



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use and Variance

HEARING DATE: FEBRUARY 8, 2018

*Date:* February 1, 2018  
*Case No.:* **2017-010480CUAVAR**  
*Project Address:* **655 Montgomery Street**  
*Zoning:* C-3-O (Downtown – Office)  
200-S Height and Bulk District  
*Block/Lot:* 0208/028  
*Project Sponsor:* Darren Barboza  
RMW Architecture and Interiors  
160 Pine Street  
San Francisco, CA 94111  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor requests Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2, to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building. The proposed office space would include a building management office, as well as a break room and conference room, the last two which may also be utilized by the other retail or office tenants at the property. The space was last used as a Restaurant (d.b.a. Tommy Toy's), but has been vacant since its closure in 2013. The subject building was originally approved for 243,628 square feet of commercial space, with an additional 83,680 square feet allocated for residential use. Following the approval of the Downtown Plan and under current C-3-O zoning controls, the residential square footage is now included in the calculation of FAR, such that the existing building has an FAR of 18.8:1. Pursuant to Planning Code Section 123, the gross floor area of a structure on a lot within the C-3-O District may not exceed 18:1; therefore, a variance is required to further exceed the maximum FAR limit in the District.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the southwest corner of Montgomery and Washington Streets (and also Columbus Avenue), with lot frontage to the south also along Merchant Street, Lot 028 in Assessor's Block 0208 (District 3). The subject property is located within the C-3-O (Downtown – Office) District and the 200-S Height and Bulk District. The property is developed as a 24-story, 300-foot tall mixed-use building containing approximately 4,000 square feet of ground floor retail commercial space spread over three distinct spaces, offices on upper floors up through floor 17, and 33 residential condominiums on floors 18-24. The office lobby and entries, as well as the current retail spaces, are all primarily oriented toward Montgomery Street, while the residential lobby and entry faces Washington Street to the north. Two of

the three ground floor retail spaces are currently occupied by Limited Restaurants (d.b.a. Proper Food, and La Boulangerie), with the third, and largest of the spaces, currently vacant and the subject of the current application.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property functions in many ways as a transitional site between the taller buildings of the Financial District (C-3-O) to the south and east, and the lower-height surrounding neighborhoods – Chinatown to the west, and Broadway/North Beach to the north. The Transamerica Pyramid is directly across from the subject property to the east, while to the immediate west lie the Hilton hotel and Portsmouth Square Plaza. Properties to the north are located within the Washington-Broadway SUD, as well as the Jackson Square SUD and Historic District. The surrounding area is predominantly commercial in nature with upper-floor offices and ground-floor retail, including food and beverage establishments and personal services, where not occupied by building lobbies.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 19, 2018	January 17, 2018	22 days
Posted Notice	20 days	January 19, 2018	January 19, 2018	20 days
Mailed Notice	20 days	January 19, 2018	January 19, 2018	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has not received any communications regarding the proposed conversion to office use.
- Prior to submittal of the Conditional Use Authorization application, the property owner and management company had made substantial efforts to market and lease the existing space for continued retail use, including exploring alternative options with architects to reconfigure or further demise the space, which were ultimately found infeasible and not likely to increase retail viability. Since the space became vacant in 2013, more than 200 prospective tenants have toured the space, all declining to move forward with a lease offer. Additionally, a major brokerage firm declined to be considered for the brokerage contract. In exploring alternative uses for the space, a survey was conducted among the existing tenants regarding the provision of building amenities. The results of that survey identified a need or desire for both a shared conference facility, as well as a lounge or inside seating area available to those tenants, thus influencing the proposal at hand.

## **ISSUES AND OTHER CONSIDERATIONS**

- The subject space has several physical constraints that decrease its overall viability as a leasable retail space. Perhaps most notable is the lack of direct visible street frontage into the space, which when compared to its leasable area of approximately 2,712 square feet, is relatively small. Along Washington Street, there is approximately 22 feet of linear frontage, however there is no entrance along this side of the building. Rather, the entrance is on the Merchant Street side of the building, with approximately 30 feet of frontage oriented parallel to Merchant Street and approximately 6 feet oriented parallel to Montgomery Street. Merchant Street does not have a high level of pedestrian activity, and is primarily used as an access alley by automobiles to the various parking garages on the block. Furthermore, even these identified frontages do not provide a high level of visibility into the subject space, as they are physically separated from their associated streets due to the building's outer colonnade and arcade area; along Washington, this separation is approximately 16 feet, while along Merchant and Montgomery Streets, there are separations of approximately 13 feet and 52 feet, respectively. Lastly, due to the upsloping topography of Merchant and Washington Streets in a westerly direction along the block, the actual floor of the retail space is situated below the grade of the corresponding adjacent sidewalk.
- The proposal would result in the conversion of approximately 2,134 square feet of space from retail to office; however, the overall number of leasable ground floor retail spaces on the property would still remain as three. The proposal would thus retain 578 square feet along the Merchant Street side, where the current entry is located, and which could be a more marketable space as retailers have trended toward smaller footprints. Preserving, or creating a fourth retail space along Washington Street has been considered, but would likely be difficult due to the existing sidewalk grade change and ceiling heights, particularly when considering accessibility requirements. Additionally, the residential entry of the building is along Washington Street, and these residents generally want to maintain this entrance separate from any retail or office uses in the building.
- The project will require a Variance from Section 123 of the Planning Code. Within the C-3-O District, there is a basic Floor Area Ratio (FAR) of 9:1, which may be increased up to a maximum FAR of 18:1 through the transfer of development rights. The building was originally approved and constructed with a commercial FAR of 14:1, and with additional bonus floor area of 83,680 square feet for residential use. Following the approval of the Downtown Plan, and under current C-3-O zoning controls, however, this residential square footage does now count toward the building's FAR, such that the existing building has a legal, nonconforming FAR of approximately 18.8:1. In changing the use from retail to office, the project is also converting floor area that was previously exempt from FAR, to area that is not exempt. Therefore, the project requires a variance to allow the existing nonconforming building to further increase its FAR ratio above 18:1; if granted, the project would still need to obtain and transfer TDR to the property prior to the change of use being completed.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service office use at the ground floor within the C-3-O (Downtown – Office) District and 200-S Height and Bulk District.

## **BASIS FOR RECOMMENDATION**

- The project results in a better utilization of existing ground floor space that is no longer viable for retail tenancy.
- The subject space has minimal linear frontage and visibility along the adjacent public rights-of-way, and the area converted to office is largely internal to the existing building footprint. That is to say, the loss of retail square footage and the addition of an office use should not be detrimental to the overall activation or character of the pedestrian environment.
- Although overall retail square footage is being reduced, the overall number of leasable ground floor retail spaces is remaining at three for the property.
- The project meets all applicable requirements of the Planning Code and is consistent with the General Plan.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photos  
Context Photos  
CEQA CatEx Checklist  
Hearing Notice Poster  
Project Sponsor Letter  
Reduced Plans, 11x17

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Block Book Map              | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input type="checkbox"/> Site Photos                            | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_AWP\_\_\_\_\_  
Planner's Initials

AWP: G:\Plan Checks\655 Montgomery\Case Report\ExecutiveSummary\_655 Montgomery.doc

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# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input checked="" type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: FEBRUARY 8, 2018

*Date:* February 1, 2018  
*Case No.:* **2017-010480CUAVAR**  
*Project Address:* **655 MONTGOMERY STREET**  
*Zoning:* C-3-O (Downtown – Office)  
200-S Height and Bulk District  
*Block/Lot:* 0208/028  
*Project Sponsor:* Darren Barboza  
RMW Architecture and Interiors  
160 Pine Street  
San Francisco, CA 94111  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 210.2 OF THE PLANNING CODE TO ESTABLISH A NON-RETAIL SALES AND SERVICE OFFICE USE AT THE GROUND FLOOR WITHIN THE C-3-O (DOWNTOWN – OFFICE) DISTRICT AND 200-S HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On August 9, 2017, Darren Barboza on behalf of CBRE (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 210.2 to establish a Non-Retail Sales and Service office use at the ground floor within the C-3-O (Downtown – Office) District and a 200-S Height and Bulk District.

On February 8, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-010480CUAVAR.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-010480CUAVAR, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the southwest corner of Montgomery and Washington Streets (and also Columbus Avenue), with lot frontage to the south also along Merchant Street, Lot 028 in Assessor’s Block 0208 (District 3). The subject property is located within the C-3-O (Downtown – Office) District and the 200-S Height and Bulk District. The property is developed as a 24-story, 300-foot tall mixed-use building containing approximately 4,000 square feet of ground floor retail commercial space spread over three distinct spaces, offices on upper floors up through floor 17, and 33 residential condominiums on floors 18-24. The office lobby and entries, as well as the current retail spaces, are all primarily oriented toward Montgomery Street, while the residential lobby and entry faces Washington Street to the north. Two of the three ground floor retail spaces are currently occupied by Limited Restaurants (d.b.a. Proper Food, and La Boulangerie), with the third, and largest of the spaces, currently vacant and the subject of the current application.
3. **Surrounding Properties and Neighborhood.** The subject property functions in many ways as a transitional site between the taller buildings of the Financial District (C-3-O) to the south and east, and the lower-height surrounding neighborhoods – Chinatown to the west, and Broadway/North Beach to the north. The Transamerica Pyramid is directly across from the subject property to the east, while to the immediate west lie the Hilton hotel and Portsmouth Square Plaza. Properties to the north are located within the Washington-Broadway SUD, as well as the Jackson Square SUD and Historic District. The surrounding area is predominantly commercial in nature with upper-floor offices and ground-floor retail, including food and beverage establishments and personal services, where not occupied by building lobbies.
4. **Project Description.** The project sponsor requests Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2, to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building. The proposed office space would include a building management office, as well as a break room and conference room, the last two which may also be utilized by the other retail or office tenants at the property. The space was last used as a Restaurant (d.b.a. Tommy Toy’s), but has been vacant since its closure in 2013. The subject building was originally approved for 243,628 square feet of commercial space, with an additional 83,680 square feet allocated for residential use. Following the approval of the Downtown Plan and under current C-3-O zoning controls, the residential



square footage is now included in the calculation of FAR, such that the existing building has an FAR of 18.8:1. Pursuant to Planning Code Section 123, the gross floor area of a structure on a lot within the C-3-O District may not exceed 18:1; therefore, a variance is required to further exceed the maximum FAR limit in the District.

5. **Public Comment.** To date, the Department has not received any communications regarding the proposed conversion to office use. Prior to submittal of the Conditional Use Authorization application, the property owner and management company had made substantial efforts to market and lease the existing space for continued retail use, including exploring alternative options with architects to reconfigure or further demise the space, which were ultimately found infeasible and not likely to increase retail viability. Since the space became vacant in 2013, more than 200 prospective tenants have toured the space, all declining to move forward with a lease offer. Additionally, a major brokerage firm declined to be considered for the brokerage contract. In exploring alternative uses for the space, a survey was conducted among the existing tenants regarding the provision of building amenities. The results of that survey identified a need or desire for both a shared conference facility, as well as a lounge or inside seating area available to those tenants, thus influencing the proposal at hand.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Planning Code Section 210.2 states that the basic Floor Area Ratio (FAR) in the C-3-O District is limited to 9.0 to 1. However, pursuant to Planning Code Sections 123, through the acquisition and use of Transferable Development Rights (TDR) at the property site, the gross floor area of a structure within the C-3-O District may exceed the stated basic FAR, up to a maximum FAR of 18 to 1.

*The existing structure was first authorized under Planning Commission Motion Nos. 9294 and 10186, and Building Permit Application No. 8108844. This authorization was prior to adoption of the Downtown Plan, and allowed for construction of "a commercial FAR of 14 to 1, and additional bonus floor area of 83,680 gross square feet for residential use." Under current C-3-O zoning controls, this residential square footage is included in the calculation of gross floor area, and thus contributes toward FAR, resulting in the existing building having a legal, noncomplying FAR of 18.8 to 1.*

*The existing ground floor retail space is exempt from gross floor area calculations; however, the proposed office use would not be exempt. The proposed project therefore results in a net increase to gross floor area and FAR. As the existing building is already noncomplying with respect to the maximum FAR, a variance is required in this case to further exceed the maximum FAR ratio of 18 to 1 in the subject District. A Variance application has been filed for this requirement and will be considered by the Zoning Administrator at this same hearing. Should the request for Variance be granted, the project would still then be required to acquire and use TDR at the site. No physical expansions of the building or other alterations are proposed.*

- B. **Office Use.** Planning Code Section 210.2 states that Non-Retail Sales and Service office uses require Conditional Use Authorization if located at or below the ground floor.

*The project has submitted an application for Conditional Use Authorization to permit the proposed office use at the ground floor of the existing building.*

- C. **Privately-Owned Public Open Space.** Planning Code Section 138 requires project sponsors to provide public open space in certain amounts, when a permit is filed to construct a new building, or propose an addition of Gross Floor Area equal to 20 percent or more of the existing building.

*The project does not propose new construction of a building or addition of Gross Floor Area greater than 20 percent of the existing; therefore the requirements of this section do not apply to the project.*

- D. **Shadows on Public Open Spaces.** Planning Code Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, new buildings and additions to existing buildings taller than 50 feet in Downtown Commercial Districts should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147.

*The project does not propose any new construction or any structural expansion to the existing building; therefore the requirements of this section do not apply to the project.*

- E. **Ground Level Wind.** Planning Code Section 148 requires that new construction and additions to existing buildings in Downtown Commercial Districts will not cause ground-level wind currents to exceed pedestrian comfort levels.

*The project does not propose any new construction or any structural expansion to the existing building; therefore the requirements of this section do not apply to the project.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed office use at the ground floor of the existing building will consist of a building management office, break room area, and shareable conference room, the latter two of which will also be made available for use by other ground floor retail tenants, or upper floor office tenants at the property site. The subject space proposed for conversion, at 2,134 square feet, is relatively small in size and contains limited street frontage; additionally, the frontage along Merchant Street is proposed to remain as a smaller retail space, thus further minimizing the project's overall impact to the surrounding neighborhood. Office uses are a generally compatible use within the C-3-O District, and the project will, in part, also serve to benefit and support the other existing retail spaces at the property, providing employee and business amenity spaces in the form of a break room and conference room, that is otherwise not currently available to these small-footprint retailers. The project will result in better*

*utilization of a ground floor space that has been vacant since 2013, while still retaining in total, three leasable ground floor retail spaces.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The project does not involve any exterior modifications to the existing structure, and so would have minimal detrimental effect on the subject property or surrounding vicinity.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking or loading for the proposed conversion of approximately 2,134 square feet to office use. It is not expected that the project would result in any substantial increase in trips to the project site, and the area is also well-served by transit.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The project will involve a minimal amount of interior construction work only, and is not expected to result in any noxious or offensive emissions.*

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The project does not require any treatments with respect to landscaping, screening, open space, parking and loading, service areas, lighting, or signs.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Downtown Commercial District.

*The proposed project is consistent with the stated purpose of the C-3-O District in that it is creating a small amount of additional office space within the primary office-oriented District in the City. Although located at the ground floor, the subject space is largely internal to the existing building, and should not negatively affect the overall pedestrian retail environment. Conversely, the project will*

*maintain the overall number of leasable retail spaces on site, and result in a smaller retail space that may have a higher likelihood of being occupied given market trends toward smaller retail footprints. Lastly, the shared break room and conference room facilities will help bolster the long-term viability of the other existing ground floor retailers and upper-floor office tenants on site.*

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

##### Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

##### Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

##### Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The proposed office conversion is desirable in that it will help to fill a larger vacant retail space with a use that is compatible with the City's generalized land use plan. The project should not result in any substantial undesirable consequences, and will still largely help to keep retail uses in the spaces of the building that are most immediately adjacent to the public rights-of-way.*

#### OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

##### Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The project will help retain existing commercial activity at the project site, as it will provide a shared break room and conference room facility to existing retail tenants that did not previously have access to such amenities. Additionally, the allocation of space to a dedicated building management office can help improve operational efficiencies and overall satisfaction for the building's other office tenants. Lastly, while a retail*

*use is very unlikely to reoccupy the subject space as it exists currently, the reconfiguration to a smaller leasable retail area may successfully attract additional commercial activity to the site.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The space proposed for office conversion would occupy a former retail space that has sat vacant since 2013, so no existing neighborhood-serving retail use is being displaced or eliminated. The project, in part, helps to create office-like amenities to be made available for the other existing retailers on site, which may help to encourage viability of these other retail spaces. Lastly, the project still preserves the overall number of leasable retail spaces at three, and results in a space that has a higher likelihood for occupancy.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The project will have no effect on existing housing and neighborhood character.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The project will have no effect on the City's supply of affordable housing.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The project is not likely to result in any detrimental effects with regard to transit, traffic or parking. The site is well-served by existing transit lines.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The project will not displace any service or industry establishment; the prior retail establishment ceased operation in 2013, and the subject space has been vacant since that time. The project will result in the creation of a smaller retail space that may be more likely to be occupied by a retail tenant, which could encourage future resident employment in the service sector.*

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

*The project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The project will have no negative effect on existing parks and open spaces, as there is no exterior alterations or expansions proposed.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## 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 Conditional Use Application No. 2017-010480CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 26, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 8, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 8, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Non-Retail Sales and Service office use located at 655 Montgomery Street, Block 0208 and Lot 028, pursuant to Planning Code Section(s) 303 and 210.2 within the C-3-O (Downtown – Office) District and a 200-S Height and Bulk District; in general conformance with plans, dated January 26, 2018, and stamped “EXHIBIT B” included in the docket for Case No. 2017-010480CUAVAR and subject to conditions of approval reviewed and approved by the Commission on February 8, 2018 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 8, 2018 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.



## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance under Section 305, from the maximum FAR limit identified under Planning Code Section 123, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on

the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Transferable Development Rights.** Pursuant to Section 128, and pending approval of the project's associated Variance, the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development which further exceeds the maximum FAR of 18.0 to 1, as the existing building is legal nonconforming with a current FAR of 18.8 to 1. The net addition of gross floor area subject to this requirement shall be determined based on drawings submitted with the Building Permit Application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

8. **Downtown Park Fee - C-3 District.** The Project is subject to the Downtown Park Fee, as applicable, pursuant to Planning Code Section 412.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING – AFTER ENTITLEMENT

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

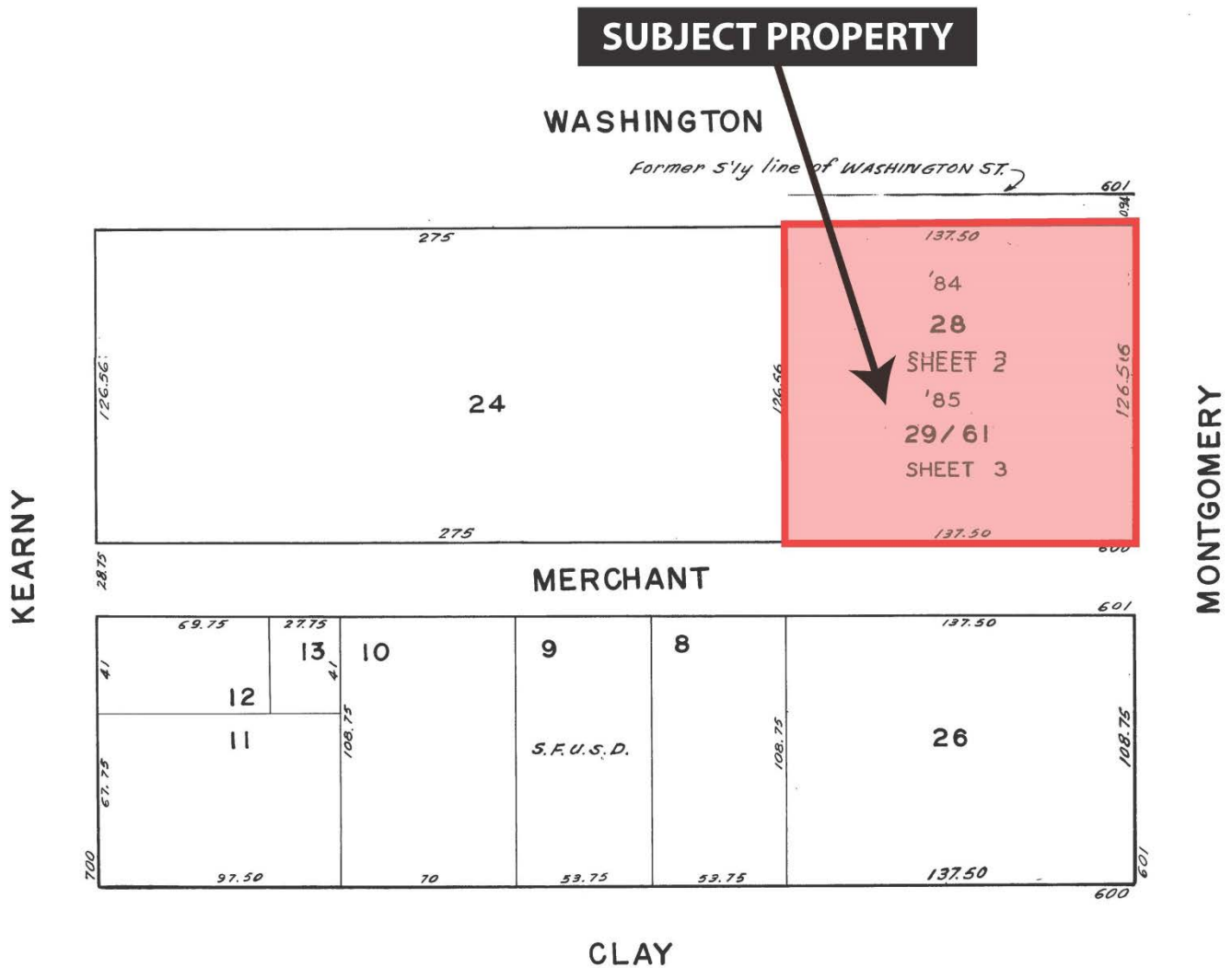
12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

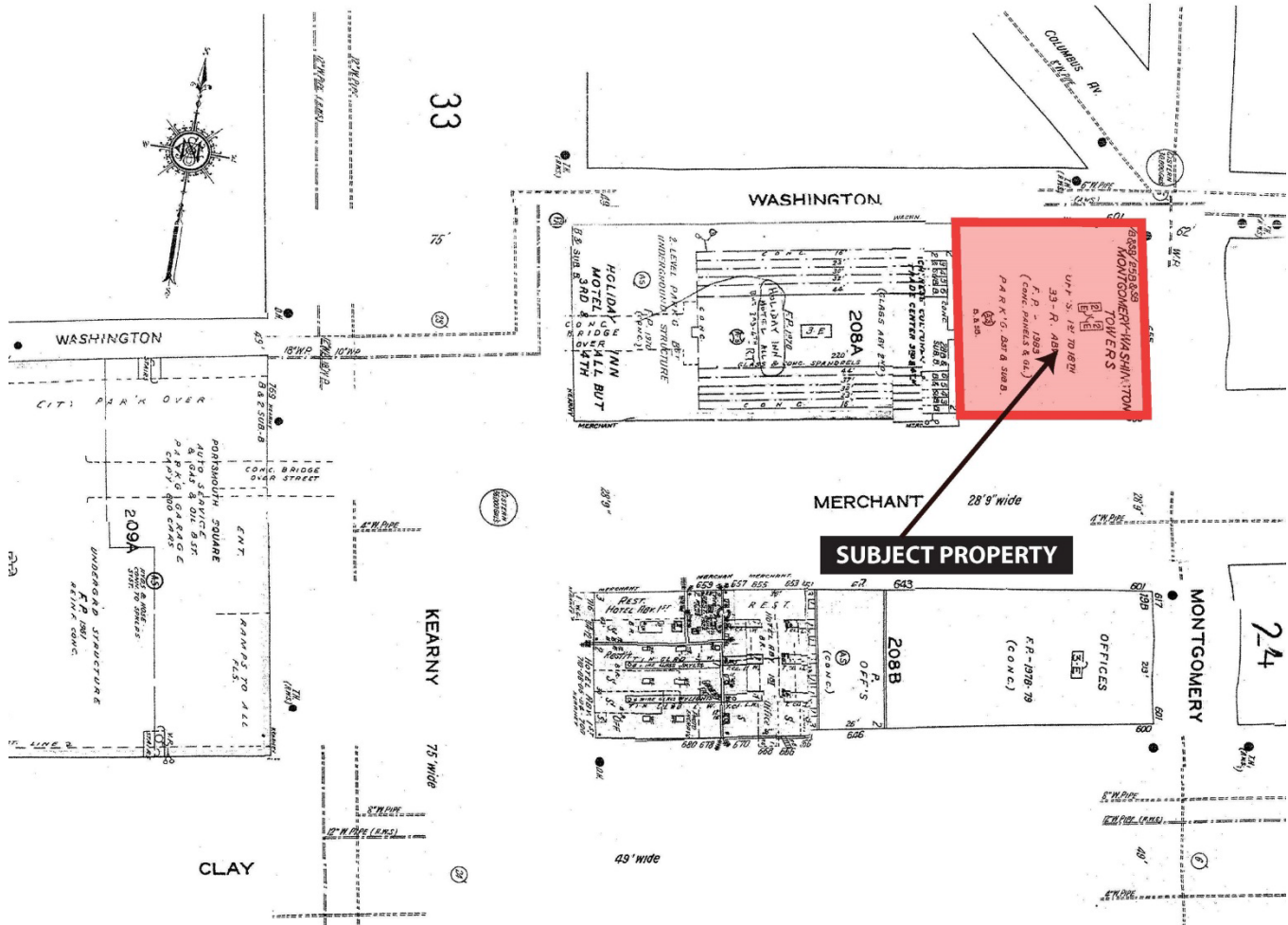
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# Exhibits

