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 Speical Sign District

Block/Lot: 0135/009

Applicant: Angus McCarthy

465 Pacheco Street

San Francisco, CA 94116

Staff Contact: Jonathan Vimr - (415) 575-9109

jonathan.vimr@sfgov.org

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.

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415.558.6409

Planning Information: **415.558.6377**

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

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PLANNING DEPARTMENT 2 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.

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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

Historic Preservation Commission Draft Motion

HEARING DATE: AUGUST 16, 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.

Motion No. XXXX CASE NO 2016-010294ENV/OFA/COA-02 Hearing Date: August 16, 2017 1088 Sansome Street

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 chacter-defining-features of the subject contributing resource and Landmark District.
- That the proposed project maintains and does not alter or destroy the building's characterdefining 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.

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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.

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Motion No. XXXX Hearing Date: August 16, 2017

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.

Motion No. XXXX

Hearing Date: August 16, 2017

CASE NO 2016-010294ENV/OFA/<u>COA-02</u> 1088 Sansome Street

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.

5

CASE NO 2016-010294ENV/OFA/<u>COA-02</u> 1088 Sansome Street

Motion No. XXXX Hearing Date: August 16, 2017

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

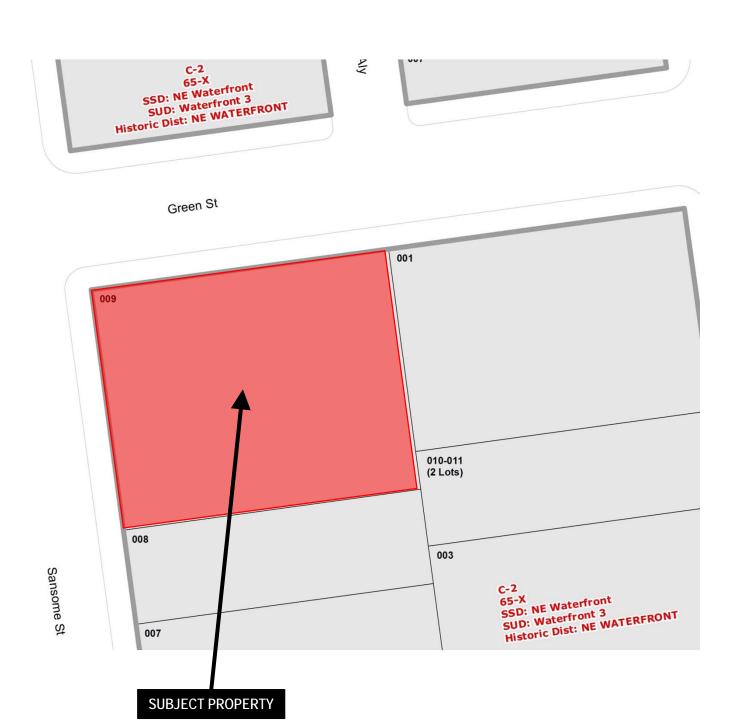
AYES: X

NAYS: X

ABSENT: X

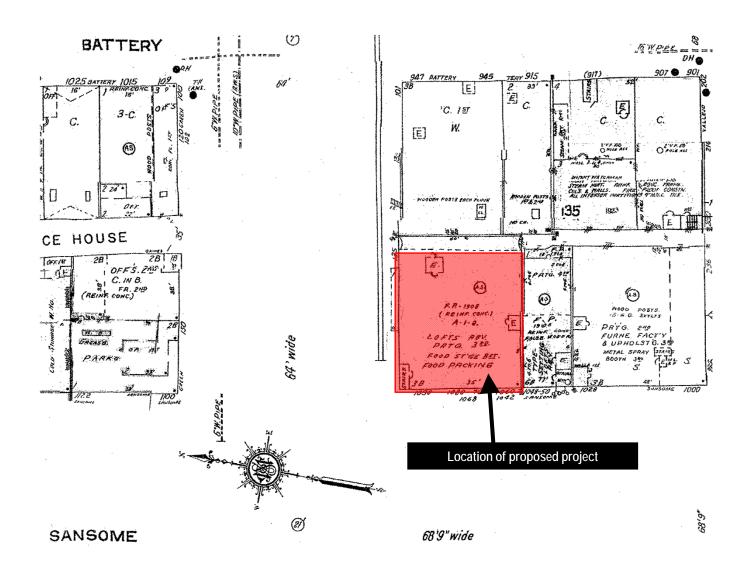
ADOPTED: August 16, 2017

Parcel Map





Sanborn Map*



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

Northeast Waterfront Landmark District

NORTHEAST WATERFRONT HISTORIC DISTRICT





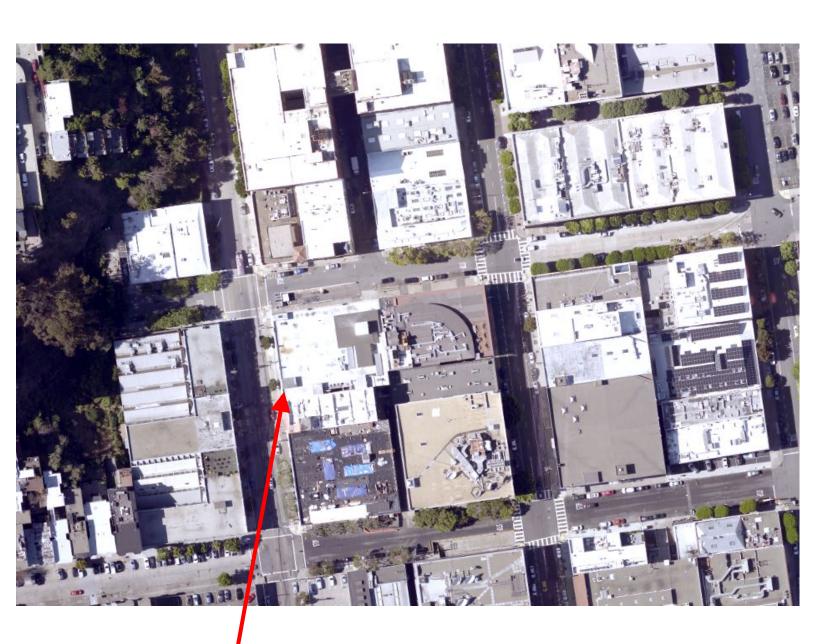


Certificate of Appropriateness

Case Number 2016-010294COA-02

1088 Sansome Street

Aerial Photograph



SUBJECT PROPERTY

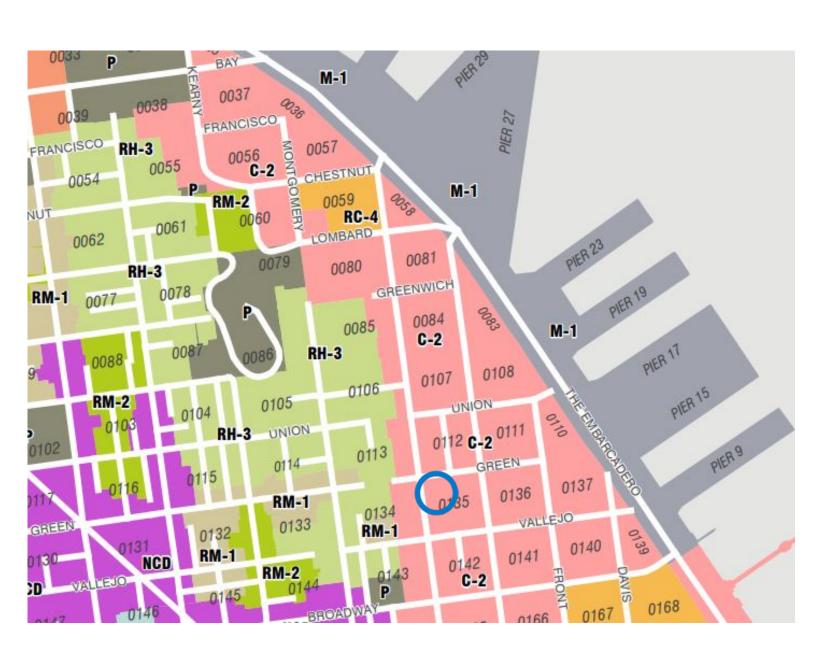


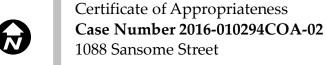
Certificate of Appropriateness

Case Number 2016-010294COA-02

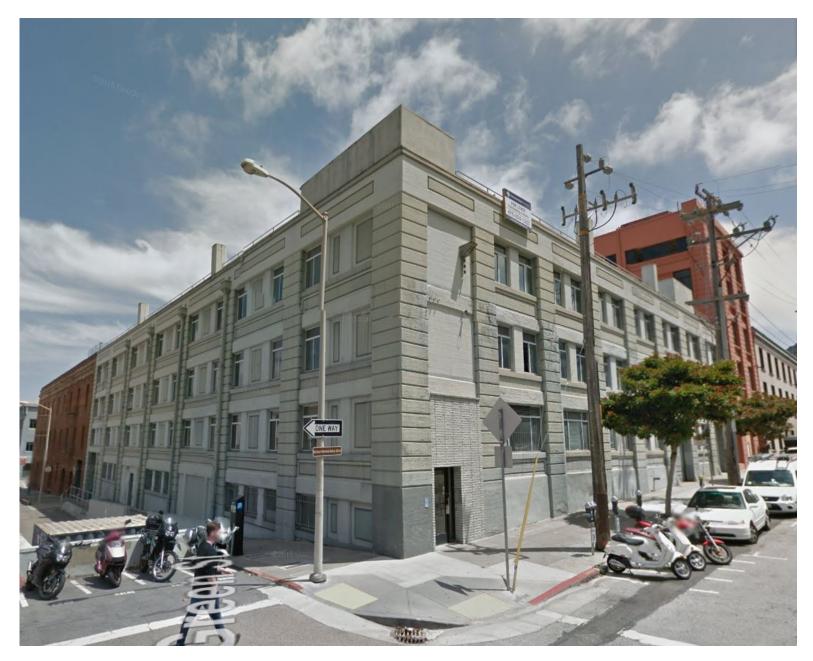
1088 Sansome Street

Zoning Map





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

	ABBREVI	ATIO	NS	SYMBOLS	
	AND GREATER THAN LESS THAN CHANNEL	KIT. LAB. LAM.	KITCHEN LABORATORY LAMINATE	GRID LINE	®— - —
Ø	PROPERTY LINE ANGLE PARALLEL PERPENDICULAR CENTERLINE DIAMETER	LAV. LKR. L.P. LT. L.W.C.	LAVATORY LOCKER LOW POINT LIGHT LIQUID WRITING CHALKBOARD	REVISION	
(E) (N) (R)	AT POUND OR NUMBER EXISTING NEW REMOVE	MAX. M.B. M.C. M.D.F. M.D.O.	MAXIMUM METAL BOLT MEDICINE CABINET MEDIUM DENSITY FIBER BOARD MEDIUM DENSITY OVERLAY MECHANICAL	WINDOW TYPE	⊗
ABV. A.C.B. A.C.P. ACOUS. A.C.T. A.D.	ABOVE ACOUSTICAL BOARD ACOUSTICAL PANEL ACOUSTICAL TILE AREA D RAIN	MECH. MEMB. MTL. MFR. MH. MIN.	MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM	DOOR NUMBER	(XXXXX)
ADJ. A.F. A.F.F. AGGR. AL. APPROX. ARCH.	RAIN ADJUSTABLE ACCESS FLOORING ABOVE FINISHED FLOOR AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL	MIR. MISC. M.L. M.O. M.P. M.S. MTD. MUL.	MIRROR MISCELLANEOUS MODULE LINE MASONRY OPENING MIDPOINT MACHINE SCREW MOUNTED MULLION	DETAIL REFERENCE	1
ASB. ASPH. A.F.F. B.B.	ASBESTOS ASPHALT ABOVE FINISHED FLOOR BULLETIN BOARD	MTL. (N) N.	METAL NEW NORTH NOT APPLICABLE	ELEVAT I ON	1
B.D. BITUM. BKP. BLDG. BM. BOT./B.O. B.P.	BOARD BITUMINOUS BACKING PLATE BUILDING BEAM BOTTOM/ BOTTOM OF BLIND POCKET	NC N.I.C. NO. NOM. N.T.S. O.A. OBS.	NO CHANGE NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL OBSCURE	INTERIOR ELEVATION	$D \xrightarrow{A \atop AB_1} B$
