



# SAN FRANCISCO PLANNING DEPARTMENT

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## Major Permit to Alter Case Report

HEARING DATE: NOVEMBER 1, 2017

*Filing Date:* August 2, 2017  
*Case No.:* 2017-008122PTA  
*Project Address:* 101 POST STREET  
*Conservation District:* Kearny-Market-Mason-Sutter  
*Building Category:* Category V (Unrated Building)  
*Zoning:* C-3-O (Downtown-Office)  
80-130-F Height and Bulk District  
*Block/Lot:* 0310/001  
*Applicant:* William Chung  
Interior Architects  
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### PROPERTY DESCRIPTION

The subject building is located at 101 Post Street in Accessor's Block 0310, Lot 001 at the southwest corner of Post and Kearny streets. It is a contemporary, Category V (Unrated) Building located within the C-3-O (Downtown-Office) Zoning District, an 80-130-F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

Constructed approximately 1970 and heavily altered in the 1990s, 101 Post Street is a three-story, square in plan, tile-clad commercial building with a flat roof. The tiled facades are fenestrated with large windows, and the slightly curved corner of the building is similarly defined by glazing. A canopy at the Post Street façade overhangs the pedestrian entrances to the building.

### PROJECT DESCRIPTION

The proposed project involves exterior alterations including: the replacement of the existing stone tile cladding with a running bond brick veneer, replacement of the existing canopy with a glass and steel canopy, and the insertion of a new entry at the Post Street façade to provide access to an ATM vestibule. The parapet, window lintels and sills, and stucco would also be painted while the non-historic vertical lighting components would be removed. All other existing architectural features will remain. The proposed project is depicted in architectural plans prepared by Interior Architects, dated September 29, 2017.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to Planning Department Preservation staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, 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*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

### SECTION 1111.6 OF THE PLANNING CODE

Section 1111.6 of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.

*The proposed project is consistent with Article 11.*

- (b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings.

*The proposed project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties.*

- (c) Proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

*All alterations to exterior features are consistent with the architectural character of the building.*

## 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 will facilitate continued commercial use of the building, which has been its use since its date of construction.*

**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 will be retained and preserved with no removal of historic materials or alterations of features and spaces that characterize the property and the conservation district.*

**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. The new steel and glass canopy is readily contemporary, but is appropriately located and is limited to the existing entry opening. As proposed the brick veneer features a light color with a slight sheen lending it sufficient differentiation, but the material reflects the use of masonry cladding throughout the district and achieves further compatibility through the running bond pattern. Such a pattern is representative of traditional techniques and a typical configuration of historic masonry cladding.*

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

*The proposed project will not alter any of the distinctive features, finishes, construction techniques or examples of fine craftsmanship that characterize the building.*

**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 proposed project will not destroy historic materials, features, or spatial relationships that characterize the building. The existing windows, sills and lintels, and structure will be retained with alterations limited to the façade cladding, the canopy, and the conversion of existing glazing to a new, secondary entry to an ATM vestibule. Composed of steel and glass, the new canopy is readily contemporary but is appropriately located directly above the primary entrance and has a width limited to that of the entry opening as is characteristic of historic canopies. The new, framed entry door and adjacent sidelight will retain high levels of transparency to the interior while referencing the condition of the existing glazing. As proposed the brick veneer features a light color with a slight sheen lending it sufficient differentiation, but the material reflects the use of masonry cladding throughout the district and achieves further compatibility through the running bond pattern. This simple running bond relates to traditional techniques and a typical configuration of historic masonry cladding, thereby improving the compatibility of the contemporary structure's material and design with those found throughout the Kearny-Market-Mason-Sutter Conservation District.*

**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.

*If the proposed new cladding, canopy, and entry were removed in the future, the essential form and integrity of the property and its environment would be unimpaired. The overall scale, massing, and proportion of the building will remain unchanged with all alterations being cosmetic in nature. The new cladding and canopy could be removed or replaced, and the new entry could be infilled with glazing to return that portion of the façade to its current condition.*

## PUBLIC/NEIGHBORHOOD INPUT

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

## ISSUES & OTHER CONSIDERATIONS

As proposed, the project would include the replacement of existing stone tile cladding with a running bond brick veneer. However, the project sponsor has indicated that they intend to suggest an alternative, stacked bond pattern at the Historic Preservation Commission hearing. Department staff believes that the stacked bond is not appropriate to the building or the district as it is both overly contemporary in nature and reflective of treatments generally found at the interior rather than a building façade. The simple running bond depicted in the proposed project plans relates to traditional techniques and a typical configuration of historic masonry cladding, thereby improving the compatibility of the contemporary structure's material and design with those found throughout the Kearny-Market-Mason-Sutter Conservation District.

## STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the building and is compatible with the character-defining features of the Kearny-Market-Mason-Sutter Conservation District. Staff finds that the historic character of the property and district will be retained and preserved.

The existing windows, sills and lintels, and structure will be retained with alterations limited to the façade cladding, the canopy, and the conversion of existing glazing to a new, secondary entry to an ATM vestibule. Composed of steel and glass, the new canopy is readily contemporary but is appropriately located directly above the primary entrance and has a width limited to that of the entry opening as is characteristic of historic canopies. The new, framed entry door and adjacent sidelight will retain high levels of transparency to the interior while referencing the condition of the existing glazing. As proposed the brick veneer features a light color with a slight sheen lending it sufficient differentiation, but the material reflects the use of masonry cladding throughout the district and achieves further compatibility through the running bond pattern. This simple running bond relates to traditional techniques and a typical configuration of historic masonry cladding, thereby improving the compatibility of the

contemporary structure's material, ornamentation, and detailing with those found throughout the Kearny-Market-Mason-Sutter Conservation District.

## ENVIRONMENTAL REVIEW STATUS

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

## PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category V (Unrated) Property located within a Conservation District and the *Secretary of the Interior Standards for Rehabilitation*.

- As part of the Building Permit, the Project Sponsor shall provide final material samples to Planning Department preservation staff for review and approval.
- As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff for review and approval of an on-site mockup of the new cladding prior to full installation.

## ATTACHMENTS

Draft Motion  
Parcel Map  
Sanborn Map  
Aerial Photo  
Zoning Map  
Site Photos  
Project Plans and Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Motion No. ##### Permit to Alter MAJOR ALTERATION

HEARING DATE: NOVEMBER 1, 2017

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**ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY V (UNRATED) BUILDING LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0310. THE SUBJECT PROPERTY IS WITHIN A C-3-O (DOWNTOWN-OFFICE) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT, AND THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.**

### PREAMBLE

WHEREAS, on August 2, 2017, project sponsor William Chung ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter to make façade alterations on the subject building. The subject building is located on Lot 001 in Assessor's block 0310, a Category V (Unrated) building located within the Kearny-Market-Mason-Sutter Conservation District.

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 November 1, 2017, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2017-008122PTA (“Project”).

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, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby **APPROVES** the Permit to Alter, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2017-008122PTA based on the following conditions and findings:

### **CONDITIONS**

- As part of the Building Permit, the Project Sponsor shall provide final material samples to Planning Department preservation staff for review and approval.
- As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff for review and approval of an on-site mockup of the new cladding prior to full installation.

### **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 11:

The Commission has determined that the proposed work is compatible with the character-defining features of the subject building and conservation district and meets the requirements of Article 11 of the Planning Code:

- That the proposal is compatible in scale and design with the building and district.
- That the proposed façade is compatible with the massing and composition, scale, materials and colors, and detailing and ornamentation characteristics of the building and district.
- 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 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. Findings pursuant to Section 128(c)(2):

The Commission has determined that the additional space at the subject property resulting from the transfer of TDR is essential to make economically feasible the reinforcement of the Significant building to meet the standards for seismic loads and forces of the Building Code.

4. **General Plan Compliance.** The proposed Permit to Alter 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 Permit to Alter 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 Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

5. 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 would retain and enhance an existing neighborhood-serving retail 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 strengthen neighborhood character by respecting the character-defining features of the historic building 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 change the use of the existing commercial bank building and will therefore not affect 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.

*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 11 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 affect the access to sunlight or vistas for parks and open space.*

6. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the Secretary of the 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 Permit to Alter** for the property located at Lot 001 in Assessor's Block 0310 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2017-008122PTA.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Permit to Alter 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). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

**Duration of this Permit to Alter:** This Permit to Alter is issued pursuant to Article 11 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 November 1, 2017.

Jonas P. Ionin  
Commission Secretary

AYES: X

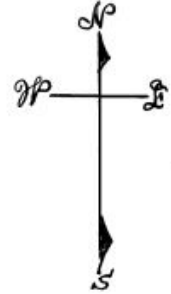
NAYS: X

ABSENT: X

ADOPTED: November, 1 2017

# Parcel Map

SUBJECT PROPERTY

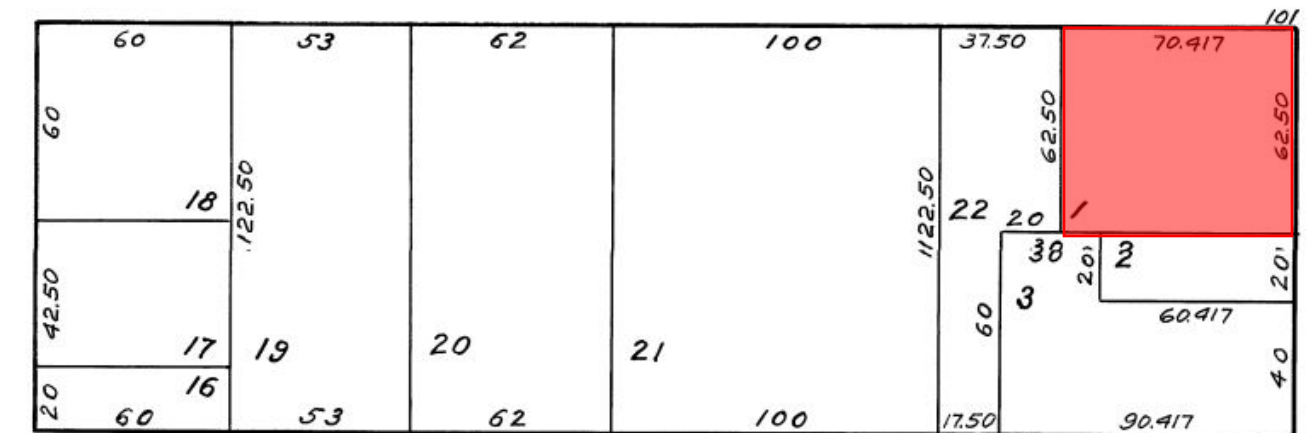


POST

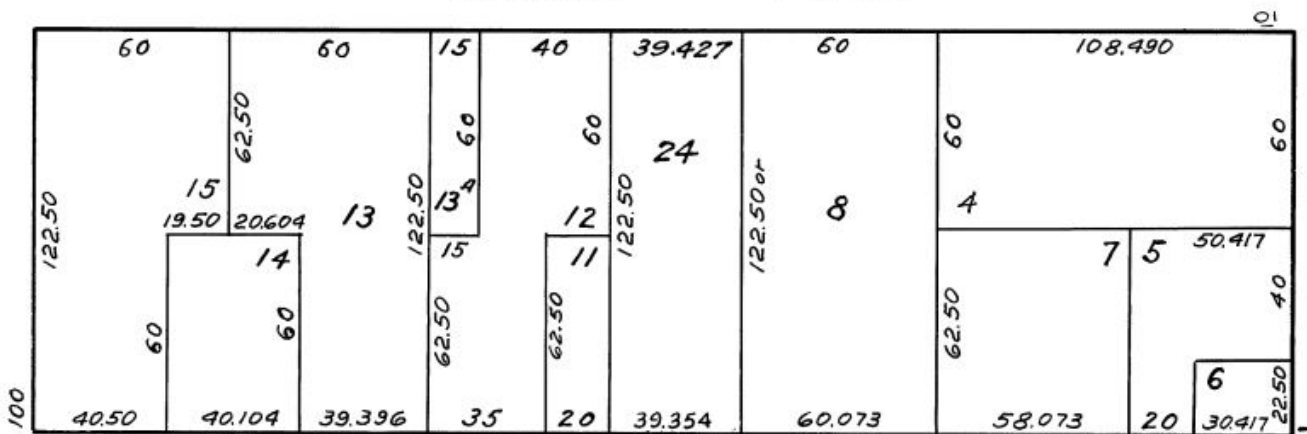
GRANT AVE.

GRANT AVE.

