



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 16, 2017

CONSENT

Filing Date: June 14, 2017
Case No.: **2016-010294ENV/OFA/COA-02**
Project Address: **1088 SANSOME STREET**
Historic Landmark: Northeast Waterfront Landmark District
Zoning: C-2 (Community Business)
65-X Height and Bulk District
Waterfront Special Use District No. 3
Northeast Waterfront Special Sign District
Block/Lot: 0135/009
Applicant: Angus McCarthy
465 Pacheco Street
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Staff Contact: Jonathan Vimr - (415) 575-9109
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Reviewed By: Tim Frye - (415) 575-6822
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PROPERTY DESCRIPTION

1088 SANSOME STREET, east side between Green and Vallejo Streets, Assessor's Block 0135, Lots 009, Supervisor District 3. The subject property, historically known as the Bemis Bag Building, is a four story reinforced concrete industrial building constructed in approximately 1906 by an unknown architect. Built as an industrial warehouse and/or manufacturing facility, the building is currently used as office space. The property is within the C-2 (Community Business) Zoning District, the Waterfront Special Use District No. 3, a 65-X Height and Bulk District, and the Northeast Waterfront Special Sign District. It is contributory to the Northeast Waterfront Landmark District.

PROJECT DESCRIPTION

The proposed project involves exterior alterations to non-historic features located on the roof of the subject building. More specifically, the project would:

- Replace all windows and doors at the exterior of the minimally visible penthouse. New windows will exceed 100 square feet in area; and
- Legalize the removal of four (4) contemporary, poured concrete elements located along the perimeter of the building's roof that were installed a part of a previous, uncompleted undertaking.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix D – Northeast Waterfront Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Northeast Waterfront Landmark District as described in Appendix D of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project is limited to alterations to non-historic rooftop features and will not change the existing office use. The project will avoid changes to distinctive materials, features, and spatial relationships of the contributing resource.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property would be retained. No distinctive materials, architectural elements, or spaces that characterize the property would be altered. The project would involve the replacement of non-historic windows and doors with steel sash, clear glass windows and doors

within the same openings. The window types, material, and regular configuration are consistent with the property, landmark district, and the district ordinance. While the penthouse is minimally visible from the public right-of-way, this visibility is confined to only the top portion of the penthouse and does not include the side walls where proposed work will occur. The four poured concrete elements were installed as part of a previous, uncompleted undertaking and were recently removed without benefit of permit as they were in disrepair and posed a life safety concern. The removal of these non-historic, non-functional elements returned the building's roofline and envelope closer to the original condition.

- Standard 3.** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose to add conjectural features or changes that create a false sense of historical development. Changes are limited to the replacement of non-historic windows and doors at the penthouse with new, compatible versions and the removal of contemporary, non-functional poured concrete elements along the roofline.

- Standard 5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As the project pertains solely to non-historic rooftop elements, all distinctive materials, features, finishes, construction or craftsmanship examples that characterize the property will be retained.

- Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. Alterations are limited to the non-historic penthouse and the poured concrete roof elements. The penthouse is minimally visible from the public right-of-way while the removal of the poured concrete elements will return the building's roofline and envelope closer to the original condition.

- Standard 10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As new windows and doors will be installed within existing openings at the non-historic penthouse, they could be removed in the future without and impairment of the historic property and the surrounding landmark district.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject property and the Northeast Waterfront Landmark District.

The proposed alterations are limited to non-historic features and will occur solely at the roof of the building. The penthouse is minimally visible from the public right-of-way and new windows and doors will be confined to existing openings. These new features will include an appropriate configuration, materials, and appearance; they would not alter character-defining features of the building and could be removed in the future without impacting the integrity of the property. Similarly, the removal of the four non-historic poured concrete elements along the roof perimeter improves the integrity of the resource by returning the roofline/building envelope closer to its original condition.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion
Parcel Map
1998 Sanborn Map
Northeast Waterfront Landmark District Map
Aerial Photograph
Zoning Map
February, 2016 Site Photo
Reduced Project Plans
- Current Site Photos
- Visibility Analysis



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: AUGUST 16, 2017

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Filing Date: June 14, 2017
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 009 IN ASSESSOR'S BLOCK 0135, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, WATERFRONT SPECIAL USE DISTRICT NO. 3, NORTHEAST WATERFRONT SPECIAL SIGN DISTRICT, A 65-X HEIGHT AND BULK DISTRICT, AND THE NORTHEAST WATERFRONT LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on June 14, 2017 Angus McCarthy ("Property Owner") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for exterior alterations of the subject building, including the replacement of penthouse windows and doors and the removal of poured concrete elements along the perimeter of the roof at 1088 Sansome Street, a contributory building to the Northeast Waterfront Landmark District located on Lot 009 in Assessor's Block 0135.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on August 16, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-010294COA-02 (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated May 27, 2016 and labeled Exhibit A on file in the docket for Case 2016-010294COA-02 based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated April 4, 1983.

- That the proposed project is compatible with the character-defining-features of the subject contributing resource and Landmark District.
- That the proposed project maintains and does not alter or destroy the building's character-defining features or materials.
- The proposed project will not remove distinctive materials nor irreversibly alter features, spaces, or spatial relationships that characterize the contributing resource or Landmark District. Alterations are limited to the non-historic penthouse and the poured concrete roof elements. The penthouse is minimally visible from the public right-of-way while the removal of the poured concrete elements will return the building's roofline and envelope closer to the original condition.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on any existing neighborhood serving retail use as the proposal is tied solely to a space serving an office use.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will respect the character-defining features of the contributory property and landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake will will not be affected by the project. All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 009 in Assessor's Block 0135 for proposed work in conformance with the renderings and architectural sketches dated May 27, 2016 and labeled Exhibit A on file in the docket for Case No. 2016-010294COA-02.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 16, 2017.

