



SAN FRANCISCO PLANNING DEPARTMENT

Major Permit to Alter Case Report Consent Calendar

HEARING DATE: DECEMBER 5, 2018

Filing Date: August 27, 2018
Case No.: 2018-011663PTA-02
Project Address: 500 SUTTER STREET
Conservation District: Kearny-Market-Mason-Sutter
Building Category: Category I (Significant Building)
Zoning: C-3-R (Downtown-Retail)
80-130-F Height and Bulk District
Block/Lot: 0284/004
Applicant: Patrick Sanchez
FORGE
500 Montgomery Street
San Francisco, CA 94111
Staff Contact Jonathan Vimr - (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By Tim Frye - (415) 575-6822
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PROPERTY DESCRIPTION

Historically known as the Physician's Building, the subject building is a Category I (Significant) Building located within the Kearny-Market-Mason-Sutter (KMMS) Conservation District and the C-3-R (Downtown Retail) Zoning and the 80-130-F Height and Bulk Districts.

Constructed in 1914, the Physician's Building is the last of the distinctive U-plan office buildings designed by Frederick Meyer. Located at the northwest corner of Powell and Sutter Streets, the subject building is a 9-story structure with terra cotta decorated stringcourse and dentils separating the base from the shaft. The richly ornamented building has a three-part vertical composition with glazed storefronts at the base and a two-story arcaded capital. Above the altered ground floor, the brick shaft is characterized by vertical terra cotta bands of paired windows and double hung wood sash. A second ornamented string course separates the 7th and 8th stories with the 8th story comprised of an arcaded section below a richly ornamented projecting cornice. The top (9th) floor was a 1932 addition designed by Kent and Haas.

The Physician's Building is a major element in the cohesive groups of buildings along Powell Street, and makes a strong visual statement with its massing and textural detail. It has an important relationship to the group of structures diagonally across the intersection, which includes The Sir Francis Drake at 432 Powell and the two PG&E buildings at 445 and 447 Sutter Street.

PROJECT DESCRIPTION

The proposal is to install a roof-mounted powered davit carriage and track system for the purposes of window washing and exterior maintenance. The project would more specifically include the following scopes of work:

- Extending the parapet columns above the existing roof to provide support for the new system;
- Adding a new parapet wall behind the existing parapet wall, extending approximately 8" above the existing parapet height to conceal the new roof mounted structure;
- Extend the parapet to the height of the structure in order to conceal the new roof mounted system;
- Replace the existing composite shingles covering the decorative cornice with a new galvanized sheet metal cap; and
- Install a new safety rail behind the new (extended) parapet wall. This railing will have a height of approximately 3'-6" above the roof level (1'-9" above the new parapet wall) and painted to match the color of the historic terra cotta;

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 not change the use of the property as it is limited to the installation of a new roof-mounted maintenance system to improve cleaning and preservation of the subject building's exterior.

- 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. The new parapet and equipment additions will be limited to the existing parapet and roof of the building, just above the decorative cornice of the building's 9th floor 1932 addition. The new work will not result in the removal of distinctive features, and will have limited to no visibility from the surrounding public rights-of-way. The new davits can be folded down when not in use and will be fully obscured in that position.

- 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 extended parapet will be clad with panelized metal cladding that will cover the full height of the new parapet to avoid any horizontal joints. These panels will be painted with a finish matching the color of the existing cornice and historic terra cotta below. The safety rail beyond the new parapet will be painted with a lighter color (Benjamin Moore Antique White OC-83, or equivalent) to minimize its visibility from the public right-of-way.

- 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. As designed, the new system will be limited to the parapet and roof level; no character-defining features at this level would be altered.

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 metal panels covering the top of the cornice and parapet wall will have a painted finish matching the color of the cornice and terra cotta below, while the safety railing will be painted a lighter tone (Benjamin Moore Antique White OC-83, or equivalent) to minimize its visibility from the public right-of-way. The design therefore utilizes a scale, materials, and finishes that are compatible with the building and surrounding district. No spatial relationships characterizing the property would be altered as the new system is limited to less than one story in height at the roof level, and will have limited to no visibility from surrounding public rights-of-way.

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 essential form and integrity of the building and district would be unimpaired were the proposed roof-mounted track system, safety railing, and new parapet to be removed in the future.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

A Major Permit to Alter for an essentially identical proposal (Case No. 2013.0247H) was approved with a similar condition by the Historic Preservation Commission on August 7, 2013. This entitlement was not acted on within three years, however, and therefore expired. The project sponsor is now seeking a new entitlement to reauthorize the proposal. The hearing packet for Case No. 2013.0274H has been included as an attachment to this hearing packet for reference.

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.

Proposed work will not damage or destroy distinguishing features or examples of craftsmanship that characterize the building and the surrounding district. The new window washing equipment and safety rail will be concealed behind the extension of the existing parapet walls, which are already located on the portion of the building that was added in 1932. The existing, original cornice line would not be altered.

Further, the new roof-mounted equipment and railing will be less than one story in height and will occupy less than 75% of the roof area as is consistent with the requirements of Article 11.

Given the height of the subject building, and that of adjacent properties, as well as the proposed finish colors, the new work will be minimally if at all visible from the surrounding public rights-of-way. As such, the project would be differentiated but compatible with the scale and character of the building through the use of an appropriate painted finish and a contemporary panelized metal cladding.

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 a Major Alteration to a Category I (Significant) 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 details and finish material samples to Planning Department preservation staff for review and approval.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Zoning Map
Site Photos
Project Plans and Renderings
Hearing Packet for Case No. 2013.0247H



SAN FRANCISCO PLANNING DEPARTMENT

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

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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) BUILDING LOCATED ON LOT 004 IN ASSESSOR’S BLOCK 0284. THE SUBJECT PROPERTY IS WITHIN A C-3-R (DOWNTOWN-RETAIL) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT, AND THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.

PREAMBLE

WHEREAS, on August 27, 2018, project sponsor Patrick Sanchez (“Applicant”) filed an application with the San Francisco Planning Department (“Department”) for a Permit to Alter to install a roof-mounted davit and carriage track system for the purposes of exterior building maintenance. The subject building is located on Lot 004 in Assessor’s block 0284, a Category I (Significant) 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 December 5, 2018, the Commission conducted a duly noticed public hearing on a Permit to Alter application No. 2018-011663PTA-02 ("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 WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2018-011663PTA-02 based on the following conditions and findings:

CONDITIONS

- As part of the Building Permit, the Project Sponsor shall provide final details and finish material samples to Planning Department preservation staff for review and approval.

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 will provide means of building maintenance;
- That the new work will utilize materials and finishes that are compatible and complimentary to the existing colors of the historic building material;
- That the proposal will not diminish any of the feature that characterize the building;
- That the architectural character of the subject building will be maintained and that new elements will not affect the building's overall appearance; 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 5.

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

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed 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 have no effect on existing 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 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 building and will therefore have no effect on industrial and service sector jobs.

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

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.

5. 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 **APPROVES WITH CONDITIONS a Permit to Alter** for the property located at Lot 004 in Assessor's Block 0284 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2018-011663PTA-02.

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 December 5, 2018.

Jonas P. Ionin
Commission Secretary

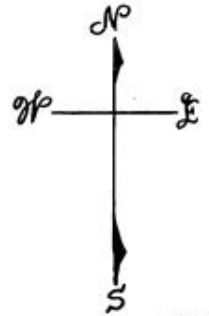
AYES: X

NAYS: X

ABSENT: X

ADOPTED: December 5, 2018

Parcel Map

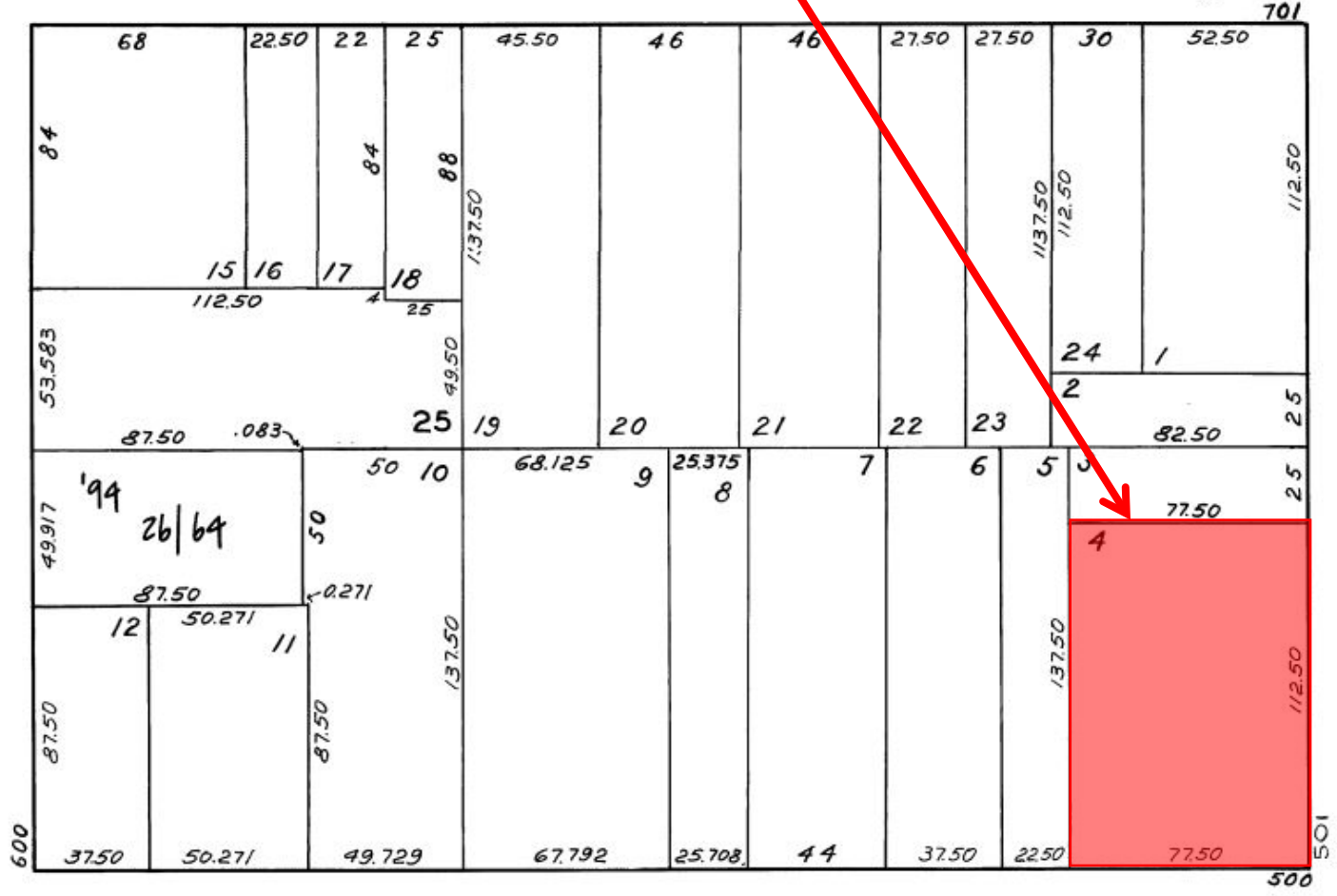


SUBJECT PROPERTY

BUSH

MASON

POWELL

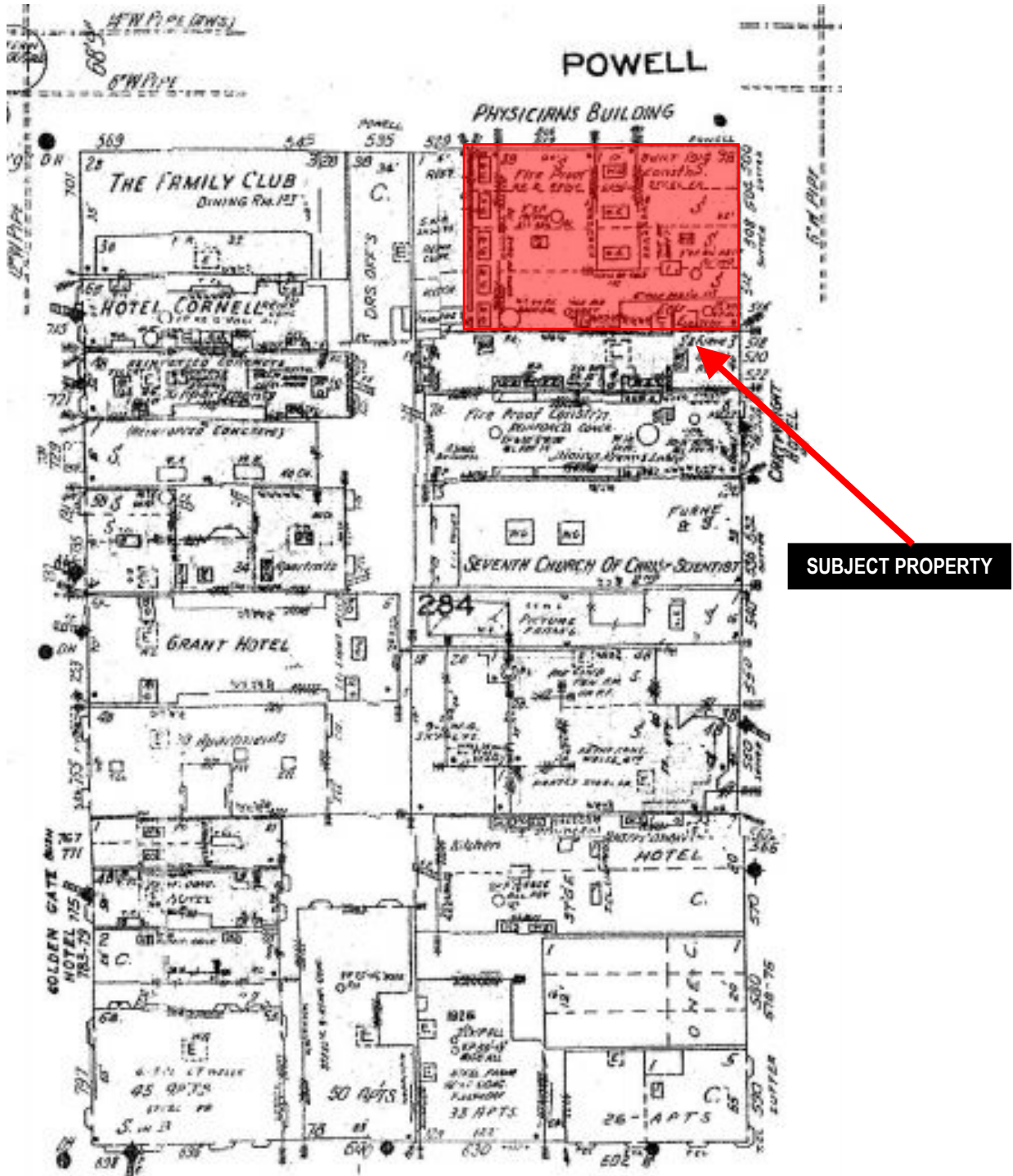


SUTTER



Permit to Alter
Case Number 2018-011663PTA-02
500 Sutter Street

Sanborn Map*



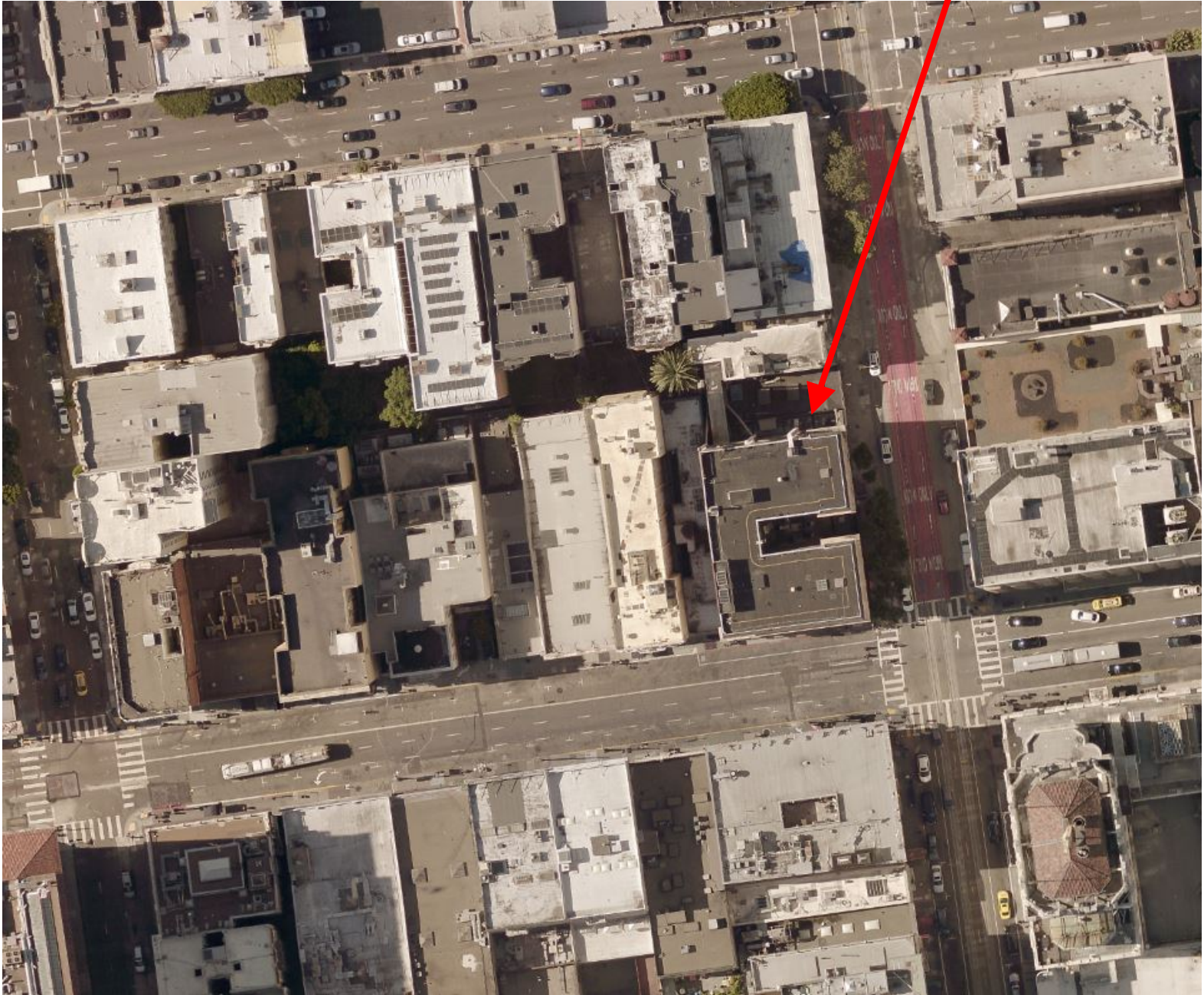
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Permit to Alter
Case Number 2018-011663PTA-02
500 Sutter Street

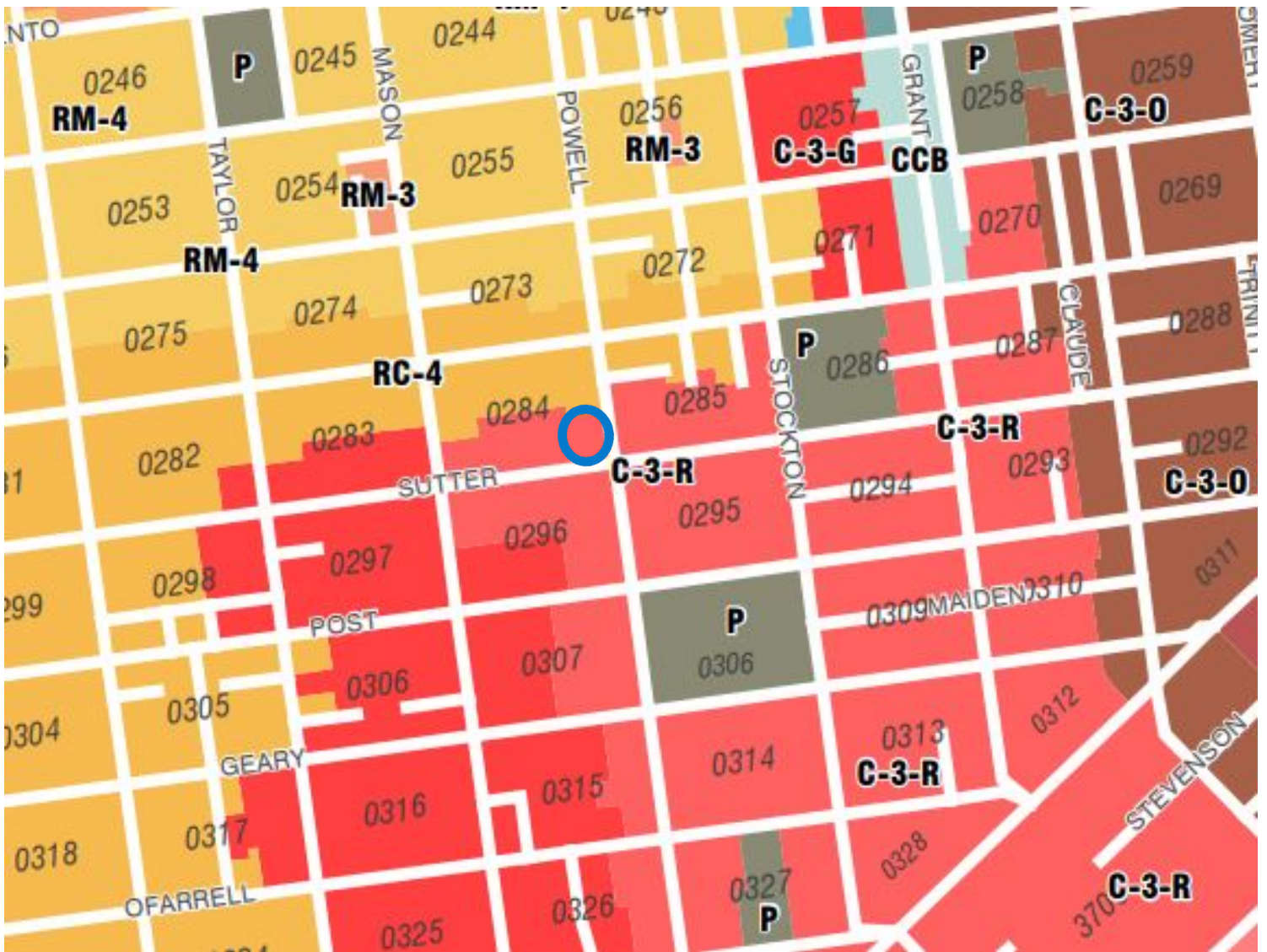
Aerial Photo

SUBJECT PROPERTY



Permit to Alter
Case Number 2018-011663PTA-02
500 Sutter Street

Zoning Map



Permit to Alter
Case Number 2018-011663PTA-02
500 Sutter Street

Site Photo



Permit to Alter
Case Number 2018-011663PTA-02
500 Sutter Street

Site Photo



Permit to Alter
Case Number 2018-011663PTA-02
500 Sutter Street

ROOF TOP WINDOW WASHING TRACK SYSTEM - 500 SUTTER STREET

FORGE

500 SUTTER STREET
SAN FRANCISCO, CA 94102

USL PROPERTY
MANAGEMENT, INC.



DELTA # SHEET ISSUE DATE
BUILDING PERMIT SUBMITTAL 08/01/2018
ISSUED FOR HPC 10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____
SIGNATURE _____ DATE _____
COVER SHEET

Project No. 201113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_pattich-forge.rvt
Scale As indicated
Author
Drawn By
Checked By Checker

Sheet No. G0.0
Produced on Revit FORGE © 2017

PROJECT DIRECTORY

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EUGENE TUAN

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FLYNN ROSENTHAL

MECHANICAL: GLUMAC
150 CALIFORNIA STREET, 3RD FLOOR
SAN FRANCISCO, CA 94111-4525
TEL: 415.398.7667
KYLE PACE

EXHIBIT A

CODE INFORMATION

PROJECT ADDRESS: 500 SUTTER STREET
SAN FRANCISCO, CA 94102

FLOORS 9

BLOCK/ LOT: 0284/004

APPLICABLE CODES: 2016 CA BLDG. CODE & S.F. AMEND. (BASED ON 2015 IBC)
2016 CA MECHANICAL CODE & S.F. AMEND. (BASED ON 2015 UMC)
2016 CA PLUMBING CODE & S.F. AMEND. (BASED ON 2015 UPC)
2016 CA ELECTRICAL CODE & S.F. AMEND. (BASED ON 2014 NEC)
2016 GREEN BUILDING STANDARDS CODE
2016 CA ENERGY CODE
2016 CA FIRE CODE & S.F. AMEND. (BASED ON 2015 IFC)
2016 NFPA 72 FIRE ALARMS
2016 NFPA 13 SPRINKLERS

TYPE OF CONSTRUCTION: EXISTING STEEL STRUCTURE, CONC. FLOOR SLAB & CONC. AND MASONRY INFILL AND EXTERIOR WALLS. ASSUMED TYPE 1-B

OCCUPANCY: B

USE: OFFICE

SPECIAL USE DISTRICT: NONE

BUILDING DATA:
YEAR BUILT: 1914 (9TH FLOOR ADDITION CIRCA 1920)
HEIGHT: 9 STORIES PLUS BASEMENT

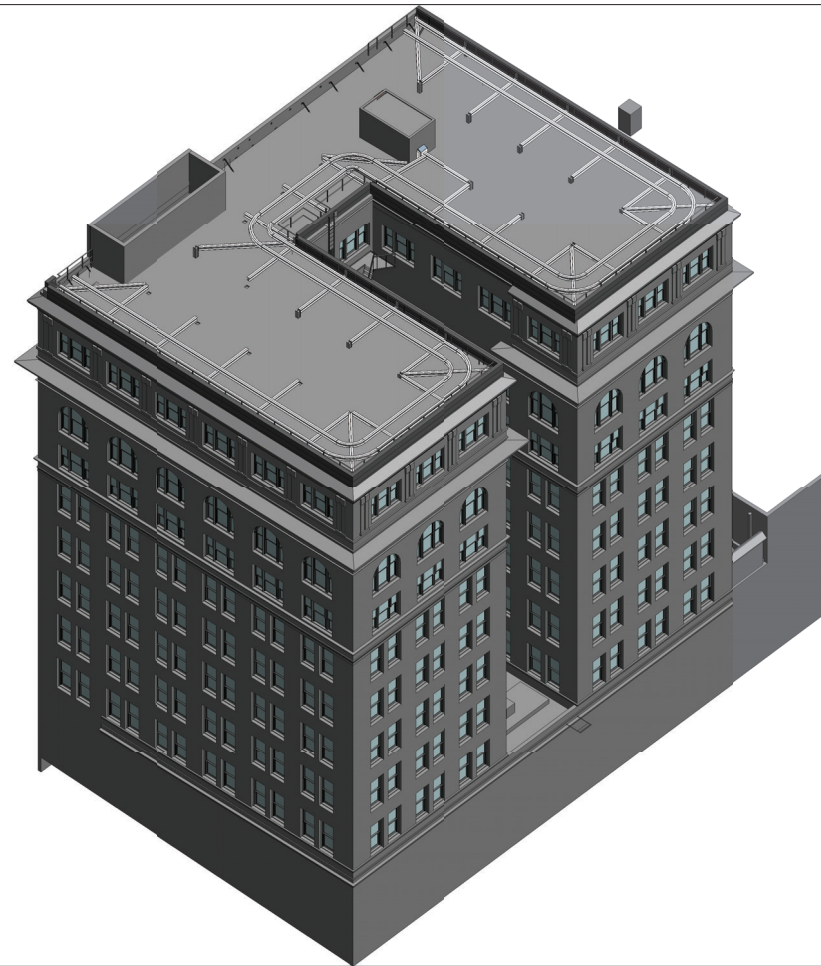
HISTORIC DATA:
CONSTRUCTION DISTRICT: KEARNY-MARKET-MASON-SUTTER

ARTICLE 11 CATGEORY: 1

SCOPE OF WORK

THIS PROJECT CONSISTS OF INSTALLING A ROOF MOUNTED POWERED DAVIT CARRIAGE AND TRACK SYSTEM FOR BUILDING MAINTENANCE AND REPAIRS. THE WORK WILL INCLUDE ADDING STRUCTURE ABOVE THE ROOF AND MOUNTING A STEEL TRACK WITH DAVIT CARRIAGE, EXTENDING PERIMETER COLUMNS ABOVE THE EXISTING ROOF AND EXISTING PARAPET HEIGHT, EXTENDING THE PARAPET TO THE HEIGHT OF THE STRUCTURE FOR CONCEALMENT PURPOSES. DUE TO THE LOCATION OF THE EXISTING COLUMNS, THE UPPER EDGE OF THE MANSARD ROOF WILL BE IMPACTED BY THIS WORK. ADDITIONALLY, PER OSHA REQUIREMENTS, A SAFETY RAIL MUST BE INSTALLED IMMEDIATELY BEHIND THE PARAPET.