CAB. C.B. CD. CEM. CER. C.G. C.I. C.J.	CABINET CATCH BASIN CONSTRUCTION DOCUMENT CEMENT CERAMIC CORNER GUARD CAST IRON CONTROL JOINT	O.C. O.C.D. O.C.G. O.D. O.F.C.I. O.F.D. OFF.	ON CENTER OVERHEAD COILING DOOR OVERHEAD COILING GRILLE OUTSIDE DIAMETER (DIM.) OWNER FURNISHED, CONTRACTOR INSTALLED OVERFLOW DRAIN OFFICE	SECTION CUT	1 1 MASTER
CLG. CLKG. CLO. CLR.	CEILING CAULKING CLOSET CLEAR	O.F.O.I. OH. OPNG.	OWNER FURNISHED, OWNER INSTALLED OPPOSITE HAND OPENING	ROOM NAME ROOM NUMBER	BEDROOM 201
C.M.U. C.O. COL. CONC.	CONCRETE MASONRY UNIT CASED OPENING COLUMN	OPP. PRCST.	OPPOSITE PRE-CAST	CUT LINE	
CONF. CONN. CONSTR. CONT. CORR. CPT	CONCRETE CONFERENCE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR CARPET	PH. PL. P.LAM. PLAS. PLYWD. PCP. POL.	PHASE PLASTIC LAMINATE PLASTIC LAMINATE PLASTER PLYWOOD PORTLAND CEMENT PLASTER POLISHED	CENTER LINE	———— ę
CTSK. CNTR. C.T. CTR.	COUNTERSUNK COUNTER CERAMIC TILE	PR. P.S.A. PT. TCL.BD.	PAIR PRESSURE SENSITIVE ADDITIVE POINT OR PAINT PARTICLE BOARD	PROPERTY LINE	—————PL
DBL. DEPT. D.F. DET. DIA.	DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER	P.T.D. P.T.D./R PTN P.T.R.	PAPER TOWEL DISPENSER PAPER DISPENSER & RECEPTACLE UNIT PARTITION PAPER TOWEL RECEPTACLE	SPOT ELEVATION	
DIM. DISP. DN. D.O. DR.	DIMENSION DISPENSER DOWN DOOR OPENING DOOR	QT. (R) R. RAD.	QUARRY TILE RELOCATED RISER RADIUS	EXISTING WALL,TO BE DEMOLISHED	
DRW. D.S. D.S.P. DWG	DRAWER DOWNSPOUT DRY STANDPIPE DRAWING EXISTING EAST RE	R.C.P. R.D. REF. REFR. RGTR. REINF. Q./RQD.	REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REFRIGERATOR REGISTER REINFORCED	EXISTING WALL, TO REMAIN	
EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P.	EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PLANELOAD	RESIL. RM. R.O. RWD. R.W.L. REFL. RE: REV.	REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER REFLECTED REFER TO REVERSED	NEW 3 § METAL STUD WALL	
EQ. EQPT. E.W.C. EXPO. EXP. EXT.	EQUAL EQUIPMENT ELECTRICAL WATER COOLER EXPOSED EXPANSION	S.A.D. S. S.C. S.C.D. SCHED. S.D.	SEE ARCH DRAWINGS SOUTH SOLID CORE SEAT COVER DISPENSER SCAP DISPENSER	NEW 6" METAL STUD WALL	
F.A. F.B. F.D. F.D. F.E.C. F.H.C. F.H.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET	SECT. SH. SHR. SHT. SIM. S.J. S.L.D.	SECTION SHELF SHOWER SHEET SIMILAR SCORE JOINT	NEW 12" PLUMB I NG WALL	
FIN. FL. FLASH. FLUOR. F.O.C. F.O.F.	FLAT HEAD FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH	S.M. S.N.D. S.N.R. SPEC. SQ. S.S.D.	SEE LANDSCAPING DRAWINGS SHEET METAL SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SOUARE SEE STRUCTURAL DRAWINGS	NEW FURRED OUT WALL	
F.O.S. FPRF. F.S. FT. FTG. FURR	FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING	S.ST. S.SK. STA. STD. STL. STOR	STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL	NEW 1-HOUR RATED WALL	
G.A. GALV. G.L. G.B.	FURRING FUTURE GAUGE GALVANIZED GRID LINE GRAB BAR	STR. S.T.S. SUSP. SYM.	STORAGE STRUCTURAL SELF TAPPING SCREW SUSPENDED SYMMETRICAL	WALL TYPE TAG	A
GL. GND. GR. GYP.	GLASS GROUND GRADE GYPSUM	T.B.R. TRD. T.B. T.C.	TO BE DETERMINED TO BE REMOVED TREAD TOWEL BAR TOP OF CURB		
G.W.B. G.S.M.	GYPSUM WALL BOARD GALVANIZED SHEET METAL	TEL. TER. T&G	TELEPHONE TERRAZZO TONGUE AND GROOVE	DIMENSION TYPES	3'-0"
H.B. H.C. H.D. HDCP. HDWD.	HOSE BIBB HOLLOW CORE HAND DRYER HANDICAPPED	THK. T.I.S. T.P. T.P.D. T.V.	THICK TENANT IMPROVEMENT STANDARD TOP OF PAVEMENT TOILET PAPER DISPENSER	FACE OF STUD	* *
HDWE. H.M. HORIZ. H.P.	HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HIGH POINT	T.W. TYP. UNF. U.O.N.	TELEVISION TOP OF WALL TYPICAL UNFINISHED UNLESS OTHERWISE NOTED	CENTERLINE	3'-0"
HR. HGT./HT. I.D. I.E. INFO. INSUL. INT.	HOUR HEIGHT INSIDE DIAMETER INVERT ELEVATION INFORMATION INSULATION	VERT. VEST. VI.F. V.T.R.	URINAL VERTICAL VESTIBULE VERIFY IN FIELD VENT THROUGH ROOF	FACE OF FINISH	k
JAN. J.B. J.O.H. J.O.W. JT.	INTERIOR INVERT JANITOR JUNCTION BOX JUMB OPENING HEIGHT JAMB WIDTH JOINT	W W C WD W O W/O W/O WP W P W S WSCT WT	WEST WITH WATER CLOSET WOOD WINDOW OPENING WITHOUT WATERPROOF WOOR FOINT WOOD SCREW WANSCOT WEIGHT		

. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL VERIFY IN FIELD ALL DIMENSIONS BEFORE PROCEEDING WITH THE ORDERING OF MATERIALS. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK, NO ALLOWANCE SHALL BE MADE FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE DUE BECAUSE OF FAILURE OR NEGLECT ON HIS PART TO MAKE SUCH EXAMINATIONS, ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

3. WHERE REFERENCED IN NOTES, ARCHITECT OR DESIGNER SHALL BE HOLLY HULBURD

4. CONTRACTOR SHALL PROVIDE ARCHITECT AND OWNER WITH A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONSTRUCTION FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.

5 CONTRACTOR SHALL PROTECT NEW MATERIALS AND FINISHES FROM DAMAGE WHICH 5. CONTRACTOR SHALL PROTECT NEW MATERIAS AND FINISHES FROM DAWAGE WHICH MAY OCCUP FROM CONSTRUCTION, DEMOUTTION, DUST, WATER, ETC., AS REQ. TO PROTECT THE PUBLIC AS REQUIRED DURING THE PERIOD OF CONSTRUCTION, DAMAGE TO NEW MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPARED OR REPLACED. CONTRACTOR SHALL COORDINATE BARRICADES WITH ARCHITECT AND/OR OWNER PRIOR TO COMMENCEMENT OF WORK,

6. ALL CONSTRUCTION WORK: ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL ETC., SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND THE LATEST EDITION OF ALL GOVERNING CODES AND REGULATIONS AS ADOPTED BY THE CITY OF SAN FRANCISCO, ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRACTICE. CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

7. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR EXCEPT WHERE NOTED. THE CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS REQUIREMENTS, WORK REQUIRED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THIS PROJECT, ALL MATERIALS, SHALL BE NEW AND UNUSED, UNLESS SPECIFICALLY NOTED, AND BE OF A QUALITY ACCEPTABLE BY INDUSTRY

THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS TENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED, AND CONNECTED HERE SO REQUIRED, EXCEPT AS NOTED.

9. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE LETTER IN WHICH THEY WERE PRAWN

10 THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL FRACTORS AND TRADES ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.

THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED. EACH SHEET OF THE CONSTRUCTION DOCUMENTS IS COMPLIMENTARY, WHAT IS SHOWN ON / REFERRED TO ON EA. SHEET AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL

12. DETAILS SHOWN ARE TYP. U.O.N. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

CONFORMING TO THESE CODES. ANY QUESTIONS REGARDING INSTALLATIONS SHALL BE BROUGHT TO THE DESIGNER FOR CLARIFICATION.

14. INSTALL BATT INSULATION BETWEEN STUDS & JOISTS AT EXERIOR WALLS WHERE

15. ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE TO FACE OF FINISH. DIMENSIONS ARE TO BOTTOM OF FINISHED CEILING OR TOP OF FINISHED FLOOR IN SECTION OR ELEVATION U.O.N.

PROJECT VICINITY MAP

16. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL NOT SCALE DRAWINGS. QUESTIONS REGAZDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY START OF WORK.

17. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

GENERAL NOTES TO THE CONTRACTORS

18. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.

19. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE SWING SIDE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

20. SEALANT, CAULKING, AND FLASHING, ETC., LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

22. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, INSTALLATION AND MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION.

23, ALL MATERIALS FOR USE ON THE PROJECT SHALL BE STORED WITHIN THE PROJECT SITE, SITE SHALL BE SECURE AND LOCKABLE DURING CONSTRUCTION.

24. CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS

25. ALL QUESTIONS REGARDING PROJECT EITHER DURING PRICING. THE BIDDING WRITING, HOLLY HULBURD DESIGN, 375 ALABAMA STREET, SUITE 240, SF, CA 94110.

26 DEMOLITION: THE CONTRACTOR SHALL ENTIRELY DEMOLISH AND REMOVE FROM SITE ANY STRUCTURE OR PORTION THEREOF INDICATED TO BE REMOVED.

27 SALVAGE: ALL ITEMS DEEMED SALVAGEABLE SHALL REMAIN THE PROPERTY OF 27. SALVAGE: ALI TIEMS DEEMILD SALVAGEABLE STALL REMAIN THE PROPERTY OF THE OWNER AND ARE EITHER INDICATED ON THE DRAWINGS, REMOVED PRIOR TO THE START OF DEMOLITION, OR WILL BE STORED BY THE CONTRACTOR AT THE OWNER'S DIRECTION. ITEMS TO BE RELOCATED ARE INDICATED ON THE DRAWINGS.

28. CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGED DURING CONSTRUCTION/DEMOLITION FIRE-PROOF ALL NEW PENETRATIONS AS REQ. BY

29. ALL DIMENSIONS ARE TO FINISH FACE OF MASONRY, FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF MILLWORK, OR FIXTURES, UNLESS OTHERWISE NOTED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL, UNLESS NOTED AS "1-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES, CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS WITH MANUFACTURER'S UNIT DIMENSIONS, ALL DIMENSIONS MUST BE FIELD VERIFIED FROME TO FABRICATION AND INSTALLATION OF ANY AND ALL FABRICATED UNITS, FIXTURES AND APPLIANCES.

30. AIA DOCUMENT 201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT, SHALL BE INCORPORATED INTO THESE DOCUMENTS AND CONSIDERED AS PART OF THE REQUIREMENTS OF THE WORK.