# Block Book Map

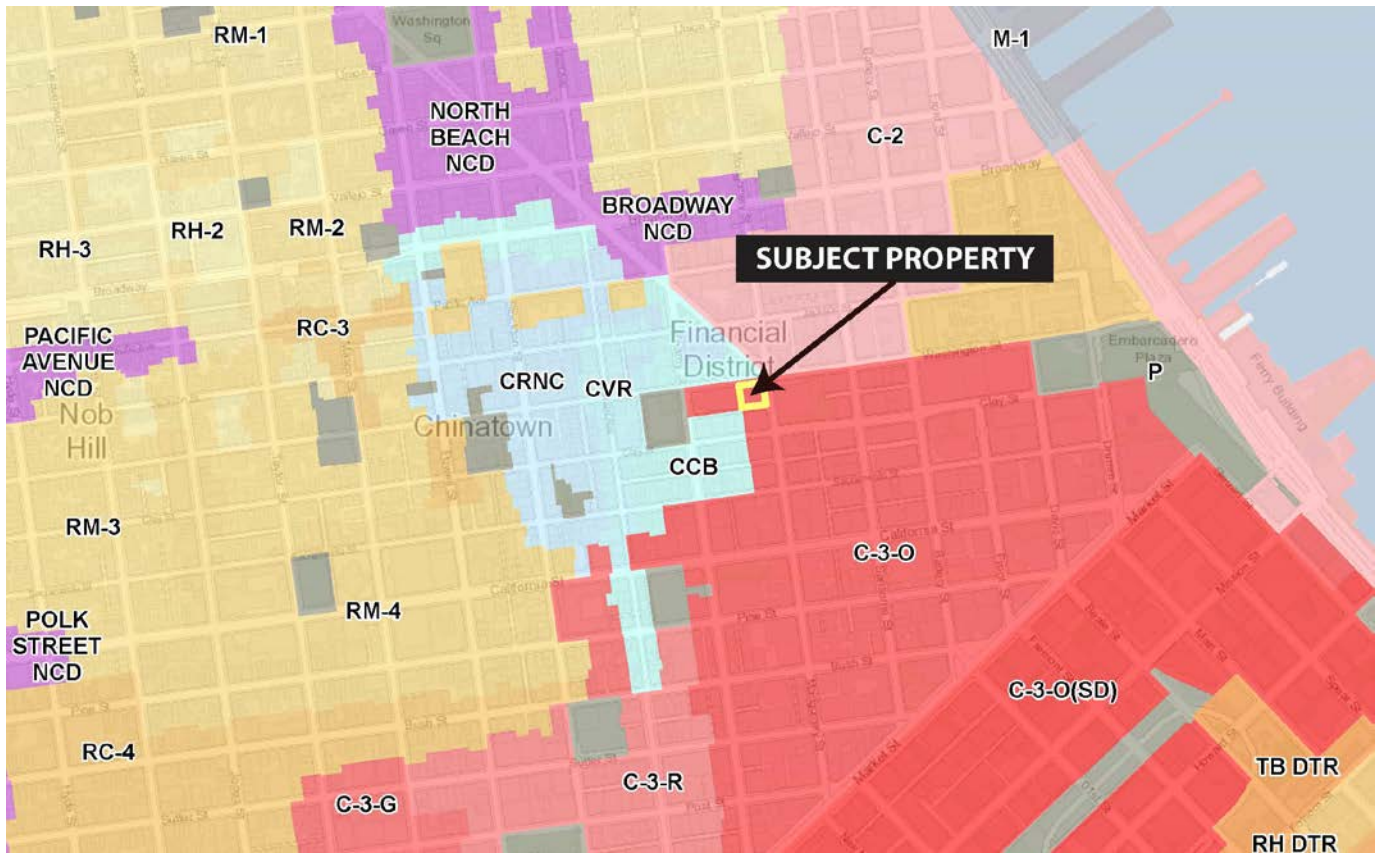


# Sanborn Map\*



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

# Zoning Map

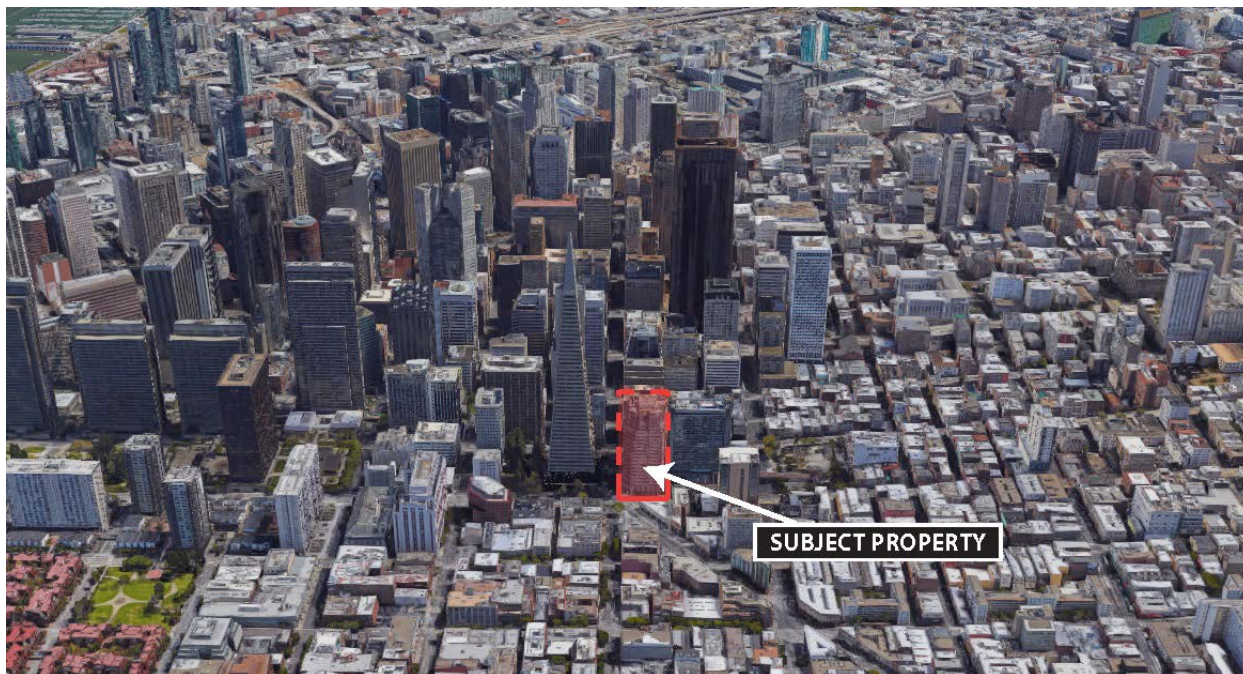




## Aerial Photo (oriented north)

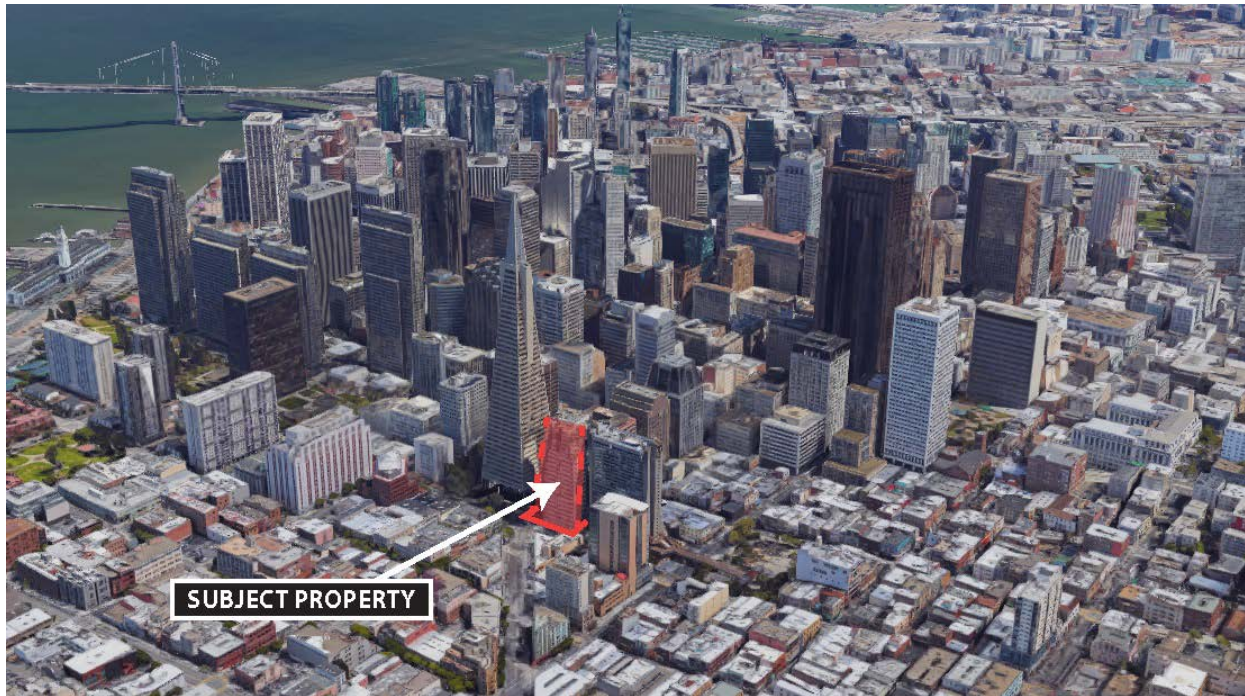


(oriented south)



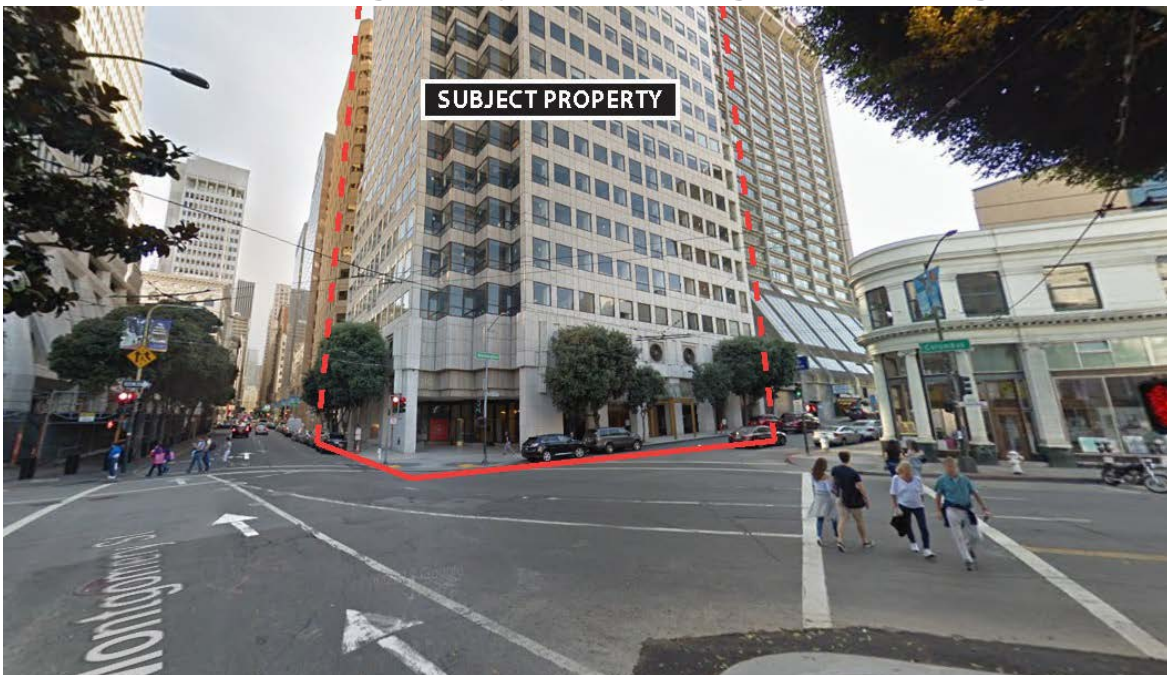


(oriented southeast, along Columbus Ave.)



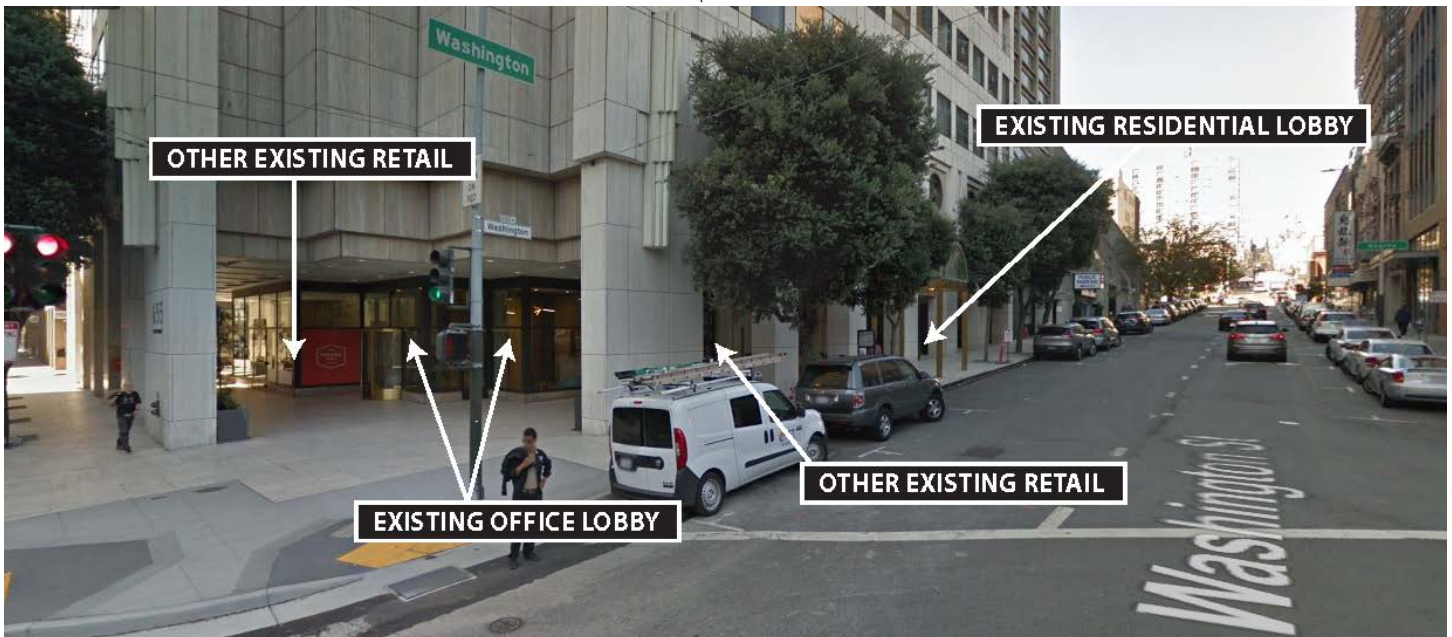
## Context Photos

(Intersection of Montgomery & Washington, looking southwest)

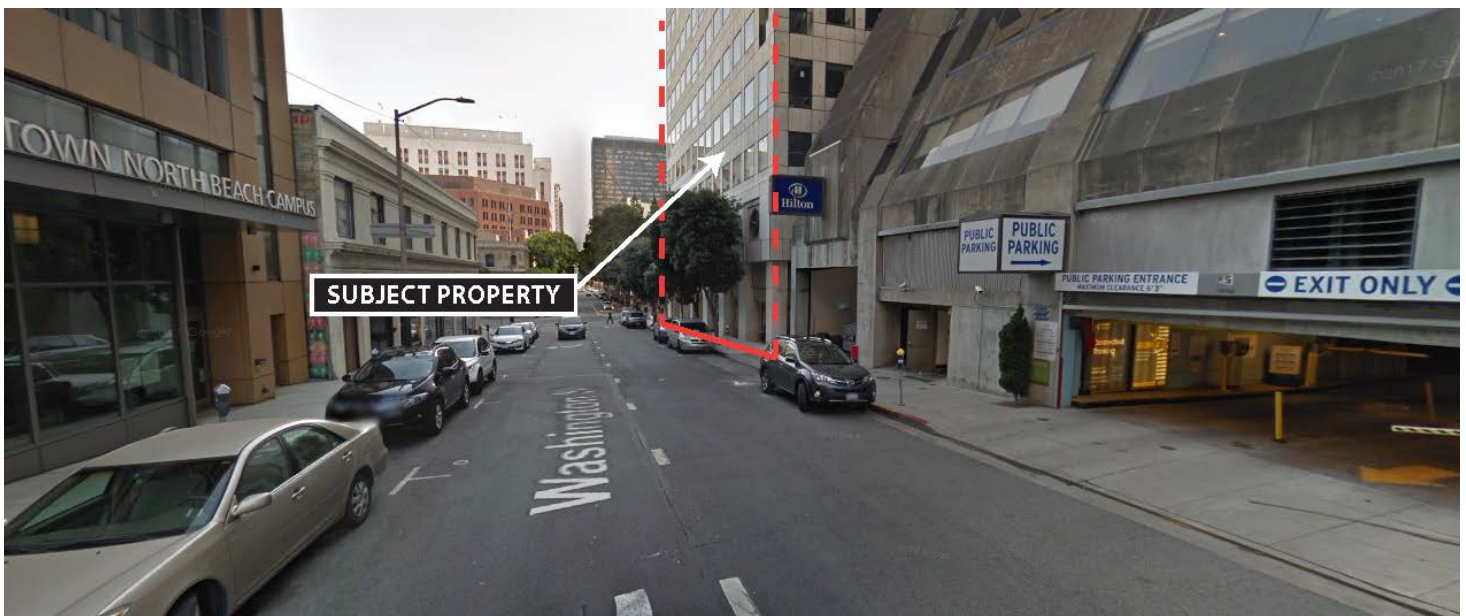




(On Washington Street, looking west)



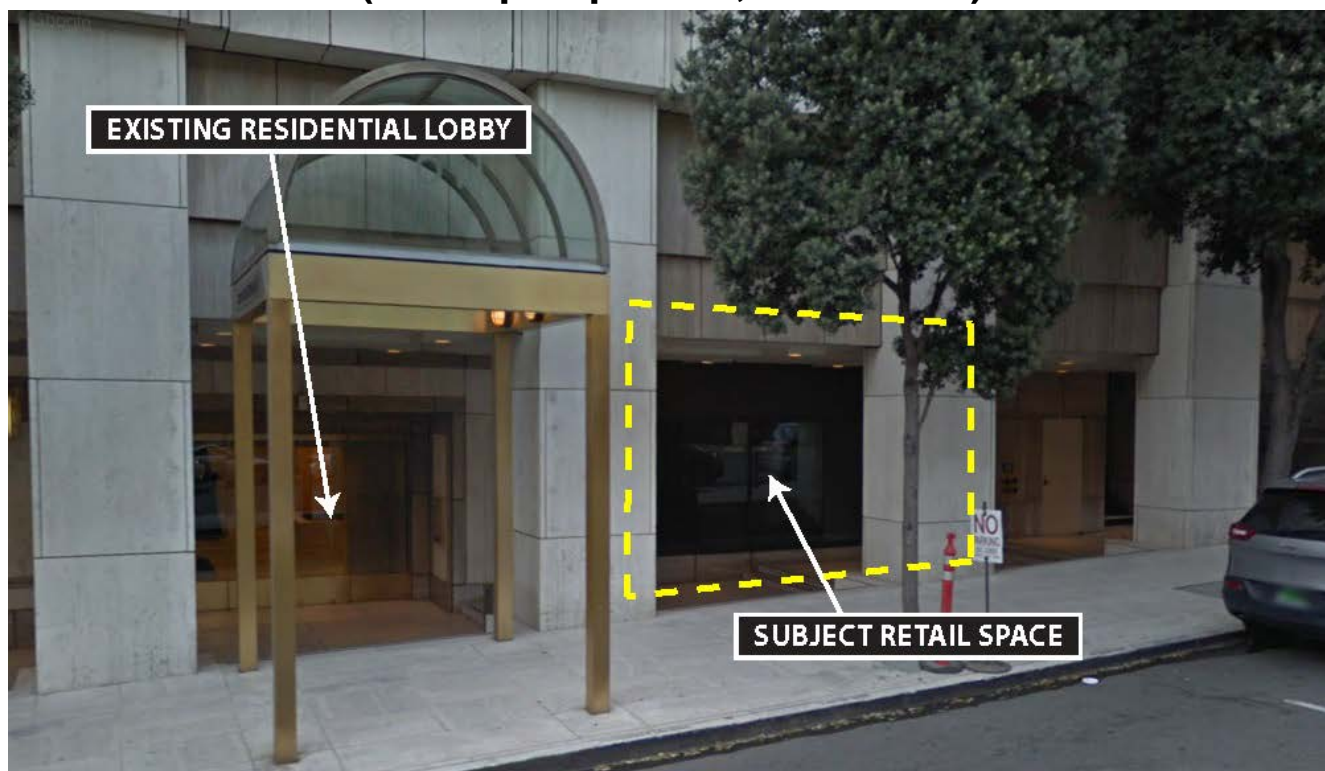
(On Washington Street, looking east)



(On Washington Street, looking south toward project)

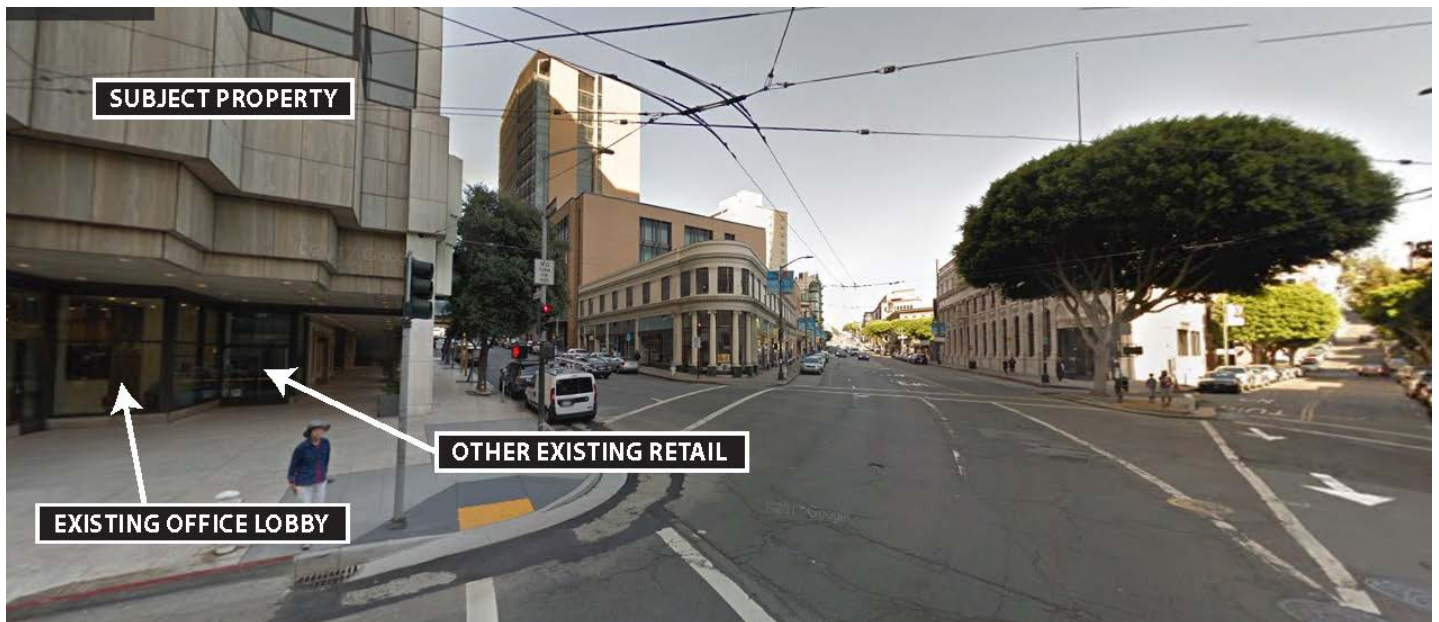


(Same perspective, zoomed in)





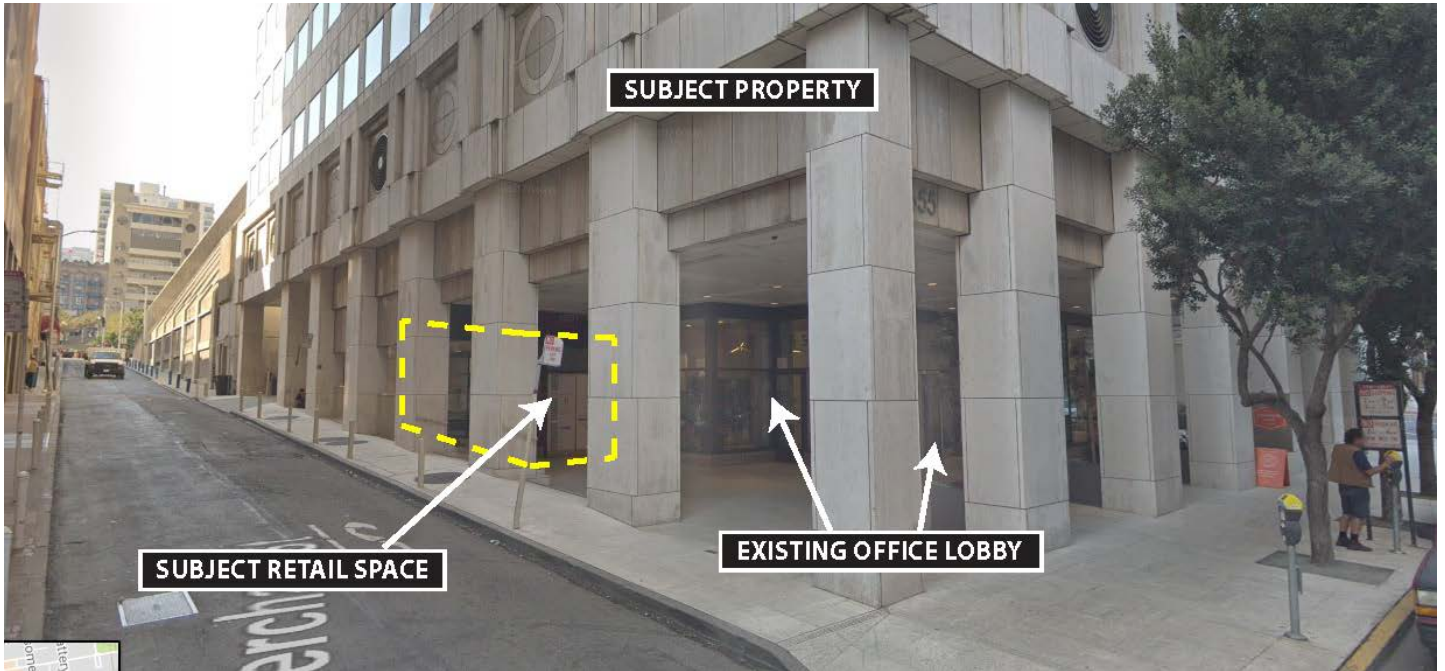
**(Intersection of Montgomery & Washington, looking northwest to Columbus Avenue)**



