



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: OCTOBER 6, 2011

Date: September 29, 2011
Case No.: **2011.0571 C**
Project Address: **1085 MISSION STREET**
Zoning: MUG (Mixed Use, General)
85-X Height and Bulk District
Block/Lot: 3726/107
Project Sponsor: Matt Semmelhack
Mercer Restaurant Group, LLC
1085 Mission Street
San Francisco, CA 94103
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project Sponsor is seeking Conditional Use authorization to add a bar to a previously approved restaurant (d.b.a. AQ). The necessary interior changes to accommodate a restaurant use and any alterations to the façade were reviewed and approved by Planning Department Staff under Building Permit Application No. 2011.04.14.4053. There are no other proposed changes. The bar land use designation enables the Project Sponsor to seek a Type 47 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant. The Project Sponsor has already sought a Type 41 License which is limited to beer and wine, only. Planning Department staff has reviewed the Type 41 License application and recommended approval.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southern side of Mission Street, between 6th and 7th Streets, Lot 107 of Assessor's Block 3726. The subject property is located within an MUG (Mixed Use, General) Zoning District and an 85-X Height and Bulk District. The 2,975 square-foot lot is developed with a three-story 8,548 square-foot commercial building. The upper two stories are occupied by an economic development organization (d.b.a. Urban Solutions). The ground floor retail space and basement will be occupied by a full-service restaurant (d.b.a. AQ) of approximately 4,456 square-feet. The ground floor space is presently under construction to make the improvements approved in the previously mentioned building permit. The plans associated with that application are included in this Conditional Use authorization as Exhibit B. The Project Sponsor is seeking only to add a bar to the previously approved restaurant. No additional changes to the building are proposed.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated on the southern side of the 1000 block of Mission Street, and is closest to the 7th Street intersection. To the north of the subject property is federally owned land – the San Francisco Federal Building, the U.S. Court of Appeals, and associated surface off-street parking. Other buildings in this area are characterized by ground floor retail with residential units above. The Bayanihan Community Center is situated at the northwest corner of the intersection of Mission and 6th Streets. Buildings located on the south side of Mission Street are also mixed-use with commercial or light-industrial uses on the ground floor and residential uses above. Many of the ground floor retail spaces situated near the Mission Street and 7th Street intersection are vacant.

The broader neighborhood is characterized by varied zoning which includes P (Public), C-3-G (Downtown, General Commercial), RSD (Residential/Service Mixed Use), SOMA NCT (South of Market Neighborhood Commercial Transit), RED (Residential Enclave), and SLR (Service/Light-Industrial/Residential Mixed Use) districts. The intent of the MUG (Mixed Use, General) district is to facilitate the land use demands that result from the conversion of these diverse districts.

The site is well served by local and regional public transit. The 14-Mission Muni Bus line operates on Mission Street and stops on the same block as the subject property. Other Muni bus lines serving the subject property within a ¼-mile radius include the 5-Fulton, 9-San Bruno, 12-Folsom, 14-Mission, 16X-Noriega Express, 19-Polk, and 31-Balboa. The Civic Center BART station is also located within ¼-mile from the subject site, as are connections to Golden Gate Transit and SamTrans.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 16, 2011	September 13, 2011	23 days
Posted Notice	20 days	September 16, 2011	September 16, 2011	20 days
Mailed Notice	20 days	September 16, 2011	September 14, 2011	22 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has received five letters regarding this project, all of which indicated support. Letters were from residents of the SOMA Grand condominium community, the SOMA Grand Property Manager, the webmaster for www.livesoma.com, a Board member of the South of Market Business Association

(SOMBA), and the Executive Director of Urban Solutions (the subject property's other tenant).

ISSUES AND OTHER CONSIDERATIONS

- The proposal is to add the land use designation of "bar" to a previously approved restaurant as a means to broaden its services to provide distilled liquor and spirits. Although the bar is considered a principal use by the Planning Code, the nature of the establishment is that the bar is secondary to the dining room.
- The AQ Restaurant and Bar will provide an engaging use on a part of Mission Street that has numerous vacant retail spaces. Additionally, the quality of life for residents in the immediate neighborhood will be improved because of the more active streetfront proceeding from 7th Street towards the SOMA NCT District on 6th Street.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a bar within the MUG (Mixed Use, General) Zoning District, pursuant to Planning Code Section 840.47.

BASIS FOR RECOMMENDATION

- This project will enhance opportunities for other neighborhood surrounding retail in the district as a number of storefronts are vacant.
- The District is well served by transit, therefore customers and employees should not impact traffic.
- The business would serve the immediate neighborhood and is not a Formula Retail use.
- The proposed Project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Parcel Map

Sanborn Map

Aerial Photographs

Zoning Map

Draft Motion

CEQA Categorical Exemption Determination

Public Correspondence

Project Sponsor Submittal - Reduced Plans – Building Permit Application 2011.04.14.4053

Attachment Checklist

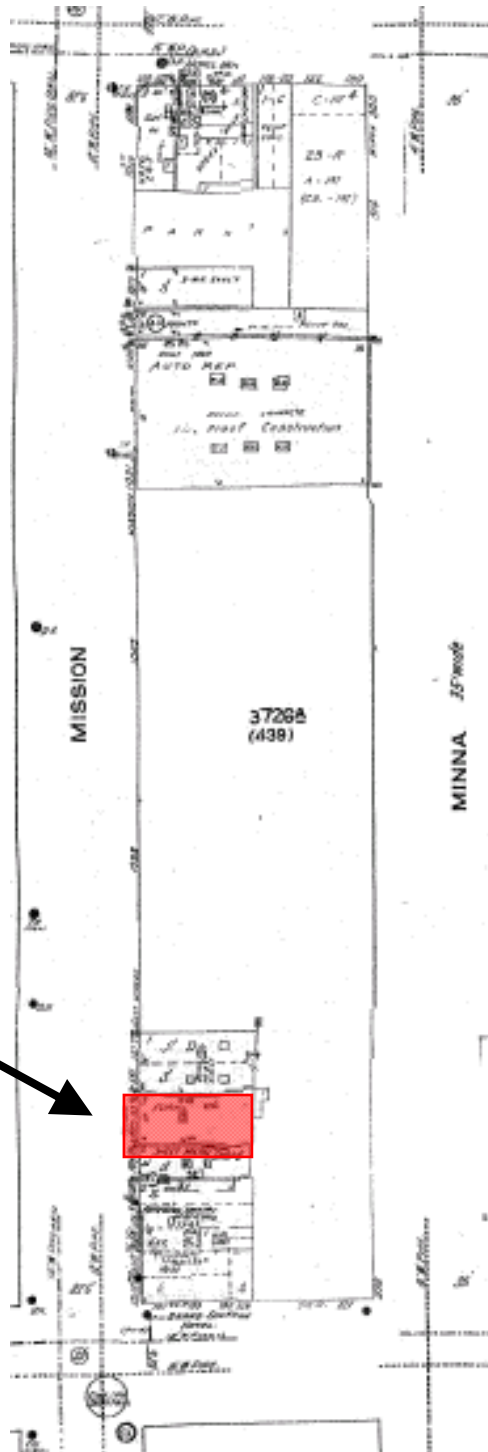
- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\1085 Mission Street - Bar\ExecutiveSummary.doc

Sanborn Map*

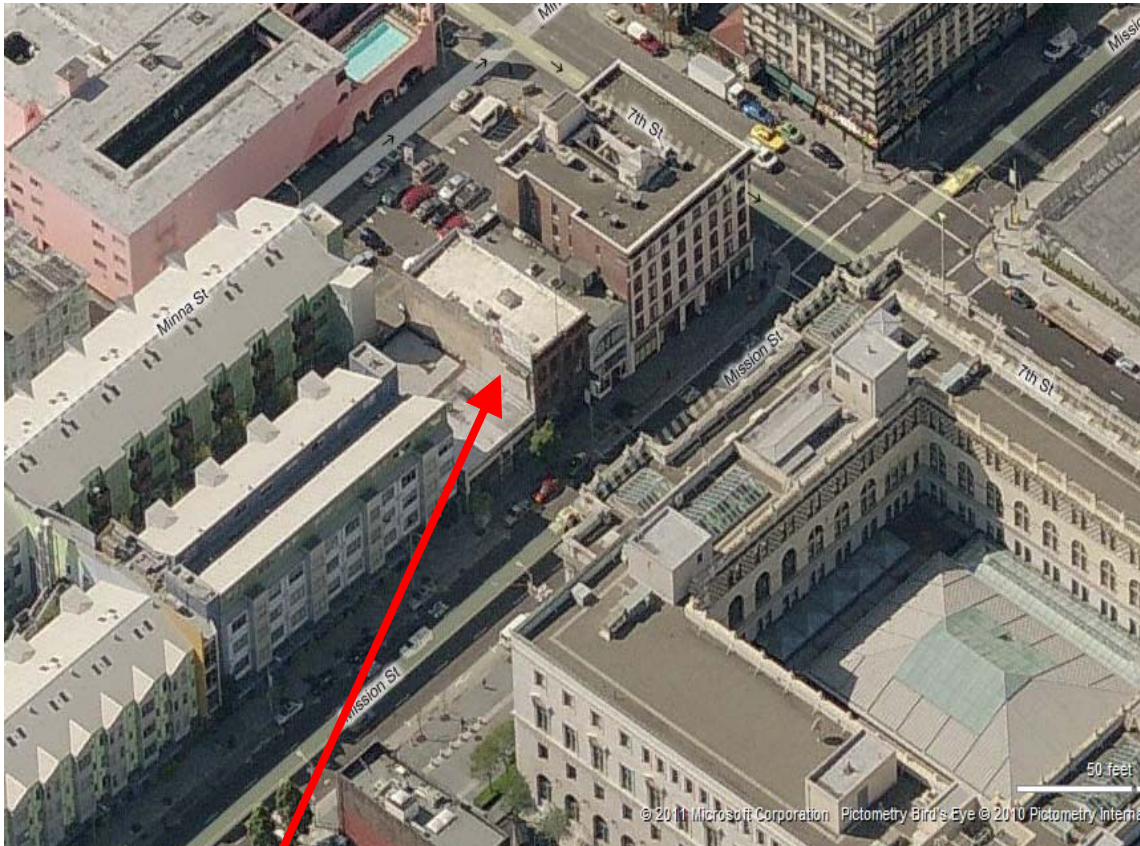


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0571C
AQ Restaurant and Bar
1085 Mission Street