KEARNY



MAIDEN LANE



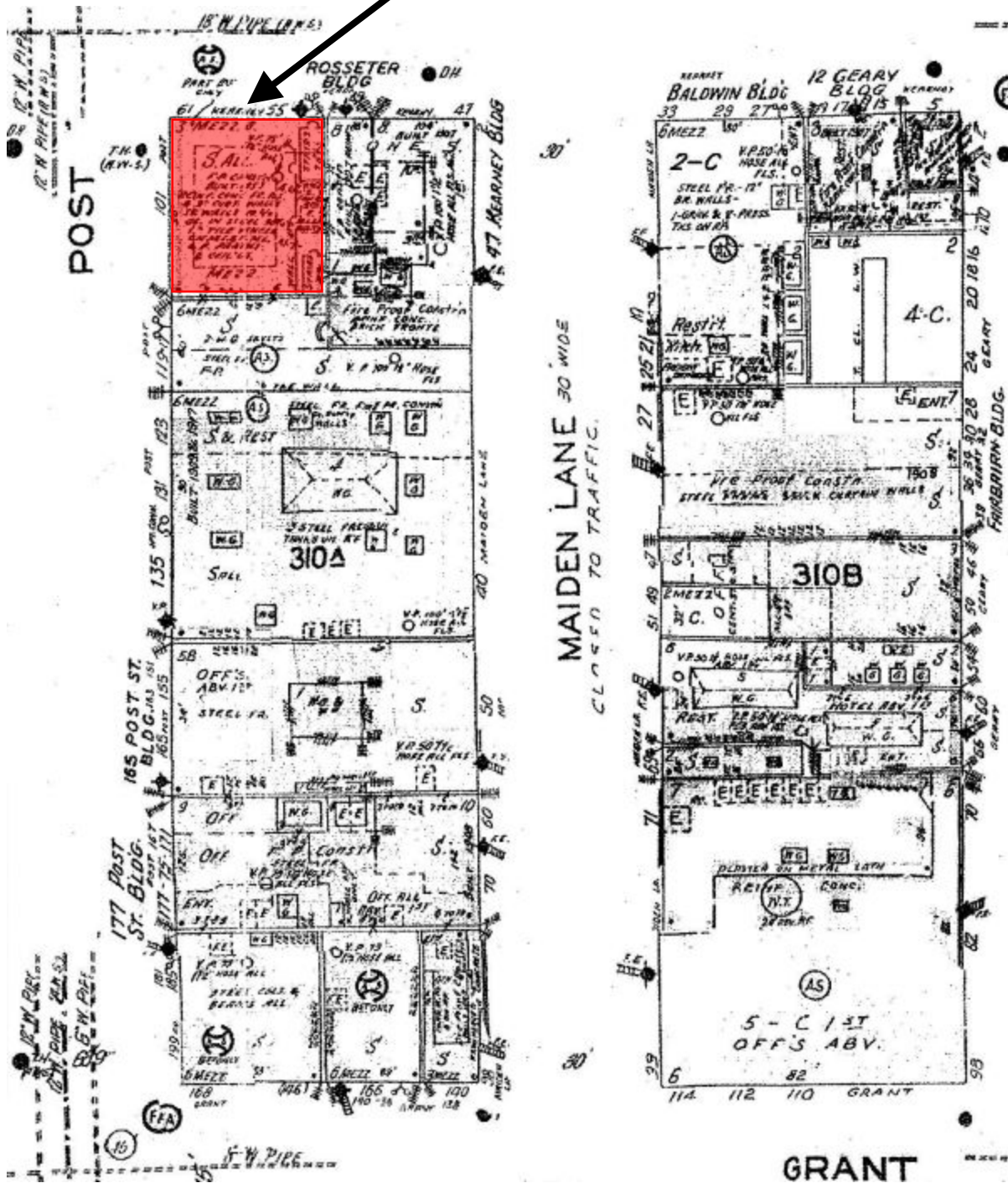
GEARY



Permit to Alter Hearing  
Case Number 2017-008122PTA  
101 Post Street

# Sanborn Map\*

SUBJECT PROPERTY



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

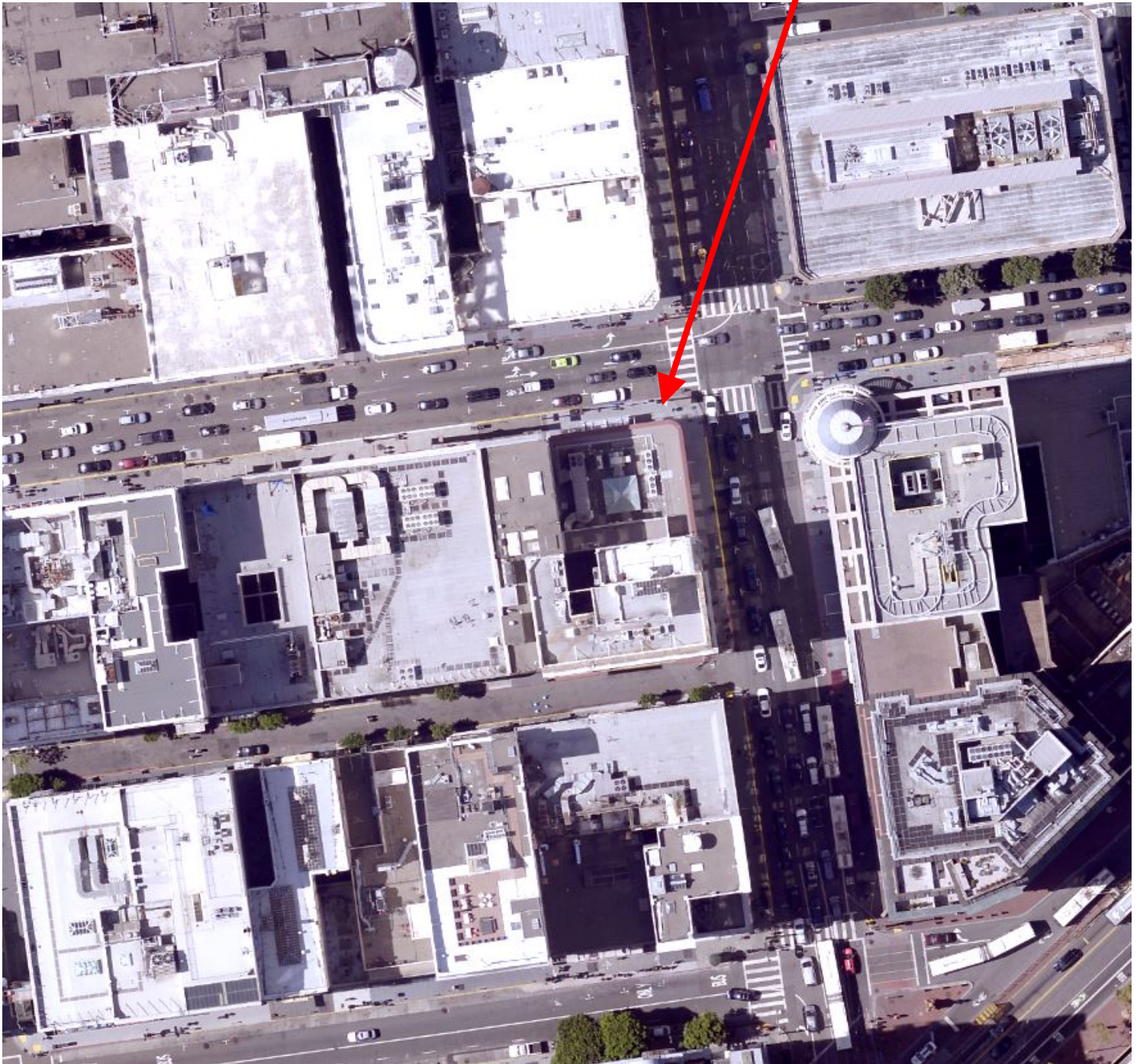
Permit to Alter Hearing  
 Case Number 2017-008122PTA  
 101 Post Street