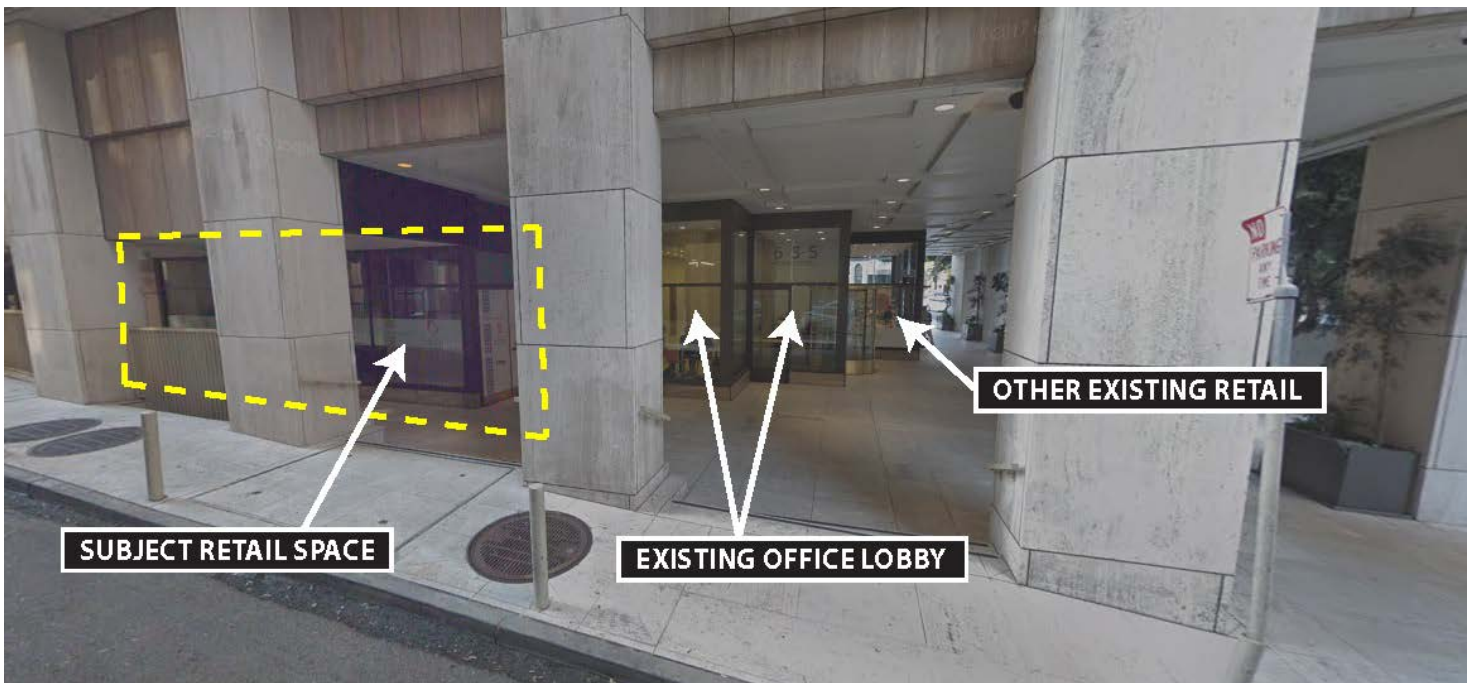
**(On Montgomery Street, looking west toward project)**



**(Intersection of Montgomery & Merchant, looking toward project)**

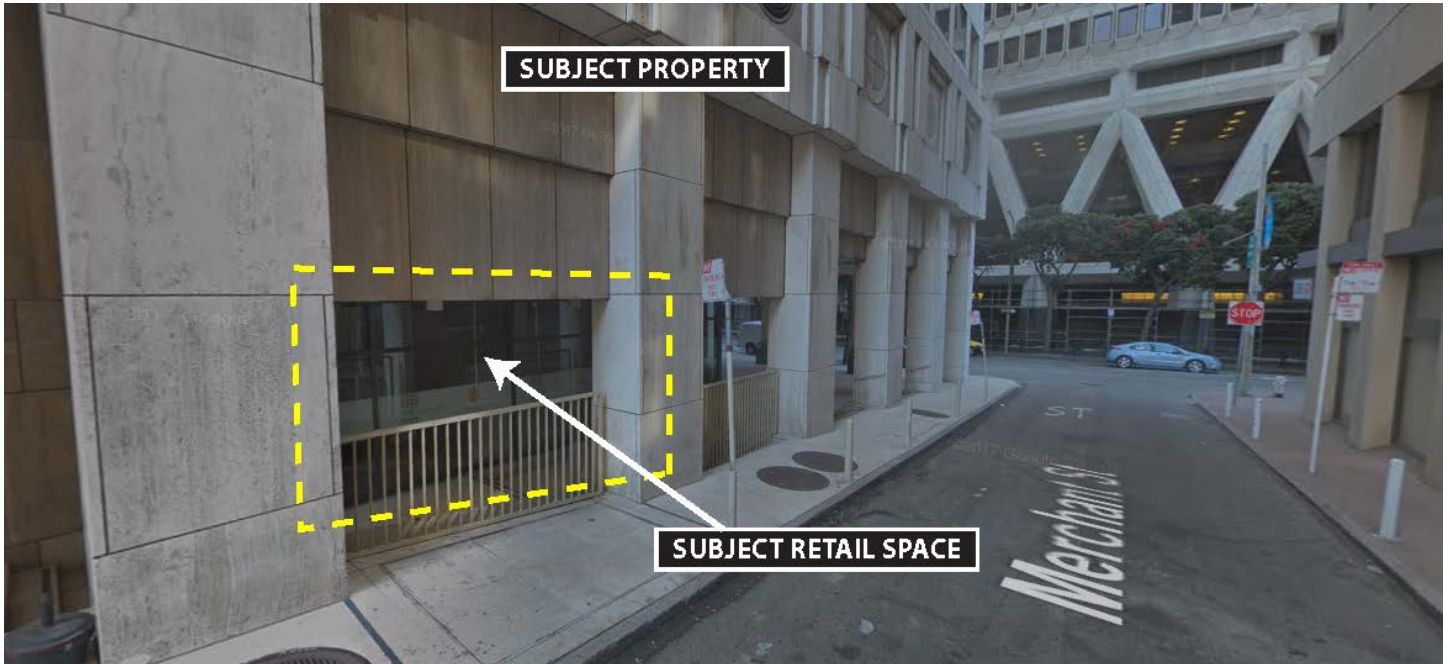


**(On Merchant Street, looking north toward project)**





(On Merchant Street, looking east)



(On merchant Street, looking west)



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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
655 Montgomery Street		0208 / 028	
Case No.	Permit No.	Plans Dated	
2017-010480CUAVAR		1/26/18	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from vacant retail to non-retail sales and service office use, for building management office, and shared break room and conference room space. Portion of existing retail space to be retained for retail use. No other exterior alterations or additions.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> ____

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

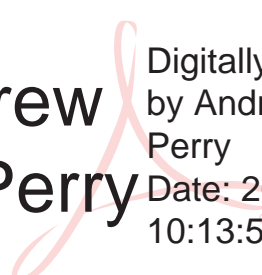
<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Andrew Perry</p> <hr/> <p><b>Project Approval Action:</b></p> <p>Planning Commission Hearing</p> <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><b>Signature:</b></p> <div style="text-align: center;">  <p><b>Andrew W. Perry</b></p> </div> <p>Digitally signed by Andrew W. Perry Date: 2018.01.29 10:13:53 -08'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. <b>ATEX FORM</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409  
558\*6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 8, 2018**

Time: **Not before 1:00 PM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Record Type: **Conditional Use Authorization & Variance**

Hearing Body: **Planning Commission & Zoning Administrator**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>655 Montgomery Street</b>	Applicant:	<b>Darren Barboza</b>
Cross Street(s):	<b>Washington Street</b>	Company:	<b>RMW Architecture and Interiors</b>
Block /Lot No.:	<b>0208/028</b>	Applicant Address:	<b>160 Pine Street</b>
Zoning District(s):	<b>C-3-O / 200-S</b>	City, State:	<b>San Francisco, CA</b>
Area Plan:	<b>Downtown</b>	Telephone:	<b>(415) 781-9800</b>
Record No.:	<b>2017-010480CUAVAR</b>	E-Mail:	<a href="mailto:dbarboza@rmw.com">dbarboza@rmw.com</a>
PROJECT DESCRIPTION			
<p>The proposal is for Conditional Use authorization pursuant to Planning Code Sections 303 and 210.2 to establish a Non-Retail Sales and Service office use with approximately 2,134 square feet of space located at the ground floor of the existing building. The proposed office space would include a building management office, as well as a break room and conference room, which may also be utilized by the other retail or office tenants at the property.</p> <p>The subject building was originally approved for 243,628 square feet of commercial space, with an additional 83,680 square feet allocated for residential use. Following the approval of the Downtown Plan and under current C-3-O zoning, the residential square footage is now included in the calculation of FAR, such that the existing building has an FAR of 18.8:1. Pursuant to Planning Code Section 123, the gross floor area of a structure on a lot within the C-3-O District may not exceed 18:1; therefore, a variance is required to further exceed the maximum FAR limit in the District.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>Andrew Perry</b> Telephone: <b>(415) 575-9017</b> E-Mail: <a href="mailto:andrew.perry@sfgov.org">andrew.perry@sfgov.org</a></p>			



# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Clerk of the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator. An appeal of the approval (or denial) of a **Building Permit Application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board of Appeal's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.





January 17, 2018

Hon. Rich Hillis, President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 655 Montgomery Street  
Case No. 2017-010480CUA/VAR  
Conditional Use Authorization  
Hearing Date: February 8, 2018

Dear President Hillis and Commissioners:

I am writing on behalf of DPF 655 Montgomery LP (the "Property Owner") and CBRE (the "Project Sponsor") regarding our request to permit a portion of a small vacant (and unleaseable) retail space in the mixed-use Montgomery-Washington Tower at 655 Montgomery Street to be converted to a building management office and shared tenant amenity space. In the C-3-O zoning district in which 655 Montgomery Street is located, office space on the ground floor is permitted but only with conditional use authorization by the Planning Commission, necessitating this hearing. The ground floor of the building also contains two other occupied retail spaces, plus the office lobby and a residential lobby for the building's upper floor condominiums, none of which will be altered as a consequence of this application.

**Description.** The subject space totals 2,712 square feet and is set back from both Montgomery and Washington Streets behind an arcade, is partially below grade, and has only a few windows. (See attached photographs.) It has been vacant since the prior tenant, Tommy Toy's Cuisine Chinoise restaurant, closed in 2013. After spending four years unsuccessfully seeking a replacement retail tenant, the Property Owner proposes to retain 578 square feet of the space fronting Montgomery Street as a small leasable retail space and convert the remaining 2,134 square feet space at the rear of the ground floor to a building management office and an amenity space for use by the all of the building's other retail and office tenants, including a break room and shared conference room.

The Property's other two existing retail spaces, fronting the Washington and Montgomery Street sidewalks (which benefit from more visibility and are currently occupied by retail tenants), would remain as-is.

**The Proposed Office Use Warrants Conditional Use Authorization.** General office uses are permitted on the ground in the C-3-O district as a conditional use when conditions warrant their approval. Such conditions exist here. The subject space is partially below grade; has almost no visibility from the sidewalk because it is behind a deep arcade; has only a few

windows which are below sidewalk level; and has been vacant for over four years. The Owner has committed to retain the only retail viable portion of the space, with frontage on Montgomery Street, in retail use, along with the two other occupied and active retail spaces in the building. The small proposed office use will be an active one, including the building management offices and a break room and shared conference facility for upper floor tenants. The proposed office conversion furthers the purposes of the C-3-O district by increasing the face-to-face business contacts and enhancing the other retail business on the Property by removing a vacant, unused retail space and replacing it with a vibrant office and amenity space.

We look forward to the February 8 hearing. Please contact my colleague Steve Vettel (415-954-4902) or me prior to the hearing if we can provide any additional information.

Sincerely,



Ashley Breakfield

Encl.

cc: Planning Commissioners  
Andrew Perry, Planner (via email)  
Trish Moosbrugger, CBRE (via email)  
RMW Architecture & Interiors, Architects (via email)  
Steven L. Vettel, Farella Braun & Martel (via email)

**ATTACHMENT 1  
TO  
PLANNING COMMISSION LETTER BRIEF**

**655 MONTGOMERY STREET  
CASE NO. 2017-010480CUA/VAR**

655 MONTGOMERY STREET  
ENLARGED VIEW FROM INTERIOR TOWARDS CLAY STREET



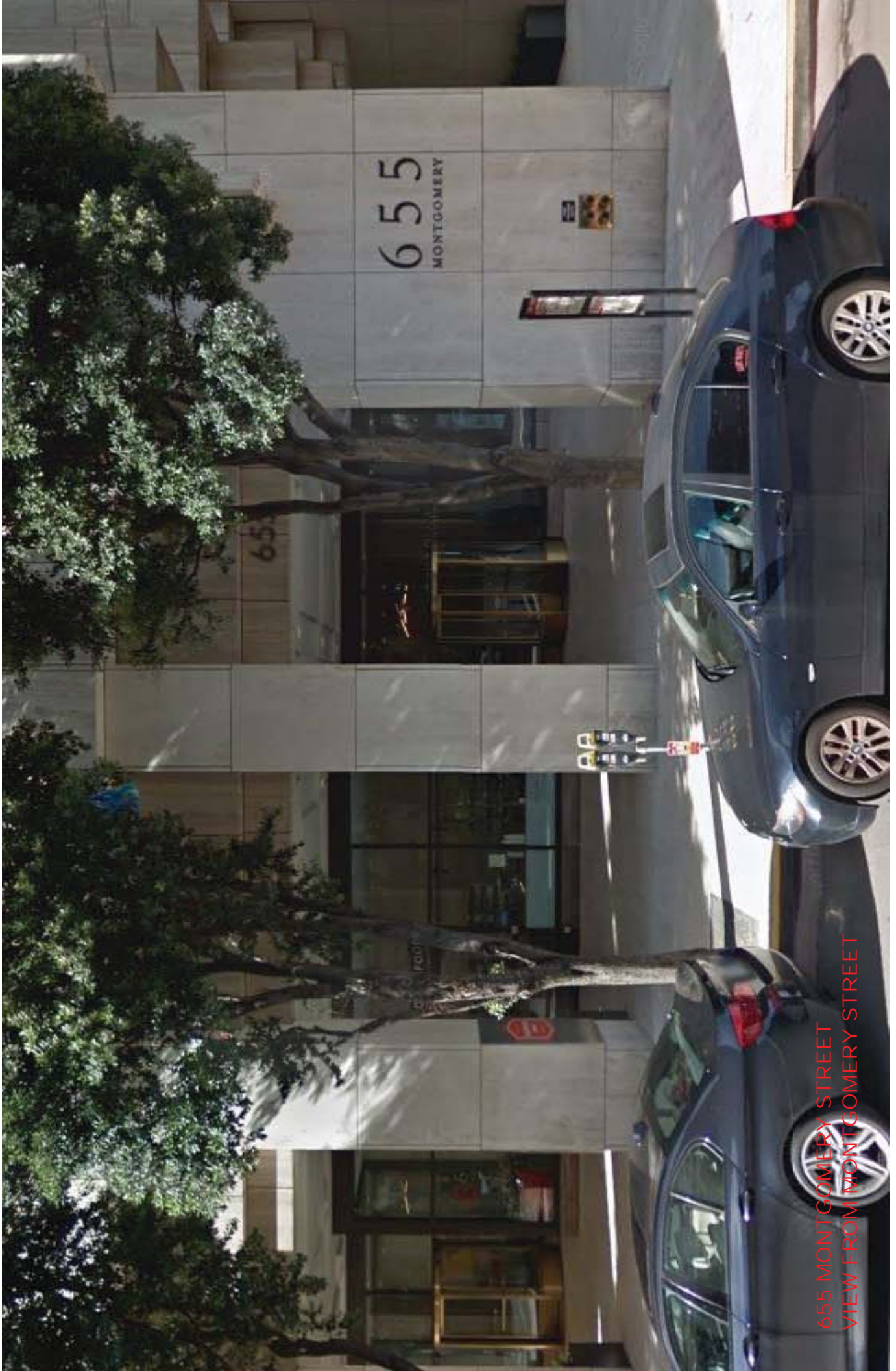




655 MONTGOMERY STREET  
VIEW FROM WASHINGTON STREET



655 MONTGOMERY STREET  
VIEW FROM MONTGOMERY STREET

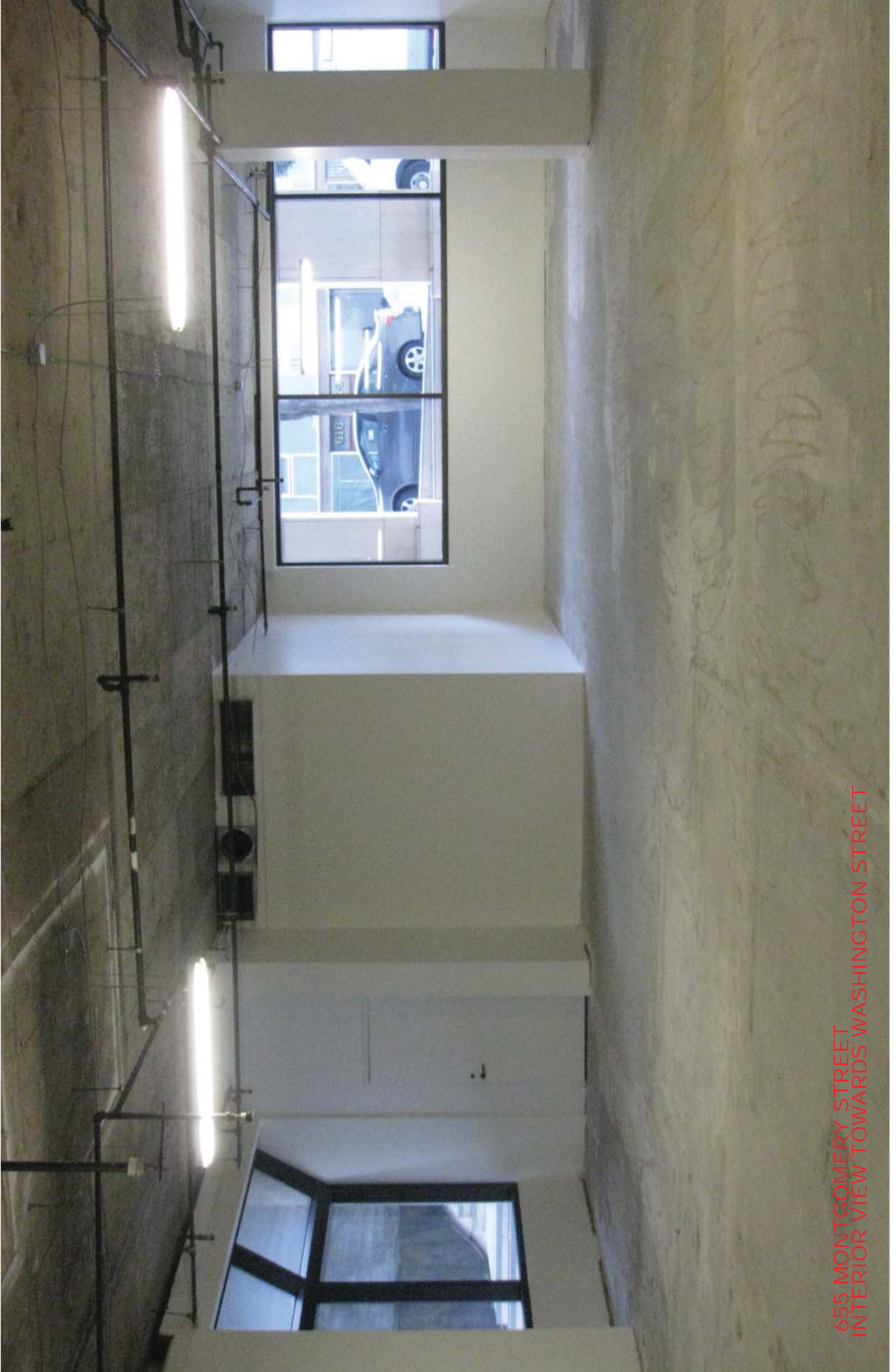


655 MONTGOMERY STREET  
VIEW FROM CLAY STREET

Google



655 MONTGOMERY STREET  
INTERIOR VIEW TOWARDS WASHINGTON STREET





# GROUND FLOOR AMENITY

## 655 MONTGOMERY

### SAN FRANCISCO, CA 94111

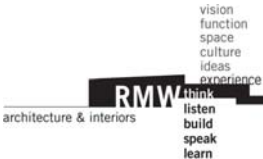
#### DRAWING INDEX/ ISSUE LOG

ISSUE LOG KEY  
"R" ISSUED AS PART OF THIS SET  
"R" ISSUED FOR REFERENCE ONLY

SHEET NUMBER	SHEET NAME	DATE	ISSUED AS PART OF THIS SET	ISSUED FOR REFERENCE ONLY	REMARKS
		08/05/2017			
		08/12/2017			
		08/22/2017			
		08/22/2017			
		08/22/2017			

GENERAL					
G1.0	COVER SHEET AND INDEX		X	X	X
G1.2	OCCUPANCY AND EXITING PLAN		X	X	
G1.2A	PLANNING AND TDR CALCULATIONS		X	X	

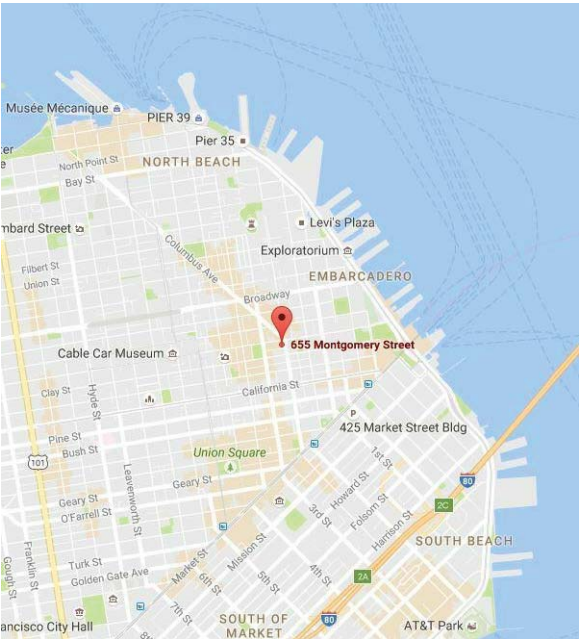
ARCHITECTURE					
A1.1	EXISTING CONDITIONS AND DEMOLITION PLAN		X	X	X
A2.1	FLOOR PLAN		X	X	X
A2.2	POWER AND COMMUNICATIONS PLAN		X	X	X
A2.3	REFLECTED CEILING PLAN		X	X	X
A2.4	FINISH PLANS & SCHEDULE		X	X	X
A6.1	INTERIOR ELEVATIONS		X	X	X



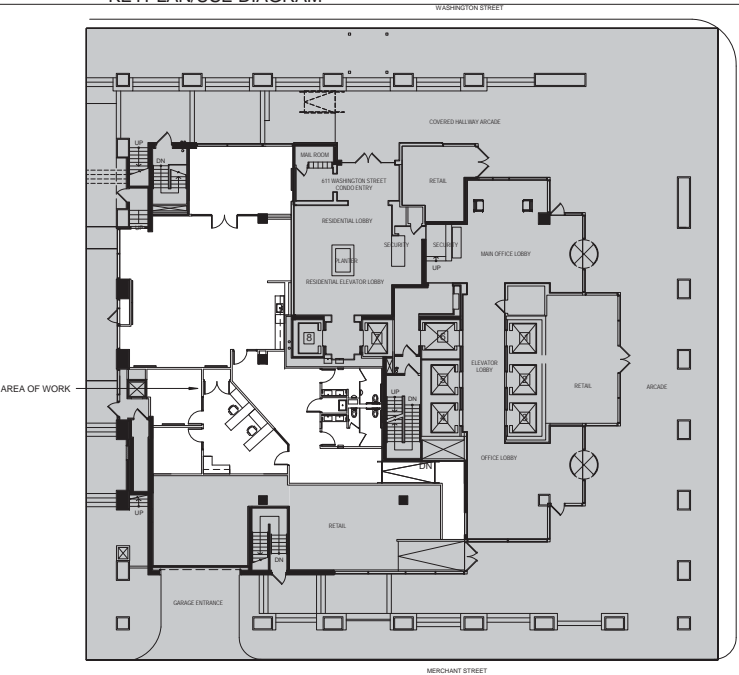
160 Pine Street  
San Francisco, CA 94111

Tel 415.781.9800  
Fax 415.788.5216  
www.rmw.com

#### VICINITY MAP



#### KEYPLAN/USE DIAGRAM



#### GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by : Approver

ISSUE : PLANNING REVIEW 08.02.17

REVISIONS :

#	Description:	Date:
3	BULLETIN #3	10.04.17

#### SMOKE CONTROL NON-INFRINGEMENT STATEMENT

IT IS THE DESIGN PROFESSIONAL'S JUDGEMENT, WHOSE SIGNATURE APPEARS ON THIS DRAWING, THAT THE DESIGN DESCRIBED IN THIS SET OF DRAWINGS AND SPECIFICATIONS DOES NOT ADVERSELY INFRINGE ON THE BASIC LIFE-SAFETY SYSTEMS OF THIS BUILDING.