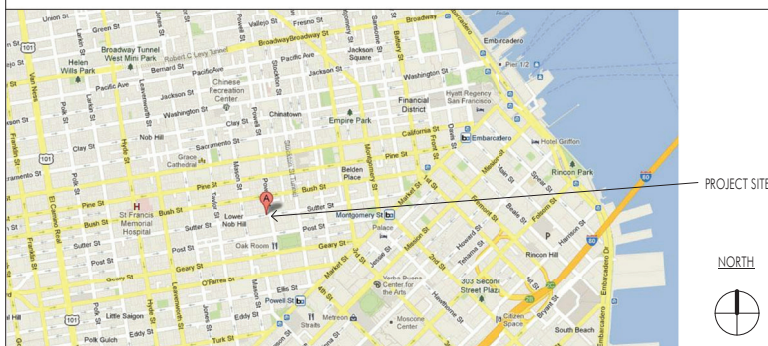
DEFERRED SUBMITTALS, IF REQUIRED: ELECTRICAL



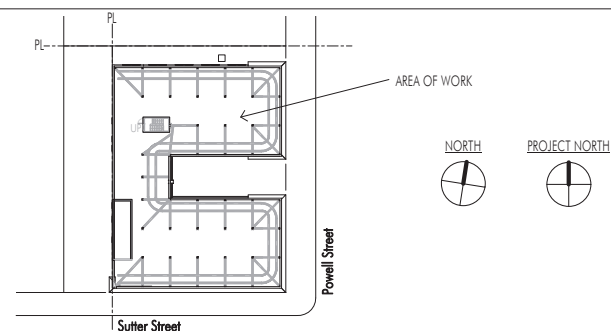
DRAWING INDEX

NO.	DESCRIPTION	STATUS
GENERAL INFORMATION		
G0.0	COVER SHEET	ISSUED
G0.1	GENERAL NOTES	ISSUED
G0.2	GENERAL NOTES	ISSUED
G0.3	GENERAL NOTES	ISSUED
G0.7	TITLE 24 - ENVELOPE	ISSUED
G0.8	SF GREEN BUILDING ORDINANCE	ISSUED
G1.1	EXITING PLAN & PATH OF TRAVEL SPECIFICATIONS	ISSUED
G0.11	SPECIFICATIONS	ISSUED
G0.12	SPECIFICATIONS	ISSUED
G0.13	SPECIFICATIONS	ISSUED
G0.14	SPECIFICATIONS	ISSUED
ARCHITECTURAL DRAWINGS		
AD1.0	PROSPECTIVE VIEWS	ISSUED
AD2.0	ROOF DEMO PLAN	ISSUED
AD2.1	ROOF / SITE PLAN	ISSUED
AD2.2	LOW ROOF / SITE PLANS/ SECTIONS	ISSUED
AD3.0	SOUTH ELEVATION	ISSUED
AD3.1	WEST ELEVATION	ISSUED
AD3.2	NORTH ELEVATION	ISSUED
AD3.3	EAST ELEVATION	ISSUED
AD3.4	LIGHTWELL ELEVATIONS	ISSUED
AD6.0	PARAPET SECTIONS	ISSUED
AD6.1	WALL SECTIONS AT STAIR	ISSUED
AD8.0	PARAPET DETAILS	ISSUED
AD8.1	PENTHOUSE DETAILS AT STAIR	ISSUED
AD8.2	ROOF DETAILS	ISSUED
AD8.3	ROOF DETAILS	ISSUED
STRUCTURAL DRAWINGS		
S1.1	GENERAL NOTES, ABBREVIATIONS, TYP. DETAILS	ISSUED
S2.1	ROOF FRAMING PLAN	ISSUED
S3.1	ROOF SECTIONS	ISSUED
S8.1	STRUCTURAL DETAILS	ISSUED
S8.2	STRUCTURAL DETAILS	ISSUED
MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS		
M0.01	MECHANICAL COVER SHEET	ISSUED
M0.2	MECHANICAL SCHEDULES & DETAILS	ISSUED
M0.3	MECHANICAL DETAILS	ISSUED
M2.1	SECOND FLOOR MECHANICAL PLAN	ISSUED
M10.1	ROOF MECHANICAL PLAN	ISSUED
MT24A	MECHANICAL TITLE 24	ISSUED
MT24B	MECHANICAL TITLE 24	ISSUED
P0.1	PLUMBING COVER SHEET	ISSUED
P0.2	PLUMBING SCHEDULES & DETAILS	ISSUED
P1.1	FIRST FLOOR PLUMBING PLAN	ISSUED
P2.1	SECOND FLOOR PLUMBING PLAN	ISSUED
E0.01	ELECTRICAL GENERAL NOTES & LEGEND SCHEDULES	ISSUED
E2.1	SECOND FLOOR ELECTRICAL PLAN	ISSUED
BMU DRAWINGS - NOT FOR CONSTRUCTION PURPOSES		
BMU-1	POWER DAVIT ASSEMBLY (D2C) & TYP. D2C SECTION	R

VICINITY MAP



KEY PLAN



0 1 2 4 8
1/4" = 1'-0"
SCALE

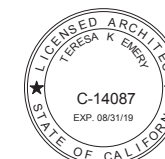
0 2 4 8 16
1/8" = 1'-0"
SCALE

0 4 8 16 32
1/16" = 1'-0"
SCALE

FORGE

500 SUTTER STREET
SAN FRANCISCO, CA 94102

USL PROPERTY
MANAGEMENT, INC.



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

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SIGNATURE _____ DATE _____

KEY NOTES LEGEND

Project No. 2011113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_pattick_forge.rvt
Scale _____
Drawn By _____ Author
Checked By _____ Checker

CD

G0.3

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KEYNOTES - COMPLETE LIST

0.01	(E) MANSARD, TYP., TO REMAIN.
0.02	(E) CORNICE BELOW @ 9TH FLOOR, TYP., TO REMAIN.
0.03	(E) LADDER TO ROOF FROM FIRE ESCAPE BELOW, TO REMAIN.
0.04	DEMO (E) METAL FLUES, TYP.
0.05	(E) STL ANGLE, TO REMAIN.
0.07	(E) TERRA COTTA BELT COURSE
0.08	(E) WINDOW WITH TERRA COTTA SURROUND., TYP.
0.09	(E) BRICK, TYP.
0.10	(E) RETAIL FRONTAGE, TO REMAIN.
0.11	(E) GRANITE @ ENTRY.
0.12	(E) WINDOW, TYP.
0.13	(E) ADJACENT BUILDING.
0.14	(E) ENCLOSED BRIDGE TO ADJACENT BUILDING
0.15	(E) COVERED SKYLIGHTS AND MECH. EQUIPMENT, VIF.
0.16	(E) COURTYARD ROOF AND BUILDING.
0.17	(E) RED BRICK.
0.18	(E) WALL @ STAIR, TO REMAIN.
0.19	(E) GREASE FAN AND DUCT WORK, V.I.F.
0.20	(E) PILASTERS @ PARAPET WALL-HEIGHTS VARY, SEE ELEVATIONS, V.I.F.
0.21	(E) ROOF HATCH - ACCESS TO ROOF ABOVE 9TH FLOOR CEILING
0.22	(E) PARAPET BRACES STL ANGLE W/O PITCH POCKET, V.I.F.
0.23	(E) BRICK (OR CONCRETE AT MANSARD) PARAPET WALL, V.I.F.
0.24	(E) SKYLIGHT.
0.25	(E) OPEN VENTILATION SHAFT, V.I.F.
0.26	(E) ROOF VENTILATOR
0.27	(E) SATELLITE DISH SECURED WITH BALLAST - COORD. RELOCATION W/ BLD. MANAGEMENT.
0.29	(E) METAL FIRE ESCAPE, BELOW.
0.30	(E) PARPAET BRACE, STL ANGLE W/ PITCH POCKET, V.I.F.
0.31	(E) BENT STEEL STRAP COVERED BY ROOFING ATTACHED TO ROOF AND PARAPET WALL, VIF
0.32	(E) PLUMBING VENT, V.I.F.
0.33	(E) BOLT & SQUARE WASHER.
0.34	(E) SUSPENDED PLASTER CEILING W/ 1" CHANNELS @ 24" O.C. & CROSS-CHANNELS @ 4'-0" O.C. HUNG W/ 9 GA. WIRE
0.35	(E) FIRE ESCAPE LANDING & LADDERS
2.01	DEMO CONCRETE ROOF SLAB FOR STUB COLUMN, TYP., SSD.
2.02	AT MANSARD PARAPET: DEMO PORTION OF CONCRETE PARAPET AND WOOD FRAMED MANSARD AS REQUIRED TO INSTALL STUB COLUMNS. MINIMIZE DEMOLITION OF MANSARD TO THE GREATEST EXTENT POSSIBLE. FACE BRICK SHALL REMAIN UNALTERED.
2.03	AT BRICK PARAPET: DEMO INNER WYTHE OF BRICK TO EXPOSE T.O. (E) STL COLUMN AS REQUIRED FOR INSTALLATION OF STUB COLUMNS, SSD.
2.04	DEMOLISH HM DOOR, STL SASH WINDOW & SAW-CUT CONCRETE OPENING, SSD.
2.05	DEMOLISH KITCHEN GREASE EXHAUST FAN AND (E) DUCT WORK ABOVE MAIN ROOF. VERTICAL DUCT BELOW TO REMAIN, SMD, SED.
2.06	DEMOLISH (SAW-CUT) CLAY TILE WALL FOR STUB COLUMN & BEAM, SSD.
2.07	DEMOLISH (E) BMU POWER OUTLET, VIF.
2.08	DEMOLISH PORTION OF (E) DUCT FOR (N) FAN, SMD.
2.09	(E) G.D. TO REMAIN TO MAIN ROOF LEVEL, SMD.
3.01	INFILL OPENING @ STUB COLUMN.
3.02	METAL STUD INFILL, CEM PLASTER FINISH PER DETAILS.
5.01	HOT DIP. GALV. STRUCTURAL STL POST & BEAMS, TYP., SSD (POST IN PARAPET NOT VISIBLE).
5.02	MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.
5.03	METAL COPING, PRE-FIN. TO MATCH ROOF @ (E) MANSARD
5.04	OSHA COMPLIANT SAFETY RAIL, PER DETAIL, TYP., SSD.
5.05	DAVIT CARRIAGE TRACK, TYP., SEE BMU DWGS.
7.01	ROOFING & INSULATION, PER ROOFING.
8.01	6'-8" X 3'-0" HM DOOR
8.02	HM WINDOW FRAME W/ 1/4" CLR TEMP GLAZING.
23.01	KITCHEN GREASE EXHAUST FAN ON CURB BELOW, SMD.
23.02	(E) GSM VENT, SMD.
23.03	(N) METAL FLUES, SMD.
23.05	(N) GSM VENT, SMD.
23.06	S.S. EXTENSION, LOUVERS AND WEATHER CAP ON (E) GSM GREASE DUCT, SMD.
26.01	NEW BMU POWER OUTLET - NEMA "L15-30R", CONFIRM LOCATION.

0 1' 2' 4' 8' FEET
SCALE
1/4" = 1'-0"

0 2' 4' 8' FEET
SCALE
1/8" = 1'-0"

0 4' 8' 16' 32' FEET
SCALE
1/16" = 1'-0"



VISIBLE PORTION OF PROPOSED CONSTRUCTION

500 SUTTER

A



VISIBLE PORTION OF CONSTRUCTION

500 SUTTER

D



VISIBLE PORTION OF CONSTRUCTION

500 SUTTER

G



VISIBLE PORTION OF PROPOSED CONSTRUCTION

500 SUTTER

B



VISIBLE PORTION OF CONSTRUCTION

E



500 SUTTER

NO VISIBLE PORTION OF CONSTRUCTION

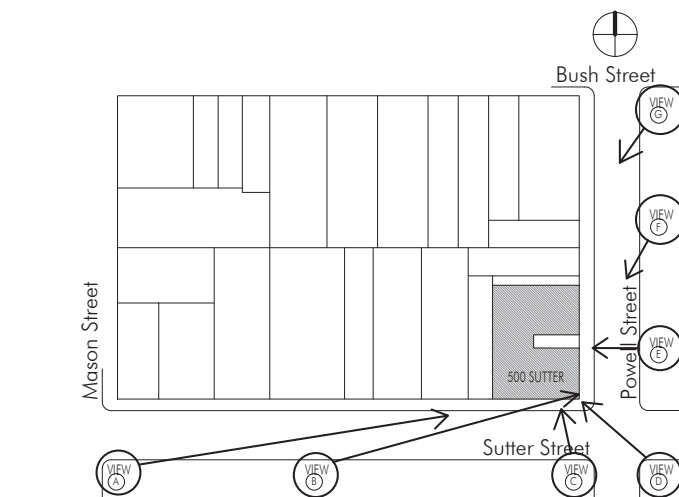
C



VISIBLE PORTION OF CONSTRUCTION

KITCHEN GREASE EXHAUST DUCT TO BE REMOVED

F



1 KEY PLAN
1" = 80'-0"

8 FEET
0 1' 2' 4' SCALE
1/4" = 1'-0"

16 FEET
0 2' 4' 8' SCALE
1/8" = 1'-0"

32 FEET
0 4' 8' 16' SCALE
1/16" = 1'-0"

FORGE

500 SUTTER STREET
SAN FRANCISCO, CA 94102

USL PROPERTY
MANAGEMENT, INC.



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____

SIGNATURE _____ DATE _____

PROSPECTIVE VIEWS

Project No.	2011113.01
Project Path	C:\Users\jg\Documents\500 Sutter - CENTRAL\proj\ch-forge\at
Scale	1" = 80'-0"
Drawn By	Author
Checked By	Checker

Sheet No. **AD1.0**
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DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

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ROOF DEMO PLAN

Project No. 2011113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_pattick_forge.rvt
Scale As indicated
Author
Drawn By
Checked By

Sheet No. AD2.0
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DEMOLITION PLAN SHEET NOTES

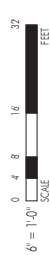
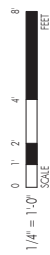
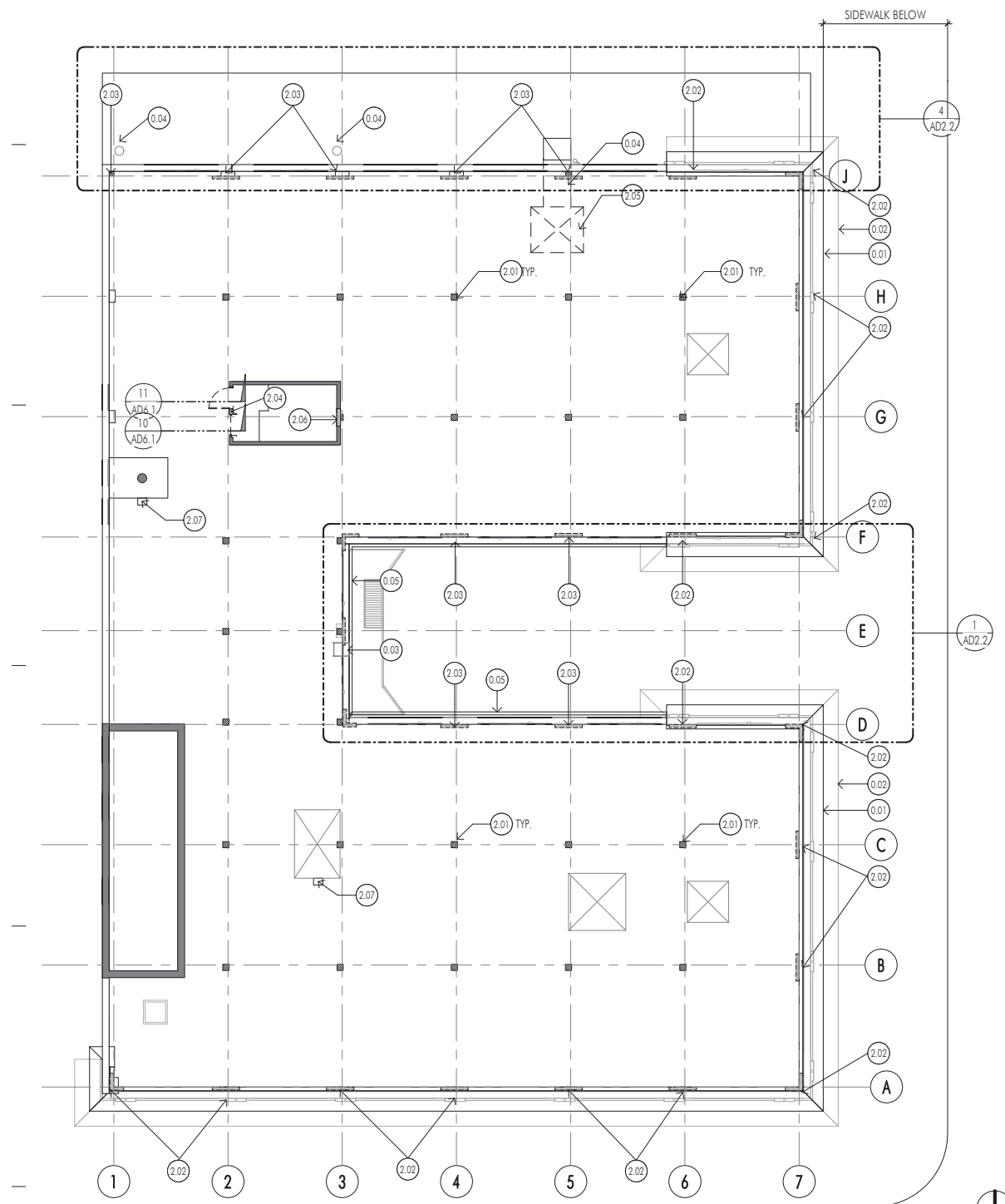
1. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.
- 2.
- 3.

DEMOLITION PLAN LEGEND

- ELEMENT TO DEMOLISH
- WALL/SLAB TO DEMOLISH
- EXISTING TO REMAIN

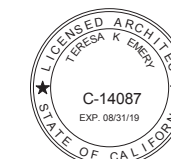
DEMOLITION PLAN KEY NOTES

- 0.01 (E) MANSARD, TYP., TO REMAIN.
- 0.02 (E) CORNICE BELOW @ 9TH FLOOR, TYP., TO REMAIN.
- 0.03 (E) LADDER TO ROOF FROM FIRE ESCAPE BELOW, TO REMAIN.
- 0.04 DEMO (E) METAL FLUES, TYP.
- 0.05 (E) STL ANGLE, TO REMAIN.
- 2.01 DEMO CONCRETE ROOF SLAB FOR STUB COLUMN, TYP., SSD.
- 2.02 AT MANSARD PARAPET: DEMO PORTION OF CONCRETE PARAPET AND WOOD FRAMED MANSARD AS REQUIRED TO INSTALL STUB COLUMNS. MINIMIZE DEMOLITION OF MANSARD TO THE GREATEST EXTENT POSSIBLE. FACE BRICK SHALL REMAIN UNALTERED.
- 2.03 AT BRICK PARAPET: DEMO INNER WYTHE OF BRICK TO EXPOSE T.O. (E) STL COLUMN AS REQUIRED FOR INSTALLATION OF STUB COLUMNS, SSD.
- 2.04 DEMOLISH HM DOOR, STL SASH WINDOW & SAW-CUT CONCRETE OPENING, SSD.
- 2.05 DEMOLISH KITCHEN GREASE EXHAUST FAN AND (E) DUCT WORK ABOVE MAIN ROOF. VERTICAL DUCT BELOW TO REMAIN, SMD, SED.
- 2.06 DEMOLISH (SAW-CUT) CLAY TILE WALL FOR STUB COLUMN & BEAM, SSD.
- 2.07 DEMOLISH (E) BMU POWER OUTLET, VF.



10 ROOF DEMO PLAN

1/8" = 1'-0"



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

CONSTRUCTION PLAN SHEET NOTES

1. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.
- 2.
- 3.

CONSTRUCTION PLAN KEYNOTES

- 0.02 (E) CORNICE BELOW @ 9TH FLOOR, TYP., TO REMAIN.
- 0.03 (E) LADDER TO ROOF FROM FIRE ESCAPE BELOW, TO REMAIN.
- 0.04 DEMO (E) METAL FLUES, TYP.
- 0.05 (E) STL ANGLE, TO REMAIN.
- 0.18 (E) WALL @ STAIR, TO REMAIN.
- 3.01 INFILL OPENING @ STUB COLUMN.
- 3.02 METAL STUD INFILL, CBM PLASTER FINISH PER DETAILS.
- 5.01 HOT DIP GALV. STRUCTURAL STL POST & BEAMS, TYP., SSD (POST IN PARAPET NOT VISIBLE).
- 5.02 MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.
- 5.03 METAL COPING, PRE-FIN. TO MATCH ROOF @ (E) MANSARD.
- 5.04 OSHA COMPLIANT SAFETY RAIL, PER DETAIL, TYP., SSD.
- 5.05 DAVIT CARRIAGE TRACK, TYP., SEE BMU DWGS.
- 7.01 ROOFING & INSULATION, PER ROOFING.
- 8.01 6'-8" X 3'-0" HM DOOR.
- 8.02 HM WINDOW FRAME W/ 1/4" CLR TEMP GLAZING.
- 23.01 KITCHEN GREASE EXHAUST FAN ON CURB BELOW, SMD.
- 23.06 S.S. EXTENSION, LOUVERS AND WEATHER CAP ON (E) GSM GREASE DUCT, SMD.
- 26.01 NEW BMU POWER OUTLET - NEMA 115-30R, CONFIRM LOCATION.

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____ DATE _____

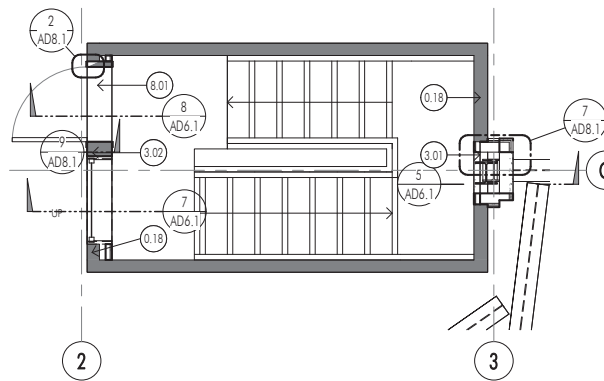
SIGNATURE _____ DATE _____

ROOF / SITE PLAN

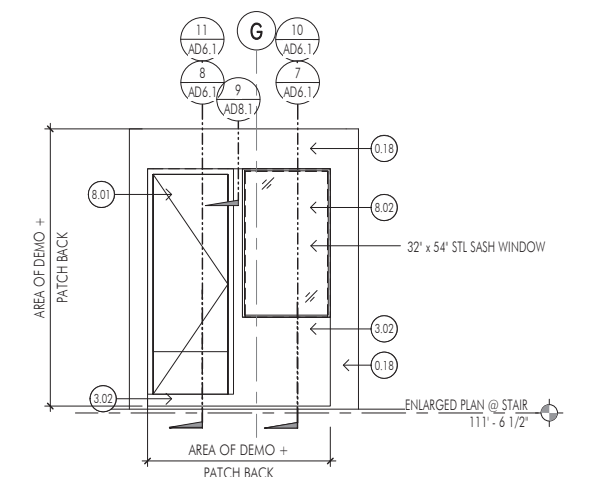
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Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_patch\forge.rvt
Scale As indicated
Drawn By Author
Checked By Checker

Sheet No.

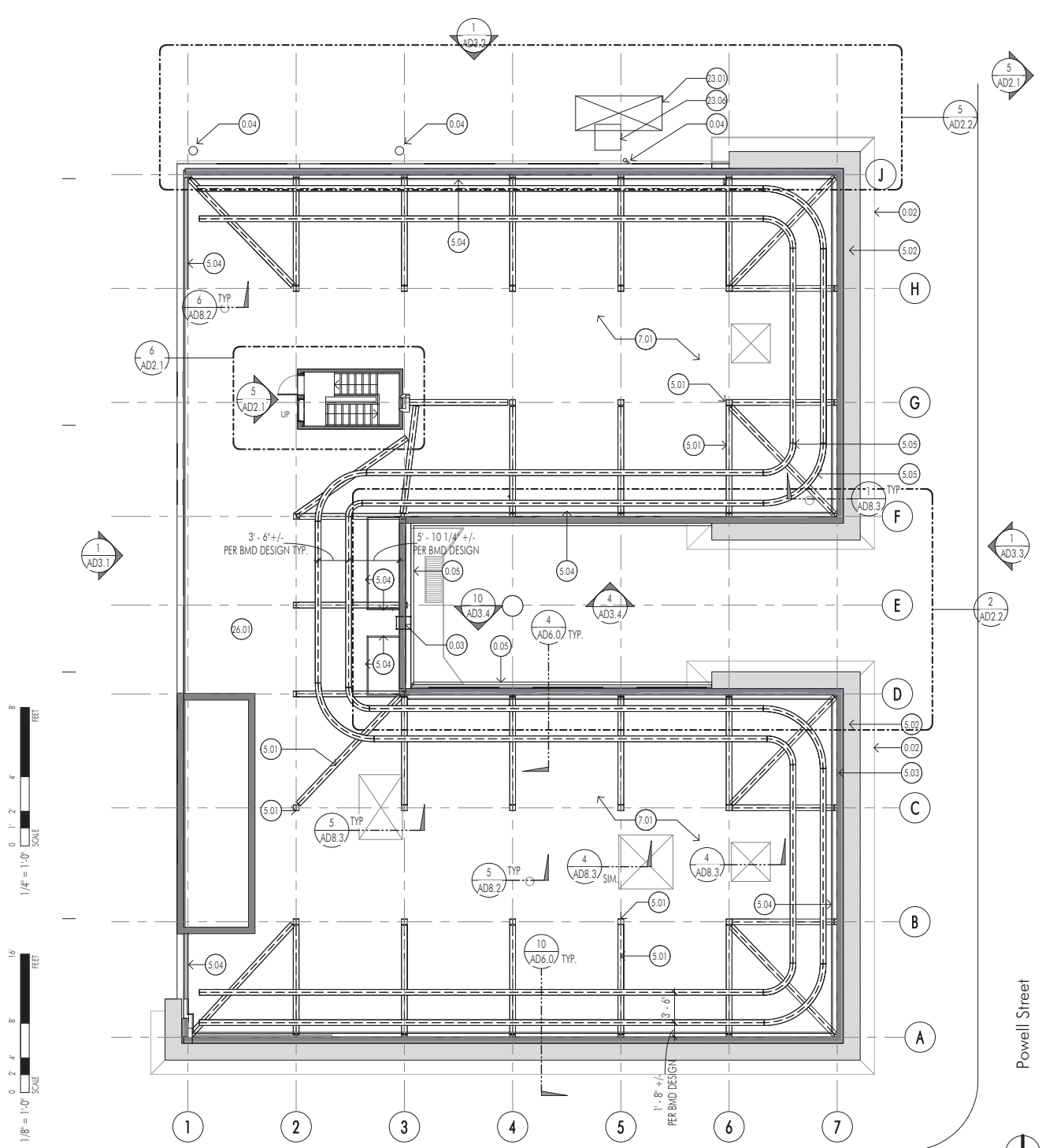
CD AD2.1
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6 ENLARGED PLAN @ STAIR
3/8" = 1'-0"



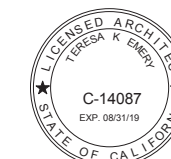
5 ELEVATION AT STAIR
3/8" = 1'-0"



NOTE: FOR ROOFING + (E) STL ANGLE PARAPET BRACES, SEE ROOFING + STRUCTURAL DRAWINGS.

10 ROOF / SITE PLAN
1/8" = 1'-0"

Scale bars:
1/4" = 1'-0" SCALE (0 to 8 FEET)
1/8" = 1'-0" SCALE (0 to 4 FEET)
1/16" = 1'-0" SCALE (0 to 32 FEET)



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

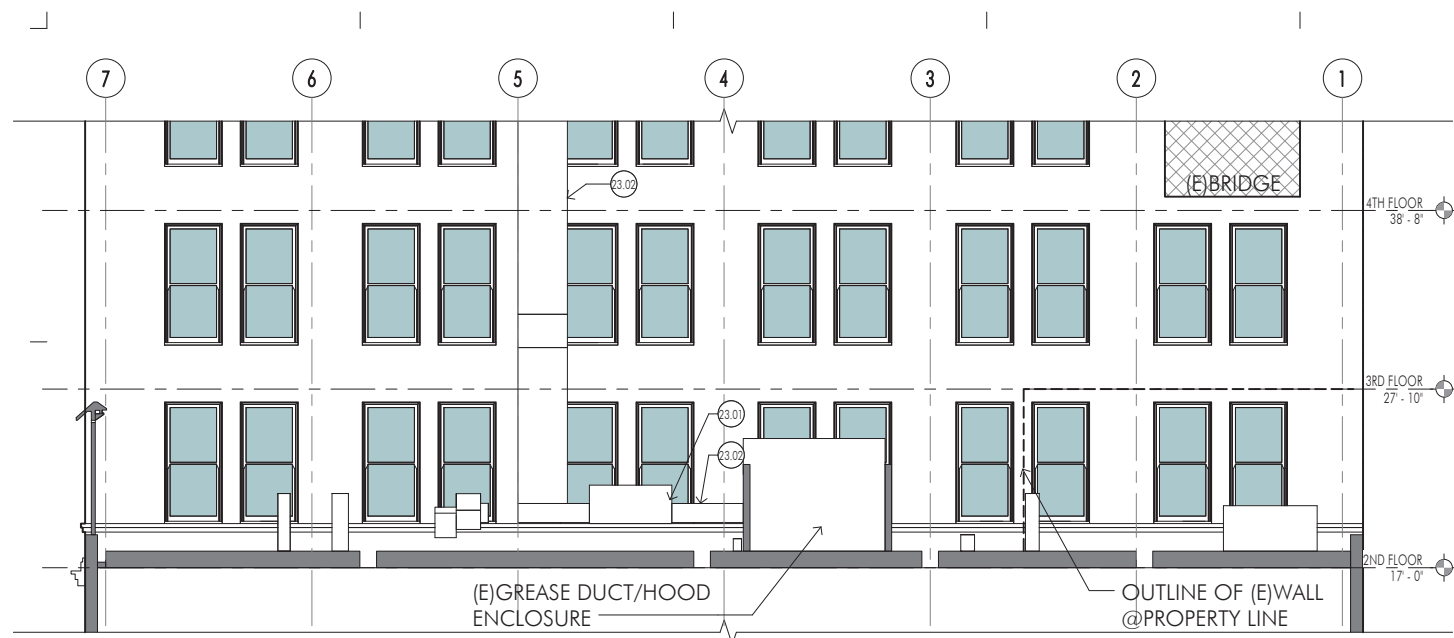
PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____ DATE _____
SIGNATURE _____
**LOW ROOF PLANS/
SECTIONS**
Project No. 2011113.01
Project Path C:\Users\jg\Documents\500 Sutter - CENTRAL_parkch-forged
Scale As indicated
Drawn By Author
Checked By Checker

Sheet No. **AD2.2**
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CONSTRUCTION KEYNOTES

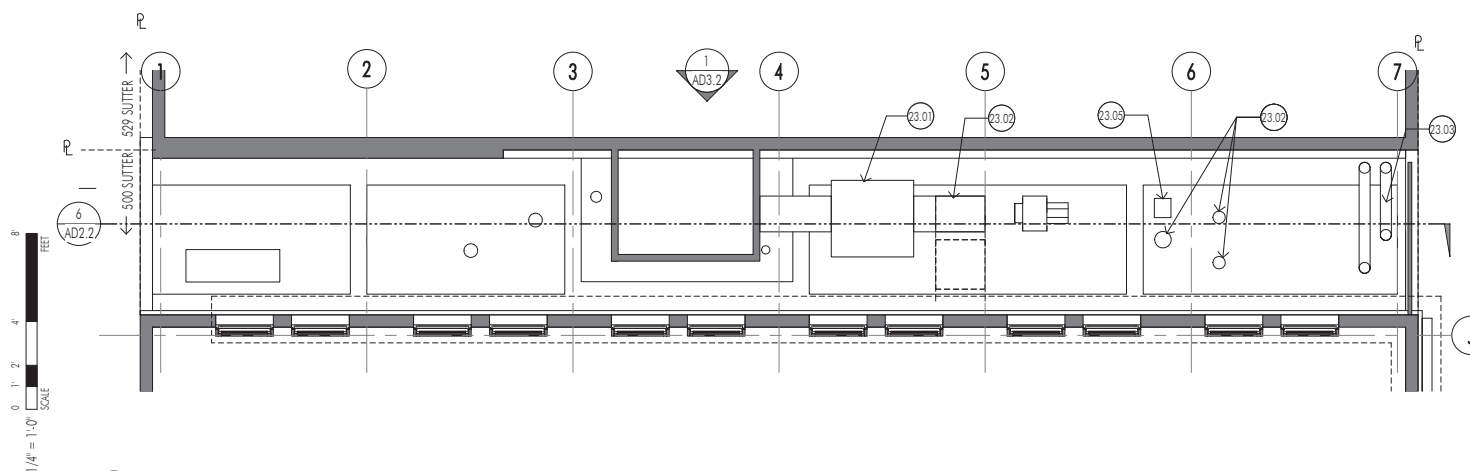
0.04	DEMO (E) METAL FLUES, TYP.
0.35	(E) FIRE ESCAPE LANDING & LADDERS
2.05	DEMOLISH KITCHEN GREASE EXHAUST FAN AND (E) DUCT WORK ABOVE MAIN ROOF. VERTICAL DUCT BELOW TO REMAIN, SMD, SED.
2.08	DEMOLISH PORTION OF (E) DUCT FOR (N) FAN, SMD.
2.09	(E) G.D. TO REMAIN TO MAIN ROOF LEVEL, SMD.
23.01	KITCHEN GREASE EXHAUST FAN ON CURB BELOW, SMD.
23.02	(E) GSM VENT, SMD.
23.03	(N) METAL FLUES, SMD.
23.05	(N) GSM VENT, SMD.