31. THE CONTRACTOR SHALL MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE $\mbox{\bf DEVICES}$ AND ALARMS IN CONFORMANCE TO ALL APPLICABLE CODES, BUILDING RULES AND TO THE SATISFACTION OF THE FIRE MARSHALL.

32. CONTRACTOR SHALL CONFIRM DELIVERY DATES OF ALL MATERIALS REQ. BY CONTRACT DOCUMENTS AND NOTIFY THE DESIGNER IN WRITING OF ANY POSSIBLE DELAYS WITHIN 10 DAYS OF THE CONTRACT DATE.

33. THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY CONTRACT RESPONSIBILITY RESULTING FROM THE ARCHITECTS' FAILURE TO DETECT SHOP DRAWING ERRORS OR OMMISIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS.

34. NOTIFY ARCHITECT OF ANY HAZARDOUS MATERIALS & HANDLE AS PER LAW

OWNER:

ARCHITECT:

35, PROJECT CLOSEOUT:
A. CONTRACTOR SHALL REVIEW PROJECT WITH ARCHITECT/OWNER TO ENSURE
THAT ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS HAVE BEEN FOLLOWED.
B. CONTRACTOR SHALL OBTAIN ALL REQUIRED CERTIFICATES AND NOTICES.
C. ALL WORK PERFORMED SHALL BE CLEAN AND READY FOR USE.
D. UPON SUBSTANTIAL COMPLETION, THE ARCHITECT SHALL, AT THE CONTRACTOR'S
WRITTEN REQUEST, REVIEW A PROJECT PUNCH LIST NOTING ANY CORRECTIONS OR

OMISSIONS. DESIGNER'S ACCEPTANCE WILL BE CAUSE FOR FINAL PAYMENT, UNLESS SPECIFICALLY DETERMINED OTHERWISE BY OWNER.

CONSULTANTS

1088 SANSOME ST LLC.

51 POTRERO AVE, STE 200 SAN FRANCISCO CA 94103 www.levyaa.com TEL: 415.641.7320 ROSS LEVY, PRINCIPAL ross@levyaa.com

MICHAEL AGENO, PROJECT MANAGER

BRENNAN STRONGHOLD CONSTRUCTION 2 VAN BUREN SAN FRANCISCO CA 94131 TEL: 415,269,1785

COLM BRENNAN, PROJECT MANAGER colmbrennan99@gmall.com

MURPHYBURR CURRY INC CONSULTING STRUCTURAL ENGINEERS 85 SECOND ST, SUITE 501

SAN FRANCISCO CA 94105 TEL: 415.546.0431

TEL: 415,242,1994 LEVY ART + ARCHITECTURE

mlchael@levyaa.com

PROJECT ADDRESS: 1088-1090 SANSOME ST SAN FRANCISCO, CA 94111 BUILDING AND ZONING DATA:

ZONE 1 G-2
PARCEL AREA: 15,386.25 S.F.
HEIGHT AND BULK DISTRICT: 65-X
CONSTRUCTION TYPE: 2A PROTECTED NON-COMBUSTIBLE
ZONING DISTRICT: G-2 COMMUNITY BUSINESS
OCCUPANCY: B-OFFICE

SPECIAL USE DISTRICT: WATERFRONT 3 SPRINKLER SYSTEM: PROVIDED

OVERALL BUILDING HEIGHT: (NO CHANGE TO EXISTING)

BUILDING AREA (GROSS SQUARE FOOTAGE):

NEW 1,445 S.F. (NC) 15,383 S.F. (NC) 14,000 S.F. (NC) 15,105 S.F. (NC) 13,552 S.F. (NC) SUB-BASEMENT BASEMENT 15,383 S.F. 1ST FLR 14,000 S.F. 2ND FLR 13,552 S.F. PENTHOUSE FLR TOTAL

OCCUPIABLE AREA (NET) : SUB-BASEMENT

DESCRIPTION OF WORK:

1. REPAIR AND/OR REPLACE DOORS AND WINDOWS AT PENTHOUSE LEVEL.

2. REMOVAL OF (4) NON-HISTORICAL AND STRUCTURALLY UNSAFE POURED-CONCRETE ELEMENTS PLACED ALONG THE ROOFLINE

PROJECT DATA

NO OCCUPIABLE SPACE IS BEING ADDED.

NO UCCUPINGLE SPACE IS BEING AUDEU.
 NO WORK TO SIDEWALK SPACE.
 WORK TO IMPROVE STARS, ENVELOPE, ACCESS AND RESTROOMS ADDRESSED UNDER PERMIT 2018-0211-9364.
 ADD BIKE PARKING PER SF PLANNING CODE TO BASEMENT AND FIRST LEVEL.

CODES: 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA PLUMBING CODE 2013 GREEN BUILDING CODE 2013 CALIFORNIA ENERGY CODE

DRAWING INDEX

ARCHITECTURAL A0.0 COVER SHEFT

HISTORIC PRESERVATION COMMISSION MOTION NO. 0253 SITE PLAN

GROSS FLOOR AREAS

EXISTING / DEMO PENTHOUSE FLOOR PLAN PROPOSED SUB-BASEMENT AND BASEMENT PLAN

PROPOSED FIRST FLOOR PLAN PROPOSED SECOND FLOOR PLAN

PROPOSED THIRD FLOOR PLAN PROPOSED PENTHOUSE FLOOR PLAN

PROPOSED FEM INDUSE FLOOR PLAN
EXISTING EXTERIOR ELEVATIONS
EXISTING / DEMO PENTHOUSE EXTERIOR ELEVATIONS
PROPOSED PENTHOUSE EXTERIOR ELEVATIONS
BUILDING SECTIONS
BUILDING SECTIONS



REVISIONS

BY

 $_{\mathsf{L}}\mathsf{E}\mathsf{V}\mathsf{Y}$ ART + ARCHITECTURE

151 POTRERO AVE. STE 200 SAN FRANCISCO, CA 94103 415.641.7320



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

0 +	- W M			
DESCRIPTION				
COVER SHEET				
DATE	05.27.2016			
SCALE	AS NOTED			
DRAWN	нн			
JOB	SANSOME			
SHEET				

A0.0



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

November 5, 2014 2014-001006COA 1088 SANSOME STREET Northeast Waterfront Landmark District C-2 (Community Business) District 65-X Height and Bulk District Waterfront Special Use District, subarea #3 Northeast Waterfront Special Sign District 0135 / 009 Daniel Kunzmann pilar lavailey@sigov.org Tim Frye – (415) 575-6822

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 AGRICLE 1, 10 MEET THE STANDARDS OF ARRICLE IN AND TO MEET THE SECRETARY OF INTERFORS STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 08 IN ASSESSOR'S BLOCK 0158, WITHIN A C-2 (COMMUNITY BUSINESS) ZONING DISTRICT. WATERFRONT SPECIAL USE DISTRICT, SHARRER 13, NORTHEAST WATERFRONT SPECIAL USE AND MEET AND BULK DISTRICT, AND THE NORTHEAST WATERFRONT SPECIAL USE OF THE STANDARD AND ADMINISTRATION OF THE STANDARD AND ADMINI

PREAMBLE

WHEREAS, on November 5, 2014, Daniel Kunzmann of Huntsman 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 109 in Assissor'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

www.sfplanning.org

Motion No. 0253 Hearing Date: April 1, 2015

CASE NO 2014-001006COA Street: Northeast Waterfront

CONTAGE
The Urbin Daign Element is concerned both with development and with preservation. It is a concerted
effort to recognize the positive stributes of the city, to enhance and emerre those stributes, and to
improve the living exvironment where it is less than satisfactory. The Plem is a definition of quality, a
definition beared upon human needs.

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

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

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY

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 developmen

POUCY 2.5

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

PLANNING DEPARTMEN

Recognize and protect outstanding and unique creas 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 onesight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are unsociated with that significance.