Jonas P. Ionin
Acting Commission Secretary

AYES: X

NAYS: X

ABSENT: X

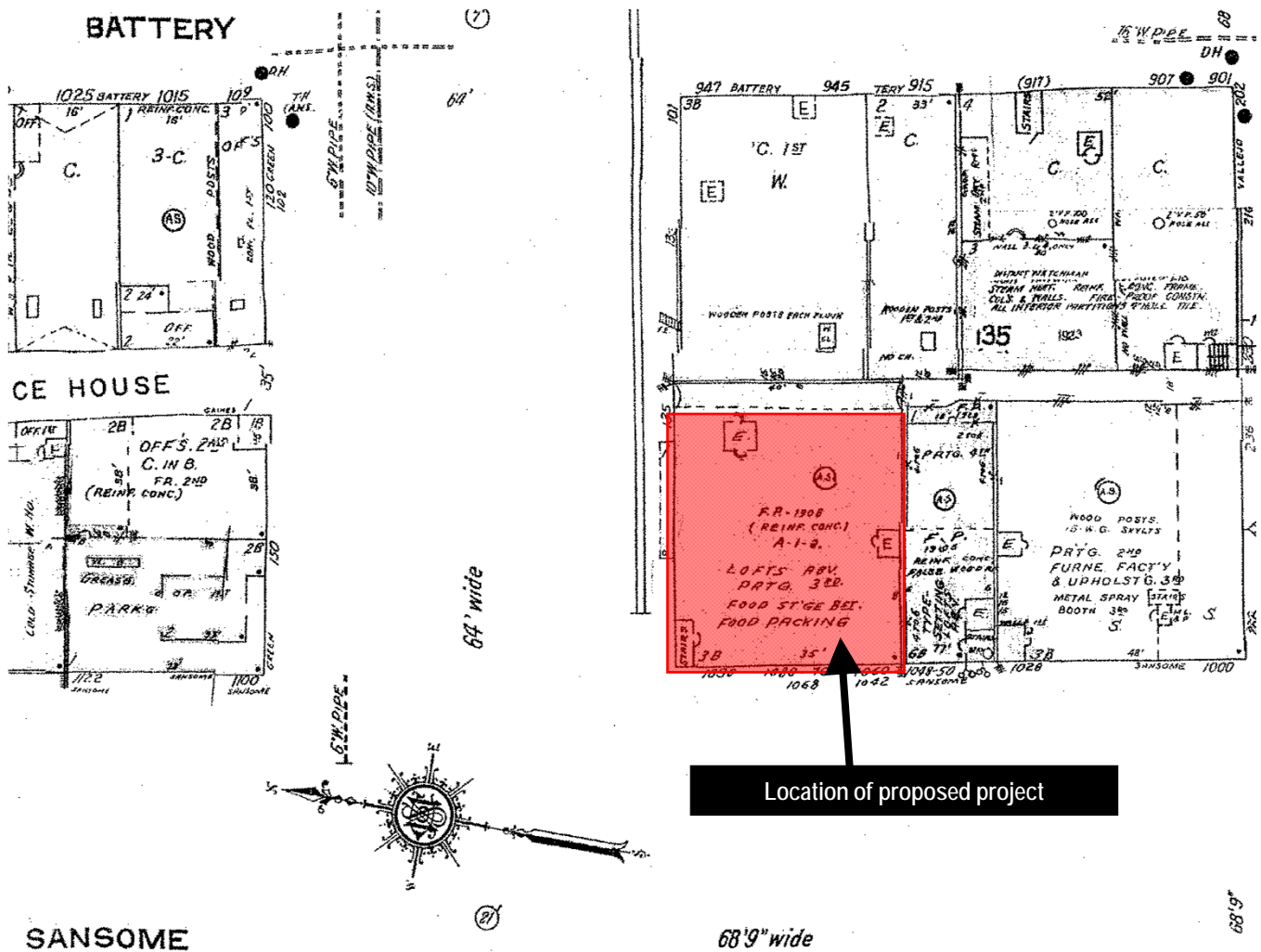
ADOPTED: August 16, 2017

Parcel Map



Certificate of Appropriateness
Case Number 2016-010294COA-02
1088 Sansome Street

Sanborn Map*

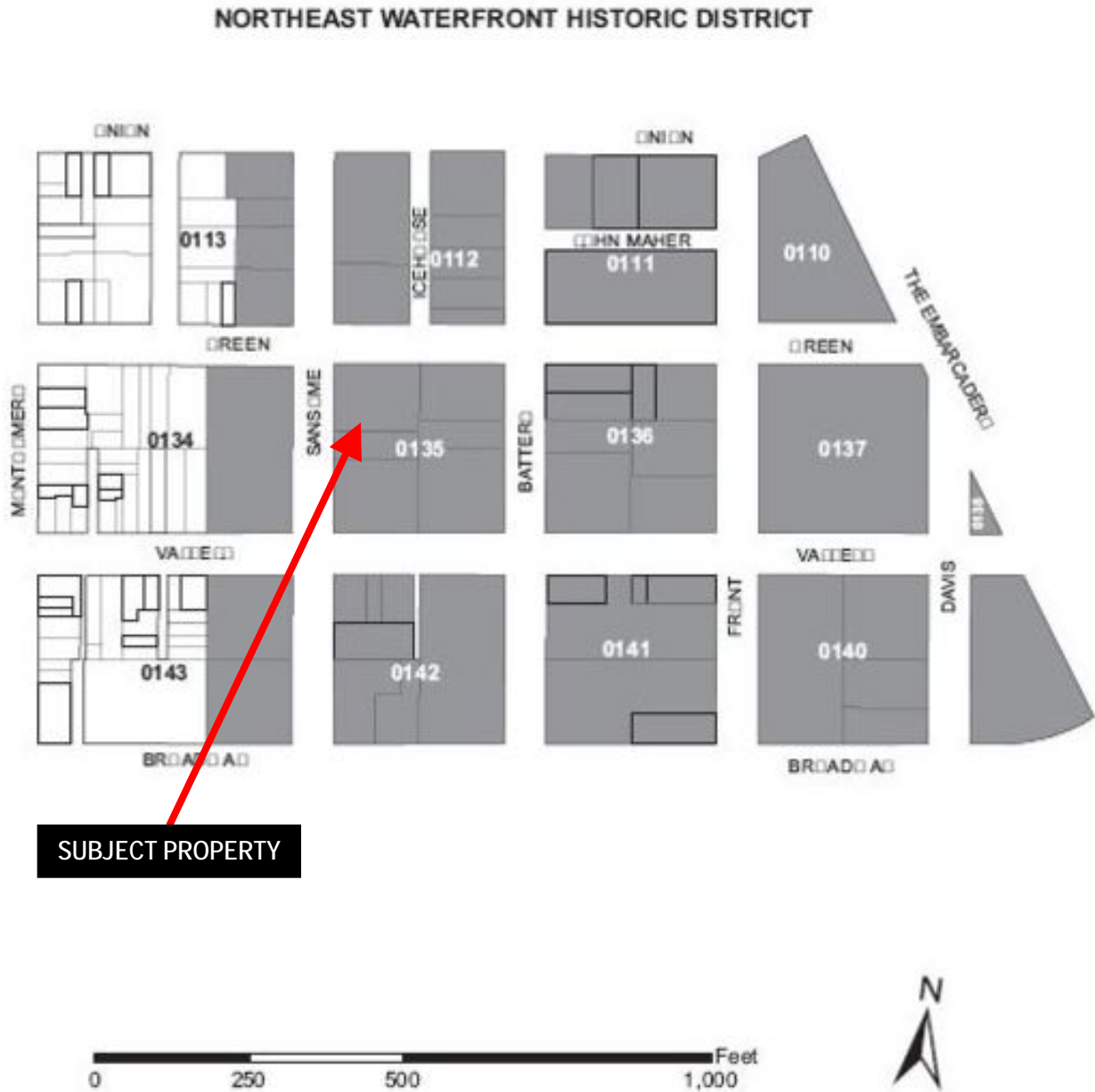


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

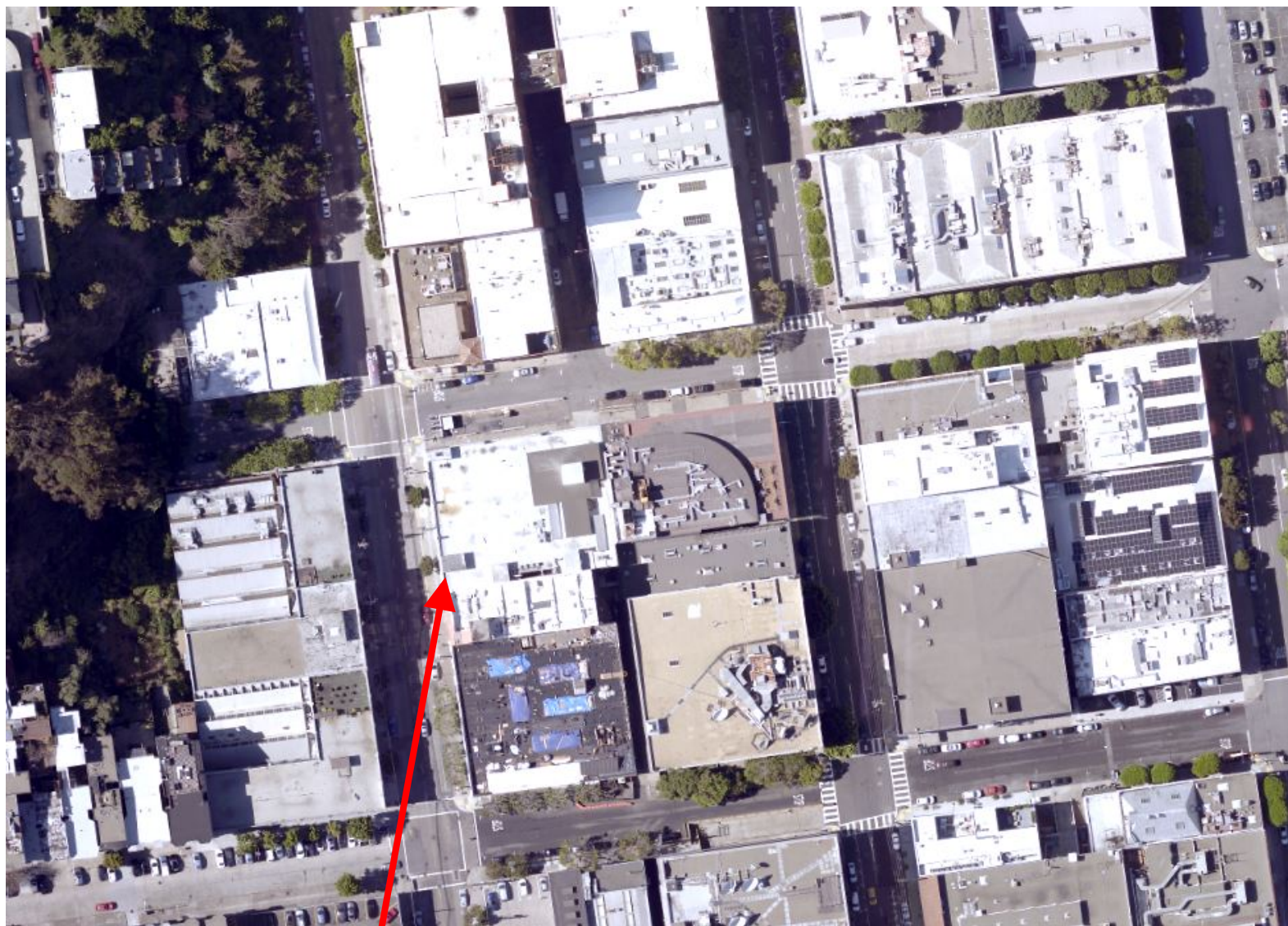


Certificate of Appropriateness
Case Number 2016-010294COA-02
1088 Sansome Street

Northeast Waterfront Landmark District



Aerial Photograph

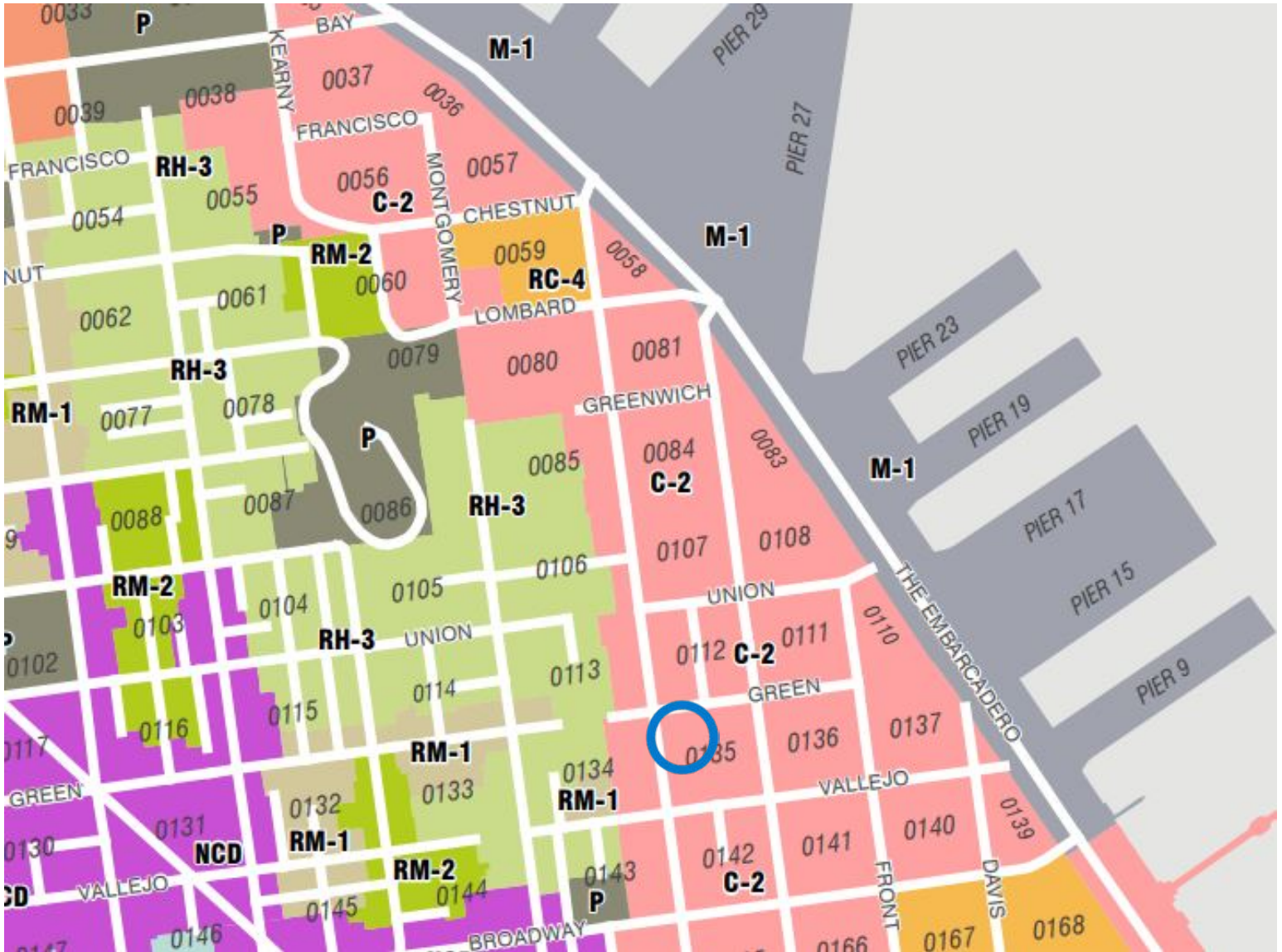


SUBJECT PROPERTY



Certificate of Appropriateness
Case Number 2016-010294COA-02
1088 Sansome Street

Zoning Map



Certificate of Appropriateness
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1088 Sansome Street

Site Photo*



**Image dates to February, 2016. Included for reference as it depicts the now removed poured concrete roof elements. Current day site photos can be found with project plans.*

Certificate of Appropriateness
Case Number 2016-010294COA-02
1088 Sansome Street



SAN FRANCISCO
PLANNING DEPARTMENT

Historic Preservation Commission
Motion No. 0253
HEARING DATE: APRIL 1, 2015

Filing Date: November 5, 2014
Case No.: 2014-00106COA
Project Address: 1088 SANSOME STREET
Historic Landmark: Northeast Waterfront Landmark District
Zoning: C-2 (Community Business) District
Waterfront Special Use District, subarea #3
Northeast Waterfront Special Sign District

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 009 IN ASSESSOR'S BLOCK 0135, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT, WATERFRONT SPECIAL USE DISTRICT, SUBAREA #3, NORTHEAST WATERFRONT SPECIAL SIGN DISTRICT, A 65-X HEIGHT AND BULK DISTRICT, AND THE NORTHEAST WATERFRONT LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on November 5, 2014, Daniel Kuzmann of Huntman Architectural Group ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness for exterior alterations, on the subject property located on Lot 009 in Assessor's Block 0135.

Specifically, the proposal includes:

- Replacement of non-historic aluminum slider sash windows with new aluminum windows (Wausau, 3250-H Series Heritage) with a powder-coated finish (Dark Grey). Majority of new window sash will have a four-lite configuration with lower portion of sash having awning

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Hearing Date: April 1, 2015
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1088 Sansome Street: Northeast Waterfront

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of Northeast Waterfront Landmark District for the future enjoyment and education of San Francisco residents and visitors.

- The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

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operation. Smaller window openings will have two- or one-lite configuration and awning operation. The configuration of new sash is based on a historic elevation drawing from unknown date and one extant original window.

- Removal of original concrete panels between vertical concrete piers on 2nd through 4th floors on Green Street facade and installation of windows in new openings. The sash in these new openings will match that installed in the existing openings.
- Replacement of non-historic metal and glass storefront system in the existing ground floor entrance on Sansome Street. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of concrete infill within two ground floor bays on the Green Street facade and installation of new metal and glass entry doors and sidelights. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of metal roll-up doors (one at each facade) and installation of new metal and glass storefront system in existing openings. New metal and glass storefront system (Wausau) will have powder-coated finish (Dark Grey).
- Removal of concrete and brick infill over full height of one bay on the Sansome Street facade. Within this bay, new spandrels will be installed to match existing and a metal and glass storefront system will be added at ground floor. At the upper floors, large eight-light windows will be installed in the restored openings.
- Existing concrete cladding will be repaired or restored as needed with portions of several partially removed spandrel panels replaced in-kind. The facades will be repaired.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on April 1, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2014-00106COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Certificate of Appropriateness, in conformance with the conceptual architectural plans dated March 18, 2015 and labeled Exhibit A on file in the docket for Case No. 2014-00106COA based on the conditions and findings listed below.

SAN FRANCISCO
PLANNING DEPARTMENT

2

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Hearing Date: April 1, 2015

CASE NO 2014-00106COA
1088 Sansome Street: Northeast Waterfront

- The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:
The proposed project will have no effect on neighborhood-serving retail uses.

- The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:
The proposed project will have no effect on housing and will strengthen neighborhood character by respecting the character-defining features of the contributing resource and Landmark District in conformance with the Secretary of the Interior's Standards.

- The City's supply of affordable housing will be preserved and enhanced:
The project will not impact the affordable housing supply.

- The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:
The proposed project will not result in commuter traffic impeding MUNI transit service or encumbering the streets or neighborhood parking.

- A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:
The proposed project will not have any impact on industrial and service sector jobs. No office development is proposed as part of the project.

- The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
Preparedness against injury and loss of life in an earthquake is improved by the proposed work. All construction will be executed in compliance with all applicable construction and safety measures.

- That landmark and historic buildings will be preserved:
The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- Parks and open space and their access to sunlight and vistas will be protected from development:
The proposed project will not impact the access to sunlight or vistas for the parks and open space.

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CONDITIONS OF APPROVAL

Upon completion of construction drawings, the following shall be submitted to Planning Department Preservation Staff for review and approval:

- That documentation of an existing concrete panel is undertaken prior to removal. Documentation will include photographs and a dimensioned plan and section(s). This information should be included in the Building Permit plans for reference.
- That the window sash installed in place of the concrete panels sit in same plane as existing solid panels in order to differentiate new openings from existing.
- That final window details or window mock-ups be provided to Preservation Planning staff for review and approval.
- That the project sponsor prepare mock ups of the spandrel reconstruction, particularly the finish, for on-site review and approval by Preservation Planning staff.
- That the ground floor bay, these bays in from the north end of the Sansome Street facade, be retained in its current configuration with exception of installation of replacement window sash. This bay appears to have formerly served as a raised loading dock and reconstruction of concrete spandrel and vertical pier as well as new window openings to match adjacent bays would not be appropriate as they are not features that historically occupied this bay of the building.
- That staff will work with Project Sponsor to ensure that new paint colors are consistent with the characteristic exterior palette of the District. The Project Sponsor will submit paint draw downs, or paint chips, keyed to exterior elevation drawings for review and approval by Preservation Planning staff.
- That the Project Sponsor install an interpretive plaque on exterior of building. The Project Sponsor will work with Preservation Planning staff to determine appropriate location, size, material, and content for the plaque with detail for same to be included in the Building Permit plan set for reference.

FINDINGS

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

- The above recitals are accurate and also constitute findings of the Commission.
- Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The proposal is compatible with, and respects, the character-defining features of the contributing resource and Landmark District.
- The proposed work will not damage or destroy distinguishing original qualities or character of the contributing resource or Landmark District.

SAN FRANCISCO
PLANNING DEPARTMENT

3

Motion No. 0253
Hearing Date: April 1, 2015

CASE NO 2014-00106COA
1088 Sansome Street: Northeast Waterfront

- For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

SAN FRANCISCO
PLANNING DEPARTMENT

7

Motion No. 0253
Hearing Date: April 1, 2015

CASE NO 2014-00106COA
1088 Sansome Street: Northeast Waterfront

- The proposed project will not remove distinctive materials not irreversibly alter features, spaces, or spatial relationships that characterize the contributing resource or Landmark District.
- That proposed new windows and storefronts will have a contemporary design that is compatible with the character of the contributing resource and Landmark District.
- If the proposed alterations are removed in the future, the essential form and integrity of of the contributing resource and Landmark District will remain intact.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.
A property shall be used for its historic purpose or be placed in a new use that requires minimal change in the defining characteristics of the building and its site and environment.

Standard 2.
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5.
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and meaning to protect the integrity of the property and its environment.