#### SCOPE OF WORK

TENANT IMPROVEMENTS FOR NEW GENERAL OFFICE, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE LIFE SAFETY DONE UNDER SEPARATE PERMIT.

#### PROJECT TEAM

<b>BUILDING MANAGER</b> CBRE TRISH MOOSBRUGGER 655 MONTGOMERY, SUITE 1430 SAN FRANCISCO, CA 94111	415.981.2655 TRISH.MOOSBRUGGER@CBRE.COM
<b>ARCHITECT</b> RMW architecture & interiors TERRY KWIK 160 PINE ST, 4TH FLOOR SAN FRANCISCO, CA 94111	P: 415.781.9800 F: 415.788.5216 TKWIK@RMW.COM
<b>CONTRACTOR</b> NOVO CONSTRUCTION 608 FOLSOM ST. SAN FRANCISCO, CA 94107	P: 415-576-1800

#### PROJECT / CODE INFORMATION

- BUILDING ADDRESS: 655 MONTGOMERY  
GROUND FLOOR AMENITY  
SAN FRANCISCO CA 94111  
1-HIGHRISE
- CONSTRUCTION TYPE: B, R2, M  
BUILDING SERVICES AND RETAIL
- OCCUPANCIES:  
3A. PROPOSED USES: 25 STORIES OVER ONE BASEMENT
- NUMBER OF STORIES: FULLY SPRINKLERED
- LIFE SAFETY: +/- 3467 SF
- APPROX PROJECT AREA: SEE SHEET G1.2
- OCCUPANT LOAD: THE CONSTRUCTION AND COMPLETION OF THE WORK IS GOVERNED BY THE FOLLOWING:  
- 2016 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24) EFFECTIVE JANUARY 1, 2017:  
- PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE.  
- PART 2 - CALIFORNIA BUILDING CODE  
- PART 3 - CALIFORNIA ELECTRICAL CODE  
- PART 4 - CALIFORNIA MECHANICAL CODE  
- PART 5 - CALIFORNIA PLUMBING CODE  
- PART 6 - CALIFORNIA ENERGY CODE  
- PART 7 - CALIFORNIA FIRE CODE  
- PART 8 - CALIFORNIA HISTORICAL BUILDING CODE  
- PART 9 - CALIFORNIA FIRE CODE  
- PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)  
- PART 12 - CALIFORNIA REFERENCE STANDARDS CODE  
- 2010 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 8  
- STANDARD SPECIFICATIONS AND DETAILS AND OTHER APPLICABLE REGULATIONS ISSUED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.  
- THE WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CODES AND REGULATIONS LISTED ABOVE, INCLUDING SUPPLEMENTS AND AMENDMENTS TO THEM IN EFFECT AT THE LOCATION OF THE PROJECT.



drawn by : JW plot date : 1/26/2018 12:43:28 PM

checked by : TK/CP

stamp :



scale : As indicated

project number : 14008.31

#### COVER SHEET AND INDEX

sheet no. :

G1.0



GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

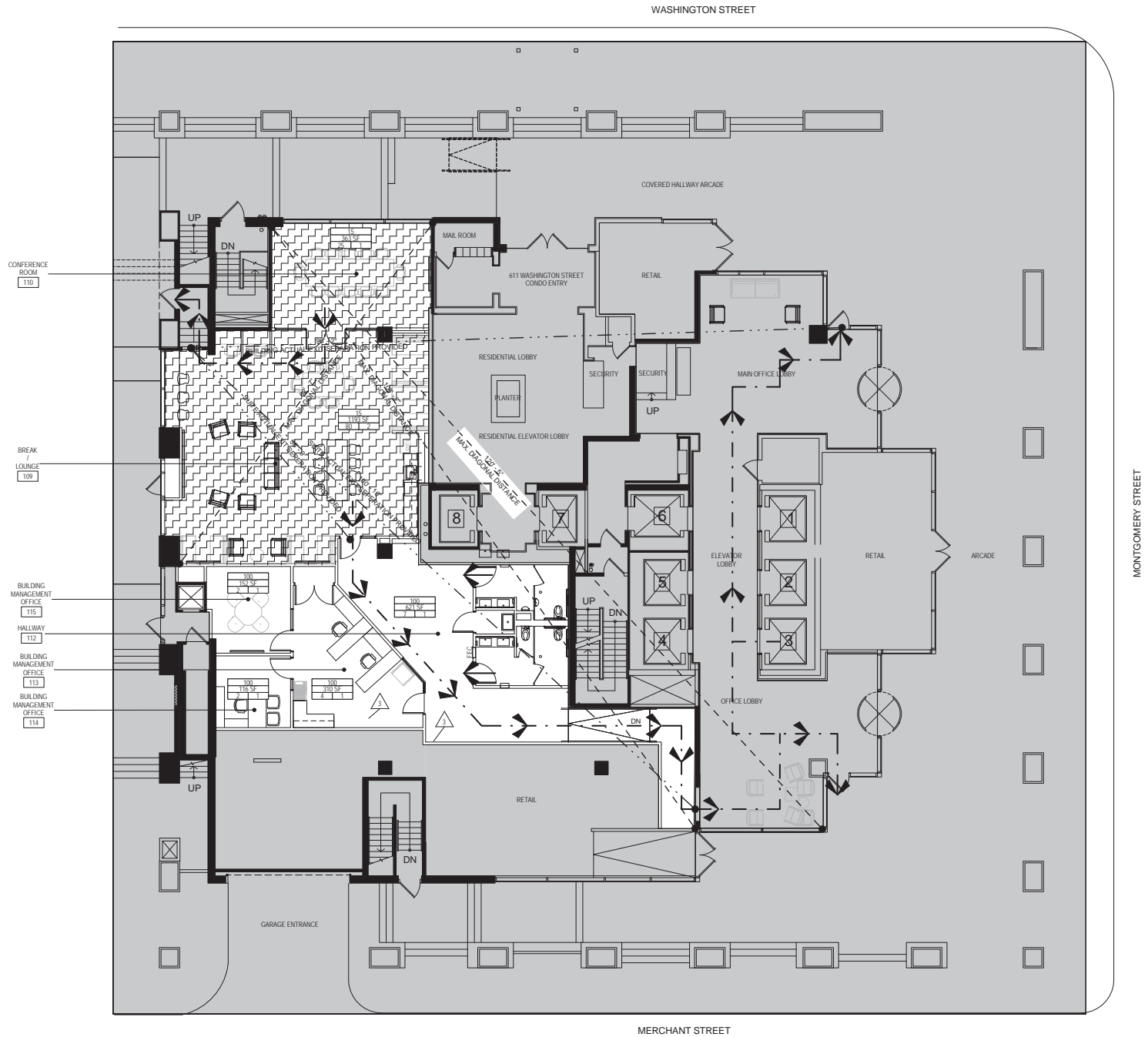
approved for the owner by :

approved for the architect by : Approver

ISSUE : PLANNING REVIEW 08.02.17

REVISIONS :

#	Description:	Date:
3	BULLETIN #3	10.04.17



OCCUPANT LOAD SCHEDULE

OCCUPANCY TYPE	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL, EQUIT. ROOM	0 SF	300	1
ASSEMBLY (UNCONCENTRATED, TABLES AND CHAIRS)	1559 SF	35	114
BUSINESS AREAS	1425 SF	100	21
	2980 SF		136

BUILDING - GROUND FLOOR

LONGEST DIAGONAL: 120'-5"  
EXIT SEPARATION REQUIRED: 40'-2"  
EXIT SEPARATION PROVIDED: 46'-2"

GROUND FLOOR AMENITY SUITE:

LONGEST DIAGONAL: 108'-4"  
EXIT SEPARATION REQUIRED: 36'-2"  
EXIT SEPARATION PROVIDED: 100'-10"

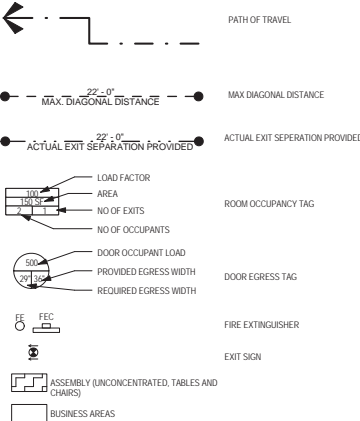
EXITS REQUIRED: 2  
EXITS PROVIDED: 2

BREAK, LOUNGE AND CONFERENCE

LONGEST DIAGONAL: 42'-7"  
EXIT SEPARATION REQUIRED: 20'-11"  
EXIT SEPARATION PROVIDED: 36'-9"

EXITS REQUIRED: 2  
EXITS PROVIDED: 2

LEGEND



drawn by : plot date : 1/26/2018 12:43:47 PM

checked by : Checker

stamp :



scale : 1/8" = 1'-0"

project number : 14008.31

OCCUPANCY AND  
EXITING PLAN

sheet no. :

GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by :

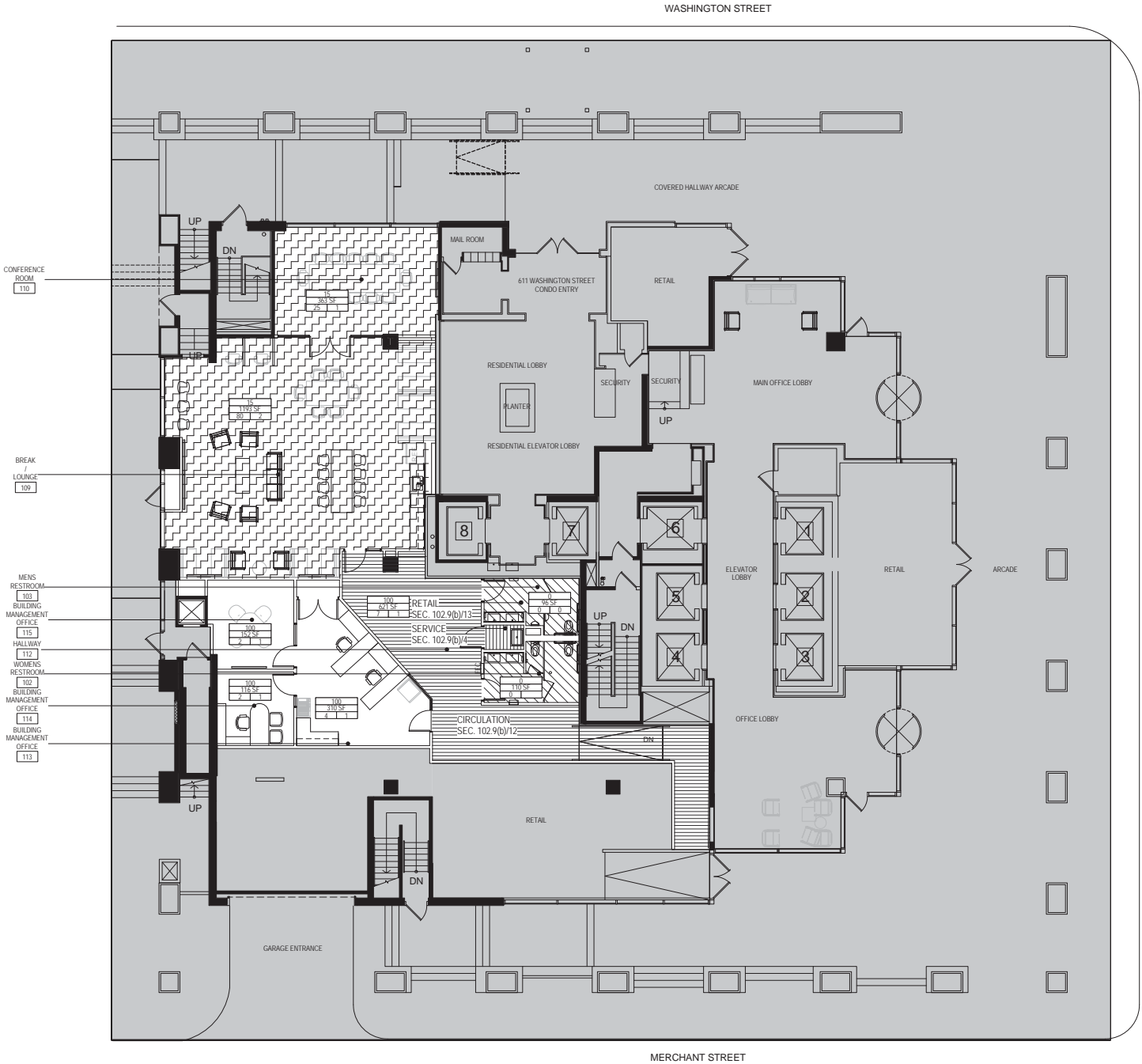
Approver

ISSUE : PLANNING REVIEW

08.02.17

REVISIONS :

#	Description:	Date:
1	BULLETIN #1	06.27.17
3	BULLETIN #3	10.04.17



PLANNING AND TDR CALCULATIONS  
1/8" = 1'-0"

1

PLANNING AND TDR CALCULATIONS

OCCUPANCY USE	AREA	EXCEPTION FROM GROSS AREA PER PLANNING CODE
OFFICE: BUILDING MANAGEMENT OFFICE	578 SF.	
BREAK ROOM AND LOUNGE	1193 SF.	
CONFERENCE	363 SF.	
TOTAL AREA OFFICE	2134 SF.	
RETAIL: MEN'S RESTROOM	96 SF.	SEC. 102.9 (b)/13
WOMEN'S RESTROOM	110 SF.	
CIRCULATION: HALLWAY	621 SF.	SEC. 102.9 (b)/12
MECH./SERVICE JANITOR CLOSET	19 SF.	SEC. 102.9 (b)/4

TOTAL AREA FOR TDR

2134 SF.

drawn by : Author plot date : 1/26/2018 12:44:02 PM

checked by : Checker

stamp :



scale : 1/8" = 1'-0"

project number : 14008.31

PLANNING AND TDR  
CALCULATIONS

sheet no. :

G1.2A



## SF GREEN PROJECT NOTES

**PROJECT NOTE 1:**  
GC TO IMPLEMENT 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.

**PROJECT NOTE 2:**  
TENANT'S LEASED AREA IS PROVIDED WITH SUFFICIENT RECYCLING STATIONS IN BREAK ROOMS/ COFFEE.

**PROJECT NOTE 3:**  
GC TO ENSURE ALL ADHESIVES, SEALANTS, AND CAULKING MUST COMPLY WITH COV LIMITS IN SCAQMD RULE 1168 VOC LIMITS AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES (13C.5.504.4.1)

**PROJECT NOTE 4:**  
GC TO ENSURE PAINTS AND COATINGS COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS (13C.5.504.4.3)

**PROJECT NOTE 5:**  
CARPET TILE AND BROADLOOM CARPET MEETS CRI GREEN LABEL PLUS REQUIREMENT (GLP9968).

**PROJECT NOTE 6:**  
GC TO ENSURE ALL COMPOSITE WOOD PRODUCTS MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (13C.5.504.4.5)

**PROJECT NOTE 7:**  
50% OF THE AREA RECEIVING RESILIENT FLOORING IS FLOORSCORE CERTIFIED

## MIX CATALYST

### attributes + certifications

Cradle to Cradle Certified™ Health Product Declaration (HPD): Environmental Product Declaration (EPD): Living Building Challenge   Materials Petal: Declare: nsf 140: CRI greenlabel plus (GLP): Building Research Establishment (BRE): Good Environmental Choice Australia (GECA): Singapore Green Label: oe marking (EN 14041): environmental guarantee™: total recycled content: product packaging: country of origin™:	<b>silver level (version 3.1)</b> <b>1,000 ppm disclosure</b> <b>3rd party certified in accordance with ISO14044, ISO14025 &amp; EN15804</b> <b>free of red list chemicals</b> <b>LBC compliant</b> <b>gold</b> <b>USA (GLP9968)</b> <b>certified</b> <b>039-003</b> <b>3rd party certified</b> <b>free pickup &amp; delivery available north america</b> <b>44% (post industrial 44%   post consumer 0%)</b> <b>100% recyclable</b> <b>USA</b>
--	--

## OPENWORK BIAS

### attributes + certifications

Cradle to Cradle Certified™ Health Product Declaration (HPD): Environmental Product Declaration (EPD): Living Building Challenge   Materials Petal: Declare: nsf 140: CRI greenlabel plus (GLP): Building Research Establishment (BRE): Good Environmental Choice Australia (GECA): Singapore Green Label: oe marking (EN 14041): environmental guarantee™: total recycled content: product packaging: country of origin™:	<b>silver level (version 3.1)</b> <b>1,000 ppm disclosure</b> <b>3rd party certified in accordance with ISO14044, ISO14025 &amp; EN15804</b> <b>free of red list chemicals</b> <b>LBC compliant</b> <b>gold</b> <b>USA (GLP9968)</b> <b>certified</b> <b>039-003</b> <b>3rd party certified</b> <b>free pickup &amp; delivery available north america</b> <b>44% (post industrial 44%   post consumer 0%)</b> <b>100% recyclable</b> <b>USA</b>
--	--

# City and County of San Francisco Green Building Submittal: For Interior Commercial Tenant Improvement

## Instructions:

This form is for commercial tenant improvement projects with >\$200,000 project valuation that are limited to the interior of the building. Projects seeking LEED certification may voluntarily use the "LEED" submittal as an alternative to this form. An abbreviated summary of each requirement is included for reference.

- For each requirement that is applicable to the scope of the project, use the "Plan Set Location" column to indicate where in the submittal documents compliance with the requirement can be verified. (If items in the "Reference" column are not applicable, indicate "N/A".)
- In the boxes at right, indicate which professional(s) are responsible for ensuring green building requirements are met.

**FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.**

Architecture		Reference
Required Measure	Interior Alteration >\$200,000	(Indicate Plan Set Sheet & Detail, or Specification, as applicable)
<b>Construction Waste Management</b> – 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance.	●	SEE ADJACENT PROJECT NOTE 1
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088.	●	SEE ADJACENT PROJECT NOTE 2
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (CalGreen 5.504.4.1)	●	SEE ADJACENT PROJECT NOTE 3
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (CalGreen 5.504.4.3.1)	●	SEE ADJACENT PROJECT NOTE 4
<b>Carpet:</b> Air carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program; 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350); 3. NSF/ANSI 140 at the Gold level; 4. Scientific Certification Systems Sustainable Choice; OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database. AND carpet cushion must meet Carpet and Rug Institute Green Label. AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	CARPET IS COMPLIANT. SEE ADJACENT PROJECT NOTE 5
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood including meeting the emission limits in CalGreen Table 5.504.4.5.	●	SEE ADJACENT PROJECT NOTE 6
<b>Resilient flooring systems:</b> For 80% of floor area receiving resilient flooring, install resilient flooring complying with: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v1.1; 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database; OR 4. Certified under the GreenGuard Children & Schools Program to comply with California Department of Public Health criteria (CalGreen 5.504.4.4 and 5.504.4.6).	●	SEE ADJACENT PROJECT NOTE 7

I have been retained by the project sponsor to assure that approved construction documents and construction fully the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

**Green Building Compliance Professional of Record for Architectural Measures:**  
STANLEY H LEW

Name  
RMW architecture & interiors

Firm

C-29609

Architectural or Engineering License Number

Licensed Professional: Sign & Date

Affix professional stamp:



## Mechanical, Electrical, Plumbing

Mechanical, Electrical, Plumbing		Reference
Required Measures	Interior Alteration >\$200,000	(Indicate Plan Set Sheet & Detail, or Specification, as applicable)
<b>Energy Efficiency:</b> Demonstrate compliance with California Energy Code, Title 24 Part 6 (2016).	●	
<b>Testing and Adjusting:</b> (CalGreen 5.410.4 through 5.410.4.5.1) 1. Develop and implement a plan of procedures for testing and adjusting new systems, including (as applicable): HVAC; indoor and outdoor lighting and controls; water heating; renewable energy; landscape irrigation; and water reuse systems. 2. Balance new HVAC systems before operation for normal use. 3. Provide the Owner or representative with a final report of testing. 4. Provide the building representative with detailed operating and maintenance instructions and copies of all guarantees/warranties for each system.	●	
<b>Protect duct openings and mechanical equipment during construction.</b> Limit use of permanent HVAC during construction to conditioning required for material and equipment installation. If permanent HVAC is used during construction, verify that all filters on returns, and replace all filters immediately prior to occupancy, or, if the building is occupied during construction, at the conclusion of construction. (CalGreen 5.504.1.3 and 5.504.3)	●	
<b>Air Filtration:</b> Provide MERV 8 filters in regularly occupied spaces of mechanically ventilated buildings. Installed filters must clearly indicate the MERV rating, and filter specification must be in the operation and maintenance manual. (CalGreen 5.504.5.1 through 5.504.5.1.1)	●	
<b>Indoor Water Efficiency:</b> Install compliant fixtures. Replace all noncompliant fixtures in project area. Fix leaks. (See "Indoor Water Efficiency" at left.)	●	

I have been retained by the project sponsor to assure that approved construction documents and construction fully the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

**Green Building Compliance Professional of Record for Mechanical, Electrical, and Plumbing Measures:**

Name

Firm

Architectural or Engineering License Number

Licensed Professional: Sign & Date

Affix professional stamp:

MEP UNDER SEPARATE PERMIT.  
THIS SECTION TO BE FILLED OUT BY  
ENGINEER AND SUBMITTED WITH  
MEP PERMIT SUBMITTAL.

<b>Project Description</b> GROUND FLOOR AMENITY
Project Name 0207/028-061
Block/Lot 655 MONTGOMERY ST, SAN FRANCISCO
Address B- OFFICE
Primary Occupancy 3,467 SF
Gross Building Area

## INDOOR WATER EFFICIENCY

Each fixture must not exceed the maximum flow rates in CalGreen 5.303:

Fixture Type	Maximum Prescriptive Flow Rate
Showerheads*	2 gpm @ 80 psi
Lavatory faucets - nonresidential	0.5 gpm @ 60 psi
Kitchen faucets	1.8 gpm @ 60 psi default
Wash fountains	1.8 gpm/20 (rim space inches @ 60 psi)
Metering faucets	20 gallons/cycle
Metering faucets for wash fountains	20 gallons per cycle/ 20 (rim space inches @ 60 psi)
Tank-type water closets	1.28 gallons/flush* and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons/flush*
Urinals	Wall mount: 0.125 gallons/flush Floor mount: 0.5 gallons/flush

## Notes:

- For dual flush toilets, effective flush volume is defined as the average volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8 L).
- The combined flow rate of all showerheads in one shower stall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (5.303.2.1).

## EXISTING NONCOMPLIANT FIXTURES

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFOBI.org. Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.6 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any interior faucet that emits more than 2.2 gallons of water per minute.

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

## D.A. CHECKLIST (p. 2 of 2): The address of the project is 655 MONTGOMERY ST, SAN FRANCISCO, CA 94105

## D.A. CHECKLIST (p. 1 of 2): The address of the project is 655 MONTGOMERY ST, SAN FRANCISCO, CA 94105

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is RETAIL AND BUILDING SERVICES (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: OFFICE, GROUND FLOOR
- The construction cost of this project excluding disabled access upgrades is \$ 574,059, which is (check one) ☒ more than / ☐ less than the Accessibility Threshold amount of \$ 156,162 based on the "ENR 20 Cities Construction Cost Index" (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one: ☐ Yes / ☒ No. Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable box (one box only):

<input type="checkbox"/> A:	All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist.
<input checked="" type="checkbox"/> B:	Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans.
<input type="checkbox"/> C:	Project adjusted cost of construction is less than or equal to the current valuation threshold: Fill out page 2 of D.A. Checklist and attach Form C to plans
<input type="checkbox"/> D:	Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to plans
<input type="checkbox"/> E:	Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____

Description of revision:

**Technically Infeasible:** An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

**Unreasonable Harship:** When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities.

The details of any Technical Infeasibility or Unreasonable Harship shall be recorded and entered into the files of the Department. All Unreasonable Harships shall be ratified by the AHC.

Check all applicable boxes and specify where on the drawings the details are shown:

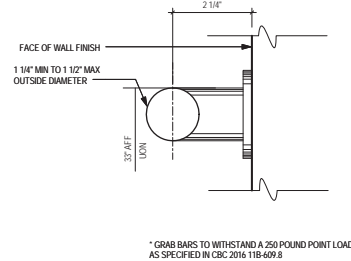
Note: upgrades below are listed in priority based on CBC 11B-0202.4, exception B

Existing fully Complying	Will be Up-graded to Full Compliance	Existing facilities will provide full access	Compliance is Technically Infeasible	Approved under reasonable planning costs	Not required to Comply (under reasonable)	Not required to Comply (under reasonable)	Location of details)-include detail no. & drawing sheet (do not leave this part blank). Also, clarification comments can be written here.
A: One accessible entrance including approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REF-1,6,7,8,REF-2 SEE REFERENCE DRAWINGS
B: An accessible route to the area of remodel including: Parking/access aisles and curb ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	APPROVAL OF TECHNICAL INFEASIBILITY REQUEST BY AIA04.2 A02
Curb ramps and walks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7,8 REF-2
Corridors, hallways, floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REF - 1
Ramps/elevators, lifts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6,7,8 REF - 2
C: At least one accessible restroom for each sex or a single unisex restroom, serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4,5,6,GI-4 2A2.1 4,5/A6.1
D: Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E: Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
F: Signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3,GI-4
G: Visual alarms, storage, storage and additional parking.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.3
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.