Aerial Photo

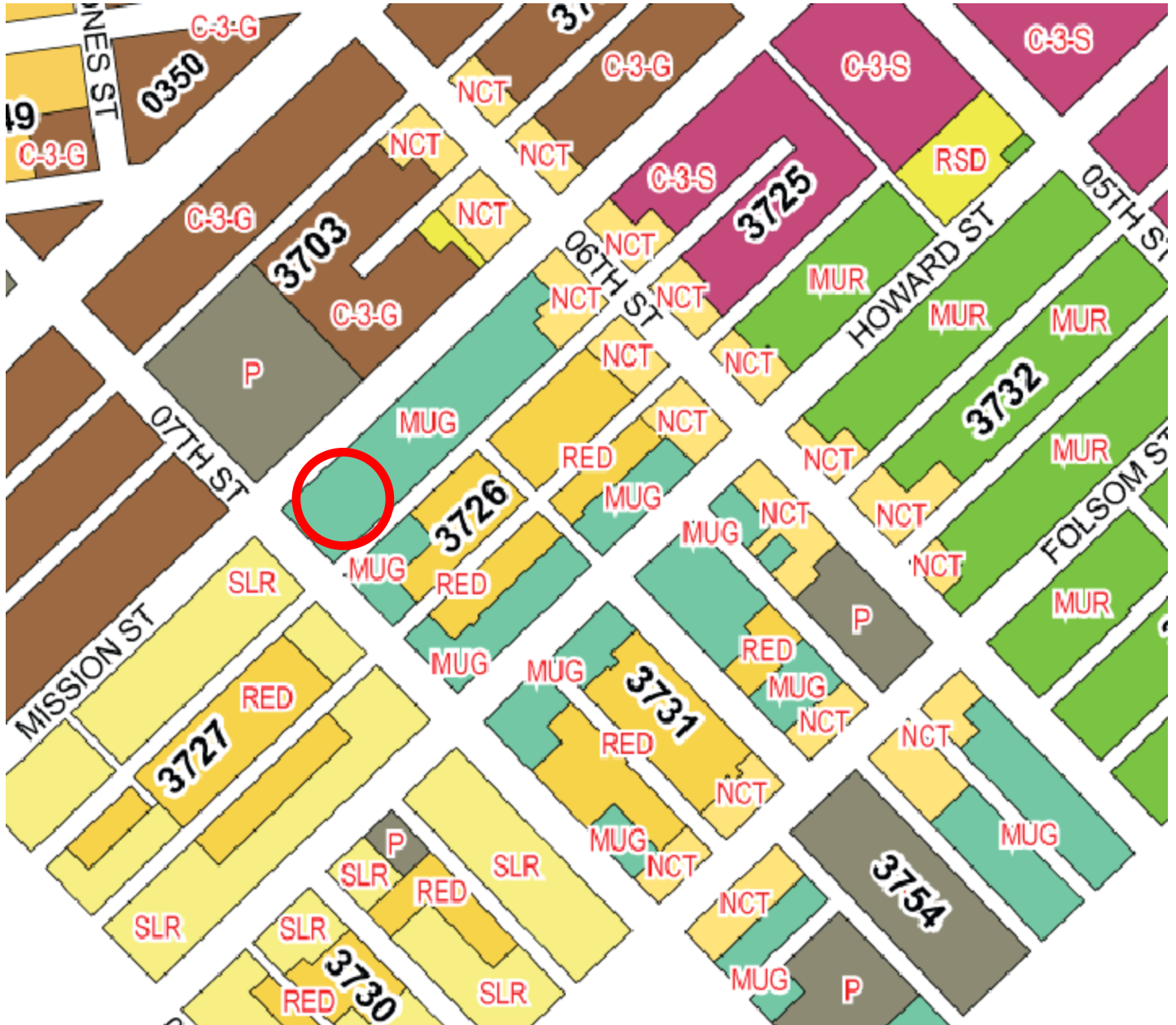


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0571C
AQ Restaurant and Bar
1085 Mission Street

Zoning Map



Conditional Use Authorization
Case Number 2011.0571C
AQ Restaurant and Bar
1085 Mission Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.
Suite 400
San Francisco,
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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 840.47 OF THE PLANNING CODE TO ADD A BAR TO A PREVIOUSLY APPROVED FULL-SERVICE RESTAURANT (D.B.A. AQ) WITHIN THE MUG (MIXED USE, GENERAL) ZONING DISTRICT AND AN 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 2, 2011, Matt Semmelhack (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 840.47 to add a bar to a previously approved full-service restaurant (d.b.a. AQ) within the MUG (Mixed Use, General) Zoning District and an 85-X Height and Bulk District.

On October 6, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0571C.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0571 C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southern side of Mission Street, between 6th and 7th Streets, Lot 107 of Assessor's Block 3726. The subject property is located within an MUG (Mixed Use, General) Zoning District and an 85-X Height and Bulk District. The 2,975 square-foot lot is developed with a three-story 8,548 square-foot commercial building. The upper two stories are occupied by an economic development organization (d.b.a. Urban Solutions). The ground floor retail space and basement will be occupied by a full-service restaurant (d.b.a. AQ) of approximately 4,456 square-feet. The change of use from retail to a full-service restaurant within this district does not require neighborhood notification; however, interior tenant improvements to convert the space for restaurant use, and changes to the façade were reviewed and approved by Planning Department staff under Building Permit Application No. 2011.04.14.4053. The ground floor space is presently under construction to make the improvements already approved.
3. **Surrounding Properties and Neighborhood.** The project site is situated on the southern side of the 1000 block of Mission Street, and is closest to the 7th Street intersection. To the north of the subject property is federally owned land – the San Francisco Federal Building, the U.S. Court of Appeals, and associated surface off-street parking. As Mission Street approaches 6th Street, the northern side of the block transitions from an RSD (Residential Service Mixed Use) District into the South of Market Neighborhood Commercial Transit District. Buildings in this area are characterized by ground floor retail with residential units above. The Bayanihan Community Center is situated at the northwest corner of the intersection of Mission and 6th Streets. Buildings located on the south side of Mission Street are also mixed-use with commercial or light-industrial uses on the ground floor and residential uses above. Most of the ground floor retail spaces situated near the Mission Street and 7th Street intersection are vacant.

The broader neighborhood is characterized by varied zoning which includes P (Public), C-3-G (Downtown, General Commercial), RSD (Residential/Service Mixed Use), SOMA

NCT (South of Market Neighborhood Commercial Transit), RED (Residential Enclave), and SLR (Service/Light-Industrial/Residential Mixed Use) districts. The intent of the MUG (Mixed Use, General) zoning district is to facilitate the land use demands that result from the conversion of these varied districts.

The site is well served by local and regional public transit. The 14-Mission Muni Bus line operates on Mission Street and stops on the same block as the subject property. Other Muni bus lines serving the subject property within a ¼-mile radius include the 5-Fulton, 9-San Bruno, 12-Folsom, 14-Mission, 16X-Noriega Express, 19-Polk, and 31-Balboa. The Civic Center BART station is also located within ¼-mile from the subject site, as are connections to Golden Gate Transit and SamTrans.

4. **Project Description.** The Project Sponsor is seeking Conditional Use authorization to add a bar to a previously approved restaurant (d.b.a. AQ). There are no other proposed changes. The bar land use designation enables to the Project Sponsor to seek a Type 47 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for on-site consumption in association with the restaurant.

The proposed operation will require approximately 35 employees, of which half of these positions are anticipated to provide employment opportunities for lower skilled workers. The project sponsor intends to hire employees that live within, or relatively close to the neighborhood. The subject site is well served by public transit so that potential employees and customers should not adversely affect the traffic flow

5. **Public Comment.** The Department has received five letters regarding this project. All have indicated complete support for the restaurant and bar.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Neighborhood Notification.** Pursuant to Planning Code Section 312, any change of use from one land use category to another, within an Eastern Neighborhoods Mixed Use Zoning District, requires neighborhood notification to go out to all owners and occupants within a 150-foot radius from the project site.

The MUG (Mixed-Use, General) Zoning District is considered an Eastern Neighborhoods Mixed Use Zoning District as defined in Section 802.4. Additionally, the Project Sponsor is proposing adding the use of a bar (Section 840.47) to a previously approved restaurant (Section 840.45). As these uses are in separate land use categories, the proposal requires neighborhood notification. Section 312 notification was conducted in conjunction with the Conditional Use authorization notification.

- B. **Bar Use.** Planning Code Section 840.47 allows a bar within the MUG (Mixed Use, General) Zoning District by Conditional Use authorization.

The Project Sponsor intends to add a bar to a previously approved full-service restaurant (d.b.a. AQ) in a ground floor commercial space within the MUG (Mixed Use, General) Zoning District and is seeking Conditional Use authorization.

- C. **Use Size.** Planning Code Sections 840.45 and 840.47 limit all retail uses, (including restaurants and bars), to 25,000 gross square feet per lot, or above if the ratio of other permitted uses to retail is at least 3:1.

The Project Sponsor intends to incorporate the addition of the bar into the previously approved restaurant space of 4,456 square-feet. The entire commercial building has a gross floor area of approximately 8,548. This is well below the 25,000 square-foot threshold for retail uses.

- D. **Formula Retail Use.** Planning Code Section 840.46 requires Conditional Use authorization for Formula Retail uses.

The Project would establish the first AQ Restaurant and Bar, and is not identified as a Formula Retail use.

- E. **Good Neighbor Policies.** Planning Code Section 803.5 establishes good neighbor policies for bars and restaurants in the Eastern Neighborhoods Mixed Use Districts. Such uses are not to be allowed except on conditions which, in the judgment of the City agency, board or commission, are reasonably calculated to insure that:

1. The quiet, safety and cleanliness of the premises and its adjacent area are maintained;
2. Adequate off-street parking is provided, for which purpose the agency, board or commission may require parking in excess of that required under the provisions of Section 150(c) of the Planning Code and may include participation in a South of Market Parking Management Program;
3. Proper and adequate storage and disposal of debris and garbage is provided;
4. Noise and odors are contained within the premises so as not to be a nuisance to neighbors; and,
5. Sufficient toilet facilities are made accessible to patrons, including persons waiting to enter the establishment.

The Conditions of Approval set forth in Exhibit A require that the Project Sponsor practice the Good Neighbor Policies outlined above. Parking is not included in the subject proposal, nor is it required by the Planning Code. The Project Sponsor's plan to use a valet service in partnership with local garages, combined with the area's variety of transit options are expected to meet the needs of employees and patrons.