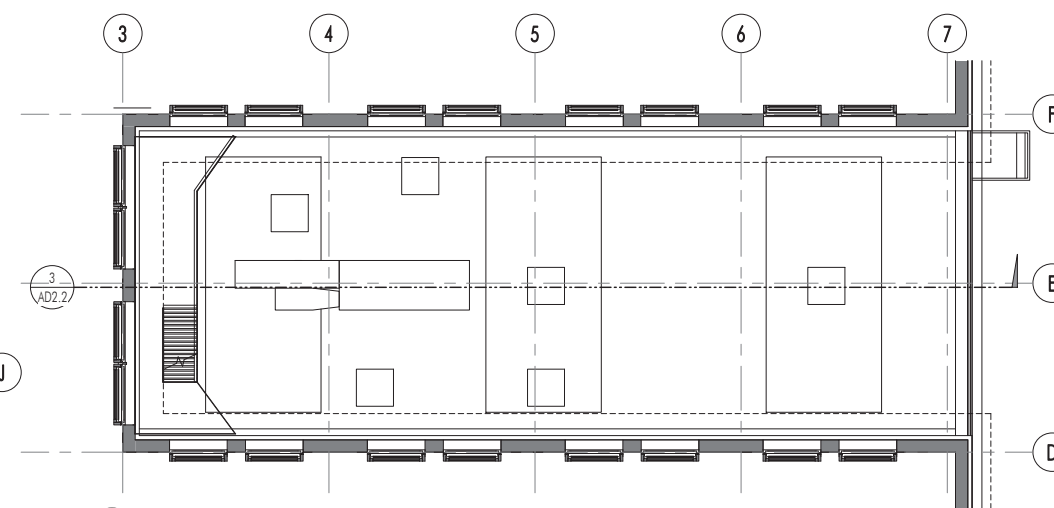
6 2ND FLOOR ROOF SECTION - NORTH
3/16" = 1'-0"



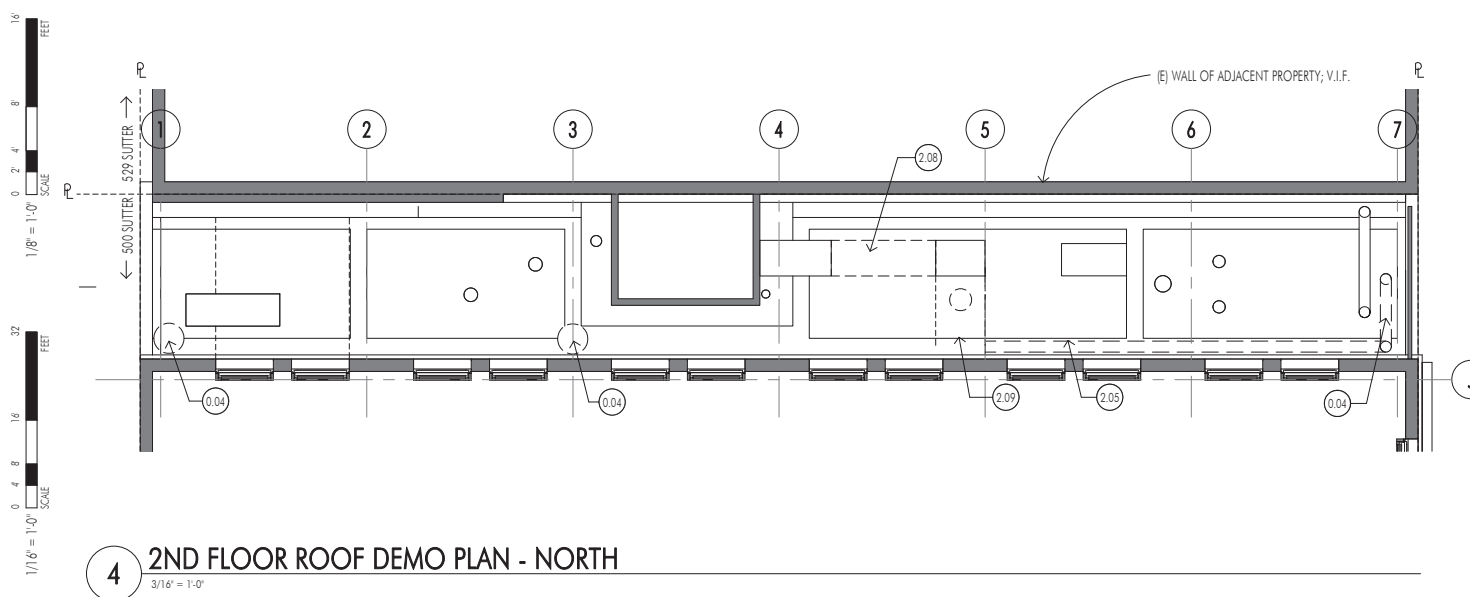
3 2ND FLOOR ROOF SECTION - LIGHT COURT
3/16" = 1'-0"



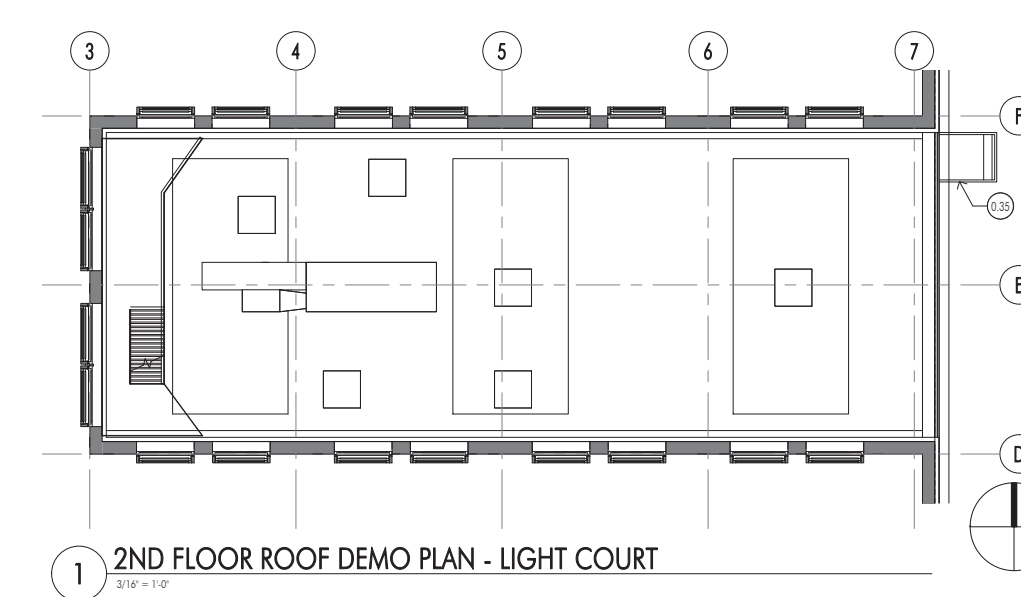
5 2ND FLOOR ROOF PLAN - NORTH
3/16" = 1'-0"



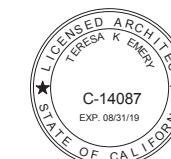
2 2ND FLOOR ROOF PLAN - LIGHT COURT
3/16" = 1'-0"



4 2ND FLOOR ROOF DEMO PLAN - NORTH
3/16" = 1'-0"



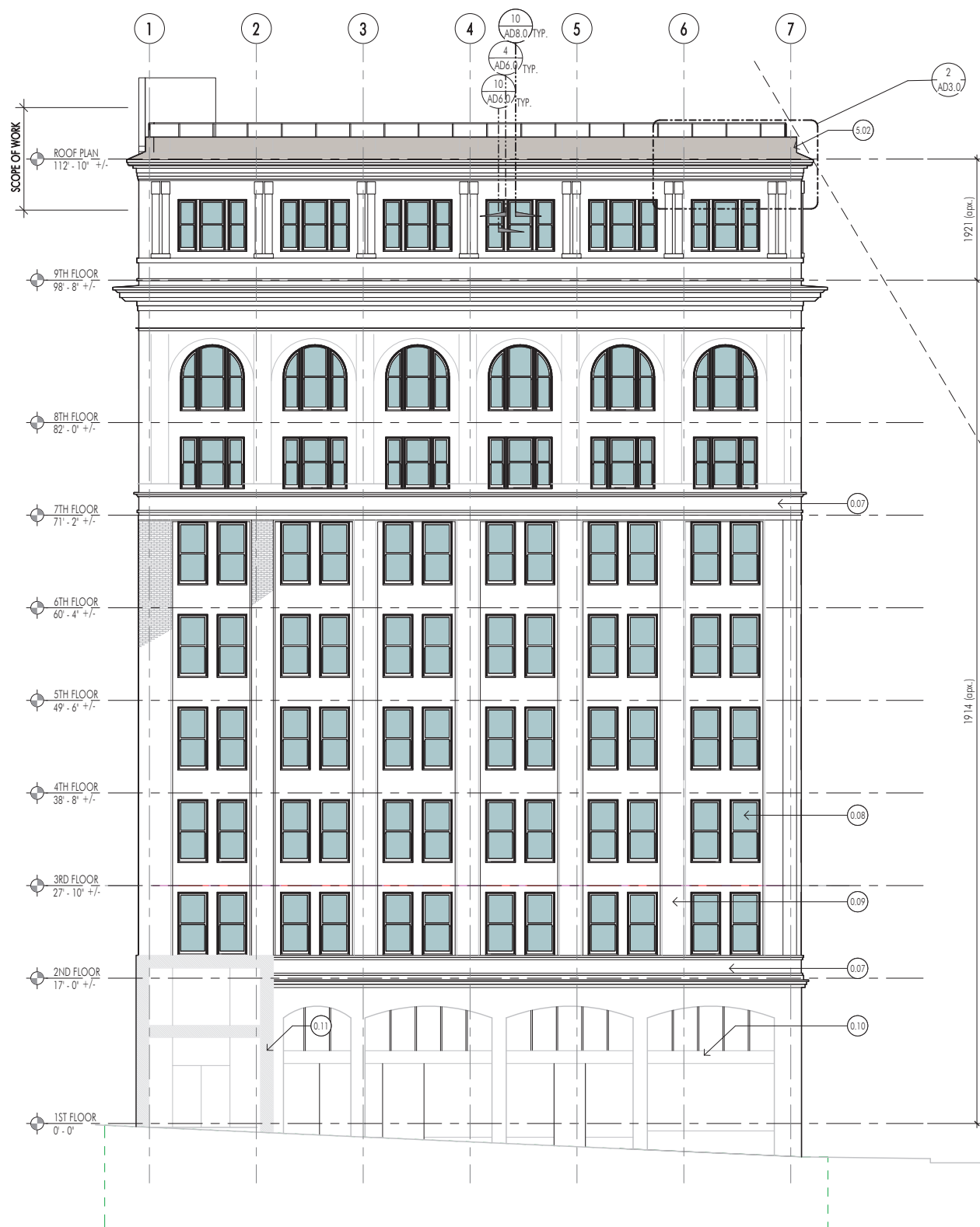
1 2ND FLOOR ROOF DEMO PLAN - LIGHT COURT
3/16" = 1'-0"



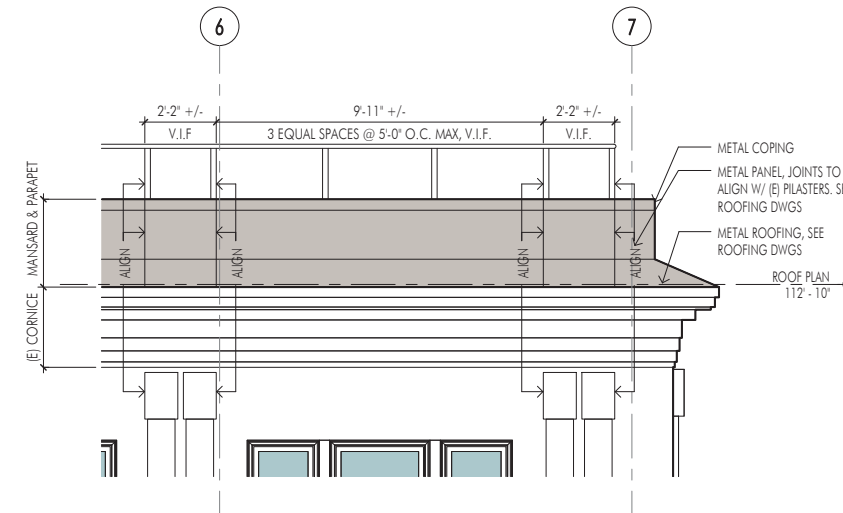
PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____
SIGNATURE _____ DATE _____
SOUTH ELEVATION
Project No. 2011113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_patched_forge.rvt
Scale As indicated Author
Drawn By _____ Checker
Checked By _____

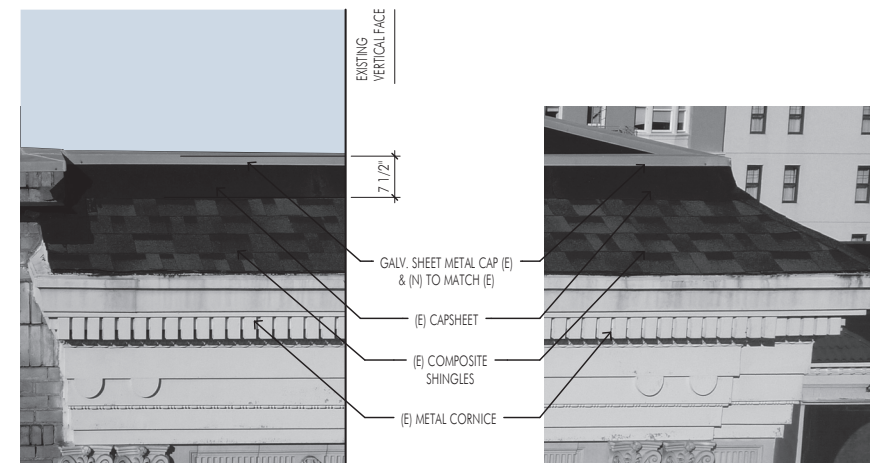
Sheet No. AD3.0
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1 SOUTH ELEVATION
1/8" = 1'-0"



2 TYPICAL ENLARGED ELEVATION AT MANSARD
3/8" = 1'-0"



3 PARAPET ELEVATION
3/4" = 1'-0"

CONSTRUCTION KEYNOTES

- 0.07 (E) TERRA COTTA BELT COURSE
- 0.08 (E) WINDOW WITH TERRA COTTA SURROUND, TYP.
- 0.09 (E) BRICK, TYP.
- 0.10 (E) RETAIL FRONTAGE TO REMAIN.
- 0.11 (E) GRANITE @ ENTRY.
- 5.02 MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.

POWELL ST.

60° SLOPES

5'-6" TYP.

0 1' 2' 4' 8' FEET
SCALE
1/4" = 1'-0"

0 2' 4' 8' 16' FEET
SCALE
1/8" = 1'-0"

0 4' 8' 16' 32' FEET
SCALE
1/16" = 1'-0"

FORGE

500 SUTTER STREET
SAN FRANCISCO, CA 94102

USL PROPERTY
MANAGEMENT, INC.



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____

SIGNATURE _____ DATE _____

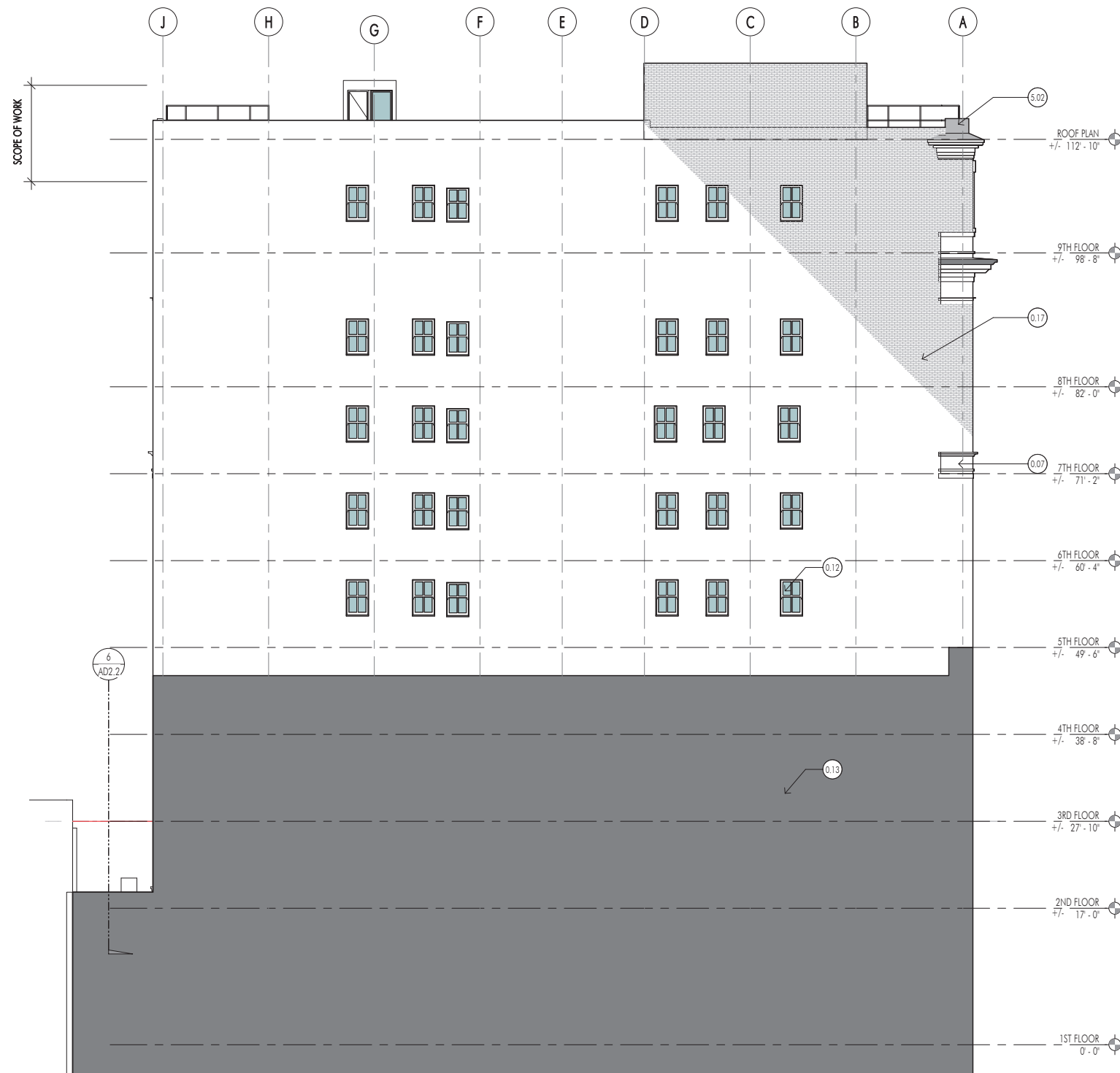
WEST ELEVATION

Project No. 2011113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_pattick_forge.rvt
Scale 1/8" = 1'-0"
Drawn By Author
Checked By Checker

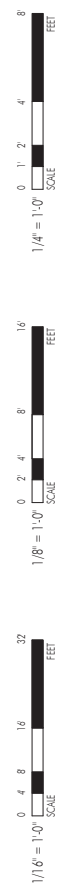
Sheet No. _____
CD **AD3.1**
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CONSTRUCTION KEYNOTES

- 0.07 (E) TERRA COTTA BELT COURSE
- 0.12 (E) WINDOW, TYP.
- 0.13 (E) ADJACENT BUILDING.
- 0.17 (E) RED BRICK.
- 5.02 MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.



1 WEST ELEVATION
1/8" = 1'-0"



FORGE

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DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

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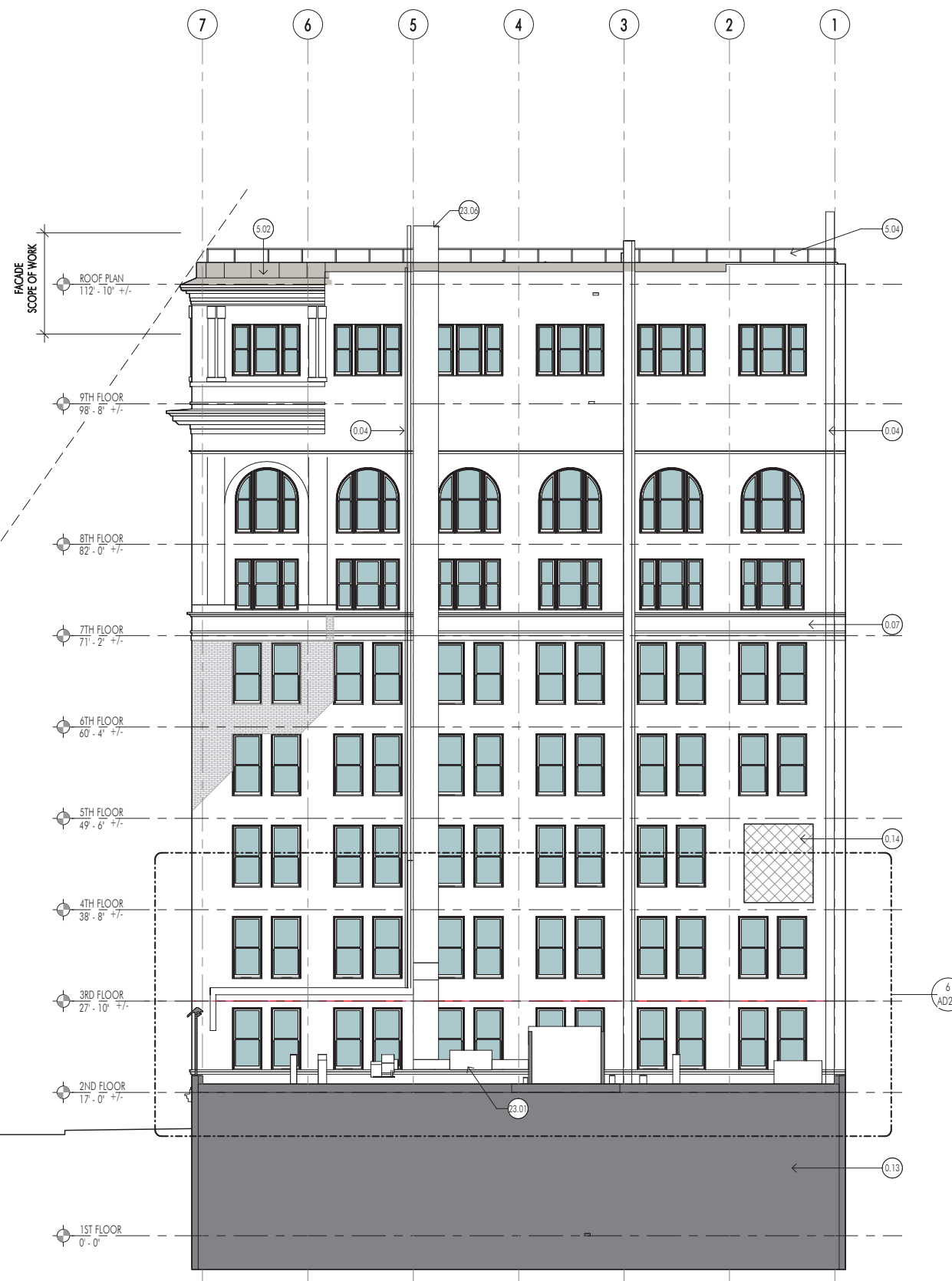
CLIENT APPROVAL:

SIGNATURE _____ DATE _____

NORTH ELEVATION

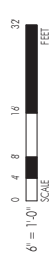
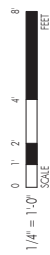
Project No.	2011113.01
Project Path	C:\Users\jg_1\Documents\500 Sutter - CENTRAL_pattick_forge.rvt
Scale	1/8" = 1'-0"
Drawn By	Author
Checked By	Checker

Sheet No. **AD3.2**
Produced on Revit FORGE © 2017



CONSTRUCTION KEYNOTES

- 0.04 DEMO (E) METAL FLUES, TYP.
- 0.07 (E) TERRA COTTA BELT COURSE
- 0.13 (E) ADJACENT BUILDING
- 0.14 (E) ENCLOSED BRIDGE TO ADJACENT BUILDING
- 5.02 MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.
- 5.04 OSHA COMPLIANT SAFETY RAIL, PER DETAIL, TYP., SSD.
- 23.01 KITCHEN GREASE EXHAUST FAN ON CLRB BELOW, SMD.
- 23.06 S.S. EXTENSION, LOUVERS AND WEATHER CAP ON (E)GSM GREASE DUCT, SMD.



1 NORTH ELEVATION
1/8" = 1'-0"



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL ISSUED FOR HPC	08/01/2018 10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

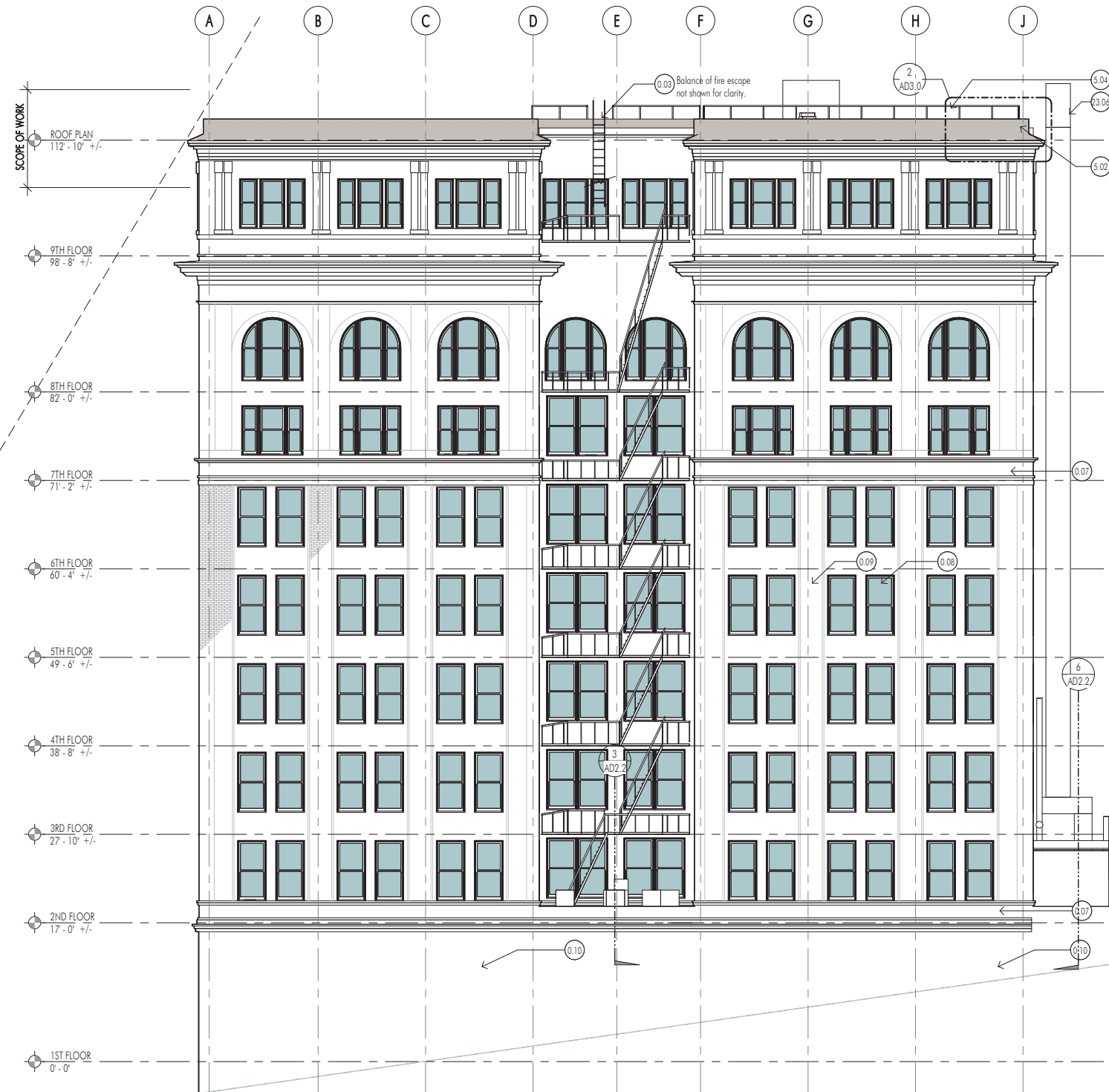
CLIENT APPROVAL: _____

SIGNATURE _____ DATE _____

EAST ELEVATION

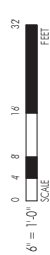
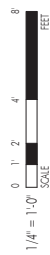
Project No. 2011113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_pattick-legend
Scale 1/8" = 1'-0"
Drawn By Author
Checked By Checker

Sheet No. AD3.3
Produced on Revit FORGE © 2017



CONSTRUCTION KEYNOTES

- 0.03 (E) LADDER TO ROOF FROM FIRE ESCAPE BELOW, TO REMAIN.
- 0.07 (E) TERRA COTTA BELT COURSE
- 0.08 (E) WINDOW WITH TERRA COTTA SURROUND, TYP.
- 0.09 (E) BRICK, TYP.
- 0.10 (E) RETAIL FRONTAGE, TO REMAIN.
- 5.02 MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.
- 5.04 OSHA COMPLIANT SAFETY RAIL, PER DETAIL TYP., SSD.
- 23.06 S.S. EXTENSION, LOUVERS AND WEATHER CAP ON (E) GSM GREASE DUCT, SMD.