Standard 10.
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- General Plan Compliance. The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

1. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

SAN FRANCISCO
PLANNING DEPARTMENT

4

Motion No. 0253
Hearing Date: April 1, 2015

CASE NO 2014-00106COA
1088 Sansome Street: Northeast Waterfront

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 GRANTS WITH CONDITIONS a Certificate of Appropriateness for the property located at Lot 009 in Assessor's Block 0135 for proposed work in conformance with the conceptual architectural plans dated March 18, 2015 and labeled Exhibit A on file in the docket for Case No. 2014-00106COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.33b).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on April 1, 2015.

Jenai P. Iovin
Commission Secretary

AYES: Commissioners Hass, Hyland, Johnick, Johns, Matsuda, Pearlman, and Wellman

NAYS: None

ABSENT: None

ADOPTED: April 1, 2015

SAN FRANCISCO
PLANNING DEPARTMENT

8

REVISIONS	BY



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ART + ARCHITECTURE

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OFFICE ALLOCATION
1088 SANSOME ST
SAN FRANCISCO, CA 94111
BLOCK #1035 LOT #009

DESCRIPTION

HISTORIC PRESERVATION #253

DATE: 05.27.2016

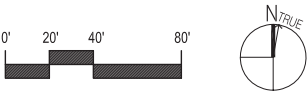
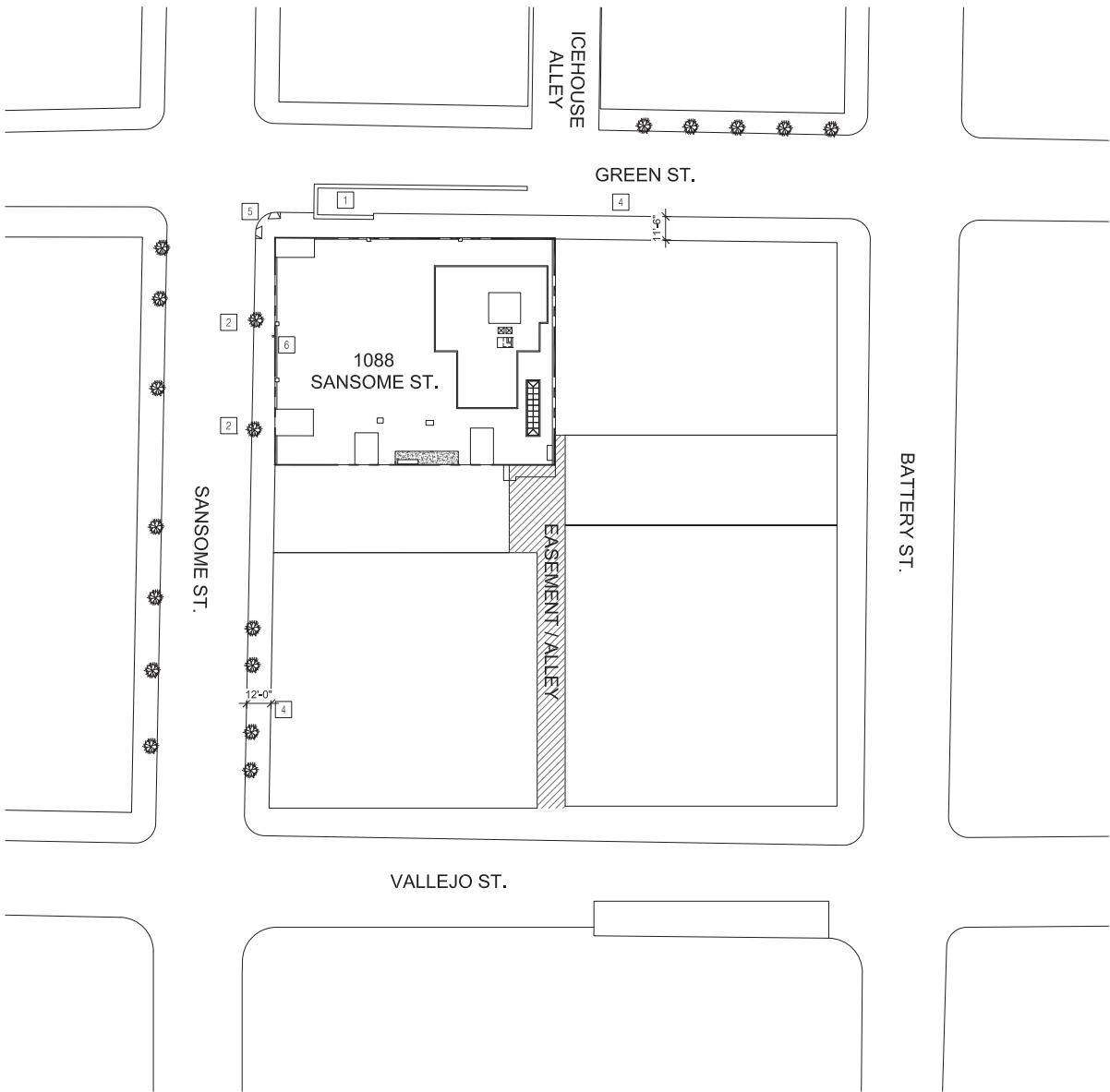
SCALE: AS NOTED

DRAWN: HH

JOB: SANSOME

SHEET

A0.0A



EXISTING SITE PLAN
SCALE: 1"=40'-0"

1

GENERAL NOTES

- 1. CONTRACTOR IS TO FIELD COORDINATE ANY AN ALL FINAL DESIGN BASED ON EXISTING CONDITIONS WITH THE ARCHITECT.
- 2. SHOULD ANY MAJOR DIMENSIONAL OR OTHER DISCREPANCIES ARISE ON-SITE, THE ARCHITECT IS TO BE NOTIFIED FOR FURTHER COORDINATION.
- 3. REFERENCE COVER SHEET AND SHEET A0.5 OR WALL CONSTRUCTION TYPES AND PARTITION DETAILS.
- 4. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF COLUMN, TYPICAL U.O.N.
- 5. PROVIDE 1 HR FIRE RATED SEALANT AT ALL PENETRATIONS.
- 6. CONTRACTOR IS TO COORDINATE ALL MECHANICAL WORK WITH ARCHITECT PRIOR TO PERFORMING ANY WORK.
- 7. TENANT IMPROVEMENTS TO BE SUBMITTED BY OTHERS

PLAN KEY NOTES

- 1 PROVIDE LOUVERED DOOR AT MECHANICAL ROOM
- 2 PROVIDE LOUVERED WINDOW
- 3 DEDICATED SPACE FOR SUPPLY & RETURN AIR DUCTS
- 4 EXISTING STAIR TO REMAIN AND BE USED AS ACCESS BETWEEN MECHANICAL ROOMS. STAIR 3 IS NOT TO BE USED AS A MEANS OF EGRESS, AS IT IS A CONVENIENCE STAIR ONLY
- 5 NEW SKYLIGHT
- 6 PROVIDE 6" ROUND ACCESS DOOR FOR PIPE CLEAN-OUT
- 7 NEW STAIR
- 8 ACCESS TO EASEMENT TO REMAIN
- 9 PROVIDE NEW ELEVATOR SMOKE DOORS @ PASSENGER ELEVATOR
- 10 CAR CONTROLS TO BE UPDATED WITH NEW PANEL, INCLUDING BRAIL MARKINGS. NEW BRAIL MARKINGS ARE TO BE PROVIDED @ ELEVATOR JAMB MARKINGS @ EACH FLOOR
- 11 EXISTING EXIT TO FIRE ESCAPE LADDER AND EASEMENT TO REMAIN
- 12 NO WORK TO BE PERFORMED
- 13 NEW MECHANICAL UNIT
- 14 SEE STRUCTURAL DRAWINGS FOR SLAB INFILL
- 15 EXISTING STAND PIPE
- 16 DOORS TO BE FIRE RATED 1 HR. CONFIRM IN FIELD.
- 17 REPLACE AND REPAIR WINDOWS, SEE ELEVATIONS
- 18 NEW BICYCLE PARKING PER SFPC 155.1: 8 CLASS 1 AND 3 CLASS 2
- 19 NEW GAS METER
- 20 (E) GAS SHUTOFF (EXTERIOR) AND (E) GAS SERVICE RISER (INTERIOR)

LEGEND

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OFFICE ALLOCATION
1088 SANSOME ST
SAN FRANCISCO, CA 94111
BLOCK #1035 LOT #009