# Aerial Photo

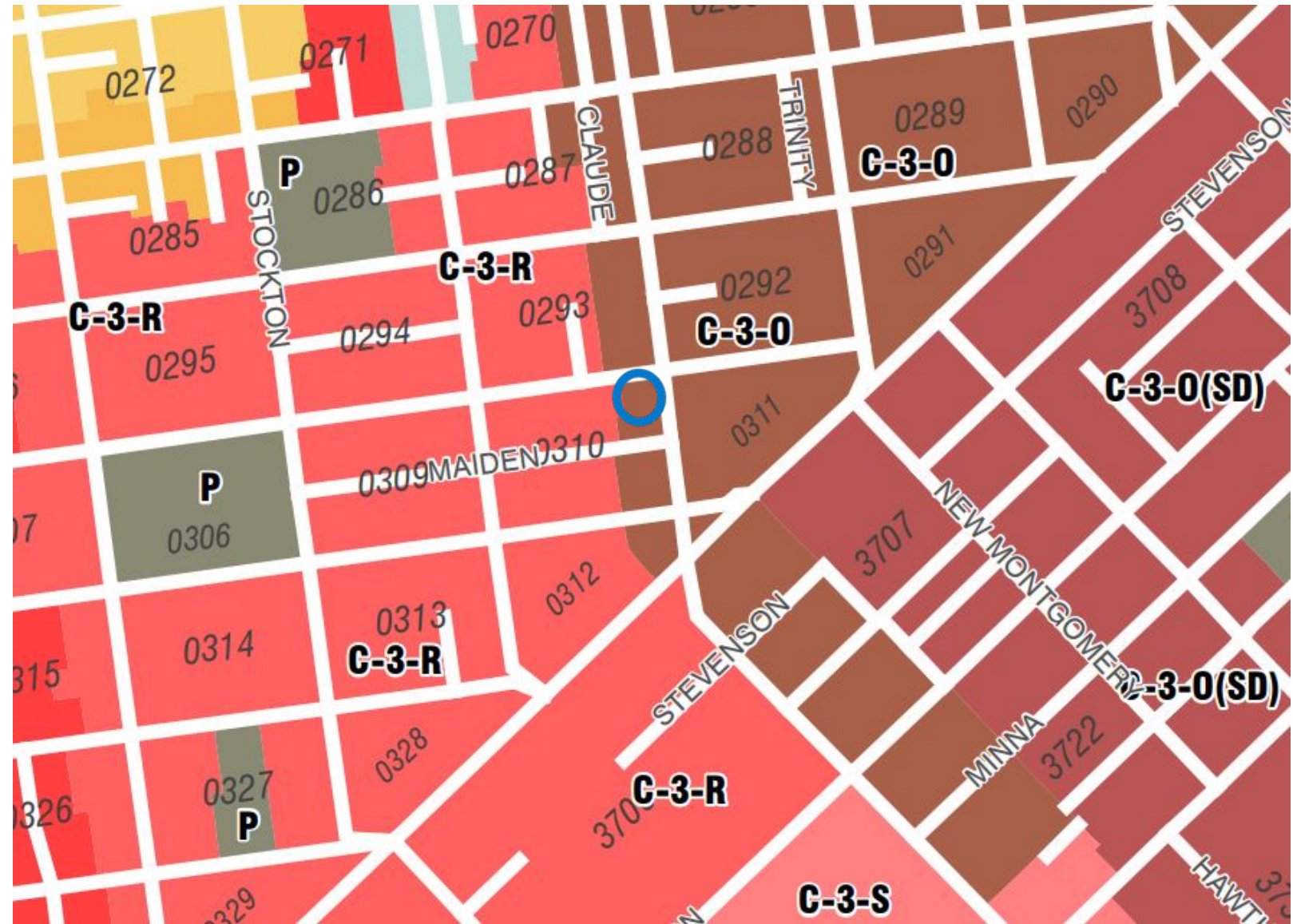
SUBJECT PROPERTY



Permit to Alter Hearing  
Case Number 2017-008122PTA  
101 Post Street



# Zoning Map



Permit to Alter Hearing  
Case Number 2017-008122PTA  
101 Post Street

# Site Photo

SUBJECT PROPERTY



Permit to Alter Hearing  
Case Number 2017-008122PTA  
101 Post Street



# Site Photo



Permit to Alter Hearing  
Case Number 2017-008122PTA  
101 Post Street

# ABBREVIATIONS

IA ABBREVIATIONS		IA ABBREVIATIONS	
ABBV	Comments	ABBV	Comments
&	AND	I.D.	INSIDE DIAMETER (DIM.)
L	ANGLE	INSUL	INSULATION
@	AT	INT	INTERIOR
CL	CENTERLINE	JAN.	JANITOR
Ø	DIAMETER	JT.	JOINT
PERF	PENFOLDICULAR	KT.	KITCHEN
CH	CHANNEL	LAB.	LABORATORY
#	POUND OR NUMBER	LAM.	LAMINATE
ACP	ACOUSTICAL CEILING PANEL	LAV.	LAVATORY
A.D.	AREA DRY	LKR.	LOCKER
ADJ.	ADJUSTABLE	LT.	LIGHT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
AGGR.	AGGREGATE	M.C.	MEDICINE CABINET
AL	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
ARCH.	ARCHITECTURAL	MET.	METAL
ASB.	ASBESTOS	MFR.	MANUFACTURER
ASPH.	ASPHALT	MN.	MANHOLE
AXON.	AXONOMETRIC	MIN.	MINIMUM
		MIR.	MIRROR
BC	BACK OF CURB	MISC.	MISCELLANEOUS
BD	BOARD	M.O.	MASONRY OPENING
BTUM	BITUMINOUS	MTD.	MOUNTED
BLDG.	BUILDING	MUL.	MULLION
BLK.	BLOCK		
BLCKNG	BLOCKING	(N)	NEW
BM	BEAM	N.I.C.	NOT IN CONTRACT
B.O.G.	BOTTOM OF	NO. OR #	NUMBER
BOT.	BOTTOM	NR.	NUMBER
B.R.	BULLE RESISTANT	NOM.	NOMINAL
B.T.B.	BACK TO BACK	N.T.S.	NOT TO SCALE
CAB.	CABINET	O.A.	OVERALL
CATCH BASIN		OB.	OBSCURE
CEM.	CEMENT	O.C.	ON CENTER
CER.	CERAMIC	O.D.	OUTSIDE DIAMETER (DIM.)
C.I.	CAST IRON	OFF.	OFF
C.J.	CONSTRUCTION JOINT	OPNG.	OPENING
CL	CENTERLINE	OPP.	OPPOSITE
CLG.	CEILING		
C.L.O.	CLOSET	P.	PAINT
CLR.	CLEAR	P.A.	PLANTING AREA
CMU	CONCRETE MASONRY UNIT	PREST.	PRECAST
COL.	COLUMN	PLATE	PLATE
CONC.	CONCRETE	P.LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLAS.	PLASTER
CONT.	CONTINUOUS	PLND.	PLUMBING
CORR.	CORRIDOR	PR.	PAIR
CTSK.	COUNTERSINK	PT.	POINT
CTR.	COUNTER	P.T.D.	PAPER TOWEL DISPENSER
CT.	CERAMIC TILE CENTER	P.T.D.R.	CONCRETE PAPER TOWEL DISPENSER AND RECEPTACLE
		Q.T.	QUARRY TILE
DBL.	DOUBLE		
DEPT.	DEPARTMENT		
D.F.	DRINKING FOUNTAIN	R	RISER OR RELOCATE
DET.	DETAIL	RAD.	RADIUS
DIA.	DIAMETER	R.E.L.	ROOF DRAIN
DM.	DIMENSION	REF.	REFERENCE
DISP.	DISPENSER	REFR.	REFRIGERATOR
D.O.	DOWN	REGTR.	REGISTER
D.N.	DOWN OPENING	RENF.	REINFORCED
DR.	DRIVE	REQD.	REQUIRED
DWR.	DRAWER	RESL.	RESILIENT
DWS.	DOWNSPOUT	RM.	ROOM
D.S.P.	DRY STAINPROOF	R.O.	ROUGH OPENING
DWG.	DRAWING	RND.	RADIUS
		R.W.L.	RAIN WATER LEADER
E	EXISTING	S	SOUTH
(E)	EXISTING	S.A.F.B.	SOUND ATTENUATION BLANKETS
EA	EACH	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	S.C.D.	SEAT COVER DISPENSER
EL.	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	S.D.	SEAM DISPENSER
ELEV.	ELEVATION	SECT.	SECTION
ELEVTR.	ELEVATOR	SH.	SHELF
EMER.	EMERGENCY	SHR.	SHOWER
ENCL.	ENCLOSURE	SHT.	SHEET
E.P.	ELECTRICAL PANEL	SIM.	SIMILAR
E.P.	EDGE OF PAVEMENT	S.N.D.	SANITARY NAPKIN DISPENSER
EQ.	EQUAL	S.N.R.	SANITARY NAPKIN RECEPTACLE
EQPT.	EQUIPMENT	SNT.	SPLANT
E.W.C.	ELECTRIC WATER COOLER	S.O.B.	SYMBOL ON BACKGROUND
EXT.	EXTERIOR	SPEC.	SPECIFICATION
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
		S.S.K.	SERVICE SINK
F.A.	FIRE ALARM	STA.	STATION
F.B.	FLAT BAR	STD.	STANDARD
F.C.	FACE OF CURB	STL.	STEEL
F.D.	FLOOR DRAIN	STOR.	STORAGE
FON.	FOUNDATION	STR.	STRUCTURAL
F.A.	FIRE EXTINGUISHER	SUSP.	SUSPENDED
F.A.C.	FIRE EXTINGUISHER	SYM.	SYMMETRICAL
F.F.	FINISHED FLOOR		
F.G.	FINISHED GRADE	T.	TREAD
F.H.	FIRE HYDRANT	T.B.	TOWEL BAR
F.H.C.	FIRE HOSE CABINET	T.B.D.	TO BE DETERMINED
FIN.	FINISH	T.C.	TOP OF CONCRETE
FL.	FLOOR	TEL.	TELEPHONE
FLASH.	FLASHING	TER.	TERRAZZO
FLOR.	FLORESCENT	T.A.G.	TONGUE AND GROOVE
F.D.	FACE OF	THK.	THICK
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CURB
F.O.F.	FACE OF FINISH	T.O.P.	TOP OF PAVEMENT
F.O.S.	FACE OF STUDS	T.P.D.	TOILET PAPER DISPENSER
F.P.R.	FIRE PROTECTION RISER	T.V.	TELEVISION
FFR.	FIRE RETARDANT TREATED	T.W.	TOP OF WALL
F.S.	FULL SIZE	TYP.	TYPICAL
FT.	FOOT OR FEET	UNF.	UNFINISHED
F.T.R.	FIRE TREATED	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING	UR.	URINAL
FURR.	FURRING		
FAI	FURNISH AND INSTALL	V.C.T.	VINYL COMPOSITION TILE
FUT.	FUTURE	VERT.	VERTICAL
		VEST.	VESTIBULE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
GLV.	GALVANIZED	W.	WEST
G.B.	GRAB BAR	W.	WITH
G.C.	GENERAL CONTRACTOR	W.C.	WATER CLOSET
GL.	GLASS / GLAZING	W.D.	WOOD
GR.	GROUND	W/O.	WITHOUT
GR.	GRADE	W.O.	WHERE OCCURS
GWP.	GYPSPUM	WP.	WATERPROOF
G.V.B.	GYPSPUM WALL BOARD	W.S.C.T.	WAINSCOT
		WT.	WEIGHT
H.B.	HOLE BO		
H.C.	HOLLOW CAB		
HOWD.	HARDWOOD		
HONE.	HARDWARE		
HONW.	HARDWARE		
H.M.	HOLLOW METAL		
HORZ.	HORIZONTAL		
HR.	HOUR		
HT.	HEIGHT		
HGT.	HEIGHT		

# CONTRACT DOCUMENT NOTES

- REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR**  
THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH EACH OTHER AND WITH AS-BUILT DRAWINGS PROVIDED BY THE OWNER AND SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES, OR OMISSIONS. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR AND HAS CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- INTENT OF CONTRACT DOCUMENTS**  
THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFICALLY REQUIRED FOR A COMPLETE AND FINISHED ASSEMBLY.
- DEFECTIVE WORK**  
NON-COMPLIANT DEFECTIVE WORKMANSHIP OR QUALITY WILL BE REJECTED DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- REWORKING**  
PATCH AND REPAIR ALL SPRAY FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. FIRESAFE AS REQUIRED PER APPLICABLE CODE ALL NEW PENETRATIONS AT EXISTING AND NEW UL RATED ASSEMBLIES.
- AS-BUILT DRAWINGS**  
CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS BASED ON THE ARCHITECT'S RECORD DRAWINGS AND DISTRIBUTE ELECTRONICALLY TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- CONTRACTOR'S RESPONSIBILITY**  
IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB IN COMPLIANCE WITH THE DESIGN INTENT AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSIDERED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED OR DETAILED.
- UNENFORCEABLE WORK**  
SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
- LIENS**  
THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS BY OR SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, EQUIPMENT, OR ANY OTHER INDIVIDUAL OR COMPANY SO ENLITLED UNDER GOVERNING LAWS AND REGULATIONS, UNLESS REASONABLE AND JUSTIFIABLE CAUSE CAN BE SHOWN. APPROVAL FOR PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
- COORDINATION OF THE WORK**  
THE CONTRACTOR IS RESPONSIBLE FOR REVIEW AND VERIFICATION OF CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, INCLUDING CONCEALED CONDITIONS, THE CONTRACTOR SHALL SUBMIT THEM IN WRITING TO THE ARCHITECT AND IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
- WORK SHALL COMPLY WITH APPLICABLE CODES**  
EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, MANUFACTURERS' RECOMMENDATIONS, AND TRADE AND REFERENCED STANDARDS, INCLUDING BUT NOT LIMITED TO: IBC, NEC AND NFPA (LATEST APPLICABLE ENFORCED EDITIONS REFERENCED).
- DIMENSIONS**  
DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL COVER OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL COVER OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS SHALL GOVERN OVER ALL.
- CLARIFICATIONS**  
CLARIFY ALL DISCREPANCIES RELATIVE TO CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
- SUBSTITUTIONS**  
THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR. INCLUDING THE ARCHITECT'S SUBSTITUTION FORM CLEARLY IDENTIFIED AS A "REQUEST FOR SUBSTITUTION". CONTRACTOR SHALL ALSO LIST CREDIT TO THE CLIENT FOR USE OF SUBSTITUTION.
- DRAWING DISTRIBUTION**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
- CHANGES TO THE WORK**  
DO NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- EXISTING WORK**  
ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
- PLUMBING**  
UPON COMPLETION OF THE WORK BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH COMPLETION. THE ARCHITECT SHALL ATTEND THE PUNCH LIST WALK THROUGH CONDUCTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PREPARE AND DISTRIBUTE A LIST OF ITEMS TO BE FINISHED OR COMPLETED PRIOR TO THIS WALK THROUGH. THE GENERAL CONTRACTOR SHALL TAKE NOTES AND PREPARE A LIST OF FINAL PUNCH ITEMS TO BE COMPLETED OR CORRECTED AS A RESULT OF THIS WALK THROUGH. THIS PUNCH LIST IS TO BE PROMPTLY DISTRIBUTED BY THE GENERAL CONTRACTOR TO THE TENANT, OWNER AND ARCHITECT.
- MATERIALS**  
ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT. U.O.N. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. U.O.N.
- INSURANCE**  
THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH REPAIR TO WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. IN ADDITION TO THE TERMS OF THE OWNER'S CONTRACT, WHOEVER IS GREATER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

## WEEKLY STATUS REPORTS

THE GC IS TO PROVIDE A WEEKLY STATUS REPORT INDICATING ESTIMATED PERCENTAGE OF COMPLETION FOR EACH TRADE INCLUSIVE OF DIGITAL PHOTOGRAPHS AS SUPPORTING INFORMATION. REPORT AND IMAGES ARE TO BE SENT ELECTRONICALLY TO THE IA PROJECT CONTACT OF THE SAULEN AREAS A/WR WORK. THE NUMBER AND LOCATIONS OF PHOTOS TO BE PRE-DETERMINED BY THE IA PROJECT CONTACT.

## HAZARDOUS MATERIALS NOTES

- OWNER ACKNOWLEDGES THAT INTERIOR ARCHITECTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, REMOVAL, PRESENCE, DIGITAL PHOTOGRAPHY, OR EXPOSURE OF PERSONS TO HAZARDOUS SUBSTANCES, MATERIALS, AND WASTES BY ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB MOLD, OR OTHER TOXIC SUBSTANCES.
- THE OWNER ACKNOWLEDGES THAT IT ACCEPTS RESPONSIBILITY FOR NOTIFYING THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES FOR ANY DEMOLITION, CONSTRUCTION, OR REPAIR WORK.
- ANY QUESTIONS THAT ARISE RELATED TO ASBESTOS SHALL BE REFERRED TO THE OWNER FOR RESOLUTION. INTERIOR ARCHITECTS SHALL NOT BE REQUIRED TO DO ANY WORK NOR RENDER ANY OPINIONS RELATED TO ASBESTOS.
- THE OWNER SHALL RETAIN AN INDEPENDENT CONSULTANT WHO IS TRAINED AND EXPERIENCED IN IDENTIFICATION AND SURVEY OF EXISTING SITES PRIOR TO START OF DEMOLITION CONSTRUCTION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL REPORT THE PRESENCE OF ANY MATERIAL OR ASSEMBLY SUSPECTED TO CONTAIN ASBESTOS UPON DISCOVERY. THE WORK SHALL BE CARRIED OUT PER THE CONSULTANT'S RECOMMENDATIONS.

