

SAN FRANCISCO PLANNING DEPARTMENT

Major Permit to Alter Case Report

HEARING DATE: OCTOBER 3, 2018

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Filing Date: June 5, 2018

Case No.: 2018-007997PTA
Project Address: 495 Geary Street

Category: Category I (Significant Building, No Alterations)

Zoning: C-3-G (Downtown-General)

80-130-F Height and Bulk District

Block/Lot: 0316/013
Applicant: John Kevlin

Reuben, Junius & Rose One Bush Street, Suite 600 San Francisco, CA 94104

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Reviewed By Tim Frye - (415) 558-6625

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PROPERTY DESCRIPTION

495 GEARY STREET is located on the southeast corner of Geary Street and Taylor Street (Assessor's Block 0316; Lot 013). The subject building is a Category I (Significant Building, No Alterations) building and locally designated under Article 11, Appendix E of the Planning Code. It is located within a C-3-G (Downtown-General) Zoning District with a 80-130-F Height and Bulk limit.

495 Geary Street, historically known as the Clift Hotel, was initially constructed in 1913, and received major additions and renovations in 1926.

PROJECT DESCRIPTION

The proposed project is to construct a new one-story rooftop addition on the fifteenth-floor lower roof of the subject property. This addition will be constructed in the footprint of an existing temporary tent structure on the roof. The addition will be adjacent to the historic Clift Residence rooftop addition at the subject property. The addition will have stucco cladding, and profiled aluminum multilite windows. The addition will have a gabled/shed roof clad with standing-seam PVC roofing. The addition will have a maximum height of 20'-8" at the peak of its gable roof. The addition is being constructed in connection with San Francisco Ordinance No. 11-17, File Number 161068, passed on January 24th, 2017.

Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

The proposed project will require a Building Permit.

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 outlines 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.
- (c) For Significant Buildings Categories I and II, and for Contributory Buildings Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building.

The proposed project includes the removal of an unsympathetic, non-historic temporary tent structure on the fifteenth-floor lower roof of the subject property and the construction of a new one-story rooftop addition in the footprint of the removed tent. The proposed project will not damage, destroy, or obscure any historic character-defining features of the property. The new addition will be limited to one story above the height of the existing lower roof, is compatible with the scale and character of the building, and does not cover more than 75 percent of the roof area.

ARTICLE 11 - Appendix E - Kearny-Market-Mason-Sutter Conservation District

In reviewing an application for a Permit to Alter, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance. In pertinent part, Appendix E states:

1. **Massing and Composition.** The compositions of the building facades reflect the different architectural functions of the building. For the most part, building facades in the district are two- or three-part vertical compositions consisting either of a base and a shaft, or a base, a shaft and a capital. In more elaborate designs, transitional stories create a stacked composition, but the design effect is similar.

In addition, the facade of a building is often divided into bays expressing the structure (commonly steel and reinforced concrete) beneath the façade. This was accomplished through fenestration, structural articulation or other detailing that serves to break the facade into discrete segments. A common compositional device in the District is an emphasis placed upon either the end bays or the central bay.

The proposed lower rooftop addition will not significantly affect the overall massing and composition of the historic building. The addition is aligned with the vertical end bay of windows at the lower floors at the secondary south elevation. The addition will have a roofline that parallels the adjacent gable-roofed historic Clift Residence, but will be stepped down lower than that addition's roof to avoid obscuring or detracting from the Clift Residence.

2. **Scale.** The buildings are of small to medium scale. The bay width is generally from 20 feet to 30 feet. Heights generally range from four to eight stories, although a number of taller buildings exist. The wider frontages are often broken up by articulation of the facade, making the buildings appear narrower. The base is generally delineated from the rest of the building giving the District an intimate scale at the street.

The proposed lower rooftop addition will not significantly affect the scale of the historic building, since it is limited to one story in height, is slightly less tall than the adjacent historic Clift Residence, and is located on a lower roof at the subject property, with additional building floors located at other areas of the hotel. The new addition will be visible from a distance at the secondary south elevation of the building, and will not be visible from the primary Geary Street and Taylor Street facades.

3. **Materials and Colors.** Buildings are usually clad in masonry materials over a supporting structure. The cladding materials include terra cotta, brick, stone and stucco. Wood, metal and metal panels are not facade materials, although painted wood and metal are sometimes used for window sash and ornament.

The materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. Individual buildings generally use a few different tones of one color.

To express the mass and weight of the structure, masonry materials are used on multidimensional wall surfaces with texture and depth, which simulates the qualities necessary to support the weight of a load-bearing wall.

The proposed rooftop addition will have a stucco cladding similar to the cladding of the adjacent historic Clift Residence, and will have a light-colored finish matching the finish of the historic painted brick cladding of the secondary south elevation.

4. Detailing and Ornamentation. Buildings use the expression of texture and depth on masonry material (e.g., rustication, deep window reveals) to simulate the appearance of load-bearing walls. The buildings are not constructed in a single style, but with ornament drawn from a variety of historical sources, primarily Classical and Renaissance. Gothic detailing is also well represented. Popular details include arches, columns, pilasters, projecting bracketed cornices, multiple belt-courses, elaborate lintels and pediments, and decorated spandrels. Details were used to relate buildings to their neighbors by repeating and varying the ornament used in the surrounding structures.

The multilite aluminum windows of the proposed new rooftop addition will be compatible with existing historic steel multilite window openings found at the upper floors of the building in terms of their material and detailing, but will be differentiated from the historic windows through their different window opening sizes. The tallest window at the east light well elevation of the new addition will be arched, in reference to the smaller historic arched windows found at the historic secondary west light well elevation of the Clift Hotel. The profiled detailing of the proposed multilite windows will align with the level of detailing and ornamentation traditionally found within the district, while the understated contemporary design of the addition as a whole will avoid creating a false sense of history.

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 proposed project does not involve a change in use of the property. Therefore, the proposed project complies with Rehabilitation Standard 1.

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 project will not involve the removal of any historic fabric at the subject property. The portions of the historic Clift Hotel that the addition will be attached to on the fifteenth-floor roof do not contain any character-defining features that would be obscured or destroyed by the new addition. The east façade of the Clift Residence, which will be mostly covered by the new addition, has been previously altered to remove its historic tripartite arched leaded-glass windows, and currently has non-historic window and door openings where the historic windows used to be. Therefore, the proposed project complies with Rehabilitation Standard 2.

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 proposed project does not include the addition of conjectural elements or architectural features from other buildings. Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to changes to the property that have acquired significance in their own right. The tent structure to be replaced is not historic, is utilitarian in design, and does not exhibit any character-defining features. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed rooftop addition will not require physical alteration of any distinctive features, finishes, construction techniques or examples of fine craftsmanship that characterize the building or surrounding District. Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not call for the replacement or repair of deteriorated historic features. Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project will not involve the use of chemical or physical treatments to the historic property. Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not involve any excavation work. Therefore, the proposed project complies with Rehabilitation Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials and features that characterize the building. The new work will be differentiated

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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 rooftop addition will not destroy any historic materials, features, or spatial relationships that characterize the property. The new addition will be visible from a distance at the secondary south elevation of the building, and will not be visible from the primary Geary Street and Taylor Street facades. The addition will have a roofline that parallels the adjacent gable-roofed historic Clift Residence, but will be stepped down lower than that addition's roof to avoid obscuring or detracting from the Clift Residence. The new addition will be visually separated from the Clift Residence by the use of a recessed detail between the two additions. The rooftop addition will be clad with stucco matching the cladding of the historic Clift Residence to be compatible with the historic building, but will also have a simple, contemporary design to distinguish the addition from the historic property. The multilite aluminum windows of the proposed new rooftop addition will be compatible with existing historic steel multilite window openings found at the upper floors of the building in terms of their material and detailing, but will be differentiated from the historic windows through their different window opening sizes and configuration. Therefore, the proposed project complies with Rehabilitation Standard 9.

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.

The proposed project would not affect the essential form and integrity of the historic building. The proposed new rooftop addition could be removed in the future without affecting the form of the historic property. Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

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 subject building.

The proposed work is compatible with the character of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

The proposed project would retain the existing hotel use of the building and would cause minimal changes to the form of the building.

The proposed rooftop addition will only be visible from a distance at the secondary south elevation of the building, and will not be visible from the primary Geary Street and Taylor Street facades.

The proposed rooftop addition will directly attach to and enclose portions of existing rooftop exterior walls, including most of the east façade of the historic Clift Residence. The portions of the historic Clift Hotel that the addition will be attached to on the fifteenth-floor roof do not contain any character-defining features that would be obscured by the new addition. The east façade of the Clift Residence has been previously altered to remove its historic tripartite arched leaded-glass windows, and currently has non-historic window and door openings where the historic windows used to be.

The proposed project involves the removal of an existing one-story tent structure. The temporary tent structure to be replaced is not historic. It is utilitarian in design, and does not exhibit any significant character-defining features.

The proposed addition will have a roofline that parallels the adjacent gable-roofed historic Clift Residence, but will be lower than that addition's roof to avoid obscuring or detracting from the Clift Residence. The new addition will be visually separated from the Clift Residence by the use of a recessed detail between the two additions. The rooftop addition will be clad with stucco matching the cladding of the historic Clift Residence to be compatible with the historic building, but will also have a simple, contemporary design to distinguish the addition from the historic property. The multilite aluminum windows of the proposed new rooftop addition will be compatible with existing historic steel multilite window openings found at the upper floors of the building in terms of their material and detailing, but will be differentiated from the historic windows through their different window opening sizes and configuration.

Overall, the project appears to meet the provisions of Article 11 of the Planning Code.

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 and the *Secretary of the Interior Standards for Rehabilitation*.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Major Permit to Alter, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the proposed stucco cladding to ensure that the finish will be compatible with the existing finishes at the subject property. The mock-up will be reviewed and approved by the Planning Department prior to the issuance of the Building Permit.

ATTACHMENTS

Draft Motion

Exhibits:

- Parcel Map
- District Map
- Sanborn Maps
- Aerial Photos

Project Sponsor submittal, including:

- Existing Conditions Photographs
- Historic Building Elevations
- San Francisco Ordinance No. 11-17, File Number 161068
- Reduced Plans, Elevations, and Details

Historic Preservation Commission Draft Motion Permit to Alter

MAJOR ALTERATION

HEARING DATE: OCTOBER 3, 2018

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Project Address: 495 Geary Street

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Zoning: C-3-G (Downtown-General)

80-130-F Height and Bulk District

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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 I (SIGNIFICANT) PROPERTY LOCATED ON LOT 013 IN ASSESSOR'S BLOCK 0316. THE SUBJECT PROPERTY IS WITHIN A C-3-R (DOWNTOWN-RETAIL) ZONING DISTRICT AND A 80-130-F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 5, 2018, John Kevlin of Reuben, Junius & Rose ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for work at the subject property. The subject building is located on Lot 013 in Assessor's block 0316, a Category I (Significant) building locally designated under Article 11, Appendix E of the Planning Code.

Specifically, the proposal is to construct a new one-story rooftop addition on the fifteenth-floor lower roof of the subject property. This addition will be constructed in the footprint of an existing temporary tent structure on the roof. The addition will be adjacent to the historic Clift Residence rooftop addition at the subject property. The addition will have stucco cladding, and profiled aluminum multilite windows. The addition will have a gabled/shed roof clad with standing-seam PVC roofing. The addition will have a maximum height of 20'-8" at the peak of its gable roof. The addition is being constructed in connection with San Francisco Ordinance No. 11-17, File Number 161068, passed on January 24th, 2017.

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

WHEREAS, on October 3, 2018, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2018-007997PTA ("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 dated August 24, 2018, and labeled Exhibit A on file in the docket for Case No. 2018-007997PTA based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Major Permit to Alter, staff recommends the following conditions:

1. As part of the Building Permit, the Project Sponsor shall provide a mock-up of the proposed stucco cladding to ensure that the finish will be compatible with the existing finishes at the subject property. The mock-up will be reviewed and approved by the Planning Department prior to the issuance of the Building Permit.

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 of the Conservation District as described in Appendix E of Article 11 of the Planning Code and the character-defining features specifically outlined in the designating ordinance:

- The proposed project would retain the existing hotel use of the building and would cause minimal changes to the form of the building;
- The proposed rooftop addition will only be visible from a distance at the secondary south elevation of the building, and will not be visible from the primary Geary Street and Taylor Street facades;
- The project will remove a non-historic, one-story temporary tent structure that is utilitarian in design, and does not exhibit any significant character-defining features;

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- The proposed rooftop addition will directly attach to and enclose portions of existing rooftop exterior walls, including most of the east façade of the historic Clift Residence. The portions of the historic Clift Hotel that the addition will be attached to on the fifteenth-floor roof do not contain any character-defining features that would be obscured by the new addition. The east façade of the Clift Residence has been previously altered to remove its historic tripartite arched leaded-glass windows, and currently has non-historic window and door openings where the historic windows used to be;
- The proposed addition will have a roofline that parallels the adjacent gable-roofed historic Clift Residence, but will be lower than that addition's roof to avoid obscuring or detracting from the Clift Residence. The new addition will be also visually separated from the Clift Residence by the use of a recessed detail between the two additions;
- The rooftop addition will be clad with stucco matching the cladding of the historic Clift Residence to be compatible with the historic building, but will also have a simple, contemporary design to distinguish the addition from the historic property;
- The multilite aluminum windows of the proposed new rooftop addition will be compatible with existing historic steel multilite window openings found at the upper floors of the building in terms of their material and detailing, but will be differentiated from the historic windows through their different window opening sizes and configuration; and,
- 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 4.

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5.

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

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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.

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.

3. **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.

- 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 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 strengthen neighborhood character by respecting the character-defining features of the building and the district in conformance with the Secretary of the Interior's Standards

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

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

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:
 - The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.
- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:
 - The proposed project will not have a direct impact on the displacement of industrial and service sectors.
- 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 impact the access to sunlight or vistas for the parks and open space.
- 5. For these reasons, the proposal overall appears to meet the *Secretary of the Interior's Standards* and the provisions of Article 11 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 **APPROVES a Permit to Alter** for the property located at Lot 013 in Assessor's Block 0316 for proposed work in conformance with the architectural submittal dated August 24, 2018, and labeled Exhibit A on file in the docket for Case No. 2017-007997PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXX. 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 APPROVES the foregoing Motion on October 3, 2018.

Jonas P. Ionin Commission Secretary

AYES: X

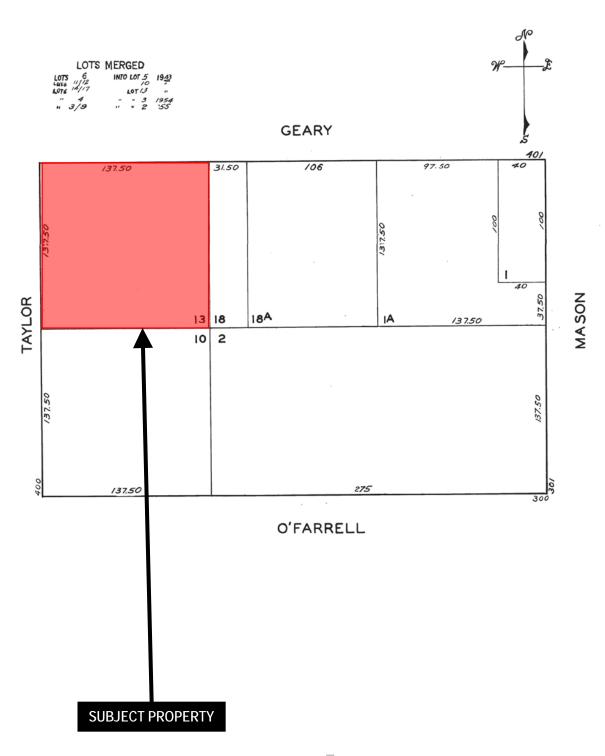
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RECUSED: X

ABSENT: X

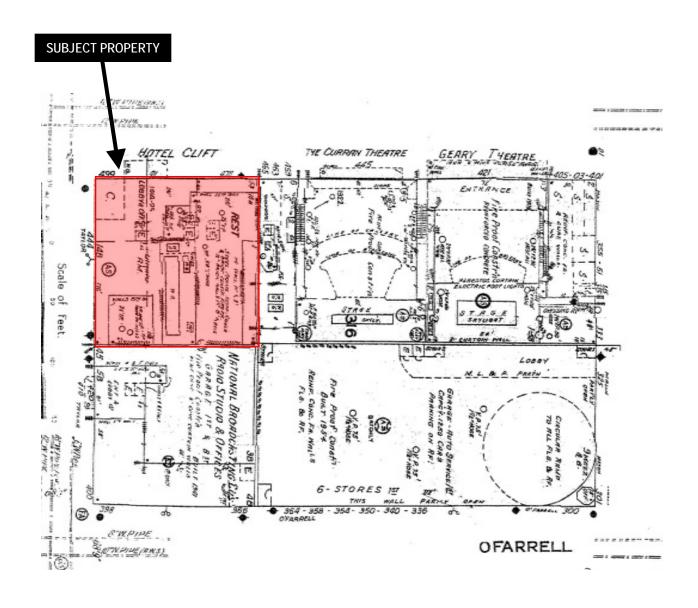
ADOPTED: October 3, 2018

Parcel Map

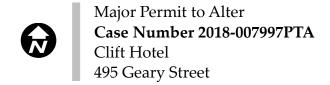


Major Permit to Alter **Case Number 2018-007997PTA** Clift Hotel 495 Geary Street

Sanborn Map*



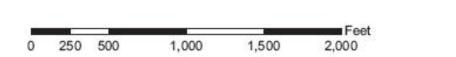
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



