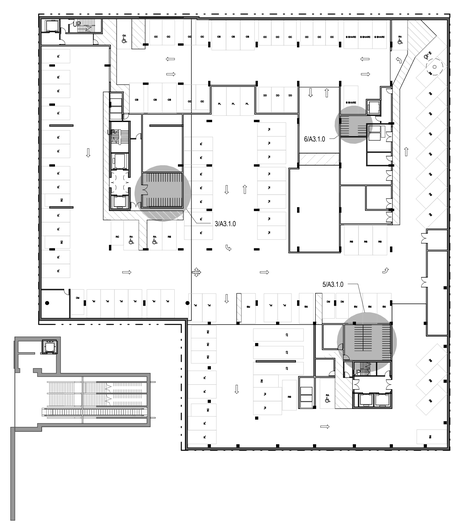
LEVEL B1 BIKE PARKING PARTIAL PLAN - 2 5

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



LEVEL B1 BIKE PARKING PARTIAL PLAN - 1 3

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



LEVEL B1 - BIKE PARKING KEY PLAN 1

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

1979 MISSION STREET
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LEVEL B1 & 1
BIKE PARKING

Project No.: 213158
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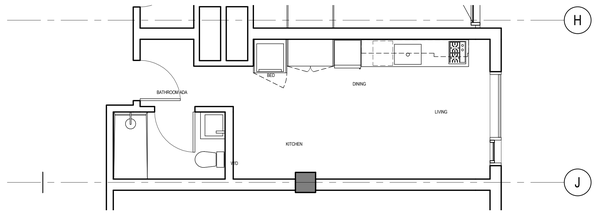
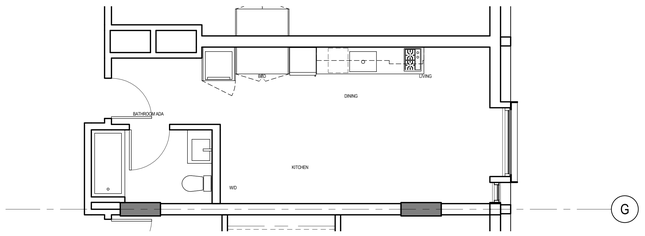
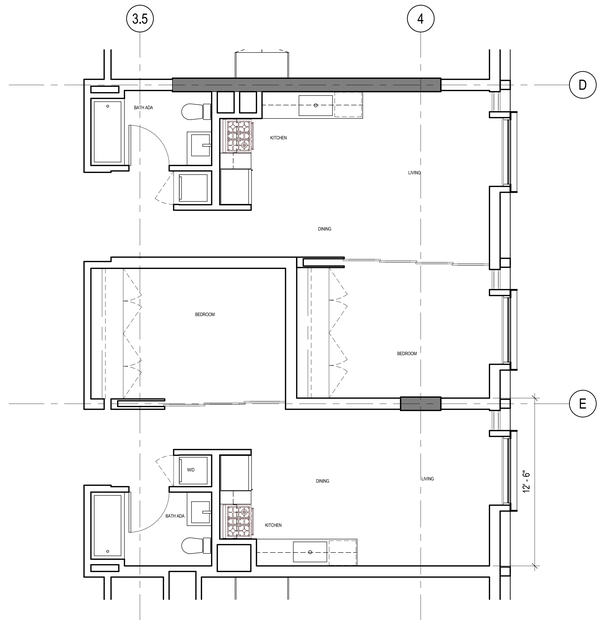


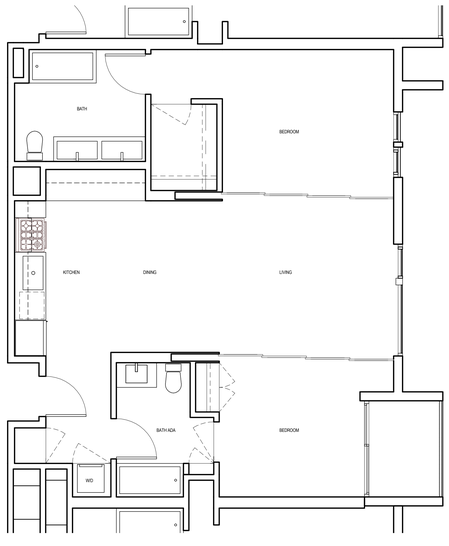
UNIT M-A_PLAN 5
SCALE: 1/4" = 1'-0"
BOMA 'A' GROSS AREA: 332 SF