The proposed project qualifies for a Cortificate of Appropriateness and therefore furthers these policies and objectives by maintaining and proterving the character-defining features of Northeast Waterfront Landmark District for the future exporment and education of Sen 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:

Motion No. 0253 Hearing Date: April 1, 2015

Receptor: 415.558,6378

FUC 415.558.6409

CASE NO 2014-001006COA

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 fleors on Green Street Jaçade 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 powdercoated finish (Dark Grey). · Removal of concrete infill within two ground floor bays on the Green Street façade and
- installation of new metal and glass entry doors and sidelights. New metal and glass sterefron system (Wausau) will have powder-coated finish (Dark Grev) · Removal of metal roll-up doors (one at each façade) and installation of new metal and glass
- storefront system in existing openings. New metal and glass sterefront 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 façade.
- 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 windo will be installed in the restored one
- · 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 repaint

WHEREAS, the Project was determined by the Department to be categorically exempt from nvironmental 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 roject, Case No. 2014-001006COA ("Project") for its appro

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plane, and other materials pertaining to the Project contained in the Department's case files, los reviewed and beard 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. 2014-001006COA based on the conditions and findings listed below.

PLANNING DEPARTMENT

Motion No. 0253 Hearing Date: April 1, 2015

SAN BANCOCK

CASE NO 2014-001006COA 1088 Sansome Street: Northeast Waterfront

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 have no effect on neighborhood-serving retail uses.

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 have us effect on housing and will strengthen neighborhood character by respecting lite classacter-defining features of the contributing vestures and Landmark District in confirmance 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 impact the affordable housing supply.

D) The commuter traffic will not impede MUNI transit service or overburden our streets or

The proposed project will not result in commuter traffic impelling MUNI transit service or

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

The proposed will not have any impact on industrial and service sector jobs. No office development is

F) The City will achieve the greatest possible preparedness to protect against injury and loss of

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. All no with all applicable or

G) That landmark and historic buildings will be preserved:

proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the

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

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

SAN PLANTING DEPARTMENT

Motion No. 0253 Hearing Date: April 1, 2015

CASE NO 2014-001006COA

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 Fermit plans for reference.
- 2. 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.
- 3. 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-tile review and approval by Preservation Planning staff.
- 5. That the ground floor bay, three bays in from the north end of the Sansome Street façade, 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 spandred and vestrical piez as well as new window openings to match adjected bays would not be appropriate as they are not features that historically occupied this bay of the building.
- 6. That stiff 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.
- 7. That the Project Sponeor inotall an interpretive plaque on exterior of building. The Project Spontor will work with Proservation 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.

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 Historical Preservation Commission has determined that the proposed work is comoutible 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 esource and Landmark District.
- . The proposed work will not damage or destroy distinguishing original qualities or

TAR PROPERTY STATEMENT

Motion No. 0253 Hearing Date: April 1, 2015

CASE NO 2014-001006COA 1088 Sansome Street: Northeast Waterfront

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

Motion No. 0253 Hearing Date: April 1, 2015

CASE NO 2014-001006COA

- The proposed project will not remove distinctive materials not irreversibly alter feats spaces, or spatial relationships that characterize the contributing resource or Landa District.
- That proposed new windows and storefronts will have a contemporary design that is empatible with the chiracter of the contributing resource and Landmark Di-
- 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

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 enti-

or alteration of features and spaces that characterize a property shall be avaided

The historic character of a property shall be retained and preserved. The removal of historic materials

Samunus S.

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

Distinctive features, finishes, and construction techniques or examples of craftsmanship that

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

removed in the future, the escential form and integrity of the historic property and its environment.

3. General Plan Compliance. The proposed Certificate of Appropriateness is, on balance,

L. URBAN DESIGN ELEMENT

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

PLANNING DEPARTMENT

Motion No. 0253 Hearing Date: April 1, 2015

CASE NO 2014-001006COA 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 bearings, and all other written materials submitted by all patients, the Commission hereby GRANTS WITH CONDITIONS a Certificate of Appropriatemens for the property Ocated at Lot 09 in Assessor's Block 0135 for proposed work in conformance with the conceptual architectural plans dated March 18, 2015 and labeled E on file in the docket for Case No. 2014-007006 COA.

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 Sponso 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,

ners Hasz, Hyland, Johnek, Johns, Matsuda, Pearlman, and Wolfram AYES: NAYS: None ABSENT: None