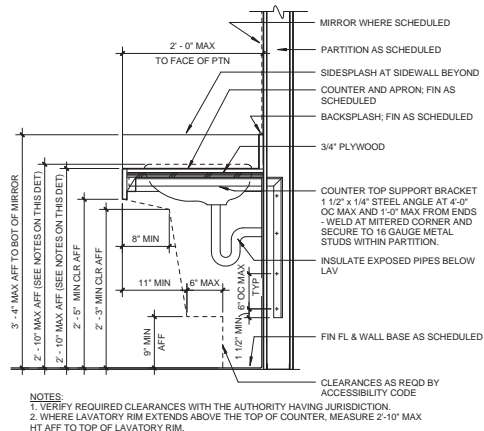
- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan. #2016 - 0824 - 5852 (PARKING A01 - & A02)
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans. #2015 - 1001 - (ELEV LOBBY REF 1 & 2)
- Provide details from a set of City approved reference drawings, provide in permit application number here: \_\_\_\_\_ and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Harship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

## SF GREEN BUILDING AND DA CHECKLIST

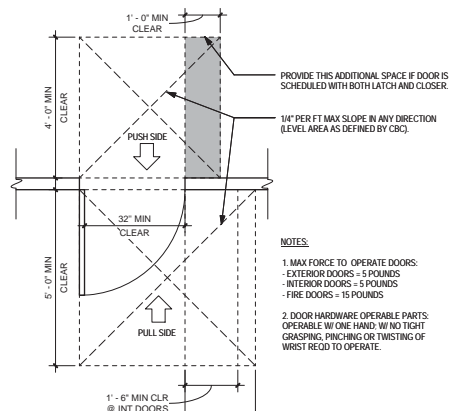
sheet no.:



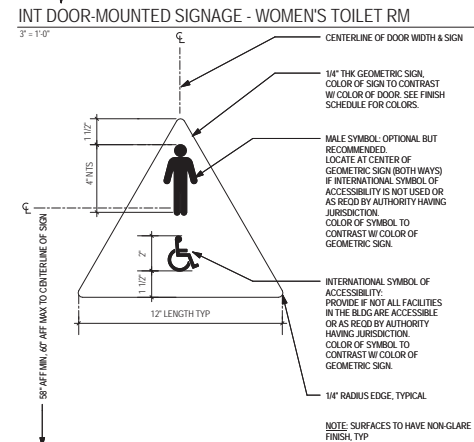
8 GRABBAR  
6" = 1'-0"



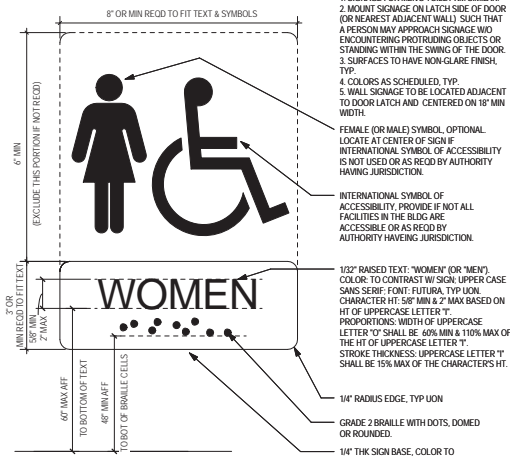
CUSTOM CABINET-- LAVATORY COUNTERTOP  
1" x 1'0"



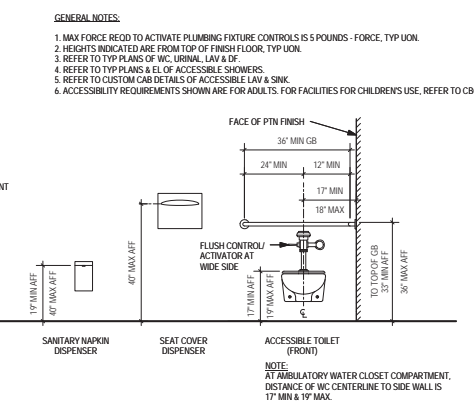
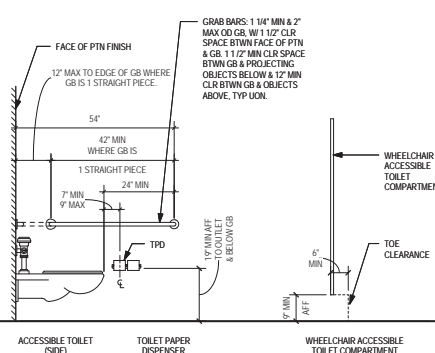
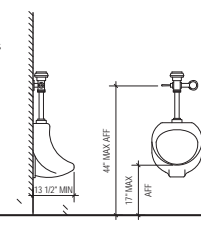
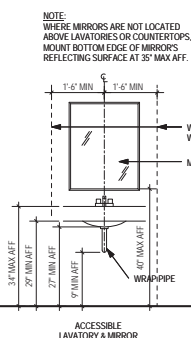
LEVEL MANEUVERING CLEARANCE AT DOORS



INT DOOR-MOUNTED SIGNAGE - MEN'S TOILET



INT WALL-MOUNTED SIGNAGE - WOMEN'S TOILET ROOM



4

GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by :

Approver

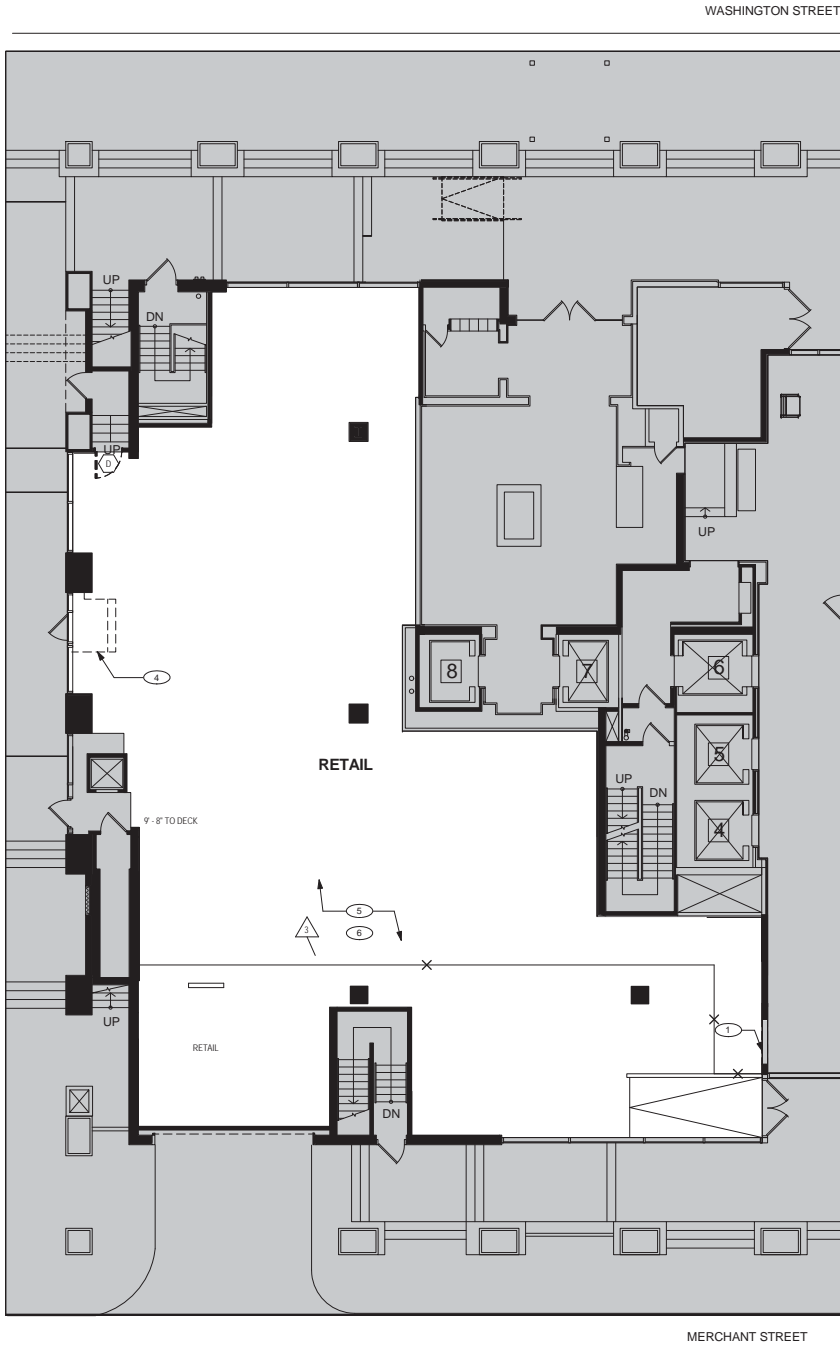
ISSUE : PLANNING REVIEW

08.02.17

REVISIONS :

#	Description:	Date:
3	BULLETIN #3	10.04.17

MONTGOMERY STREET



MERCHANT STREET

DEMOLITION NOTES

- NOT EVERY ITEM OF EXISTING WORK TO BE DEMOLISHED IS INDICATED ON THE DRAWINGS. DEMOLITION WORK INCLUDES THE REMOVAL OF EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION, WHETHER PARTICULARLY INDICATED OR NOT. VISIT THE PROJECT SITE AND DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED PRIOR TO PRICING AND COMMENCING WORK.
- SUBMIT A DEMOLITION SCHEDULE TO OWNER FOR COORDINATION OF DEMOLITION AND REMOVAL OPERATIONS. COMPLY WITH OWNER'S REQUIREMENTS FOR USING AND PROTECTING ELEVATORS, STAIRS, WALKWAYS, LOADING DOCKS, BUILDING ENTRIES AND OTHER BUILDING FACILITIES DURING DEMOLITION WORK. CONDUCT DEMOLITION WITHOUT DISRUPTING THE OWNER'S USE OF THE BUILDING OR ITS OPERATIONS. REVIEW DEMOLITION METHODS AND PROCEDURES WITH OWNER, INCLUDING PROTECTION OF EXISTING CONSTRUCTION TO REMAIN & SAFETY PROVISIONS FOR BUILDING OCCUPANTS.
- MAINTAIN BUILDING SECURITY, FIRE ALARM AND FIRE PROTECTION SYSTEMS OPERATIONAL AS REQUIRED BY OWNER, CODES AND AUTHORITIES HAVING JURISDICTION.
- PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF SELECTIVE DEMOLITION.
- IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIAL IS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
- COMPLY WITH ENVIRONMENTAL PROTECTION AGENCY'S REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- UNLESS OTHERWISE INDICATED, DEMOLISHED MATERIALS BECOME CONTRACTOR'S PROPERTY. REMOVE FROM PROJECT SITE PROMPTLY AND LEGALLY DISPOSE OF THEM. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
- ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE CAREFULLY, CLEAN, PACK OR CRATE, LABEL, CONTENTS AND DELIVER TO OWNERS DESIGNATED STORAGE AREA.
- ITEMS INDICATED TO BE REMOVED AND REUSED/REINSTALLED: CLEAN AND REPAIR TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED REUSE; PROTECT ITEMS FROM DAMAGE UNTIL RE-INSTALLATION TO LOCATIONS INDICATED; PROVIDE CONNECTIONS, SUPPORTS, AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEMS FUNCTIONAL FOR USE INDICATED.
- EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. CLEAN AND RETURN ADJACENT AREAS TO ITS EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
- MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
- VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON THE DRAWINGS TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED. INVENTORY AND RECORD CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND ASSESS THE NATURE AND EXTENT OF THE CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO THE ARCHITECT.
- PROVIDE AND MAINTAIN TEMPORARY BARRICADES, WARNING SIGNS, LIGHTS AND OTHER SAFETY MEASURES AS REQUIRED BY CODES AND REGULATIONS TO PROTECT THE PUBLIC AND PERSONNEL FROM INJURY AND CONSTRUCTION HAZARDS, AND TO PREVENT DAMAGE TO ADJACENT CONSTRUCTION. PREVENT UNAUTHORIZED ACCESS TO PROJECT AREA.
- PROVIDE AND MAINTAIN TEMPORARY ENVIRONMENTAL CONTROLS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, DUST CONTROL, NOISE CONTROL, AND POLLUTION CONTROL. PROTECT WALLS, CEILING, FLOORS AND OTHER EXISTING FINISH WORK TO REMAIN. COVER AND PROTECT FURNITURE, FURNISHINGS AND EQUIPMENT TO REMAIN.
- IF PORTIONS OF THE BUILDING WILL BE OCCUPIED DURING DEMOLITION, CONDUCT DEMOLITION SO THAT OCCUPANTS' OPERATIONS AND USE OF THE BUILDING WILL NOT BE DISRUPTED. PROVIDE AT LEAST 72 HOURS' NOTICE TO OWNER OF ACTIVITIES THAT WILL AFFECT THE OWNERS OR TENANTS' OPERATIONS.
- MAINTAIN ACCESS AND DO NOT CLOSE OR OBSTRUCT EXISTING EXITS, WALKWAYS, CORRIDORS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM OWNER OR AUTHORITIES HAVING JURISDICTION. MAINTAIN FIRE PROTECTION AND BUILDING SECURITY SYSTEM IN SERVICE DURING DEMOLITION WORK.
- WHERE APPLICABLE, NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE ADJOINING CONSTRUCTION TO REMAIN.

KEYNOTES

- PORTION OF EXISTING PARTITION TO BE REMOVED FOR NEW FRAMED OPENING.
- DEMO CONCRETE STEPS AND LANDING
- CLEAN AND PREPARE EXISTING CONCRETE FLOOR TO RECEIVE NEW FLOOR FINISHES. GRIND SMOOTH IN AREAS OF UNEVEN CONCRETE AS REQUIRED
- CLEAN AND PREPARE EXPOSED CONCRETE CEILING TO RECEIVE NEW PAINTED FINISH. REFER TO REFLECTED CEILING PLAN FOR EXTENTS
- PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING CONSTRUCTION AS REQUIRED.
- REFER TO POWER AND COMMUNICATIONS PLANS FOR LOCATIONS OF OUTLETS AND OTHER POWER AND COMMUNICATIONS DEVICES TO BE REMOVED. TO BE RELOCATED AND TO REMAIN.
- WHERE PORTIONS OF EXISTING SUSPENDED CEILING PANELS ARE INDICATED TO REMAIN AND SOME PORTIONS TO BE REMOVED, REMOVE MATERIALS WITHOUT DAMAGING THE EXISTING CEILING GRIDS. PATCH, REPAIR AND RE-HANG REMAINING CEILING PANELS AS REQUIRED TO PROVIDE AN EVEN PLANE SURFACE OF UNIFORM APPEARANCE.
- WHERE EXISTING FINISHES, INCLUDING WALL COVERINGS, WALL BASES AND FLOOR COVERINGS ARE INDICATED FOR REMOVAL, REMOVE RESIDUAL ADHESIVE AND PREPARE SUBSTRATE FOR NEW FINISHES AS RECOMMENDED BY FINISH MANUFACTURERS. WHERE SCHEDULED FOR REMOVAL, REMOVE FLOORING FINISHES DOWN TO STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
- WHERE APPLICABLE, SALVAGE EXISTING SERVICEABLE FIRE EXTINGUISHERS AND CABINETS FOR POSSIBLE REUSE.
- WHERE APPLICABLE, REMOVE, SALVAGE, REPAIR AS REQUIRED, CLEAN AND REINSTALL WINDOW COVERINGS.
- EXISTING UNUSED OUTLETS, ASSOCIATED CABLES/WIRES, CABLE CONDUITS, WIRE MOLDS AND POWER & COMMUNICATION CABLES THROUGHOUT THE TENANT SPACE ARE TO BE REMOVED AND CUT BACK TO THEIR POINT OF ORIGIN AND SEALED OFF. UNLESS PROVIDE BUILDING STANDARD BLANK COVERPLATES AT UNUSED EXPOSED POWER OUTLETS. EXISTING EXPOSED AND UNUSED DATAPATH BACKBOXES TO BE REMOVED AND THE WALL PATCHED AND PAINTED.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- FIRE EXTINGUISHER AND CABINET
- EXISTING RETAIL
- EXISTING DOOR ASSEMBLY TO BE REMOVED
- FINISH TRANSITION
- DENOTES TO BE REMOVED

drawn by : JW

plot date : 1/26/2018  
12:42:58 PM

checked by : CP

stamp :



scale :

1/8" = 1'-0"

project number :

14008.31

EXISTING  
CONDITIONS AND  
DEMOLITION PLAN

sheet no. :



## GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

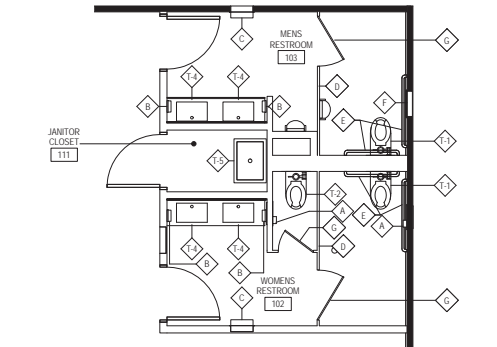
approved for the architect by :

Approver

ISSUE : PLANNING REVIEW 08.02.17

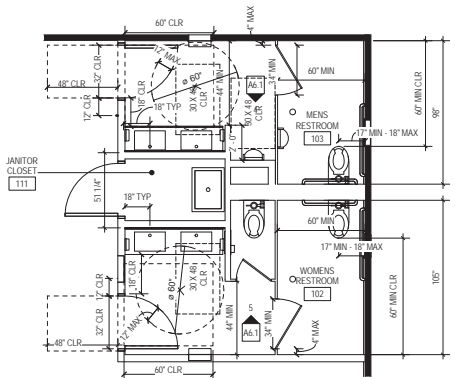
REVISIONS :

#	Description:	Date:
1	BULLETIN #1	06.27.17
3	BULLETIN #3	10.04.17
4	CU PLANNER RESPONSE	11.20.17



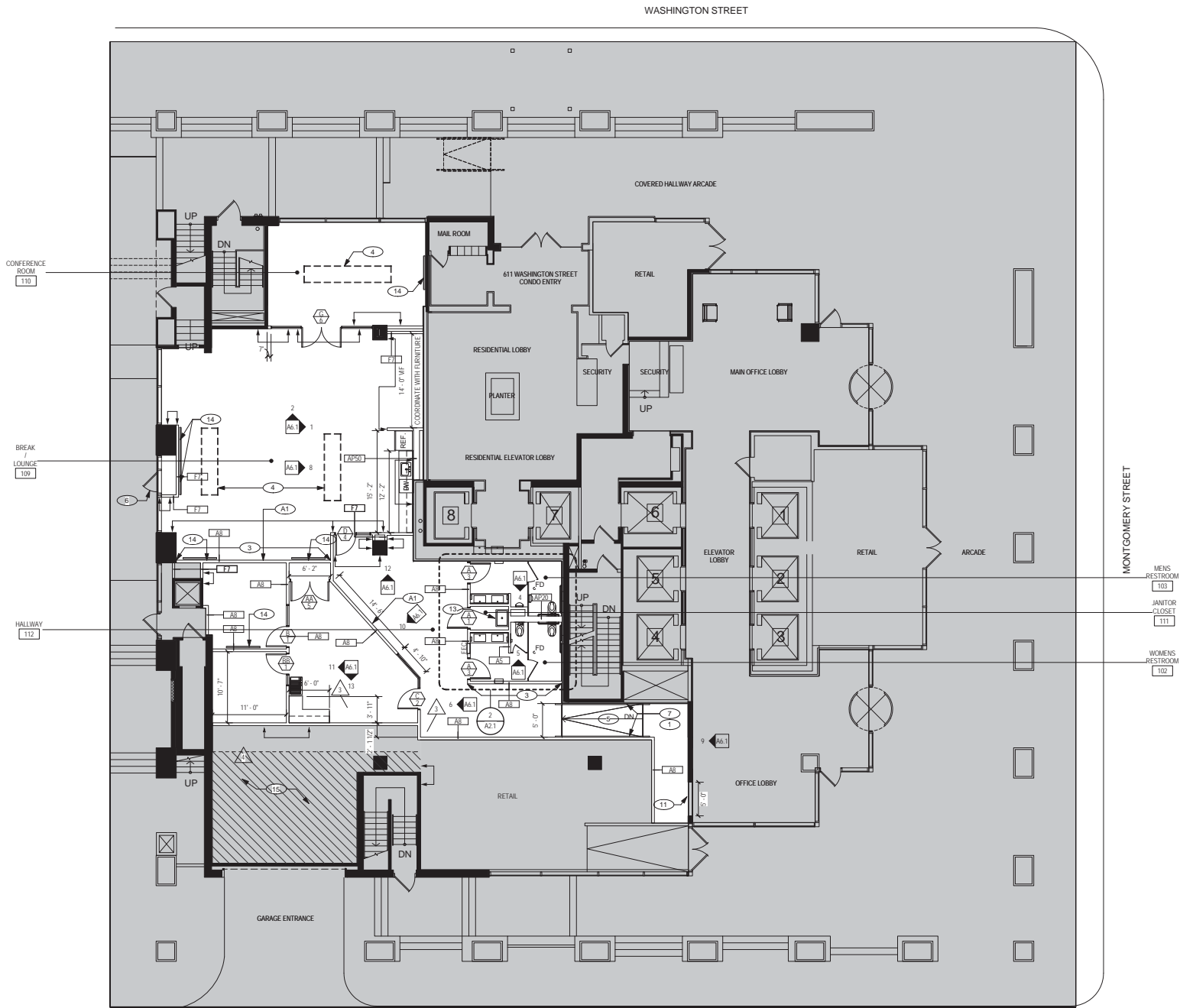
ENLARGED RESTROOM FIXTURE PLAN

1/4" = 1'-0"



ENLARGED RESTROOM PLAN

1/4" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

### FLOOR PLAN NOTES

1. PROVIDE THE PARTITION TYPE NOTED AS "A7", TYPICALLY THROUGHOUT.
2. ANCHOR AND BRACE PARTITIONS PER CODE AND AS DETAILED. REFER TO TYPICAL PARTITION DETAILS.
3. DIMENSIONS INDICATED ON FLOOR PLANS ARE FROM FACE OF FINISHED SURFACE TO FACE OF FINISHED SURFACE, UNLESS OTHERWISE NOTED.
4. AREAS MARKED "NIC" (NOT IN CONTRACT) ARE EXCLUDED FROM THE SCOPE OF WORK.
5. PROVIDE REQUIRED BRACING, BRACING AND BLOCKING FOR ATTACHMENT OF CABINET WORK, EQUIPMENT AND OTHER WORK THAT REQUIRES BRACING AND SUPPORT. REFER TO DETAILS.
6. BRACE NEW PARTITIONS, BOOK SHELVING, LIGHT FIXTURES, CEILING SYSTEMS AND OTHER ITEMS THAT REQUIRE BRACING PER APPLICABLE CODES. IF EXISTING CONDITIONS ENCOUNTERED OR EXPOSED ARE NON-COMPLIANT, PROVIDE BRACING AS REQUIRED TO MEET APPLICABLE CODES.
7. INSTALL PARTITIONS PARALLEL TO THE STRUCTURAL GRID OF THE BUILDING, UNLESS OTHERWISE NOTED.
8. WHERE NEW PARTITIONS MEET INTERIOR OR EXTERIOR MULLIONS (OR COLUMNS), INSTALL THE NEW PARTITION CENTERED ON MULLIONS (OR COLUMNS) AND PERPENDICULAR TO IT, UNLESS OTHERWISE NOTED.
9. NOTIFY THE ARCHITECT THREE BUSINESS DAYS IN ADVANCE BEFORE PARTITION LOCATIONS ARE MARKED ON THE FLOOR FOR ARCHITECT'S REVIEW, BEFORE PROCEEDING WITH INSTALLATION OF PARTITIONS.
10. WHERE THE FACE OF AN EXISTING PARTITION OR COLUMN MEETS FLUSH WITH A NEW PARTITION, REMOVE THE EXISTING METAL CORNER BEAD OR CASING BEFORE INSTALLING THE NEW PARTITION.
11. ALIGN NEW PARTITION SURFACES WITH EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND JOINTS TO MATCH GA LEVEL OF NEW PARTITION.
12. PATCH EXISTING SURFACES TO MATCH ADJACENT OR ADJOINING NEW SURFACES.
13. WHERE LOCATIONS OF PARTITIONS, DOORS, TELEPHONE, POWER AND COMMUNICATIONS OUTLETS, SWITCHES AND SIMILAR ELEMENTS INDICATED ON THE DRAWINGS CONFLICT, COORDINATE THE LOCATIONS WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
14. PATCH AND REPAIR EXISTING DAMAGED FIREPROOFING WORK AS REQUIRED TO MAINTAIN EXISTING FIRE-RATING BEFORE CONCEALING FIREPROOFED MEMBERS OR ASSEMBLIES.
15. WHERE WOOD BLOCKING IS REQUIRED OR INDICATED, PROVIDE FIRE RETARDANT TREATED WOOD.
16. COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING, SPRINKLERS AND SECURITY ELEMENTS INCLUDING PIPING, DUCTWORK, CONDUIT AND OTHER RELATED ITEMS TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT IS PROVIDED.
17. PRIOR TO CLOSING UP THE PARTITIONS, NOTIFY THE ARCHITECT A MINIMUM OF THREE BUSINESS DAYS FOR REVIEW OF ARCHITECTURAL ELEMENTS. THE ARCHITECT'S REVIEW IS IN ADDITION TO INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
18. SEAL, GASKET AND WEATHERSTRIP JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE TO LIMIT AIR LEAKAGE AND TO PREVENT WATER PENETRATION.
19. PROVIDE FIRE STOPPING AT PENETRATIONS THROUGH RATED ASSEMBLIES AND IN UNUSED SLEEVES AND VOIDS AS REQUIRED TO MAINTAIN THE EXISTING FIRE RATING.
20. CUT AND FIT EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW WORK. PATCH TO MATCH ADJACENT MATERIALS AND FINISHES.
21. PROVIDE FIRE EXTINGUISHERS IN CABINET OR MOUNTED ON BRACKETS WHERE INDICATED AND AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. LOCATE SUCH THAT OCCUPABLE SPACES WITHIN THE PROJECT AREA OF WORK ARE WITHIN 75 FEET OF A FIRE EXTINGUISHER. MINIMUM SIZE OF FIRE EXTINGUISHER: 2A-10BC PER CALIFORNIA FIRE CODE.
22. INSTALL TEMPERED GLASS WITH MANUFACTURER'S SEAL LOCATED IN THE LOWER CORNER OF THE GLAZED PANEL. CONCEAL TONG MARKS, IF ANY.
23. WHERE SAFETY GLASS IS REQUIRED BY CODE, PROVIDE GLASS COMPLYING WITH ANSI Z97.1 OR AS REQUIRED BY APPLICABLE CODES. PROVIDE SAFETY GLASS LABELING.
24. VERIFY THAT EXISTING ENTRANCE DOORS, STAIRWAYS, AND ELEVATORS LEADING TO THE WORK AREA COMPLY WITH ACCESSIBILITY REQUIREMENTS.
25. PROVIDE A CLEAR HORIZONTAL DIMENSION OF 1'-6" MINIMUM FROM STRIKE FACE OF DOOR JAMB TO THE NEAREST RETURNING PARTITION OR OBSTACLE AT THE FULL SIDE OF THE DOOR UOLN AT THE HINGE SIDE. LOCATE THE DOOR JAMB SO THAT ITS FACE IS 4" FROM THE NEAREST PARTITION AND LOCATE THE DOOR STOP TO ALLOW FOR A MINIMUM 90 DEGREE DOOR SWING, UNLESS OTHERWISE NOTED.
26. VERIFY THAT THERE IS A MINIMUM CLEAR WIDTH OF 44" IN ASLES LEADING TO REQUIRED CORRIDORS AND EXIT PATHS OF TRAVEL.
27. DOORS TO HAVE LATCHSET HARDWARE UOLN.