DESCRIPTION	
EXISTING SITE PLAN	
DATE	05.27.2016
SCALE	AS NOTED
DRAWN	HH
JOB	SANSOME
SHEET	

A0.6

REVISIONS	BY



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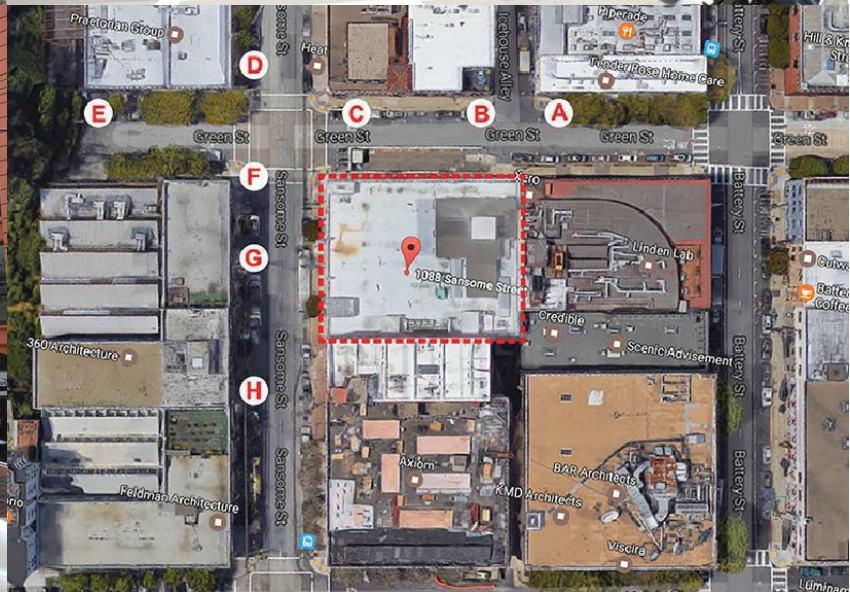
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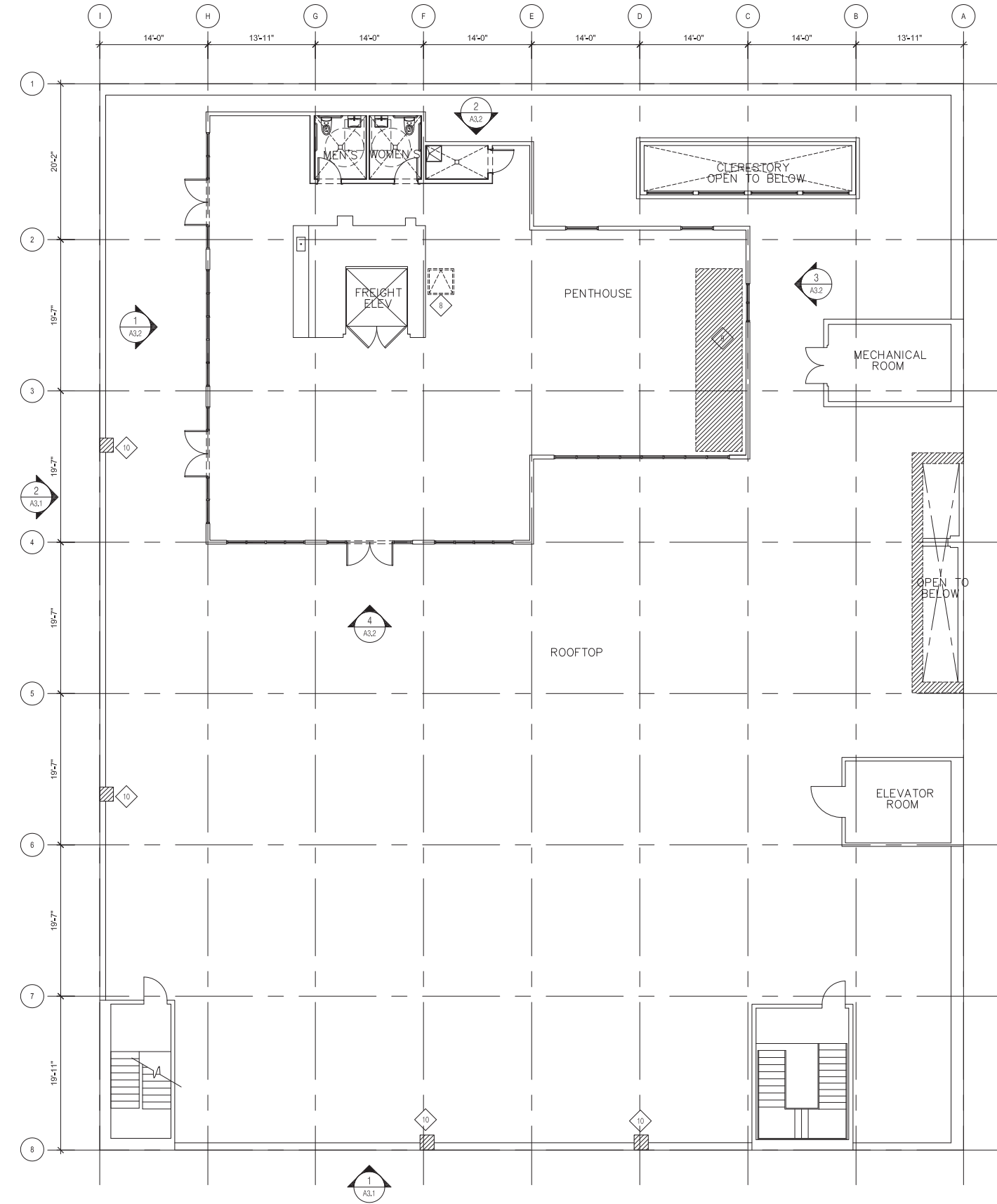


OFFICE ALLOCATION
1088 SANSOME ST
SAN FRANCISCO, CA 94111
BLOCK #0135 LOT #009

DESCRIPTION	PENTHOUSE SIGHTLINE STUDY
DATE	05.21.2016
SCALE	AS NOTED
DRAWN	HH
JOB	SANSOME
SHEET	

A0.8





EXISTING/ DEMO PENTHOUSE FLOOR PLAN
SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

1. OBTAIN REQUIRED PERMITS PRIOR FOR DEMOLITION. COORDINATE WORK ACCORDING TO GENERAL REQUIREMENTS.
2. REMOVE OF ALL MATERIALS TO BE DISCARDED FROM SITE. DISPOSE OF ALL MATERIALS ACCORDING TO STATE AND LOCAL REGULATIONS FOR EACH TYPE OF MATERIAL. VERIFY WITH OWNER APPROPRIATE LOCATIONS & ROUTES FOR WASTE REMOVAL & TEMPORARY STORAGE.
3. RECYCLE DISCARDED MATERIALS WHEN POSSIBLE.
4. OWNER TO SPECIFY, AT TIME OF DEMOLITION, WHICH FIXTURES & ACCESSORIES, IF ANY, ARE TO BE SAVED. THE CONTRACTOR IS RESPONSIBLE FOR SAVING ITEMS & HANDING THEM OVER TO THE OWNER.
5. REMOVE & DISPOSE OF INSULATION, ABANDONED PIPING, ABANDONED WIRING, DEBRIS BOXES, ETC., WHETHER THESE ARE SHOWN IN PLANS OR NOT. VERIFY ADJACENT ELEMENTS TO REMAIN.
6. PROTECT ALL SURROUNDING FINISHES PRIOR TO LOCALIZED DEMOLITION WORK. PROVIDE DUST CONTROL FOR PROTECTION OF FINISHES & FIXTURES IN ROOM & ADJACENT AREAS.
7. WHERE SUSPECTED EXISTING HAZARDOUS MATERIALS ARE FOUND, MATERIAL SHALL BE LEFT IN PLACE, AND CONTRACTOR SHALL IMMEDIATELY ADVISE OWNER.
8. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON SITE, PRIOR TO DEMOLITION WORK.

DEMO PLAN KEY NOTES

- 1 EXISTING WALLS SHOWN DASHED TO BE REMOVED
- 2 REMOVE PARTIAL OR FULL WALL FOR NEW DOOR/ WINDOW, REFERENCE EXTERIOR ELEVATIONS
- 3 REMOVE EXISTING ROLL UP DOOR
- 4 REMOVE EXISTING STAIRS
- 5 CREATE CUTOUT AT FLOOR. SLAB TO BE CUT TO THE FACE OF COLUMN
- 6 RELOCATE ELECTRICAL PANEL
- 7 REMOVE (E) LADDER
- 8 REMOVE HATCH AND FILL
- 9 CREATE CUTOUT FOR NEW STAIRWAY
- 10 REMOVE NON-HISTORICAL POURED-CONCRETE ELEMENTS PLACED ALONG ROOFLINE

LEGEND

TO BE REMOVED

NEW WINDOWS ONLY
NO DEMO ON THIS LEVEL
SHOWN ONLY FOR REF.



REVISIONS	BY



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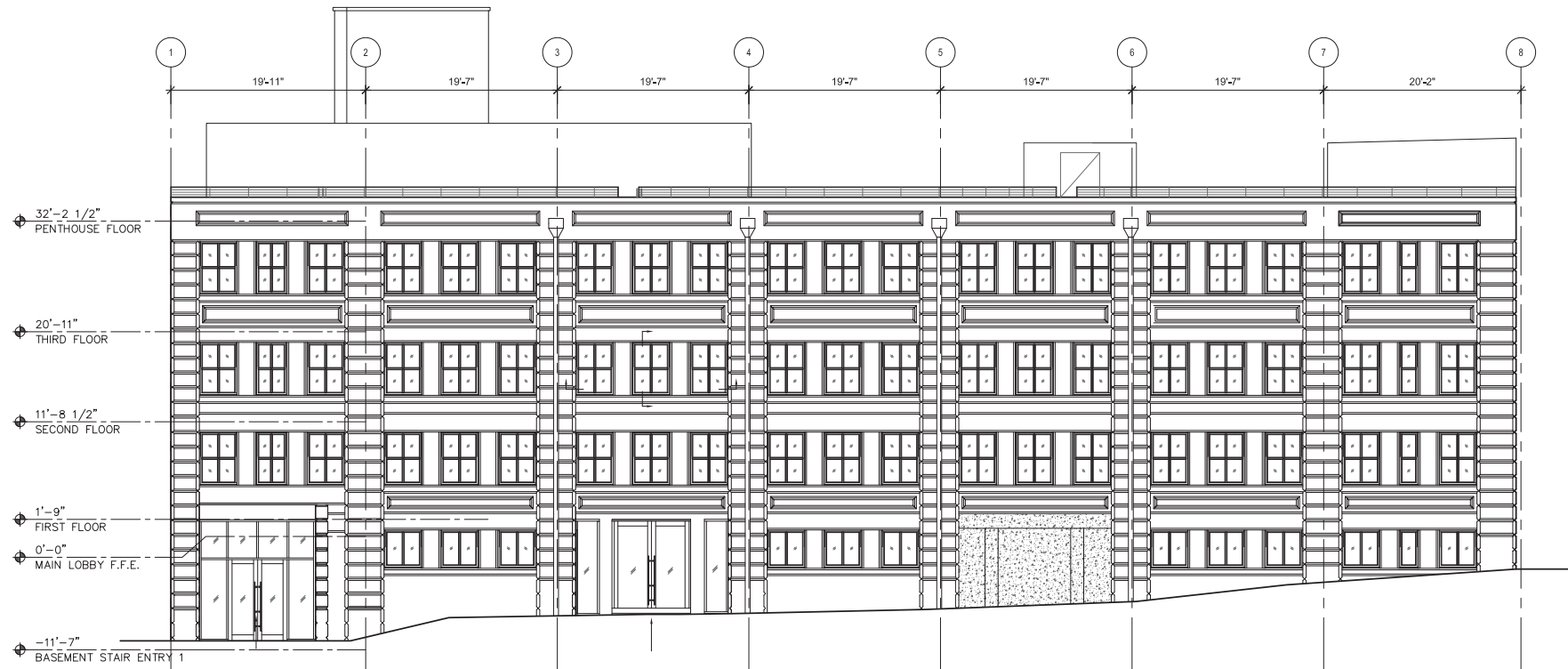
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OFFICE ALLOCATION
1088 SANSOME ST
SAN FRANCISCO, CA 94111
BLOCK #0135 LOT #009