ADOPTED: April 1, 2015

REVISIONS

BY

 $_{\mathsf{L}}$ E V Y ART + ARCHITECTURE

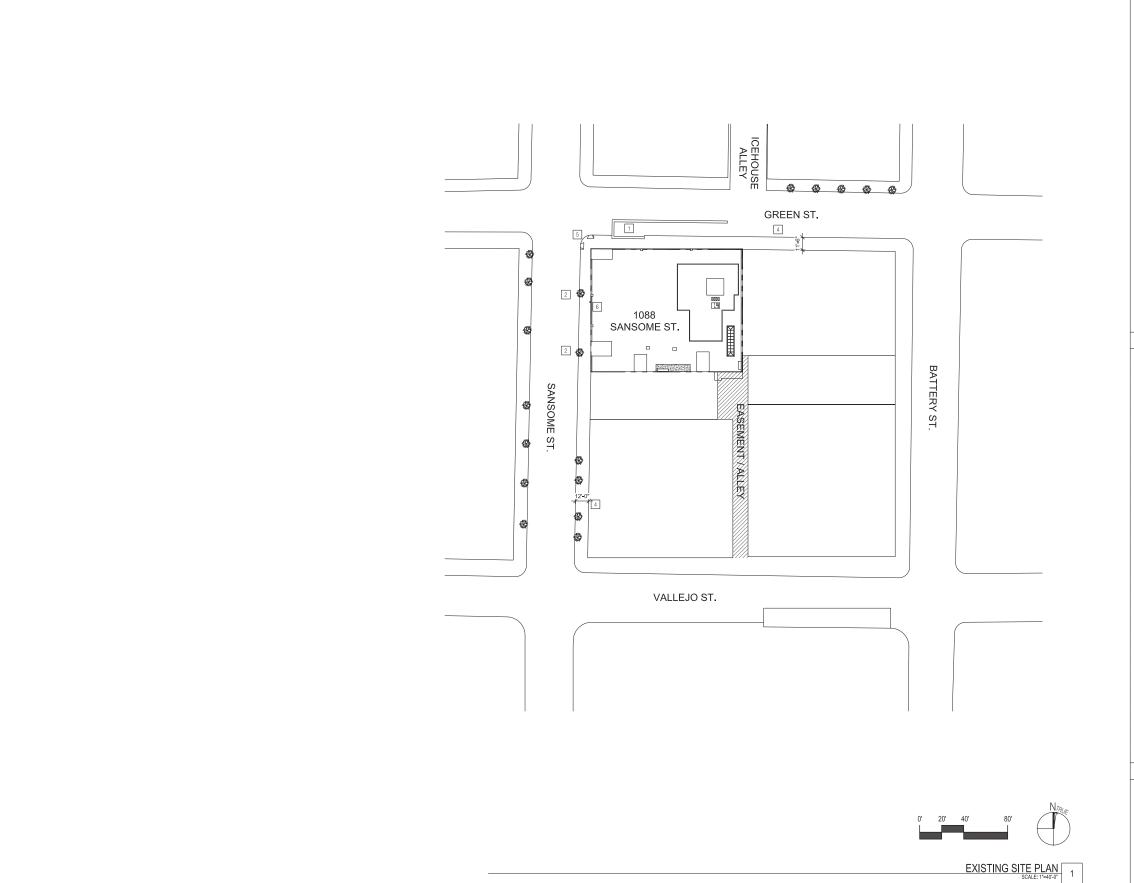
151 POTRERO AVE. STE 200 415.641.7320



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

HISTORIC PRESERVATION #253 05.27.2016 AS NOTED DDAMM HH SANSOME

A0.0A



GENERAL NOTES

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



REVISIONS

LEVY ART + ARCHITECTURE

151 POTRERO AVE. STE 200 SAN FRANCISCO, CA 94103

C 25660

415.641.7320 levyaa.com

PLAN KEY NOTES

- PROVIDE LOUVERED DOOR AT MECHANICAL ROOM
- 2 PROVIDE LOUVERED WINDOW
- DEDICATED SPACE FOR SUPPLY & RETURN AIR DUCTS
- 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
- NEW STAIR
- 8 ACCESS TO EASEMENT TO REMAIN
- PROVIDE NEW ELEVATOR SMOKE DOORS
 @ PASSENGER ELEVATOR
- CAR CONTROLS TO BE UPDATED WITH NEW PANEL, INCLUDING BRAIL MARKINGS. NEW BRAIL MARKINGS ARE TO BE PROVIDED @ ELEVATOR JAMB MARKINGS @ EACH FLOOR
- EXISTING EXIT TO FIRE ESCAPE LADDER AND EASEMENT TO REMAIN
- 12 NO WORK TO BE PERFORMED
- (13) NEW MECHANICAL UNIT
- SEE STRUCTURAL DRAWINGS FOR SLAB INFILL
- (15) EXISTING STAND PIPE
- DOORS TO BE FIRE RATED 1 HR. CONFIRM IN FIELD.
- REPLACE AND REPAIR WINDOWS, SEE ELEVATIONS
- NEW BICYCLE PARKING PER SFPC 155.1; 8 CLASS 1 AND 3 CLASS 2
- 9 NEW GAS METER
- (E) GAS SHUTOFF (EXTERIOR) AND (E) GAS SERVICE RISER (INTERIOR)

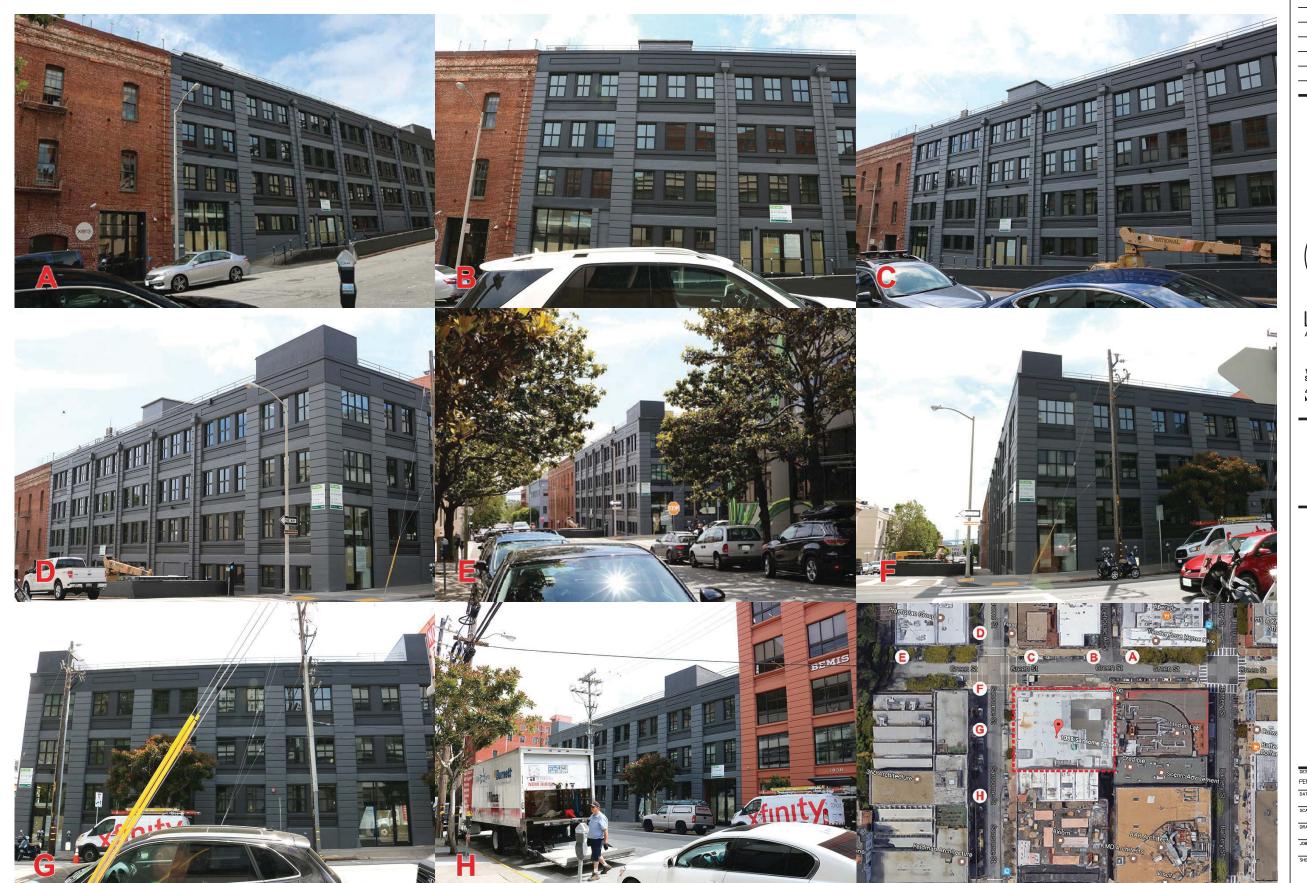
LEGEND



DESCRIPTION						
EXISTING SITE PLAN						
DATE	05.27.2016					
SCALE						

AS NOTED SANSOME

A0.6







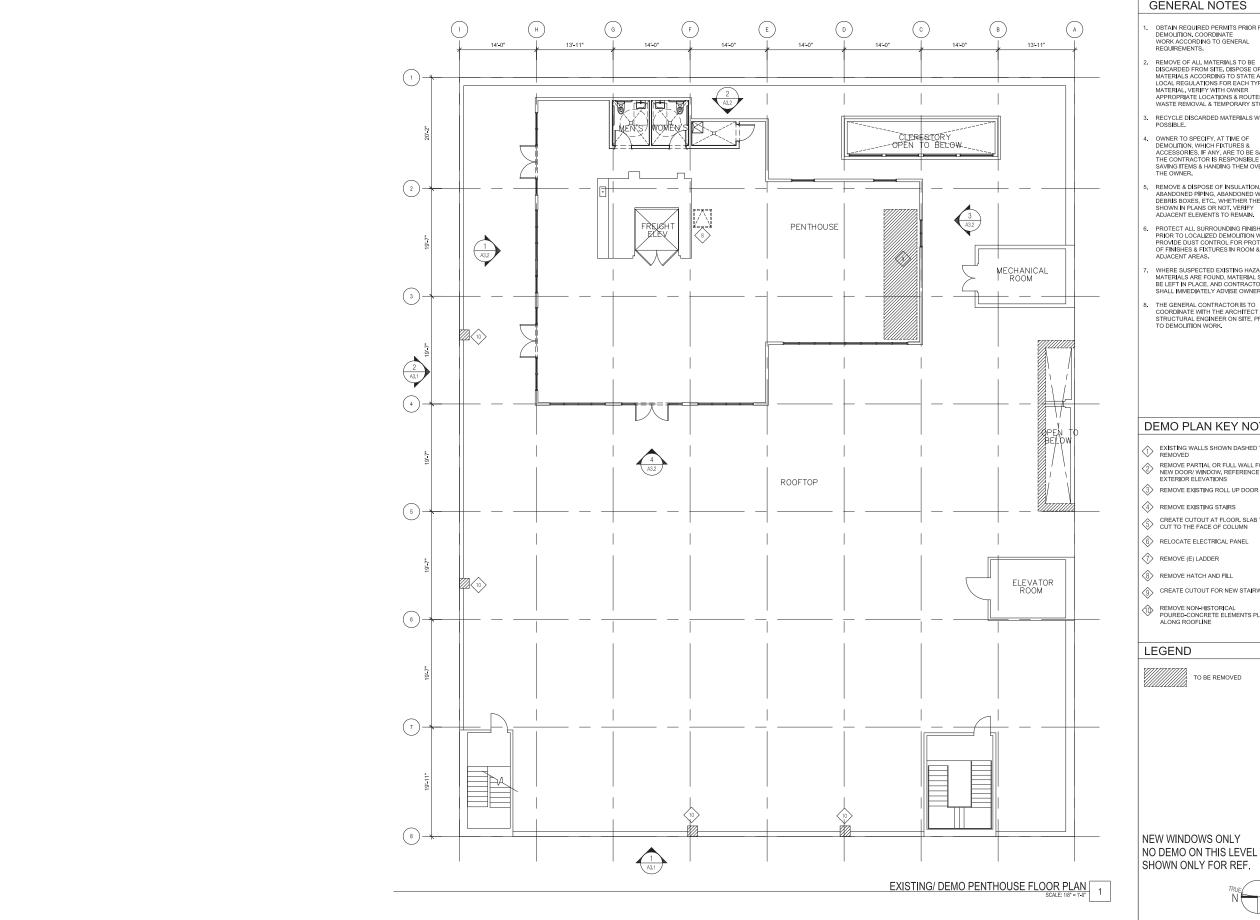
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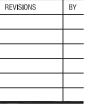
OFFICE ALLOCATION 1088 SANSOME ST SAN FRANCISCO, CA 94111 BLOCK #0135 LOT #009