### PLUMBING FIXTURES AND ACCESSORIES SCHEDULE

- |     |  |   |  |
|-----|--|---|--|
| 1-1 | ADA WATER CLOSET:<br>SAME AS TYPE T-2, MOUNT AT ADA HEIGHT   | A | SEAT COVER / TISSUE DISPENSER:<br>BOBRICK, B-3574S, CLASSIC<br>SERIES, RECESSED          |
| 1-2 | WATER CLOSET:<br>KOHLER, KINGSTON K-4325<br>FLUSHMETER TOILET<br>FLUSH VALVE: KOHLER K-10673 EXPOSED WAVE<br>LEAK DETECTOR: ONSITE PRO INC. FLOODSTOP<br>FS34NPT | B | SOAP DISPENSER:<br>BRADLEY, B315-KT0000, ADA COMPLIANT<br>BATTERY OPERATED               |
| 1-3 | URINAL:<br>ZURN, Z5798.205.00 ECOVANTAGE BATTERY<br>POWERED HIGH EFFICIENCY<br>FLUSH VALVE: ZURN, ZEG6003EV<br>ECOVANTAGE EV EXPOSED                             | C | PAPER TOWEL DISPENSER<br>AND WASTE RECEPTACLE:<br>REUSE EXISTING.                        |
| 1-4 | RESTROOM SINK:<br>TOTO, SGPM STEEL105-D10E<br>ECOPOWER FAUCET, LOW-FLOW<br>CP, POLISHED CHROME   | D | TOILET PARTITION:<br>ACCURATE, CEILING SUPPORTED,<br>COLOR: #959 PEBBLE.                 |
| 1-5 | MOP SINK:<br>COORDINATE WITH BUILDING ENGINEER   | E | GRAB BARS:<br>BOBRICK, B-5806, STAINLESS STEEL   |
|     |  | F | SEAT COVER / TISSUE DISPENSER:<br>BOBRICK, B-3474 OR B-3475, FINISH:<br>STAINLESS STEEL. |
|     |  | G | COAT HOOK  |

### KEYNOTES

- |    |  |    |   |
|----|--|----|---|
| 1  | NEW CONCRETE FILL TO GRADE   | A1 | PROVIDE ALTERNATE PRICE FOR ADDITIONAL LAYER OF GYP ON ONE SIDE OF PARTITION. |
| 2  | NOT USED   |    |   |
| 3  | NEW LEVEL 5 FINISH FOR WALL GRAPHIC  |    |   |
| 4  | NEW ACCENT PENDANT LIGHT SHROUD  |    |   |
| 5  | NEW CONCRETE RAMP; SEE SHEET 11UG1.4   |    |   |
| 6  | REMOVE (E) EXTERIOR DOOR HARDWARE AND SEAL AROUND DOOR WEATHER TIGHT. COORDINATE WITH BUILDING ENGINEER. |    |   |
| 7  | NEW POWDER COATED METAL HANDRAIL   |    |   |
| 8  | NOT USED   |    |   |
| 9  | NOT USED   |    |   |
| 10 | NOT USED   |    |   |
| 11 | NEW FRAMED OPENING. SEE ELEVATION 9A6.1  |    |   |
| 12 | NOT USED   |    |   |
| 13 | PROVIDE NEW MOP SINK WITH FAUCET, THIS ROOM.   |    |   |
| 14 | PROVIDE BACKING IN WALL FOR TV. INSTALL MOUNTING BRACKETS.   |    |   |
| 15 | LOW CLEARANCE AREA THAN 6'-0" CLEARANCE AFF.   |    |   |

### ALTERNATE KEYNOTES

- |    |   |
|----|---|
| A1 | PROVIDE ALTERNATE PRICE FOR ADDITIONAL LAYER OF GYP ON ONE SIDE OF PARTITION. |
|----|---|

### LEGEND

- |  |  |
|--|--|
|  | NEW TENANT IMPROVEMENT CONSTRUCTION W/ TAG, SEE SHEET AR.1       |
|  | NEW TENANT IMPROVEMENT 1 HOUR RATED CONSTRUCTION, SEE SHEET AR.1 |
|  | EXISTING CONSTRUCTION TO REMAIN                                  |
|  | CONSTRUCTION ABOVE   |
|  | NEW DOOR W/ TAG, SEE SHEET AR.2                                  |
|  | DOOR TYPE  |
|  | DOOR HARDWARE TYPE   |
|  | EXISTING DOOR ASSEMBLY TO REMAIN                                 |
|  | FIRE EXTINGUISHER AND CABINET                                    |
|  | ALIGN SYMBOLS  |

drawn by : JW

plot date : 1/26/2018  
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scale :

As indicated

project number :

14008.31

## FLOOR PLAN

sheet no. :



GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by : Approver

ISSUE : PLANNING REVIEW 08.02.17

REVISIONS :

#	Description:	Date:
1	BULLETIN #1	06.27.17
3	BULLETIN #3	10.04.17



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scale : 1/8" = 1'-0"

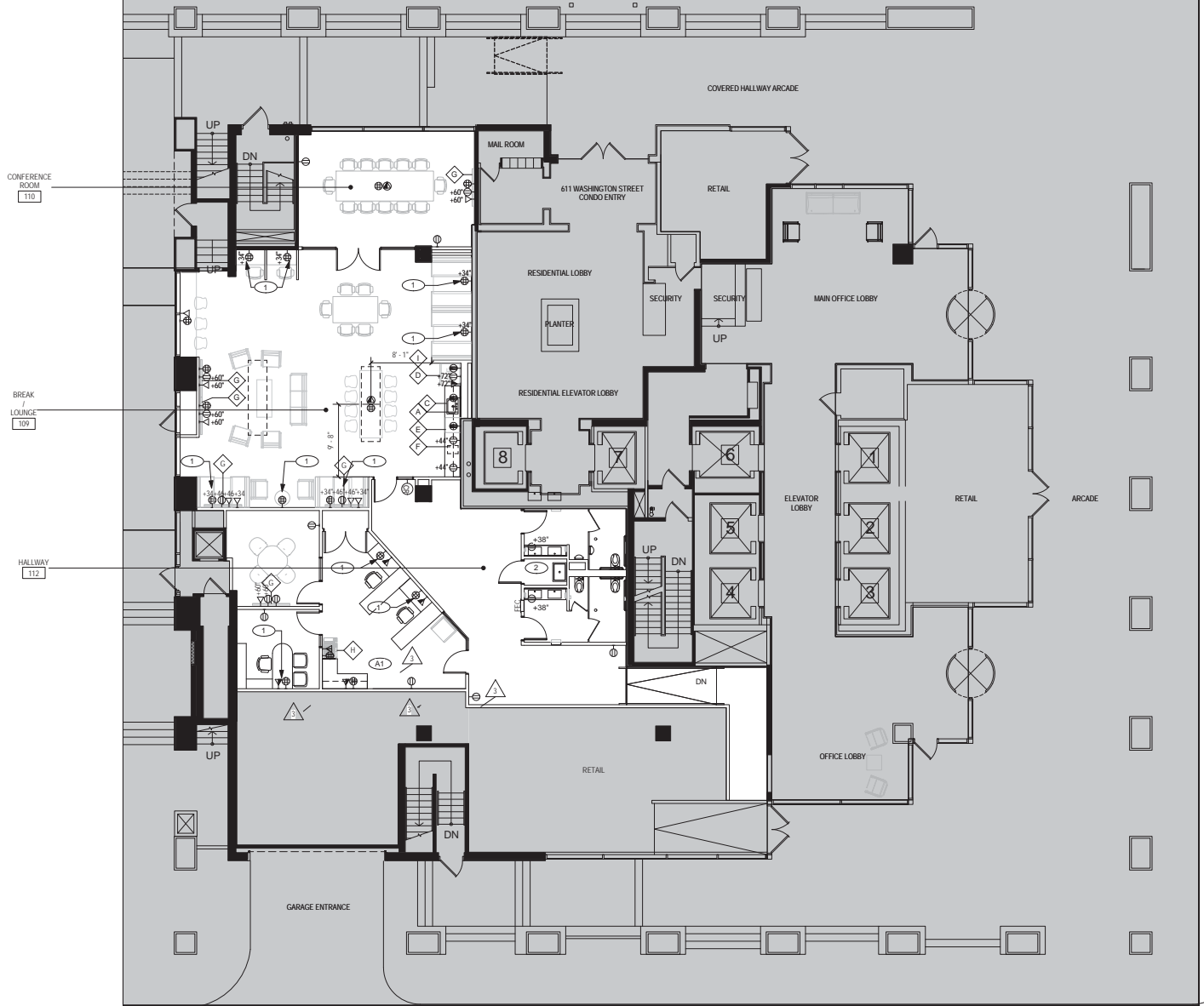
project number : 14008.31

POWER AND COMMUNICATIONS PLAN

sheet no. :

A2.2

WASHINGTON STREET



MERCHANT STREET

POWER AND SIGNAL PLAN

1/8" = 1'-0"

1

POWER AND COMMUNICATION PLAN NOTES

- REFER TO THE POWER AND COMMUNICATIONS PLANS FOR:  
A. LOCATION AND TYPE OF ELECTRICAL, TELEPHONE AND DATA OUTLETS, EQUIPMENT, AND SIMILAR ITEMS  
B. LOCATION OF PULLBOXES AND OUTLETS
- REFER TO THE DESIGN-BUILD ELECTRICAL DRAWINGS FOR:  
A. WIRING AND CIRCUITING LAYOUT  
B. SWITCHING  
C. PULLBOXES  
D. EXPOSED CONDUIT RUNS  
E. OTHER ELECTRICAL-RELATED ITEMS AND INFORMATION
- REFER TO THE DESIGN-BUILD MECHANICAL DRAWINGS FOR MECHANICAL EQUIPMENT LAYOUT AND INFORMATION.
- PREPARE AND SUBMIT REQUIRED DOCUMENTS TO THE ARCHITECT, OWNER, AND APPROPRIATE GOVERNING AGENCIES SUBSTANTIATING COMPLIANCE WITH CALIFORNIA'S TITLE 24 ENERGY REQUIREMENTS.
- REFER TO DETAIL FOR LOCATION OF THERMOSTATS, PULLBOXES, SWITCHES AND OUTLETS.
- MOUNT TELEPHONE, DATA AND ELECTRICAL WALL OUTLETS VERTICALLY, UNLESS OTHERWISE NOTED.
- MOUNT TELEPHONE, DATA AND ELECTRICAL WALL OUTLETS AT CABINETS HORIZONTALLY, UNLESS OTHERWISE NOTED; MOUNT ABOVE BACKSPLASH WHERE OCCURS.
- MOUNT UNDIMENSIONED OUTLETS WITHIN 1'-0" HORIZONTALLY FROM THE LOCATION SHOWN.
- WHERE SHOWN GROUPED TOGETHER, GANG DEVICES WITH A SINGLE COVERPLATE WHEN POSSIBLE.
- HORIZONTAL DIMENSIONS SHOWN ARE FROM TO THE MIDPOINT OF A GROUP OF ADJACENT OUTLETS OR THE MIDPOINT OF A SINGLE OUTLET. SET OUTLETS SHOWN GROUPED TOGETHER ON PLANS TO A MINIMUM DIMENSION BETWEEN EACH DEVICE.
- MOUNT TYPICAL ELECTRICAL WALL OUTLETS AT 4'-0" AFF TO CENTERLINE OF DEVICE PLATE, UNLESS OTHERWISE NOTED.
- VERIFY LOCATIONS OF FLOOR-MOUNTED POWER AND COMMUNICATIONS DEVICES WITH THE ARCHITECT BEFORE PROCEEDING WITH CORING WORK.
- OWNER'S OR TENANT'S FURNITURE VENDOR TO VERIFY LOCATIONS OF FLOOR MONUMENTS FOR NIC FURNITURE AND COORDINATE WITH CONTRACTOR. NOTIFY ARCHITECT BEFORE PROCEEDING WITH CORING WORK.
- PROVIDE GROMMETS IN WORKSURFACES DIRECTLY OVER DEVICES SHOWN ON PLANS. COORDINATE LOCATIONS WITH ARCHITECT.
- WHERE OUTLETS ARE SHOWN BACK-TO-BACK, INSTALL OUTLETS WITH A STUD IN BETWEEN THE OUTLETS.
- PROVIDE DEDICATED AND ISOLATED OUTLETS IN GRAY COLOR. DEDICATED OUTLETS IN ORANGE COLOR AND OUTLETS FOR EMERGENCY POWER IN RED COLOR.
- PROVIDE ELECTRICAL OUTLETS IN THE VICINITY OF WET AREAS (SUCH AS AT SINKS AND LAVATORIES) WITH GROUND FAULT CIRCUIT INTERRUPTER, UNLESS OTHERWISE NOTED.
- PROVIDE TRIM RING AND PULL STRING IN WALL FOR TELEPHONE AND COMMUNICATIONS OUTLETS THROUGH THE WALL TO THE CEILING PLENUM OR THE NEAREST READILY ACCESSIBLE LOCATION; ONE PULL STRING PER CONNECTION PORT. TENANT'S VENDOR TO FURNISH AND INSTALL RECEPTACLES AND COVER PLATES FOR TELEPHONE AND COMMUNICATIONS OUTLETS.
- PROVIDE TELEPHONE AND COMMUNICATIONS CABLES THAT CAN BE USED IN CEILING PLENUMS WITHOUT CONDUITS (PLENUM-RATED FOR EXPOSED CABLES).
- TIE TELEPHONE/ DATA CABLES INDEPENDENTLY TO STRUCTURE AS REQUIRED BY CODE.
- FURNITURE AND EQUIPMENT TO BE PROVIDED BY OWNER OR TENANT ARE INDICATED FOR REFERENCE ONLY.
- REFER TO ELECTRICAL DESIGN-BUILD DRAWINGS AND FURNITURE SPECIFICATIONS FOR WORKSTATION CIRCUITING REQUIREMENTS.
- WHERE APPLICABLE, OWNER'S OR TENANT'S FURNITURE VENDOR WILL FURNISH ELECTRICAL WHIP TO BE INSTALLED BY CONTRACTOR.
- FOLLOW ELECTRICAL EQUIPMENT MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION. PROCEED WITH WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED.
- OUTLETS AND OTHER POWER AND COMMUNICATIONS DEVICES SHOWN ARE TO BE NEW, UNLESS OTHERWISE NOTED.

KEYNOTES

- POWER OUTLET TO HAVE (2) USB PORTS.
- PROVIDE NEW STANDARD TANK WATER HEATER TO SERVE BREAK ROOM SINK, RESTROOM SINKS AND JANITOR CLOSET SINK. COORDINATE TYPE, SIZE AND LOCATION WITH BUILDING ENGINEER.

ALTERNATE KEYNOTES

- PROVIDE ALTERNATE PRICE FOR DATA CABLING.

EQUIPMENT SCHEDULE

EQUIPMENT IS IN CONTRACT, UNLESS OTHERWISE NOTED.

- ACCESSIBLE SINK AND FAUCET  
SINK: ELKAY LBRAD251 ADA COMPLIANT. FINISH: STAINLESS STEEL.  
FAUCET: ELKAY LK140 SINGLE LEVER. FINISH: STAINLESS STEEL.  
LEAK DETECTOR: ONSITE PRO INC. FLOODSTOP F330WPT
- NOT USED
- GARBAGE DISPOSAL  
GARBAGE DISPOSER: INSINKERATOR BADGER 5 WITH 1/2 HORSEPOWER MOTOR
- REFRIGERATOR: SAUSING RF28CE3850  
22.5 CU. FT. COUNTER DEPTH FRENCH DOOR REFRIGERATOR WITH COOL SELECT PANTRY.  
FINISH: STAINLESS STEEL.  
WATER LINE
- DISHWASHER: BOSCH SGE48J5UC. ADA COMPLIANT WITH BUILT IN WATER HEATER. FINISH: STAINLESS STEEL.  
WATER LINE
- COFFEE MAKER (NIC)  
WATER LINE (IN CONTRACT)
- FLAT SCREEN (NIC)
- COPIER (NIC)
- WAP (NIC)

LEGEND

- WALL-MOUNTED OUTLET
- FLOOR MONUMENT RECEPTACLE
- FLOOR FLUSH MOUNTED RECEPTACLE
- MONOPLEX POWER
  - DUPLEX POWER
  - FOURPLEX POWER
  - DEDICATED DUPLEX POWER
  - DEDICATED FOURPLEX POWER
  - MONOPLEX TELEPHONE
  - DUPLEX TELEPHONE
  - (2) TELEPHONE & (2) DATA
  - MONOPLEX DATA
  - TELEPHONE / DATA
  - JUNCTION BOX FOR POWER
  - SPECIAL 220 VOLT POWER
  - COAXIAL CABLE
  - STUB UP
  - BLANK / OPEN BOX
  - SPECIAL DEDICATED OUTLET - VERIFY SPECIFIC EQUIPMENT REQUIREMENTS
  - CARD READER
  - ELECTRIFIED FURNITURE PARTITION COMBINATION POWER/TELECOMMUNICATION FEEDS.  
MOUNTED WITH KITS TO ACCEPT FURNITURE WHIP.  
COORDINATE AND CONFIRM LOCATIONS, TYPE AND QUANTITY WITH FURNITURE VENDOR
  - FLUSH FLOOR POKE-THRU W/ POWER, AV AND COMMUNICATION - VERIFY LOCATIONS AND TYPE W/ FURNITURE VENDOR

GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by : Approver

ISSUE : PLANNING REVIEW 08.02.17

REVISIONS :

#	Description:	Date:
3	BULLETIN #3	10.04.17
4	CU PLANNER RESPONSE	11.20.17



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project number : 14008.31

REFLECTED CEILING  
PLAN

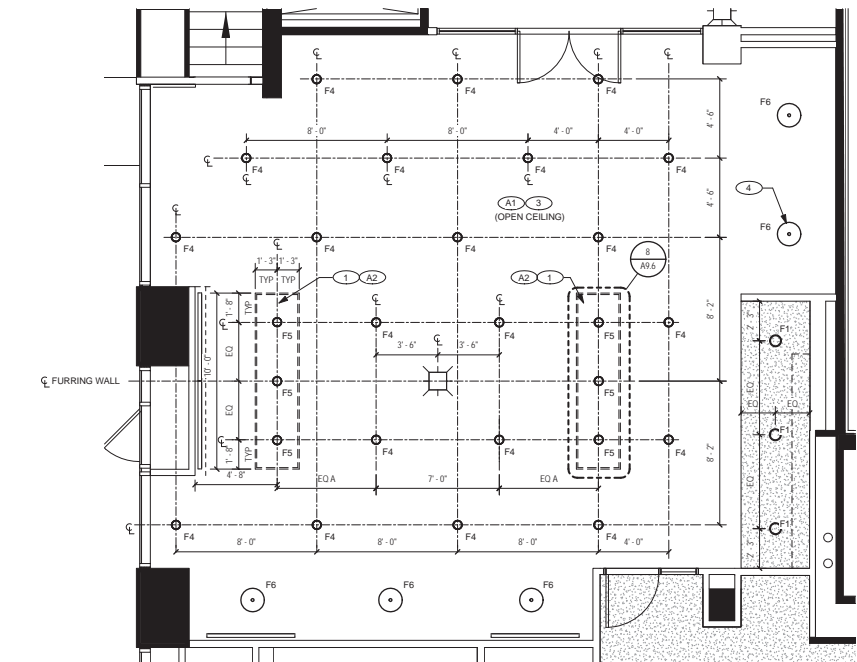
sheet no. :

A2.3

WASHINGTON STREET

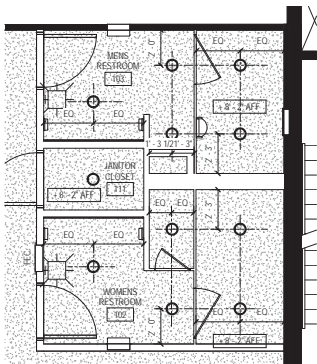
MERCHANT STREET

MONTGOMERY STREET



BREAK / LOUNGE REFLECTED CEILING PLAN

1/4" = 1'-0"



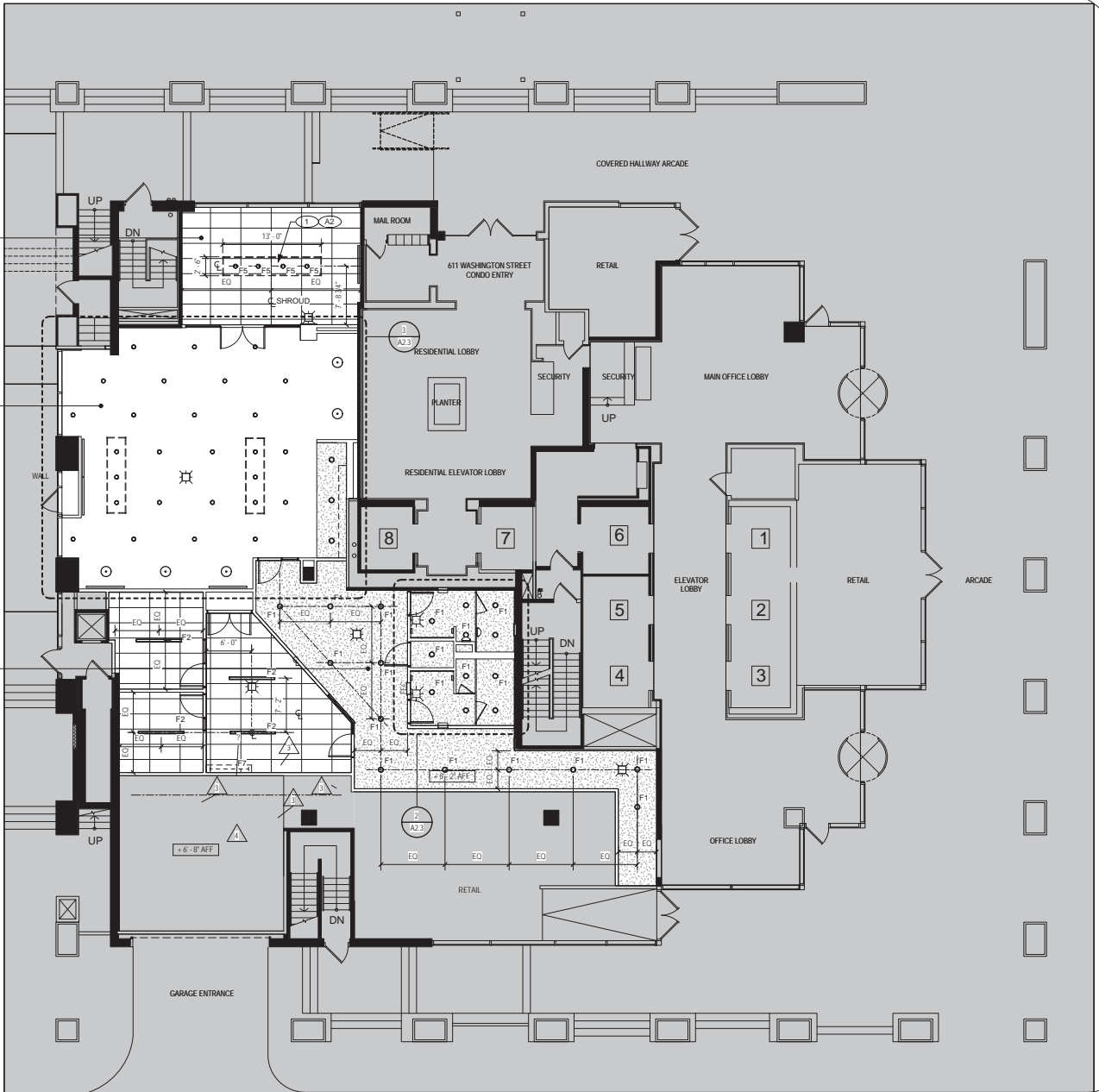
ENLARGED RCP - RESTROOMS

1/8" = 1'-0"

3

HALLWAY  
112

2



REFLECTED CEILING PLAN

1/8" = 1'-0"