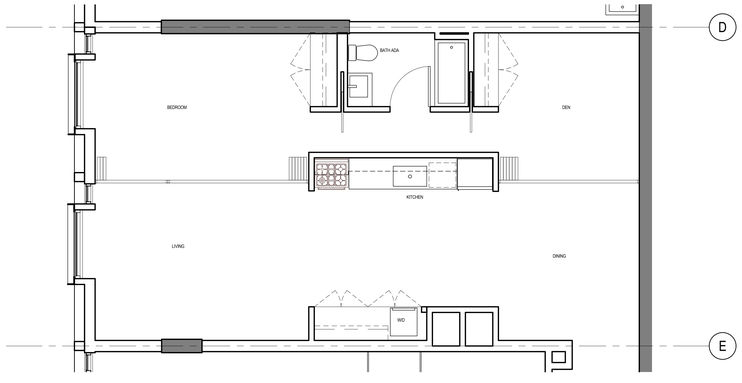
UNIT S-A_PLAN 4
SCALE: 1/4" = 1'-0"
BOMA 'A' GROSS AREA: 393 SF



UNIT J1-A & 1-A_PLAN 2
SCALE: 1/4" = 1'-0"
BOMA 'A' GROSS AREA J1-A: 545 SF
BOMA 'A' GROSS AREA 1-A: 578 SF



UNIT 2D_PLAN 6
SCALE: 1/4" = 1'-0"
BOMA 'A' GROSS AREA: 991 SF



UNIT 1+A_PLAN 3
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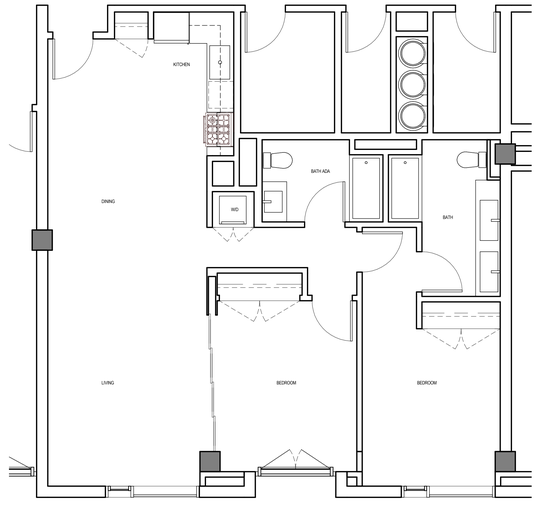
BOMA 'A' GROSS AREA: 1,015 SF



UNIT 2B_PLAN 1
SCALE: 1/4" = 1'-0"
BOMA 'A' GROSS AREA: 979 SF

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1979 MISSION STREET
San Francisco CA