## NON-INFRINGEMENT STATEMENT

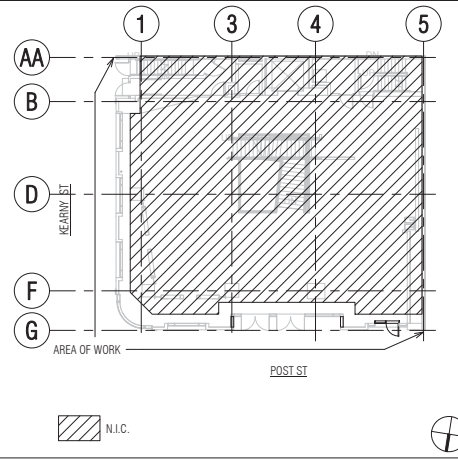
I CONFIRM THAT THE SMOKING MANAGEMENT / CONTROL SYSTEM ELEMENTS ON THE FLOORS THAT ARE SHOWN ON THESE DRAWINGS UNDER MY RESPONSIBLE CHARGE DO NOT ALTER THE EXISTING SMOKING CONTROLS SYSTEM OF THE BUILDING AS OUTLINED BY THE SMOKING CONTROL SEQUENCE OF OPERATIONS SUMMARY DATED:

SIGNATURE:  
 PRINT NAME: DON LAM, IA  
 COMPANY: IA INTERIOR ARCHITECTS  
 ADDRESS: 500 SANSOME STREET, 8TH FLOOR, SAN FRANCISCO, CA 94111

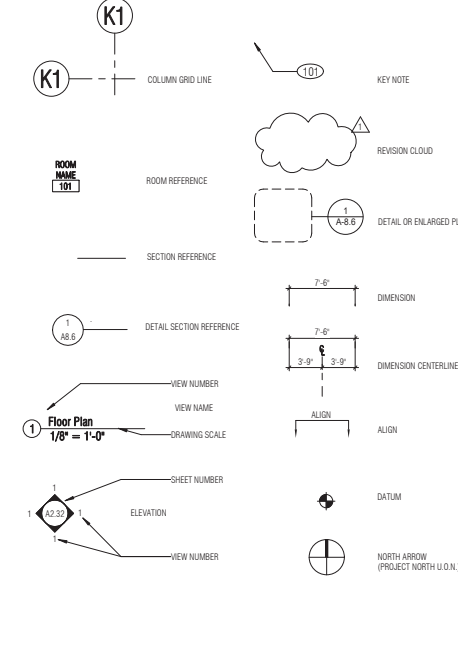
## PROJECT MANUAL

IA'S PROJECT MANUAL DATED 8/10/2011 CAPITAL ONE CAFE 101 POST MANUAL SPECIFICATIONS ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS.

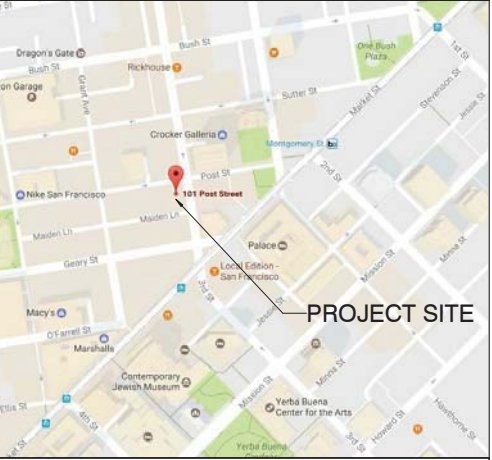
# KEY PLAN



# SYMBOLS



# SITE LOCATION



## CAPITAL ONE CAFE - EXTERIOR

101 POST STREET  
 SAN FRANCISCO, CA  
 94108

# PROJECT INFORMATION

PROJECT ADDRESS:	101 POST STREET SAN FRANCISCO, CA 94108
PROJECT DESCRIPTION:	REPLACE EXISTING INFILL STONE TILE CLADDING IN KIND WITH BRICK TILE VENEER. PAINT PARAPET, WINDOW LINTELS AND SILLS, STUCCO AND GRILL. REPLACE EXISTING ENTRY MARQUEE WITH NEW GLASS AND STEEL CANOPY. MODIFY EXISTING STOREFRONT TO INCLUDE A BALANCE DOOR AND SIGHTLIT ATM VESTIBULE.
TYPE OF CONSTRUCTION:	I-B
BUILDING OCCUPANCY:	B
PROJECT AREA:	130 SF
BUILDING NO. OF STORES:	A STORES (INCLUDING MEZZANINE) + BASEMENT
AREA PER FLOOR:	3475 SF
BUILDING LIFE SAFETY INFO:	SPRINKLERS, VISUAL AND AUDIBLE ALARMS PROVIDED UNDER SEPARATE PERMIT
ADDITIONAL REQUIREMENTS:	<ol style="list-style-type: none"> <li>THE CONTRACTOR SHALL REPLACE ALL MISSING FIREPROOFING AND FIRESTOPPING. THE CONTRACTOR SHALL REPLACE ALL FIREPROOFING AFFECTED BY NEW CONSTRUCTION WITH FIREPROOFING TO MATCH BASE BUILDING STANDARDS, APPROVED EQUAL, OR AS REQUIRED TO MATCH THE EXISTING.</li> <li>ALL CONSTRUCTION SHALL BE NON-COMBUSTIBLE.</li> <li>ALL WOOD AND WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED.</li> <li>ALL INTERIOR FINISHES SHALL COMPLY WITH THE REFERENCED CODE REQUIREMENTS FOR FLAMMABILITY AND SMOKE DEVELOPED RATINGS AS WELL AS TOXICITY.</li> </ol> <p>WALL AND CEILING: PER ASTM E84, CLASS B                      FLAME SPREAD: 26-75                      SMOKE DEVELOPMENT: 0-650                      FLOORING: ASTM E848, CLASS II                      CRITICAL RADIANT FLUX OF NOT LESS THAN 0.22 WATTS PER SQUARE CENTIMETER</p> <p>5. ALL DOORS TO BE 36" WIDE MIN., 34" MIN. CLR. IN OPEN POSITION (U.O.N.).</p> <p>SIGNAGE UNDER SEPARATE PERMIT. (SHOWN FOR REFERENCE ONLY.)</p>
DEFERRED SUBMITTALS OR SEPARATE PERMIT:	

# CODE REFERENCES

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- SAN FRANCISCO LOCAL CODES AND AMENDMENTS

# SHEET INDEX

NO.	DESCRIPTION	DATE
1	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
4	100% EXTERIOR CDS-ISSUE FOR BID	08/04/2017
3	ISSUE FOR PLANNING REVIEW	06/19/2017
2	100% EXTERIOR SD - REV	05/08/2017
1	EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta	Issue No.	Description	Date
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Drawn By	Check-By	Owner Approval:

Job No: 02009X0105.000 Scale: As indicated

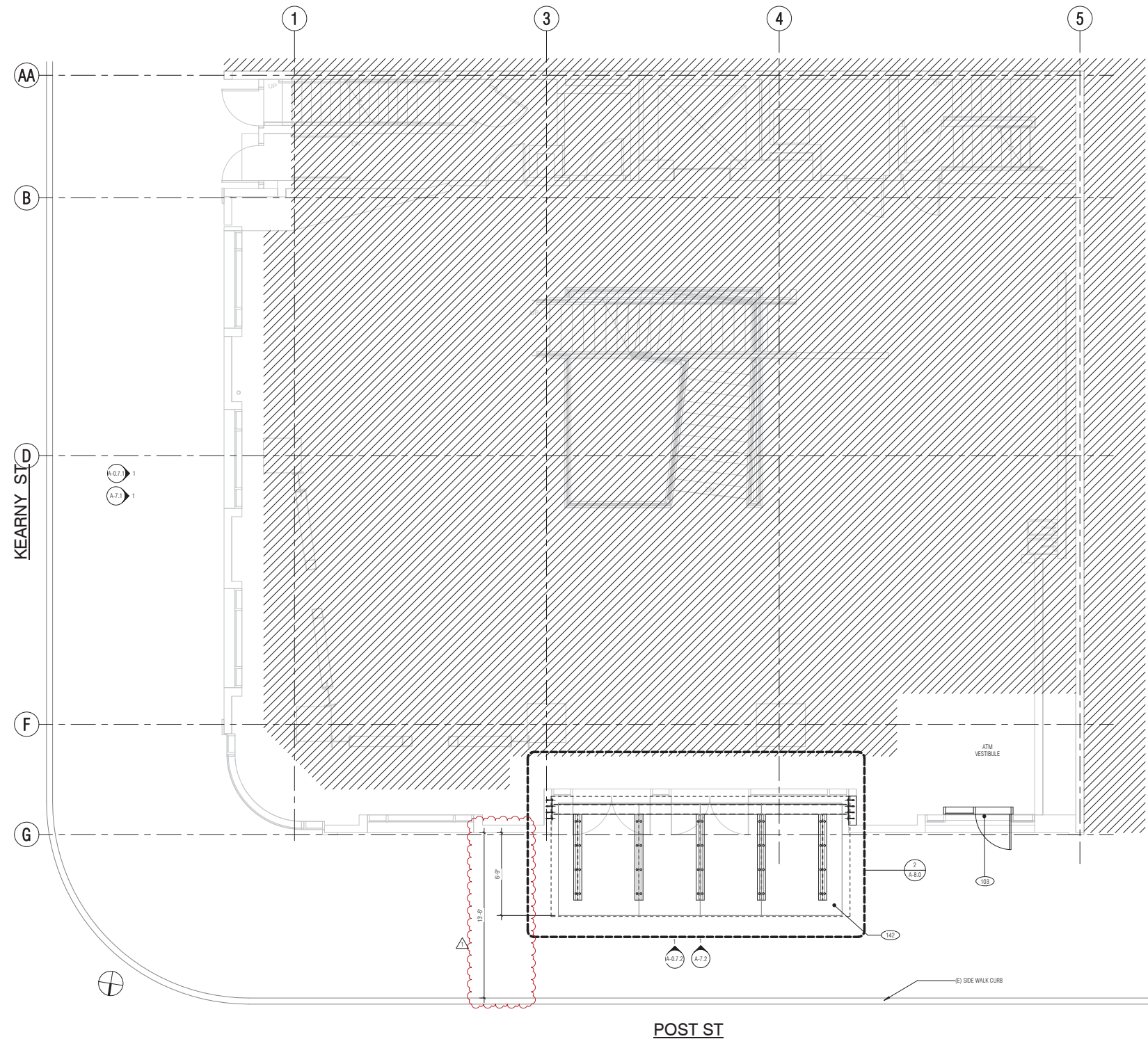
# PROJECT INFORMATION

Sheet: **AN-1.0**



**CAPITAL ONE CAFE - EXTERIOR**

**101 POST STREET  
SAN FRANCISCO, CA  
94108**



01 KEY PLAN  
1/4" = 1'-0"

Delta	Issue Nr.	Description	Date
5	1	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
4	2	100% EXTERIOR CDS-ISSUE FOR BID	08/04/2017
3	3	ISSUE FOR PLANNING REVIEW	06/19/2017
2	4	100% EXTERIOR SD - REV	05/08/2017
1	5	EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta Issue Nr. Description Date



SAN FRANCISCO

500 SANSOME STREET, 8TH FLOOR  
SAN FRANCISCO, CALIFORNIA 94111  
TEL 415-434-3305

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Drawn EY Check VS Owner Approval:

Job No: 02009X.0105.000 Scale: As indicated

**GROUND FLOOR  
KEY PLAN**

Sheet **A-0.1**

**KEY PLAN LEGEND**



AREA N.I.C.