1

REFLECTED CEILING PLAN NOTES

- REFER TO THE REFLECTED CEILING PLANS FOR THE LOCATION OF:  
A. LIGHT FIXTURES BY TYPE  
B. LIFE SAFETY SPEAKER STROBES  
C. EXIT SIGNS
- REFER TO THE DESIGN BUILD MECHANICAL DRAWINGS FOR:  
A. LAYOUT, LOCATION AND SIZES OF DUCTS  
B. AIR MOVEMENT REQUIREMENTS AND SIZES OF GRILLES AND REGISTERS  
C. THERMOSTATS  
D. EXHAUST FANS, AIR SUPPLY, RETURN REGISTERS  
E. HVAC SPECIFICATIONS
- REFER TO THE DESIGN BUILD FIRE PROTECTION DRAWINGS FOR:  
A. LAYOUT, LOCATION AND SIZES OF SPRINKLER LINES AND HEADS  
B. PRESSURE REQUIREMENTS  
C. SPRINKLER HEAD SPECIFICATIONS
- REFER TO THE DESIGN BUILD ELECTRICAL DRAWINGS FOR:  
A. CIRCUITING AND WIRING OF LIGHT FIXTURES AND SWITCHES  
B. LIFE SAFETY EQUIPMENT  
C. LOCATION OF REQUIRED EMERGENCY LIGHT FIXTURES  
D. LIGHT FIXTURE TYPES AND SPECIFICATIONS  
E. SMOKE DETECTORS  
F. SWITCH TYPE  
G. TITLE 24 CALCULATIONS
- PREPARE AND SUBMIT THE FOLLOWING DRAWINGS TO ARCHITECT (FOR REVIEW OF ARCHITECTURAL ELEMENTS ONLY), PRIOR TO ORDERING OR FABRICATING MATERIALS AND/OR INSTALLATION OF SYSTEM:  
A. HVAC DRAWINGS  
B. PLUMBING DRAWINGS  
C. SPRINKLER DIAGRAMS  
D. ELECTRICAL DRAWINGS
- REFER TO FIRE ALARM DRAWINGS FOR ADDITIONAL INFORMATION, STROBE LIGHTS AND FIRE ALARMS TO CONFORM TO CALIFORNIA'S TITLE 24 AND GOVERNING AGENCIES' REQUIREMENTS.
- A LICENSED FIRE ALARM CONTRACTOR TO SUBMIT THE REQUIRED NUMBER OF FIRE ALARM DRAWING SETS, EQUIPMENT CUT SHEETS, BATTERY CALCULATIONS, VOLTAGE DROP CALCULATION, AND OTHER REQUIRED DATA TO THE FIRE DEPT FOR REVIEW AND PERMIT.
- A LICENSED FIRE PROTECTION CONTRACTOR TO SUBMIT THE REQUIRED NUMBER OF SPRINKLER DRAWING SETS FOR REVIEW AND PERMIT.
- WIRE EXIT SIGNS AND LIGHT FIXTURES WITH TWO (2) SEPARATE CIRCUITS AND TIE TO EXISTING BUILDING EMERGENCY CIRCUITS AS REQUIRED BY CODES.
- REFER TO CEILING DETAILS FOR SUSPENDED CEILING BRACING.
- INSTALL SUSPENDED CEILING GRID LEVEL WITHIN A TOLERANCE OF 1/8" IN 12' 0". ANCHOR AS REQUIRED BY CODES AND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- INSTALL PERIMETER CEILING ANGLE TIGHT TO PARTITION, FREE FROM CURVES, BREAKS & OTHER IRREGULARITIES.
- CUT ACOUSTICAL CEILING PANELS WITH SHARP AND NEAT EDGES. DO NOT INSTALL ACOUSTICAL CEILING PANELS CUT NARROWER THAN HALF THE FULL WIDTH OF THE PANEL, UNLESS OTHERWISE NOTED.
- COORDINATE WITH OTHER TRADES AND ENSURE THAT CLEARANCES FOR HVAC, FIRE PROTECTION, COMMUNICATIONS, ELECTRICAL, LIGHTING, PLUMBING, SPRINKLER EQUIPMENT AND OTHER WORK ADJACENT TO CEILING, ARE ADEQUATELY PROVIDED FOR THE CEILING HEIGHT INDICATED, AND THAT THE REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT ARE MAINTAINED. CLARIFY AND RESOLVE CONFLICTS WITH THE ARCHITECT BEFORE PROCEEDING OR RESUMING WORK.
- VERIFY REQUIREMENTS FOR LIFE SAFETY SYSTEMS (SUCH AS SMOKE DETECTORS, FIRE ALARMS AND EARLY WARNING SYSTEMS) WITH THE FIRE INSPECTOR AND / OR FIRE MARSHALL. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- ALIGN WALL MOUNTED ITEMS VERTICALLY SUCH AS STROBE LIGHTS, LIGHT SWITCHES AND THERMOSTATS THAT ARE IN CLOSE PROXIMITY TO EACH OTHER. REFER TO DETAILS FOR MOUNTING HEIGHTS.
- INSTALL SPRINKLER HEADS AND LIGHT FIXTURES CENTERED BOTH WAYS ON CEILING ACOUSTICAL PANELS, UNLESS OTHERWISE NOTED.
- PROVIDE EXIT SIGNS AND EMERGENCY LIGHT FIXTURES AS SHOWN ON THE DRAWINGS AND ADD OR RELOCATE AS DIRECTED BY THE FIRE MARSHAL, OR BY THE BUILDING OR FIRE DEPARTMENT INSPECTORS. EXIT SIGNS TO HAVE 4" MIN. LEGIBLE LETTERS W/ MINIMUM 1/4" HIGH AND PRINCIPAL STROKES OF 3/16" WIDE, AND IN HIGH CONTRAST W/ THE BACKGROUND. LOCATE EXIT SIGNS SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- LOCATE CONTROLS AND LIGHT SWITCHES IN THE ROOM THAT THEY SERVE, UNLESS OTHERWISE NOTED.
- AT LOCATIONS WITH MORE THAN ONE LIGHT SWITCH, GANG SWITCHES WITH A SINGLE COVERPLATE.
- WIRE FLUORESCENT LIGHT FIXTURES FOR DOUBLE SWITCHING AS REQUIRED BY CODES.
- PROVIDE SWITCHES AND COVERPLATES IN COLOR "WHITE", UNLESS OTHERWISE NOTED.
- RUN NEW BUILDING'S SYSTEM CABLES, DUCTWORK, SPRINKLERS AND CONDUIT, PARALLEL TO BUILDING'S GRID, UNLESS OTHERWISE NOTED.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONFLICTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION. PROCEED WITH WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED.
- INTERIOR CEILING FINISHES TO COMPLY WITH CLASSIFICATIONS LISTED IN THE CBC FOR FLAME SPREAD RATING AND SMOKE-DEVELOPED INDEXES.
- PROVIDE AT ALL TIMES AN ILLUMINATED MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE W/ AN ILLUMINATION LEVEL OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY CODE.
- INSTALL EMERGENCY POWER SYSTEM THAT WILL PROVIDE POWER IN ACCORDANCE WITH CODE.
- PROVIDE PER CMC & NFPA. EACH SINGLE SYSTEM PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2,000 CFM IS TO BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTORS AND CONNECTED TO THE FIRE ALARM SYSTEM.
- CENTER THE CEILING GRIDS WITHIN ROOMS BOTH WAYS, UNLESS OTHERWISE NOTED.
- CEILING SYSTEMS AND CEILING-MOUNTED ABOVE CEILING ELEMENTS SHOWN ARE TO BE NEW, UNLESS OTHERWISE NOTED.
- UTILIZE BUILDING'S LIGHTING SUPPLIER "FSG". REFER TO BUILDING PROVIDED LIGHTING NATIONAL ACCOUNT DOCUMENT FOR CONTACT INFORMATION.

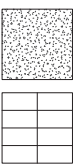
KEYNOTES

- PROVIDE CUSTOM ACCENT PENDANT LIGHT SHROUD. SHROUD FABRIC: MFR: CARNEGIE. STYLE: AURA 4574. COLOR: 1 FOR SHROUDS IN LOUNGE 109, COLOR 3 FOR SHROUD IN CONFERENCE ROOM 110.
- PROVIDE K-13 ACOUSTIC INSULATION AT UNDERSIDE OF DECK ABOVE THIS ROOM. COLOR TBD.
- COORDINATE LOCATION AND HEIGHT OF SPECIFIED FIXTURE TYPE WITH FURNITURE, TYP.

ALTERNATE KEYNOTES

- PROVIDE ALTERNATE PRICE FOR P-1 PAINT AT EXPOSED CEILING IN LIEU OF K-13
- PROVIDE ALTERNATE PRICE FOR STICKBULB, BIG SKY BANG, LIGHT FIXTURE (FINISH TBD) IN LIEU OF CUSTOM SHROUD AND F5 LIGHT FIXTURES
- PROVIDE ALTERNATE EQUIVALENT LIGHT FIXTURES IN LIEU OF MANUFACTURE MODELS SPECIFIED. BUILDING TO REVIEW PROPOSED ALTERNATES.

LEGEND (BUILDING'S LIGHTING SUPPLIER: FSG)



2X4 ACOUSTICAL CEILING, DIRECT ATTACH MANUF: ACOUSTICAL SURFACES, INC. STYLE: ECHO ILLUMINATOR; BONDED ACOUSTICAL COTTON TILE SIZE: 2X4; 1" THICK COLOR: DARK BEIGE. NOTES: ATTACHED TO CONCRETE. INSTALL PER MANUFACTURER'S SPECIFICATIONS RATING: CLASS A

CEILING HEIGHT TAG  
EXTINGUISH SIGNAGE  
FIRE STROBE  
CEILING MOUNTED SPEAKER  
CEILING MOUNTED SMOKE DETECTOR  
DENOTES DEMOLISHED  
DENOTES RELOCATED

- RECESSED LED DOWNLIGHT GOTHAM 4" EVO
- SUSPENDED LED DIRECT / INDIRECT FINELITE, HP-X LENGTH 6'-0" BOTTOM OF FIXTURE HEIGHT: 8'-2"
- LED SURFACE MOUNTED UTILITY LIGHT
- PENDANT LED DOWNLIGHT WAC LIGHTING, TUBE ARCHITECTURAL - PENDANT DS-P005
- ACCENT PENDANT LIGHT PRIMA LIGHTING, CONTOUR IV 2846C 6" CLEAR ACRYLIC SOLID ROD
- PENDANT LIGHT SONNEMAN KOMA MELI PENDANT 2752 15" DIAMETER, WHITE
- UNDER CABINET LINEAR LED

## FINISH MATERIAL SCHEDULE

## CARPET:

C-1  
MFR: SHAW  
STYLE: OPENWORK BIAS ST043  
COLOR: TROMBETH 93555  
TYPE: TILE  
SIZE: 24" X 24"  
INSTALLATION: THROUGHOUT, UON

C-2  
MFR: SHAW  
STYLE: MIX CATALYST  
COLOR: STRIPPLE 64505  
TYPE: TILE  
SIZE: 24" X 24"  
INSTALLATION: AS NOTED

C-3  
MFR: SHAW  
STYLE: OPENWORK BIAS ST043  
COLOR: GALVANIZED 9515  
TYPE: TILE  
SIZE: 24" X 24"  
INSTALLATION: T80  
LOCATION: AS NOTED

## CERAMIC TILE:

CT-1  
MFR: DALTILE  
STYLE: RITTENHOUSE  
COLOR: DESERT GRAY  
FINISH: 70% MATTE / 30% GLOSSY  
SIZE: 7" X 4"  
INSTALLATION: AS NOTED

CT-2  
MFR: INTERCERAMIC  
STYLE: IC BRITES WHITE  
COLOR: BRITES WHITE  
SIZE: 4.25" X 12.75"  
INSTALLATION: RESTROOMS, AS NOTED

CT-3  
MFR: ARIZONA TILE  
STYLE: BALSALINA  
COLOR: MOCHA  
SIZE: 12" X 24"  
INSTALLATION: RESTROOMS, AS NOTED

## LUXURY VINYL TILE:

CT-4  
MFR: PATCRAFT  
STYLE: CLICK REFRESH  
COLOR: BEACHSCAPE 00250  
TYPE: TILE  
SIZE: 7" X 48"  
INSTALLATION: AS NOTED

CT-5  
MFR: ARMSTRONG  
STYLE: NATURAL CREATIONS MYSTIX SPETTRO  
COLOR: CASPIAN SAND  
TYPE: TILE  
SIZE: 6" X 36"  
INSTALLATION: AS NOTED

## PAINT:

P-1  
MFR: PPG  
COLOR: SUGAR SOAP  
NUMBER: 106-1  
FINISH: EGGSHELL, UON  
LOCATION: THROUGHOUT, UON

P-2  
MFR: BENJAMIN MOORE  
COLOR: OXFORD GRAY  
NUMBER: 2128-40  
FINISH: EGGSHELL, UON  
LOCATION: ACCENT AS NOTED

P-3  
MFR: BENJAMIN MOORE  
COLOR: SIMPLY WHITE  
NUMBER: OC-117  
FINISH: SEMI-GLOSS, UON  
LOCATION: RESTROOM

## PLASTIC LAMINATE:

PL-1  
MFR: WILSONART  
STYLE: DISCHER WHITE  
COLOR: DISCHER WHITE  
NUMBER: D54-40  
FINISH: VERTICAL SURFACES AS NOTED

PL-2  
MFR: FORMICA  
STYLE: EBONY OXIDE  
COLOR: 299-58  
NUMBER: 299-58  
FINISH: COUNTER AS NOTED

PL-3  
MFR: FORMICA  
STYLE: GRAYSTONE  
COLOR: 664-58  
NUMBER: 664-58  
FINISH: VERTICAL SURFACES AS NOTED

## SOLID SURFACE:

SS-1  
MFR: CAESAR STONE  
STYLE: EGGSHELL  
COLOR: 2141  
NUMBER: 2141  
FINISH: COUNTER AS NOTED

SS-2  
MFR: CAESAR STONE  
STYLE: CONCRETE  
COLOR: 2003  
NUMBER: 2003  
FINISH: COUNTER AS NOTED

## WINDOW FILM:

WF-1  
MFR: 3M  
STYLE: DUSTED CRYSTAL  
COLOR: 7725SE-214  
NUMBER: 7725SE-214  
FINISH: AS NOTED

## WOOD VENEER:

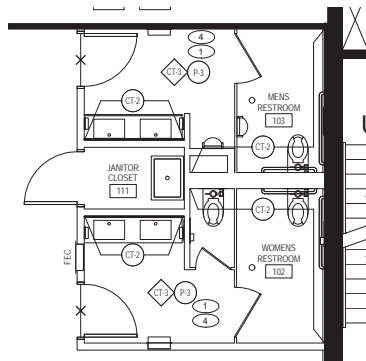
V-1  
SPECIES: GRAN DIRECTOR  
COLOR: ASH WOOD VENEER  
FINISH: DOORS, TYP

## BASE:

B-1  
MFR: JOHNSONITE  
STYLE: 82 BLACK PEARL B  
COLOR: RUBBER BASE  
TYPE: 4"  
FINISH: THROUGHOUT, UON

## VINYL TILE:

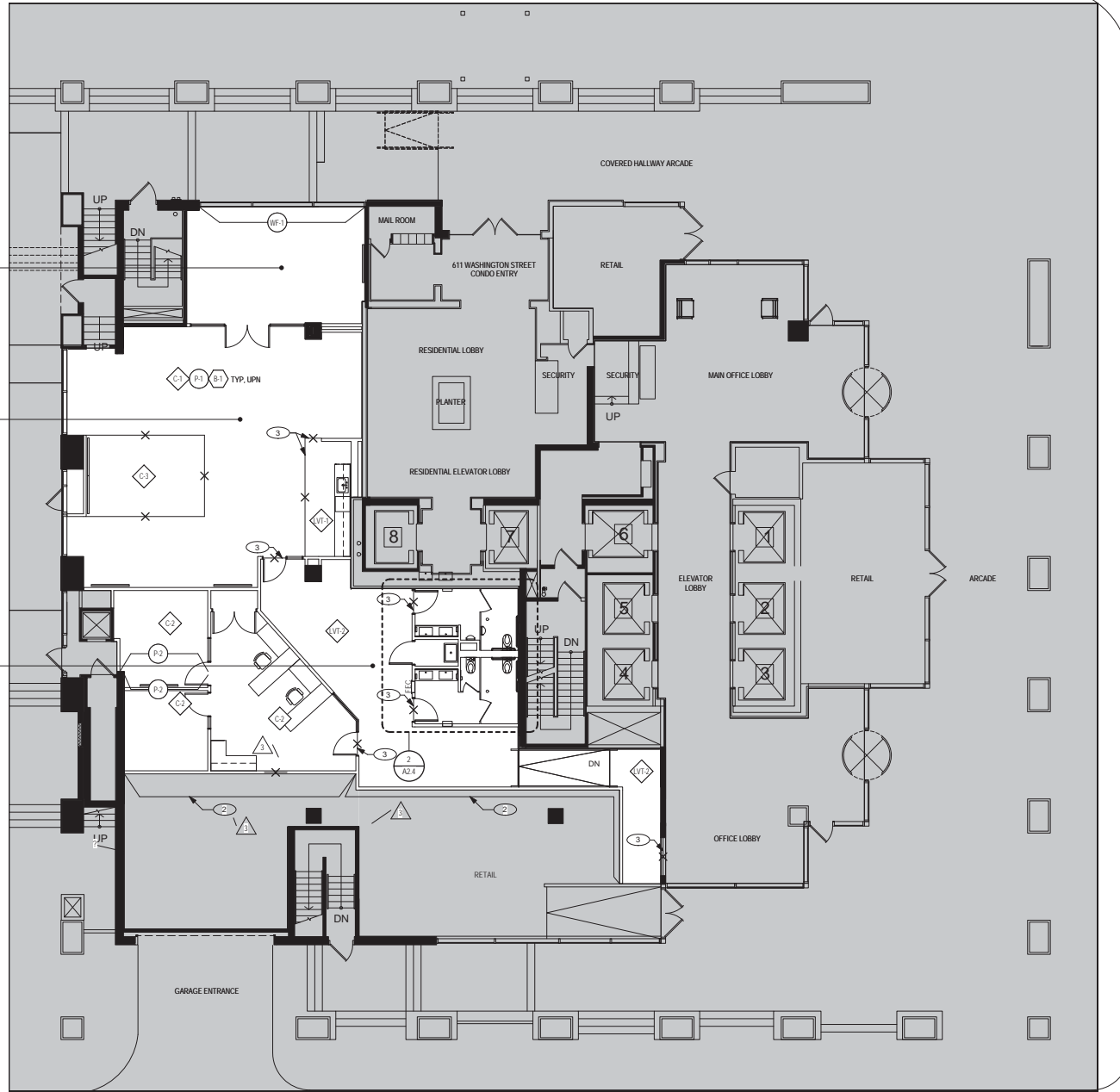
CT-7  
MFR: ARMSTRONG  
STYLE: CHROMASPIN  
COLOR: 54801 PAYNES GRAY  
TYPE: TILE  
SIZE: 12" X 12"  
INSTALLATION: AS NOTED



ENLARGED RESTROOM FINISH PLAN

1/4" = 1'-0"

2



FINISH PLAN

1/8" = 1'-0"

1

## FINISH FLOOR PLAN NOTES

- AREAS MARKED "N/C" (NOT IN CONTRACT) ARE EXCLUDED FROM THE SCOPE OF WORK.
- PROVIDE ROOM FINISHES AS FOLLOWS:
  - FLOORING: CARPET C-1
  - PARTITIONS: PAINT P-1, FLAT
  - CEILING: POP/TS
  - WALL: BASE B-1
- THE FINISH PLANS INDICATE THE TYPES AND EXTENTS OF FINISHES. REFER TO THE PROJECT MANUFACTURERS' MANUALS FOR ADDITIONAL INFORMATION, INCLUDING SURFACE PREPARATION AND INSTALLATION INSTRUCTIONS.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CONDITIONS PRIOR TO AND DURING CONSTRUCTION. PROCEED WITH WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED.
- PATCH AND REPAIR AREAS AFFECTED BY DEMOLITION WORK. COLOR AND FINISH TO MATCH ADJACENT SURFACES, UNLESS OTHERWISE NOTED.
- PROVIDE CUSTOM CABINETS WITH PLASTIC LAMINATE FINISH, TYPICAL, UON. PROVIDE WHITE MELAMINE FINISH ON CABINET INTERIORS, UNLESS OTHERWISE NOTED. SUBMIT SAMPLES.
- LEVEL THE FLOOR SLAB AS REQUIRED FOR INSTALLATION OF SCHEDULED FLOOR COVERINGS.
- FINISH DOORS ON SIX SIDES.
- AT DOOR OPENINGS, LOCATE TRANSITION OF FLOORING UNDER THE CENTER OF DOOR IN THE CLOSED POSITION, SUCH THAT THERE ARE NO VISIBLE FINISH TRANSITIONS PEERING THROUGH FROM UNDER THE DOOR.
- WHERE FLOORING TRANSITION OCCURS AT CASED OPENINGS, LOCATE TRANSITION AT INSIDE FACE OF OPENING, UNLESS OTHERWISE NOTED.
- PROVIDE REDUCER STRIP WHERE DISSIMILAR FLOOR SURFACES MEET; COLOR TO MATCH WALL BASE IN ROOM, UNLESS OTHERWISE NOTED.
- WHERE A ROOM OR AREA IS SCHEDULED TO HAVE TILES ON PARTITIONS, BASE AND FLOOR, ALIGN VERTICAL JOINTS ON WALLS WITH FLOORING AND BASE JOINTS, UNLESS OTHERWISE NOTED.
- LAY TILES WITH START POINTS AT CENTER OF THE ROOM BOTH WAYS, WITH NO TILES AT THE PERIMETER TO BE LESS THAN HALF THE WIDTH OF THE TILE, UNLESS OTHERWISE NOTED.
- LAY CARPET IN OPEN AREAS IN THE SAME DIRECTION, TYPICAL, UON. PATTERN DEVIATION (ASKED) IS NOT TO EXCEED 1/4" IN 12'-0" UPON COMPLETION OF INSTALLATION.
- FABRICATE CARPET FROM A SINGLE DYE LOT.
- PROVIDE STRAIGHT RESILIENT BASE AT CARPET FLOORING AND COVE BASE AT RESILIENT FLOORING, UNLESS OTHERWISE NOTED.
- PROVIDE RESILIENT BASE FROM A CONTINUOUS ROLL.
- REMOVE SPATTERED PAINT AND CLEAN DIRT FROM WINDOW TRIM, SILL AND HEAD.
- PAINT NEW AND EXISTING GYPSUM BOARD PARTITIONS AND WALLS IN LEVEL 4 PAINT FINISH, UNLESS OTHERWISE NOTED.
- PAINT FIRE EXTINGUISHER CABINETS WITH TWO (2) COATS OF SEMI-GLOSS PAINT TO MATCH COLOR OF ADJACENT PARTITION.
- PAINT ACCESS DOORS/PANELS AND BOXES TO MATCH COLOR OF ADJACENT WALL/CEILING SURFACES, UNLESS OTHERWISE NOTED.
- PAINT GYPSUM BOARD CEILINGS WITH FLAT FINISH, UNLESS OTHERWISE NOTED.
- SUBMIT THE FOLLOWING FOR ARCHITECT'S REVIEW PRIOR TO ORDER OR FABRICATION:
  - THREE (3) 5' LONG SAMPLES OF WALL BASE
  - THREE (3) COPIES CARPET SEAMING DIAGRAM
  - THREE (3) 8 1/2" X 11" BRUSH OUT SAMPLES OF EACH PART COLOR
  - THREE (3) 5" X 7" SAMPLES OF EACH CARPET AND CARPET TILES
  - THREE (3) 3" X 3" SAMPLES OF EACH RESILIENT FLOORING
  - SAMPLES OF OTHER FINISH MATERIALS WHERE SCHEDULED
  - SHOP DRAWINGS OF CUSTOM CABINETS PER INDUSTRY STANDARDS & REQUIREMENTS
- SUBMIT SAMPLES IN ACCORDANCE WITH SPECIFICATIONS OF EACH FINISH AND FLOOR COVERING TO THE ARCHITECT FOR REVIEW PRIOR TO ORDERING.
- DO NOT SCALE THE DRAWINGS. CONDUCT SITE VISITS TO VERIFY PROJECT CONDITIONS AND TO DETERMINE QUANTITIES REQUIRED TO COMPLETE THE WORK.
- PLASTIC LAMINATE FINISH ON CUSTOM CABINETS TO COMPLY WITH AIA STANDARDS FOR CUSTOM GRADE FABRICATION.
- CLEANING AND RETOUCHING:
  - CLEAN UP AS WORK PROGRESSES. AT COMPLETION OF PAINTING, REMOVE PAINT MATERIALS AND EQUIPMENT. REMOVE PAINT SPOTS AND CLEAN AREAS THOROUGHLY.
  - RETOUCH OR REFINISH PAINTED SURFACES DAMAGED BY NEW WORK.
- IN AREAS WHERE THE STRUCTURE IS EXPOSED (NO CEILING, PAINT STRUCTURAL MEMBERS, INCLUDING THE UNDERSIDE OF CONCRETE OR METAL DECKING, EXPOSED PIPING AND SIMILAR ELEMENTS), PAINT COLOR AS SCHEDULED.
- INTERIOR FINISHES TO COMPLY WITH THE ALLOWABLE COMBUSTIBLE MATERIAL LIST AND INSTALLATION PER CBC. INTERIOR WALL FINISHES TO COMPLY WITH CLASSIFICATIONS LISTED IN THE CBC FOR FLAME SPREAD AND SMOKE DEVELOPED INDEXES.
- FINISHES ARE TO BE NEW THROUGHOUT, UON.