District Map

KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT



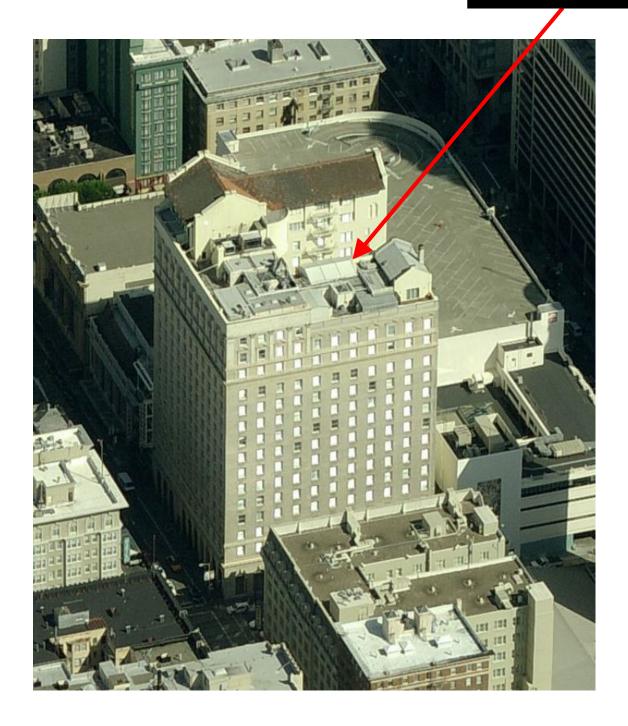




Major Permit to Alter **Case Number 2018-007997PTA** Clift Hotel 495 Geary Street

Aerial Photo

AREA OF PROPOSED WORK

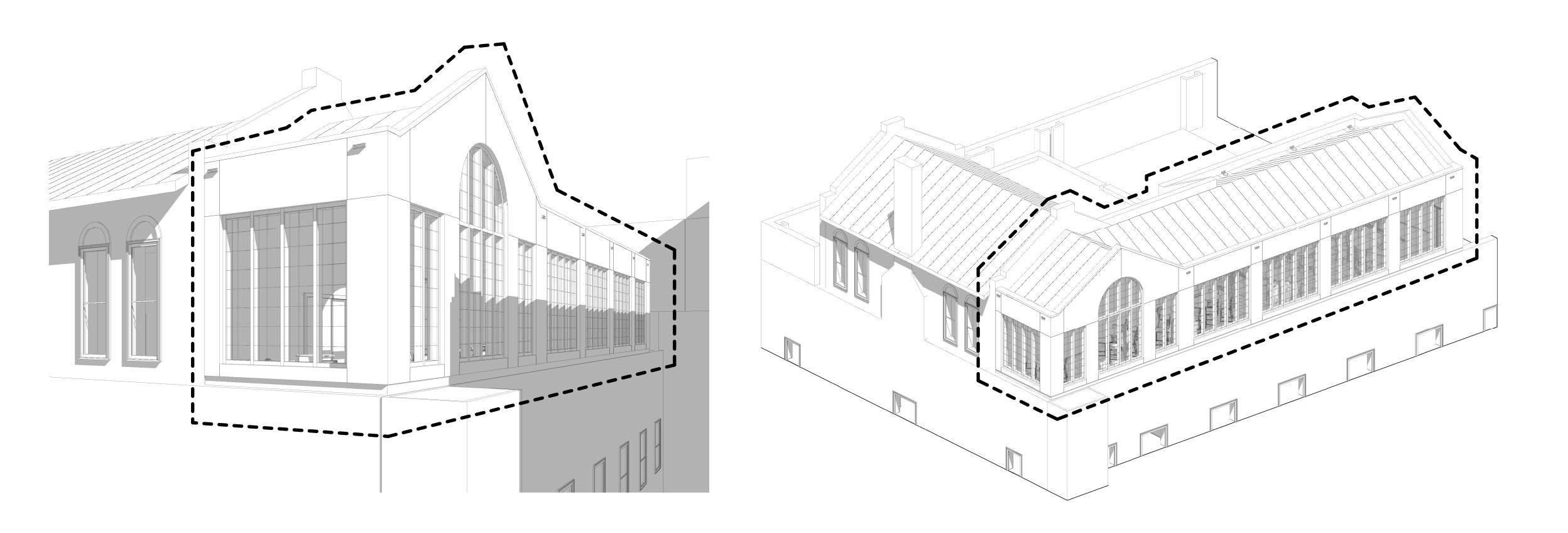




Major Permit to Alter **Case Number 2018-007997PTA** Clift Hotel 495 Geary Street

THE CLIFT ROYAL SONESTA HOTEL

RMR GROUP, INC.



PLANNING SUBMITTAL - SPANISH SUITE TERRACE AUGUST 31, 2018

The Clift Royal Sonesta Hotel 495 Geary Street, San Francisco, CA 94102

PROJECT NUMBER: 25.1394.000
PERMIT TO ALTER #2018-007997PTA

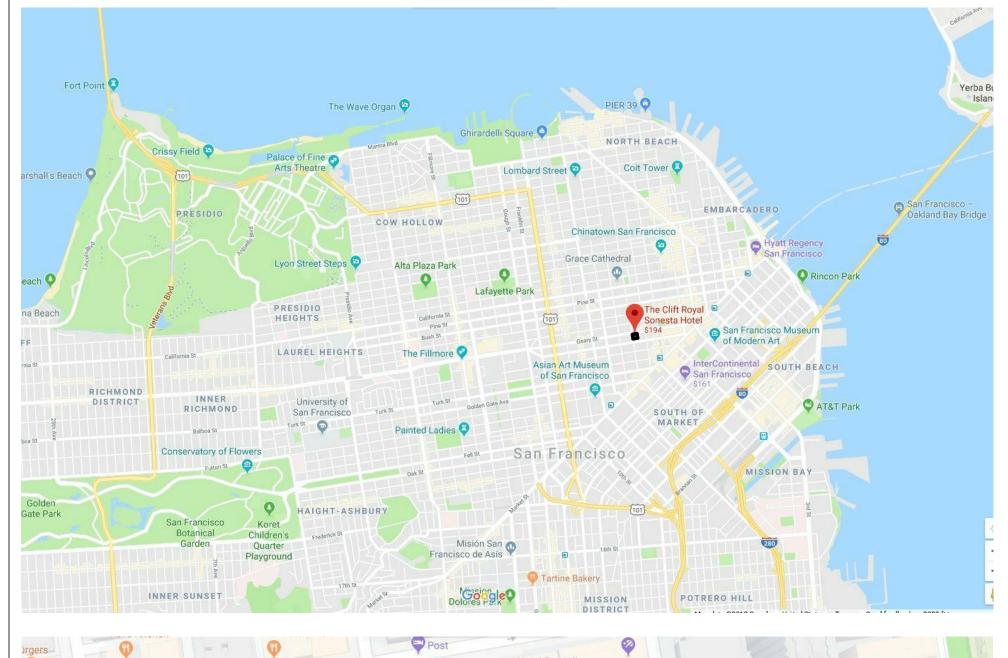
RMR GROUP, INC. 255 Washington Street Newton, MA 02458 Telephone: (617) 796-8390

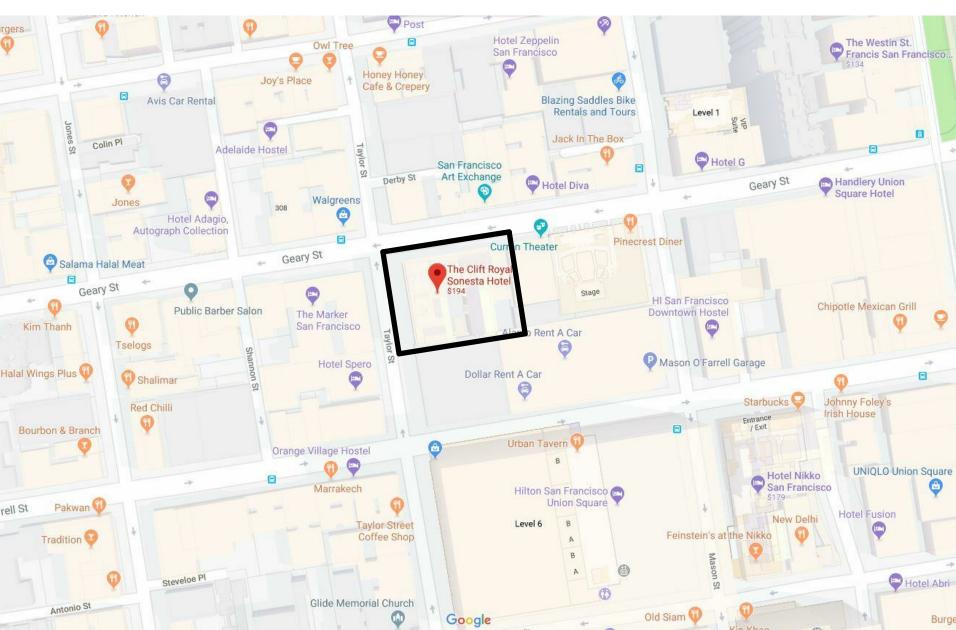
Gensler

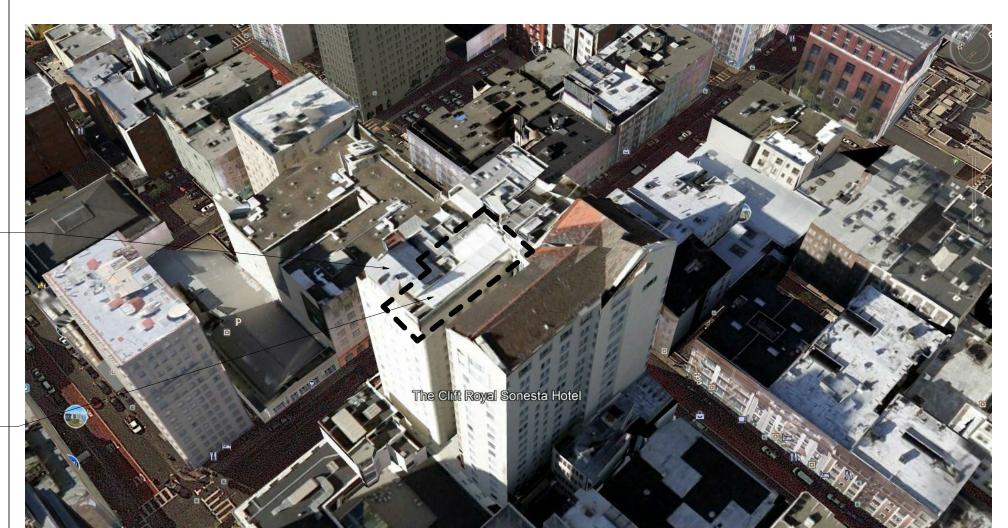
Architect / Interior Designer
45 Fremont Street
Suite 1500
San Francisco CA 94105
Telephone: 415.433.3700

EGRESS PLAN NIC 1,500 SQ FT MAX 100 OCCUPANTS MAX ORIGINAL CLIFT RESIDENCE

VICINITY & LOCATION MAPS







DRAWING INDEX

Sheet Number	Chast Nama
Stieet Number	Sheet Name
A00.000.	COVER (PLANNING)
A00.001.	DRAWING LIST & PROJECT INFORMATION (PLANNING)
A00.002.	APPROVED SPANISH SUITE LEGISLATION (PLANNING)
A00.003.	HISTORIC & EXISTING CONDITIONS (PLANNING)
A00.004.	EXISTING CONDITION PHOTOGRAPHS (PLANNING)
A00.005.	PROPOSED RENDERED PERSPECTIVES (PLANNING)
A00.010.	SCHEDULES & CUT SHEETS (PLANNING)
A00.011.	SCHEDULES & CUT SHEETS (PLANNING)
A00.012.	EXTERIOR DETAILS (PLANNING)
A001	ABBREVIATIONS/ ARCHITECTURAL NOTES (PLANNING)
A01.015.	LEVEL 15 - DEMO PLAN & ELEVATION (PLANNING)
A02.215.	LEVEL 15 - FLOOR PLAN (PLANNING)
A02.615.	LEVEL 15 - REFLECTED CEILING PLAN (PLANNING)
A02.815.	LEVEL 15 - ROOF PLAN (PLANNING)
A04.100.	BUILDING ELEVATIONS & SECTIONS (PLANNING)
A04.200.	INTERIOR ELEVATIONS (PLANNING)

THE CLIFT **ROYAL SONESTA** HOTEL

495 Geary Street, San Francisco, CA 94102

Gensler

Tel 415.433.3700 Fax 415.836.4599 45 Fremont Street Suite 1500 San Francisco, CA 94105

PROJECT INFORMATION

PROJECT DESCRIPTION: RENOVATIONS TO THE EXISTING CLIFT HOTEL (TYPE 1, ARTICLE 11 BLDG) TO INCLUDE AN ENCLOSURE OF THE ROO LEVEL "SPANISH SUITE TERRACE". THE SPANISH SUITE ENCLOSURE HAS BEEN PREVIOUSLY APPROVED PER CITY

BUILDING ADDRESS: 495 GEARY STREET, SAN FRANCISCO, CA 94102 BLOCK AND DISTRICT: DISTRICT 4 - DOWNTOWN / CIVIC CENTER CONSERVATION DISTRICT: KEARNY-MARKET-MASON-SUTTER PARCEL NO. & AREA: NO. 0316013 - 18,905 SF 80-130-F HEIGHT & BULK DISTRICT:

YEARS 1913-1926 DATE OF ORIGINAL CONSTRUCTION: C-3-G / DOWNTOWN GENERAL ZONING BUILDING CODE:

LEGISLATION APPROVALS: FILE NO. 161068 / ORDINANCE NO. 11-17 (PASSED JAN. 24th, 2017)

SAN FRANCISCO APPLICABLE MUNICIPAL BUILDING CODE:

R-1, B, A-2, A-3 (NON-SEPARATED MIXED USE HOTEL) OCCUPANCY TYPE:

IA - FULLY SPRINKLERED CONSTRUCTION TYPE:

NO. OF STORIES: 17 STORIES ABOVE GRADE - 1 BELOW GRADE BASEMENT LEVEL **EXISTING HEIGHT:** APPROXIMATELY 250'-0" (EXISTING HEIGHT - NO INCREASE PROPOSED)

BUILDING AREA: 271,387 SF (EXISTING)

PROJECT AREA: 1,500 SF MAXIMUM (NEW ENCLOSED)

FULLY SPRINKLERED - FIREPROOFED STEEL FRAME FIRE PROTECTION:

1 5/25/2018 ISSUED FOR CITY OF SAN FRANCISCO PLANNING REVIEW

2 07/16/2018 ISSUED FOR CITY OF SAN FRANCISCO PLANNING REVIEW 3 08/24/2018 REISSUED FOR COSF PLANNING REVIEW

4 08/31/2018 REISSUED FOR COSF PLANNING REVIEW

PROJECT SCOPE

RENOVATIONS TO THE EXISTING CLIFT HOTEL (TYPE 1, ARTICLE 11 BLDG) TO INCLUDE AN ENCLOSURE OF THE ROOF LEVEL "SPANISH SUITE TERRACE". THE SPANISH SUITE ENCLOSURE HAS BEEN PREVIOUSLY APPROVED PER CITY LEGISLATION FILE NO. 161068 / ORDINANCE NO. 11-17 ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS PASSED ON JAN. 24TH, 2017

1. ENCLOSE THE EXISTING SPANISH SUITE TERRACE PER APPROVED CITY LEGISLATION AT LEVEL 15.1 (1,500 SF MAXIMUM - ENCLOSED BLDG VOLUME)

NOT FOR CONSTRUCTION DRAWINGS ARE PRELIMINARY AND FOR REVIEW ONLY

THE CLIFT ROYAL SONESTA HOTEL

Project Number

25.1394.000

DRAWING LIST & PROJECT INFORMATION (PLANNING)