**SHEET NOTES**

1. SEE AN-SHEET SERIES FOR ADDITIONAL NOTES AND ABBREVIATIONS.
2. USE CEMENTITIOUS BACKER BOARD (DUROCK) OR EQUAL AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.G.N.). SEE FINISH PLAN FOR LOCATION OF TILE.
3. SEE A-DETAIL SHEET SERIES FOR TYPICAL PARTITION DETAILS, EXTEND OF FRAMING AND FINISHES.
4. MAINTAIN INTEGRITY OF EXISTING FIRE RESISTANT ASSEMBLIES FOR ALL PENETRATIONS.
5. CONTRACTOR SHALL COORDINATE WORK WITH HVAC, MECHANICAL, ELECTRICAL, PLUMBING, DESIGN BUILT FIRE PROTECTION AND STRUCTURAL DRAWINGS AND REPORT TO THE ARCHITECT DISCREPANCIES FOR CORRECTION AND ADJUSTMENT PRIOR TO START OF WORK. NO ALLOWANCE WILL BE MADE FOR INCREASED COST DUE TO THE CONTRACTOR'S LACK OF COORDINATION.
6. PATCH FLOOR AND WALL AREAS DAMAGED DUE TO NEW CONSTRUCTION OR WHERE PENETRATIONS HAVE BEEN MADE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK. PRESERVE AT UL RATED ASSEMBLIES CONSISTENT WITH EXISTING UL RATING.
7. WHERE EXISTING RATED ASSEMBLIES ARE SHOWN, CONTRACTOR IS REQUESTED TO FIELD VERIFY AS BUILT FIELD CONDITIONS TO CONFIRM RATINGS SHOWN. IF NON-COMPLIANT CONDITIONS ARE FOUND, DEMO AND REPLACE WITH NEW EQUIVALENT UL ASSEMBLY OR REPORT FINDINGS TO OWNER/ARCHITECT IN WRITING WHO WILL PROVIDE WRITTEN DIRECTION.
8. PATCH AND REPAIR ALL EXISTING PARTITIONS AFTER DEMOLITION WHERE DAMAGE HAS OCCURRED AT UNPROTECTED LOCATIONS. PLEASE NOTE THAT DEMOLITION ACTIVITY MAY OCCUR BEYOND WORK LIMITS SHOWN ON DEMOLITION PLAN DUE TO CONCEALED CONDITIONS.
9. ALL LIGHT GAGE COLD FORMED METAL FRAMING SHALL MEET OR EXCEED PROPERTIES SPECIFIED FOR THE CORRESPONDING MEMBER SIZE IN STEEL MANUFACTURERS ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION (PTI) IS REPORT NO. EP-484-01P AND SHALL COMPLY WITH APPLICABLE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) A36 AND STEEL INSTITUTE S100 AND SPECIFIED TRUE GAGE FLAT STEEL MIL THICKNESS THAT ONLY TRUE GAGE FLAT STEEL CAN SATISFY. USE OF "EFFECTIVE THICKNESS" COLD REDUCED AFTERMARKET EQUIVALENT PRODUCT FOR STUDS FURNISHED BY 3RD PARTY MANUFACTURERS, VENDORS OR SUPPLIERS ARE NOT PERMITTED WITHOUT EXCEPTION.

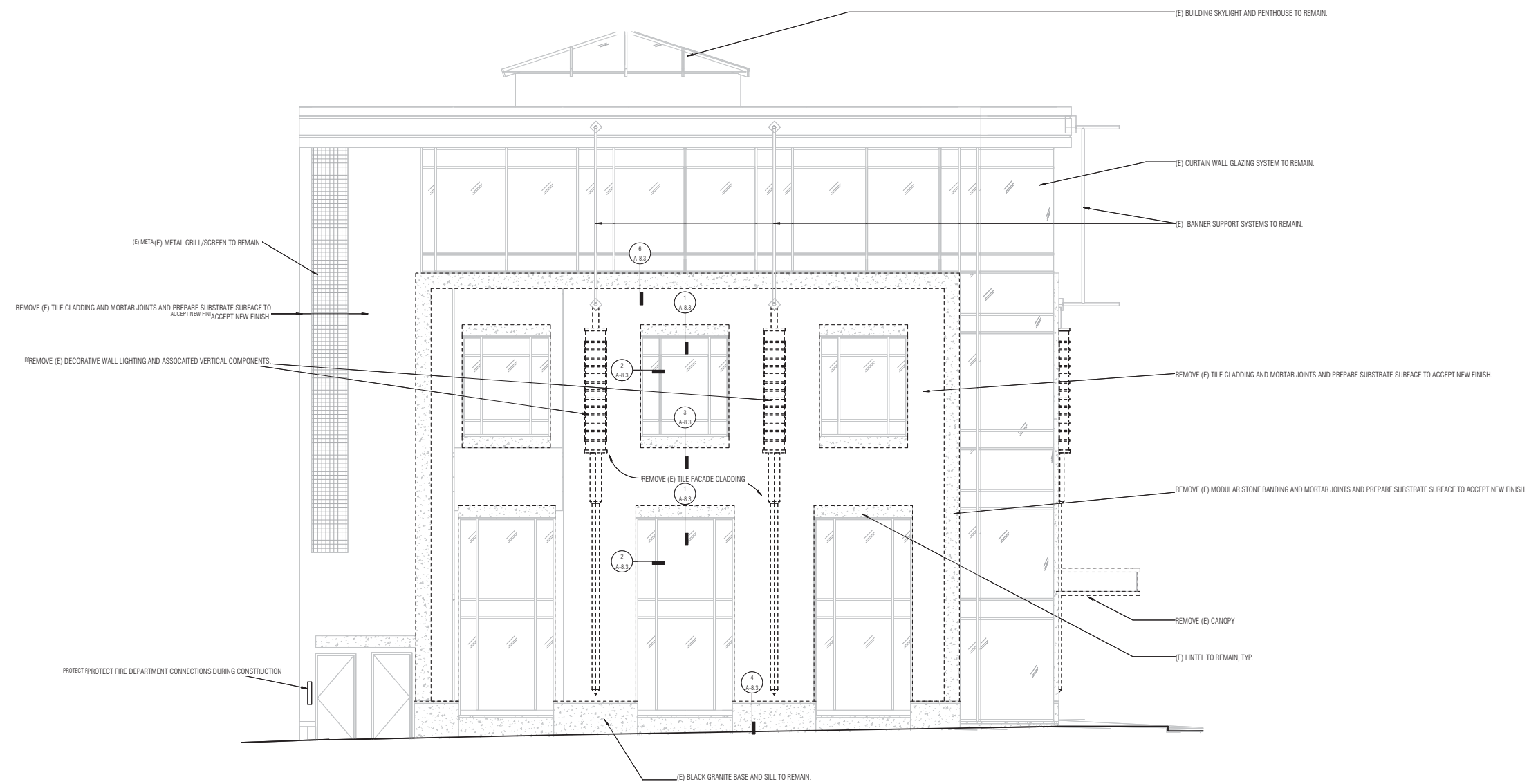
**KEY NOTES**

NO.	DESCRIPTION
103	NEW ATM STOREFRONT ENTRY WITH BALANCE DOOR.
102	NEW GLASS CANOPY ABOVE TO REPLACE EXISTING.



**CAPITAL ONE CAFE -  
EXTERIOR**

**101 POST STREET  
SAN FRANCISCO, CA  
94108**



① KEARNY ST ELEVATION - DEMOLITION  
1/4" = 1'-0"

Delta	Issue No.	Description	Date
1	5	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
4	4	100% EXTERIOR CDS-ISSUE FOR BID	08/04/2017
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2	2	100% EXTERIOR SD - REV	05/08/2017
1	1	EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta Issue No. Description Date

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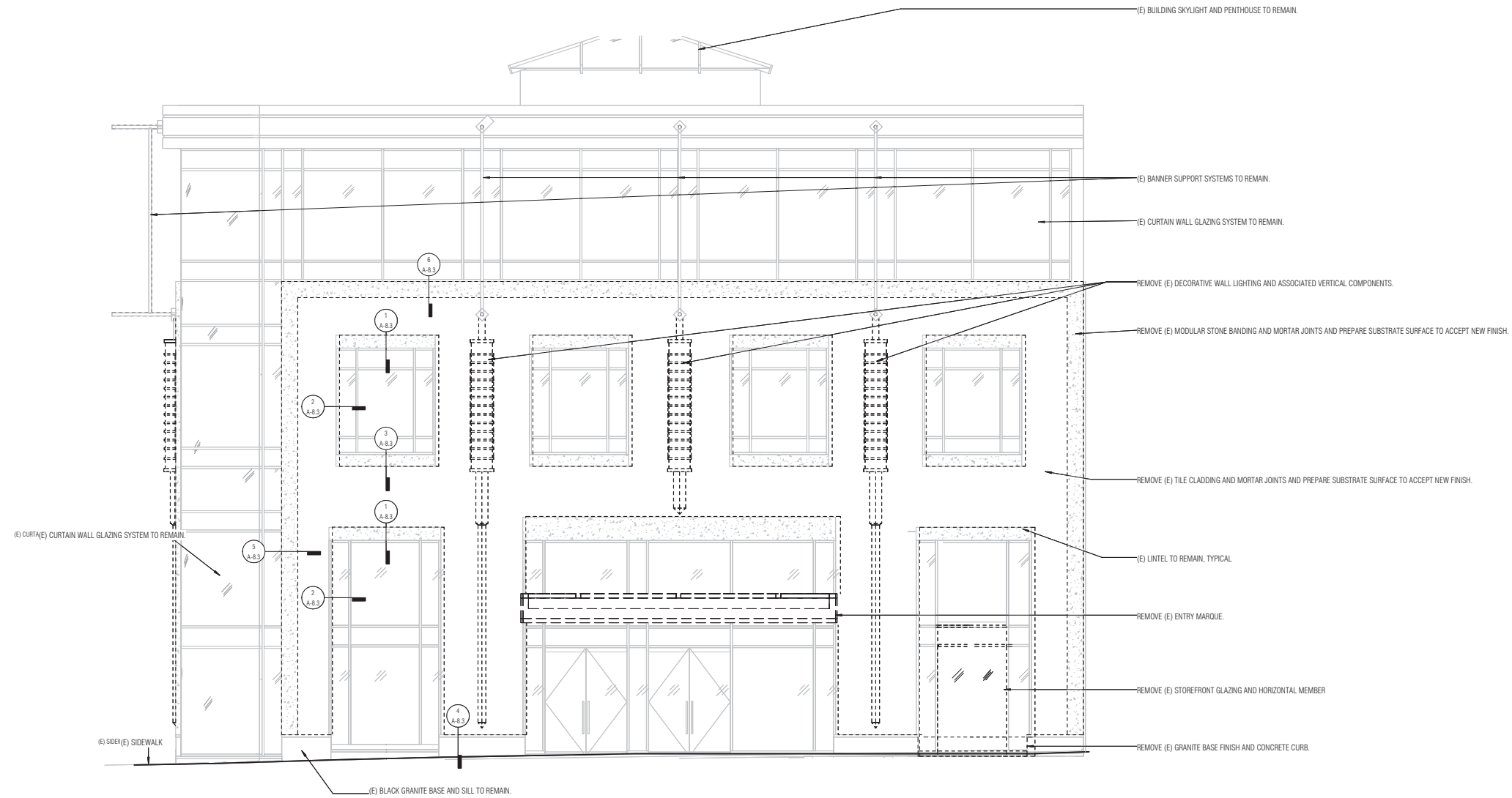
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**ELEVATION -  
KEARNY ST  
DEMOLITION**

Sheet: **A-0.7.1**

**CAPITAL ONE CAFE -  
EXTERIOR**

**101 POST STREET  
SAN FRANCISCO, CA  
94108**



① POST ST ELEVATION - DEMOLITION  
1/4" = 1'-0"