- F. **Off-Street Parking.** Planning Code Section 151.1 limits the amount of off-street parking allowed for a retail use within an Eastern Neighborhoods Mixed Use District

and less than ¼ mile from Mission Street to one off-street parking space for every 1,500 square feet of gross floor area.

The proposal does not include any off-street parking spaces. The Project Sponsor intends to accommodate patrons by partnering with local parking lots and garages for valet service. Additionally, the area is well-served by public transit. Seven MUNI bus lines (5-Fulton, 9-San Bruno, 12-Folsom, 14-Mission, 16X-Noriega Express, 19-Polk, and 31-Balboa) and the F-Market are all within ¼-mile from the subject site. Regional connections are also available within this area via the Civic Center BART station and bus stops for both Golden Gate Transit and SamTrans.

- G. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires that the floors of street-fronting interior spaces housing non-residential active uses should be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Additionally, frontages with active non-residential uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at ground level and allow visibility to the inside of the building.

The subject commercial space has approximately 35-feet of frontage on Mission Street that is devoted to either the restaurant entrance or window space. The windows are clear glass, providing an unobstructed view into the establishment at pedestrian eye-level.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed project is both necessary and desirable because it seeks to occupy an existing ground floor commercial space. The bar use will contribute to the viability of the neighborhood serving full-service restaurant and will enrich the diversity of goods offered within the general area.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project will operate within the existing building envelope.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for any uses within an Eastern Neighborhoods Mixed Use District that are within ¼-mile from Mission Street. The subject lot does not have any existing off-street parking spaces. Additionally, the Project does not include any new off-street parking spaces. As previously mentioned, the proposed project is well served by public transit, minimizing the need for private automobile trips.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval for bars and full-service restaurants as outlined in Exhibit A. Conditions 5 and 9 specifically obligate the Project Sponsor to mitigate odor and noise generated by the restaurant use.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Parking and loading areas are not required for the proposed use. Landscaping is not proposed as the building has no front setback. The Planning Department shall review all proposed signs under separate permit applications.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Mixed Use District.

The proposed project is consistent with the stated purpose of the MUG (Mixed Use, General) Zoning District in that the intended use is located at the ground floor, will provide compatible convenience goods to the immediately surrounding neighborhoods and will be active throughout the day.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

EAST SOMA AREA PLAN

Objectives and Policies

OBJECTIVE 1.1:

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING SPECIAL MIXED-USE CHARACTER.

Policy 1.1.8:

Permit small and moderate size retail establishments in mixed use areas of East SoMa, but permit larger retail only as part of a mixed-use development.

The proposed bar will function as part of a full-service restaurant and make the overall use more viable as a neighborhood service.

OBJECTIVE 4.3:

ESTABLISH PARKING POLICIES THAT IMPROVE THE QUALITY OF NEIGHBORHOODS AND REDUCE CONGESTION AND PRIVATE VEHICLE TRIPS BY ENCOURAGING TRAVEL BY NON-AUTO MODES.

Policy 4.3.4:

Encourage, or require where appropriate, innovative parking arrangements that make efficient use of space, particularly where cars will not be used on a daily basis.

The Project does not include any off-street parking spaces, as it is not required by the Planning Code. As a result, the Project Sponsor intends to offer a valet service in partnership with garages in the area; this service will accommodate patrons who are driving to the restaurant. Otherwise, public transit options will provide access to the site for employees or customers travelling from outside of the immediate area.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3:

Maintain a favorably social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposal enhances the desirability of the stretch of Mission Street between 6th and 7th Streets. An active and engaging use at this particular location will improve the overall street life of the

block and provide residents with a safe and busy pedestrian route to the neighborhood commercial district developing on 6th Street. Additionally, this restaurant and bar will provide needed dining options to patrons of the City's multiple cultural activities within this immediate area.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The proposed project will provide approximately 35 employment opportunities, of which approximately half will be entry-level, unskilled and semi-skilled positions

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The business would be locally owned and would generate employment opportunities for the community. The proposed alterations will not expand the existing building footprint.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing units in the surrounding neighborhood would not be adversely affected. The proposal will contribute to a more active and neighborhood engaging environment along Mission Street.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is altered for this Project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed project is on Mission Street between 6th and 7th Streets, and is well served by public transit. It is highly likely that both employees and customers of the proposed establishment will either walk, bike or use public transit as the preferred mode of transportation.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposed project will not include any commercial office development and will not displace any existing service or industry establishments.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with the City Codes to achieve the proper preparedness in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The project as proposed does not include any alterations to the façade and thereby maintains the historic character.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not have a negative effect on existing parks and open space.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0571C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 21, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 6, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 6, 2011.

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to add a bar to a previously approved full-service restaurant (d.b.a. AQ) located at 1085 Mission Street pursuant to Planning Code Section(s) 303 and 840.47 within an MUG (Mixed Use, General) Zoning District and an 85-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on October 6, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 6, 2011, under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

9. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise

levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org



CEQA Categorical Exemption Determination

SAN FRANCISCO
PLANNING
DEPARTMENT

Property Information

PROJECT ADDRESS 1085 Mission Street		BLOCK/LOT(S) 3726/107
CASE NO. 2011-0571C	PERMIT NO.	PLANS DATED 4/21/2011

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3

BAB

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource (over 50 years of age)** **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age)** **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

- BAAB 1. **Change of Use and New Construction** (tenant improvements not included).

- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards*.
- _____ 5. **Garage opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).
- _____ 6. **Deck, terrace construction, or replacement fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

- Project is **not listed:**
GO TO STEP 5
- Project **does not conform** to the scopes of work:
GO TO STEP 5
- Project involves **4 or more** work descriptions:
GO TO STEP 5
- Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

- 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
- 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*
Specify: _____
- * 9. **Reclassification of property status** to Category C
Specify: _____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

- No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Bethany Bendis
Planner's Signature

9/27/11
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

September 11, 2011

To Whom It May Concern,

I am a resident of the Soma Grand condominium building located at 1160 Mission Street (7th Street) in San Francisco. I am writing in support of AQ Restaurant's application for a Conditional Use Authorization in our neighborhood.

We, in the Soma Grand community, welcome the addition of an attractive, well-priced restaurant to the neighborhood. The immediate neighborhood has remarkably few restaurants that invite residents to stay in the neighborhood for dining out. There are several "fast-food" opportunities, but not places where you would plan to go for a pleasant, sit-down dinner with a glass of wine. This restaurant helps to fill a very large void in the neighborhood, and the residents of this building are very much in support of the opening of this restaurant.

Thank you for your attention.

Sincerely,

Barbara Rockman

Barbara and Saul Rockman
1160 Mission Street, Unit 2008
San Francisco, CA 94103

September 9, 2011

Mr. Matt Semmelhack
Owner/Manager
AQ Restaurant & Bar
1085 Mission Street

San Francisco, CA 94103

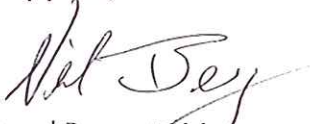
Mr. Semmelhack;

I am writing this letter to support the approval of a Conditional Use Authorization for your new business, AQ Restaurant & Bar. Citiscape Property Management manages the SOMA Grand, located directly across from the planned restaurant at 1160 Mission Street.

We believe the presence of a quality restaurant such as AQ will help to revive our stretch of Mission Street. It will inspire more employers to take a fresh look at Mid-Market and help it develop into a vibrant San Francisco neighborhood. The early expressions of interest by companies moving into, or buying into, Mid-Market give the SOMA Grand residents hope that a virtuous cycle is taking root in the community. Moreover, businesses such as AQ will help to improve pedestrian activity and safety near the SOMA Grand.

Authorizing conditional use to AQ will be good for the City - as it will generate increased property and sales tax revenue from building improvements, increase home values and greater commerce. I implore your consideration to approve the Conditional Use Authorization for AQ Restaurant. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely yours,



Nick Berg | Property Manager
The SOMA Grand

1160 Mission Street

San Francisco, CA 94103 Tel 415-252-5643

Fax 415-252-5640

nberg@citiscapesf.com

www.citiscapesf.com

SOMA GRAND RESIDENCES OWNERS ASSOCIATION

C/o CitiScape Property Management 3450 Third Street, Suite 1-A San Francisco, CA 94124
Concierge Desk Tel 415.252.5643 | soma@citi-concierge.net

soma LIFESTYLE CONDOS
grand

September 13, 2011

Mr. Matt Semmelhack
Owner/Manager
AQ Restaurant & Bar
1085 Mission Street
San Francisco, CA 94103

Dear Matt:

As President of the Board of Directors of SOMA Grand Residences Owners Association (SOMA Grand), it is with extreme enthusiasm that I write this letter. SOMA Grand is a fully-owned high-rise condominium community consisting of 246 units located on Mission Street between 7th and 8th Streets.

We embrace the opening of businesses such as AQ Restaurant & Bar in our neighborhood and believe strongly that your restaurant will be a welcome addition. We are of the opinion that your efforts to bring a necessary, desirable and compatible business to our community are to be commended. SOMA Grand residents are eagerly awaiting the opening of AQ Restaurant & Bar.

If there is anything we can do to help you achieve your Conditional Use Authorization, please do not hesitate to call upon us.

Thank you.



Gary Buckner
President
Board of Directors
SOMA Grand Residences Owners Association

To Whom it May Concern,

My name is Jeremy Ambers, and I am the webmaster for www.livesoma.com, a Community-driven website for the South of Market Neighborhood in San Francisco. I also serve on the Board for the South of Market Business Association (SOMBA).

I am writing on behalf of AQ Restaurant, which is currently under construction over at 1085 Mission Street. As you may know, this part of our neighborhood has seen significant residential growth over the past few years. It is my opinion that a new restaurant and bar at this location will be a positive and desirable addition that will only help to further grow and develop the area.

As an active member of the SOMA Community, I have heard from many residents and workers who are interested in having more restaurant options to choose from near their homes and/or offices.

On a personal note, I have met with AQ's owner, Matt Semmelhack, on a number of occasions, and I feel that his dedication to the concept of Community will only strengthen the future of the neighborhood in a positive way.

If you have any questions, please feel free to contact me at any time.

Sincerely,
Jeremy Ambers
201-725-3868
www.SFSOMBA.com
www.livesoma.com



September 22, 2011

To Whom It May Concern

My name is Jenny McNulty, and I am the executive director of Urban Solutions, a non-profit organization whose mission is to strengthen underserved neighborhoods.