As indicated

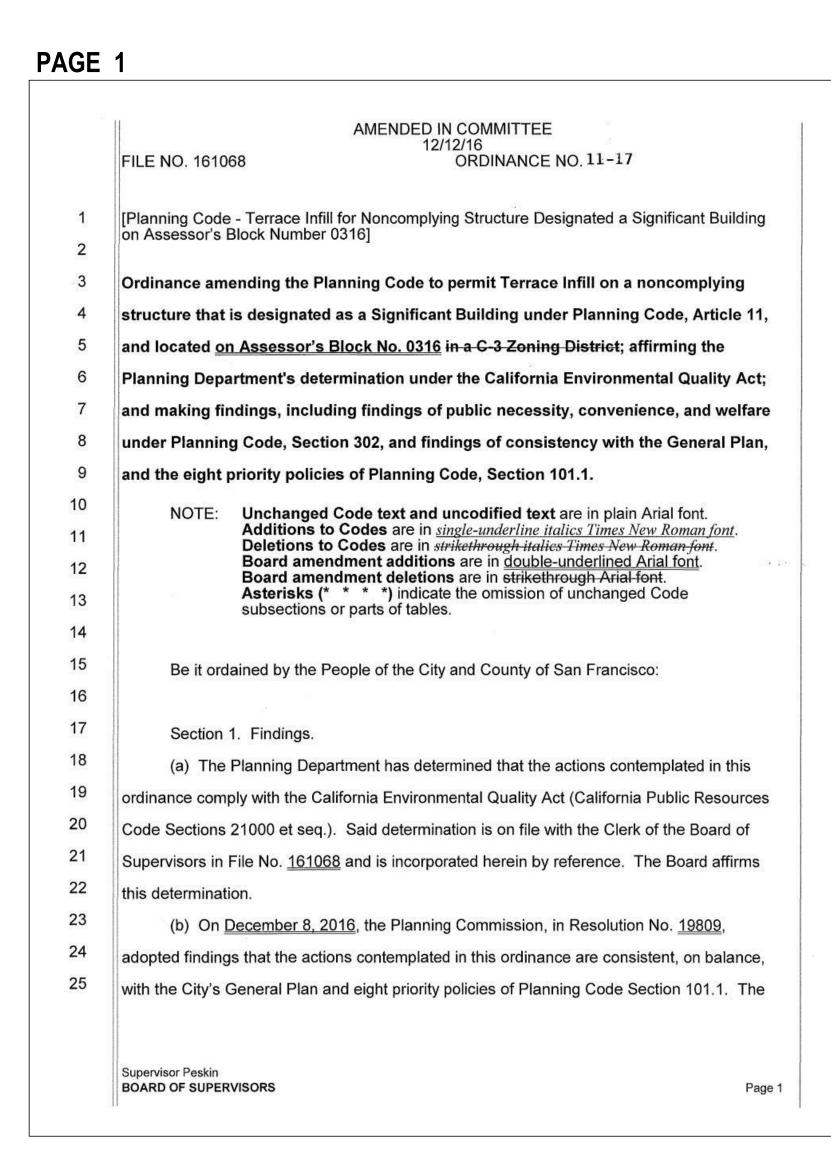
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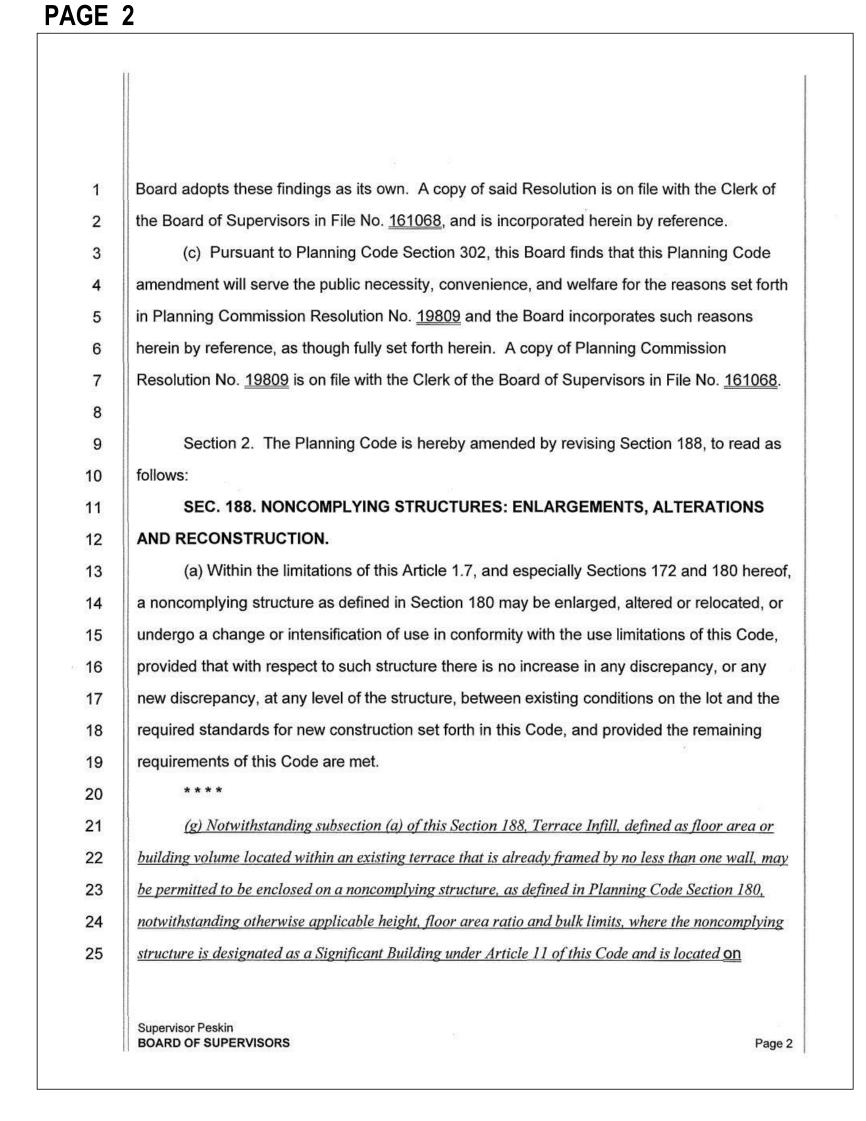
ORIGINAL CLIFT RESIDENCE -

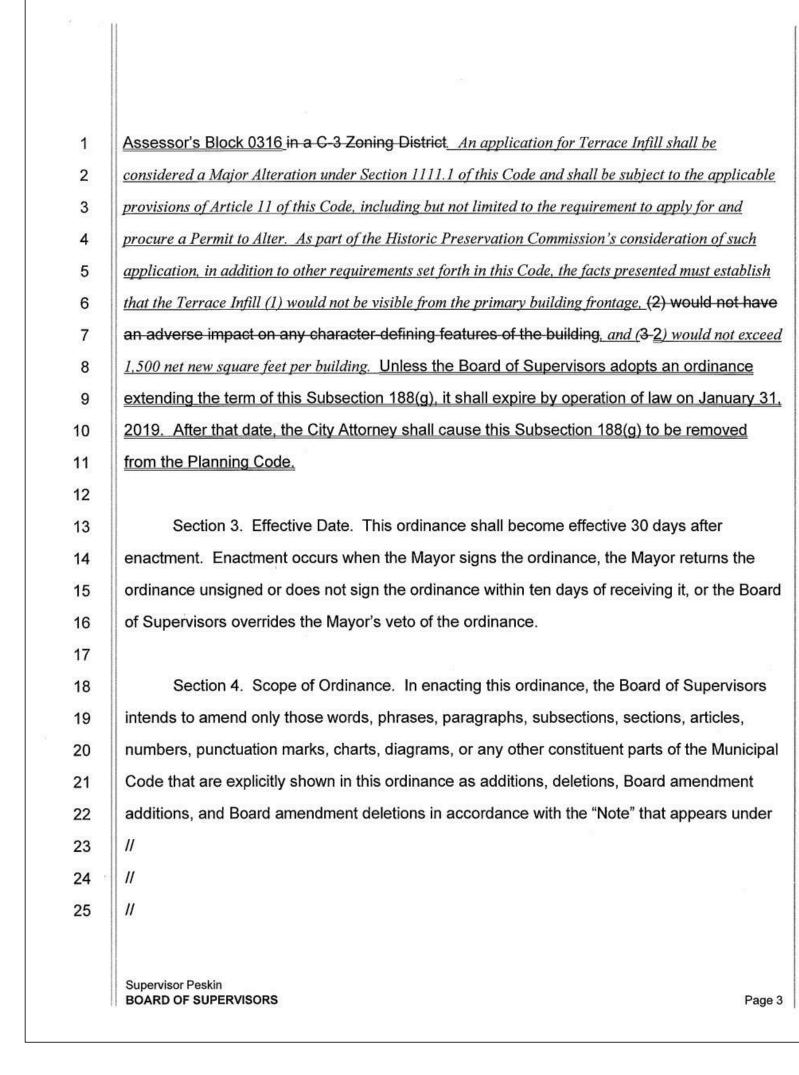
EXISTING SPANISH SUITE TERRACE TENT STRUCTURE -

1. EXTERIOR SIGNAGE

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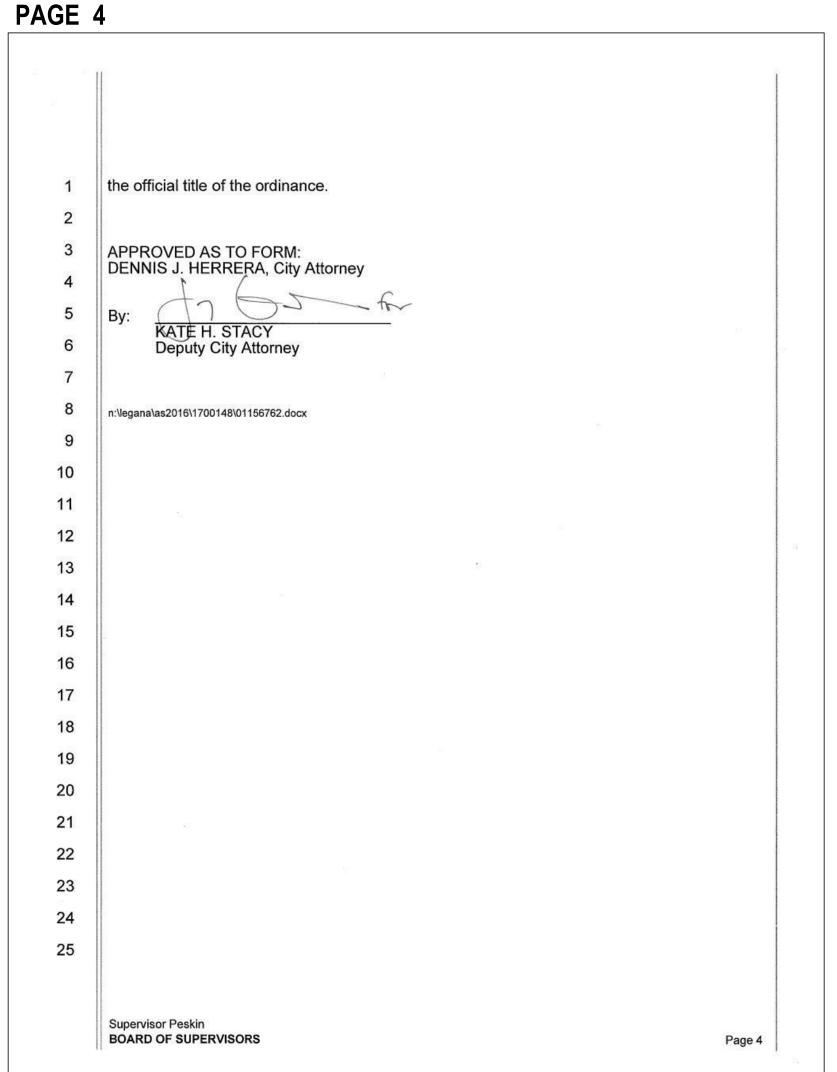


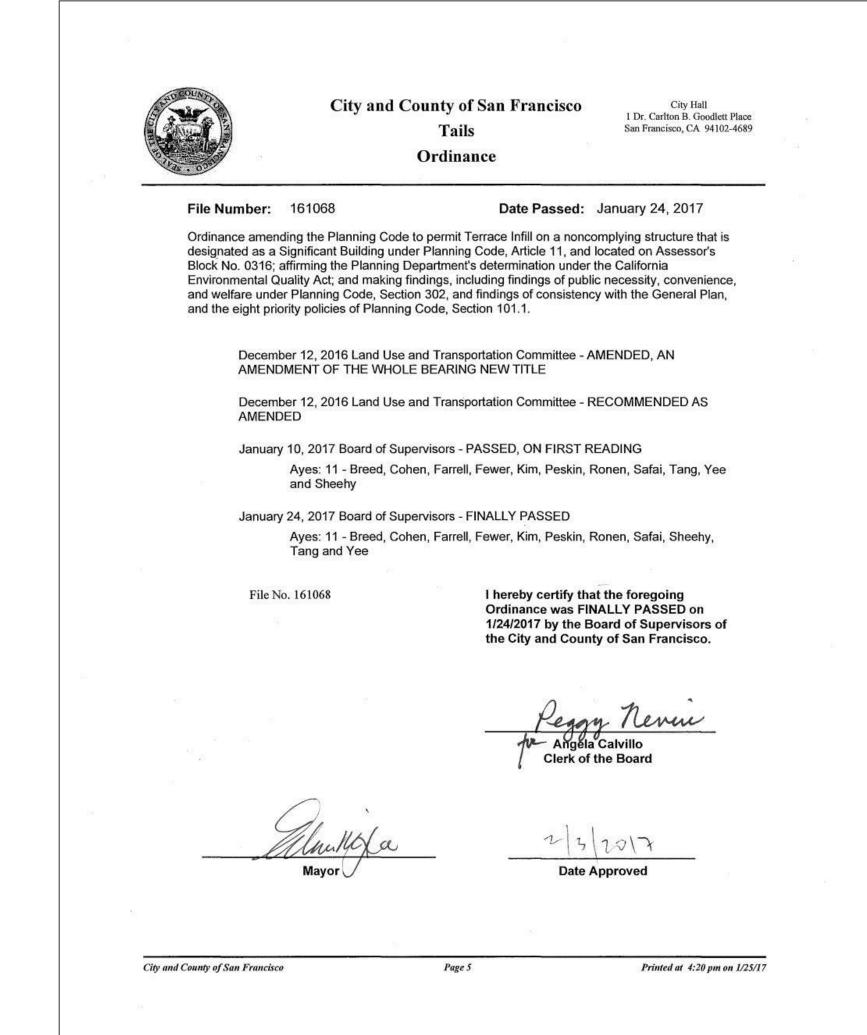
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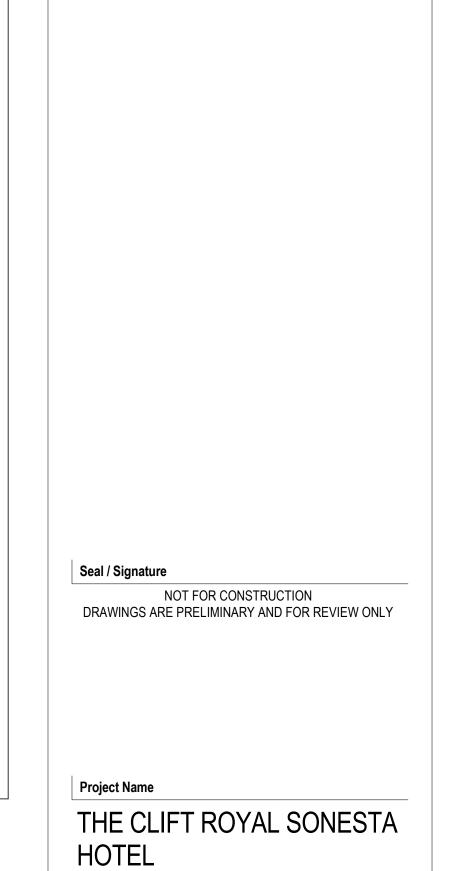
PAGE 5



THE CLIFT







Date Description
 Description

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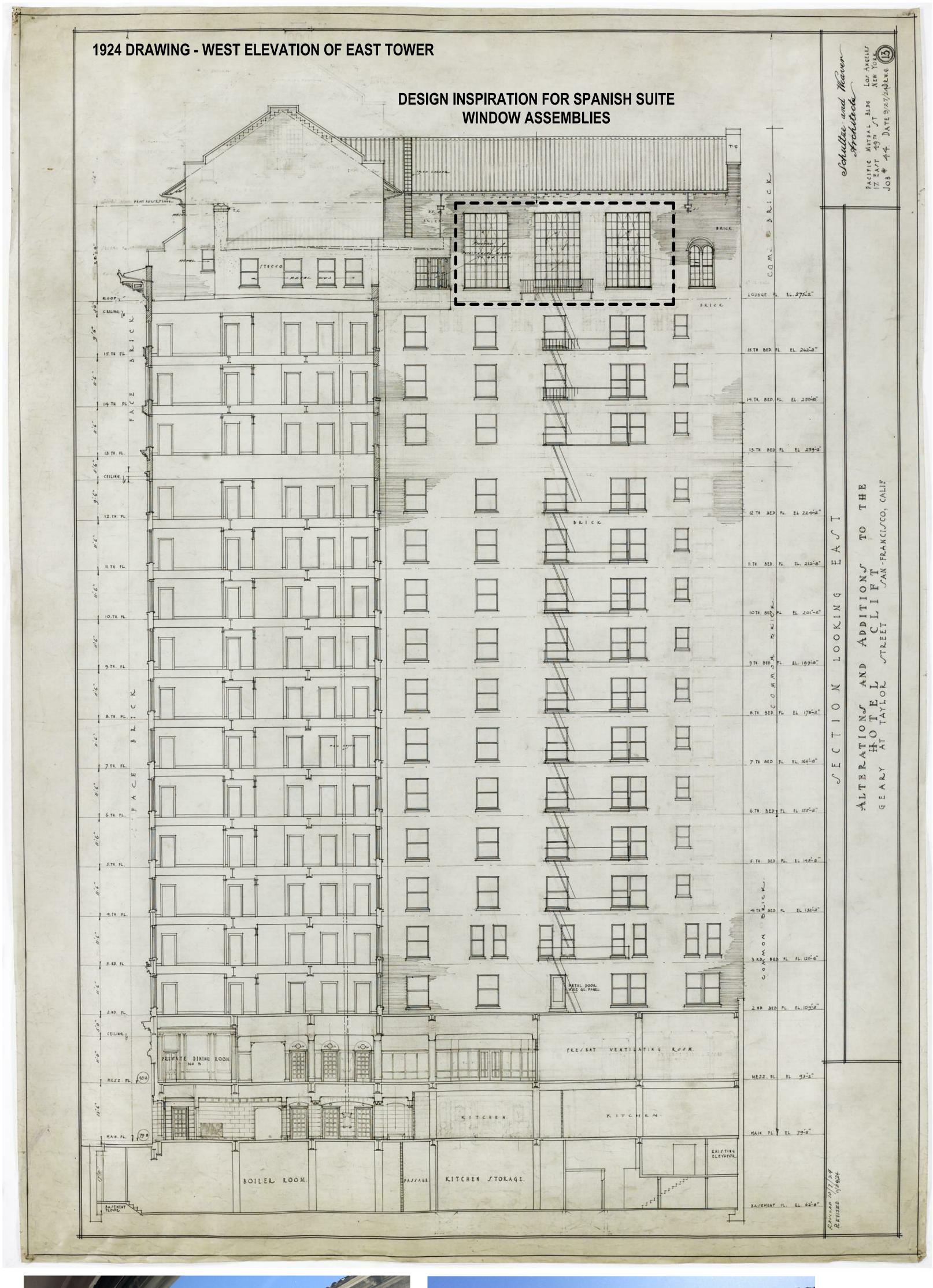
PLANNING REVIEW
3 08/24/2018 REISSUED FOR COSF PLANNING REVIEW