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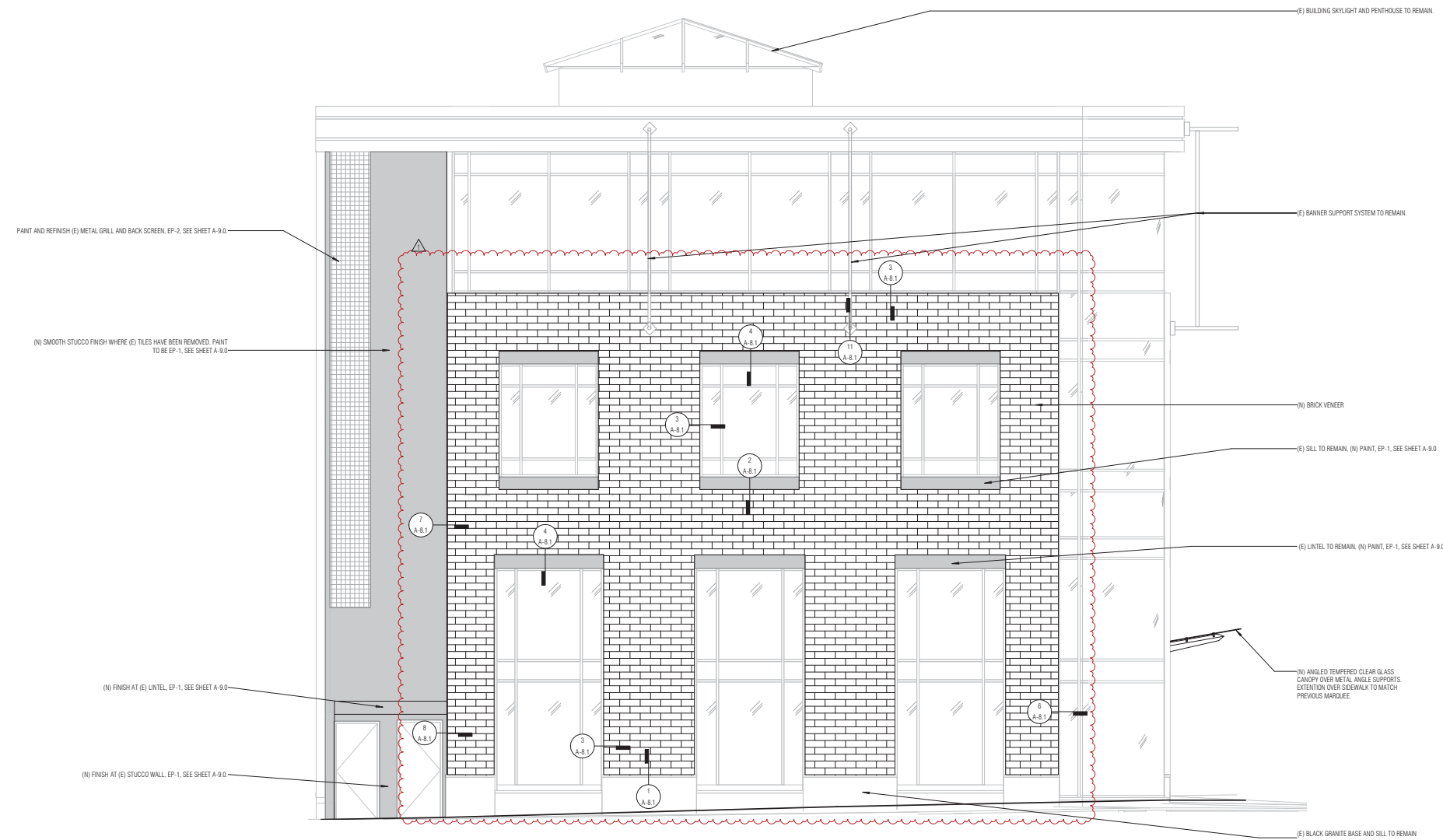
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**DEMOLITION  
ELEVATION - POST  
ST**

Sheet: **A-0.7.2**

**CAPITAL ONE CAFE -  
EXTERIOR**

**101 POST STREET  
SAN FRANCISCO, CA  
94108**



1 KEARNY ST ELEVATION - NEW WORK  
1/4" = 1'-0"

Delta	Issue Nr.	Description	Date
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Delta Issue Nr. Description Date

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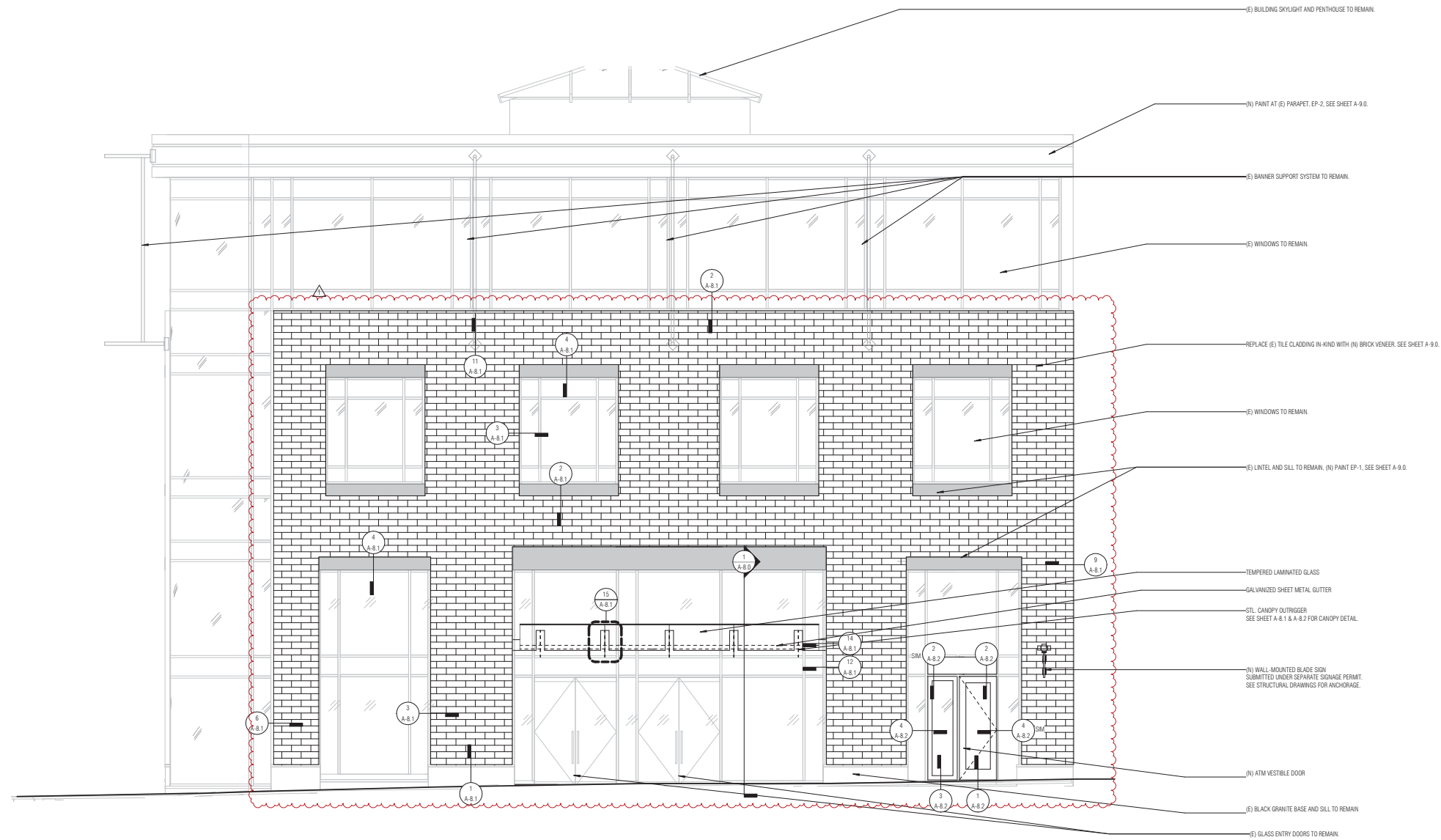
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**ELEVATION -  
KEARNY ST**

Sheet: **A-7.1**

**CAPITAL ONE CAFE -  
EXTERIOR**

**101 POST STREET  
SAN FRANCISCO, CA  
94108**



① POST ST ELEVATION - NEW WORK  
1/4" = 1'-0"

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Drawn: EY Check: VS Owner Approval:

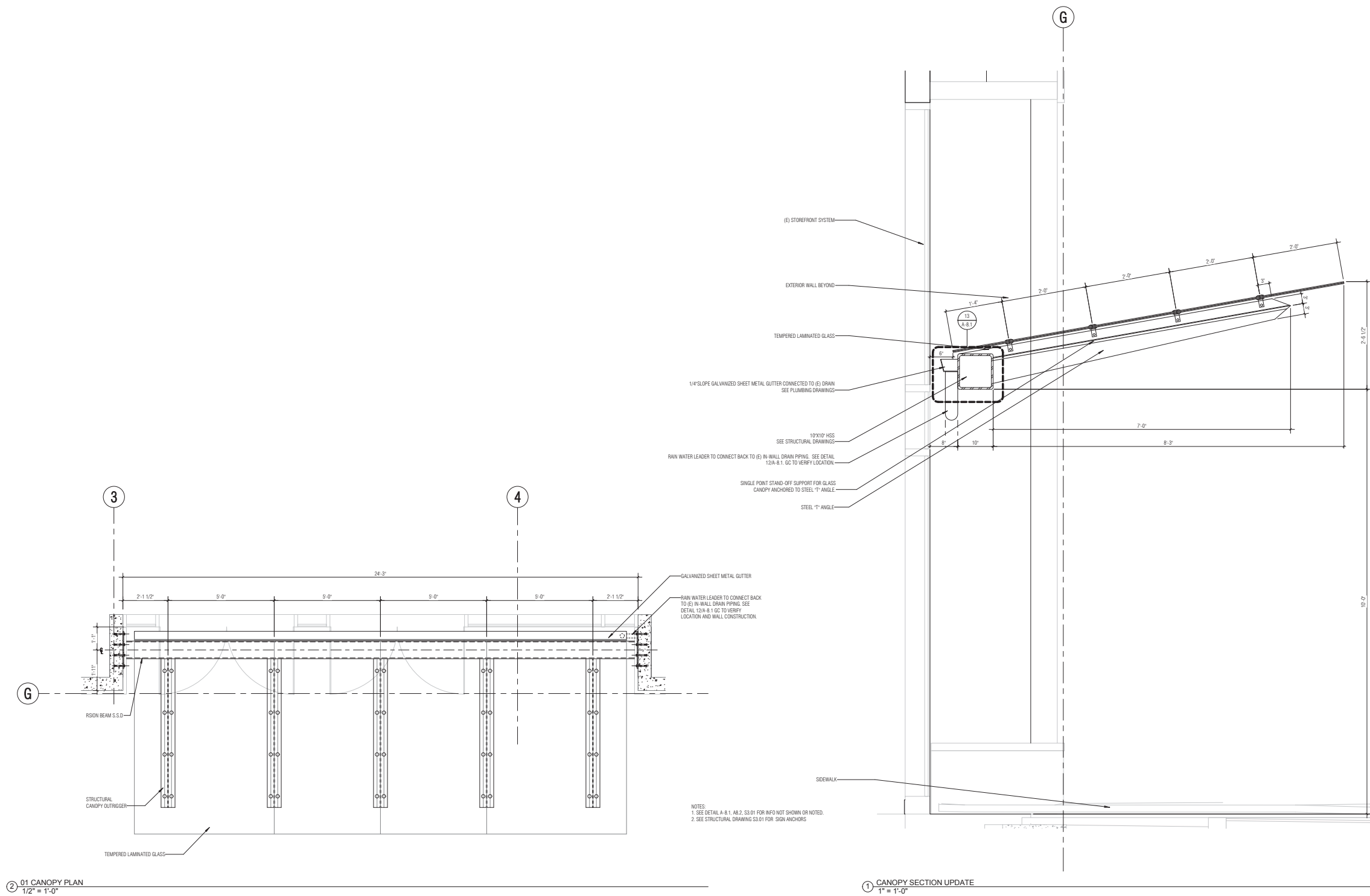
Job No: 02009X.0105.000 Scale: 1/4" = 1'-0"

**ELEVATION - POST  
ST**

Sheet: **A-7.2**

**CAPITAL ONE CAFE -  
EXTERIOR**

**101 POST STREET  
SAN FRANCISCO, CA  
94108**



1	5	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
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Delta	Issue Nr.	Description	Date
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SAN FRANCISCO, CALIFORNIA 94111  
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Job No: 02009X.0105.000    Scale: As indicated

**BUILDING SECTION AND DETAILS**

Title: **A-8.0**

Sheet: \_\_\_\_\_



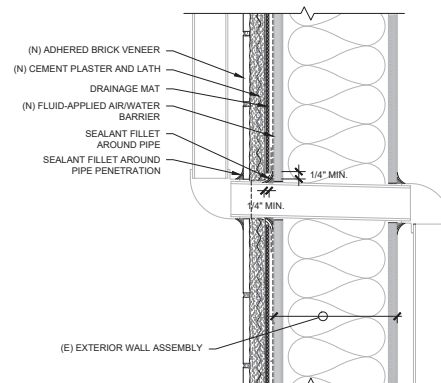
**CAPITAL ONE CAFE**

**101 POST STREET  
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94108**

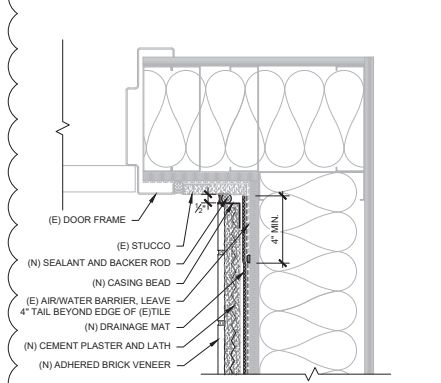
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ARCHITECTS  
MATERIALS SCIENTISTS

**Wiss, Janney, Elstner Associates, Inc.**  
2000 Powell Street, Suite 1650  
Emeryville, California 94608  
510.428.2907 tel | 510.428.0456 fax  
www.wja.com

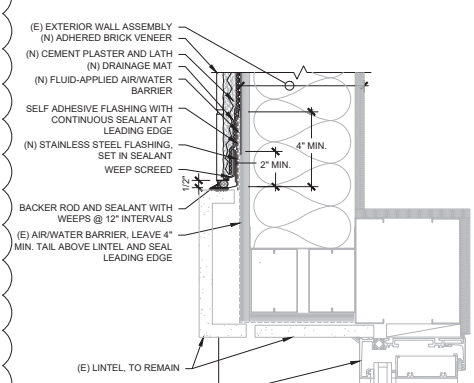
Headquarters & Laboratories: Northbrook, Illinois  
Atlanta | Austin | Boston | Chicago | Cleveland | Dallas | Denver | Detroit  
Honolulu | Houston | Los Angeles | Minneapolis | New Haven | New York  
Philadelphia | Princeton | San Francisco | Seattle | South Florida | Washington, D.C.