Urban Solutions believes that the new AQ Restaurant and Bar at 1085 Mission Street will be a positive and desirable addition to this area, and supports its application for a full liquor license.

If you have any questions, please feel free to contact me.

Sincerely,

Jenny McNulty
Executive Director
415.553.4433 ext 103

DEMOLITION NOTES:

1. REMOVE ALL EXISTING FLOOR FINISHES WHERE NEW IS INDICATED. INCLUDING BUT NOT LIMITED TO CARPET TILE, BROADLOOM CARPET, CERAMIC TILE, SHEET VINYL AND VCT. ALL MATERIAL TO BE REMOVED AND DISPOSED OF.
2. PROTECT EXISTING WOOD FLOOR DURING DEMOLITION OF FLOORING MATERIALS AND OTHER CONSTRUCTION. WOOD FLOORING WILL BE REFINISHED AND REUSED.
3. REMOVE ALL ABANDONED TEL, DATA & ELECTRICAL CABLING, CONDUIT & DEVICES AND DISPOSE.
4. REMOVE ANY FLOOR MONUMENTS, AND ASSOCIATED WIRING, CAP AND FILL FLOOR FLUSH TO MATCH ADJACENT SURFACES.
5. PATCH & REPAIR ALL WALLS INDICATED AS REMAINING AFFECTED BY DEMOLITION AND CONSTRUCTION. PREP AS REQUIRED TO RECEIVE NEW FINISHES.
6. REMOVE ALL WALL COVERING AND PATCH AS REQUIRED AT LOCATIONS TO RECEIVE NEW WALL FINISHES.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY PARTITION LAYOUT IN FIELD WITH DESIGNER BEFORE PROCEEDING.
2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
3. ALL PARTITIONS ARE DIMENSIONED FINISH FACE TO FINISH FACE OF GYPSUM BOARD (U.O.N.) ALL VERTICAL DIMENSIONS ARE ABOVE FINISH FLOOR.
4. ALL DIMENSIONS TO EXTERIOR WINDOW WALL ARE TO INSIDE EDGE OF SILL (U.O.N.).
5. ALL WORK SHALL BE INSTALLED PLUMBING LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT. THE CONTRACTOR SHALL PROVIDE LINE AND GRADE MARKINGS ON THE FINISH FLOOR FOR RECTIFYING UNLEVEL FLOOR CONDITIONS.
6. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED. DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED.
7. PERIMETER PARTITIONS SHOWN WITHOUT DIMENSIONS AND ALIGNMENT CONDITIONS SHALL BE CENTERED ON COLUMN, COLUMN FURRING OR WINDOW MULLION.
8. BRACING FOR DOOR FRAME IS NOT REQUIRED AT DOOR JAMBS LOCATED 6" OR LESS FROM 90° DEGREE PARTITION INTERSECTION.
9. THE CONTRACTOR SHALL UNDERCUT INTERIOR DOORS AS REQUIRED TO CLEAR FINISH FLOOR AND/OR THRESHOLD WITH SEAL 1/4" MAX. ALL RATED DOORS, IF ANY, SHALL BE ORDERED SO AS TO CLEAR FINISH FLOOR BY 1/4" MAX.
10. THE CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND/OR HEAVY GAGE SHEET METAL BACKING AS REQUIRED BY THE CONTRACT DOCUMENTS IN THE WALLS BEHIND WALL HUNG SHELVING, CABINETS AND EQUIPMENT ETC.. ALL WOOD BLOCKING SHALL BE FIRE-RESISTANT TREATED AS REQ'D BY CODE.
12. GLASS AND GLAZING SHALL BE INSTALLED PER PUBLISHED SPECIFICATIONS, STANDARDS, TESTS AND RECOMMENDED METHODS OF THE TRADE, INDUSTRY OR GOVERNMENTAL ORGANIZATIONS APPLYING WORK IN THIS PROJECT.
- GLAZING SHALL BE INSTALLED TO COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE FGMA "GLAZING SEALING SYSTEMS MANUAL" AND "GLAZING MANUAL".
13. INSTALLATION OF WINDOW & DOOR FRAMES SHALL BE SECURED RIGIDLY TO ADJACENT SURFACES. NO GAPS WILL BE ACCEPTED. ALL SCRATCH MARKS SHALL BE RESTORED USING FINISH TO MATCH EXISTING.
14. CONTRACTOR TO SUBMIT PROPOSED THERMOSTAT LOCATIONS TO DESIGNER AND BUILDING ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

MILLWORK NOTES:

1. ALL MILLWORK IS TO BE CONSTRUCTED TO THE STANDARDS FOR PREMIUM GRADE ESTABLISHED BY THE AMERICAN WOODWORK INSTITUTE (AWI).
2. THE GENERAL CONTRACTOR SHALL SUBMIT ONE REPRODUCIBLE SET OF SHOP DRAWINGS FOR ALL MILLWORK TO THE PROJECT DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. ALL WOOD BLOCKING, BACKING OR BRACING SHALL BE FIRE-RETARDANT TREATED TO MEET THE STANDARDS REQUIRED BY ALL APPLICABLE CODES.
4. TRANSPARENT FINISH WOOD VENEERS AND SOLIDS SHALL BE AWI PREMIUM GRADE WITH AWI FINISH SYSTEM #2, CATALYZED LACQUER TRANSPARENT FINISH FOR CLOSED PORE GRAIN, UNLESS OTHERWISE NOTED.
5. OPAQUE FINISH WOODS, SHALL BE AWI PREMIUM GRADE, PAINT FINISH, SEMI-GLOSS ACRYLIC ENAMEL.

FINISH NOTES:

- PAINTING:** NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK.
- A. CONTRACTOR SHALL PROVIDE THREE 8"x10" BRUSH-OUT CARDS OF EACH OPAQUE FINISH COLOR AND OBTAIN DESIGNER'S APPROVAL OF SAMPLES PRIOR TO APPLICATION. FOR TRANSPARENT FINISHES, PROVIDE THREE 8"x10" SAMPLES OF EACH FINISH ON THE SPECIES OF WOOD SPECIFIED AND OBTAIN DESIGNER'S APPROVAL OF SAMPLES PRIOR TO COMMENCING WORK.
 - B. EXAMINE ALL SURFACES TO BE FINISHED UNDER THIS CONTRACT AND SEE THAT THE WORK OF OTHER TRADES HAS BEEN LEFT OR INSTALLED IN SATISFACTORY CONDITION TO RECEIVE PAINT, STAIN OR SPECIFIED FINISH. THE APPLICATION OF THE FIRST COAT SHALL INDICATE ACCEPTANCE OF THE EXISTING SURFACES.
 - C. ALL SURFACES SHALL BE IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. WOODWORK, SHALL BE HAND-SANDED AND DUSTED CLEAN. ALL KNOT HOLES, PITCH POCKETS OR SAPPY PORTION SHALL BE SCRAPPED AND SHELLED OR SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS OR DEFECTS CAREFULLY PUTTIED AFTER FIRST COAT, WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE ANY OIL OR GREASE WITH MINERAL SPIRITS.
 - D. INTERIOR WOODWORK FINISHES SHALL BE SANDED BETWEEN COATS. CRACKS, HOLES OR IMPERFECTIONS IN PLASTER OR WALLBOARD SHALL BE FILLED WITH PROPER PATCHING COMPOUND FOR THAT MATERIAL.
 - E. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED DURING THE SANDING PROCESS.
 - F. CLEANING AND RETOUCHING:
 1. AT COMPLETION OF PAINTING, ALL PAINT MATERIALS AND EQUIPMENT SHALL BE REMOVED, ALL PAINT SPOTS REMOVED AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK SHALL BE CLEANED UP AS WORK PROGRESSES.
 2. RETOUCH OR REFINISH PAINTED SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH WORK SHALL BE BORNE BY THE TRADE RESPONSIBLE FOR THE DAMAGE.
- FLOOR AND BASE FINISHES:**
- A. VERIFY THAT SUB-SURFACE IS SMOOTH, LEVEL AND FREE FROM DEFECTS WHICH WOULD AFFECT THE INSTALLATION. DO NOT PROCEED WITH WORK UNTIL DEFECTS HAVE BEEN CORRECTED. THOROUGHLY CLEAN SUB-FLOOR PRIOR TO APPLICATION OF ADHESIVE.
 - B. PAINTED OR OTHERWISE FINISHED SURFACES SHALL BE PROTECTED FROM DAMAGE DURING FLOORING INSTALLATION.
 - C. CARPET SHALL BE PROTECTED FROM DAMAGE AFTER INSTALLATION.
 - D. TREAT CARPET SEAMS WITH SEALER, USING METHODS RECOMMENDED BY CARPET MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
 - E. PROVIDE SEAMING DIAGRAM FOR APPROVAL.

REFLECTED CEILING NOTES:

1. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES, SWITCHING AND ASSOCIATED ITEMS. REFER TO THE ELECTRICAL ENGINEERING DRAWINGS (LIGHTING PLAN) FOR CIRCUITING, WIRING LAYOUT, APPROXIMATE SWITCH LOCATIONS AND ADDITIONAL INFORMATION.
2. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE ENGINEERING DRAWINGS, THE ENGINEERING DRAWINGS SHALL TAKE PRECEDENCE WITH RESPECT TO QUANTITY OF FIXTURES AND NUMBER/WATTS OF LAMPS FOR COMPLIANCE WITH ENERGY CONSERVATION STANDARDS. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE WITH RESPECT TO LOCATION AND FIXTURE TYPE. CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY OF ALL SUCH DISCREPANCIES.
3. ELECTRICAL ENGINEER TO DETERMINE NUMBERS AND SPECIFY LOCATIONS OF ALL CODE-REQUIRED EMERGENCY LIGHT FIXTURES, SMOKE DETECTORS, STROBE LIGHTS, AND LIFE SAFETY SPEAKERS.
4. ELECTRICAL ENGINEER TO DETERMINE NUMBER OF LIGHT CONTROL DEVICES REQUIRED.
5. ALL LIGHT SWITCHING TO CONFORM TO TITLE 24 AND TO ALL APPLICABLE CODES.
6. ALL LIGHT CONTROL SYSTEMS TO BE BUILDING STANDARD (U.O.N.).
7. EXHAUST FANS TO BE PROVIDED AS NOTED ON REFLECTED CEILING PLAN. SIZE AND CIRCUITRY TO BE DETERMINED BY MECHANICAL DESIGN-BUILD CONTRACTOR OR BY MECH. ENGINEER.
8. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHT.
9. FINISHED CEILING SHALL BE LEVEL WITHIN THE TOLERANCE OF 1/8" IN 12'-0".