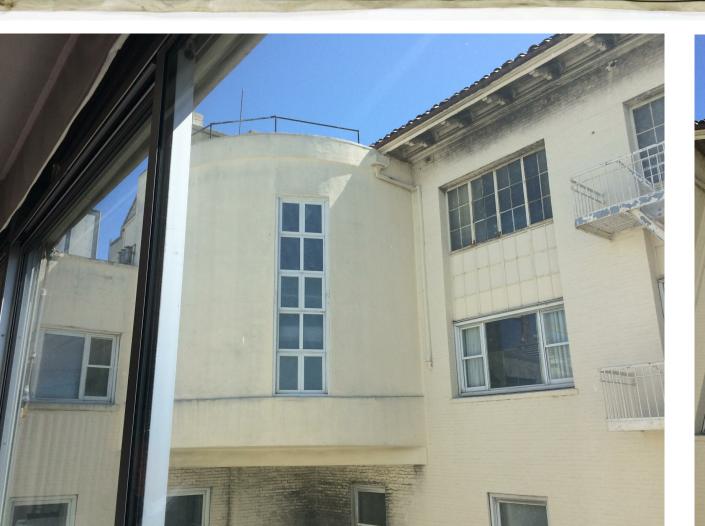
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APPROVED SPANISH SUITE LEGISLATION (PLANNING)

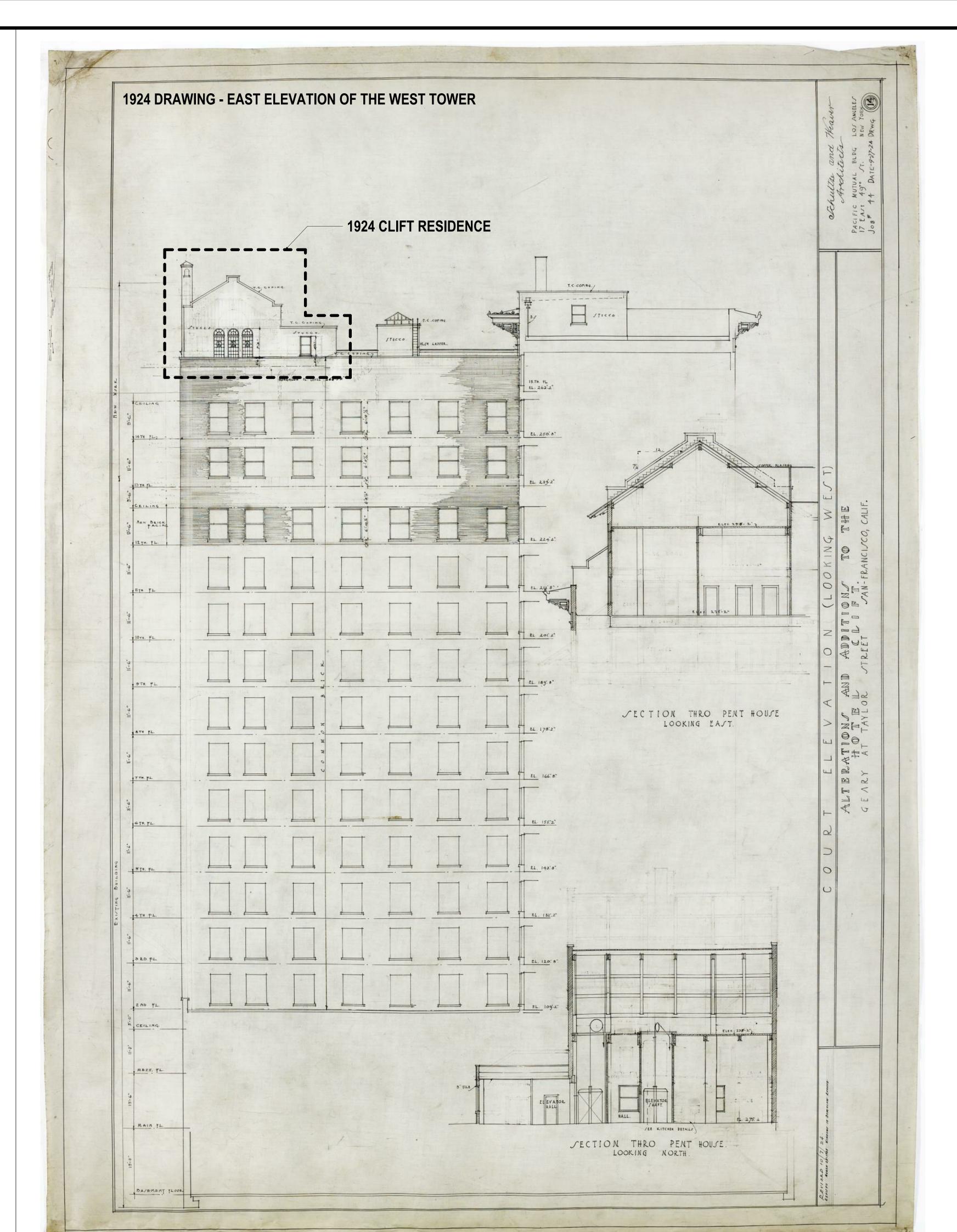
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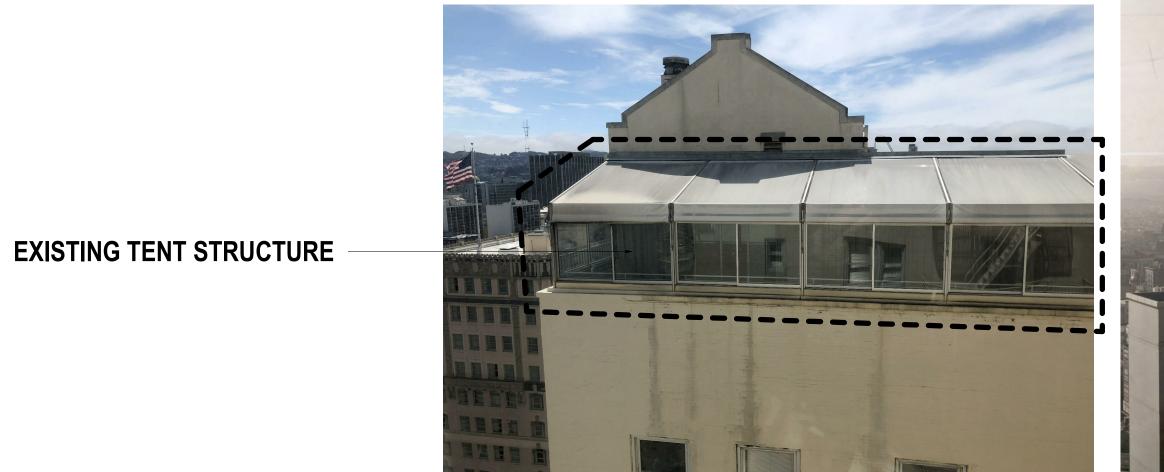
25.1394.000











EXISTING CONDITIONS



THE CLIFT **ROYAL SONESTA** HOTEL

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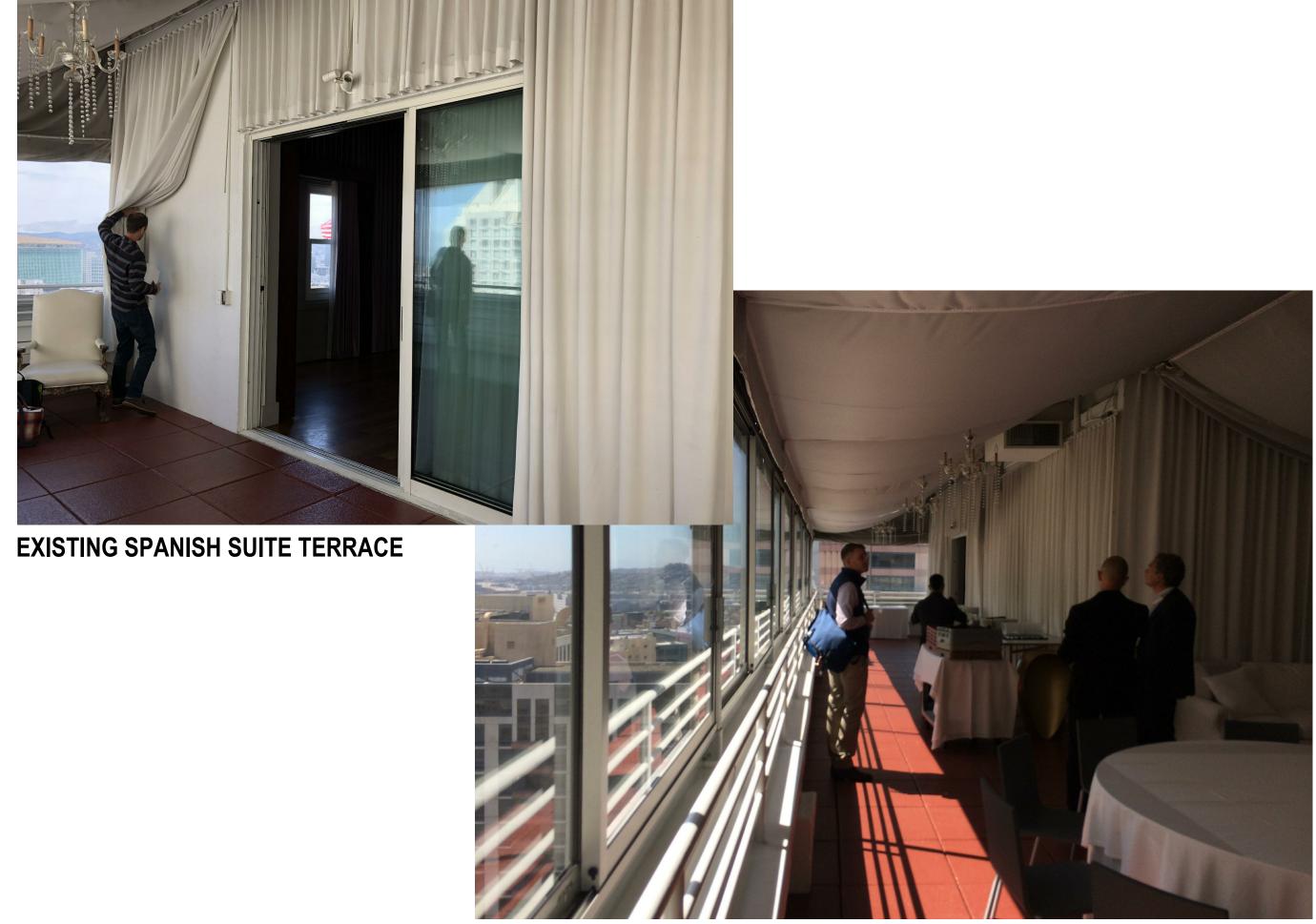
HISTORIC & EXISTING CONDITIONS

(PLANNING)

A00.003.

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1926 PHOTO OF THE CLIFT RESIDENCE



EXISTING SPANISH SUITE TERRACE

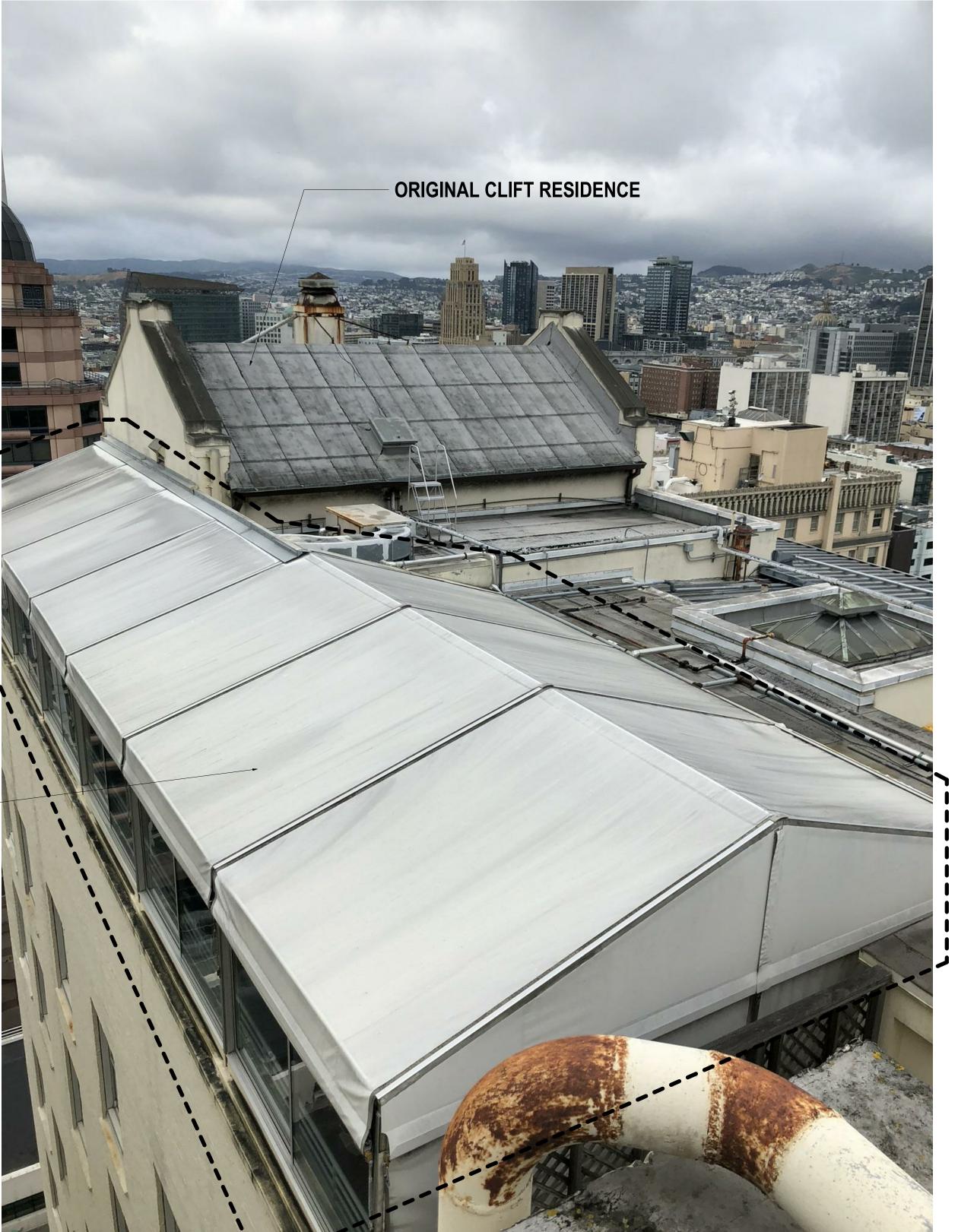
EXISTING SPANISH SUITE TERRACE

EXISTING SPANISH SUITE TERRACE & TENT STRUCTURE -



VIEW OF THE EXISTING SPANISH SUITE FROM STREET LEVEL

ORIGINAL CLIFT RESIDENCE



EXISTING SPANISH SUITE TERRACE W/ ORIGINAL CLIFT RESIDENCE IN THE BACKGROUND



EXISTING SPANISH SUITE TERRACE W/ ORIGINAL CLIFT RESIDENCE IN THE BACKGROUND



THE CLIFT

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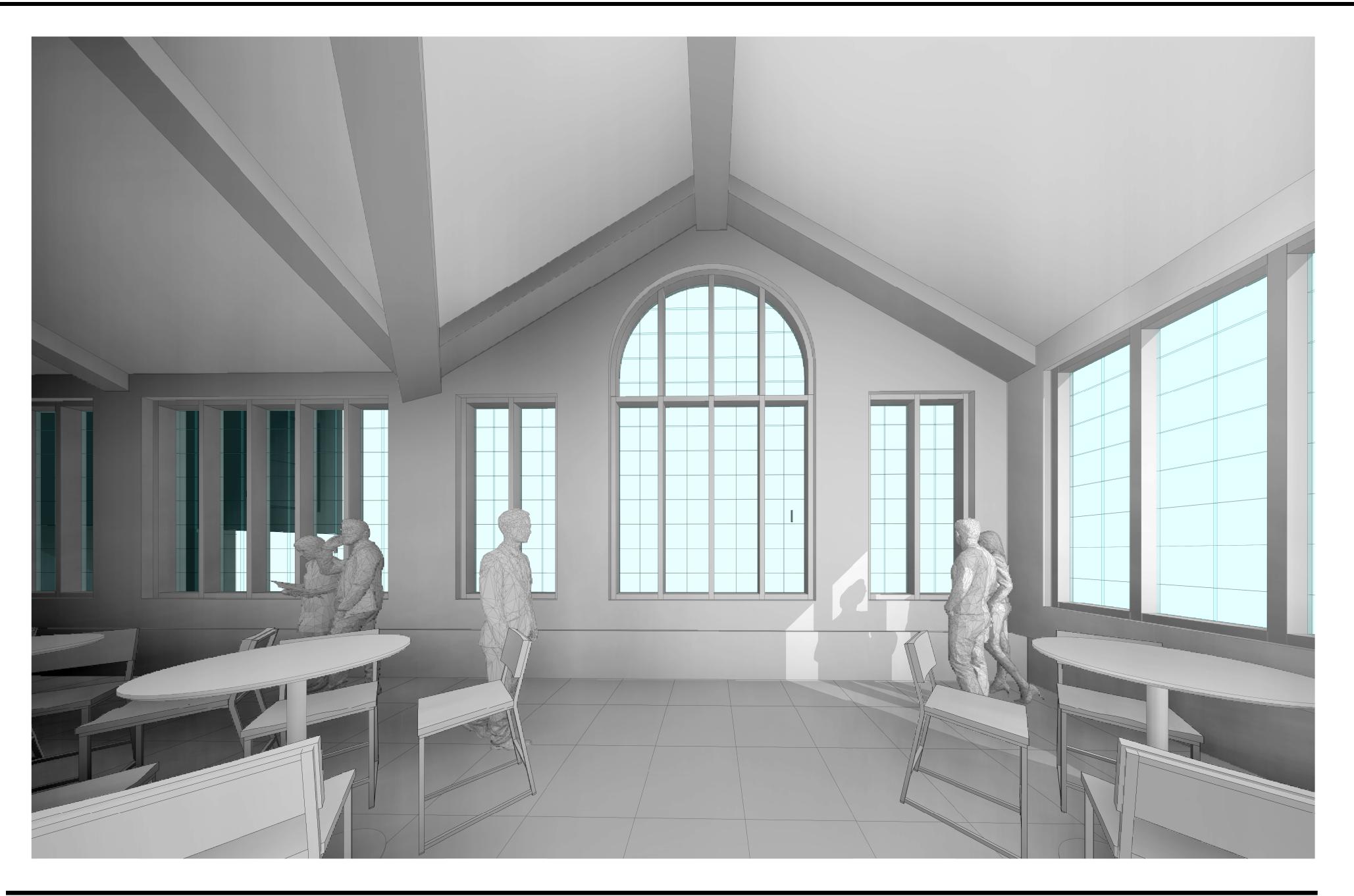
3 08/24/2018 REISSUED FOR COSF PLANNING REVIEW 4 08/31/2018 REISSUED FOR COSF PLANNING REVIEW