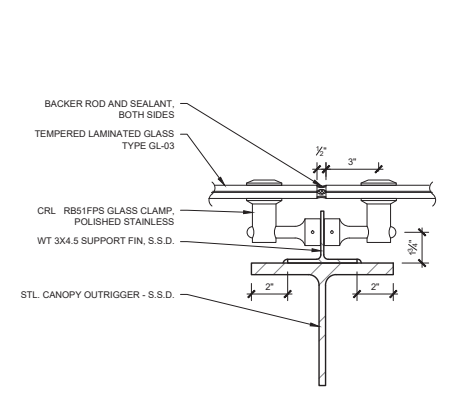
**12 CANOPY DOWNSPOUT PENETRATION**  
SCALE: 3/4" = 1'-0"



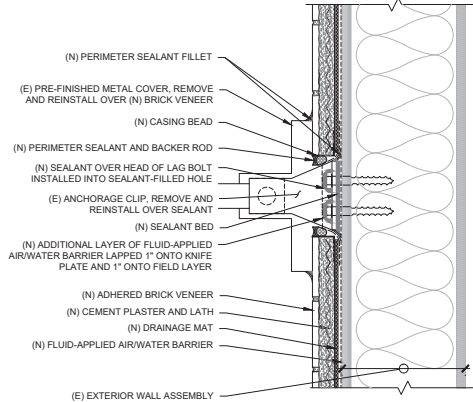
**8 TILE TO (E) TILE @ RETURN - KEARNY ST**  
SCALE: 3/4" = 1'-0"



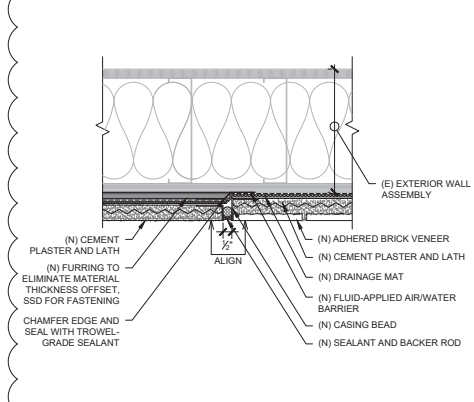
**4 PUNCHED WINDOW HEAD**  
SCALE: 3/4" = 1'-0"



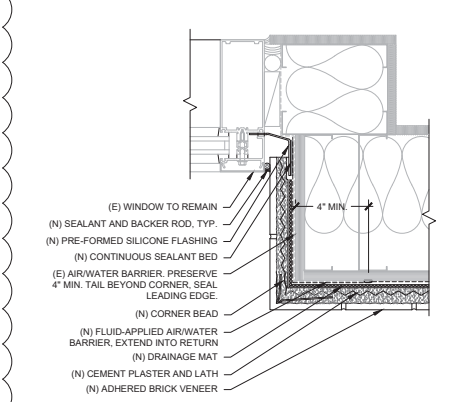
**15 CANOPY GLASS CLAMPS**  
SCALE: 3/4" = 1'-0"



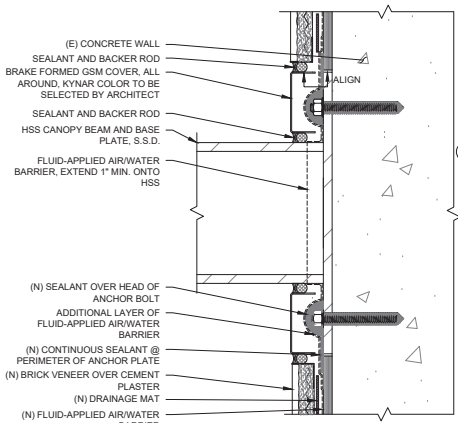
**11 BANNER STRUCTURE PENETRATION**  
SCALE: 3/4" = 1'-0"



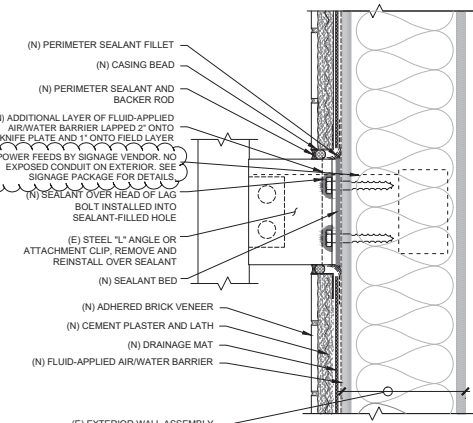
**7 TILE ADJACENT TO (E) TILE - KEARNY ST**  
SCALE: 3/4" = 1'-0"



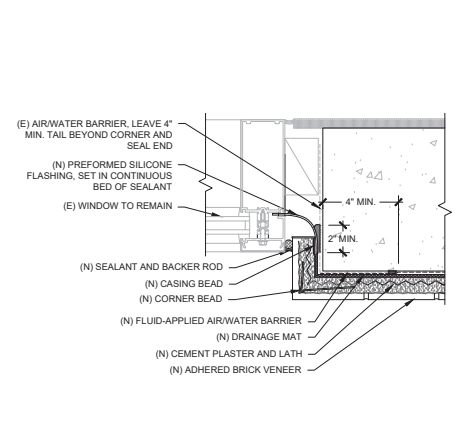
**3 PUNCHED WINDOW JAMB**  
SCALE: 3/4" = 1'-0"



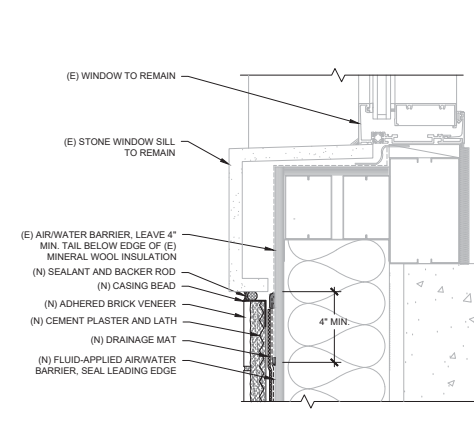
**14 CANOPY STRUCTURE PENETRATION**  
SCALE: 3/4" = 1'-0"



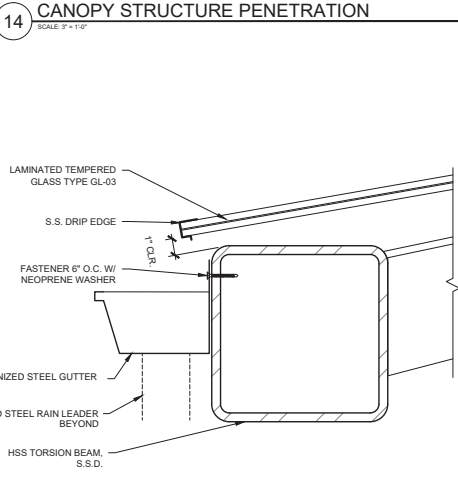
**10 SIGN PENETRATION**  
SCALE: 3/4" = 1'-0"



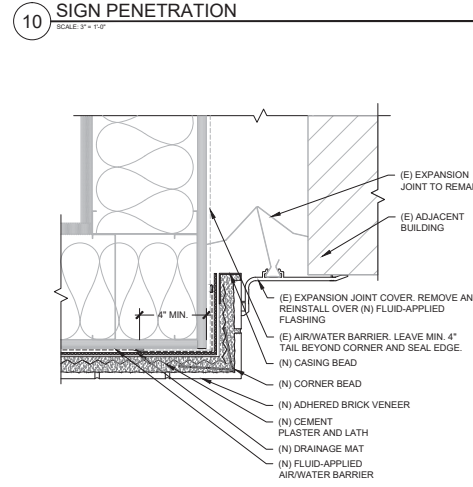
**6 TILE TERMINATION AT (E) WINDOW WALL SIDE**  
SCALE: 3/4" = 1'-0"



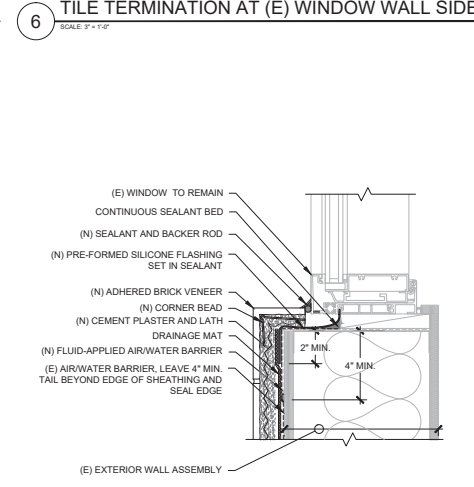
**2 PUNCHED WINDOW SILL**  
SCALE: 3/4" = 1'-0"



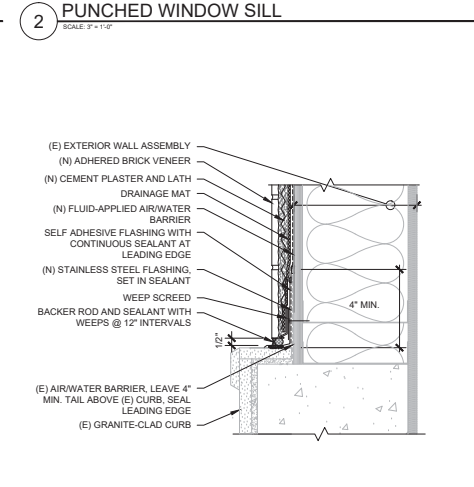
**13 CANOPY GUTTER ATTACHMENT**  
SCALE: 3/4" = 1'-0"



**9 TILE TERMINATION AT (E) BLDG - POST ST**  
SCALE: 3/4" = 1'-0"



**5 TILE TERMINATION AT (E) WINDOW WALL BASE**  
SCALE: 3/4" = 1'-0"



**1 TILE AT (E) STONE BASE**  
SCALE: 3/4" = 1'-0"

Delta	Issue No.	Description	Date
1		100% EXTERIOR CDS - ISSUE FOR BID	8/04/2017
		REVISED ISSUE FOR PLANNING REVIEW	09/13/2017

Drawn: LAS/DSS Check: SRC Owner Approval:  
Job No: 02COPX.0105.000 Scale: As Noted