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ENLARGED UNIT PLANS

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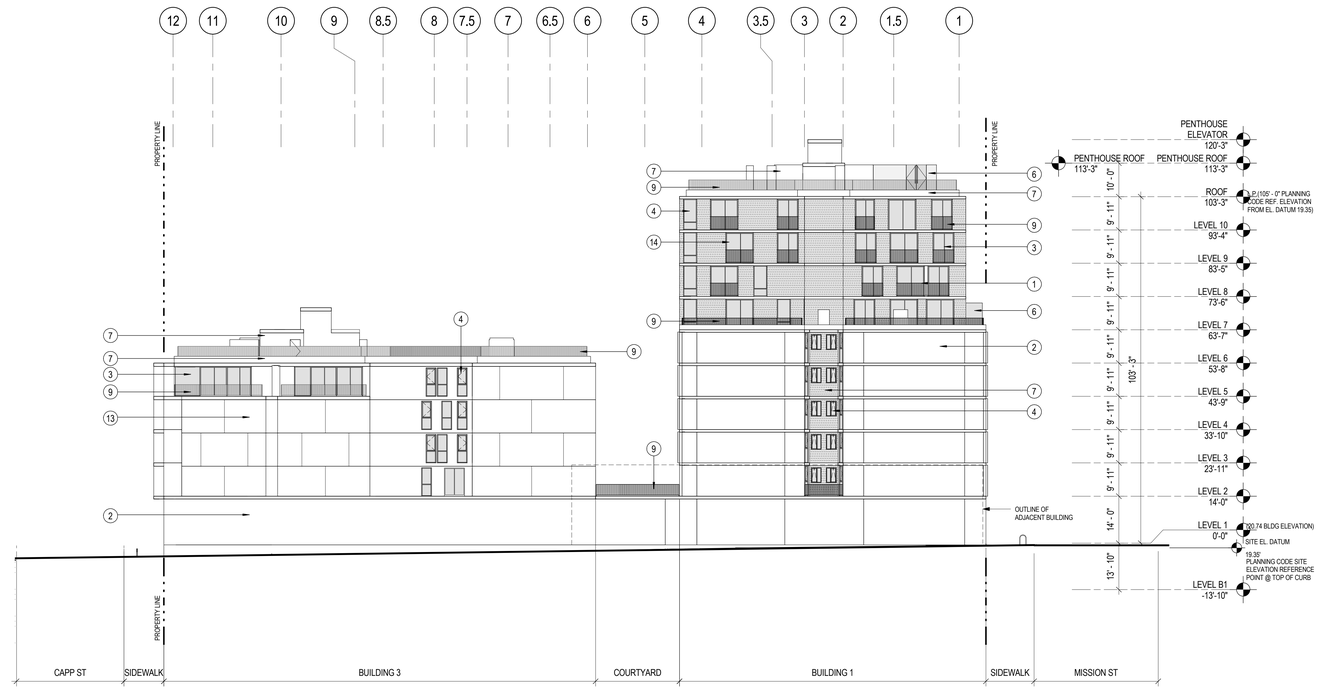
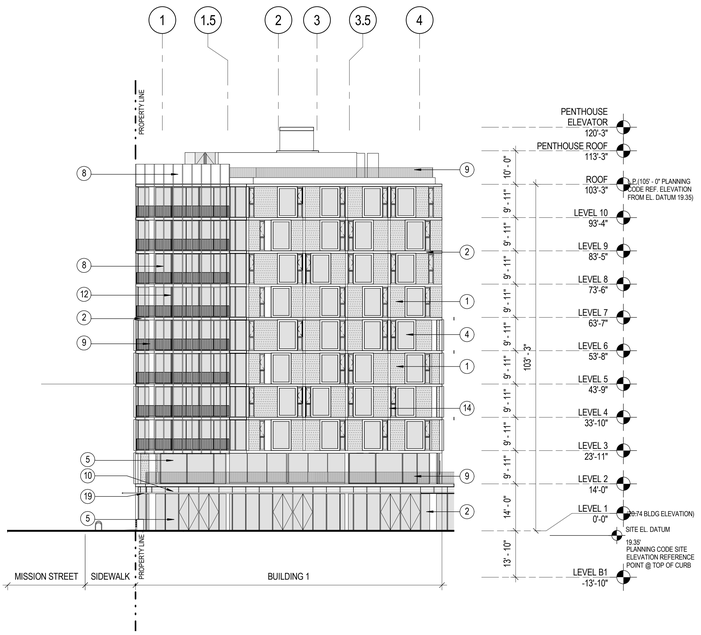