THE CLIFT ROYAL SONESTA HOTEL
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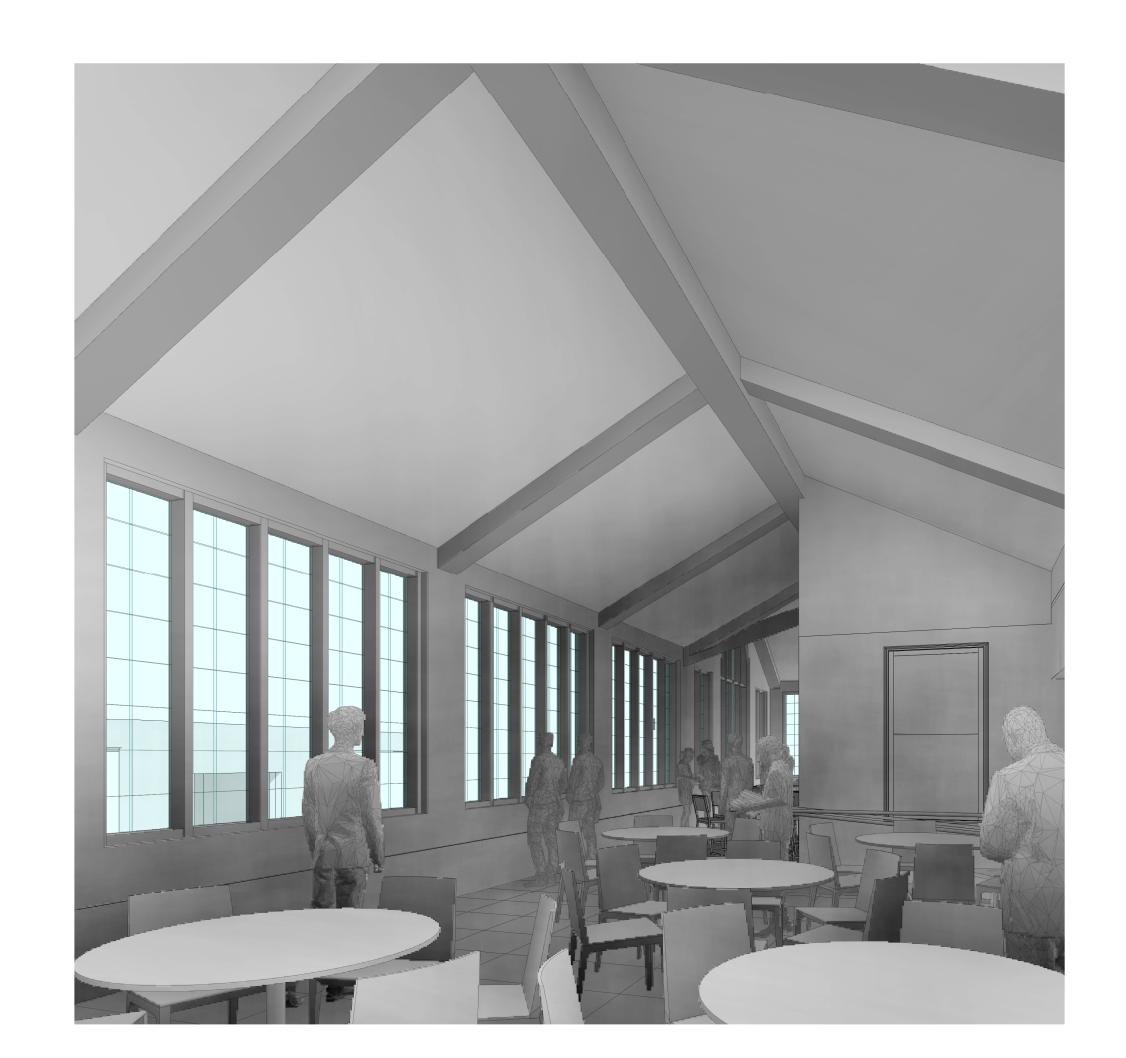
25.1394.000

EXISTING CONDITION PHOTOGRAPHS (PLANNING)

A00.004.



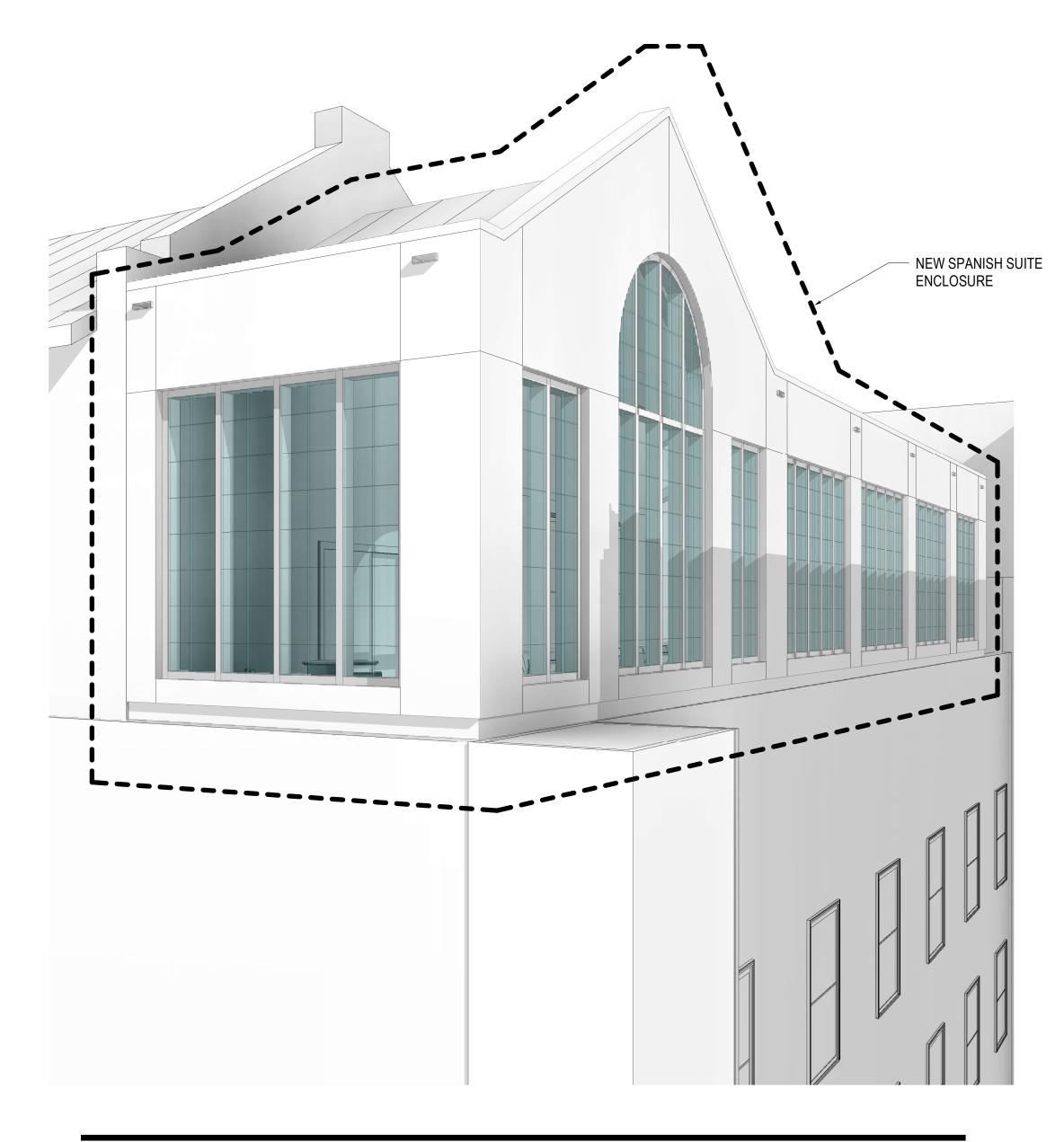




PROPOSED SPANISH SUITE TERRACE INTERIOR



PROPOSED SPANISH SUITE TERRACE INTERIOR



PROPOSED SPANISH SUITE TERRACE EXTERIOR



PROPOSED SPANISH SUITE TERRACE INTERIOR SCALE:

THE CLIFT **ROYAL SONESTA** HOTEL

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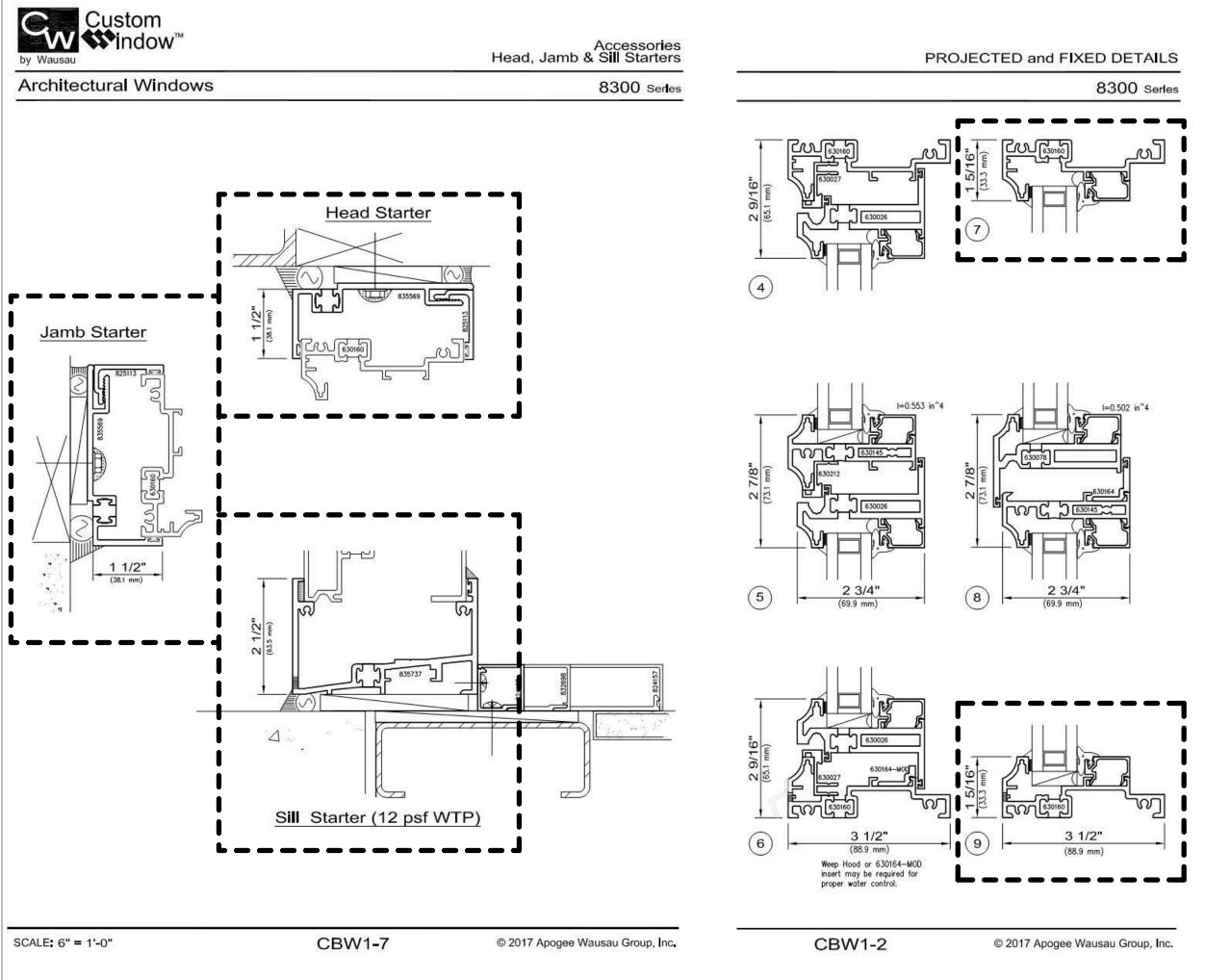
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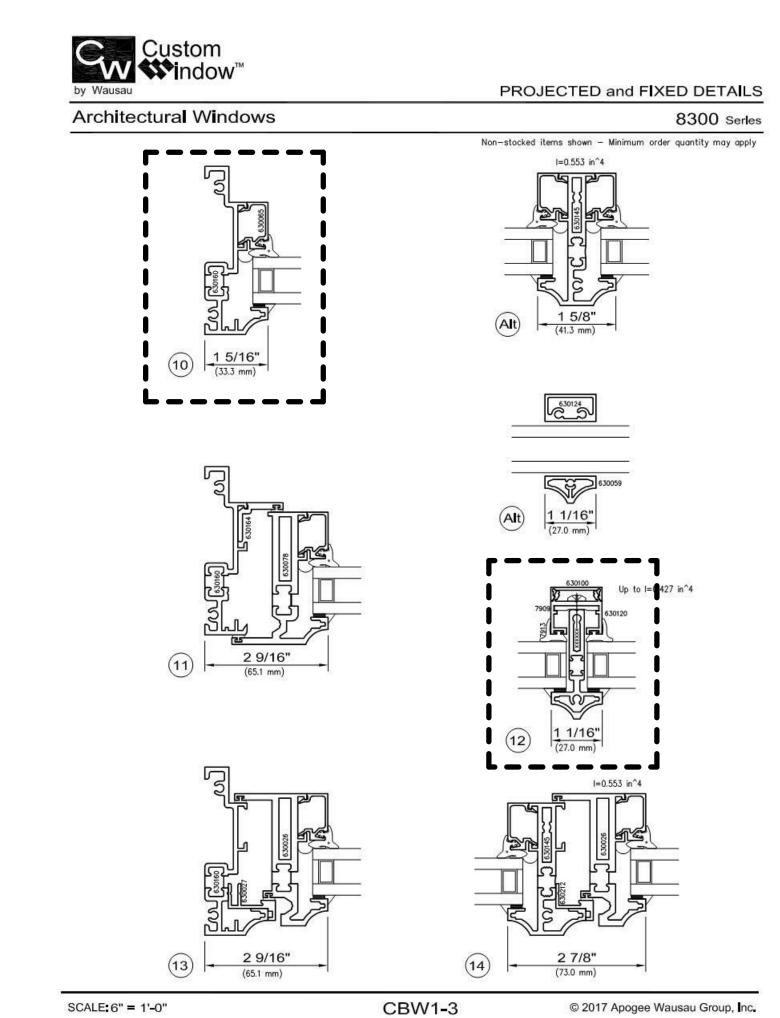
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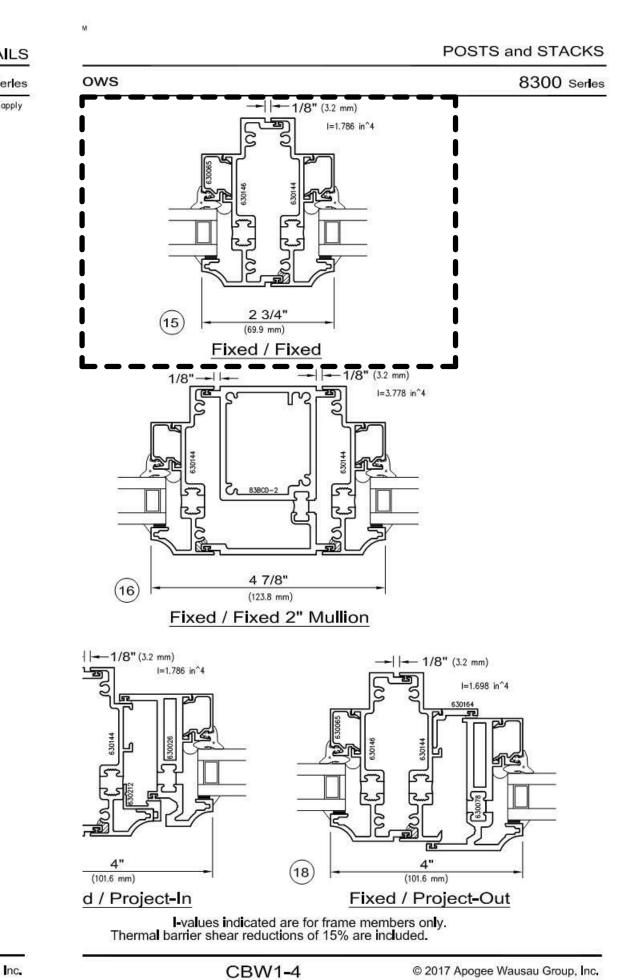
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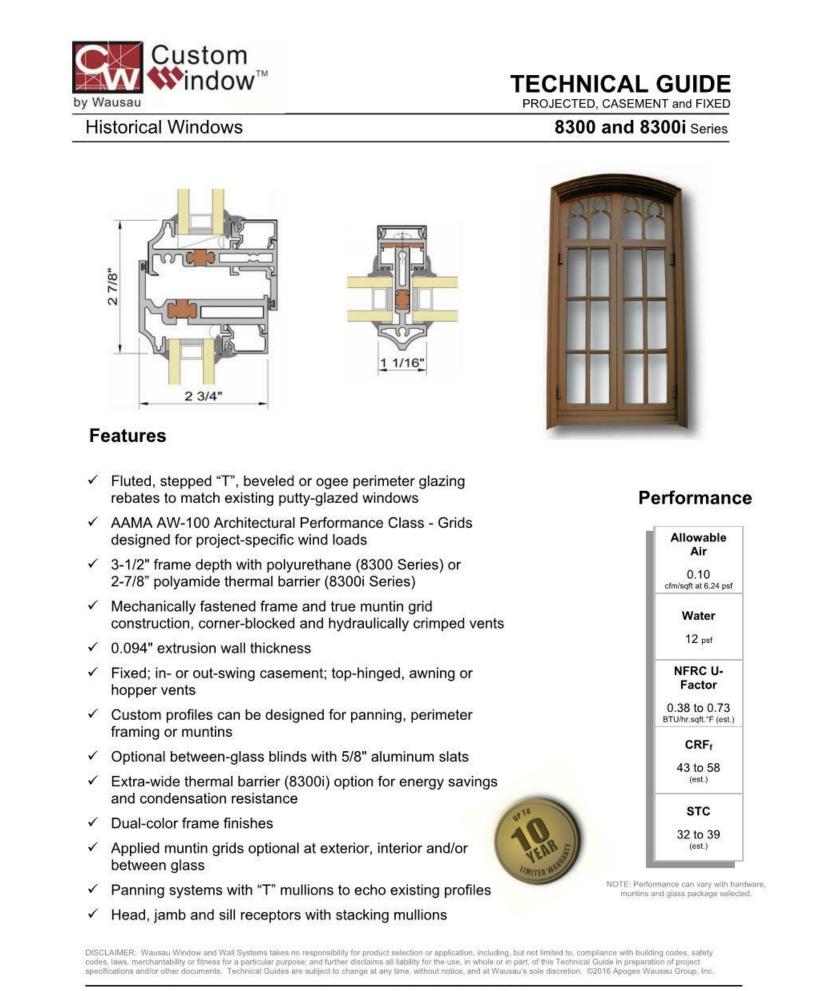
MATERIALS, CUT SHEETS, & REFERENCE IMAGES