1 EAST ELEVATION
1/8" = 1'-0"



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL ISSUED FOR HPC	08/01/2018 10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____

SIGNATURE _____ DATE _____

LIGHTWELL ELEVATIONS

Project No. 2011113.01
Project Path C:\Users\jg\Documents\500 Sutter - CENTRAL_patrick_forge.rvt
Scale 1/8" = 1'-0"
Drawn By Author
Checked By Checker

Sheet No. AD3.4
Produced on Revit FORGE © 2017



CONSTRUCTION KEYNOTES

- 0.07 (E) TERRA COTTA BELT COURSE
- 0.08 (E) WINDOW WITH TERRA COTTA SURROUND, TYP.
- 0.09 (E) BRICK, TYP.
- 0.15 (E) COVERED SKYLIGHTS AND MECH. EQUIPMENT, VIF.
- 0.16 (E) COURTYARD ROOF AND BUILDING.
- 5.02 MODIFIED PARAPET & METAL CLADDING (PRE-FIN. METAL ROOF @ (E) MANSARD) - COLOR TO MATCH (E) TERRA COTTA.
- 5.04 OSHA COMPLIANT SAFETY RAIL, PER DETAIL, TYP., SSD.



10 LIGHTWELL ELEVATION SOUTH
1/8" = 1'-0"



4 LIGHTWELL ELEVATION NORTH
1/8" = 1'-0"



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____

SIGNATURE _____ DATE _____

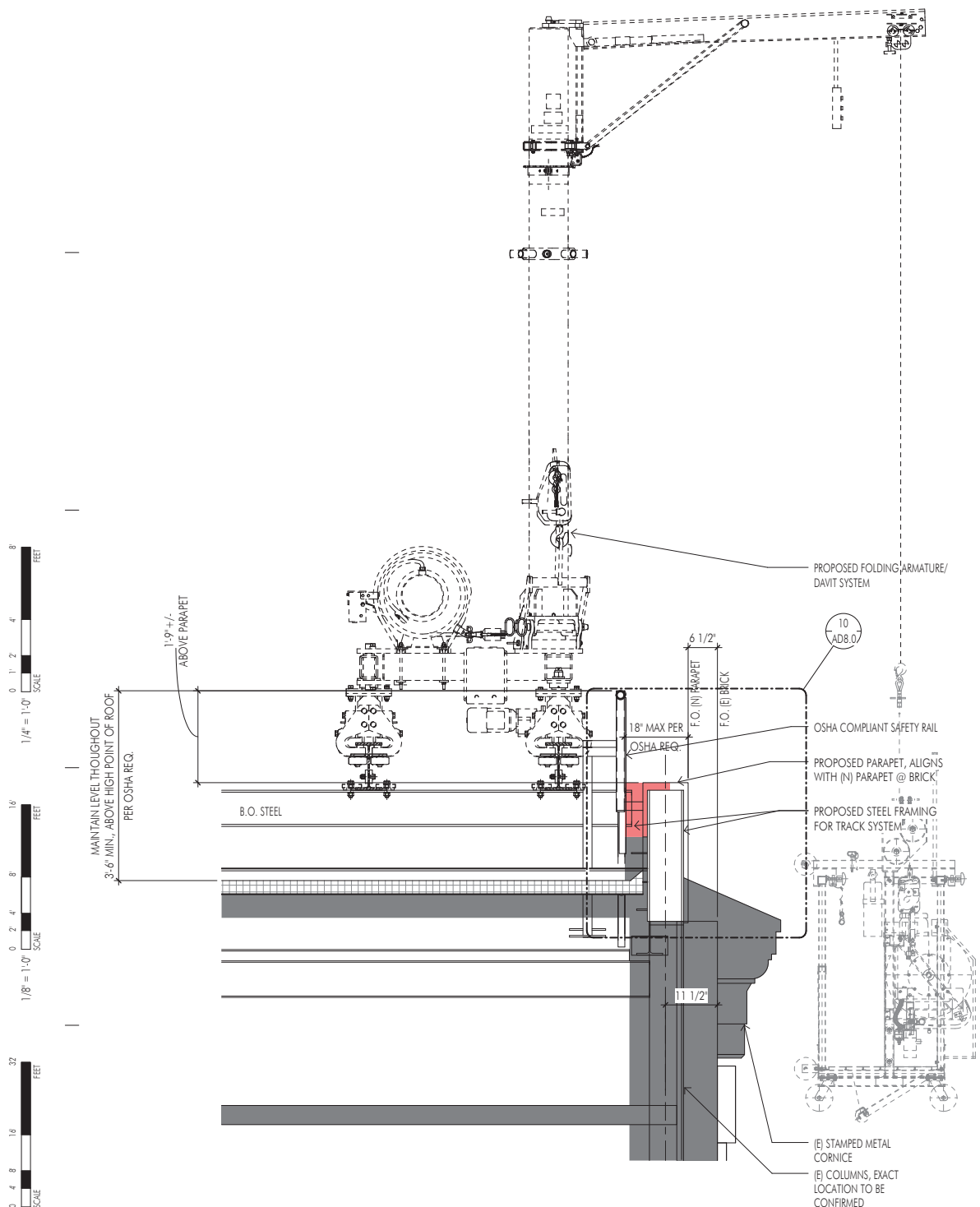
PARAPET SECTIONS

Project No. 2011113.01
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Scale 3/4" = 1'-0"
Drawn By Author
Checked By Checker

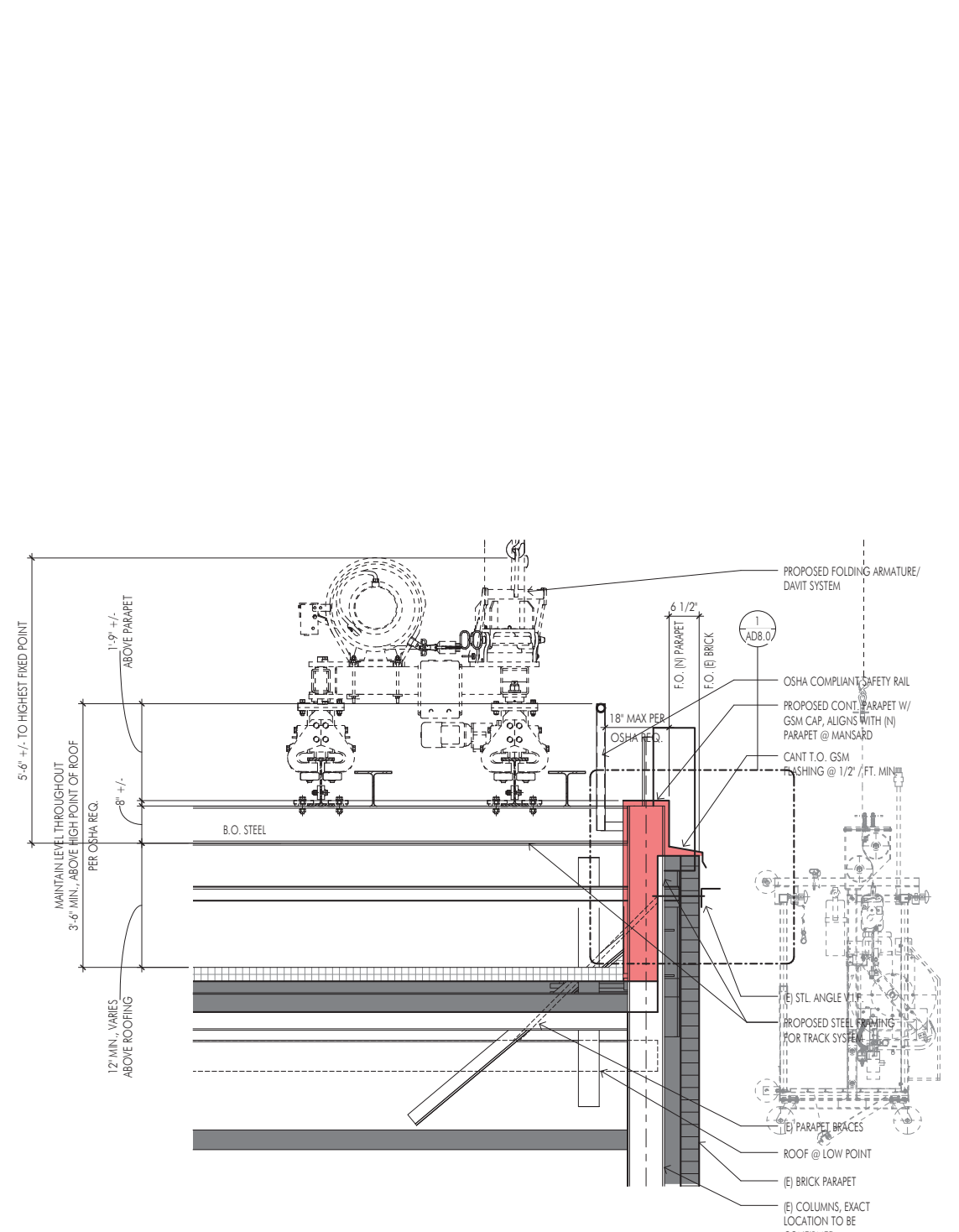
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CD **AD6.0**

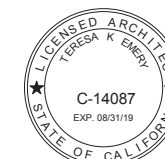
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10 SECTION @ MANSARD
3/4" = 1'-0"



4 SECTION @ BRICK PARAPET
3/4" = 1'-0"



DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

PRELIMINARY - NOT FOR CONSTRUCTION

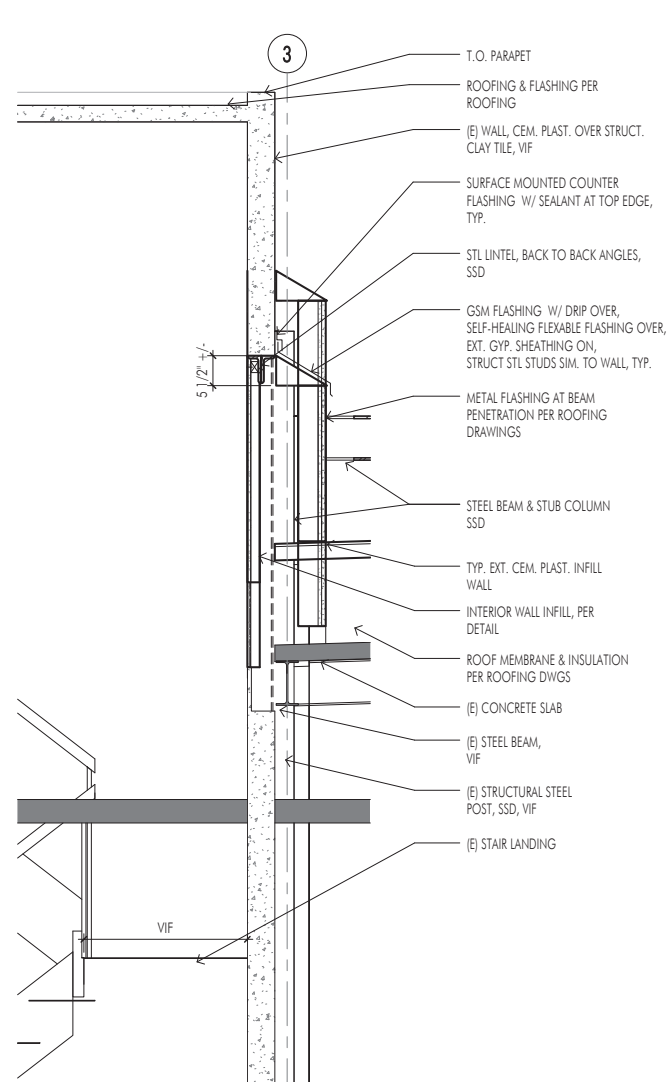
CLIENT APPROVAL: _____

SIGNATURE _____ DATE _____

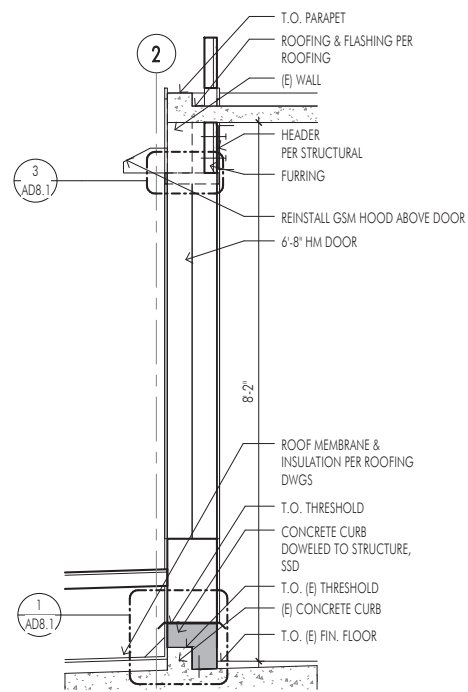
WALL SECTIONS AT STAIR

Project No. 2011113.01
 Project Path C:\Users\jg\Documents\500 Sutter - CENTRAL_park\forge\at
 Scale 3/4" = 1'-0"
 Drawn By Author
 Checked By Checker

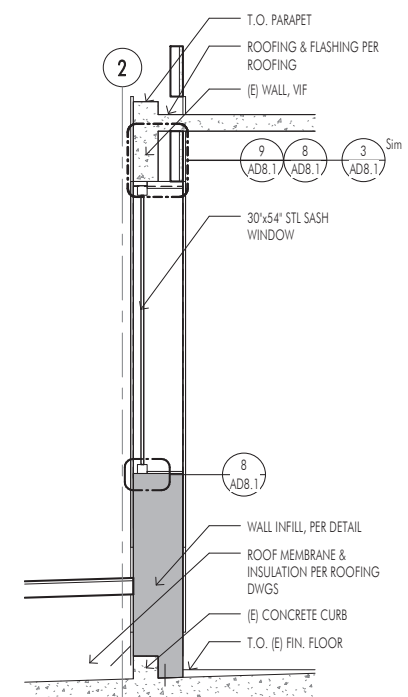
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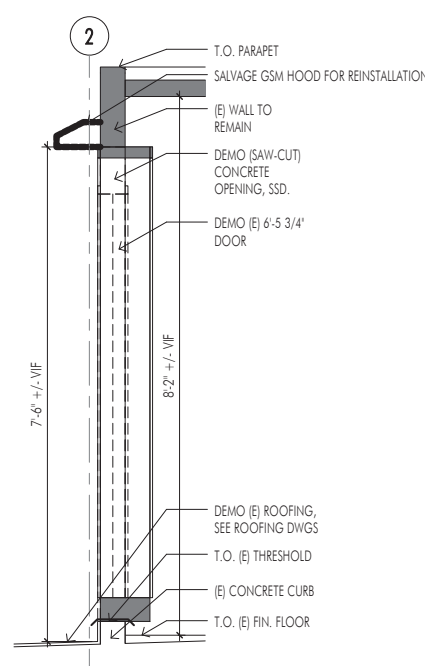
5 SECTION @ STAIR - EAST WALL
3/4" = 1'-0"



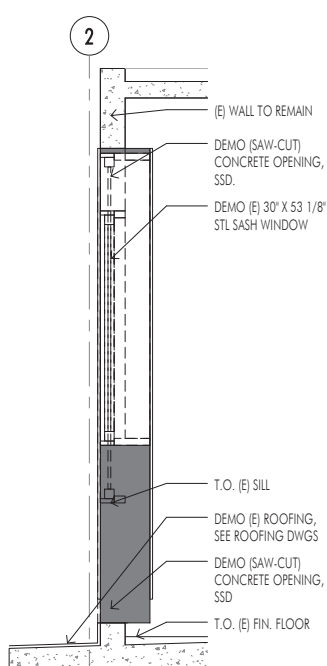
8 SECTION @ STAIR DOOR
3/4" = 1'-0"



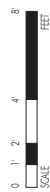
7 SECTION @ WINDOW
3/4" = 1'-0"

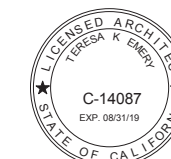


11 DEMO SECTION @ STAIR DOOR
3/4" = 1'-0"



10 DEMO SECTION @ WINDOW
3/4" = 1'-0"





DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

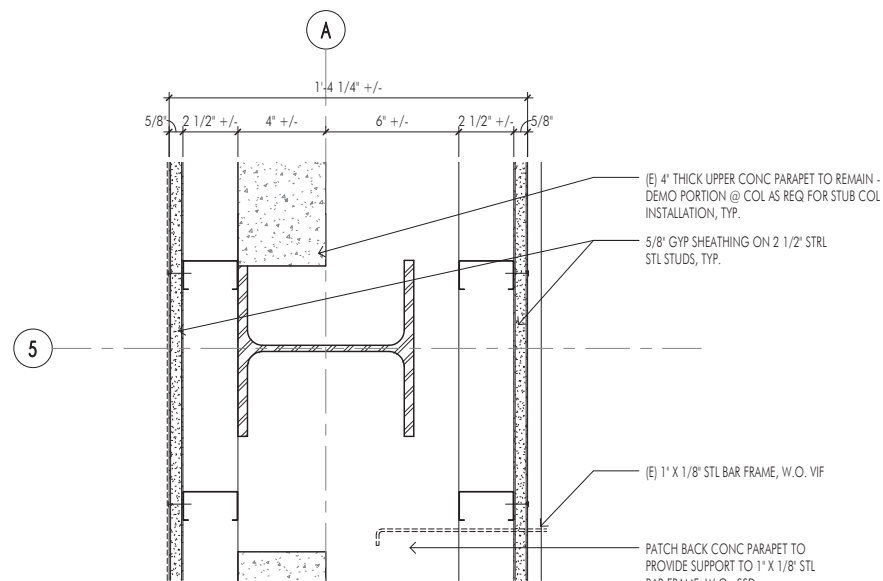
PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____
SIGNATURE _____ DATE _____

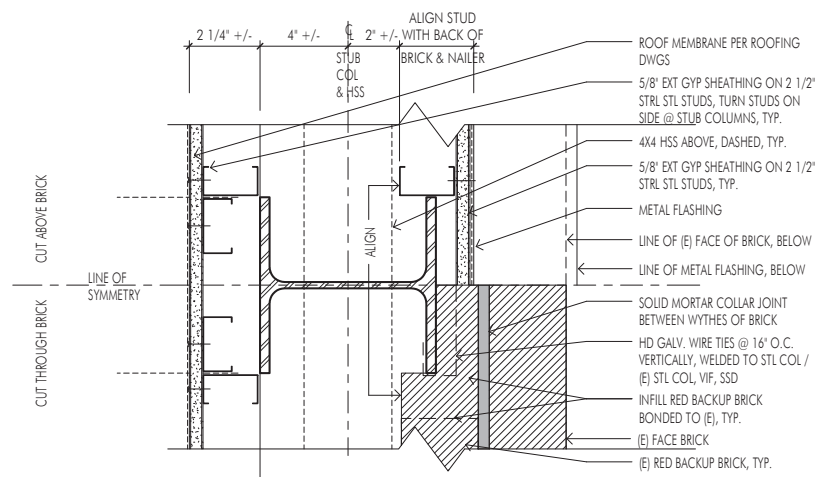
PARAPET DETAILS

Project No. 2011113.01
Project Path C:\Users\j\Documents\500 Sutter - CENTRAL_parkch-forge.rvt
Scale 3" = 1'-0"
Drawn By Author
Checked By Checker

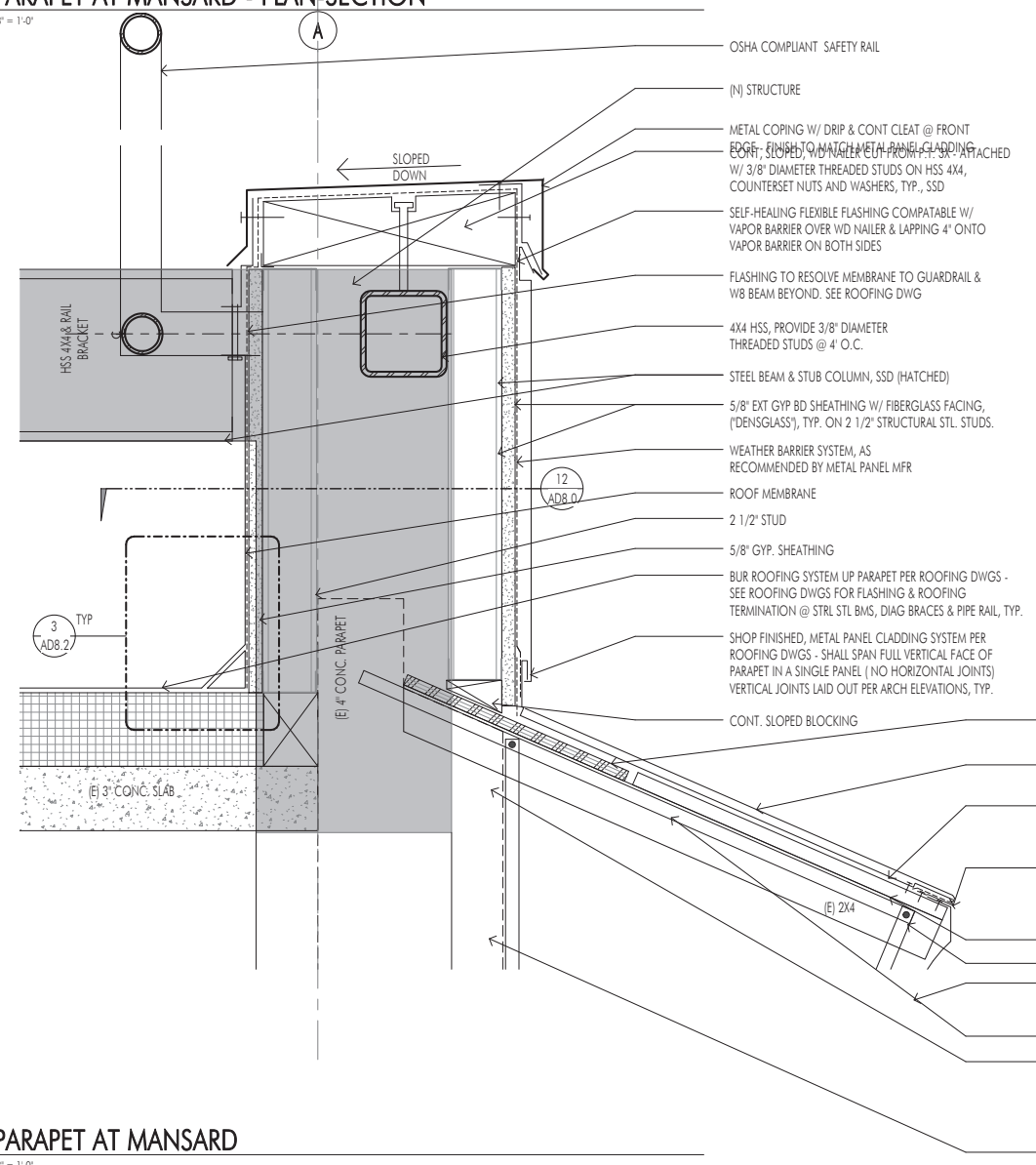
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Produced on Revit FORGE © 2017



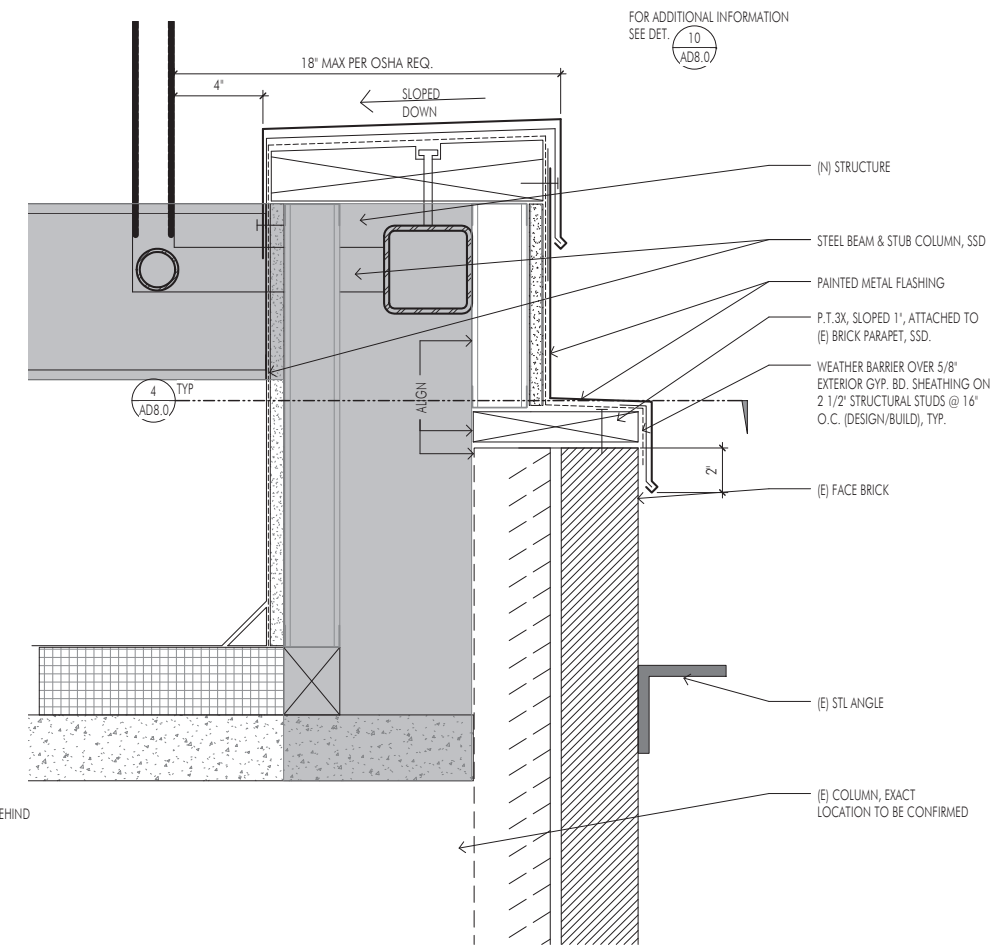
12 PARAPET AT MANSARD - PLAN-SECTION
3" = 1'-0"



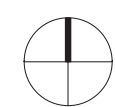
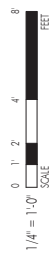
4 PARAPET AT BRICK PLAN
3" = 1'-0"

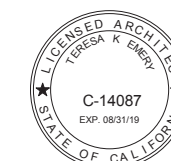


10 PARAPET AT MANSARD
3" = 1'-0"



1 PARAPET AT BRICK
3" = 1'-0"





PRELIMINARY - NOT FOR CONSTRUCTION

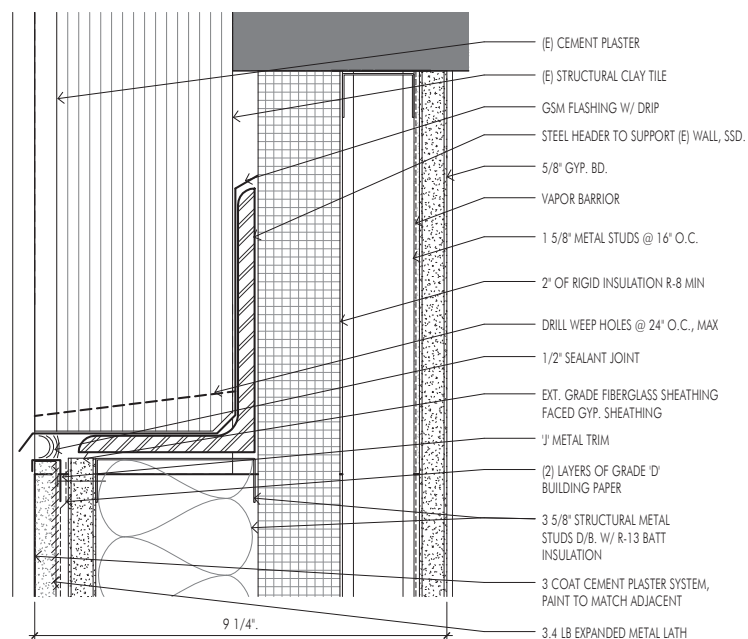
CLIENT APPROVAL: _____ DATE _____

SIGNATURE _____ DATE _____

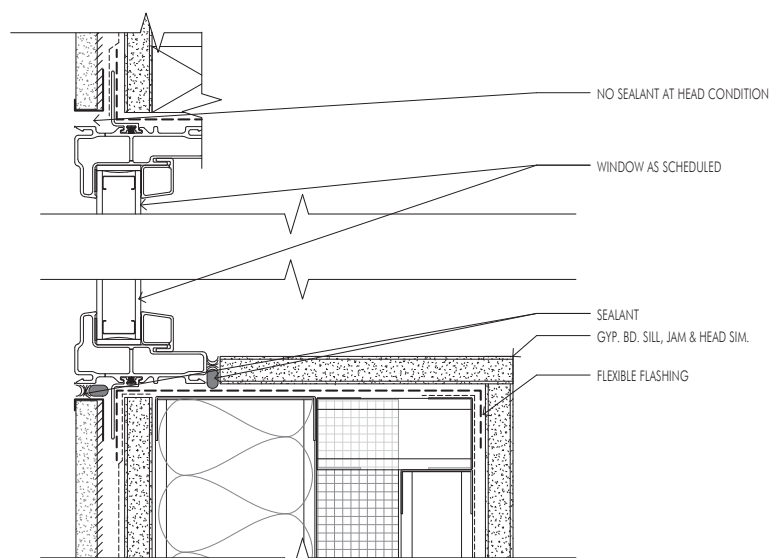
**PENTHOUSE DETAILS AT
STAIR**

Project No. 2011113.01
Project Path C:\Users\p_j\Documents\500 Sutter - CENTRAL_penthouse-forge.rvt
Scale As indicated
Drawn By Author
Checked By Checker