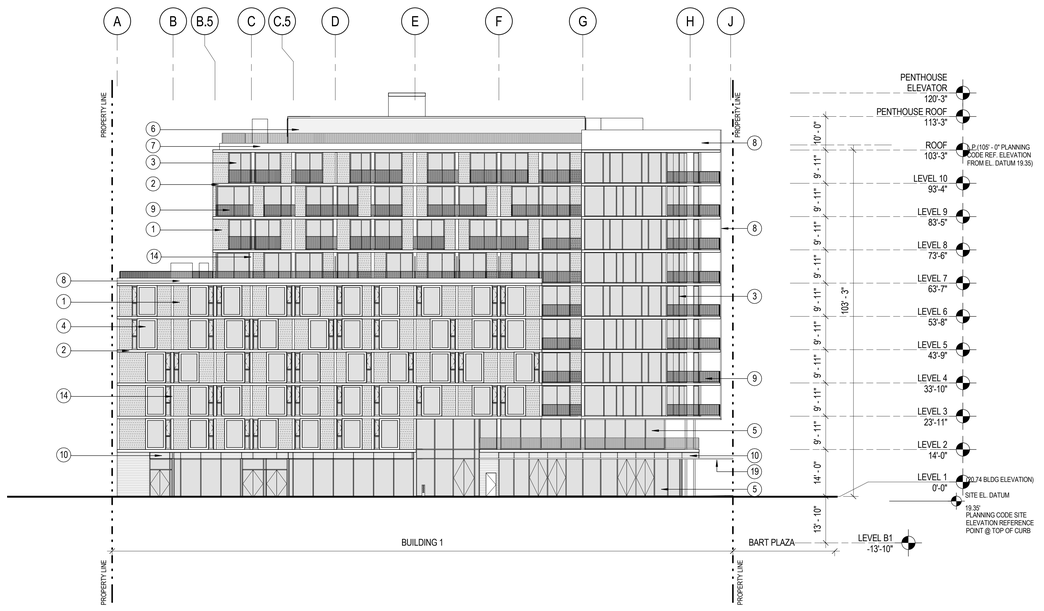
BUILDINGS 1 & 3-NORTH ELEVATION 2

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



BUILDING 1-SOUTH ELEVATION 3

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



BUILDING 1-WEST ELEVATION 1

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

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 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

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ELEVATIONS

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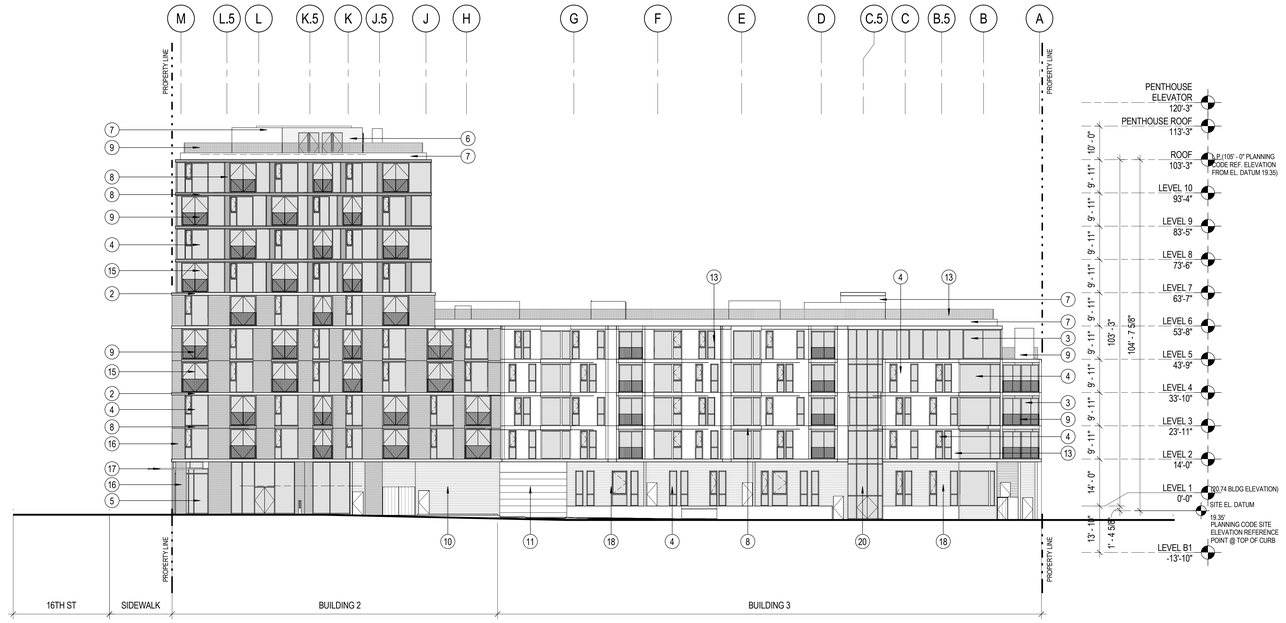