POWER & SIGNAL NOTES:

1. ALL TELEPHONE AND COMMUNICATION WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE DESIGNER, AND THE TELE-COMMUNICATIONS CONTRACTOR.
2. CONTRACTOR TO COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH THE DESIGNER, OWNER AND TENANT SO AS TO CONFORM WITH THE MANUFACTURER'S SPECIFICATIONS.

POWER & SIGNAL NOTES (CONTINUED):

3. THE CONTRACTOR SHALL LOCATE ALL TELEPHONE, ELECTRICAL AND COMMUNICATION OUTLETS, AND VERIFY EXACT LOCATION WITH THE DESIGNER BEFORE PROCEEDING WITH INSTALLATION.
4. IN THE EVENT OF DISCREPANCIES BETWEEN THE INSTALLATION, ARCHITECTURAL AND THE ENGINEERING DRAWINGS, THE ENGINEERING DRAWINGS SHALL TAKE PRECEDENCE WITH RESPECT TO MANUFACTURERS, TYPES, DETAILS AND SPECIFICATIONS OF PANEL BOXES, FIXTURE RISERS, CIRCUITING, ETC.; THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE WITH RESPECT TO LOCATION. CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY OF ALL SUCH DISCREPANCIES.
5. ALL ELECTRICAL EQUIPMENT SHALL HAVE AFFIXED THERETO THE LABEL OF A RECOGNIZED TESTING AGENCY (UL, FM, CSA, ETL, LA). ANY OTHER LISTING AGENCY SHALL HAVE PRIOR APPROVAL BEFORE INSTALLATION.
6. ALL TELEPHONE CABLE IS TO BE TELFON-COATED WIRE OR MUST BE IN CONDUIT ABOVE CEILINGS.
7. ALL DIMENSIONS ARE TO BE CENTERLINE OF OUTLET OR GROUP OF OUTLETS, U.O.N.
8. WHERE NO DIMENSION IS INDICATED, LOCATE DEVICE AT NEAREST STUD TO SCALED LOCATION ON PLAN.
9. PAIRS OF FLOOR OUTLETS, WHERE THEY OCCUR, ARE DIMENSIONED TO THE CENTERLINE OF MONUMENT, U.O.N.
10. DIMENSIONS BETWEEN PAIRED DEVICES SHALL BE 6" CENTERLINE TO CENTERLINE (U.O.N.).
11. MULTIPLE OUTLETS AND SWITCHES SHALL BE GANGED IN ONE JUNCTION BOX WITH A SINGLE COVERPLATE.
12. TYPICAL HT. OF ALL WALL MOUNTED OUTLETS SHALL MATCH EXISTING (+15" A.F.F.), U.O.N. TYPICAL SWITCH HT. SHALL MATCH EXISTING (+36" A.F.F.), U.O.N.
13. TYPICAL THERMOSTAT HEIGHT IS +48" A.F.F. TO HIGHEST OPERABLE PART (U.O.N.). CONTRACTOR TO SUBMIT PROPOSED THERMOSTAT LOCATIONS TO DESIGNER AND BUILDING ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
14. ALL DUPLEX OUTLETS ABOVE COUNTERTOPS TO BE MOUNTED HORIZONTALLY (U.O.N.).
15. ALL OUTLETS SHOWN BACK TO BACK SHALL BE OFFSET THE MINIMUM DIMENSION REQUIRED TO AVOID BACK-TO-BACK INSTALLATION.
16. TELEPHONE AND COMMUNICATION OUTLETS SHALL BE FURNISHED WITH JUNCTION BOX, 3/4" CONDUIT TO 3" ABOVE CEILING AND A PULL STRING THROUGH THE WALL TO THE CEILING PLENUM OR THE NEAREST READILY ACCESSIBLE LOCATION. ONE PULL STRING PER CONNECTION PORT. TENANT'S VENDOR TO PROVIDE AND INSTALL RECEPTACLE AND COVER PLATE.
17. WHERE FEASIBLE, RE-USE EXISTING TEL/DATA OUTLETS, CABLES AND DEVICES. COORDINATE SALVAGE ITEMS WITH PROJECT DESIGNER.
18. PROVIDE LAYOUT OF FLOOR-MOUNTED OUTLETS AT SYSTEMS FURNITURE. FIELD VERIFY WITH PROJECT DESIGNER AND FURNITURE VENDOR PRIOR TO INSTALLATION.
19. WHERE FLOOR MONUMENTS HAVE BEEN DEMOLISHED, REMOVE CABLING AND CAP PENETRATION.
20. ALL WALL OUTLETS REMOVED AREA TO HAVE CIRCUITS PULLED BACK TO PANEL. WALL TO BE FINISHED FLUSH FOR SMOOTH PAINT.

EXISTING PHOTOS



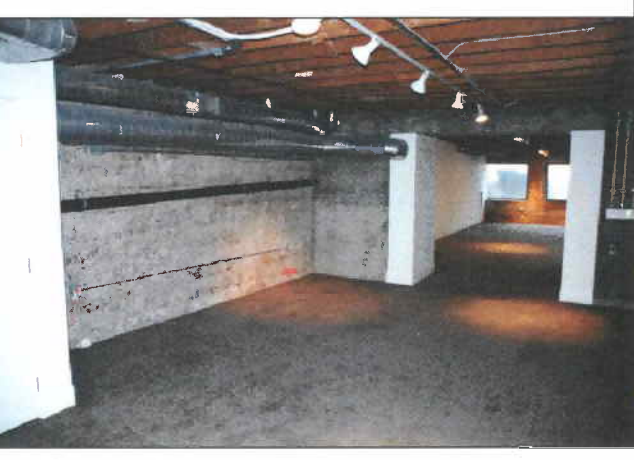
FRONT ELEVATION - MISSION STREET



FIRST FLOOR INTERIOR - LOOKING SOUTH TOWARD MINNA STREET



FIRST FLOOR INTERIOR - LOOKING NORTH TOWARD MISSION STREET



BASEMENT / STORAGE

PROJECT INFORMATION

ADDRESS OF PROJECT:
1085 MISSION STREET
SAN FRANCISCO, CA 94107

OWNER:
MATTHEW SEMMELHACK
MERCER RESTAURANT GROUP
415.990.2409

ARCHITECT:
AMATO ARCHITECTURE
REBECCA IVANS AMATO, AIA
888 FAIRMOUNT AVENUE
OAKLAND, CA 94611
CALIFORNIA STATE LICENCE NO. C-25700 EXPIRATION 08/31/11

CONTRACTOR:
ERIC HEID
5456 SHAFER AVENUE
OAKLAND, CA 94618
CONTRACTOR LIC. #867677

CONSTRUCTION:
TYPE 5B: WOOD FRAME
OCCUPANCY:
GROUP: A
ZONE: RESTAURANT - NC3
BLOCK: 3726 / LOT:107

CURRENT CODE EDITIONS:
CBC: 2007 CALIFORNIA BUILDING CODE
CMC: 2007 CALIFORNIA MECHANICAL CODE
CEC: 2007 CALIFORNIA ELECTRICAL CODE
CPC: 2007 CALIFORNIA PLUMBING CODE

INDEX OF DRAWINGS

- ARCHITECTURAL**
- A-0.0 COVER SHEET/PROJECT INFORMATION
 - A-0.1 SITE PLAN/EXISTING FLOOR PLANS/OCCUPANCY
 - A-1.0 CONSTRUCTION/FINISH PLANS
 - A-2.0 ELECTRICAL/PLUMBING AND EQUIPMENT PLANS
 - A-3.0 REFLECTED CEILING PLANS
 - A-4.0 INTERIOR ELEVATIONS
 - A-4.1 INTERIOR ELEVATIONS
 - A-5.0 RESTROOM PLAN/DETAILS/INTERIOR ELEVATIONS
 - A-5.1 DISABLED ACCESS CHECKLIST
 - T-24 TITLE 24 LIGHTING CALCULATIONS

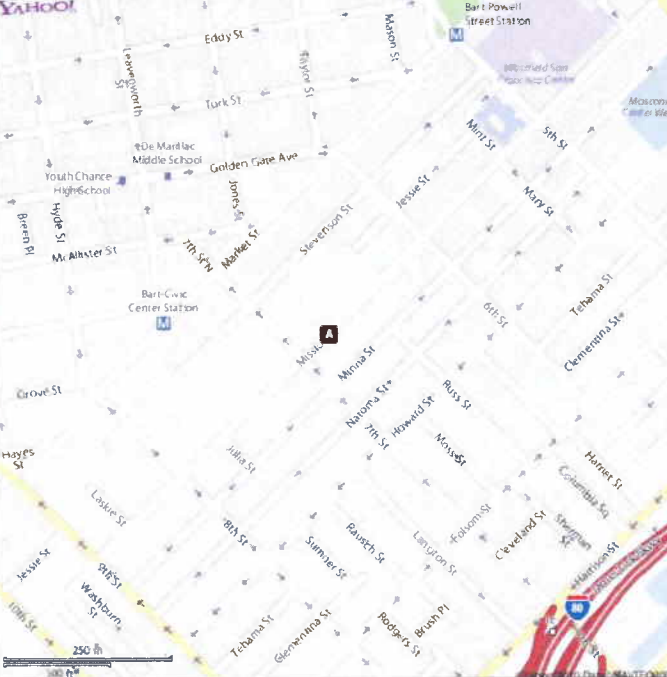
SCOPE OF WORK


1. UPGRADE (E) RETAIL SPACE WITH (N) RESTAURANT WITH MINOR DEMOLITION AND NEW CONSTRUCTION. COMPLY W/ REQUESTED HEALTH DEPARTMENT CODES.
2. NEW FURNITURE, FINISHES AND EQUIPMENT PER PLANS.
3. ELECTRICAL, MECH. AND PLUMBING PERMITS TO BE PULLED SEPARATELY BY CONTRACTORS.
4. EXTERIOR SIGNAGE TO BE PULLED UNDER SEPARATE PERMITS.
5. SPRINKLER WORK TO BE DONE UNDER SEPARATE PERMIT (ENTIRE BUILDING).
6. TYPE ONE HOOD UNDER SEPARATE PERMIT.
7. ANSUL SYSTEM UNDER SEPARATE PERMIT.