PROPOSED WINDOW ASSEMBLY SYSTEM PRODUCT DATA & DETAILS









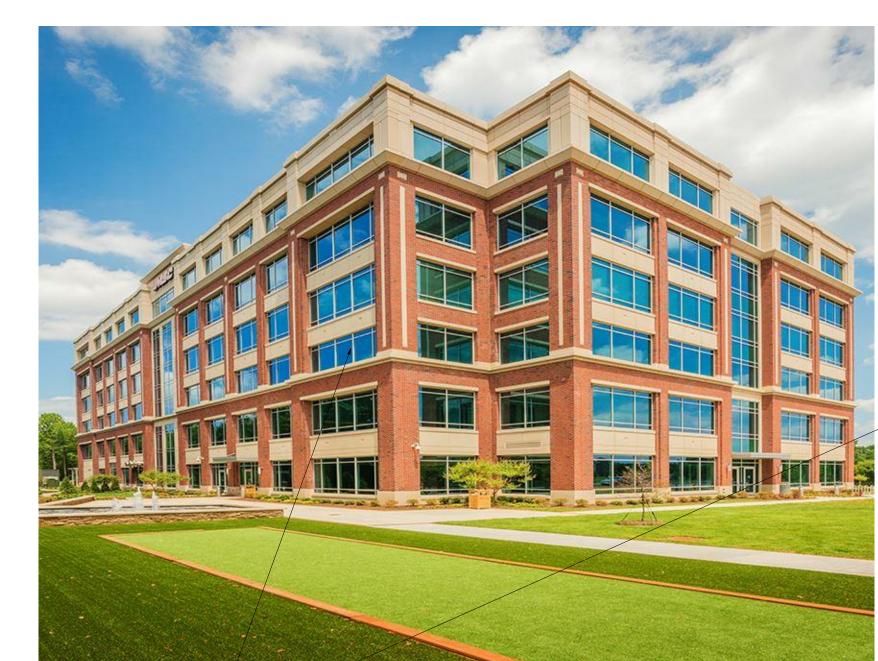
7800 International Drive . Wausau, WI 54401 . Phone 715.846.2161 . Fax 715.846.4350 . www.wausauwindow.com

CW50 GLAZED ALUMINUM CURTAIN WALL

SPECIFICATION SECTION: 08 44 13
MANUFACTURER: WAUSAU - CUSTOM HISTORICAL
PRODUCT NAME: 8300 SERIES MATERIAL: ALUMINUM COLOR: CLEAR ANNODIZED

LOCATION: SPANISH SUITE TERRACE ENCLOSURE

PROPOSED EXTERIOR GLAZING PRODUCT DATA & DETAILS



VUE 1-50 PRECEDENT IMAGES

DAVIDSON, NORTH CAROLINA -

MSC INDUSTRIAL SUPPLY HEADQUARTERS BLDG.









1" (25mm) Insulating VUE1-50

PERFORMANCE DATA

Transmittance	
Visible Light	48%
Solar Energy	20%
UV	5%

Reflectance

11% Visible Light-Exterior 11% Visible Light-Interior 26% Solar Energy

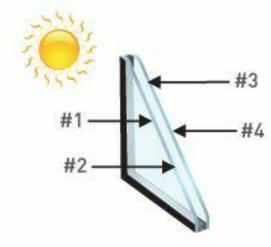
NFRC U-Value

0.29 Btu/(hr x sqft x 0.26 Btu/(hr x sqft x Summer Shading Coefficient (SC) 0.29

62 Btu/(hr x sqft)

Relative Heat Gain Solar Heat Gain Coefficient

0.25 1.92



GL50 GLAZING

1/4" (6mm) clear VUE-50 #2

1/4" (6mm) clear

1/2" (13.2mm) space - air filled

SPECIFICATION SECTION: 08 80 00 MANUFACTURER: VIRACON - VUE 1-50 PRODUCT NAME: 1" INSULATING UNIT ENERGY EFFICIENCY: COMPLIES WITH PRESCRIPTIVE ENVELOPE CRITERIA TABLE 140.3-B NOTES: SPANISH SUITE TERRACE ENCLOSURE

NOTE: THE MATERIAL SPECIFICATIONS ARE PROVIDED TO SHOW DESIGN INTENT ONLY. PERFORMANCE & MANUFACTURER CRITERIA ARE NOTE: INTERIOR MOTORIZED WINDOW TREATMENT WILL BE SUBJECT TO CHANGE. PRECEDENT IMAGES ARE PROPOSED TO MITIGATE THERMAL GAINS SHOWN FOR MATERIAL REFERENCE ONLY AND MAY NOT REFLECT WHAT WILL BE INSTALLED.

THE CLIFT **ROYAL SONESTA** HOTEL

495 Geary Street, San Francisco, CA 94102

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Date Description
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THE CLIFT ROYAL SONESTA HOTEL

Project Number

25.1394.000 Description

SCHEDULES & CUT SHEETS (PLANNING)

Scale

A00.010.

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- 3½" MIN. 22 GA. MIN. STEEL STUDS

-2 LAYERS OF WATER RESISTANT BARRIER, 30 LB. FELT MIN.

SHEATHING BOARD NOTE: 1/8" GAP BETWEEN

SHEETS OF PLYWOOD OR OSB AT VERTICAL AND HORIZONTAL JOINTS

- SELF-FURRING LATH NOTE: SCREW LATH INTO STUDS FOR EXTERIOR GYPSUM SHEATHING

International Masonry Institute

team MASONRY DETAILING SERIES

800-IMI-0988 www.imiweb.org © 2011 INTERNATIONAL MASONRY INSTITUTE NEW PLASTER COLOR

TO MATCH EXISTING

PAINTED BRICK

H

H

PROPOSED STUCCO ASSEMBLY

FINISH COAT-

DETAIL 09.080.0101

PS50 PORTLAND CEMENT STUCCO

SPECIFICATION SECTION: 09 24 23
MANUFACTURER: CALIFORNIA STUCCO OR EQUAL
MATERIAL: 3-COAT CEMENT PLASTER OVER METAL COLOR: TO MATCH EXISTING BRICK COLOR LOCATION: SPANISH SUITE TERRACE ENCLOSURE

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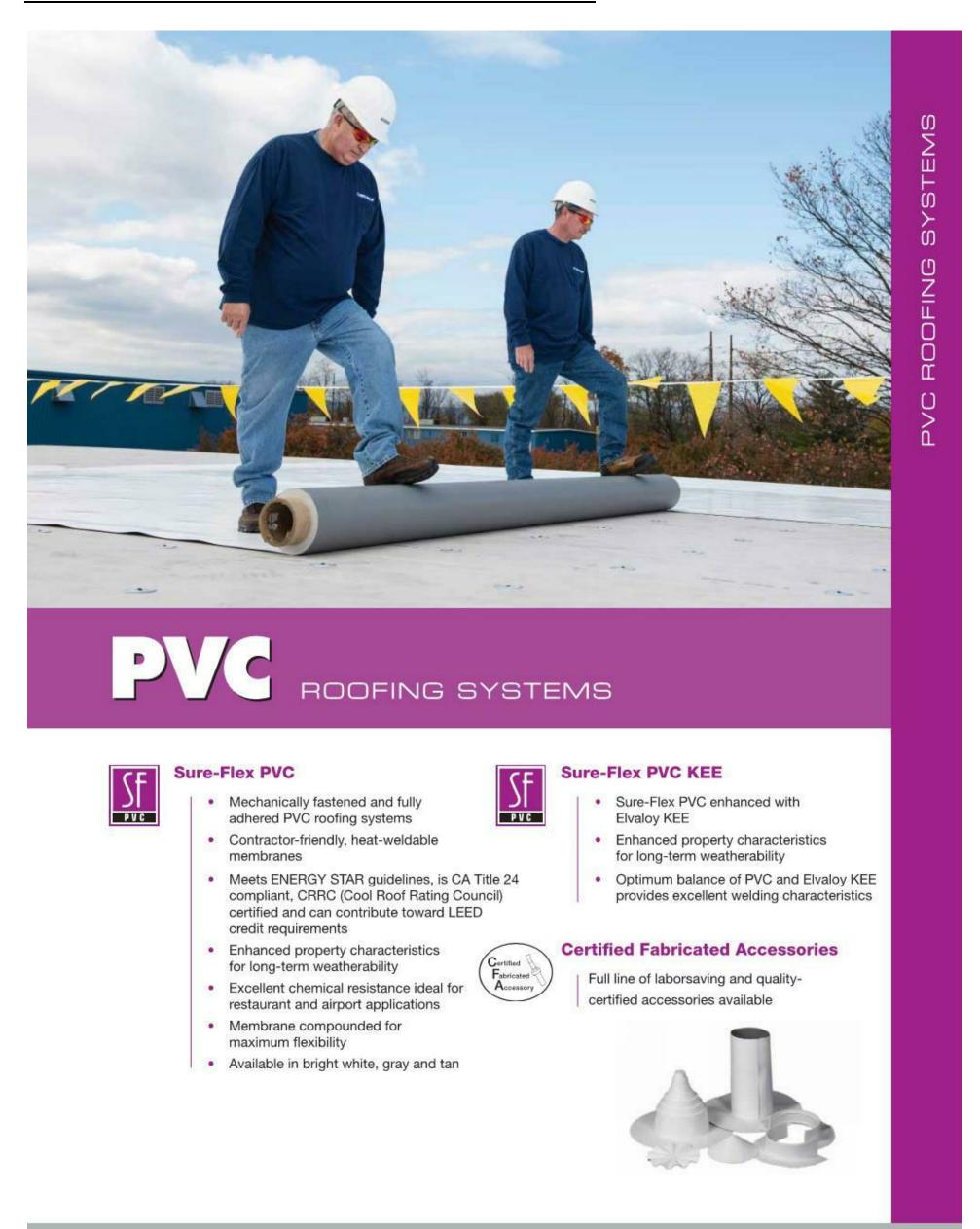
PROPOSED PVC ROOFING SYSTEM PRODUCT DATA

CEMENT PLASTER 1/4" SCRATCH COAT— BASE COAT W/ LATH EMBEDDED

1/2" BROWN COAT—

REV. 12/18/09

STUCCO ASSEMBLY SHEATHED CONSTRUCTION, STEEL FRAMING







PVC ROOFING WITH CONTOUR RIBS

RF01 ROOFING

SPECIFICATION SECTION: 07 54 19 MANUFACTURER: CARLISLE OR EQUAL PRODUCT NAME: SURE-FLEX PVC W/ CONTOUR RIB MATERIAL: PVC ROOFING WITH DECORATIVE RIBS COLOR: LIGHT GRAY INSTALLATION PATTERN: REFER TO ROOF PLAN LOCATION: SPANISH SUITE TERRACE ROOF

2 07/16/2018 ISSUED FOR CITY OF SAN FRANCISCO

PLANNING REVIEW

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Seal / Signature

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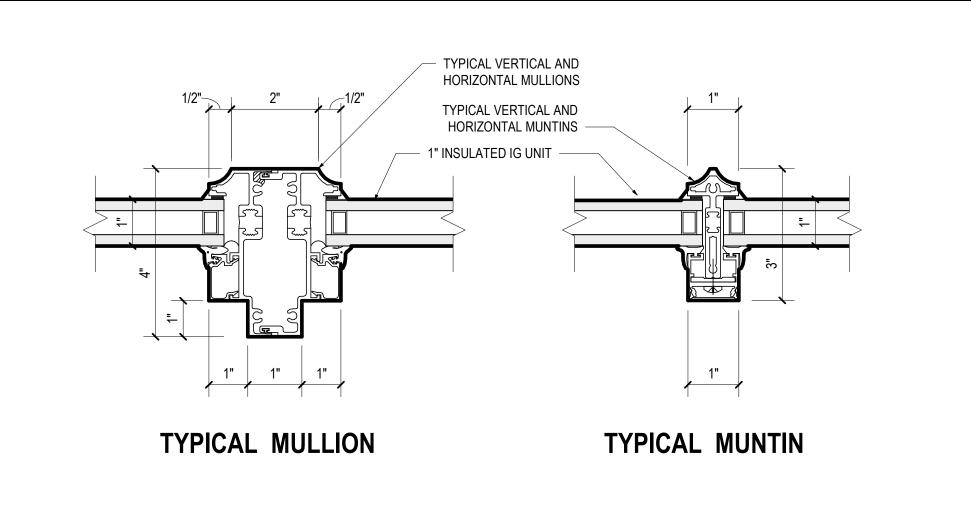
Project Name

THE CLIFT ROYAL SONESTA HOTEL Project Number

25.1394.000

SCHEDULES & CUT SHEETS (PLANNING)

A00.011.