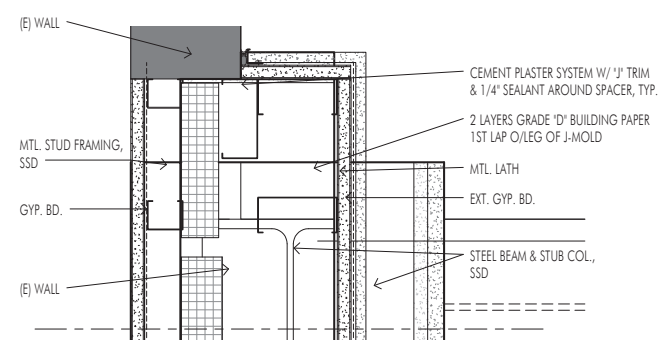
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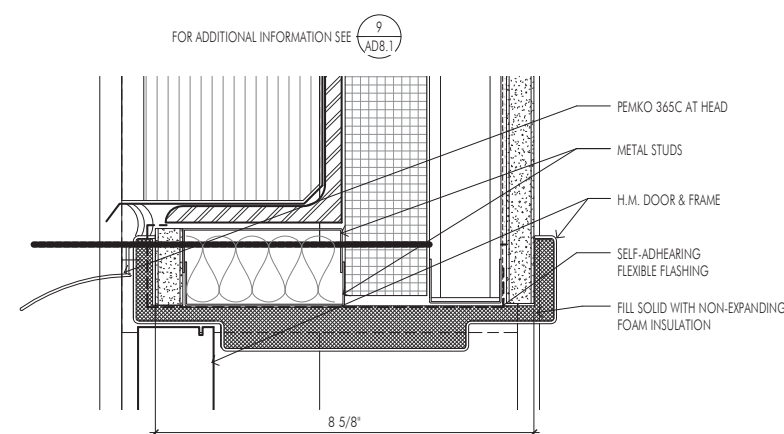
9 TYP. CEMENT PLASTER @ HEADER
6' = 1'-0"



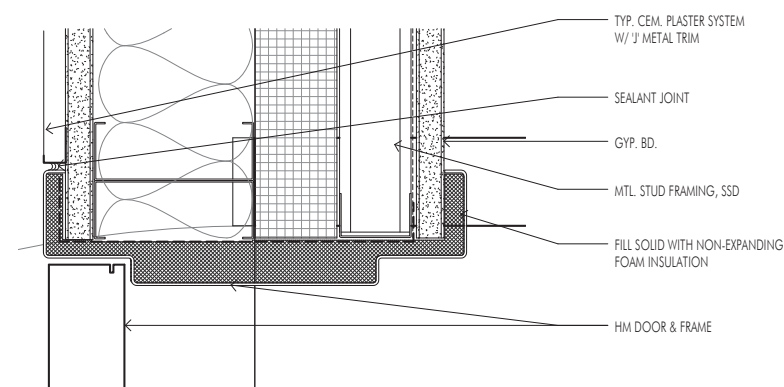
8 TYP. WINDOW SILL @ CEMENT PLASTER - HEAD + JAMB SIM.
6' = 1'-0"



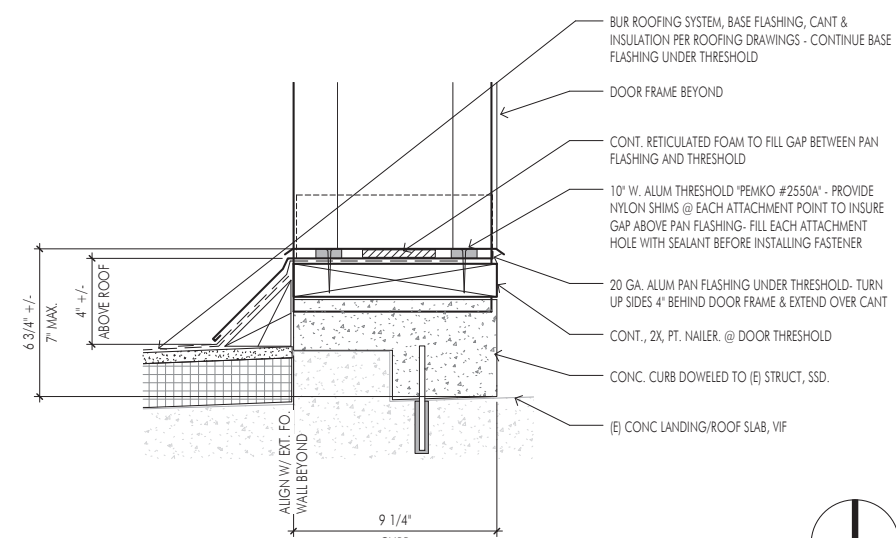
7 JAMBS @ STAIR - EAST WALL
3\"/>



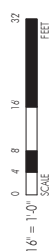
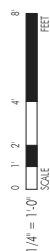
3 DOOR HEAD @ CLAY TILE - JAMB SIM.
6' = 1'-0"

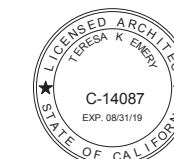


2 TYP. JAMB @ CEMENT PLASTER
6' = 1'-0"



1 THRESHOLD @ ROOF
3\"/>





DELTA #	SHEET ISSUE	DATE
	BUILDING PERMIT SUBMITTAL	08/01/2018
	ISSUED FOR HPC	10/29/2018

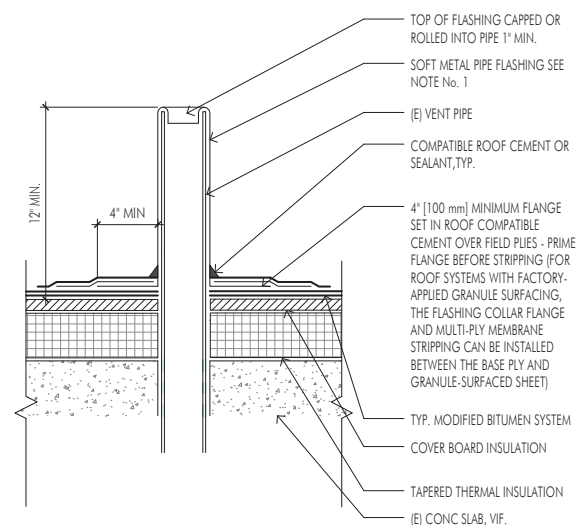
PRELIMINARY - NOT FOR CONSTRUCTION

CLIENT APPROVAL: _____
SIGNATURE _____ DATE _____

ROOFING DETAILS

Project No. 2011113.01
Project Path C:\Users\jg\Documents\500 Sutter - CENTRAL_patched_forge.rvt
Scale 3" = 1'-0"
Drawn By Author
Checked By Checker

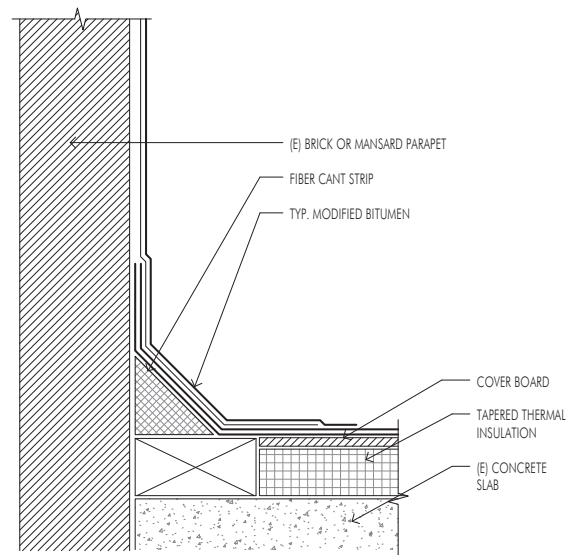
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Produced on Revit FORGE © 2017



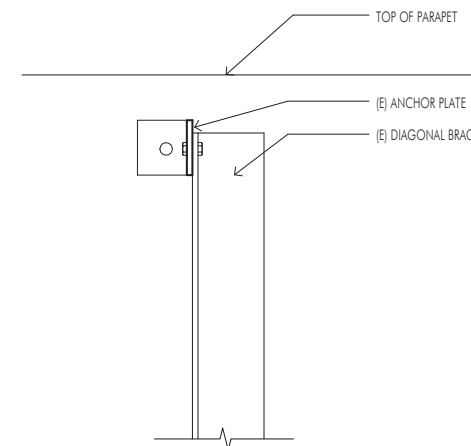
NOTES:

- SOFT METAL PIPE FLASHING:
- SHEET LEAD MINIMUM OF 2 1/2 LB. PER SQUARE FOOT [12kg/m²]
- PRECAUTIONS SHOULD BE TAKEN NOT TO DAMAGE THE SHEET LEAD WHEN USING HEAT WELDED APPLICATION.
- VENT STACKS AND OTHER PIPES SHOULD HAVE A MINIMUM OF 12 INCHES [300 mm] OF CLEARANCE ON ALL SIDES FROM WALLS, CURBS, AND OTHER PROJECTIONS TO FACILITATE PROPER FLASHING
- COMPLY WITH NRCA REQUIREMENTS.

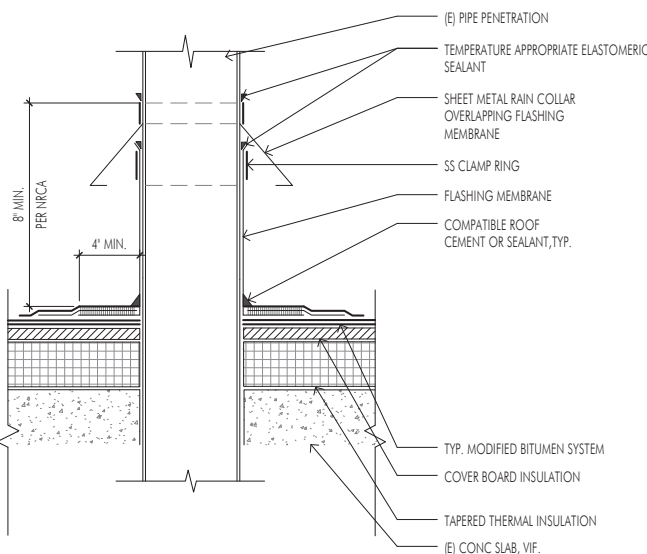
5 PLUMBING VENT
3" = 1'-0"



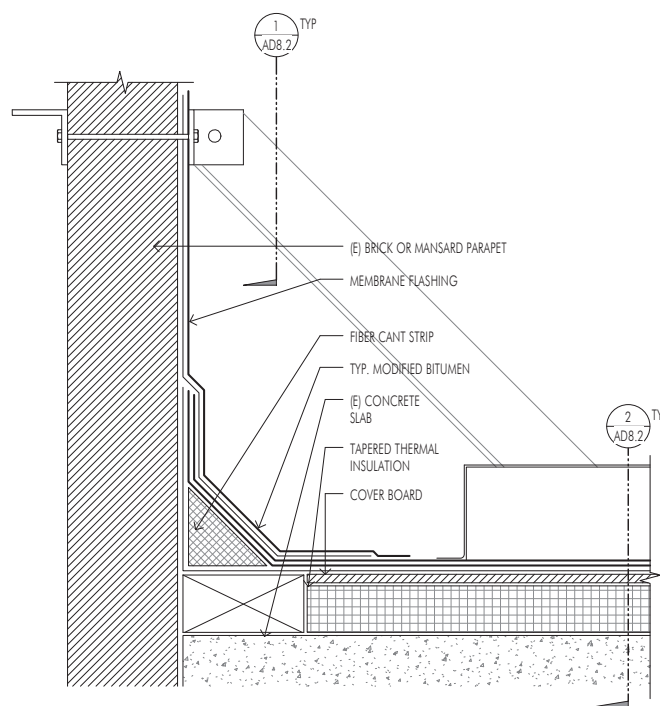
3 FLASHING AT PARAPET, TYP.
3" = 1'-0"



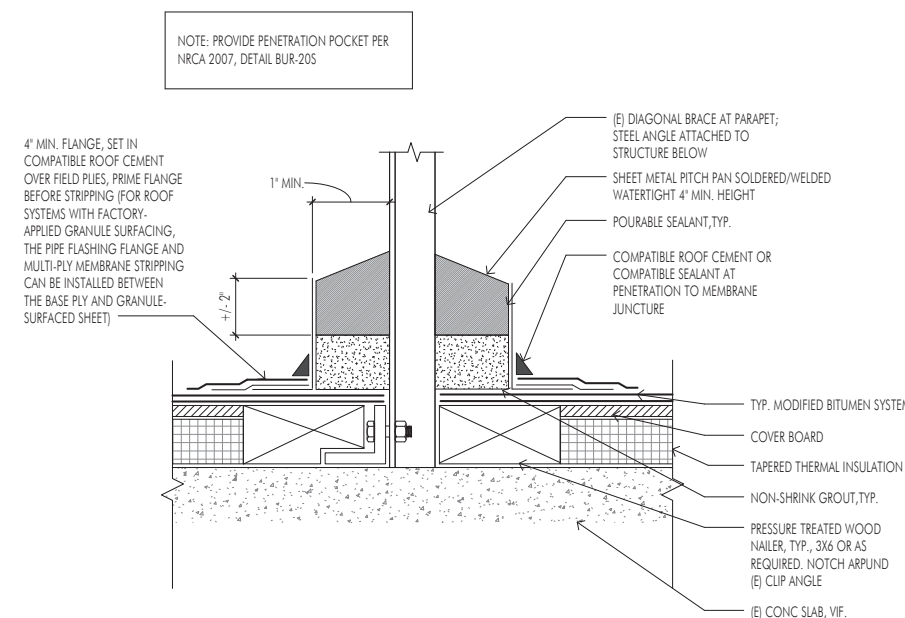
1 DIAGONAL BRACE ATTACHMENT AT PARAPET
3" = 1'-0"



6 PIPE FLASHING WITH HOOD
3" = 1'-0"



4 FLASHING AT PARAPET DIAGONAL BRACE
3" = 1'-0"



2 (E) DIAGONAL BRACE AT PARAPET
3" = 1'-0"

8
4
2
0 1' 2' 4'
SCALE
1/4" = 1'-0"

16'
8'
4'
0 2' 4'
SCALE
1/8" = 1'-0"

32'
16'
8'
0 4' 8'
SCALE
1/16" = 1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report Consent Calendar HEARING DATE: AUGUST 7, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: March 6, 2013
Case No.: **2013.0247H**
Project Address: **500 Sutter Street**
Conservation District: Kearny-Market-Mason-Sutter Conservation District
Category: Category I (Significant) – Physician’s Building
Zoning: C-3-R (Downtown Retail) District
80-130-F Height and Bulk District

Block/Lot: 0284/004
Applicant: Flynn Rosenthal
FME Architecture + Design
500 Montgomery Street
San Francisco, CA 94111

Staff Contact Lily Yegazu - (415) 575-9076
lily.yegazu@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

Historically known as the Physician’s Building, the subject building is a Category I (Significant) Building located within the Kearny-Market-Mason-Sutter (KMMS) Conservation District and the C-3-R (Downtown Retail) Zoning and the 80-130-F Height and Bulk Districts.

Constructed in 1914 the Physician’s Building is the last of the distinctive U-plan office buildings designed by Frederick Meyer. Located at the northwest corner of Powell and Sutter Streets, the subject building is a 9-story structure with terra cotta decorated stringcourse and dentils separating the base from the shaft. The richly ornamented building has a three-part vertical composition with glazed storefronts at the base and a two-story arcaded capital. Above the altered ground floor, the brick shaft is characterized by vertical terra cotta bands of paired windows and double hung wood sash. A second ornamented string course separates the 7th and 8th stories with the 8th story comprised of an arcaded section below a richly ornamented projecting cornice. The top (9th) floor was a 1932 addition designed by Kent and Haas.

The Physician’s Building is a major element in the cohesive groups along Powell Street, and makes a strong visual statement with its massing and textural detail. It has an important relationship to the group diagonally across the intersection, which include The Sir Francis Drake at 432 Powell and the two PG&E buildings at 445 and 447 Sutter Street.

PROJECT DESCRIPTION

The proposal is to install a roof mounted powered davit window washing and exterior maintenance purposes carriage and track system. Specifically, the scope of work will include:

- Extending the perimeter columns above the existing roof to provide support for the new system;
- Adding a new parapet wall behind the existing parapet wall, extending approximately 8" above the existing parapet height to conceal the new roof mounted structure.
- Extending the height of the existing 7 ½" parapet wall along the portion of the roof, where a decorative cornice is located, by a foot to a total height of 1'-7 ½" and align with the new parapet wall proposed.
- The existing composite shingles covering the decorative cornice will be replaced with a new galvanized sheet metal cap.
- Installing a new safety rail system behind the new (extended) parapet wall. The safety rail will have a height of approximately 3'-6" above the roof level (1'-9" above the new parapet wall) and will be painted Benjamin Moore Antique White (OC-83).
- The powered davit system will be installed beyond the safety rail and will have a maximum fixed height of 5'-6".

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 the 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. 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) For Significant Buildings/Properties - 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, and shall comply with the following specific requirements:

- (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.

The proposal is to extend and add to the existing parapet wall, immediately above the existing decorative cornice, a distinctive architectural feature on the primary elevation, in order to install a new motorized davit carriage and track system for window washing and building maintenance purposes. The proposed addition at the roof will be minimally visible from the street given the 9-story height of the existing building. In addition, the paint finish of the safety rail will be a tone that will visually blend in with the finish of the building and appear to fade at the roof level. Furthermore the existing composite shingles which are not historic fabric will be replaced with new flat seam metal roof system painted to match the finish of the cornice and tone of the terra cotta finish. The main window washing mechanism will not be visible unless in use as it would be folded and stowed away towards the center of the roof. As such, the distinguishing original character of the subject building will be retained including the overall appearance, finish, and visual characteristics of the building.

- (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

The proposed project will retain all distinctive materials, features, and finishes as well as construction techniques and examples of craftsmanship that characterize the subject building. The proposed parapet and equipment additions will be limited to the existing parapet and roof of the building, just above the decorative cornice of the building's 9th floor 1932 addition. The proposed work will not result in the removal of distinctive feature of the property and the distinctive features, finishes and craftsmanship that characterize the property will be retained.

- (3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or photographic evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

The parapet extension will be clad with panelized metal modules that will extend the full height of the new parapet to avoid any horizontal joints. The panels and the flat seam metal roof replacing the composite shingles on the roof of the cornice will be finished with a paint finish closely matching the existing cornice and terra cotta finish of the building in color. The safety rail beyond the new parapet will be finished with a lighter paint color (Benjamin Moore Antique White, OC-83) to minimize its visibility from the public right of way. No historic fabric and/or element of the building are proposed to be repaired or replaced as part of the proposal.

- (4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior architectural material and that such design is compatible with the size, scale, color, material and character of the building and its surroundings.

The proposed metal panel units of the new parapet, safety railing and window washing equipment are of contemporary materials that would provide means of maintaining the building. The proposed addition is limited to the parapet and roof above the existing cornice and will not destroy existing historic fabric including the decorative cornice and terra cotta finish. The proposed addition will be compatible with the size, scale, color, material and character of the building and will be minimally visible from the public right-of-ways.

- (5) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one-story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

The proposed work comprised of the window washing equipment, safety rail and extension of the existing parapet will be less than one-story above the existing roof, will cover less than 75 percent (approximately 13.4% including existing penthouse structures) of the roof area and will use materials and design that is compatible with the scale and character of the historic building. In addition, the proposed paint finish is similar to and complimentary to the existing finish of the building including the decorative cornice and the terra cotta finish on the primary facades of the building. Furthermore, given the less than one-story height of the proposed addition, the new rooftop addition will be minimally visible from the public right-of-way.

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 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.

The proposed project will not alter the historic purpose of the building and will retain the historic commercial use. The proposed project is limited to the addition of window washing and building maintenance equipment at the roof level including structural support provided by extending the existing parapet and columns of the building.

- 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 existing structure is a Category I – Significant building within the Kearny-Market-Mason-Sutter Conservation District. The proposed changes will be minimally visible from the public right-of-way, in that the new 42" high safety railing and window washing equipment will be located behind the newly extended parapet wall at the edges of the building. The new extended parapet wall will be finished with metal panel system that will have a paint finish closely matching the existing decorative cornice and terra cotta finish in tone. Furthermore, the main window washing structure will be folded and stored towards the center of the building, unless while in use to limit its view from the public right of way. As such, the existing character of the building and conservation district will be retained and preserved.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The top (9th) floor is a 1932 addition by Kent and Haas and has acquired historic significance in its own right. The proposed addition will occur above this level without altering the historic finishes and detailing on the upper floor and cornice of the building except for the proposed addition of the window washing equipment and extension of the parapet to provide structural support and conceal the new equipment.

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

The distinctive features on the building will be retained and preserved. As proposed, the addition will be limited to the parapet and roof level of the building where examples of craftsmanship that characterize the property will not be impacted.

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 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 extended parapet wall, safety rails and window washing equipment will not destroy historic materials and features of the building. The metal panels covering the top of the cornice and parapet wall will have a paint finish matching the decorative cornice and terra cotta finish in tone. The safety rails will be painted a lighter shade (Benjamin Moore Antique White, OC-38) to limit its visibility. As such, the proposal incorporates a design, scale, and materials that are compatible with the building and conservation district. The proposed work would not impact spatial relationships that characterize the property as the addition is limited to less than one story in height on the roof of the building.

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.

Should any of the proposed work be removed in the future, the essential form and integrity of the building and conservation district would be unimpaired.

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

Based on the requirements of Article 11, Department has determined the following:

The proposal is the addition of powered window washing and building maintenance equipment at the roof level of the building. Specifically, the existing building columns and parapet walls will be extended to accommodate the new equipment structurally and also conceal the equipment from view.

As conditioned, the proposed work will not damage or destroy distinguishing original qualities or character of the subject building. Staff considered the proposed location, method of attachment, screening material, size and visibility in relation to the subject building and conservation district. Based on the requirements of Article 11 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the historic subject building or the special architectural and historic character of the Kearny-Market-Mason-Sutter District. As such, staff finds that the historic character of the building will be retained and preserved.

The new window washing equipment and safety rail would be concealed with the extension of the existing parapet walls. The parapet wall proposed to be altered is located on the portion of the building that was added in 1932 and would not disrupt the existing original cornice line. In addition, the proposed rooftop equipment and safety rail will be less than one storey in height and will cover less than 75% of the roof area (13.4% including existing penthouses) consistent with the requirements of Article 11.

Due to the 9-story height of the existing building, and adjacent buildings, as well as the choice of paint finish proposed, the new addition will be minimally visible from the public right-of-way. In conformance with the *Secretary's Standards*, the proposed vertical addition will be clearly differentiated but compatible with the scale and character of the building through use of compatible paint finish and contemporary cladding materials.

- (1) Final design, including details and finish material samples of the proposed window washing equipment, safety rail and metal paneling on the roof shall be reviewed and approved by Department Preservation Staff.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt from environmental review; pursuant to CEQA Guideline Section 15301 (Class 1 - Maintenance and Repair 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 I (Significant) Property and the *Secretary of the Interior Standards for Rehabilitation*.

1. Details of the attachment mechanisms for the window washing equipment, safety railing and parapet wall shall be provided. Details and finish samples of any work beyond the installation impacting any historic fabric are subject to review and approval prior to approval of the Building Permit by Planning Department staff.

ATTACHMENTS

- A. Draft Motion
- B. Parcel Map
- C. Sanborn Map
- D. Aerial Photo
- E. Zoning Map
- F. Site Photos
- G. Major Permit to Alter Application Packet submitted by Project Sponsor

LY: G:\Documents\PTA\500 Sutter St\2013.0247H.docx



**SAN FRANCISCO
PLANNING DEPARTMENT**

MEMO

**Historic Preservation Commission
Motion No. 0204
Permit to Alter
MAJOR ALTERATION**

HEARING DATE: AUGUST 7, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: August 7, 2013
Filing Date: March 6, 2013
Case No.: **2013.0247H**
Project Address: **500 Sutter Street**
Category: Category I (Significant)
Zoning: C-3-R (Downtown-Retail)
80-130-F Height and Bulk District
Block/Lot: 0284/004
Applicant: Flynn Rosenthal
FME Architecture + Design
500 Montgomery Street
San Francisco, CA 94111
Staff Contact Lily Yegazu - (415) 575-9076
lily.yegazu@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

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 004 IN ASSESSOR'S BLOCK 0284. THE SUBJECT PROPERTY IS WITHIN A C-3-R (COMMERCIAL-RETAIL) ZONING DISTRICT AND AN 80-130-F HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on March 6, 2013, Flynn Rosenthal, FME Architecture + Design ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for a rooftop addition. The subject building is located on Lot 004 in Assessor's Block 0284, a Category I (Significant) building historically known as the Physician's Building and locally designated under Article 11, Appendix A of the Planning Code. Specifically, the proposal is to install a roof mounted

powered davit window washing and exterior maintenance purposes carriage and track system.

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 August 7, 2013, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2013.0247H ("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 WITH CONDITIONS** the Permit to Alter, in conformance with the architectural plans dated March 6, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0247H based on the following findings:

CONDITIONS OF APPROVAL

1. Details of the attachment mechanisms for the window washing equipment, safety railing and parapet wall shall be provided. Details and finish samples of any work beyond the installation impacting any historic fabric are subject to review and approval prior to approval of the Building Permit by Planning Department staff.

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 exterior character-defining features of the subject property and meets the requirements of Article 11 of the Planning Code:

- That the proposal will provide means of building maintenance;
- That the new addition will utilize materials with finishes that is compatible and complimentary to the existing finish of the building;
- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained and that new elements will not affect the building's overall appearance;

- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building shall be preserved; and,
- That the proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1: 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 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 fine craftsmanship that characterize a property will be preserved.

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 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 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. It will provide sufficient off-street parking for the proposed units.

- 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 is located on Sutter Street and 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 regarding Major Alterations to Category II (Significant) buildings.

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 004 in Assessor's Block 0284 for proposed work in conformance with the architectural submittal dated February 25, 2013 and labeled Exhibit A on file in the docket for Case No. 2013.0247H.

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. 0204. 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.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 7, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

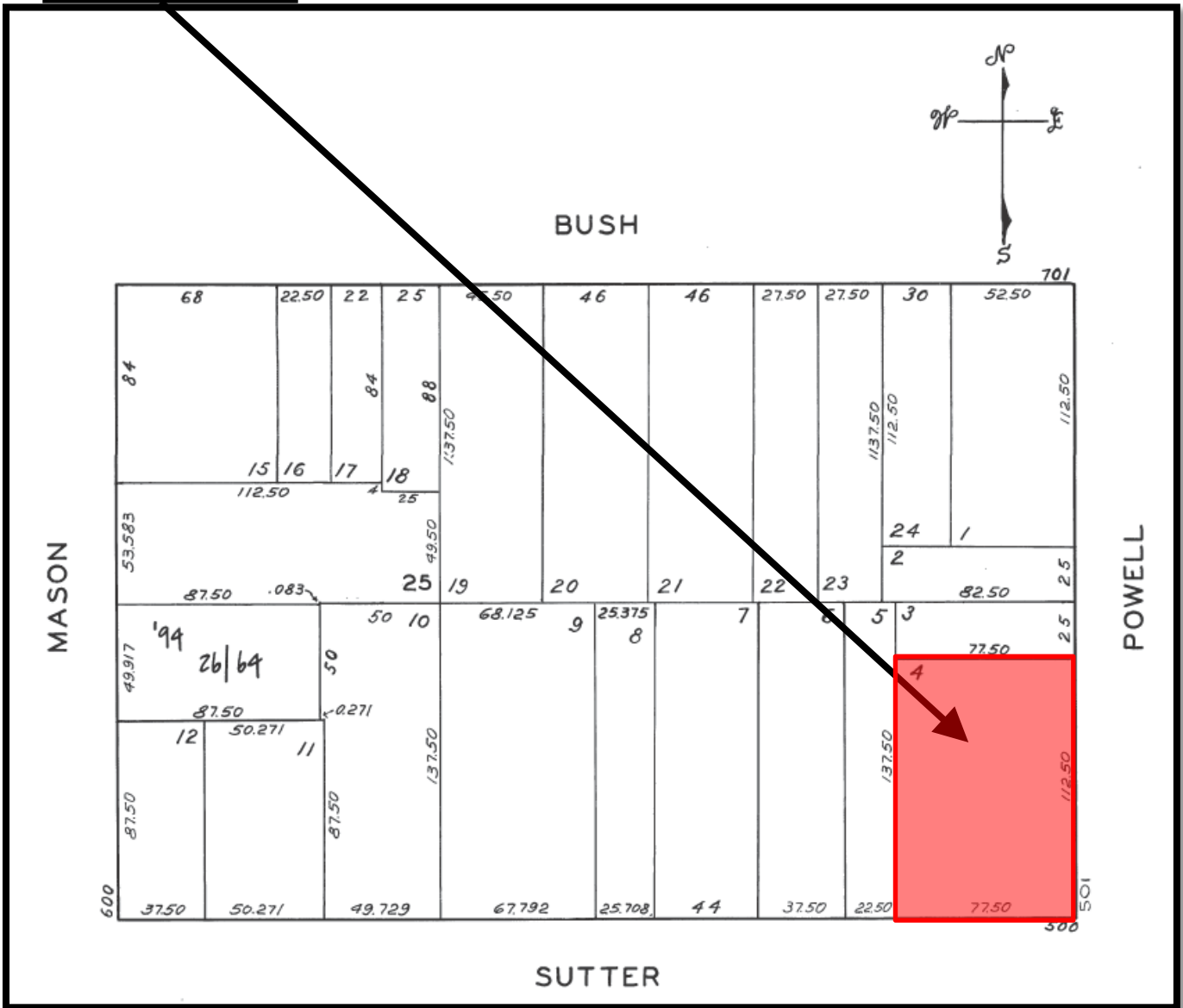
NAYS:

ABSENT:

ADOPTED: August 7, 2013

Parcel Map

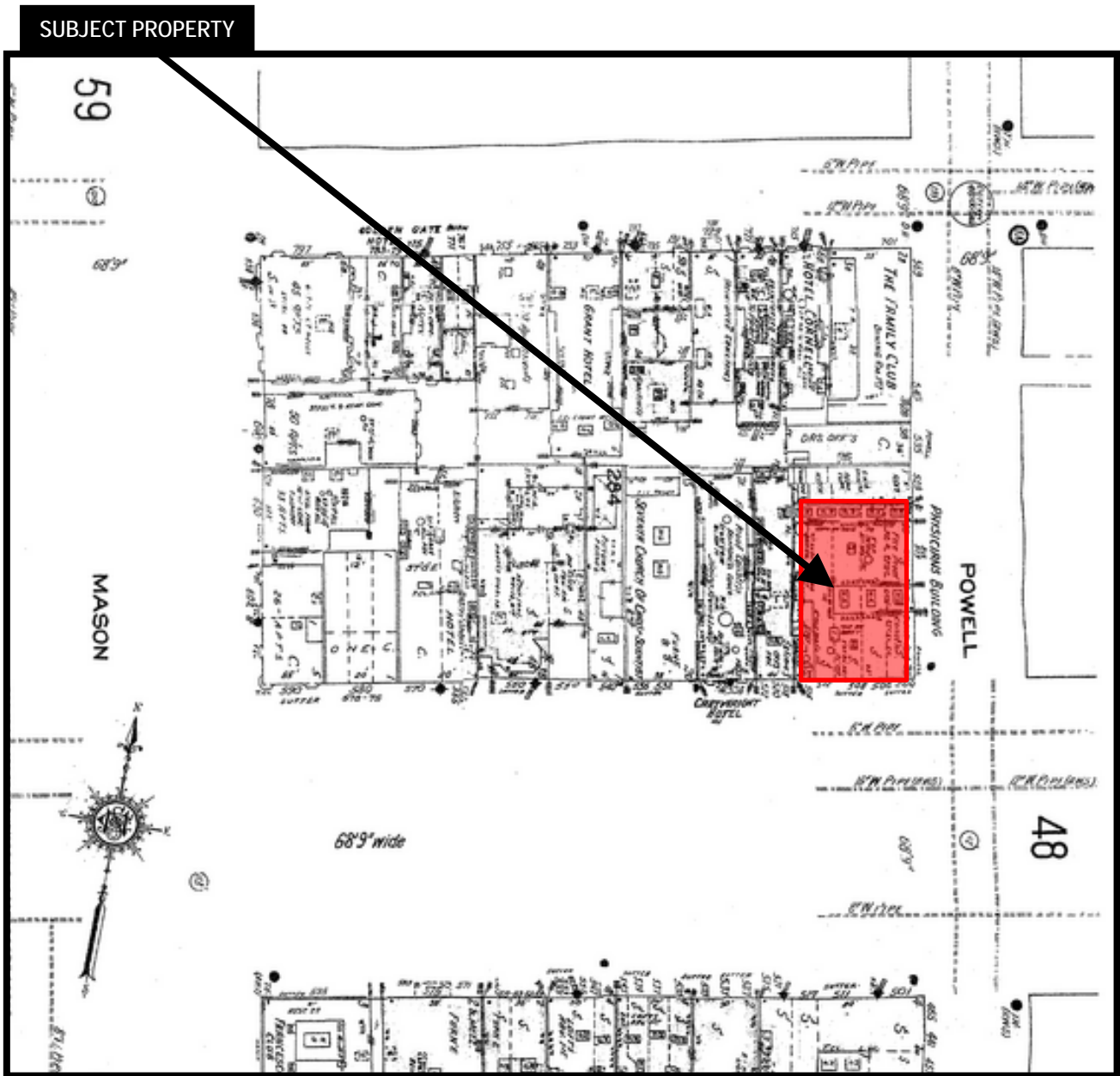
SUBJECT PROPERTY



Major Permit to Alter Hearing
 Case Number 2013.0547H
 500 Sutter Street



Sanborn Map*



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

Major Permit to Alter Hearing
Case Number 2013.0547H
500 Sutter Street



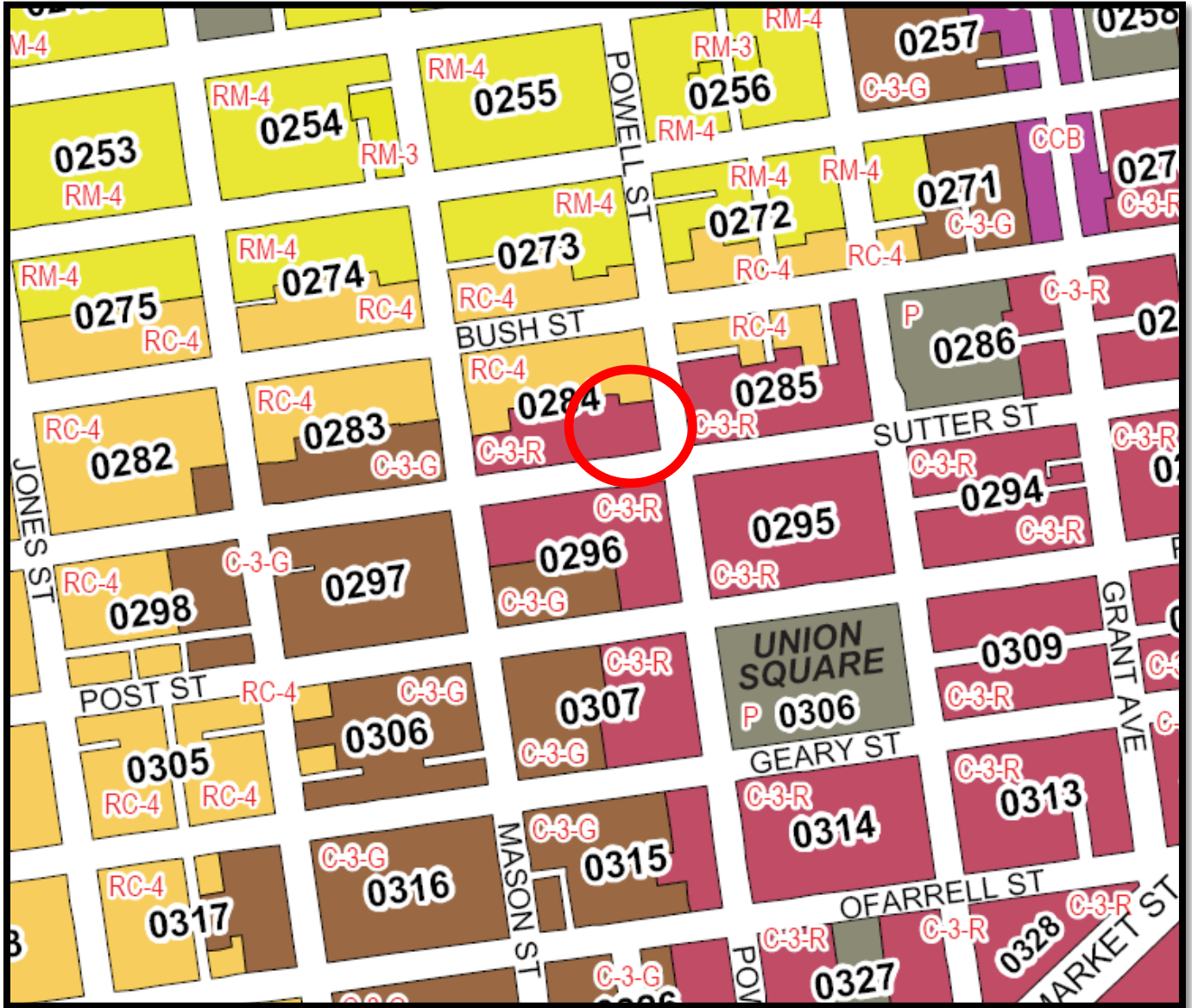
Aerial Photo



Major Permit to Alter Hearing
Case Number 2013.0547H
500 Sutter Street



Zoning Map



Major Permit to Alter Hearing
Case Number 2013.0547H
500 Sutter Street

Site Photos

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2013.0547H
500 Sutter Street

Site Photos

SUBJECT PROPERTY



Major Permit to Alter Hearing
Case Number 2013.0547H
500 Sutter Street

Site Photos

SUBJECT PROPERTY

Sutter Street, San Francisco, United States
Address is approximate.



Image Date: May 2011

Report a problem

Major Permit to Alter Hearing
Case Number 2013.0547H
500 Sutter Street

Roof Top Window Washing Track System

500 Sutter Street

Planning - Major Permit To Alter

PROJECT INFORMATION

PROJECT DESCRIPTION

The project consists of installing a roof mounted powered davit carriage and track system for building maintenance and repairs. The work will include adding structure above the roof and mounting a steel track with davit carriage, extending perimeter columns above the existing roof and existing parapet height, extending the parapet to the height of the structure for concealment purposes. Due to the location of the existing columns, the upper edge of the mansard roof will be impacted by this work. Additionally, per OSHA requirements, a safety rail must be installed immediately behind the parapet.

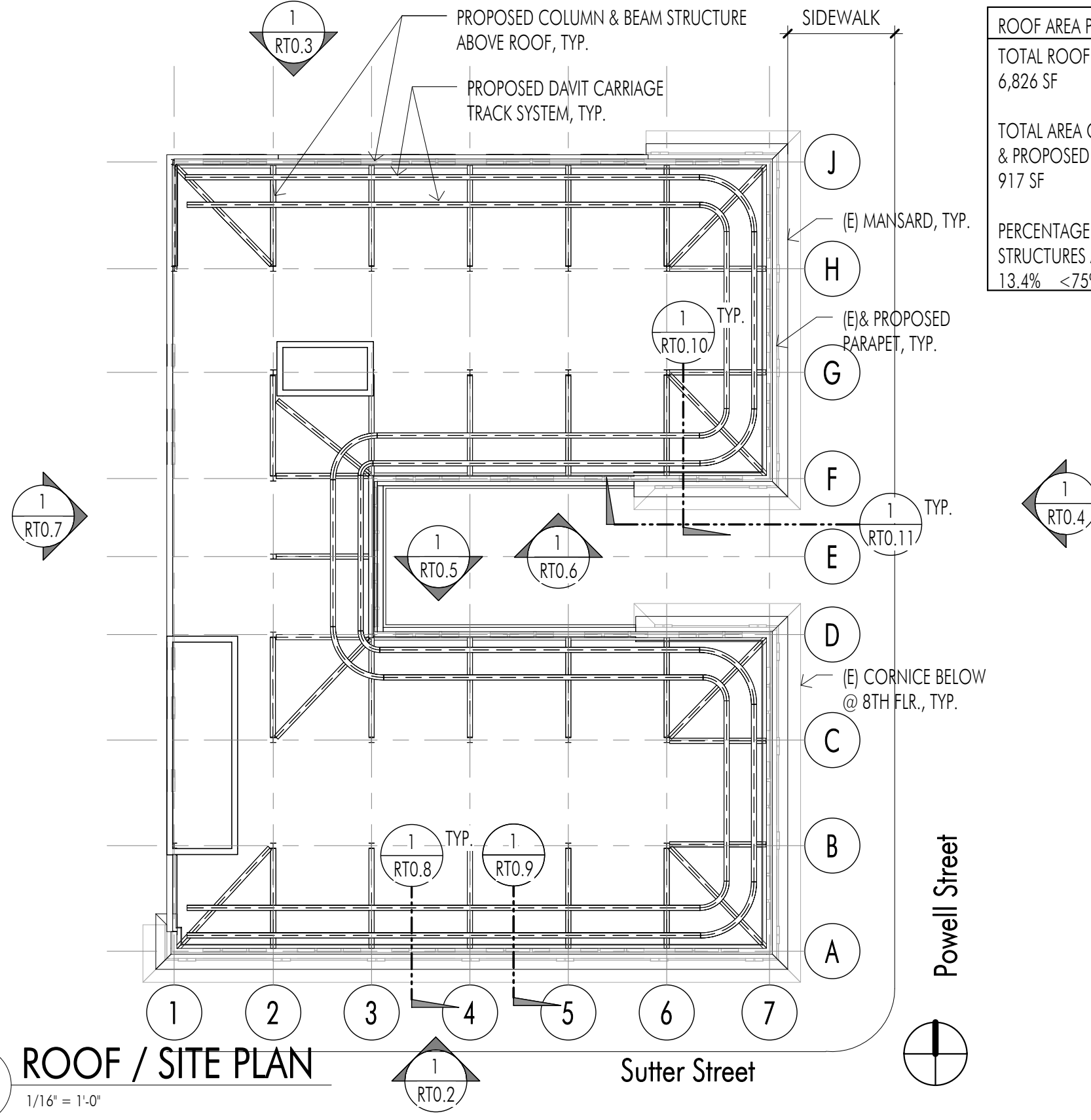
ZONING INFORMATION

ASSESSOR BLOCK No.	0284
ASSESSOR LOT No.	004
ZONING:	C-3-R
SPECIAL USE DISTRICT:	NONE
BUILDING DATA:	
YEAR BUILT:	1914 (9TH FLOOR ADDITION CIRCA 1920)
HEIGHT:	9 STORIES PLUS BASEMENT
HISTORIC DATA:	
CONSERVATION DISTRICT:	KEARNY-MARKET-MASON-SUTTER
ARTICLE 11 CATEGORY:	1

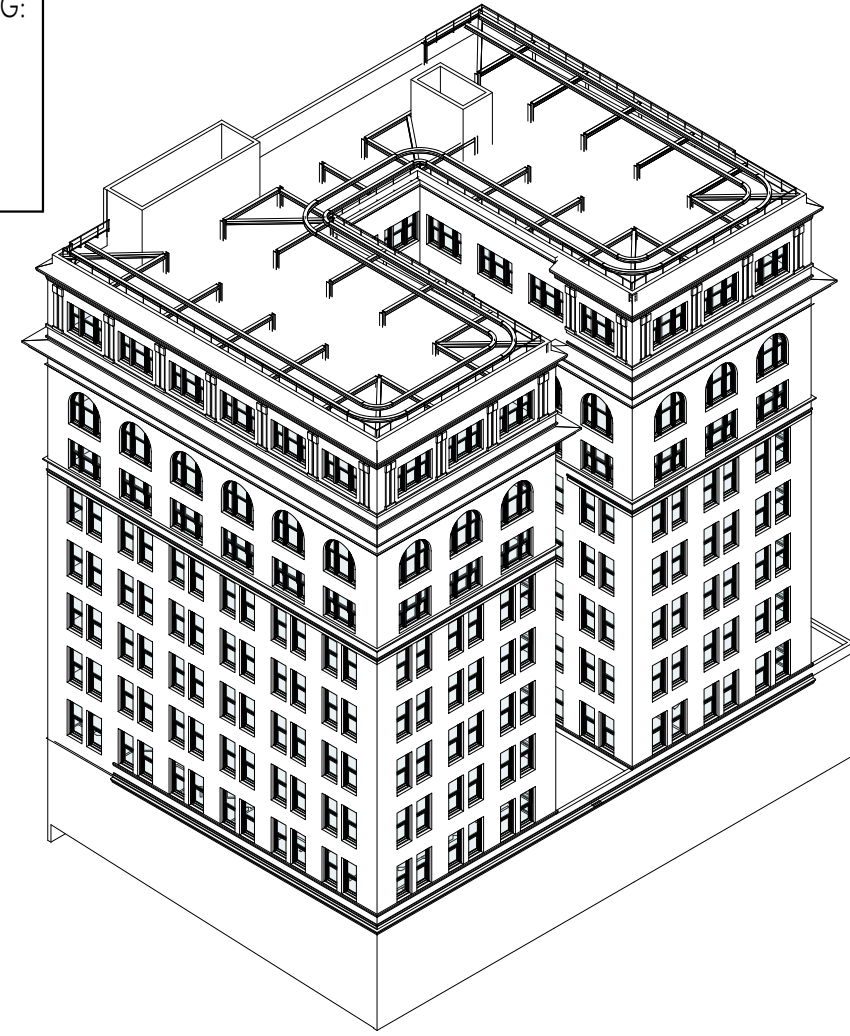


SHEET INDEX

RT0.0	COVER SHEET
RT0.1	ROOF / SITE PLAN
RT0.2	SOUTH ELEVATION
RT0.3	EAST ELEVATIONS
RT0.4	LIGHTWELL ELEVATION SOUTH
RT0.5	LIGHTWELL ELEVATION NORTH
RT0.6	NORTH ELEVATION
RT0.7	WEST ELEVATION
RT0.8	SECTION @ MANSARD
RT0.9	SECTION @ BRICK PARAPET
RT0.10	PROPOSED PARAPET DETAIL
RT0.11	PARAPET ELEVATION DETAIL
RT0.12	PROSPECTIVE VIEW A
RT0.13	PROSPECTIVE VIEW B
RT0.14	PROSPECTIVE VIEW C
RT0.15	PROSPECTIVE VIEW D
RT0.16	PROSPECTIVE VIEW E
RT0.17	PROSPECTIVE VIEW F
RT0.18	PROSPECTIVE VIEW G
RT0.19	ADDITIONAL PARAPET DETAILS

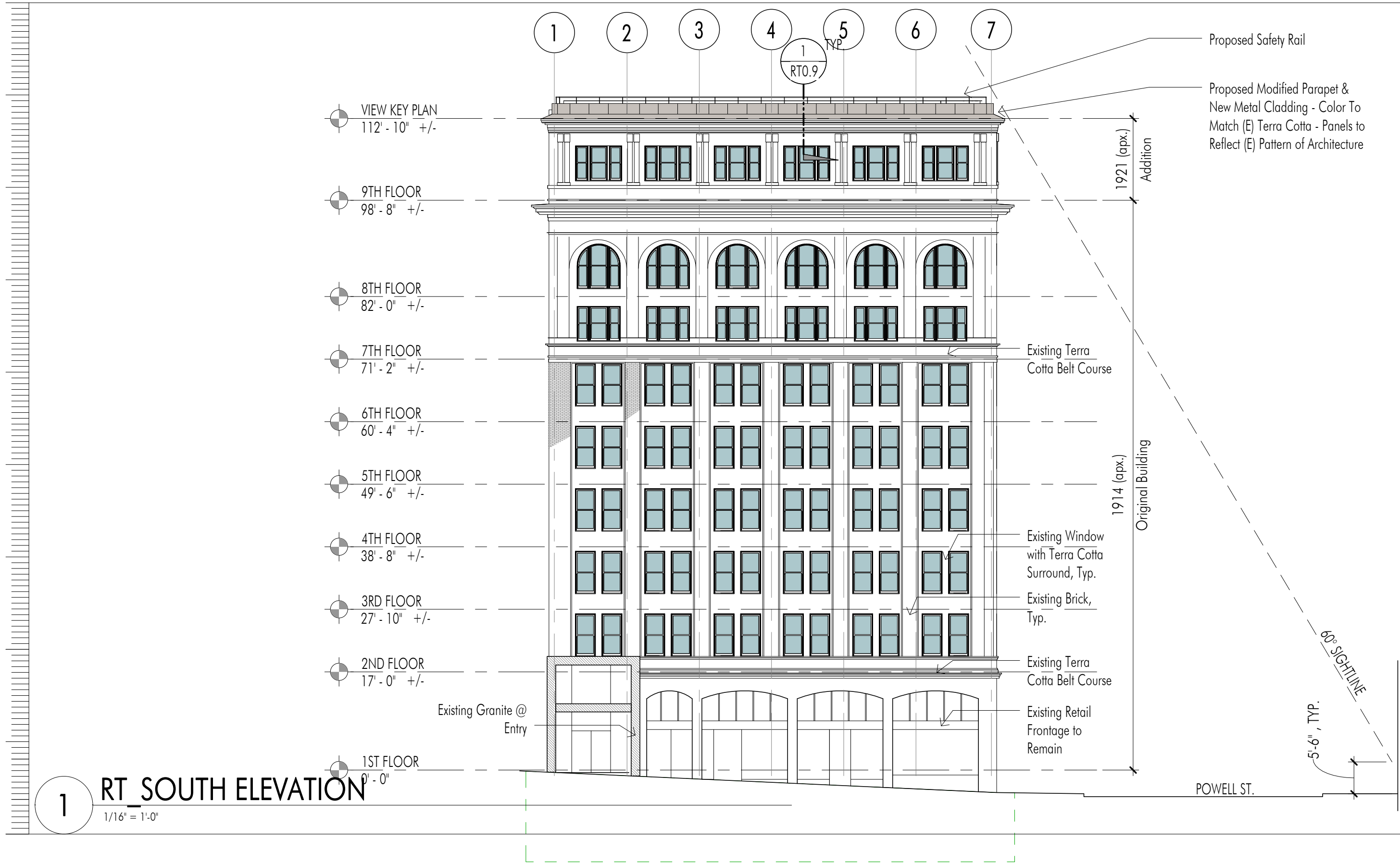


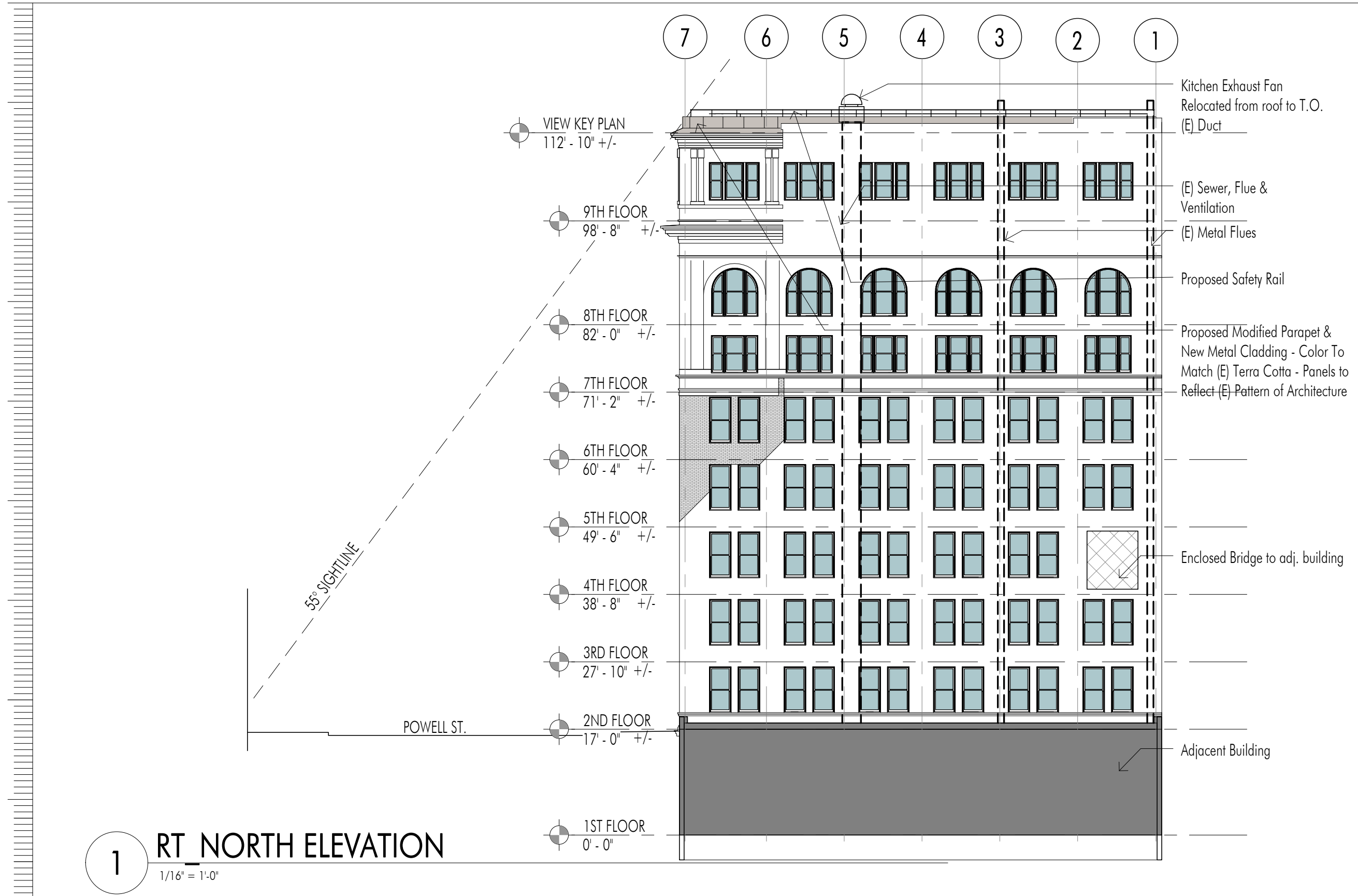
ROOF AREA PERCENTAGES	
TOTAL ROOF SQUARE FOOTAGE:	6,826 SF
TOTAL AREA OF PENTHOUSES & PROPOSED BEAMS, TRACK, & RAILING:	917 SF
PERCENTAGE OF ROOF STRUCTURES AREA:	13.4% < 75%



BIRD'S EYE VIEW

1 ROOF / SITE PLAN
 1/16" = 1'-0"





1 RT NORTH ELEVATION
1/16" = 1'-0"

Proposed Safety Rail
 Proposed Modified Parapet & New Metal
 Cladding - Color To Match (E) Terra Cotta -
 Panels to Reflect (E) Pattern of Architecture

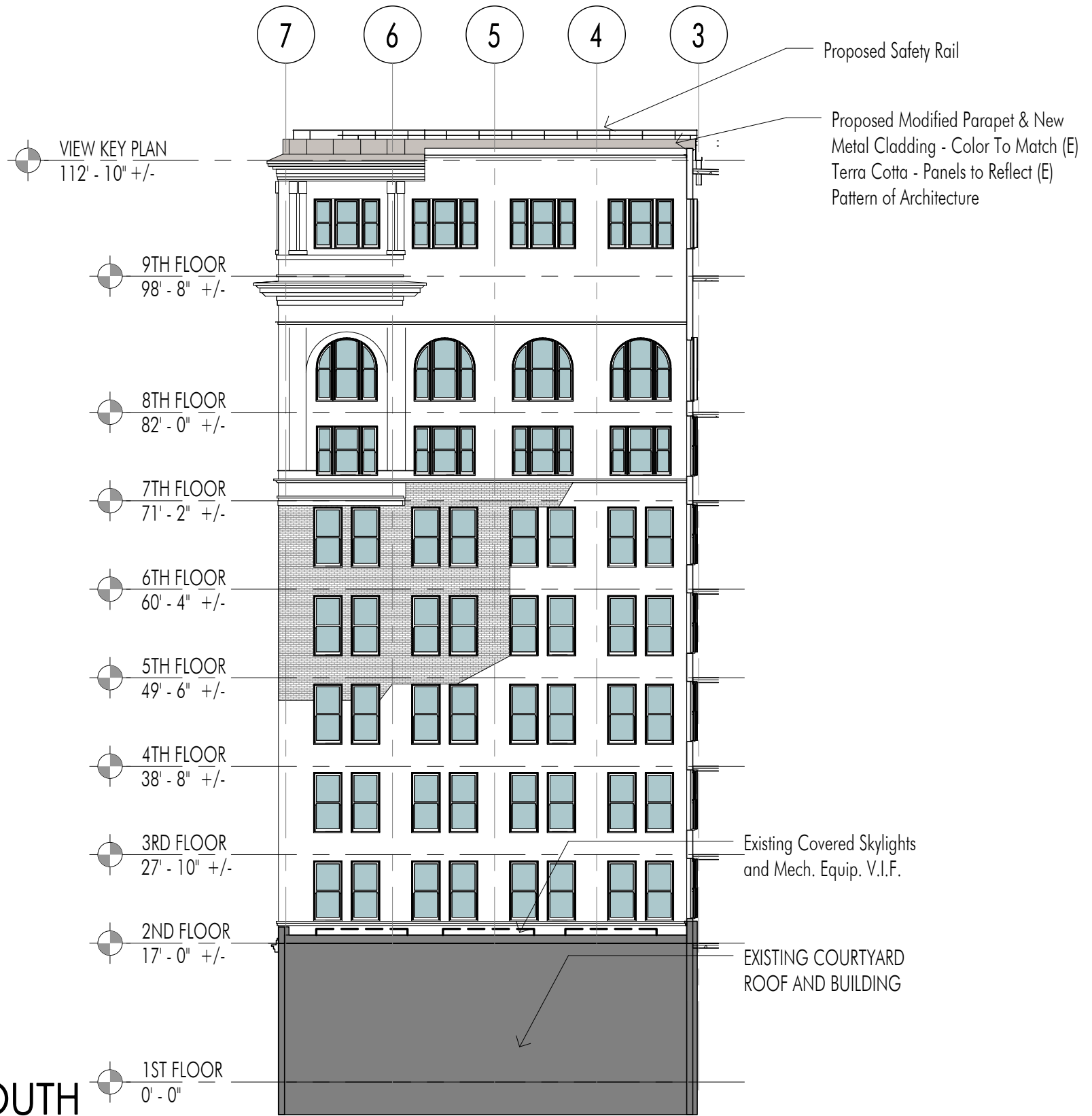
- VIEW KEY PLAN
112' - 10" +/-
- 9TH FLOOR
98' - 8" +/-
- 8TH FLOOR
82' - 0" +/-
- 7TH FLOOR
71' - 2" +/-
- 6TH FLOOR
60' - 4" +/-
- 5TH FLOOR
49' - 6" +/-
- 4TH FLOOR
38' - 8" +/-
- 3RD FLOOR
27' - 10" +/-
- 2ND FLOOR
17' - 0" +/-
- 1ST FLOOR
0' - 0"

60° SIGHTLINE

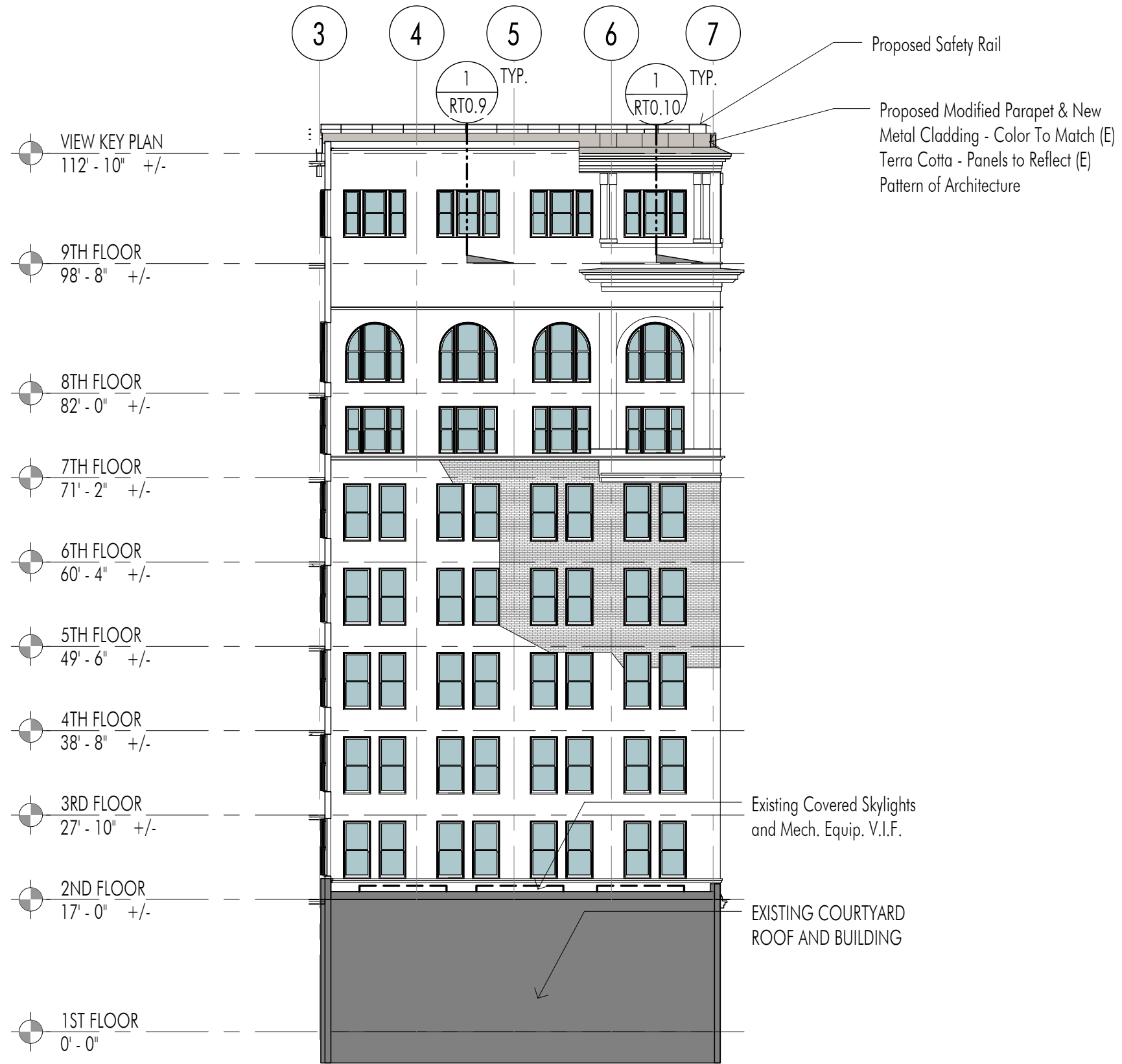
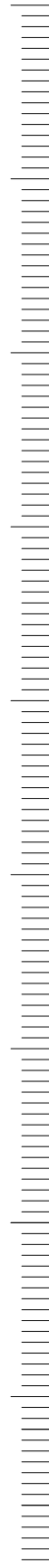
1 RT EAST ELEVATION
 1/16" = 1'-0"

SUTTER ST.