SQUARE FOOTAGE SUMMARY

	EXISTING SQ. FT.	NEW SQ. FT.	CHANGE
LOT	2,975	2,975	+0
BUILDING	8,548	8,548	+0
BASEMENT	2,410	2,410	+0
FIRST FLOOR	2,046	2,046	+0
TOTAL PROJECT AREA:	4,456	4,456	+0


AREA LOCATION PLAN





688 FAIRMOUNT AVENUE, NO.4
OAKLAND, CALIFORNIA 94611

TEL 510.420.0210
FAX 510.288.1370
MOB 510.499.2080



REGISTERED ARCHITECT
REBECCA IVANS AMATO
No. C-25700
Exp. 8-31-11
STATE OF CALIFORNIA

PROJECT PROGRESSION :	DATE :
ISSUE FOR REVIEW	02.25.11
ISSUE FOR REVIEW	03.25.11
ISSUE FOR PERMIT	04.14.11
ISSUE FOR CONSTRUCTION	04.21.11


AQ RESTAURANT

**1085 MISSION STREET
SAN FRANCISCO, CA 94110
BLOCK 3726 / LOT 107**

SHEET TITLE:

**COVER SHEET
PROJECT INFORMATION**

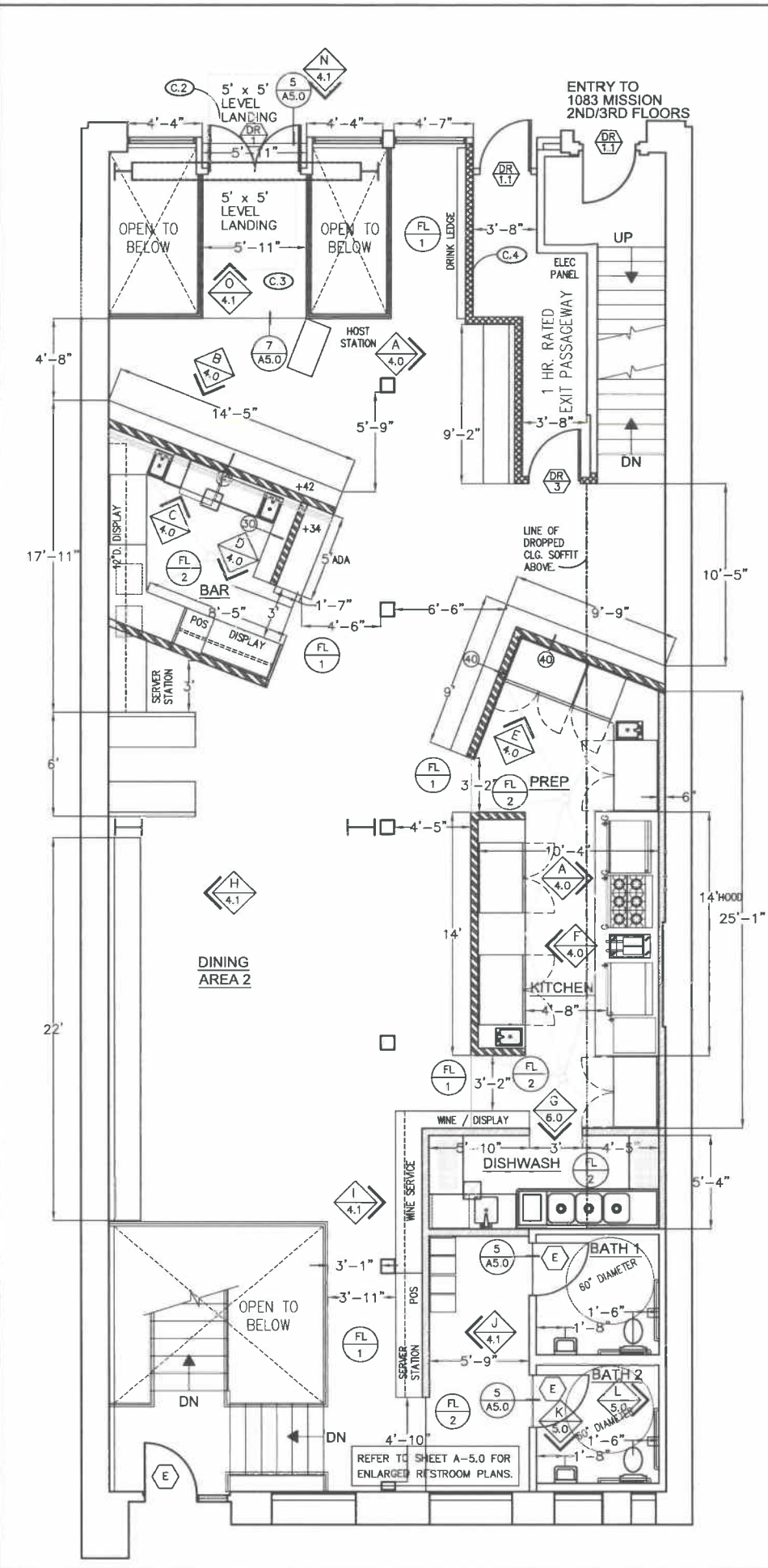
SCALE	1/8"=1'-0"
DRAWN BY	RIA
JOB #	2010-12
PLOT PLAN	N O R T H



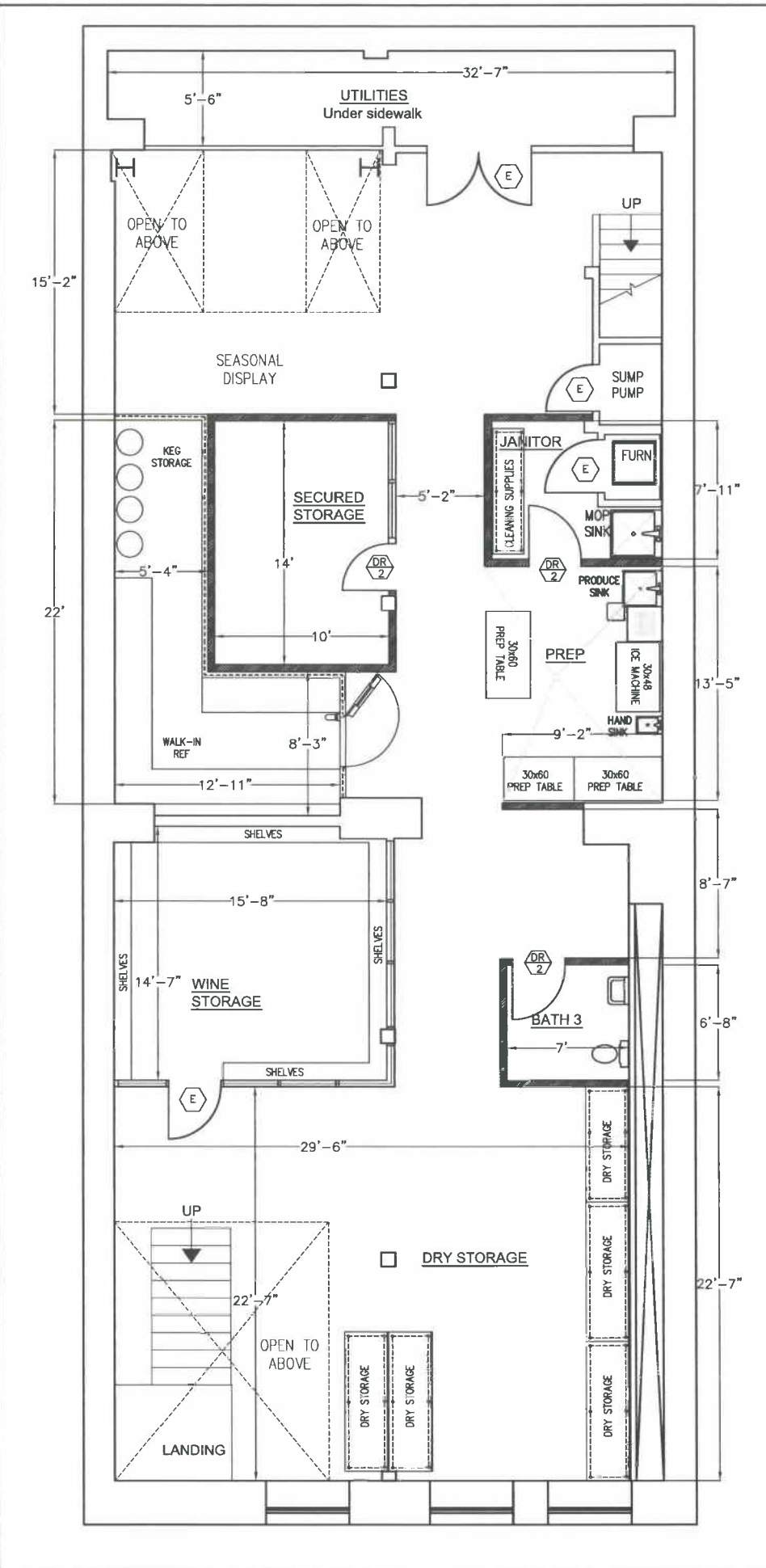
A-0.0

SHEET NO.:

FIRST FLOOR - CONSTRUCTION / FINISH PLAN



BASEMENT - CONSTRUCTION / FINISH PLAN



DEMOLITION LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING WALLS TO BE DEMOLISHED.

DEMOLITION NOTES:

GENERAL NOTES:
 * CONTRACTOR TO PROTECT ALL EXISTING AREAS FROM DUST AND DEBRIS CAUSED BY DEMOLITION WORK AND VERIFY THAT THE JOB SITE IS KEPT CLEAN, WITH CONSTANT REMOVAL OF DEBRIS, AS REQUIRED.