TYVEK STUCCO WRAP (OR APPROVED EQUAL) ACTING AS SECONDARY DRAINAGE PLANE BEHIND STUCCO 7/8" PORTLAND CEMENT STUCCO ON METAL LATH SMOOTH FINISH, COLOR TO MATCH PAINTED HOTEL BRICK FACADE FLUID-APPLIED EXTERIOR AIR & WEATHER BARRIER COLOR-MATCHED PREFINISHED ALUMINUM FLASHING OVER SILL WALL. FLASH
 UP WALL BEHIND THE CURTAIN WALL BLOCKING. SLOPE SILL 1/2" PER FOOT MIN 5/8" EXTERIOR GRADE GLASS-MAT FACED GYPSUM CORE EXTERIOR SHEATHING COLD-FORM METAL FRAMING WITH CONTINUOUS BATT - CONTINUOUS SEALANT & BACKER ROD INSULATION -- WAUSAU 8300 SERIES HISTORICAL RENOVATION WINDOW SYSTEM - 1" INSULATED, TEMPERED, DUAL PANE WINDOW ASSEMBLY WITH LOW-E COATING BLOCKING AS REQUIRED - CONTINUOUS WOOD WINDOW TRIM CASING

THE CLIFT **ROYAL SONESTA** HOTEL

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Tel 415.433.3700 Fax 415.836.4599

TYP DETAIL - SPANISH SUITE MULLION & MUNTINS

TYP DETAIL - SPANISH SUITE WINDOW HEAD

2' - 0"

8' - 0"

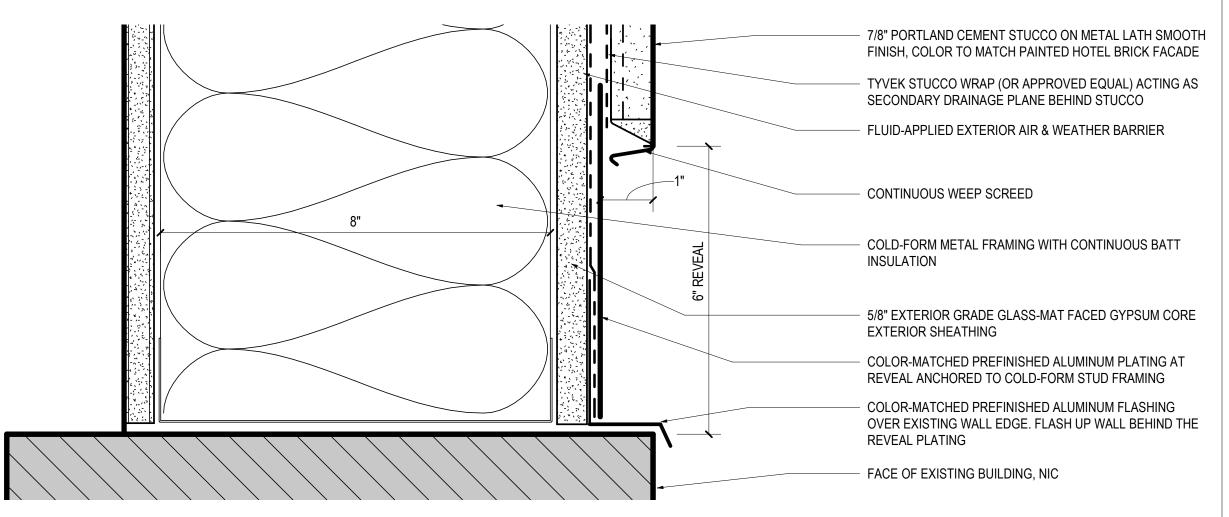
2' - 0"

COLD-FORM METAL FRAMING WITH CONTINUOUS BATT INSULATION 5/8" EXTERIOR GRADE GLASS-MAT FACED GYPSUM CORE EXTERIOR SHEATHING FLUID-APPLIED EXTERIOR AIR & WEATHER BARRIER TYVEK STUCCO WRAP (OR APPROVED EQUAL) ACTING AS SECONDARY DRAINAGE PLANE BEHIND STUCCO 7/8" PORTLAND CEMENT STUCCO ON METAL LATH SMOOTH FINISH, COLOR TO MATCH PAINTED HOTEL BRICK FACADE COLOR-MATCHED PREFINISHED ALUMINUM HEAD FLASHING. FLASH INTO WALL BEHIND THE CURTAIN WALL CONTINUOUS SEALANT & BACKER ROD WAUSAU 8300 SERIES HISTORICAL RENOVATION WINDOW SYSTEM CONTINUOUS WOOD WINDOW TRIM CASING - 1" INSULATED, TEMPERED, DUAL PANE WINDOW ASSEMBLY WITH LOW-E COATING

1" INSULATED, TEMPERED, DUAL PANE WINDOW ASSEMBLY WITH LOW-E 4 1/2" - CONTINUOUS WOOD WINDOW TRIM CASING - WAUSAU 8300 SERIES HISTORICAL RENOVATION WINDOW SYSTEM CONTINUOUS SEALANT & BACKER ROD COLOR-MATCHED PREFINISHED ALUMINUM FLASHING OVER SILL WALL. FLASH UP WALL BEHIND THE CURTAIN WALL BLOCKING. SLOPE SILL 1/2" - CONTINUOUS SILL BLOCKING AS REQUIRED ===== 7/8" PORTLAND CEMENT STUCCO ON METAL LATH SMOOTH FINISH, COLOR TO MATCH PAINTED HOTEL BRICK FACADE TYVEK STUCCO WRAP (OR APPROVED EQUAL) ACTING AS SECONDARY DRAINAGE PLANE BEHIND STUCCO FLUID-APPLIED EXTERIOR AIR & WEATHER BARRIER COLD-FORM METAL FRAMING WITH CONTINUOUS BATT INSULATION - 5/8" EXTERIOR GRADE GLASS-MAT FACED GYPSUM CORE EXTERIOR SHEATHING

TYP DETAIL - SPANISH SUITE WINDOW SILL

TYP DETAIL - SPANISH SUITE WINDOW JAMB



Seal / Signature

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THE CLIFT ROYAL SONESTA HOTEL Project Number 25.1394.000

EXTERIOR DETAILS (PLANNING)

As indicated

A00.012.

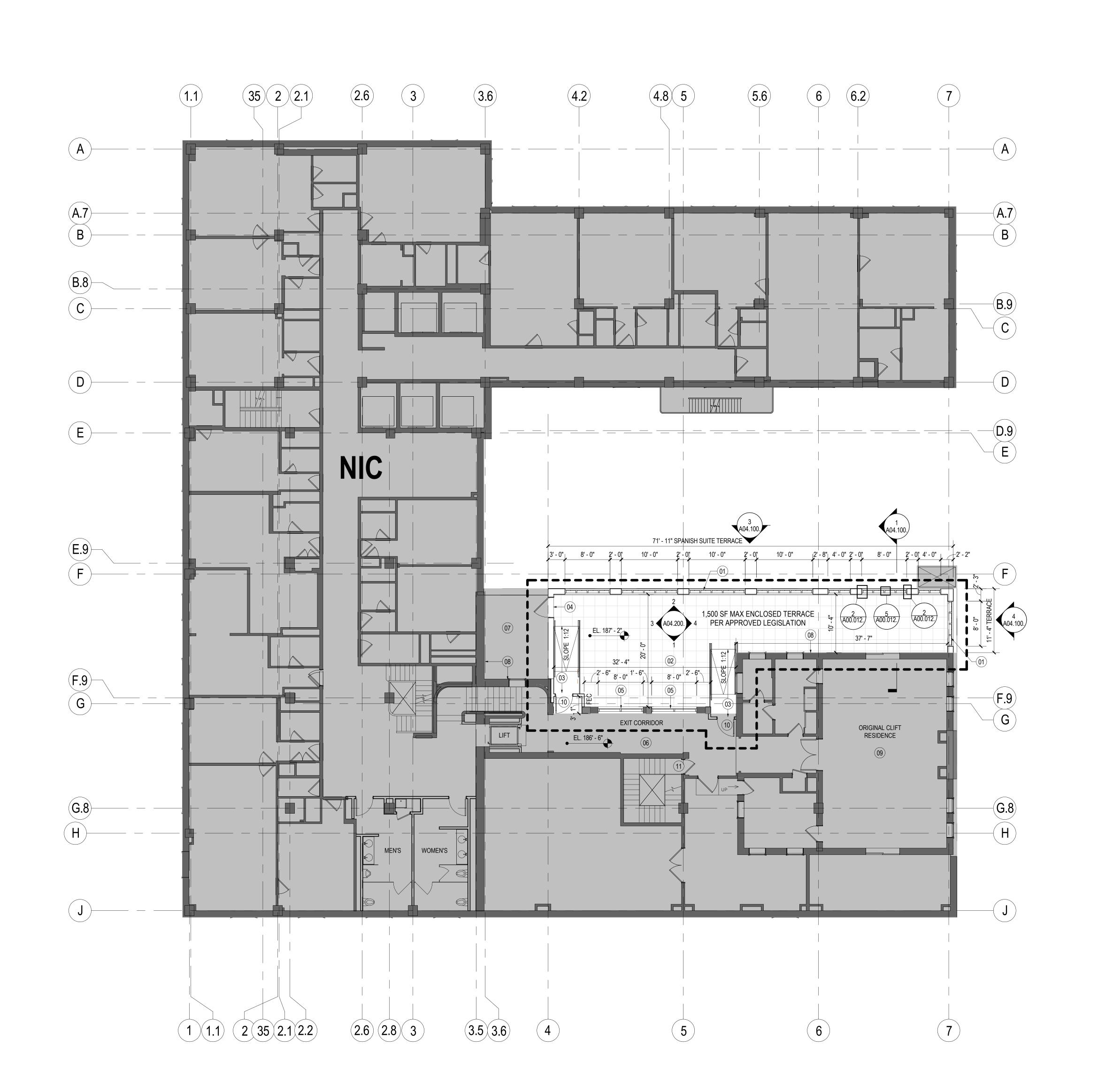
TYP DETAIL - SPANISH SUITE ARCHED WINDOW SCALE: 1 1/2" = 1'-0"

2' - 0"

TYP DETAIL - SPANISH SUITE TO EXISTING BLDG

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SHEET NOTES

- 01 NEW EXTERIOR WALL W/ FIXED GLAZING ASSEMBLY MOUNTED ATOP THE EXISTING
- 02 NEW ENCLOSED SPANISH SUITE AREA 03 NEW RAMP AND DOOR TO EXISTING CORRIDOR
- 04 NEW EXTERIOR WALL AND DOOR TO ACCESS ROOF AREA
- 05 NEW INTERIOR WINDOWS IN EXISTING WALL
- 06 EXISTING BUILDING CORRIDOR 07 EXISTING OPEN ROOF AREA
- 08 EXISTING WALLS TO REMAIN 09 EXISTING CLIFT RESIDENCE / SPANISH SUITE TO
- 10 NEW INTERIOR DOOR & WALLS FOR TERRACE
- ENTRY/EXIT 11 STAIR DOOR AND ENTRANCE TO STAIR TO BE DEVELOPED AND MODIFIED FOR LIFE SAFETY

Gensler

HOTEL

THE CLIFT

ROYAL SONESTA

495 Geary Street, San Francisco, CA 94102

45 Fremont Street Tel 415.433.3700 Fax 415.836.4599 Suite 1500 San Francisco, CA 94105 United States

GENERAL NOTES

- EXISTING WALLS, WINDOWS, DOORS, AND DEVICES OF THE CLIFT RESIDENCE WILL NOT BE REMOVED AND WILL BE PROTECTED DURING CONSTRUCTION
- ALL EXISTING TERRACE PARAPET WALLS TO REMAIN. NEW CONSTRUCTION WILL BE DETAILED AS NOT TO DAMAGE THE EXISTING ARCHITECTURE. FURTHER STRUCTURAL INVESTIGATION IS REQUIRED TO UNDERSTAND THE CAPABILITY OF THE EXISTING ROOF STRUCTURE AND LOADS.
- ∆ Date Description
- 1 5/25/2018 ISSUED FOR CITY OF SAN FRANCISCO PLANNING REVIEW 2 07/16/2018 ISSUED FOR CITY OF SAN FRANCISCO
- PLANNING REVIEW 3 08/24/2018 REISSUED FOR COSF PLANNING REVIEW
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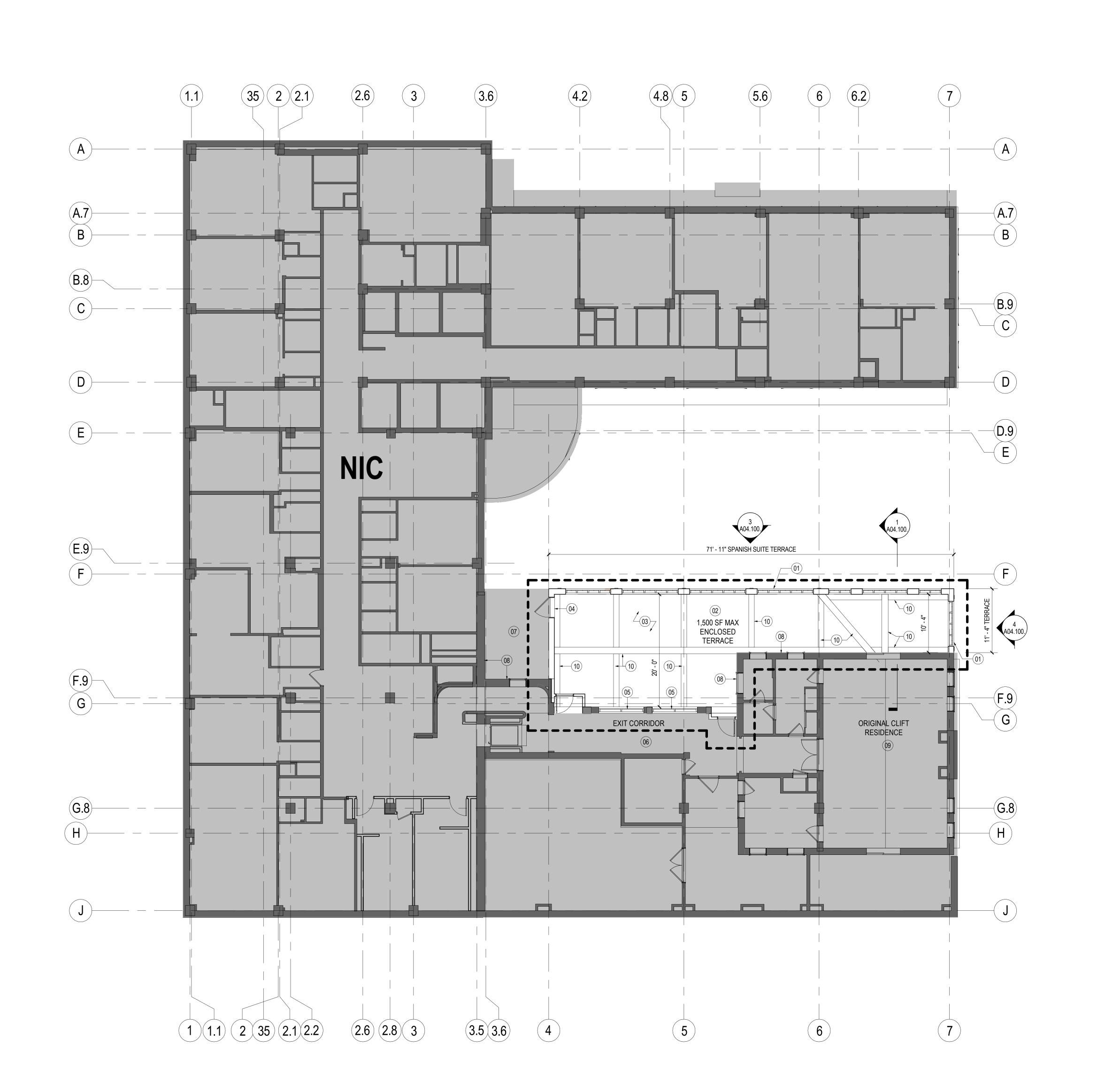
THE CLIFT ROYAL SONESTA HOTEL
Project Number

25.1394.000

LEVEL 15 - FLOOR PLAN (PLANNING)

1/8" = 1'-0"

A02.215.