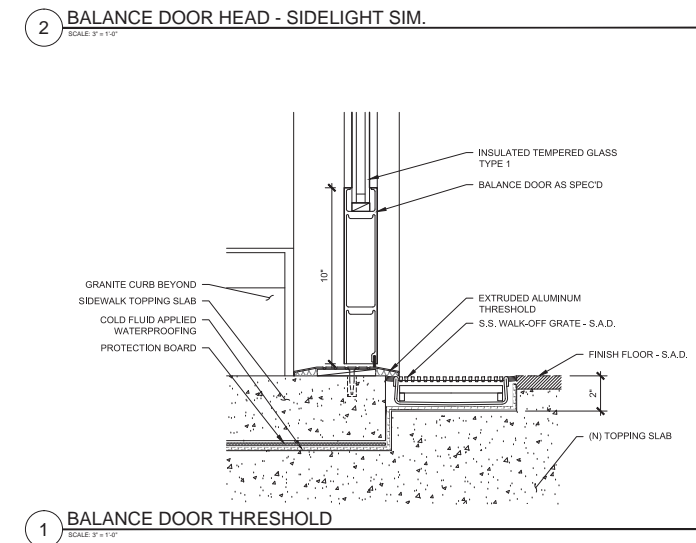
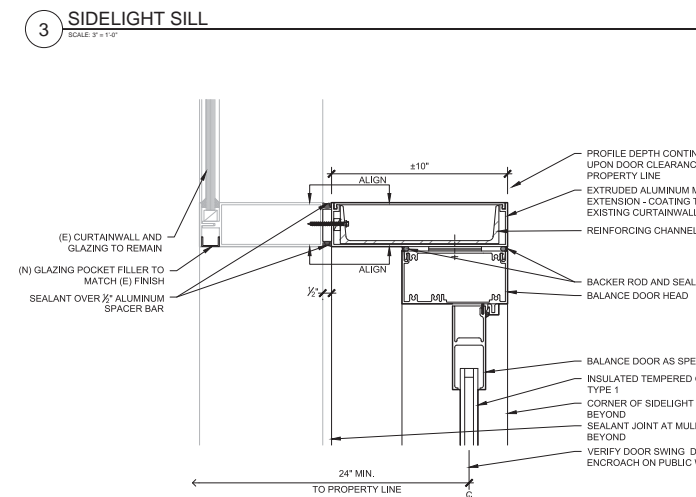
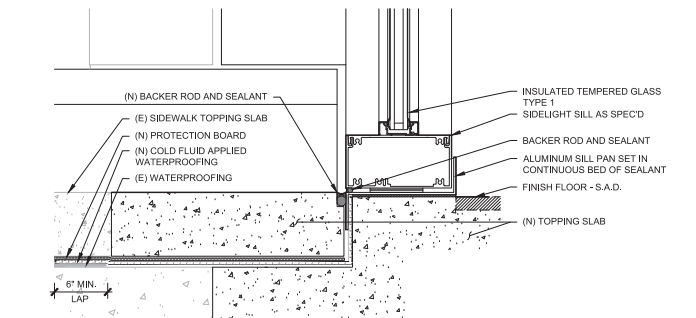
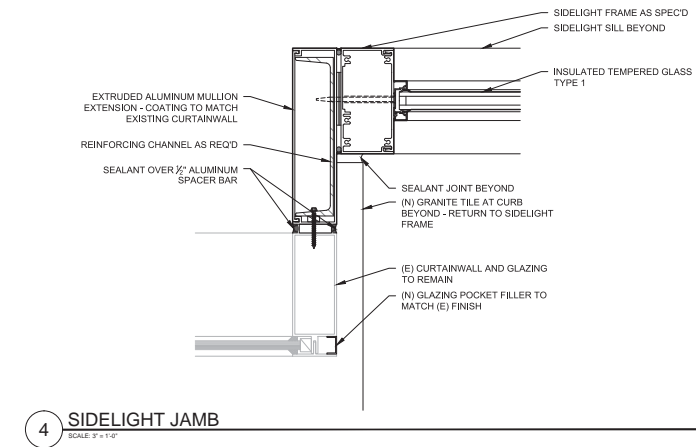
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MATERIALS SCIENTISTS

**Wiss, Janney, Elstner Associates, Inc.**  
2000 Powell Street, Suite 1650  
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510.428.2907 tel | 510.428.0456 fax  
www.wje.com

Headquarters & Laboratories: Northbrook, Illinois  
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Delta	Issue	Description	Date
Nr.		100% EXTERIOR CDS - ISSUE FOR BD	8/04/2017

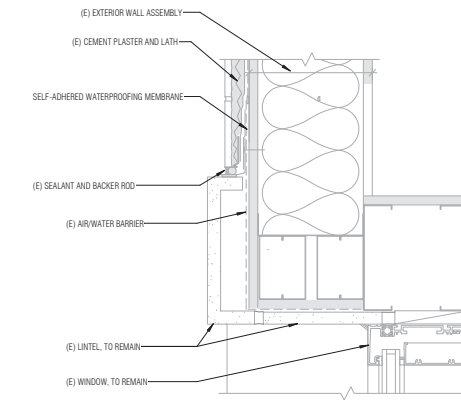
Drawn: LAS/DSS    Check: SRC    Owner Approval: \_\_\_\_\_  
Job No: 02COPX.0105.000    Scale: As Noted

**STOREFRONT  
DETAILS**

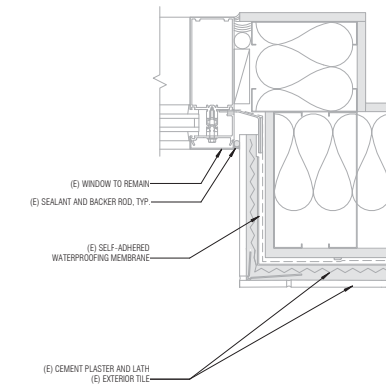
Sheet: **A-8.2**

**CAPITAL ONE CAFE -  
EXTERIOR**

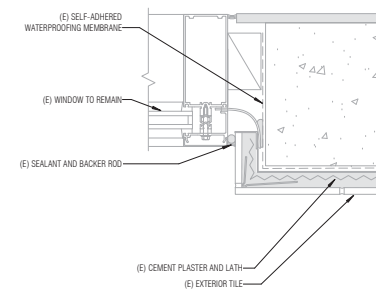
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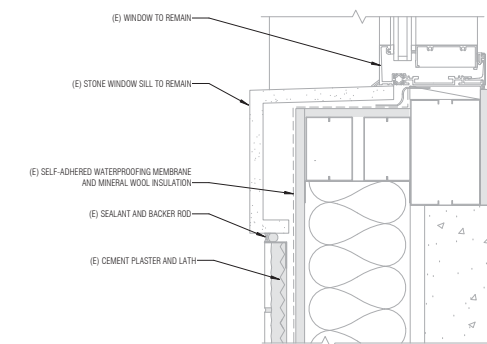
① (E) PUNCHED STOREFRONT WINDOW HEAD  
3" = 1'-0"



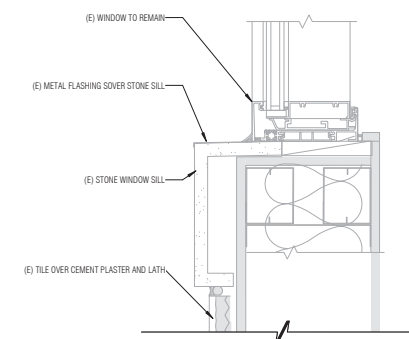
② (E) PUNCHED STOREFRONT WINDOW JAMB  
3" = 1'-0"



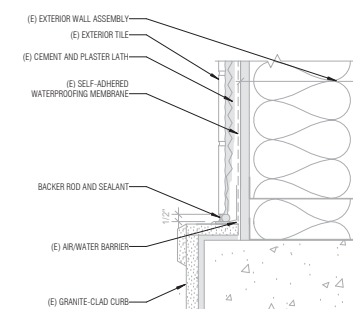
⑤ (E) TILE TERMINATION AT (E) WINDOW WALL SIDE  
3" = 1'-0"



③ (E) PUNCHED WINDOW SILL  
3" = 1'-0"



⑥ (E) TILE TERMINATION AT (E) WALL BASE  
3" = 1'-0"



④ (E) TILE AT (E) STONE BASE  
3" = 1'-0"

1 5 REVISED ISSUE FOR PLANNING REVIEW 09/29/2017

Delta	Issue Nr.	Description	Date
	1 5	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017

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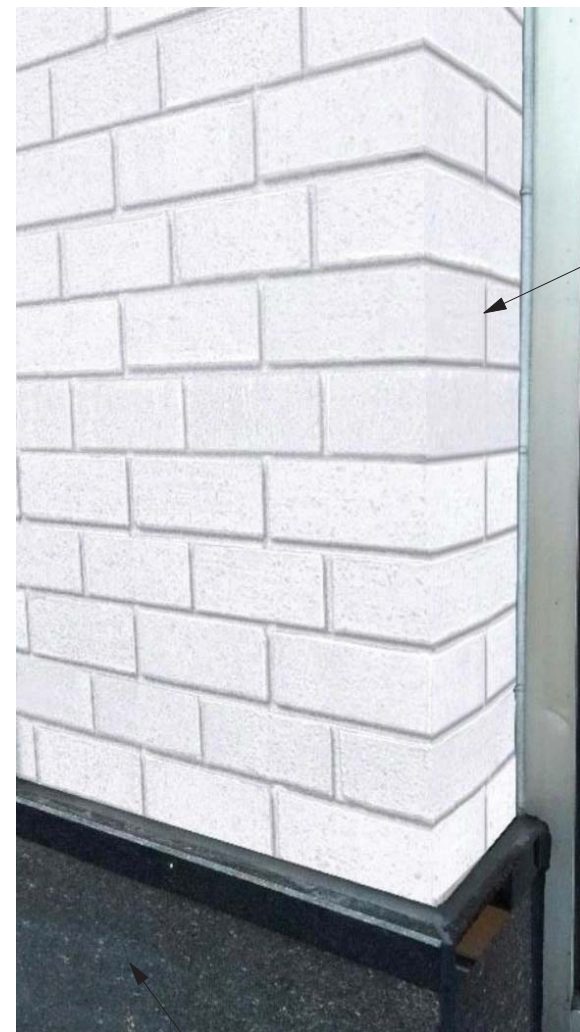
Drawn: Author Check: Checker Owner: Approval:

Job No: 02009X.0105.000 Scale: 3" = 1'-0"

**EXISTING TILE  
CONDITIONS**  
Title: **A-8.3**  
Sheet:

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EXTERIOR**

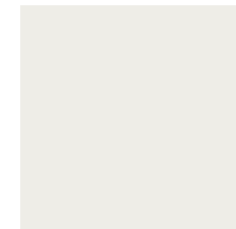
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94108**



WHITE GLAZED BRICK /  
FLURRY, MB-MC10-101V / GLAZED  
SIZE: 3" X 9" X 5/8" THICK  
GROUT: GROUT SOLUTIONS #11 SNOW WHITE / GROUT  
SIZE: 1/2"  
MANUFACTURE: TRIKEENAN TILEWORKS  
RUNNING BOND SHOWN. STACKED BOND PATTERN IS THE  
PREFERRED ALTERNATIVE.



EP-1  
(N) PAINT COLOR AT LINTEL AND VERTICAL  
SHAFT ON KEARNY  
SHERWIN WILLIAMS - SW 7071 GRAY SCREEN



EP-2  
(N) PAINT COLOR AT PARAPET AND  
VERTICAL AIR GRILLE ON KEARNY  
SHERWIN WILLIAMS - SW 7005 PURE WHITE

FOR ADDITIONAL PAINT LOCATIONS SEE  
SHEET A-7.1 & A-7.2

(E) BLACK GRANITE BASE  
AND SILL TO REMAIN

Delta	Issue Nr.	Description	Date
1	5	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
4	4	100% EXTERIOR CDS-ISSUE FOR BID	08/04/2017
3	3	ISSUE FOR PLANNING REVIEW	06/19/2017
2	2	100% EXTERIOR SD - REV	05/08/2017
1	1	EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta Issue Nr. Description Date

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**EXTERIOR  
MATERIALS**

Sheet: **A-9.0**





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FOR REFERENCE ONLY

1	5	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
4		100% EXTERIOR CDS-ISSUE FOR BID	08/04/2017
3		ISSUE FOR PLANNING REVIEW	06/19/2017
2		100% EXTERIOR SD - REV	05/08/2017
1		EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta	Issue Nr.	Description	Date
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**PROPOSED  
EXTERIOR  
PERSPECTIVES**

Sheet: **A-9.1**





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FOR REFERENCE ONLY

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1	5	REVISED ISSUE FOR PLANNING REVIEW	09/29/2017
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2		100% EXTERIOR SD - REV	05/08/2017
1		EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta Issue Nr. Description Date

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Job No: 02009X.0105.000 Scale:

**PROPOSED  
EXTERIOR  
PERSPECTIVES**

Sheet: **A-9.2**

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1		EXTERIOR FACADE SCHEMATIC DESIGN 50%	03/03/2017

Delta Issue Nr. Description Date

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Job No: 02009X.0105.000 Scale:

**PROPOSED  
EXTERIOR  
PERSPECTIVES**

Sheet: **A-9.3**