DESCRIPTION
(E)/DEMO PENTHOUSE PLAN
DATE 05.21.2016
SCALE AS NOTED
DRAWN HH
JOB SANSOME
SHEET

A1.4



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

1

GENERAL NOTES

- | | |
|-------------|-------------|
| 1. NOT USED | 4. NOT USED |
| 2. NOT USED | 5. NOT USED |
| 3. NOT USED | 6. NOT USED |

DEMO PLAN KEY NOTES

- ◇ NOT USED

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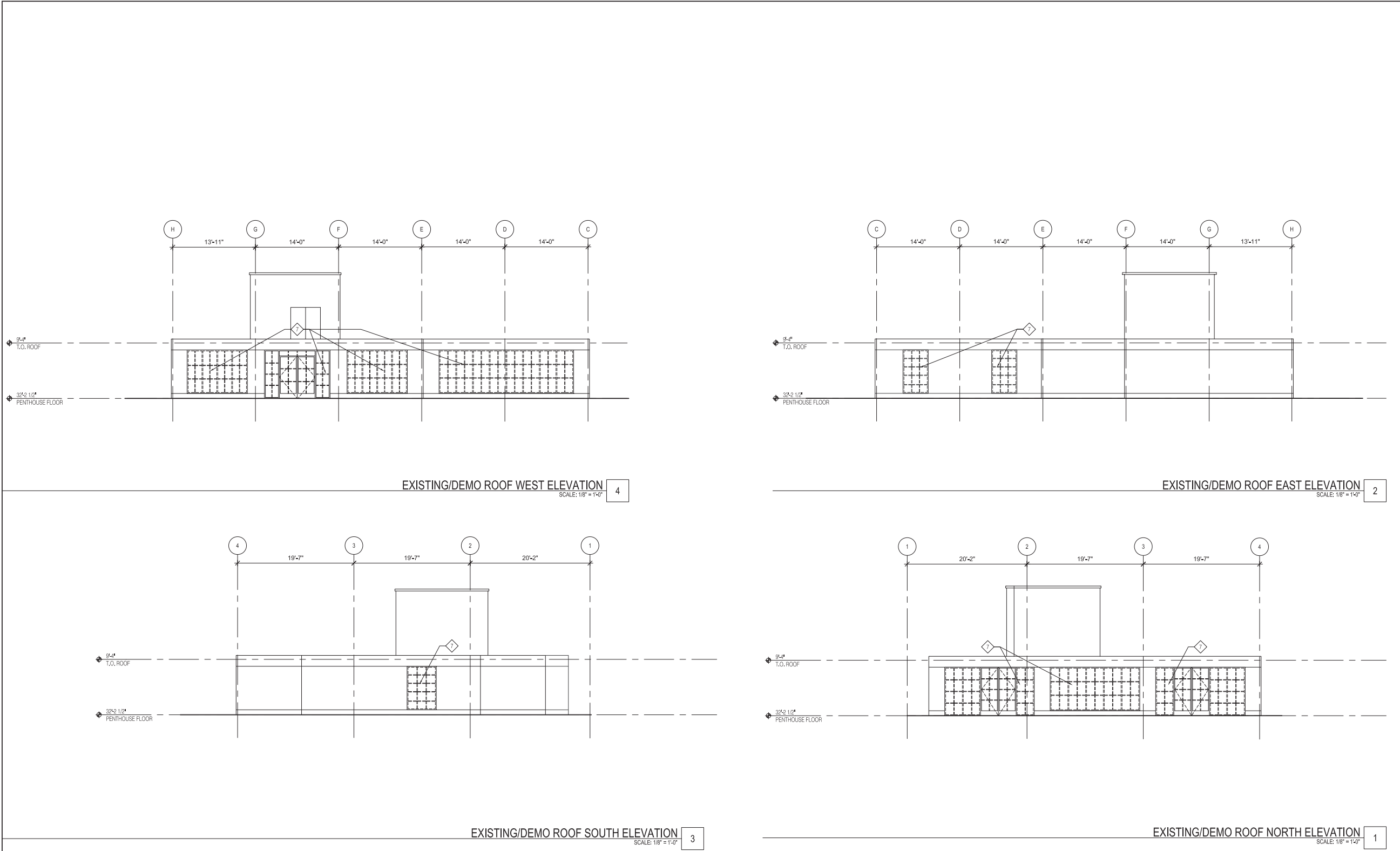
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OFFICE ALLOCATION
1088 SANSOME ST
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BLOCK #0135 LOT #009

DESCRIPTION	
EXISTING EXT. ELEVATIONS	
DATE	05.21.2016
SCALE	A5 NOTED
DRAWN	HH
JOB	SANSOME
SHEET	

A3.1



GENERAL NOTES	
1. OBTAIN REQUIRED PERMITS PRIOR FOR DEMOLITION, COORDINATE WORK ACCORDING TO GENERAL REQUIREMENTS.	5. REMOVE & DISPOSE OF INSULATION, ABANDONED PIPING, ABANDONED WIRING, DEBRIS BOXES, ETC., WHETHER THESE ARE SHOWN IN PLANS OR NOT. VERIFY ADJACENT ELEMENTS TO REMAIN.
2. REMOVE OF ALL MATERIALS TO BE DISCARDED FROM SITE. DISPOSE OF ALL MATERIALS ACCORDING TO STATE AND LOCAL REGULATIONS FOR EACH TYPE OF MATERIAL. VERIFY WITH OWNER APPROPRIATE LOCATIONS & ROUTES FOR WASTE REMOVAL & TEMPORARY STORAGE.	6. PROTECT ALL SURROUNDING FINISHES PRIOR TO LOCALIZED DEMOLITION WORK. PROVIDE DUST CONTROL FOR PROTECTION OF FINISHES & FIXTURES IN ROOM & ADJACENT AREAS.
3. RECYCLE DISCARDED MATERIALS WHEN POSSIBLE.	7. WHERE SUSPECTED EXISTING HAZARDOUS MATERIALS ARE FOUND, MATERIAL SHALL BE LEFT IN PLACE, AND CONTRACTOR SHALL IMMEDIATELY ADVISE OWNER.
4. OWNER TO SPECIFY, AT TIME OF DEMOLITION, WHICH FIXTURES & ACCESSORIES, IF ANY, ARE TO BE SAVED. THE CONTRACTOR IS RESPONSIBLE FOR SAVING ITEMS & HANDING THEM OVER TO THE OWNER.	

DEMO PLAN KEY NOTES	
1 REMOVE EXISTING INFILL PANELS FOR NEW WINDOWS	6 REMOVE EXISTING ALUMINUM SASH STOREFRONT SYSTEM
2 REMOVE NON-HISTORIC BRICK CLADDING	7 REMOVE NON-HISTORIC ALUMINUM SASH WINDOWS
3 REMOVE EXISTING LOUVERS	8 REMOVE EXISTING INFILL PANELS
4 REMOVE EXISTING ROLL-UP DOOR	9 REMOVE EXISTING NON-HISTORIC ALUMINUM SASH WINDOWS THROUGHOUT
5 REMOVE NON-HISTORIC SPANDREL AND/ OR INFILL PANELS	

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OFFICE ALLOCATION
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BLOCK #1035 LOT #009