SHEET NOTES

- 01 NEW EXTERIOR WALL W/ FIXED GLAZING
- ASSEMBLY 02 NEW ENCLOSED SPANISH SUITE AREA
- 03 NEW VAULTED GYP BOARD CEILING 04 NEW EXTERIOR WALL AND DOOR TO ACCESS
- **ROOF AREA**
- 05 NEW INTERIOR WINDOWS IN EXISTING WALL 06 EXISTING BUILDING CORRIDOR
- 07 EXISTING OPEN ROOF AREA 08 EXISTING WALLS TO REMAIN
- 09 EXISTING CLIFT RESIDENCE / SPANISH SUITE TO
- 10 NEW VAULTED AND EXPOSED RAFTER FRAMING

THE CLIFT **ROYAL SONESTA** HOTEL

495 Geary Street, San Francisco, CA 94102

Gensler

45 Fremont Street Suite 1500 San Francisco, CA 94105 Tel 415.433.3700 Fax 415.836.4599 United States

riangle Date Description

1 5/25/2018 ISSUED FOR CITY OF SAN FRANCISCO PLANNING REVIEW

2 07/16/2018 ISSUED FOR CITY OF SAN FRANCISCO PLANNING REVIEW

3 08/24/2018 REISSUED FOR COSF PLANNING REVIEW 4 08/31/2018 REISSUED FOR COSF PLANNING REVIEW

NOT FOR CONSTRUCTION
DRAWINGS ARE PRELIMINARY AND FOR REVIEW ONLY

Project Name

THE CLIFT ROYAL SONESTA

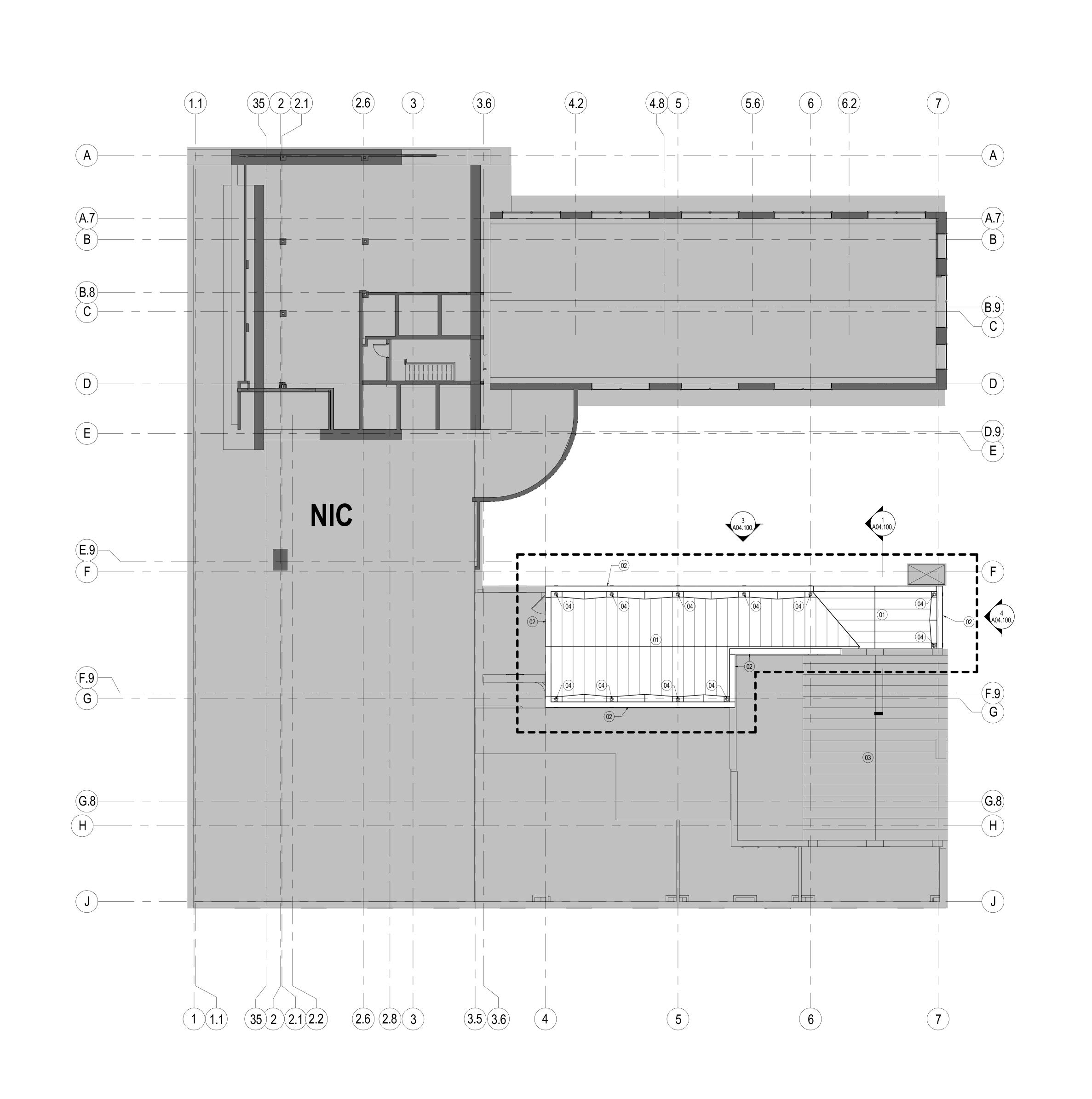
HOTEL
Project Number

25.1394.000

LEVEL 15 - REFLECTED CEILING PLAN (PLANNING)

1/8" = 1'-0"

A02.615.



SHEET NOTES

- 01 NEW ROOF SYSTEM ABOVE SPANISH SUITE TERRACE. TPO MEMBRANE WITH DECORATIVE
- WELDED RIBS 02 NEW PARAPET WALL WITH COLOR-MATCHED
- 03 EXISTING ROOF OF CLIFT RESIDENCE
 04 NEW PRIMARY ROOF DRAIN WITH THRU-WALL
 OVERFLOW SCUPPER

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GENERAL NOTES

- A. THE EXISTING ROOF AND ROOF
 ACCESSORIES OF THE CLIFT RESIDENCE TO
 REMAIN AND WILL BE PROTECTED DURING CONSTRUCTION.
- THE NEW ROOFS ENCLOSING THE TERRACE WILL BE DETAILED AS NOT TO DAMAGE THE EXISTING CLIFT RESIDENCE WALLS / ROOF.
- C. THE HIGHEST POINT OF NEW ROOFS TO REMAIN LOWER THAN THE EXISTING CLIFT RESIDENCE ROOF.
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Seal / Signature

THE CLIFT ROYAL SONESTA

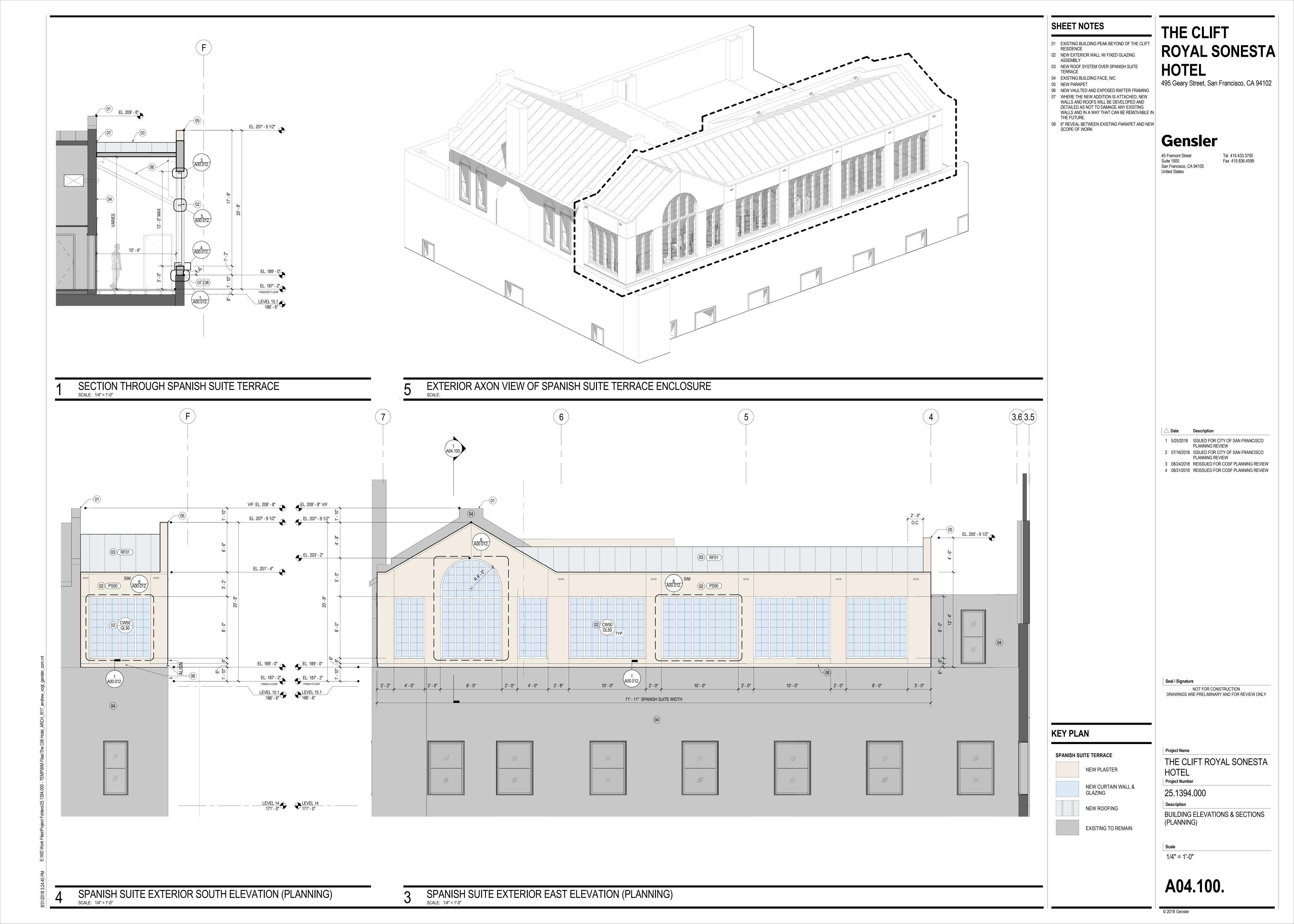
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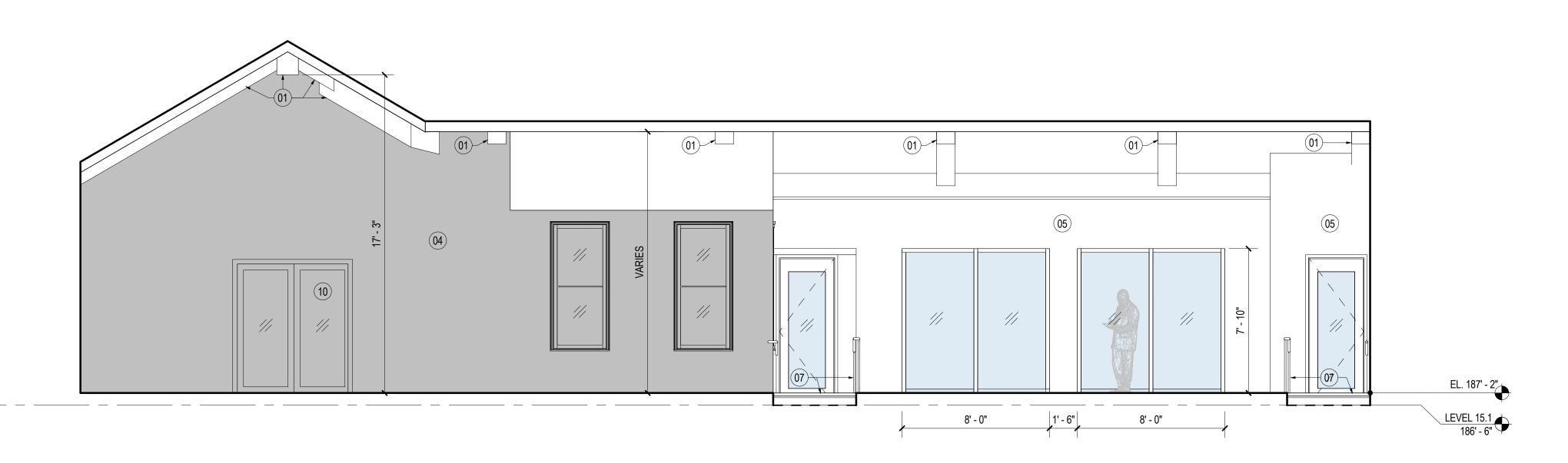
25.1394.000

LEVEL 15 - ROOF PLAN (PLANNING)

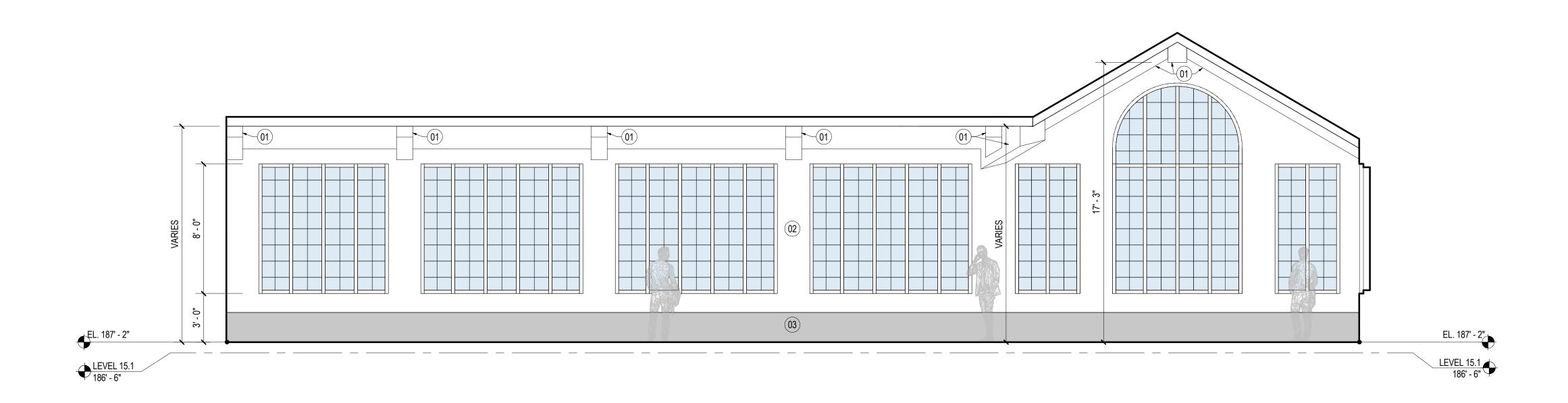
1/8" = 1'-0"

A02.815.

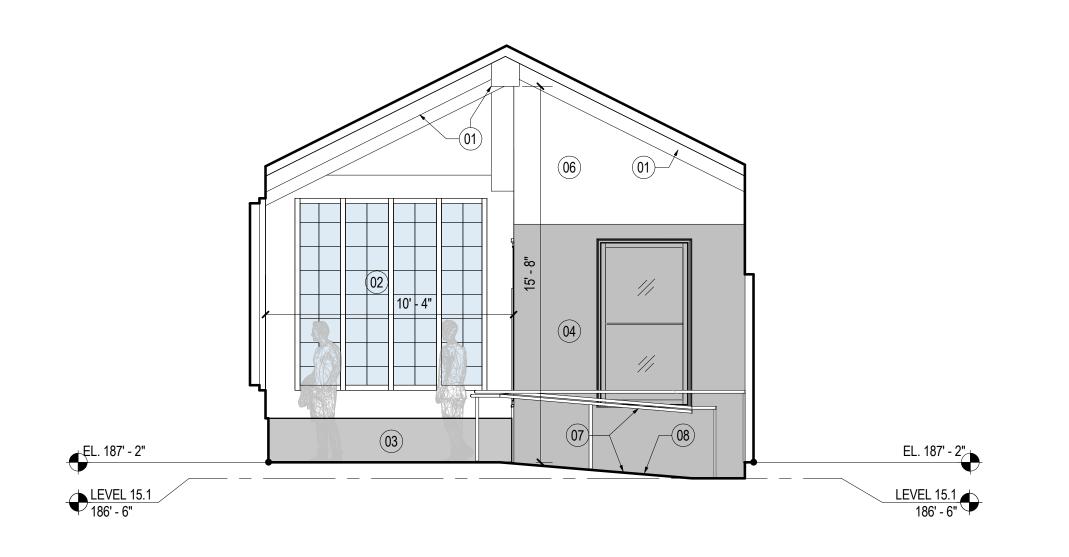




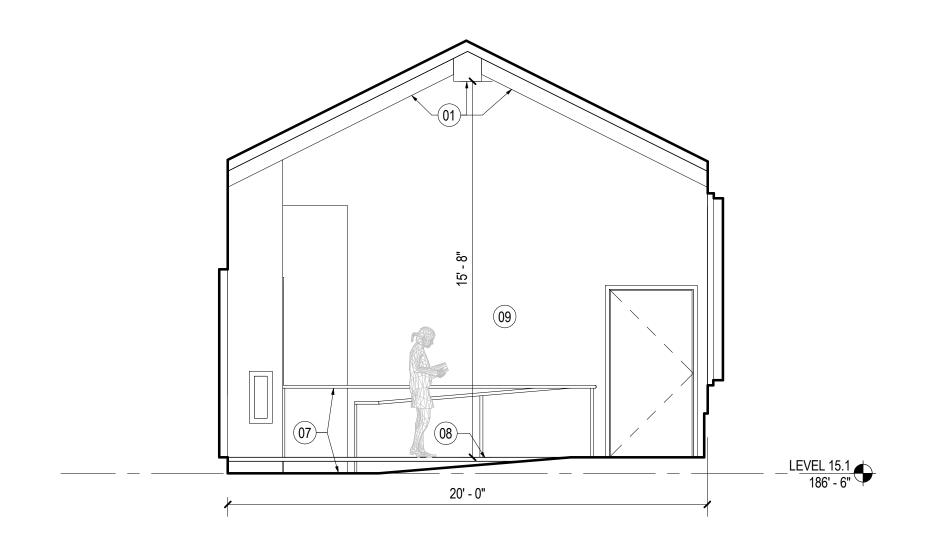
INTERIOR WEST ELEVATION - SPANISH SUITE SCALE: 1/4" = 1'-0"



INTERIOR EAST ELEVATION - SPANISH SUITE



INTERIOR SOUTH ELEVATION - SPANISH SUITE
SCALE: 1/4" = 1'-0"



INTERIOR NORTH ELEVATION - SPANISH SUITE SCALE: 1/4" = 1'-0"

SHEET NOTES

- 01 NEW VAULTED AND EXPOSED RAFTER FRAMING 02 NEW EXTERIOR WALL W/ FIXED GLAZING
- ASSEMBLY 03 EXISTING PARAPET TO REMAIN
- 04 EXISTING WALL TO REMAIN 05 NEW INTERIOR WINDOWS AND DOORS FOR
- TERRACE ENTRY/EXIT 06 NEW PORTION OF WALL INFILL
- 07 NEW RAMP & HANDRAILS TO EXISTING CORRIDOR 08 NEW PAVER FINISH & PEDESTAL SYSTEM 09 NEW EXTERIOR WALL AND DOOR TO ACCESS ROOF AREA
- 10 EXISTING SLIDING DOORS TO REMAIN

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KEY PLAN

EXISTING TO REMAIN

NEW CONSTRUCTION

HOTEL
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INTERIOR ELEVATIONS (PLANNING)

THE CLIFT ROYAL SONESTA

1/4" = 1'-0"

A04.200.

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