8.0A



GENERAL NOTES

- OBTAIN REQUIRED PERMITS PRIOR FOR DEMOLITION, COORDINATE WORK ACCORDING TO GENERAL REQUIREMENTS.
- REMOVE OF ALL MATERIALS TO BE DISCARDED FROM SITE, DISPOSE OF ALL MATERIALS ACCORDING TO STATE AND LOCAL REGULATIONS FOR EACH TYPE OF MATERIAL, VERIEY WITH OWNER APPROPRIATE LOCATIONS & ROUTES FOR WASTE REMOVAL & TEMPORARY STORAGE.
- RECYCLE DISCARDED MATERIALS WHEN POSSIBLE.
- 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.
- REMOVE & DISPOSE OF INSULATION, ABANDONED PIPING, ABANDONED WIRING, DEBRIS BOXES, ETC., WHETHER THESE ARE SHOWN IN PLANS OR NOT. VERIFY ADJACENT ELEMENTS TO REMAIN.
- PROTECT ALL SURROUNDING FINISHES PRIOR TO LOCALIZED DEMOLITION WORK. PROVIDE DUST CONTROL FOR PROTECTION OF FINISHES & FIXTURES IN ROOM & ADJACENT AREAS.
- WHERE SUSPECTED EXISTING HAZARDOUS MATERIALS ARE FOUND, MATERIAL SHALL BE LEFT IN PLACE, AND CONTRACTOR SHALL IMMEDIATELY ADVISE OWNER.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON SITE, PRIOR TO DEMOLITION WORK.





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DEMO PLAN KEY NOTES

- EXISTING WALLS SHOWN DASHED TO BE REMOVED
- REMOVE PARTIAL OR FULL WALL FOR NEW DOOR! WINDOW, REFERENCE EXTERIOR ELEVATIONS
- REMOVE EXISTING ROLL UP DOOR
- 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
- © CREATE CUTOUT FOR NEW STAIRWAY
- REMOVE NON-HISTORICAL
 POURED-CONCRETE ELEMENTS PLACED
 ALONG ROOFLINE

LEGEND



TO BE REMOVED

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

(E)/DEMO PENTHOUSE PLAN DATE 05.27.2016 AS NOTED DRAWN SANSOME



A1.4

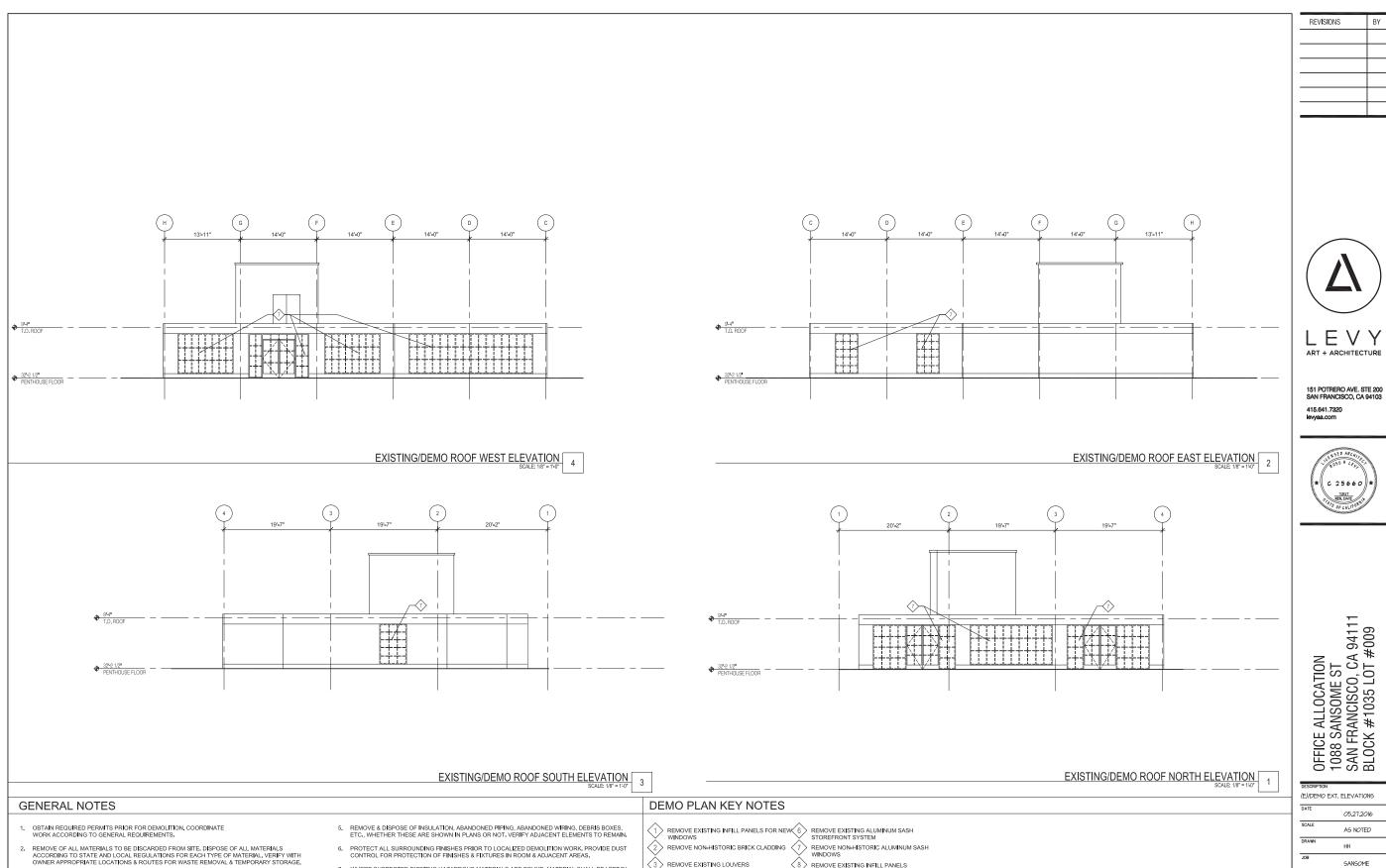


AS NOTED SANSOME

05.27.2016

C 25660

A3.1



3 REMOVE EXISTING LOUVERS

4 REMOVE EXISTING ROLL-UP DOOR

5 REMOVE NON-HISTORIC SPANDREL AND/ OR INFILL PANELS

7. WHERE SUSPECTED EXISTING HAZARDOUS MATERIALS ARE FOUND, MATERIAL SHALL BE LEFT IN PLACE, AND CONTRACTOR SHALL IMMEDIATELY ADVISE OWNER.

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.