- (D-1)
- (D-2)
- (D-3)

NEW CONSTRUCTION LEGEND

- EXISTING CONSTRUCTION TO REMAIN.
- LOW HEIGHT WALL @ KITCHEN & BAR COUNTER. SEE DETAIL 1/A-5.0 TAG INDICATES HT. OF WALL
- +8'-10" FULL HEIGHT WALL SEE DETAIL 2/A-4.0
- DOOR AND WINDOW SYMBOL REFER TO SCHEDULE, THIS SHEET
- ELEVATION SYMBOL
- SHEET NUMBER

DOOR AND WINDOW LEGEND

- NEW DOUBLE FRONT ENTRY DOORS: 5'-11"W X 7'-4"H EXTERIOR GRADE WOOD WITH TEMP. GLASS PANEL INSET AND PANIC HARDWARE AT INTERIOR. SELF CLOSING, MAX. OPENING EFFORTS = 5 LBS., 18" KICKPLATE @ BOTTOM. PROVIDE INTERNATIONAL SIGN OF ACCESSIBILITY
 - SAME AS DOOR 1 BUT SINGLE DOOR @ EXIT PASSAGEWAY / FRONT ENTRY.
 - 3'-0"W X 7'-0"H SINGLE INTERIOR, SOLID WOOD, PAINT GRADE DOOR, IN PAINT GRADE WOOD FRAME @ BASEMENT (MATCH EXISTING).
 - 3'-0"W X 7'-4"H SINGLE INTERIOR, 60 MINUTE RATED SOLID WOOD, PAINT GRADE DOOR, IN RATED METAL FRAME WITH PANIC HARDWARE @ EXIT PASSAGEWAY / INTERIOR.
 - INDICATES EXISTING DOOR / WINDOW TO REMAIN.
- NOTE: CONTRACTOR TO VERIFY SIZES ON SITE PRIOR TO ORDERING.

CONSTRUCTION NOTES:

- (C.1) REFER TO SHEET A-5.0 FOR LARGE SCALE RESTROOM PLANS AND ELEVATIONS.
- (C.2) PROVIDE SIGN @ ENTRY STATING "MAXIMUM OCCUPANCY = 100" AND ANOTHER SIGN STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
- (C.3) FILL IN FLOOR @ NEW ENTRY. SEE DETAIL 7/A-5.0
- (C.4) BUILD 1 HR. RATED EXIT CORRIDOR. SEE DETAIL 8/A-5.0. VERIFY EXISTING WALL WILL BE IMPROVED TO 1 HR. RATED.
- (C.5)

FINISH LEGEND

- (E) WOOD FLOOR TO REMAIN THROUGHOUT @ DINING ROOM, U.O.N.
- (N) TILE FLOOR @ KITCHEN / BAR SPEC: 6 X 6 QUARRY WITH COVE BASE. VERIFY COLOR.
- (E) TILE FLOOR @ RESTROOMS TO REMAIN
- (N) TILE FLOOR @ HALLWAY TO RESTROOM SPEC: 12X12 PORCELAIN TILE WITH COVE BASE. VERIFY SPEC / COLOR.
- NEW COUNTERTOP AT COUNTER SEATING SPEC: SEALED WOOD

FINISH / FURNITURE NOTES

- (F.1) SAMPLES OF FLOOR, FLOOR BASE, WALLS AND CEILING WILL BE SUBMITTED FOR THE HEALTH DEPT. FOR APPROVAL.
- (F.2) WALLS AND CEILING IN ALL FOOD SERVICE AREAS TO BE LIGHT COLORED, SMOOTH AND WASHABLE SURFACES.

AMATO ARCHITECTURE
 888 FARMOUNT AVENUE, NO.4
 OAKLAND, CALIFORNIA 94611
 TEL 510.420.0210
 FAX 510.288.1370
 MOB 510.409.2080



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ISSUE FOR PERMIT	04.14.11
ISSUE FOR CONSTRUCTION	04.21.11

AQ RESTAURANT

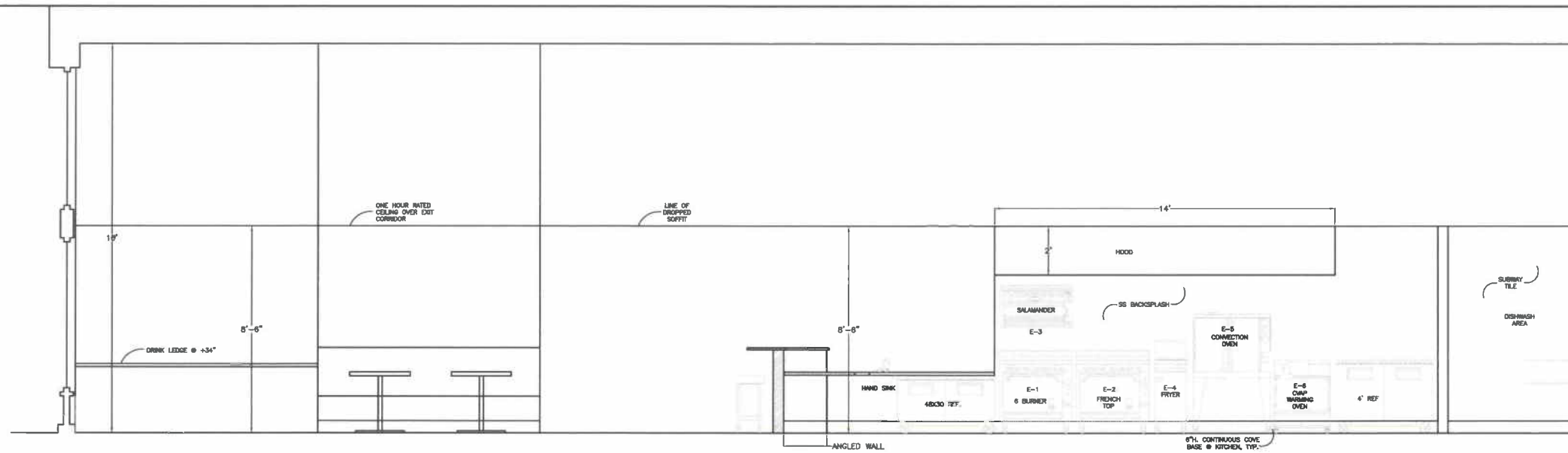
1085 MISSION STREET
 SAN FRANCISCO, CA 94110
 BLOCK 3726 / LOT 107

SHEET TITLE:
CONSTRUCTION / FINISH PLANS

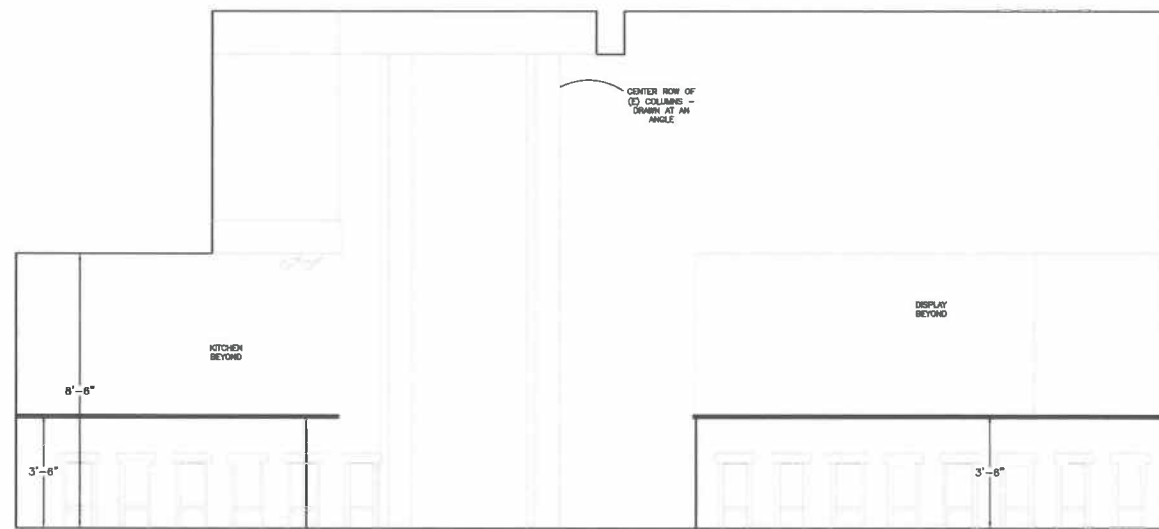
SCALE 1/4" = 1'-0"
 DRAWN BY RIA
 JOB # 2010-12
 PLOT PLAN NORTH

SHEET NO.:

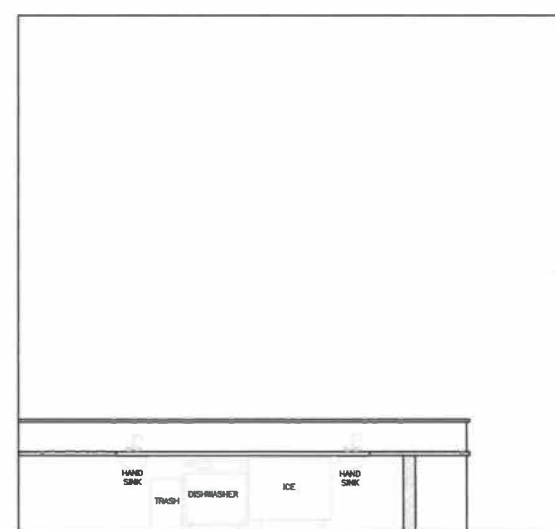
A-1.0



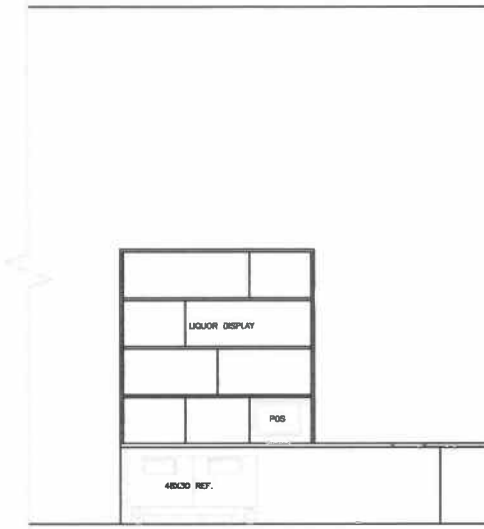
A ENTRY / KITCHEN LOOKING EAST



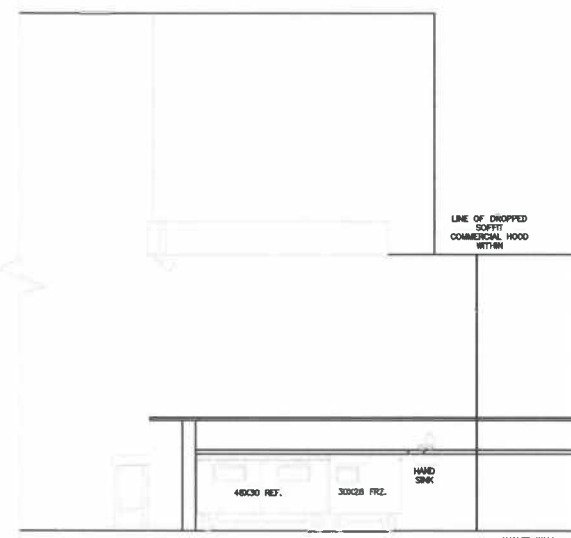
B BAR ELEVATION LOOKING SOUTH



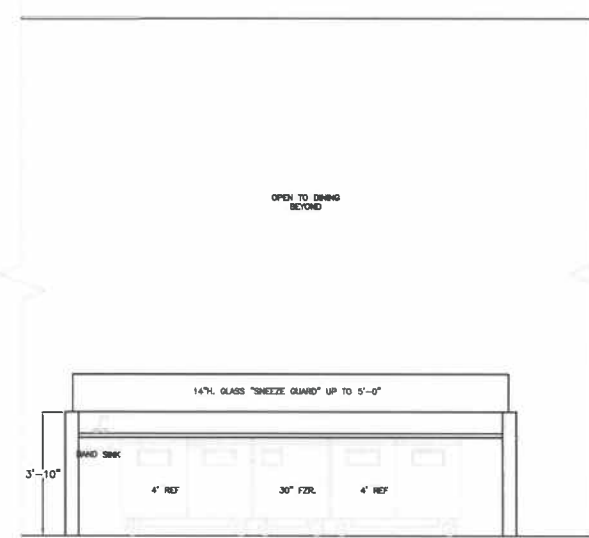
C BAR ELEVATION LOOKING NORTH



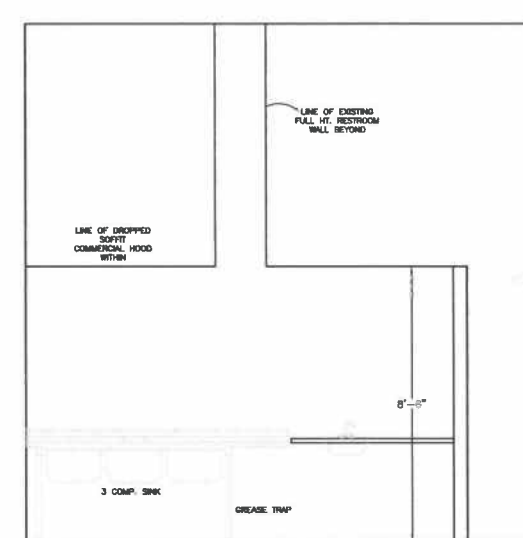
D BAR ELEVATION LOOKING SOUTH



E KITCHEN LOOKING NORTH



F KITCHEN LOOKING WEST



G KITCHEN LOOKING SOUTH



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AQ RESTAURANT

1085 MISSION STREET
 SAN FRANCISCO, CA 94110
 BLOCK 3726 / LOT 107

SHEET TITLE:
INTERIOR ELEVATIONS

SCALE 3/8"=1'-0"
 DRAWN BY RIA
 JOB # 2010-12

SHEET NO.: **A-4.0**

RICHARD TAM, DBI
 APR 20 2011



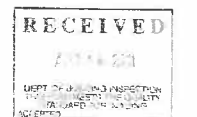
APPROVED
 PER PLANS AND APPLICATION
 4/19/11
 PLANNING DEPARTMENT

Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval.

PROJECT PROGRESSION :	DATE :
ISSUE FOR REVIEW	02.25.11
ISSUE FOR REVIEW	03.25.11
ISSUE FOR PERMIT	04.14.11

APPROVED
 Dept. of Building Insp.
 APR 20 2011
 Vivian L. Day
 DIRECTOR/CHIEF BUILDING OFFICIAL
 DEPT. OF BUILDING INSPECTION

AQ RESTAURANT

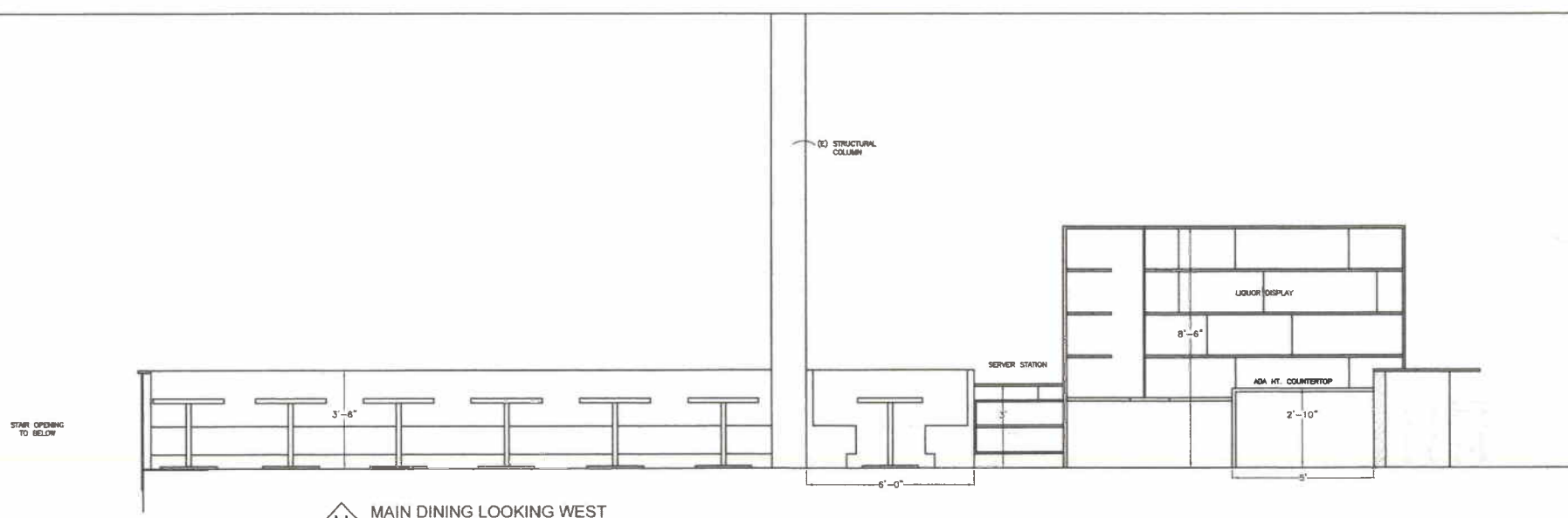


1085 MISSION STREET
 SAN FRANCISCO, CA 94110
 BLOCK 3726 / LOT 107

INTERIOR ELEVATIONS

SCALE 3/8"=1'-0"
 DRAWN BY RIA
 JOB # 2010-12

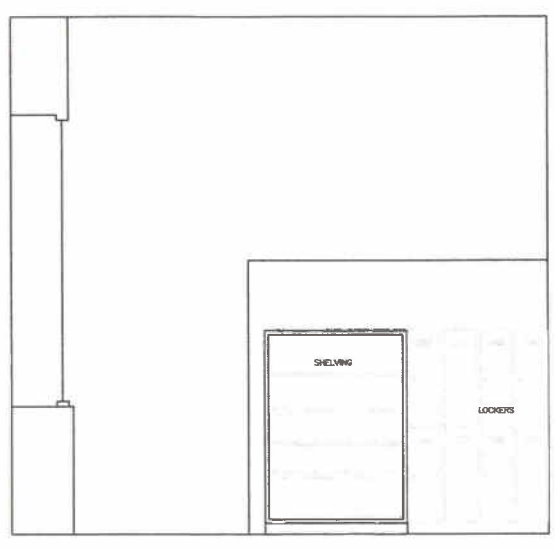
A-4.1



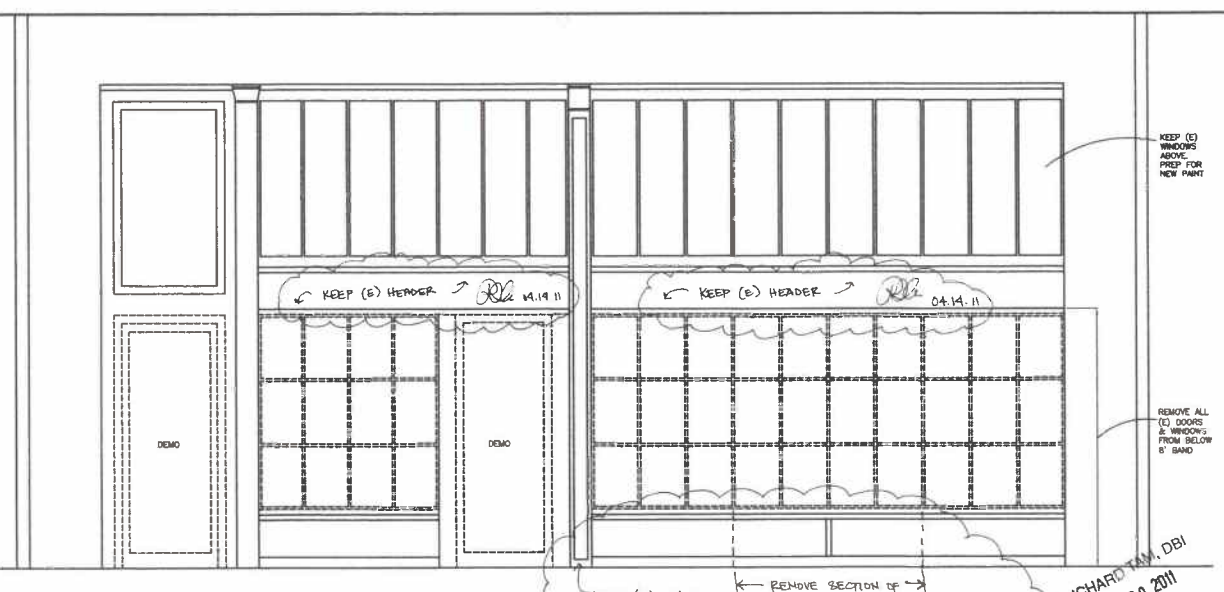
H MAIN DINING LOOKING WEST



I WINE STORAGE LOOKING EAST



J HALLWAY LOOKING WEST



M EXISTING FRONT ELEVATION



N PROPOSED FRONT ELEVATION
 REVISED/ISSUE FOR REVIEW 04.11.11

RICHARD TAM, DBI
 APR 20 2011

RICHARD TAM, DBI
 APR 20 2011

SHEET NO.:

SURROUNDING ELEVATION OF 1083-1085 MISSION
(VIEW OF SOUTH SIDE OF MISSION STREET)



1083-1085
MISSION ST



BUILDINGS DIRECTLY ACROSS FROM 1083-1085 MISSION STREET
(VIEW OF NORTH SIDE OF MISSION STREET)