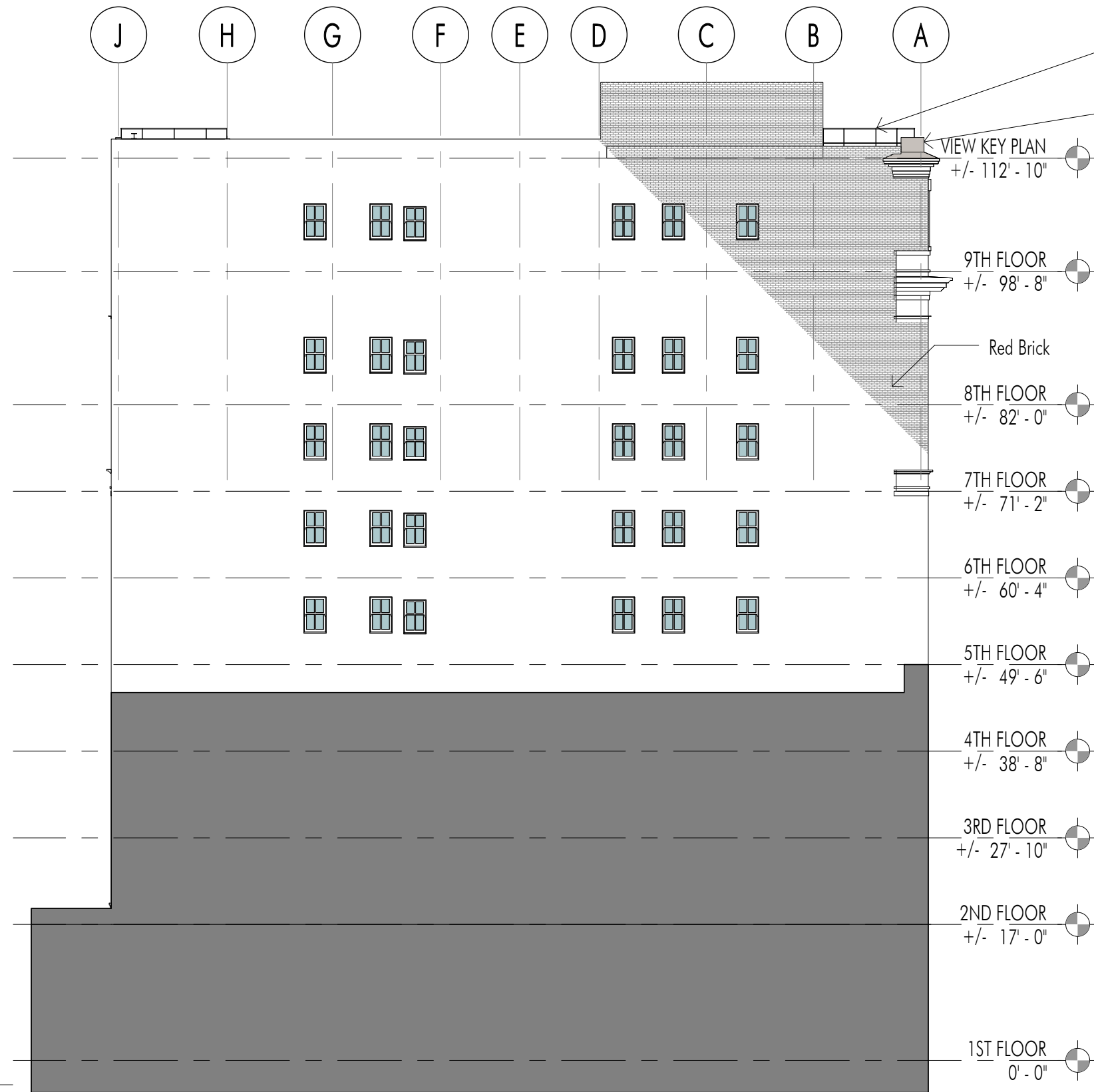
Existing Retail Storefronts to Remain



1 RT_LIGHTWELL ELEVATION SOUTH
 1/16" = 1'-0"



1 RT_LIGHTWELL ELEVATION NORTH
 1/16" = 1'-0"



Proposed Safety Rail

Proposed Modified Parapet & New Metal Cladding - Color To Match (E)
 Terra Cotta - Panels to Reflect (E) Pattern of Architecture

VIEW KEY PLAN
 +/- 112' - 10"

9TH FLOOR
 +/- 98' - 8"

Red Brick

8TH FLOOR
 +/- 82' - 0"

7TH FLOOR
 +/- 71' - 2"

6TH FLOOR
 +/- 60' - 4"

5TH FLOOR
 +/- 49' - 6"

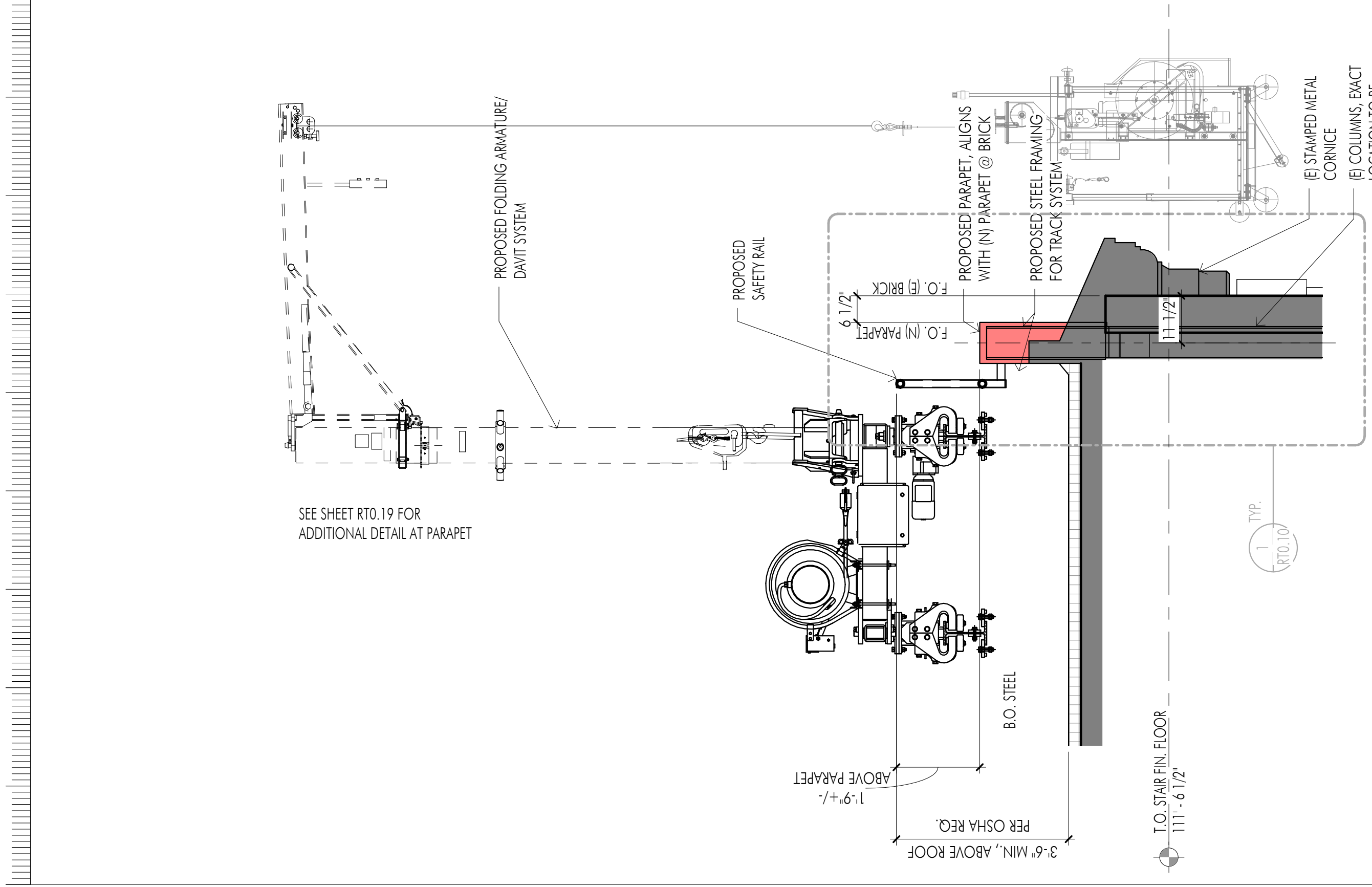
4TH FLOOR
 +/- 38' - 8"

3RD FLOOR
 +/- 27' - 10"

2ND FLOOR
 +/- 17' - 0"

1ST FLOOR
 0' - 0"

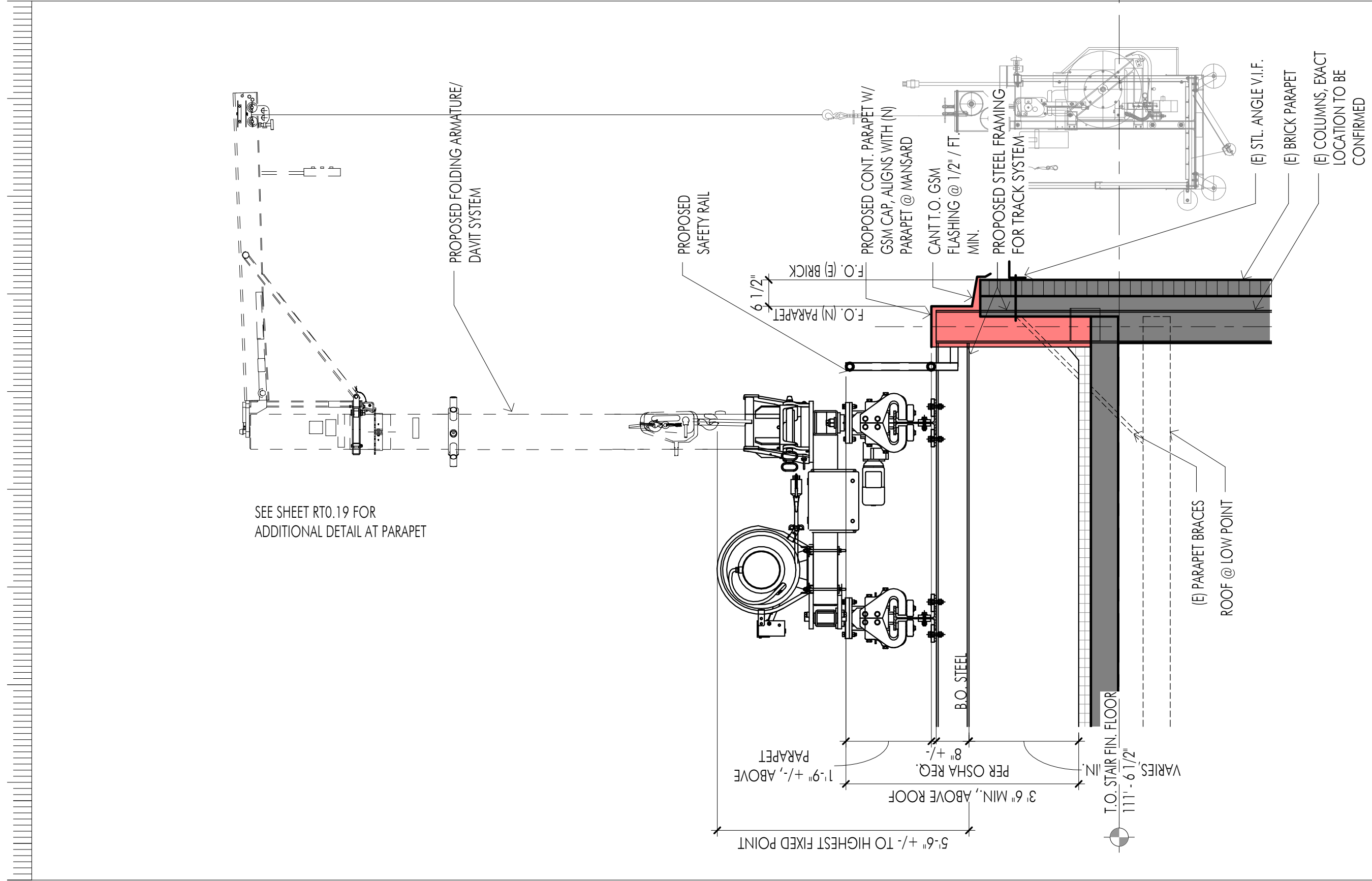
1 RT WEST ELEVATION
 1/16" = 1'-0"



SEE SHEET RT0.19 FOR
 ADDITIONAL DETAIL AT PARAPET

1 TYP.
 RT0.10

1 SECTION @ MANSARD
 1/2" = 1'-0"



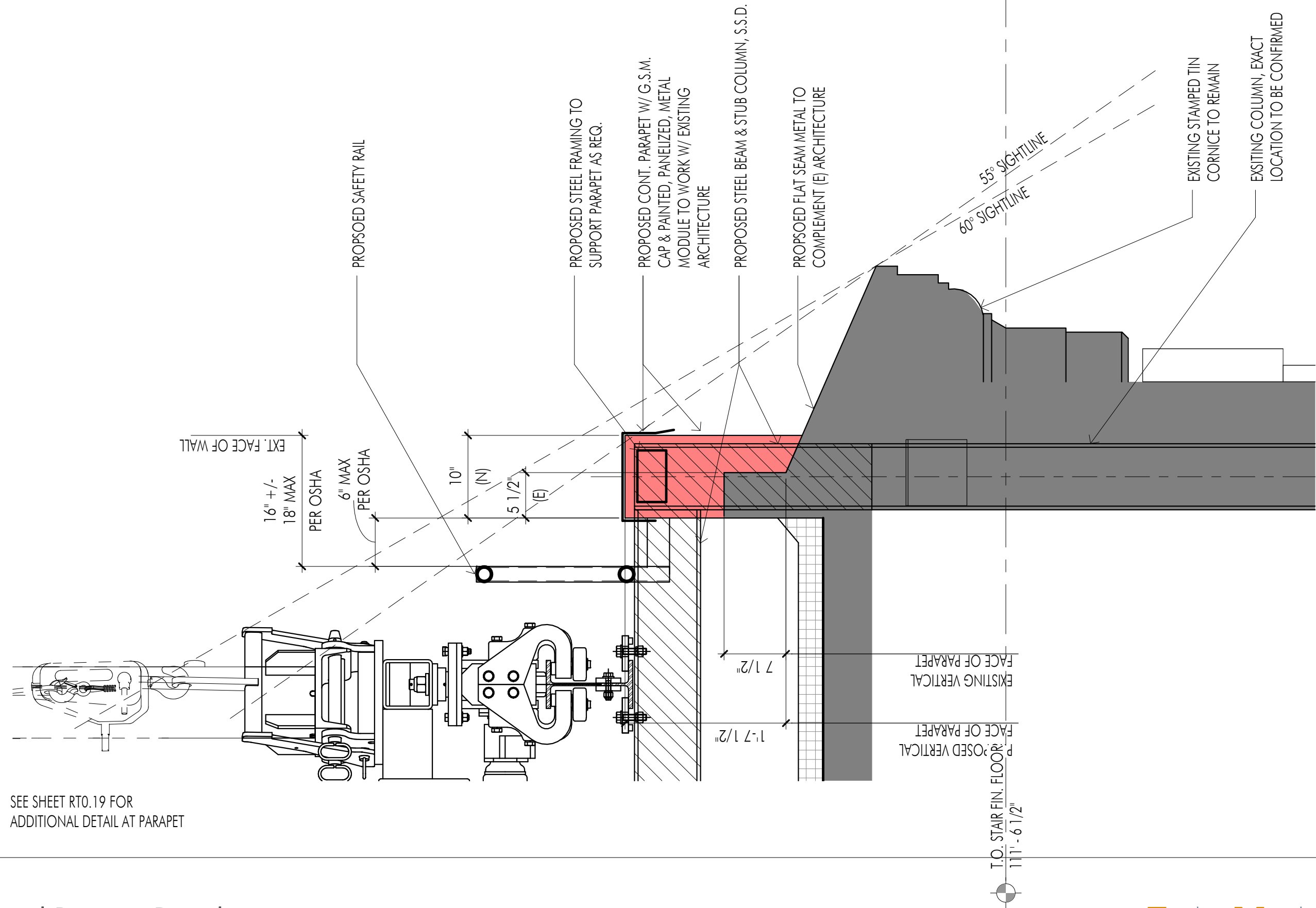
Section @ Brick Parapet
 RT0.9

SHEET ISSUE
 Planning - Major Permit To Alter
 Response to Planning

DATE
 6 March 2013
 29 APR 2013

SECTION @ BRICK PARAPET

1
 1/2" = 1'-0"



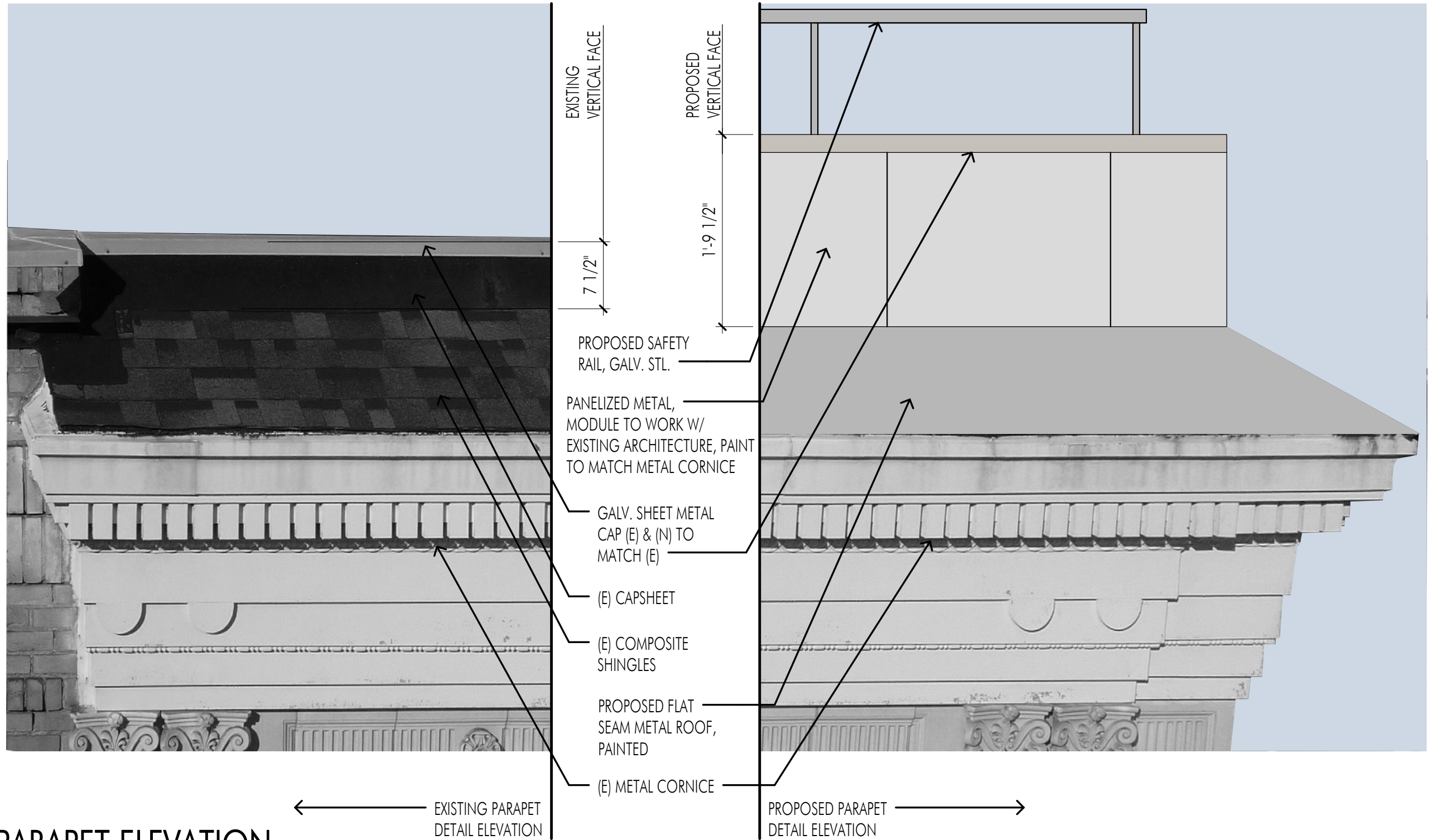
SEE SHEET RT0.19 FOR
 ADDITIONAL DETAIL AT PARAPET

1 PARAPET SECTION
 1" = 1'-0"

Proposed Parapet Detail
 RT0.10

SHEET ISSUE
 Planning - Major Permit To Alter

DATE
 6 March 2013



1

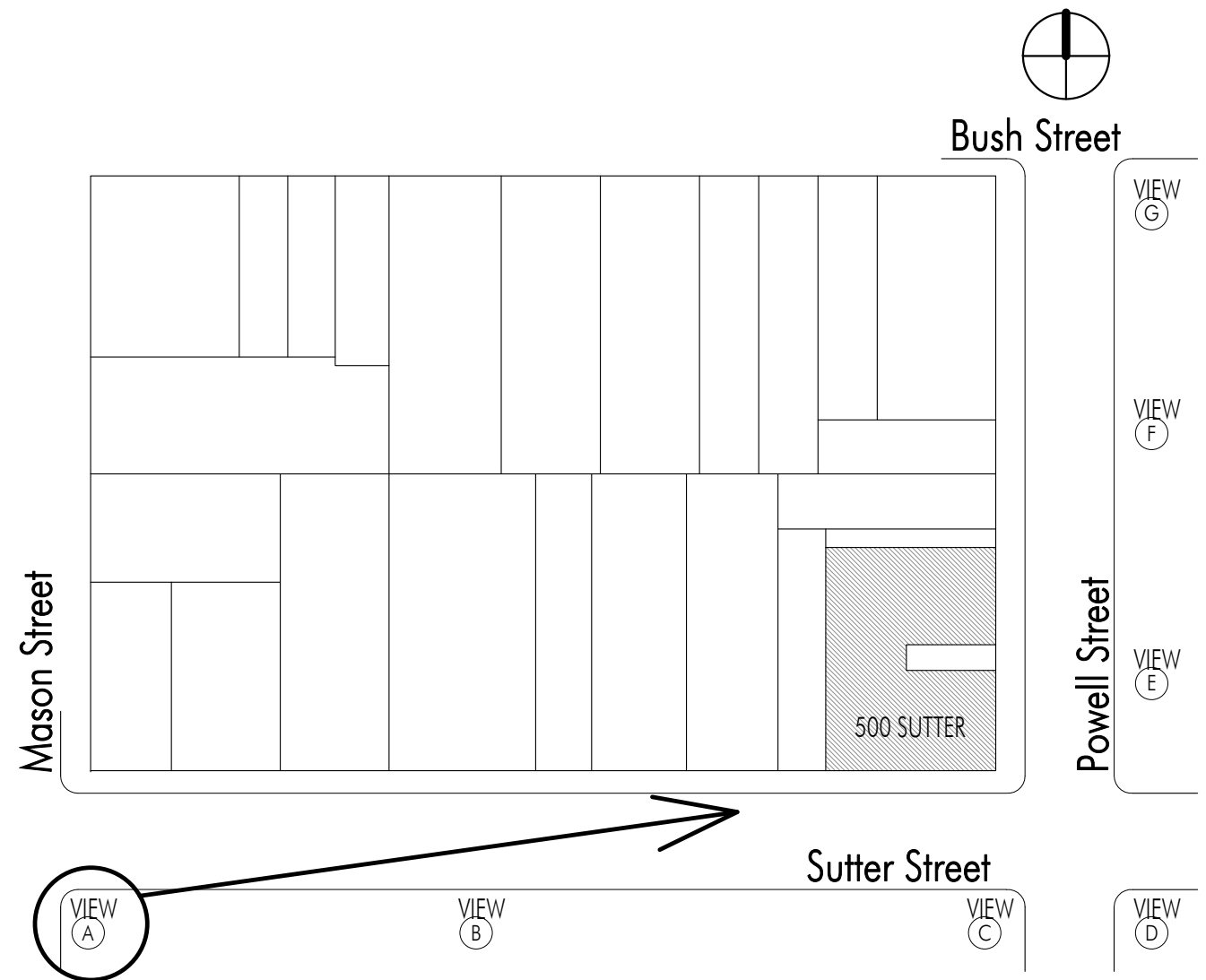
PARAPET ELEVATION

1" = 1'-0"



VISIBLE PORTION
 OF PROPOSED
 CONSTRUCTION

500 SUTTER



KEY PLAN

1" = 80'-0"

Prospective View A

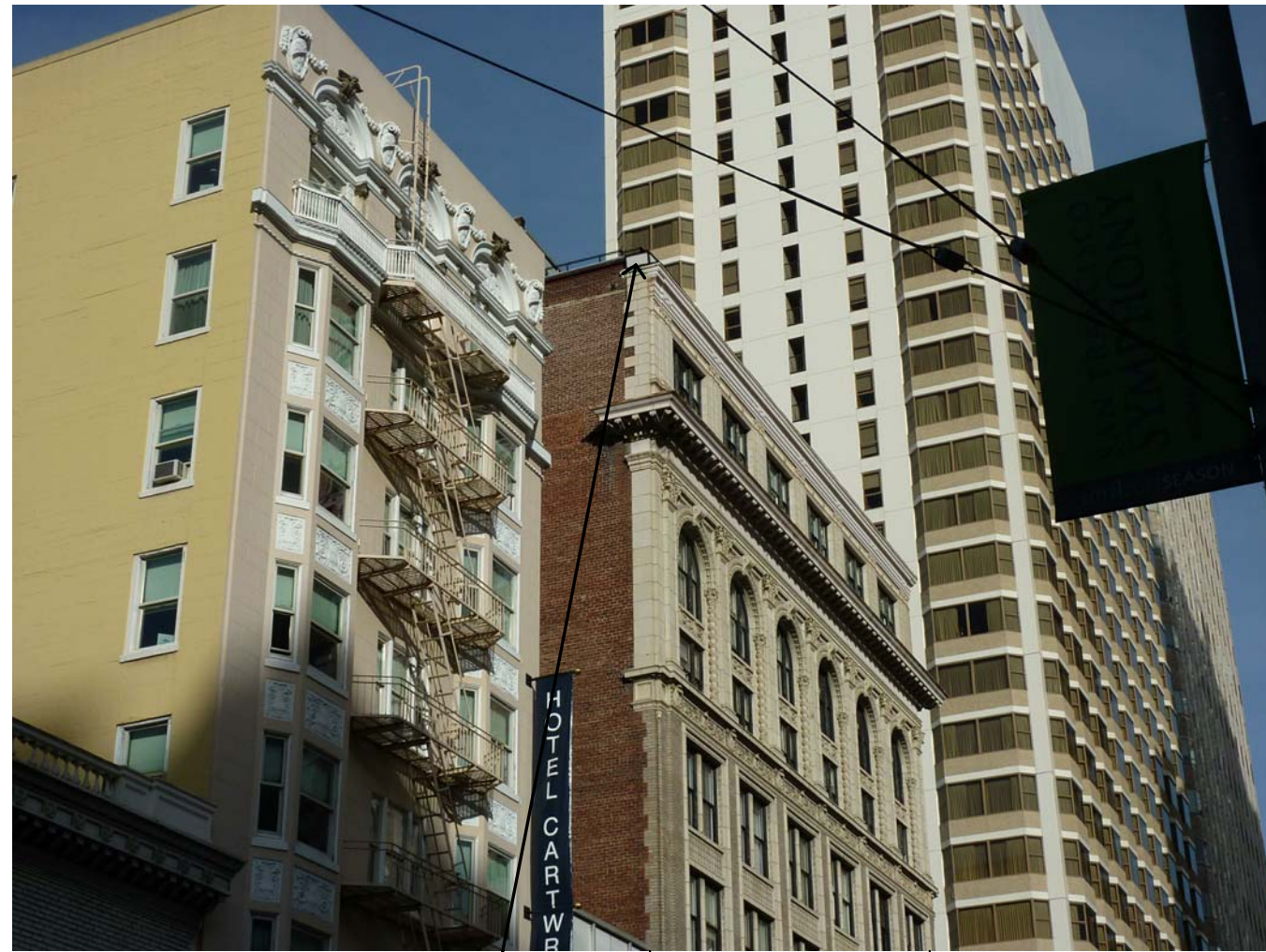
RT0.12

SHEET ISSUE

Planning - Major Permit To Alter

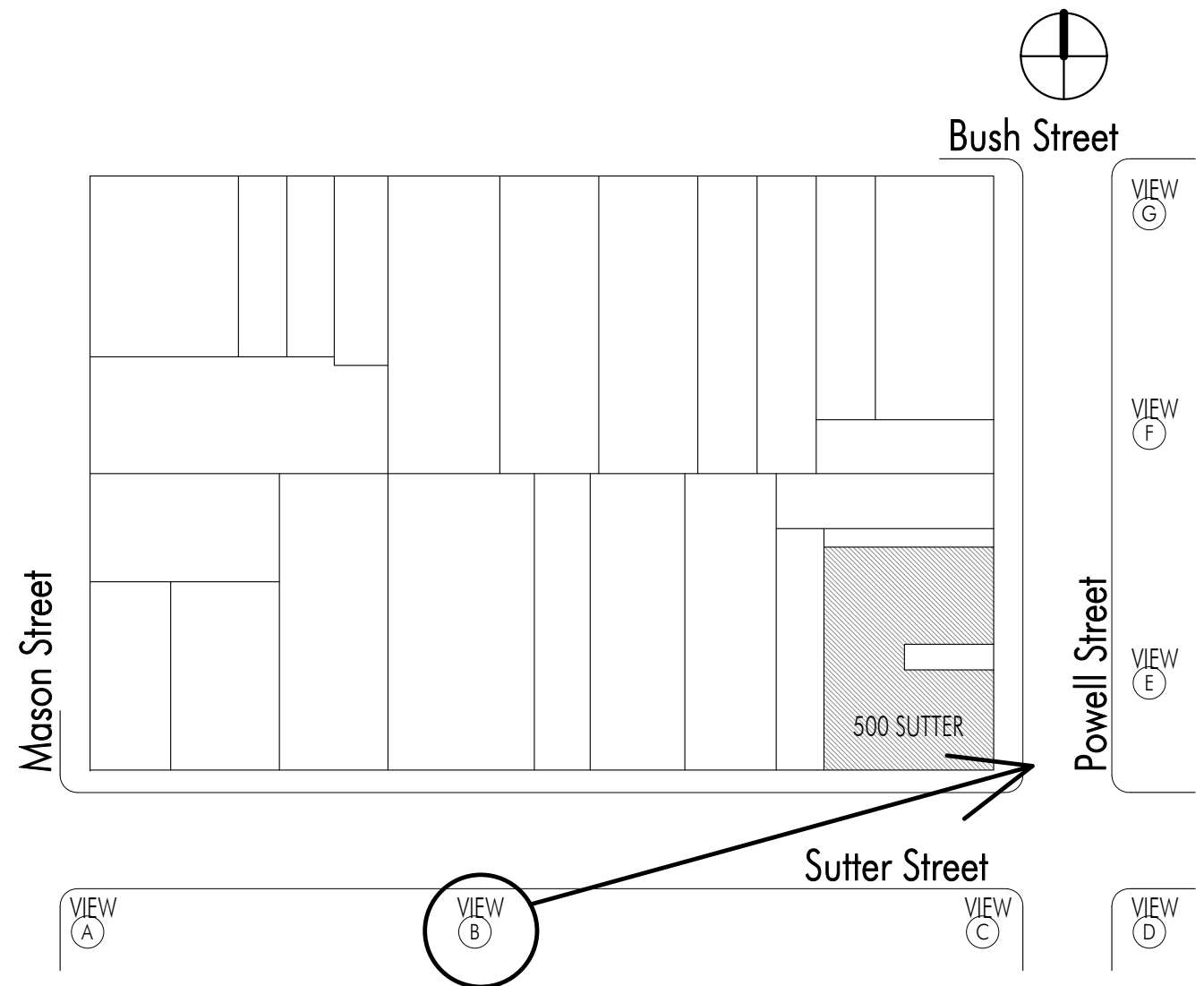
DATE

6 March 2013



VISIBLE PORTION
 OF PROPOSED
 CONSTRUCTION

500 SUTTER



KEY PLAN

1" = 80'-0"