REMOVE EXISTING INFILL PANELS

9 REMOVE EXISTING NON-HISTORIC ALUMINUM SASH WINDOWS THROUGHOUT

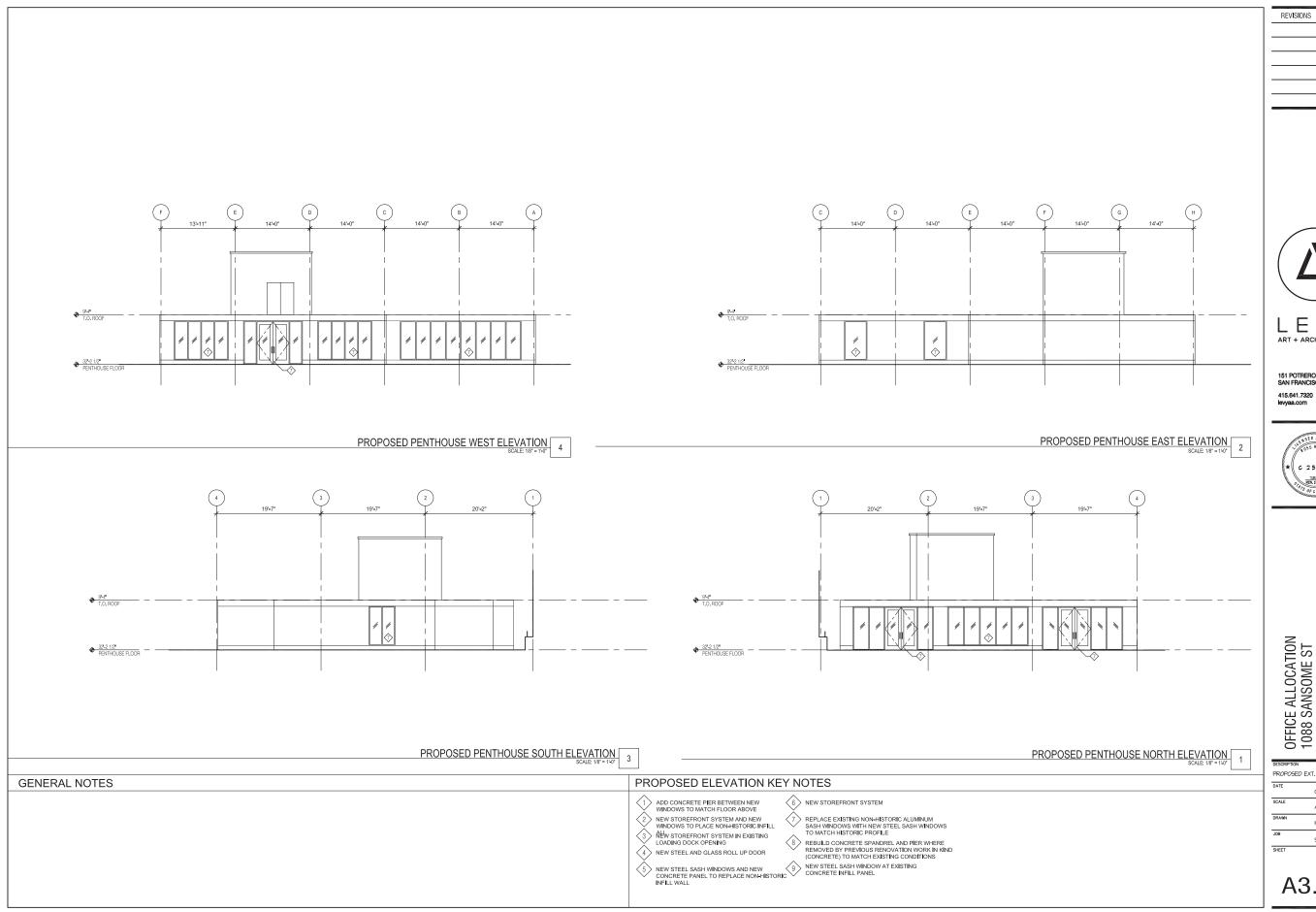
SANSOME

05.27.2016

AS NOTED

A3.2

SHEET







LEVY ART + ARCHITECTURE

151 POTRERO AVE. STE 200 SAN FRANCISCO, CA 94103

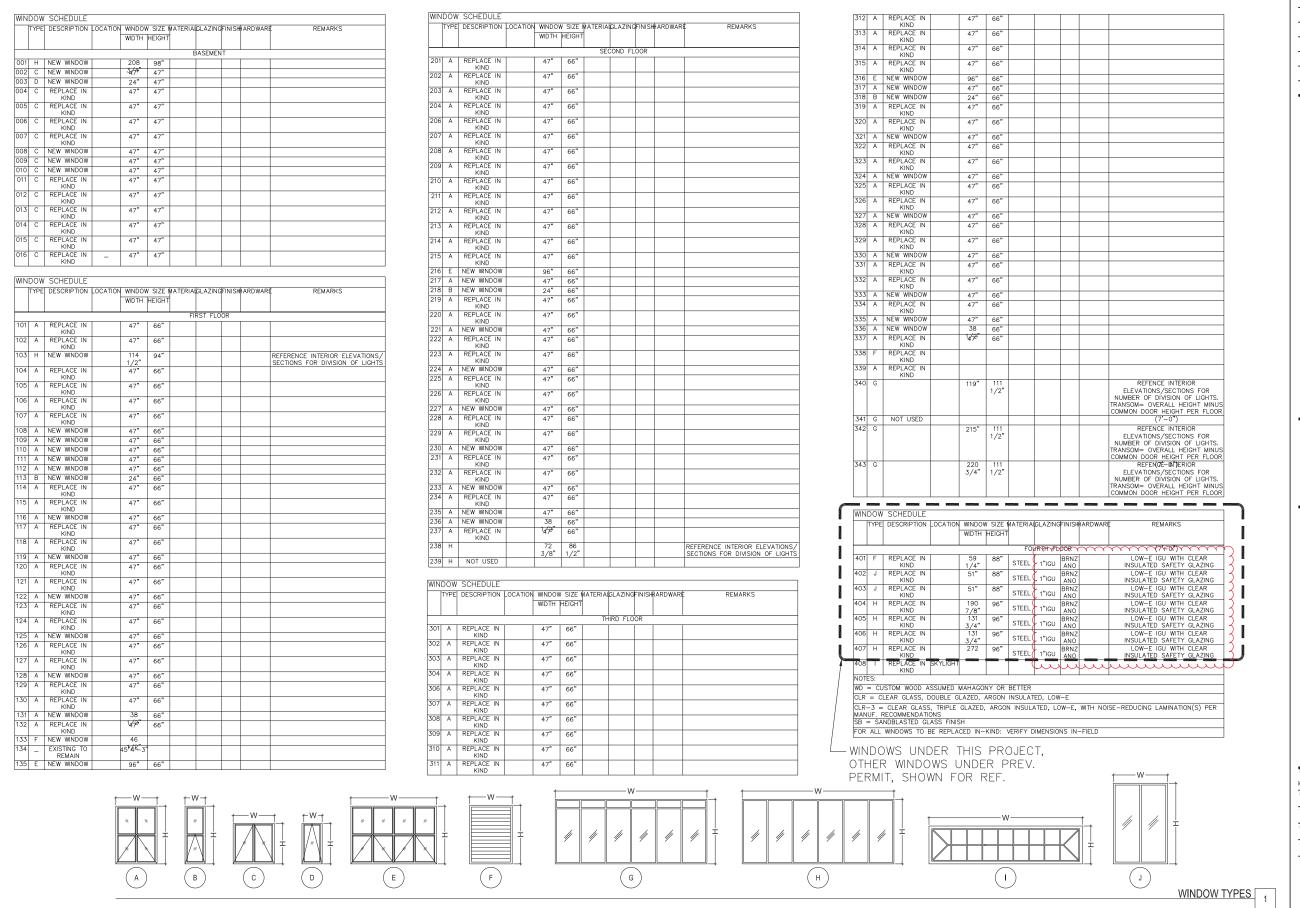


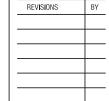
OFFICE ALLOCATION 1088 SANSOME ST SAN FRANCISCO, CA 94111 BLOCK #1035 LOT #009

PROPOSED EXT. ELEVATIONS

05.27.2016 AS NOTED SANSOME

A3.4







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

DESCRIPTION
WINDOW SCHEDULE
DATE 05.21.2016
SCALE AS NOTED
DRAWN HH

JOB SANSOME
SHEET

A6.1