DESCRIPTION (E)/DEMO EXT. ELEVATIONS	
DATE	05.21.2016
SCALE	A5 NOTED
DRAWN	HH
JOB	SANSOME
SHEET	

A3.2

REVISIONS	BY

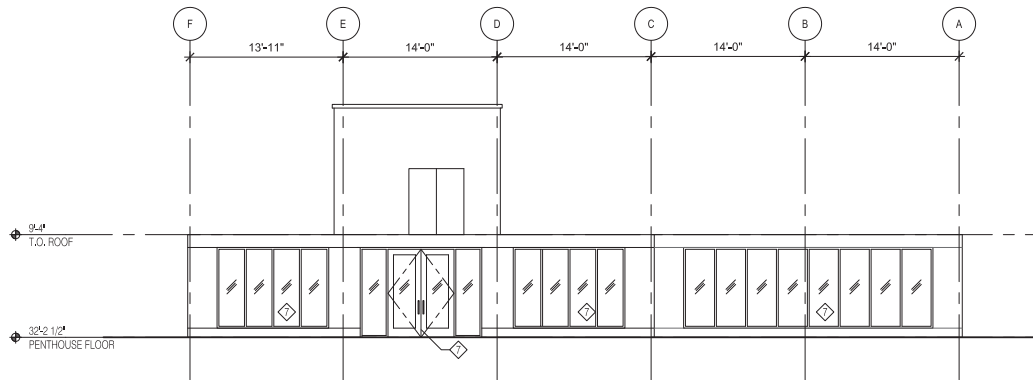


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ART + ARCHITECTURE

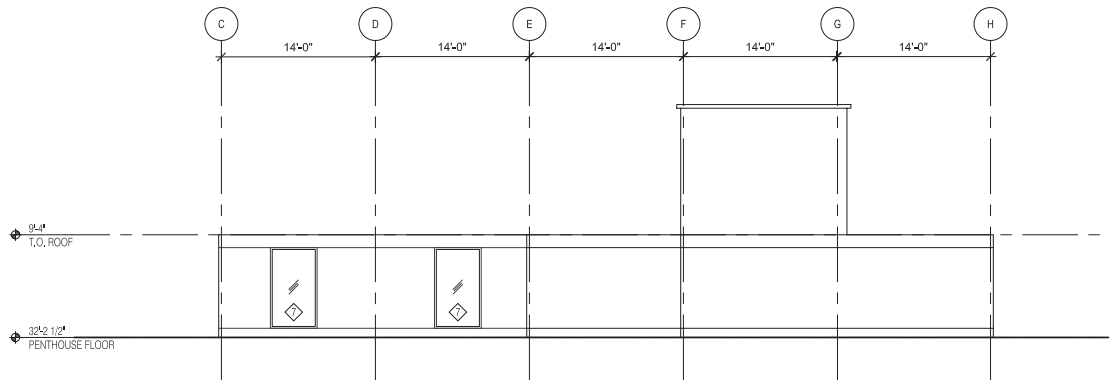
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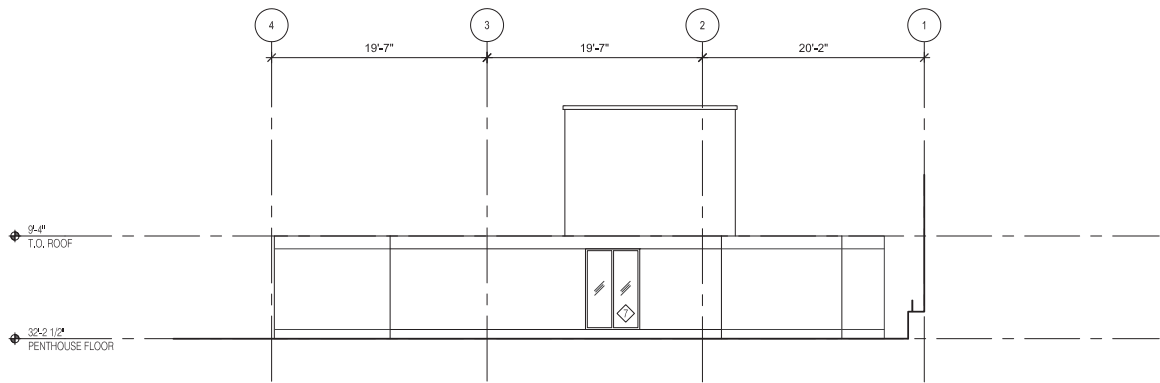
OFFICE ALLOCATION
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SAN FRANCISCO, CA 94111
BLOCK #1035 LOT #009



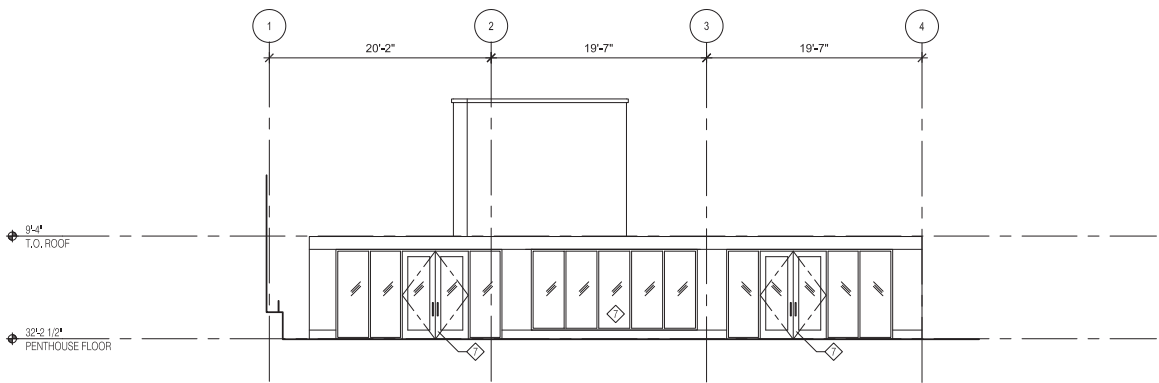
PROPOSED PENTHOUSE WEST ELEVATION
SCALE: 1/8" = 1'-0" 4



PROPOSED PENTHOUSE EAST ELEVATION
SCALE: 1/8" = 1'-0" 2



PROPOSED PENTHOUSE SOUTH ELEVATION
SCALE: 1/8" = 1'-0" 3



PROPOSED PENTHOUSE NORTH ELEVATION
SCALE: 1/8" = 1'-0" 1

GENERAL NOTES

PROPOSED ELEVATION KEY NOTES

- | | |
|---|--|
| 1 ADD CONCRETE PIER BETWEEN NEW WINDOWS TO MATCH FLOOR ABOVE | 6 NEW STOREFRONT SYSTEM |
| 2 NEW STOREFRONT SYSTEM AND NEW WINDOWS TO PLACE NON-HISTORIC INFILL | 7 REPLACE EXISTING NON-HISTORIC ALUMINUM SASH WINDOWS WITH NEW STEEL SASH WINDOWS TO MATCH HISTORIC PROFILE |
| 3 NEW STOREFRONT SYSTEM IN EXISTING LOADING DOCK OPENING | 8 REBUILD CONCRETE SPANDREL AND PIER WHERE REMOVED BY PREVIOUS RENOVATION WORK IN KIND (CONCRETE) TO MATCH EXISTING CONDITIONS |
| 4 NEW STEEL AND GLASS ROLL UP DOOR | 9 NEW STEEL SASH WINDOW AT EXISTING CONCRETE INFILL PANEL |
| 5 NEW STEEL SASH WINDOWS AND NEW CONCRETE PANEL TO REPLACE NON-HISTORIC INFILL WALL | |

DESCRIPTION
PROPOSED EXT. ELEVATIONS
DATE 05.21.2016
SCALE A5 NOTED
DRAWN HH
JOB SANSOME
SHEET

A3.4

WINDOW SCHEDULE										
	TYPE	DESCRIPTION	LOCATION	WINDOW SIZE		MATERIAL	GLAZING	FINISH	HARDWARE	REMARKS
				WIDTH	HEIGHT					
BASEMENT										
001	H	NEW WINDOW		208	98"					
002	C	NEW WINDOW		37 7/8"	47"					
003	D	NEW WINDOW		24"	47"					
004	C	REPLACE IN KIND		47"	47"					
005	C	REPLACE IN KIND		47"	47"					
006	C	REPLACE IN KIND		47"	47"					
007	C	REPLACE IN KIND		47"	47"					
008	C	NEW WINDOW		47"	47"					
009	C	NEW WINDOW		47"	47"					
010	C	NEW WINDOW		47"	47"					
011	C	REPLACE IN KIND		47"	47"					
012	C	REPLACE IN KIND		47"	47"					
013	C	REPLACE IN KIND		47"	47"					
014	C	REPLACE IN KIND		47"	47"					
015	C	REPLACE IN KIND		47"	47"					
016	C	REPLACE IN KIND	—	47"	47"					

WINDOW SCHEDULE									
	TYPE	DESCRIPTION	LOCATION	WINDOW SIZE	MATERIAL	GLAZING	FINISH	HARDWARE	REMARKS
				WIDTH	HEIGHT				
FIRST FLOOR									
101	A	REPLACE IN KIND		47"	66"				
102	A	REPLACE IN KIND		47"	66"				
103	H	NEW WINDOW		114 1/2"	94"				REFERENCE INTERIOR ELEVATIONS/ SECTIONS FOR DIVISION OF LIGHTS
104	A	REPLACE IN KIND		47"	66"				
105	A	REPLACE IN KIND		47"	66"				
106	A	REPLACE IN KIND		47"	66"				
107	A	REPLACE IN KIND		47"	66"				
108	A	NEW WINDOW		47"	66"				
109	A	NEW WINDOW		47"	66"				
110	A	NEW WINDOW		47"	66"				
111	A	NEW WINDOW		47"	66"				
112	A	NEW WINDOW		47"	66"				
113	B	NEW WINDOW		24"	66"				
114	A	REPLACE IN KIND		47"	66"				
115	A	REPLACE IN KIND		47"	66"				
116	A	NEW WINDOW		47"	66"				
117	A	REPLACE IN KIND		47"	66"				
118	A	REPLACE IN KIND		47"	66"				
119	A	NEW WINDOW		47"	66"				
120	A	REPLACE IN KIND		47"	66"				
121	A	REPLACE IN KIND		47"	66"				
122	A	NEW WINDOW		47"	66"				
123	A	REPLACE IN KIND		47"	66"				
124	A	REPLACE IN KIND		47"	66"				
125	A	NEW WINDOW		47"	66"				
126	A	REPLACE IN KIND		47"	66"				
127	A	REPLACE IN KIND		47"	66"				
128	A	NEW WINDOW		47"	66"				
129	A	REPLACE IN KIND		47"	66"				
130	A	REPLACE IN KIND		47"	66"				
131	A	NEW WINDOW		38	66"				
132	A	REPLACE IN KIND		47 7/8"	66"				
133	F	NEW WINDOW		46					
134	—	EXISTING TO REMAIN		45 1/4"	3"				
135	E	NEW WINDOW		96"	66"				