Prospective View B

RT0.13

SHEET ISSUE

Planning - Major Permit To Alter

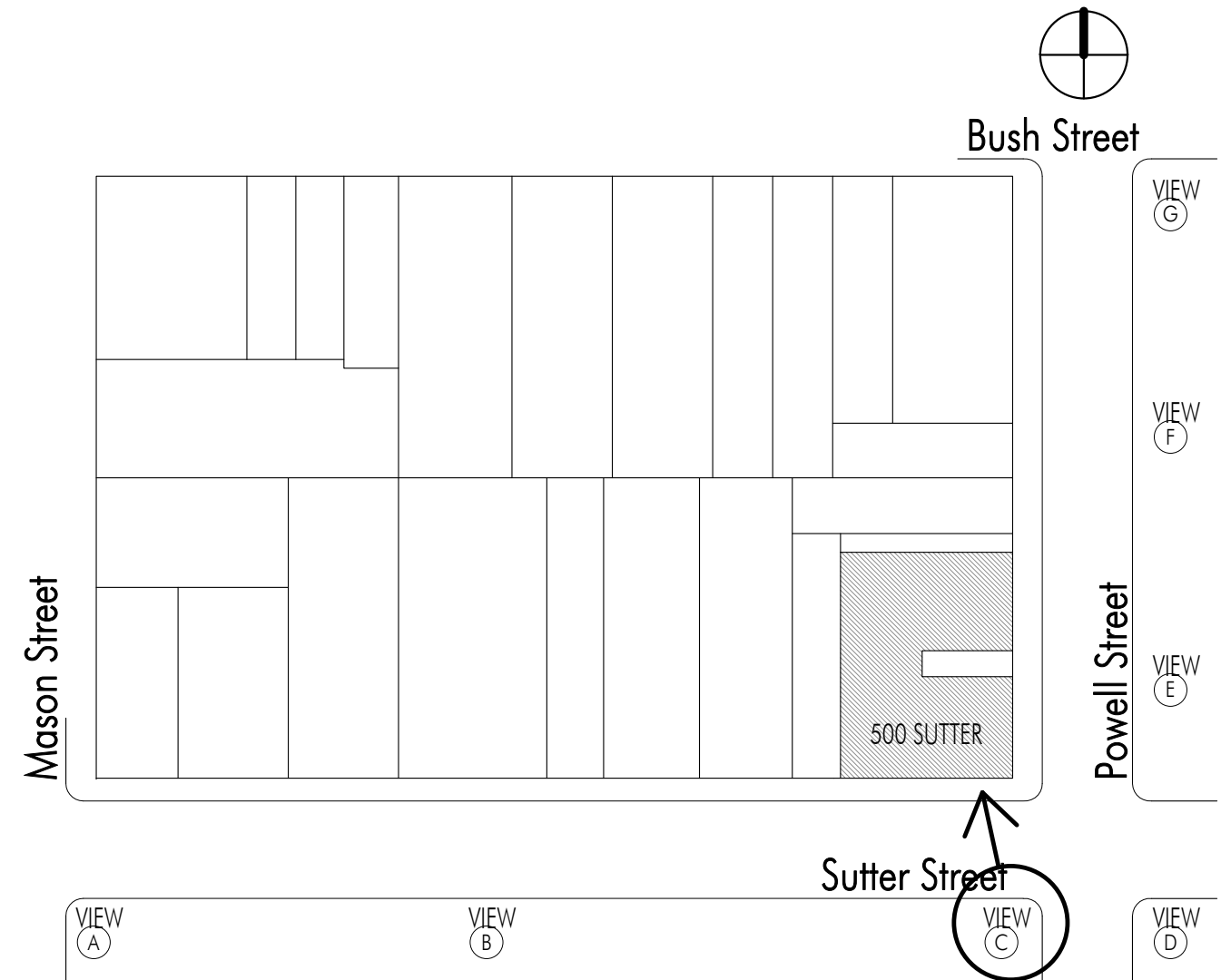
DATE

6 March 2013



500 SUTTER

NO VISIBLE
 PORTION OF
 CONSTRUCTION



KEY PLAN

1" = 80'-0"

Prospective View C

RTO.14

SHEET ISSUE

Planning - Major Permit To Alter

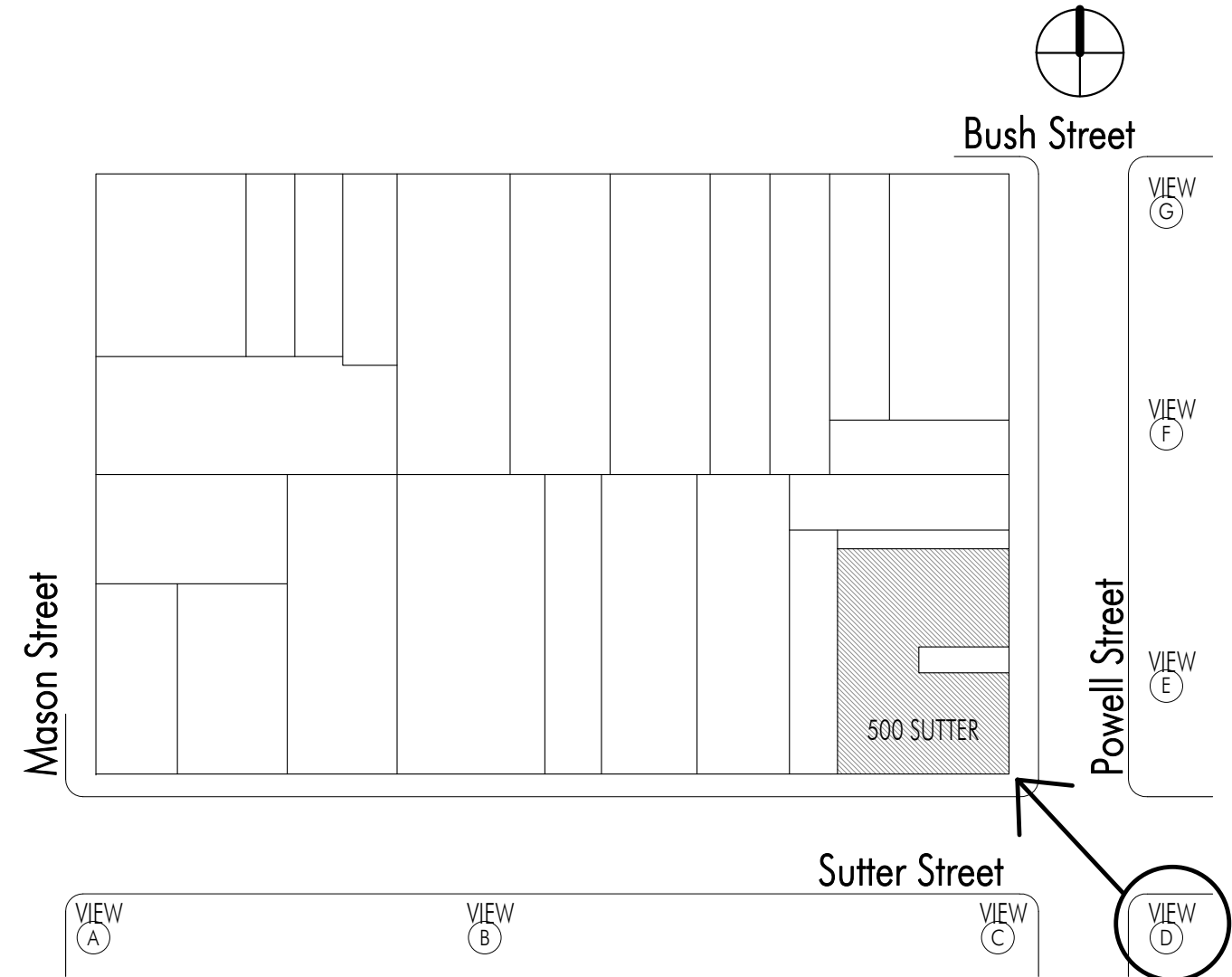
DATE

6 March 2013



VISIBLE PORTION OF CONSTRUCTION

500 SUTTER



VIEW A

VIEW B

VIEW C

VIEW D

VIEW E

VIEW F

VIEW G

KEY PLAN

1" = 80'-0"

Prospective View D

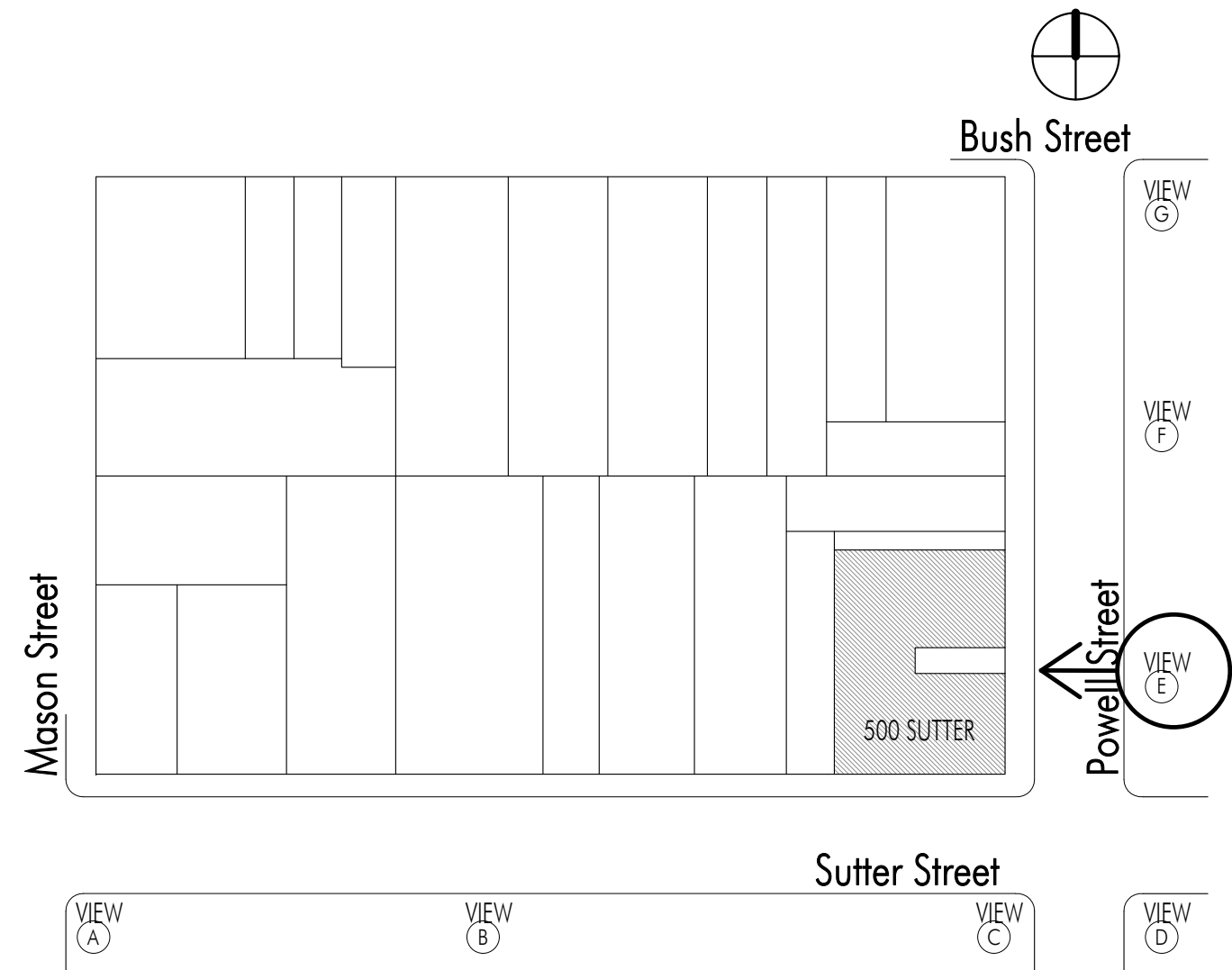
RT0.15

SHEET ISSUE

Planning - Major Permit To Alter

DATE

6 March 2013



KEY PLAN

1" = 80'-0"

Prospective View E

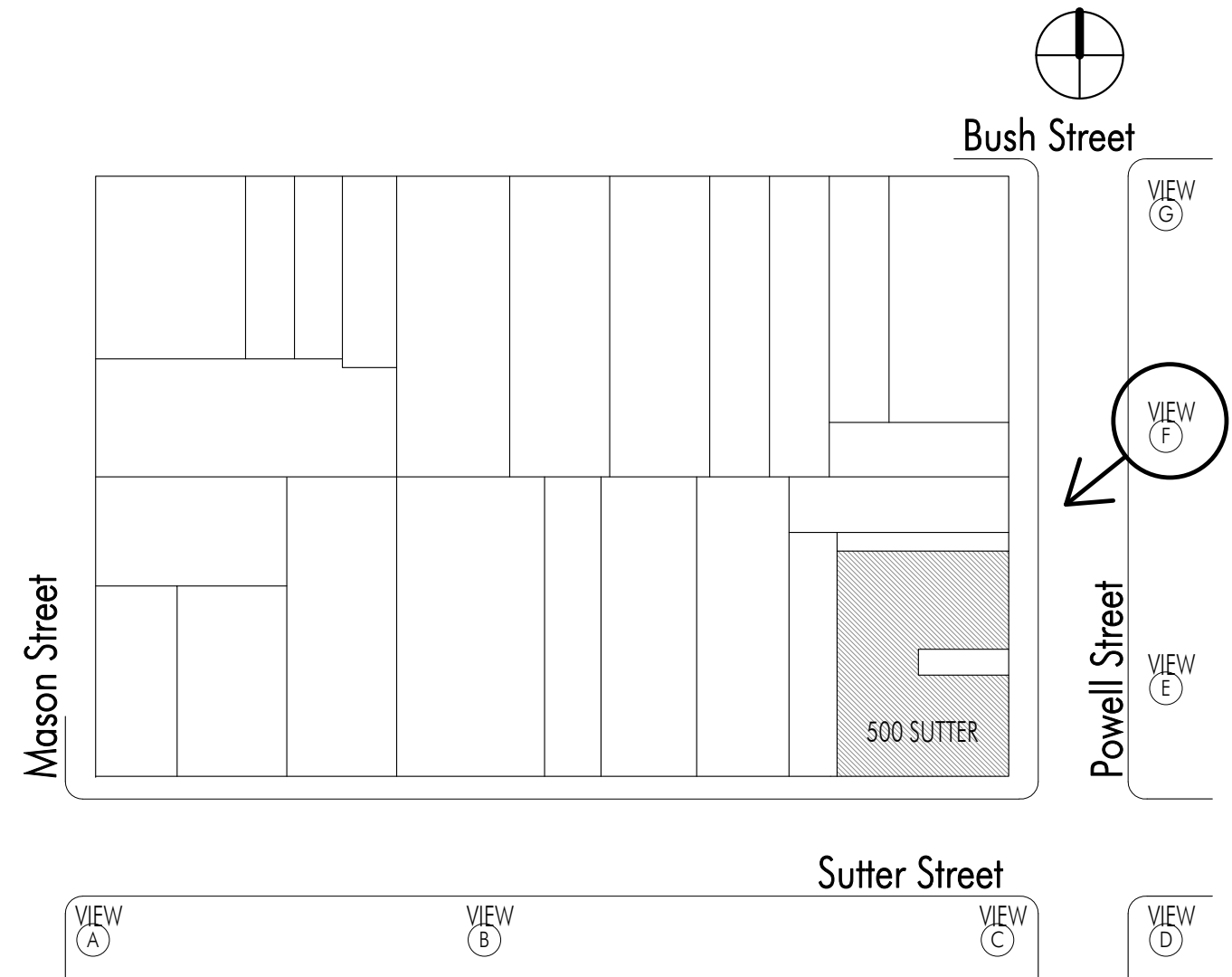
RTO.16

SHEET ISSUE

Planning - Major Permit To Alter

DATE

6 March 2013

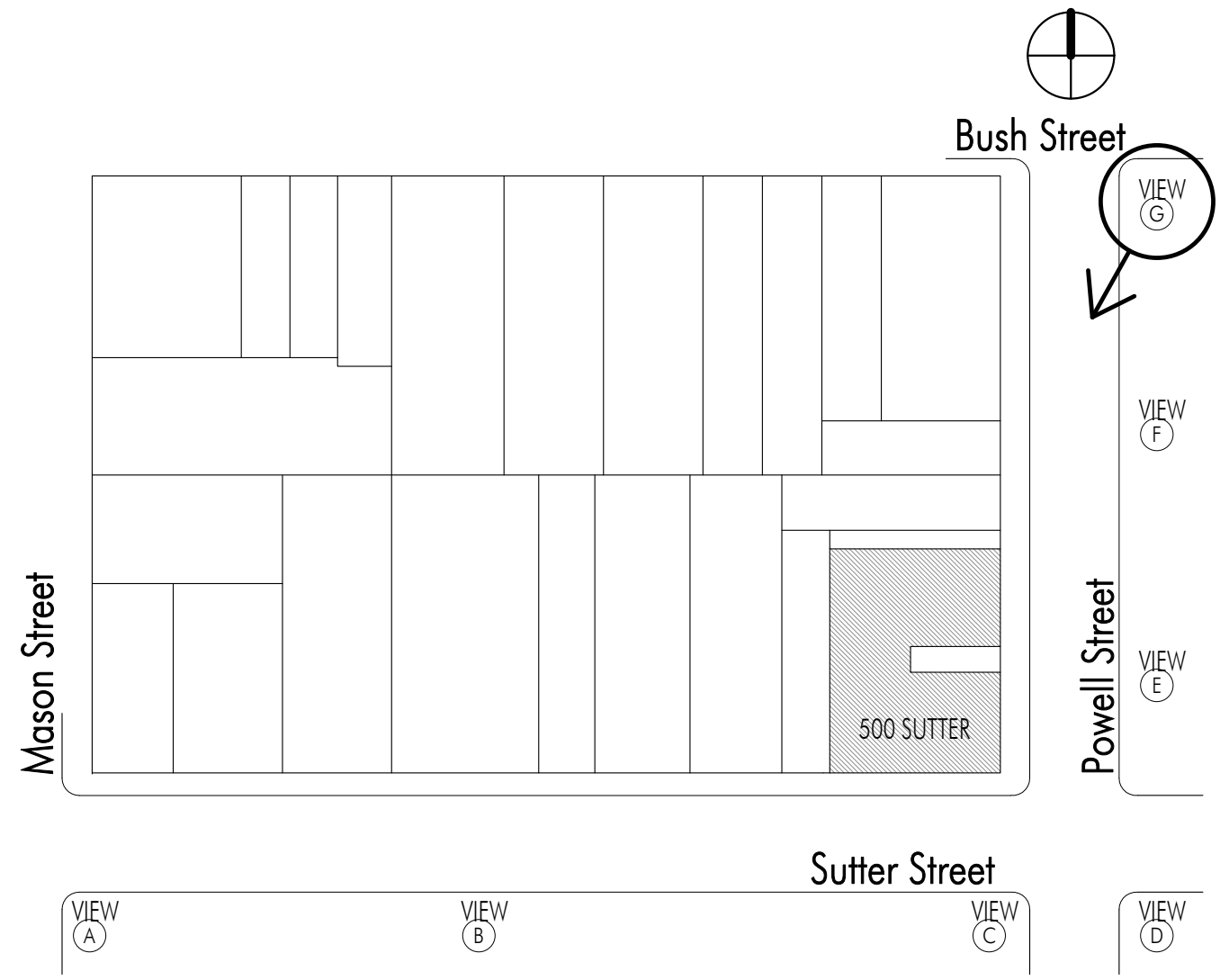
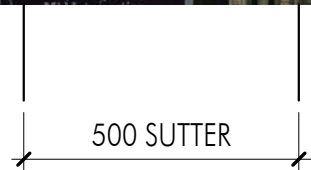


KEY PLAN
 1" = 80'-0"

Prospective View F
 RT0.17

SHEET ISSUE
 Planning - Major Permit To Alter

DATE
 6 March 2013



Prospective View G

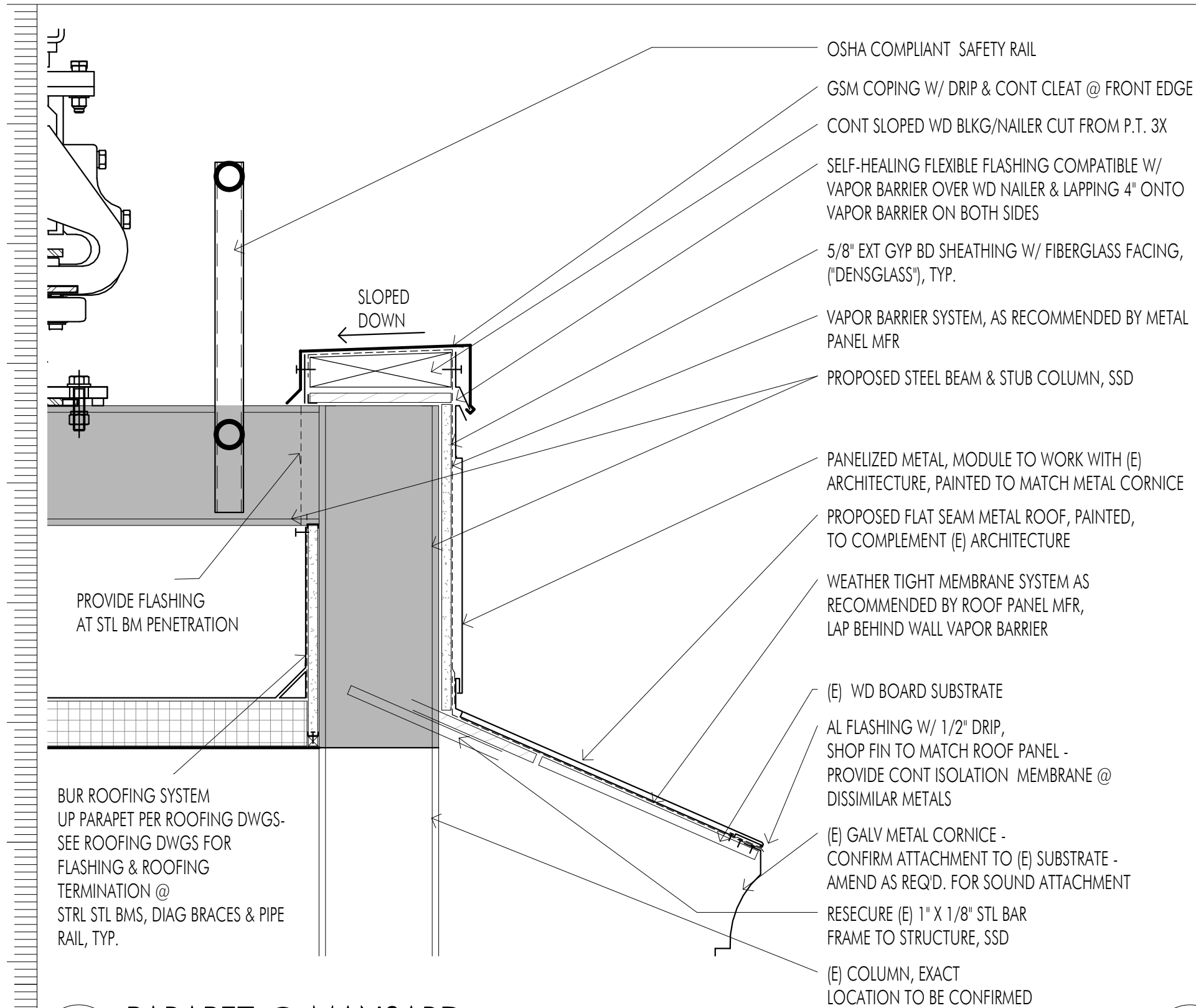
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SHEET ISSUE
 Planning - Major Permit To Alter

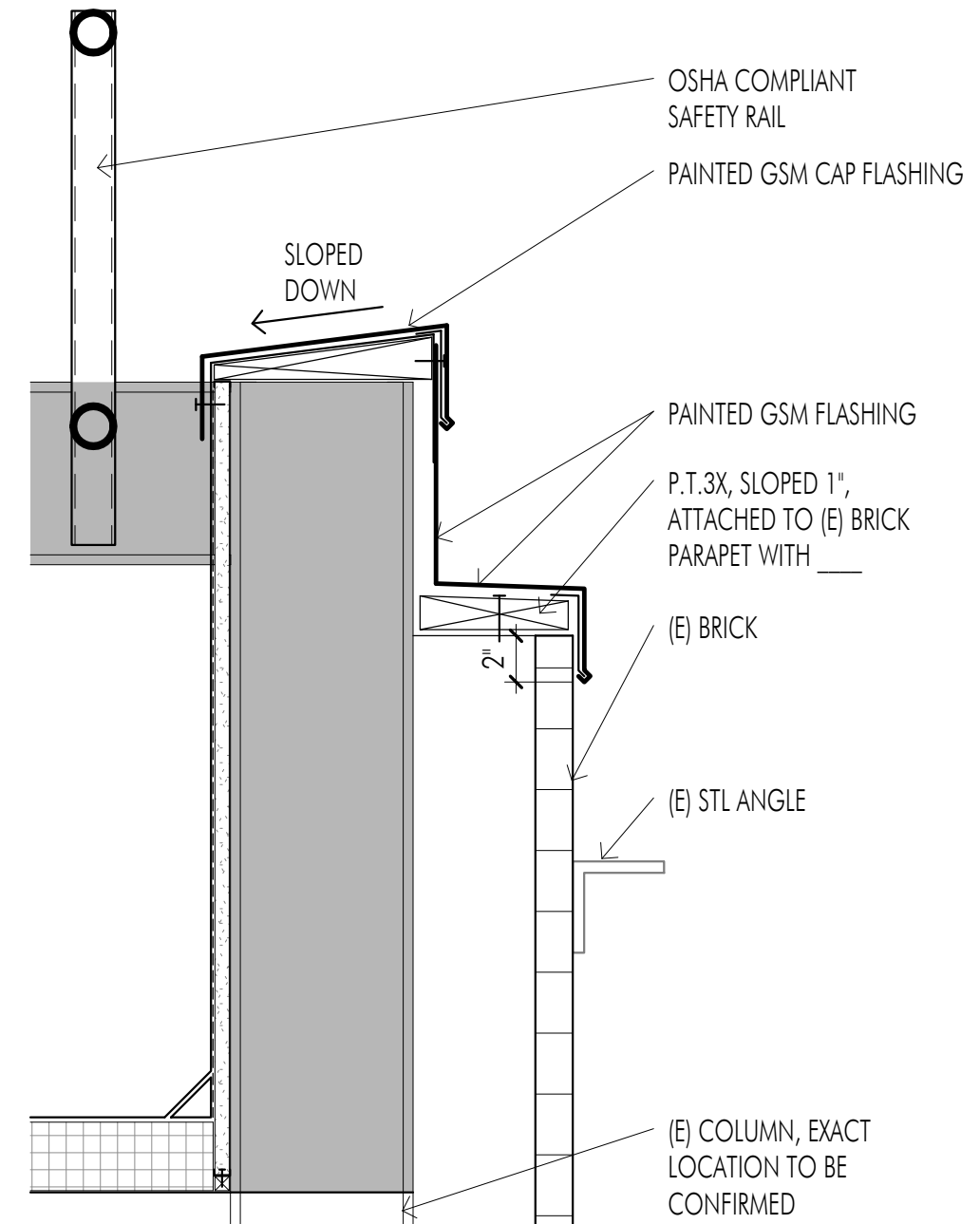
DATE
 6 March 2013

KEY PLAN

1" = 80'-0"



2 PARAPET @ MANSARD
 1 1/2" = 1'-0"



1 PARAPET @ BRICK
 1 1/2" = 1'-0"