BUILDING 2 & 3-EAST ELEVATION 2

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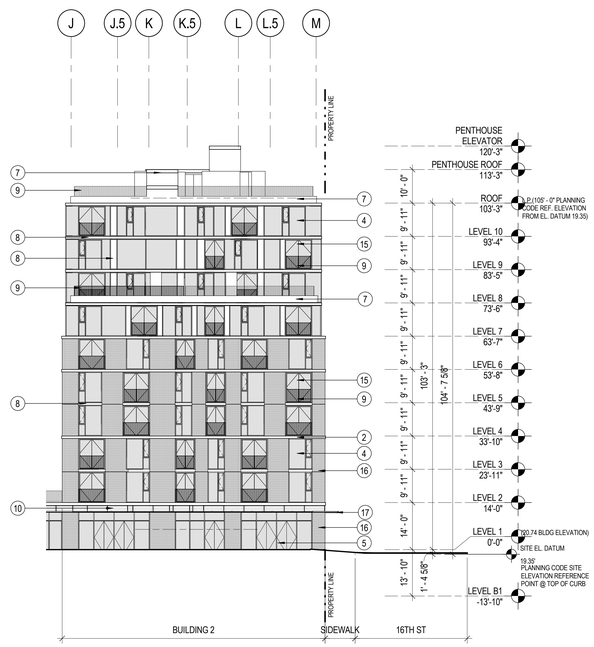
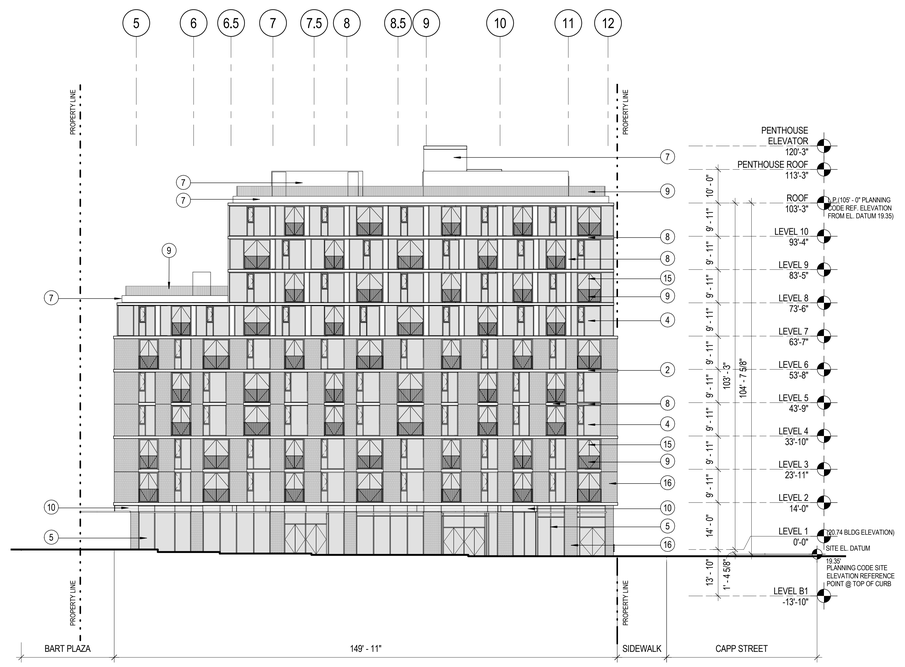


BUILDING 2-WEST ELEVATION 3

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



BUILDING 2-SOUTH ELEVATION 1

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

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 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

1979 MISSION STREET
San Francisco CA

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

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ELEVATIONS

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Scale: 1/16" = 1'-0"	