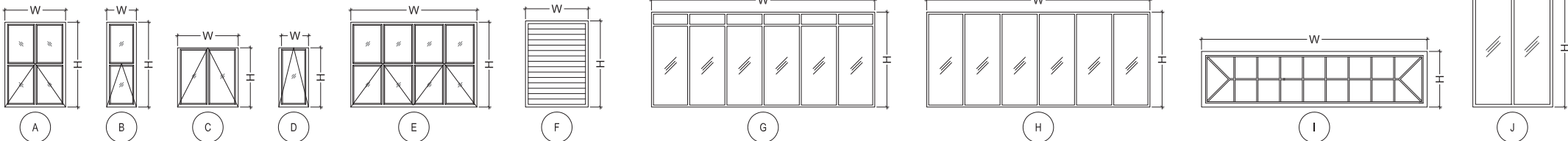
WINDOW SCHEDULE										
	TYPE	DESCRIPTION	LOCATION	WINDOW SIZE MATERIAL GLAZING FINISH HARDWARE						REMARKS
				WIDTH	HEIGHT					
SECOND FLOOR										
201	A	REPLACE IN KIND		47"	66"					
202	A	REPLACE IN KIND		47"	66"					
203	A	REPLACE IN KIND		47"	66"					
204	A	REPLACE IN KIND		47"	66"					
206	A	REPLACE IN KIND		47"	66"					
207	A	REPLACE IN KIND		47"	66"					
208	A	REPLACE IN KIND		47"	66"					
209	A	REPLACE IN KIND		47"	66"					
210	A	REPLACE IN KIND		47"	66"					
211	A	REPLACE IN KIND		47"	66"					
212	A	REPLACE IN KIND		47"	66"					
213	A	REPLACE IN KIND		47"	66"					
214	A	REPLACE IN KIND		47"	66"					
215	A	REPLACE IN KIND		47"	66"					
216	E	NEW WINDOW		96"	66"					
217	A	NEW WINDOW		47"	66"					
218	B	NEW WINDOW		24"	66"					
219	A	REPLACE IN KIND		47"	66"					
220	A	REPLACE IN KIND		47"	66"					
221	A	NEW WINDOW		47"	66"					
222	A	REPLACE IN KIND		47"	66"					
223	A	REPLACE IN KIND		47"	66"					
224	A	NEW WINDOW		47"	66"					
225	A	REPLACE IN KIND		47"	66"					
226	A	REPLACE IN KIND		47"	66"					
227	A	NEW WINDOW		47"	66"					
228	A	REPLACE IN KIND		47"	66"					
229	A	REPLACE IN KIND		47"	66"					
230	A	NEW WINDOW		47"	66"					
231	A	REPLACE IN KIND		47"	66"					
232	A	REPLACE IN KIND		47"	66"					
233	A	NEW WINDOW		47"	66"					
234	A	REPLACE IN KIND		47"	66"					
235	A	NEW WINDOW		47"	66"					
236	A	NEW WINDOW		38	66"					
237	A	REPLACE IN KIND		47 7/8"	66"					
238	H			72 3/8"	86 1/2"					REFERENCE INTERIOR ELEVATIONS/ SECTIONS FOR DIVISION OF LIGHTS
239	H	NOT USED								

WINDOW SCHEDULE									
	TYPE	DESCRIPTION	LOCATION	WINDOW SIZE	MATERIAL	GLAZING	FINISH	HARDWARE	REMARKS
				WIDTH	HEIGHT				
THIRD FLOOR									
301	A	REPLACE IN KIND		47"	66"				
302	A	REPLACE IN KIND		47"	66"				
303	A	REPLACE IN KIND		47"	66"				
304	A	REPLACE IN KIND		47"	66"				
306	A	REPLACE IN KIND		47"	66"				
307	A	REPLACE IN KIND		47"	66"				
308	A	REPLACE IN KIND		47"	66"				
309	A	REPLACE IN KIND		47"	66"				
310	A	REPLACE IN KIND		47"	66"				
311	A	REPLACE IN KIND		47"	66"				

312	A	REPLACE IN KIND		47"	66"				
313	A	REPLACE IN KIND		47"	66"				
314	A	REPLACE IN KIND		47"	66"				
315	A	REPLACE IN KIND		47"	66"				
316	E	NEW WINDOW		96"	66"				
317	A	NEW WINDOW		47"	66"				
318	B	NEW WINDOW		24"	66"				
319	A	REPLACE IN KIND		47"	66"				
320	A	REPLACE IN KIND		47"	66"				
321	A	NEW WINDOW		47"	66"				
322	A	REPLACE IN KIND		47"	66"				
323	A	REPLACE IN KIND		47"	66"				
324	A	NEW WINDOW		47"	66"				
325	A	REPLACE IN KIND		47"	66"				
326	A	REPLACE IN KIND		47"	66"				
327	A	NEW WINDOW		47"	66"				
328	A	REPLACE IN KIND		47"	66"				
329	A	REPLACE IN KIND		47"	66"				
330	A	NEW WINDOW		47"	66"				
331	A	REPLACE IN KIND		47"	66"				
332	A	REPLACE IN KIND		47"	66"				
333	A	NEW WINDOW		47"	66"				
334	A	REPLACE IN KIND		47"	66"				
335	A	NEW WINDOW		47"	66"				
336	A	NEW WINDOW		38	66"				
337	A	REPLACE IN KIND		47 7/8"	66"				
338	F	REPLACE IN KIND							
339	A	REPLACE IN KIND							
340	G			119"	111 1/2"				REFERENCE INTERIOR ELEVATIONS/SECTIONS FOR NUMBER OF DIVISION OF LIGHTS. TRANSOM= OVERALL HEIGHT MINUS COMMON DOOR HEIGHT PER FLOOR (7'-0")
341	G	NOT USED							
342	G			215"	111 1/2"				REFERENCE INTERIOR ELEVATIONS/SECTIONS FOR NUMBER OF DIVISION OF LIGHTS. TRANSOM= OVERALL HEIGHT MINUS COMMON DOOR HEIGHT PER FLOOR (7'-0")
343	G			220 3/4"	111 1/2"				REFERENCE INTERIOR ELEVATIONS/SECTIONS FOR NUMBER OF DIVISION OF LIGHTS. TRANSOM= OVERALL HEIGHT MINUS COMMON DOOR HEIGHT PER FLOOR (7'-0")

WINDOW SCHEDULE										
	TYPE	DESCRIPTION	LOCATION	WINDOW SIZE		MATERIAL	GLAZING	FINISH	HARDWARE	REMARKS
				WIDTH	HEIGHT					
FOURTH FLOOR (7'-0")										
401	F	REPLACE IN		59	88"	STEEL	1"IGU	BRNZ		LOW-E IGU WITH CLEAR
402	J	REPLACE IN		51"	88"	STEEL	1"IGU	BRNZ		INSULATED SAFETY GLAZING
		KIND						ANO		LOW-E IGU WITH CLEAR
										INSULATED SAFETY GLAZING
403	J	REPLACE IN		51"	88"	STEEL	1"IGU	BRNZ		LOW-E IGU WITH CLEAR
		KIND						ANO		INSULATED SAFETY GLAZING
404	H	REPLACE IN		190	96"	STEEL	1"IGU	BRNZ		LOW-E IGU WITH CLEAR
		KIND		7/8"				ANO		INSULATED SAFETY GLAZING
405	H	REPLACE IN		131	96"	STEEL	1"IGU	BRNZ		LOW-E IGU WITH CLEAR
		KIND		3/4"				ANO		INSULATED SAFETY GLAZING
406	H	REPLACE IN		131	96"	STEEL	1"IGU	BRNZ		LOW-E IGU WITH CLEAR
		KIND		3/4"				ANO		INSULATED SAFETY GLAZING
407	H	REPLACE IN		272	96"	STEEL	1"IGU	BRNZ		LOW-E IGU WITH CLEAR
		KIND						ANO		INSULATED SAFETY GLAZING
408	I	REPLACE IN SKYLIGHT								
		KIND								
NOTES:										
WD = CUSTOM WOOD ASSUMED MAHAGONY OR BETTER										
CLR = CLEAR GLASS, DOUBLE GLAZED, ARGON INSULATED, LOW-E										
CLR-3 = CLEAR GLASS, TRIPLE GLAZED, ARGON INSULATED, LOW-E, WITH NOISE-REDUCING LAMINATION(S) PER MANUF. RECOMMENDATIONS										
SB = SANDBLASTED GLASS FINISH										
FOR ALL WINDOWS TO BE REPLACED IN-KIND: VERIFY DIMENSIONS IN-FIELD										

WINDOWS UNDER THIS PROJECT, OTHER WINDOWS UNDER PREV. PERMIT, SHOWN FOR REF.



WINDOW TYPES 1

REVISIONS	BY



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