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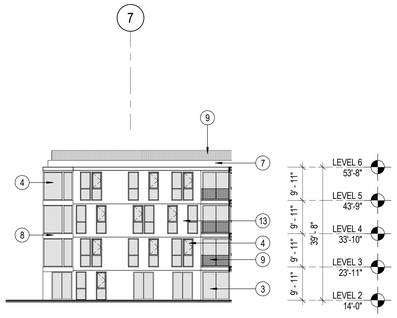
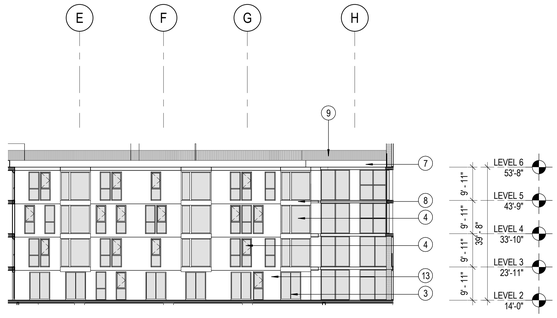


NORTH COURTYARD-ELEVATION 4

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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ELEVATIONS

Project No.:	Sheet No.:
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1979 MISSION STREET
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1	SITE PERMIT	2013.12.16
2	CONDITIONAL USE PERMIT	2014.03.19
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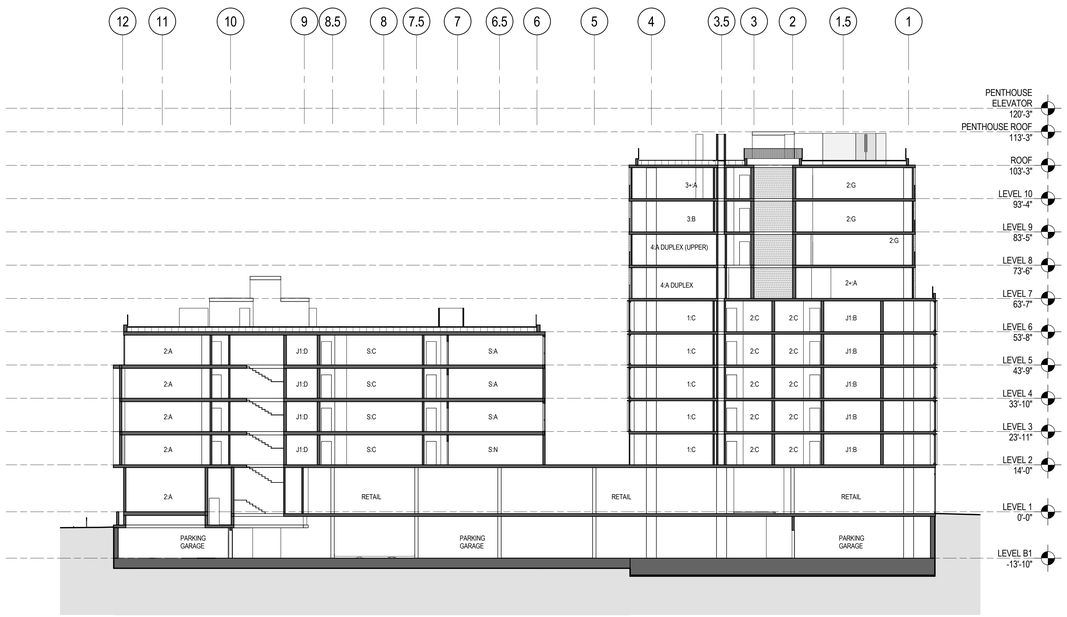
5	REVISED CONDITIONAL USE PERMIT	2016.01.15



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

Key Plan:

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Sheet Name:

BUILDING SECTIONS

Project No.:	Sheet No.:
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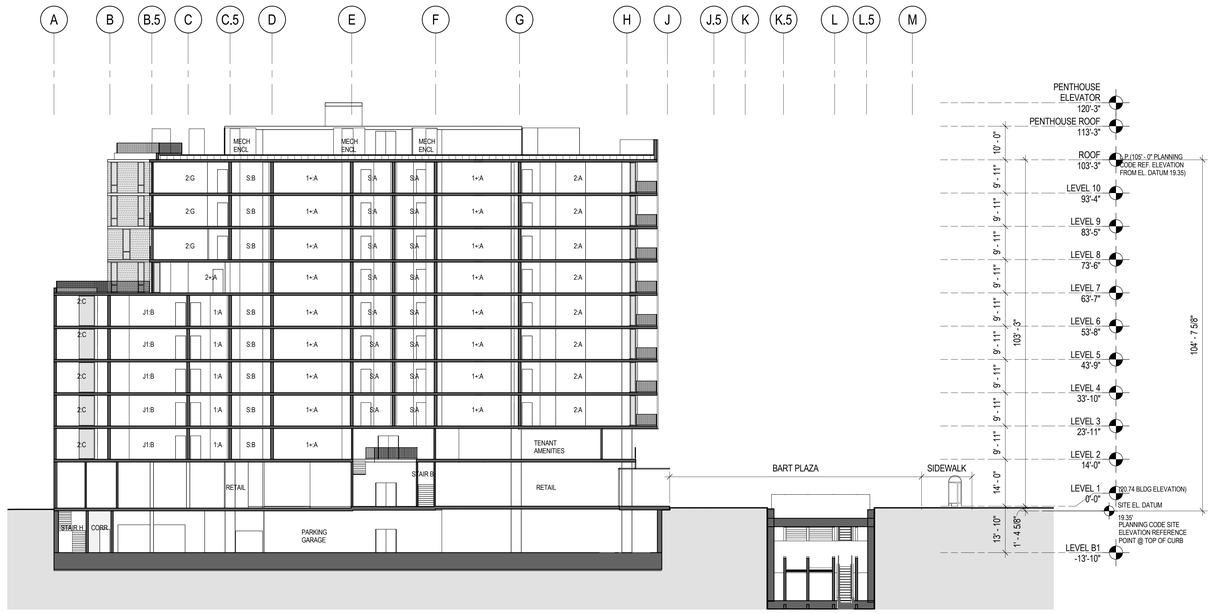
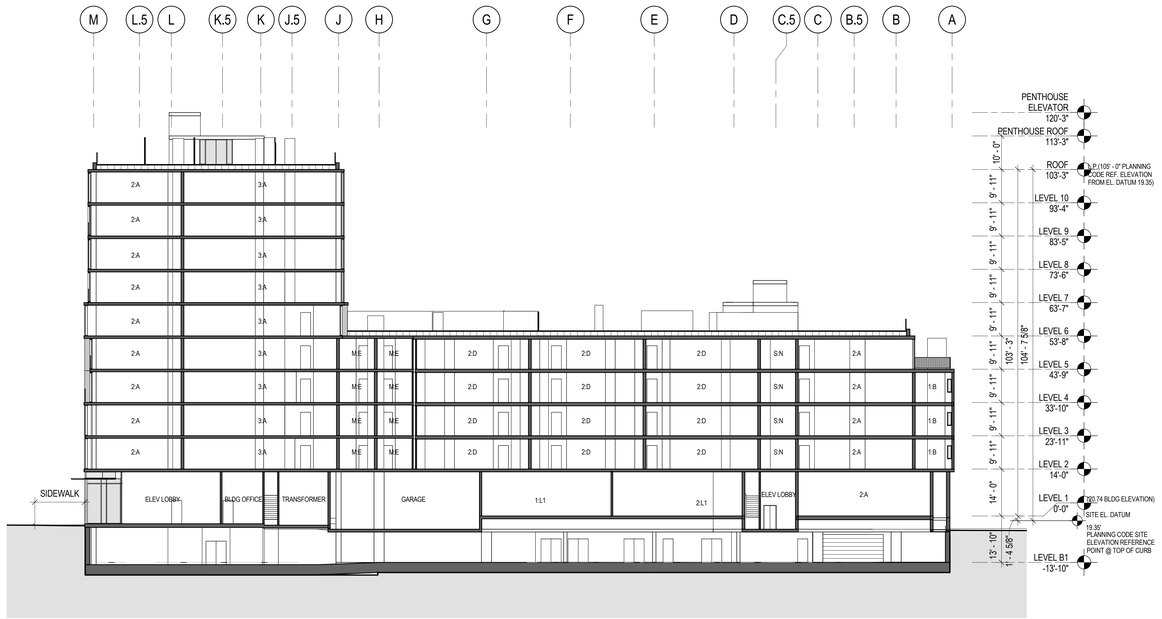


LONGITUDINAL SECTION 2
SCALE: 1/16" = 1'-0"



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

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