## KEYNOTES

- CERAMIC TILE BASE CT-3, 2"x12" THROUGHOUT
- RETAIL SIDE OF DEMISING PARTITION TO BE TAPED AND PAINTED P-1.
- PROVIDE METAL SILLUSTRIM TRIM, THIS LOCATION, SEE SHEET A9.5 FOR TRANSITION DETAILS
- CEILING TO BE PAINTED P-3, THIS ROOM

## FINISH MATERIAL LEGEND

- FINISH TRANSITION
- PATTERN DIRECTION
- ALIGN FINISH SYMBOLS

vision  
function  
space  
culture  
ideas  
experience

**RMW** think  
listen  
build  
speak  
learn

architecture & interiors

160 Pine Street  
San Francisco, CA 94111

Tel 415.781.9800  
Fax 415.788.5216  
www.rmw.com

## GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by :

Approver

ISSUE : PLANNING REVIEW

08.02.17

REVISIONS :

Rev	Description	Date
3	BULLETIN #3	10.04.17



drawn by : JW

plot date : 1/26/2018  
12:43:19 PM

checked by : TK/CP

stamp :



scale :

As indicated

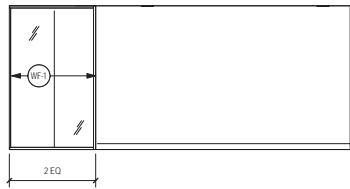
project number :

14008.31

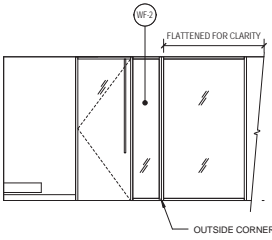
## FINISH PLAN &amp; SCHEDULE

sheet no. :

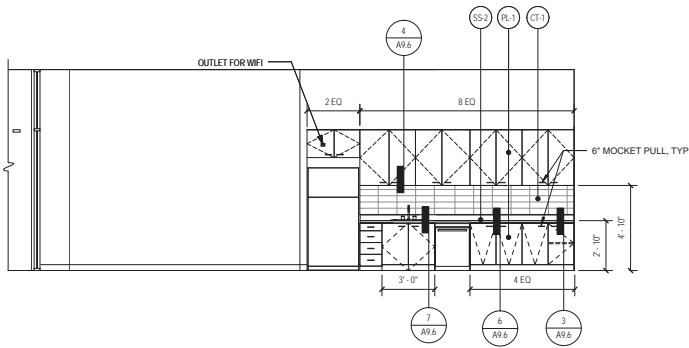
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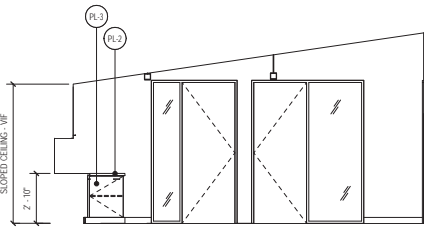
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1/4" = 1'-0"



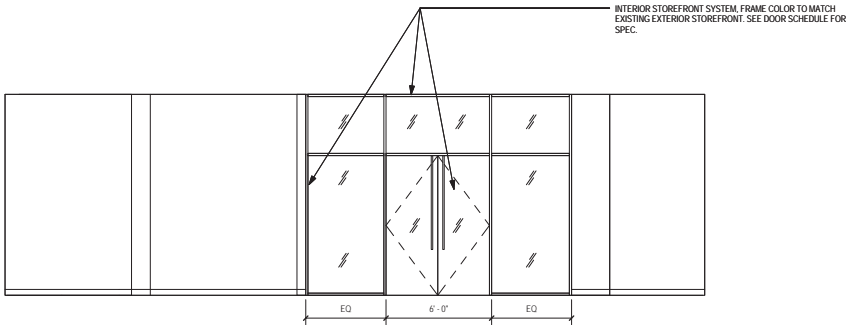
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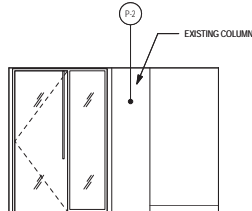
BREAK/LOUNGE 109 - EAST  
1/4" = 1'-0"



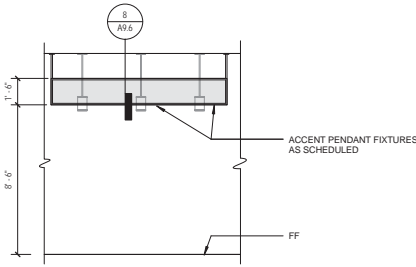
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1/4" = 1'-0"



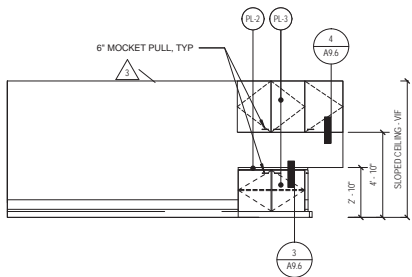
BREAK/LOUNGE 109 - NORTH  
1/4" = 1'-0"



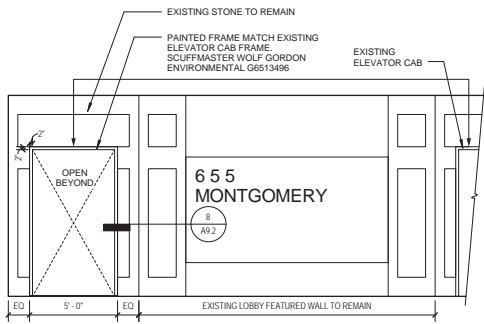
HALLWAY - NORTH ELEVATION  
1/4" = 1'-0"



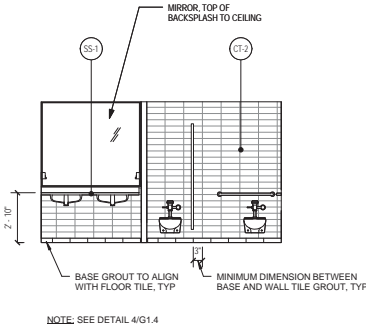
ACCENT PENDANT LIGHT SHROUD - TYPICAL  
1/4" = 1'-0"



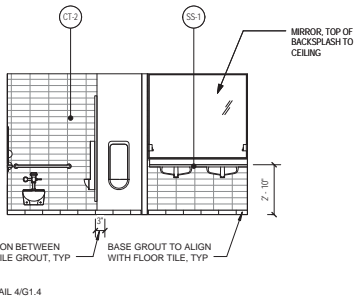
MANAGEMENT OFFICE - SOUTH ELEVATION  
1/4" = 1'-0"



ENTRY @ RETAIL WEST  
1/4" = 1'-0"



WOMENS RESTROOM - NORTH ELEVATION  
1/4" = 1'-0"



MENS RESTROOM - SOUTH ELEVATION  
1/4" = 1'-0"

GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by : Approver

ISSUE : PLANNING REVIEW 08.02.17

REVISIONS :	Description:	Date:
3	BULLETIN #3	10.04.17

drawn by : JWICY plot date : 1/26/2018 12:43:20 PM

checked by : TK/CP

stamp :



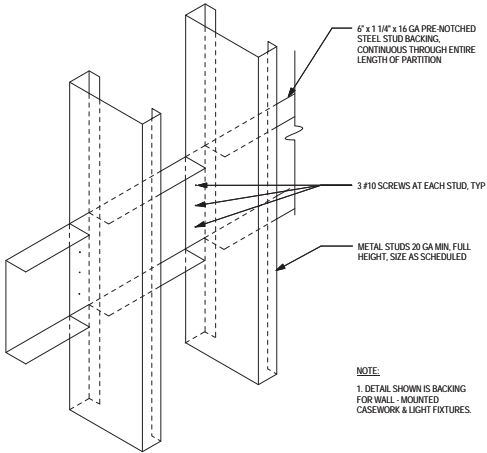
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project number : 14008.31

INTERIOR  
ELEVATIONS

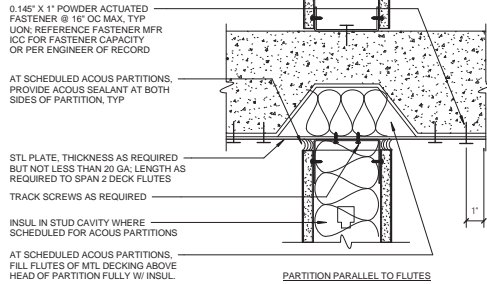
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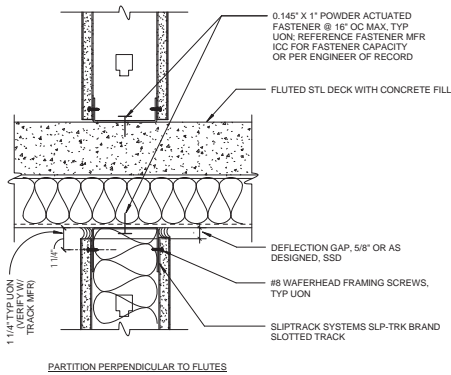


TYP BACKING AT PARTITION - TYPE 1  
3" = 1'-0"

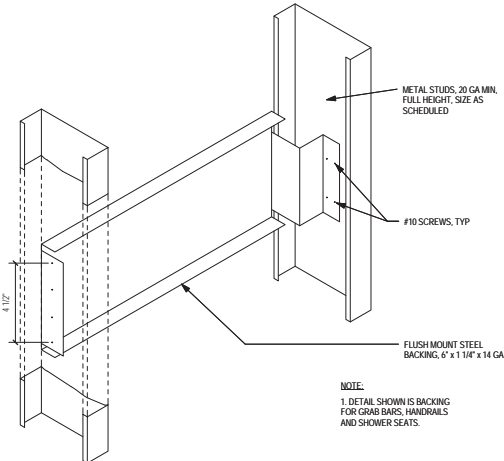
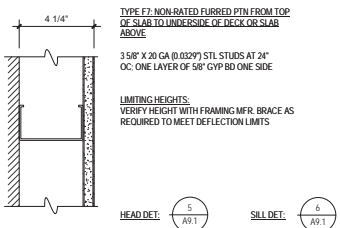
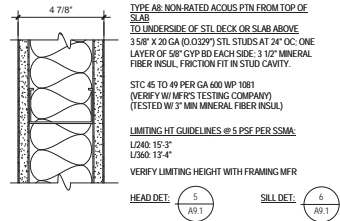
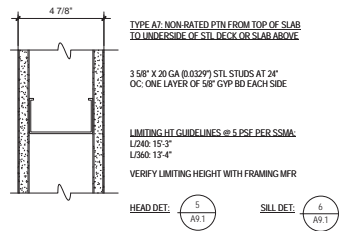
- NOTES:
1. REFER TO PTN DET PERPENDICULAR TO FLUTES FOR SIM AND APPLICABLE NOTES.
  2. VERIFY REQUIREMENTS W/ TRACK MFR.
  3. DO NOT FASTEN GYP BD TO SLOTTED TRACK.



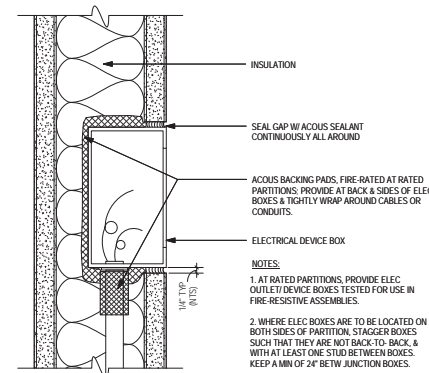
NON-RATED PARTITION HEAD/SILL AT COMPOSITE STEEL DECK  
3" = 1'-0"



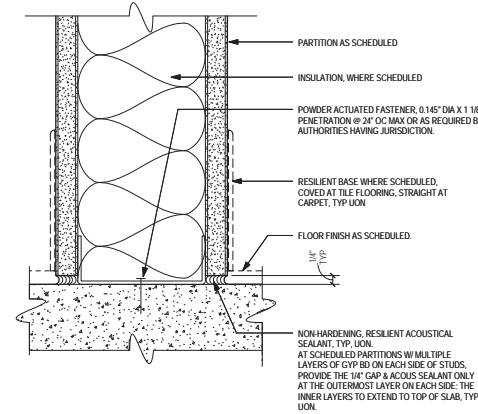
TYPICAL PARTITION BASE  
6" = 1'-0"



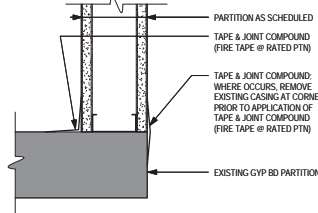
TYP BACKING AT PARTITION - TYPE 2  
3" = 1'-0"



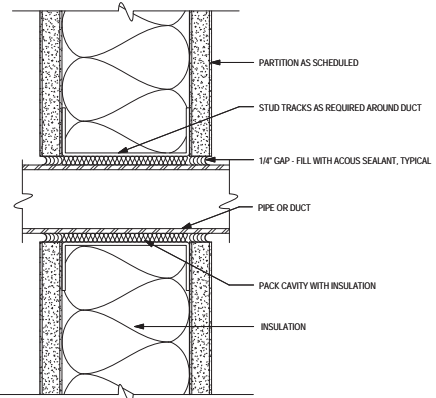
DEVICE BOX @ RATED OR NON-RATED ACOUS PARTITION  
6" = 1'-0"



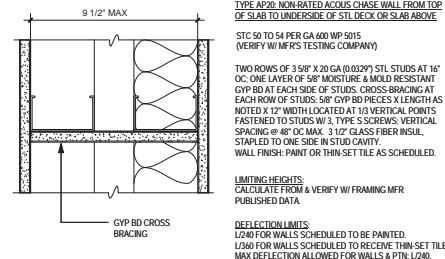
TYPICAL PARTITION BASE  
6" = 1'-0"



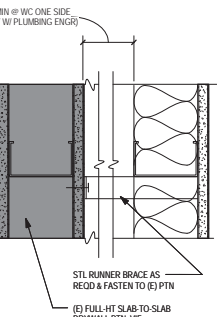
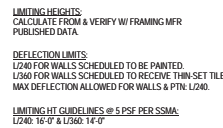
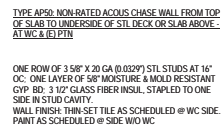
PARTITION @ (E) CONSTRUCTION - END CONDITION  
3" = 1'-0"



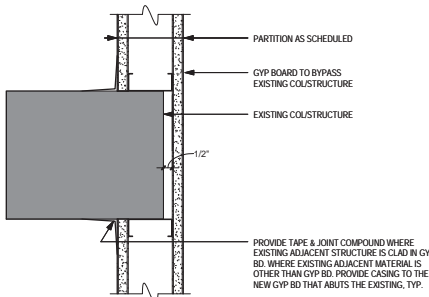
PENETRATION THROUGH NON-RATED ACOUSTICAL PARTITION  
6" = 1'-0"



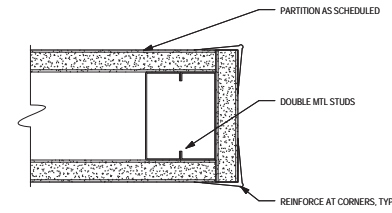
- NOTES:
1. AT WET AREAS (SHOWER RIMS & ADJACENT RIMS WITHOUT INTERVENING DOORS):
  1. IN LIEU OF GYP BD, PROVIDE CEMENTITIOUS BACKER UNITS OR GLASS-MAT, WATER-RESISTANT BACKING BD, WITH WATERPROOFING MEMBRANE OVER. SEE SPEC.
  2. PROVIDE THIN-SET TILE AS SCHEDULED.
  3. WHERE LARGE FORMAT TILES ARE SCHEDULED, PROVIDE TILE BACKER BOARD WHETHER AT WET AREAS OR NOT; SEE SPEC.



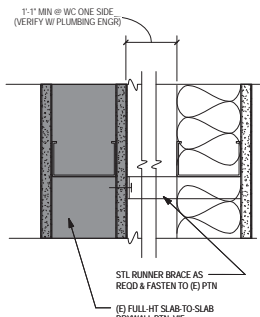
- NOTES:
1. WHERE LARGE FORMAT TILES ARE SCHEDULED, PROVIDE TILE BACKER BOARD, IN LIEU OF MOLD & MOISTURE RESISTANT GYP BD. SEE SPEC.
  2. WHERE LOCATED AT WET AREAS (SHOWER RIMS & ADJACENT ROOMS W/O INTERVENING DOORS), PROVIDE TILE BACKER BOARD W/ WATERPROOFING MEMBRANE OVER, IN LIEU OF MOLD & MOISTURE RESISTANT GYP BD. SEE SPEC. PROVIDE THIN SET TILE AS SCHEDULED.



PARTITION @ (E) COLUMN/STRUCTURE  
3" = 1'-0"



STUB PARTITION END  
6" = 1'-0"



- NOTES:
1. WHERE LARGE FORMAT TILES ARE SCHEDULED, PROVIDE TILE BACKER BOARD, IN LIEU OF MOLD & MOISTURE RESISTANT GYP BD. SEE SPEC.
  2. WHERE LOCATED AT WET AREAS (SHOWER RIMS & ADJACENT ROOMS W/O INTERVENING DOORS), PROVIDE TILE BACKER BOARD W/ WATERPROOFING MEMBRANE OVER, IN LIEU OF MOLD & MOISTURE RESISTANT GYP BD. SEE SPEC. PROVIDE THIN SET TILE AS SCHEDULED.



PARTITION TYPES  
3" = 1'-0"

## GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :				
approved for the architect by :	Approver			
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ISSUE : PLANNING REVIEW	08.02.17			
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REVISIONS :				
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drawn by : JWI/CY plot date : 1/26/2018 12:43:22 PM

checked by : TK/CSP

stamp :



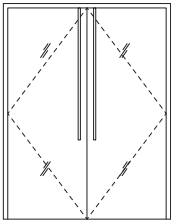
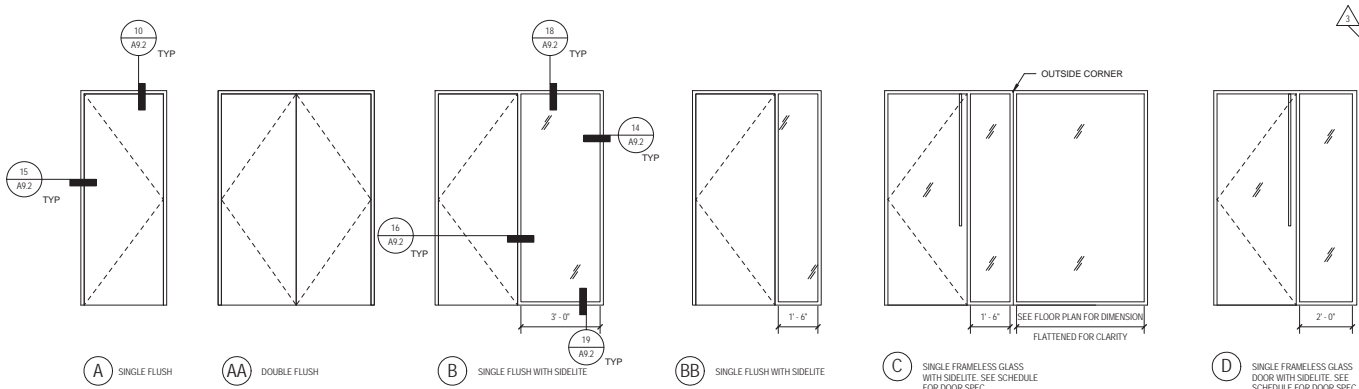
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project number : 14008.31

## PARTITION DETAILS

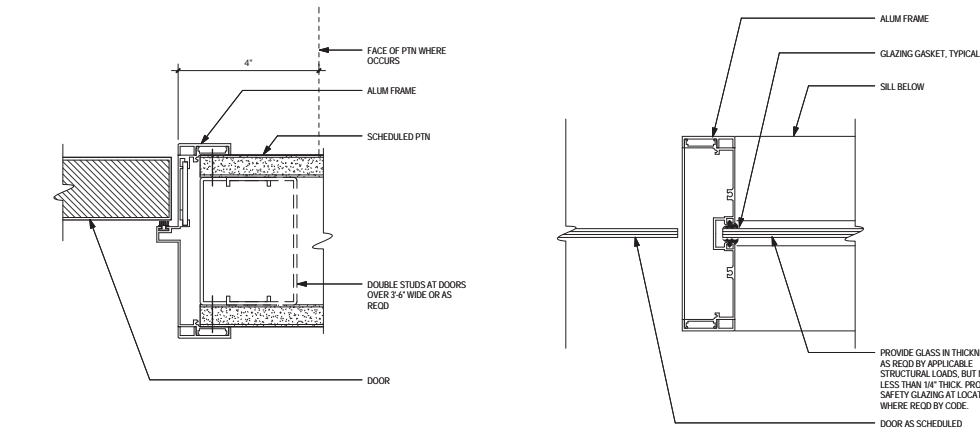
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A9.1

DOOR TYPES

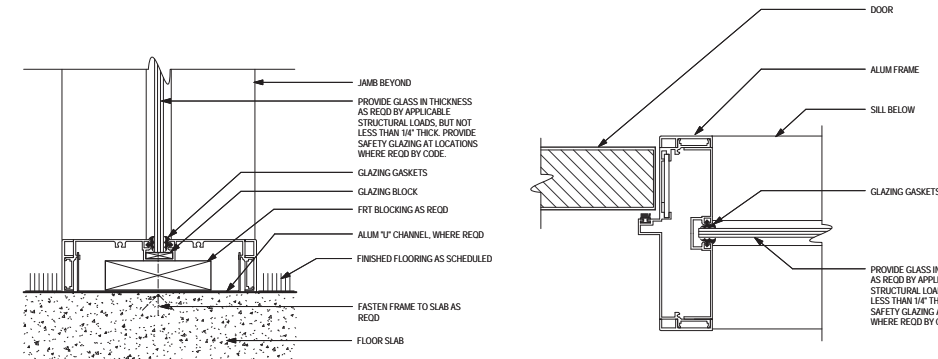


G PAIR, FRAMELESS GLASS DOOR. REFER ELEVATION FOR GLAZING ASSEMBLY. SEE SCHEDULE FOR DOOR SPEC.



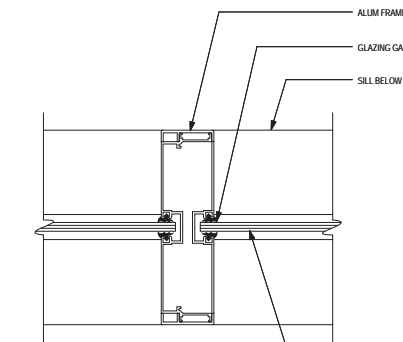
ALUM DOOR JAMB AT PTN  
6\"/>

ALUMINUM WINDOW - END MULLION  
6\"/>

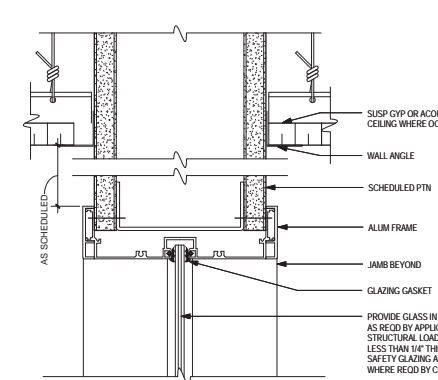


ALUMINUM WINDOW - SILL AT FLOOR  
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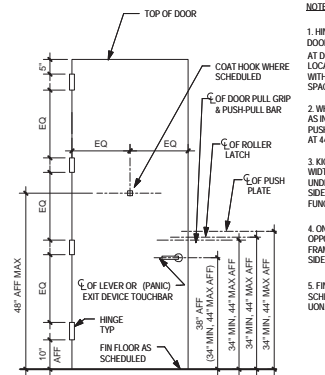
ALUM DOOR JAMB AT SIDELITE  
6\"/>



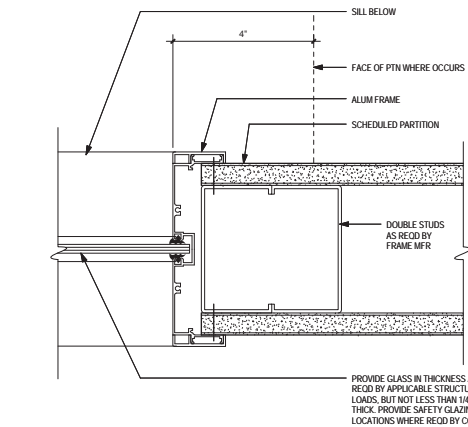
ALUMINUM WINDOW - INTERMEDIATE MULLION  
6\"/>



ALUMINUM WINDOW - HEAD - PARTIAL HEIGHT AT FULL HEIGHT PARTITION  
6\"/>



DOOR HARDWARE MOUNTING LOCATIONS  
1/2\"/>



ALUMINUM WINDOW- JAMB  
6\"/>

DOOR SCHEDULE

DOOR TYPE	DOOR PANEL		FRAME		FIRE RATING	COMMENTS
	DESCRIPTION	MATERIAL	FINISH	MATERIAL		
A	2'-0" X 8'-0"	WD	V-1	ALUM	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT
B	2'-0" X 8'-0"	WD	V-1	ALUM	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT
BB	2'-0" X 8'-0"	WD	V-1	ALUM	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT
C	2'-0" X 8'-0"	GL	CLR	SS	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT CBL DINS 1200 SERIES SWINGING GLASS DOOR SYSTEM
D	2'-0" X 8'-0"	GL	CLR	SS	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT CBL DINS 1200 SERIES SWINGING GLASS DOOR SYSTEM
E	2'-0" X 8'-0"	GL	CLR	SS	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT CBL DINS 1200 SERIES SWINGING GLASS DOOR SYSTEM
F	2'-0" X 8'-0"	GL	CLR	SS	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT CBL DINS 1200 SERIES SWINGING GLASS DOOR SYSTEM
G	2'-0" X 8'-0"	GL	CLR	SS	NR	FRAME FINISH AND COLOR TO MATCH EXISTING BLG STOREFRONT CBL DINS 1200 SERIES SWINGING GLASS DOOR SYSTEM

DOOR AND HARDWARE ABBREVIATIONS

ALUM	ALUMINUM	ANO	ANODIZED
CL	CENTERLINE	CLR	CLEAR
E	EXISTING TO REMAIN	GL	GLASS
HM	HOLLOW METAL	NR	NON-RATED
PT	PAINTED	SC	SOLID CORE
STL	STEEL	TEMP GL	TEMPERED GLASS
TR	TRANSPARENT	WD	WOOD
PR	PAIR	R	RELOCATED

DOOR, HARDWARE AND FRAME NOTES

- DOOR AND FRAME TYPE NOTED AS "E" IS EXISTING TO REMAIN.
- DOOR AND FRAME TYPES "O" AND "Y" ARE INTENTIONALLY OMITTED FOR CLARITY.
- ELEVATIONS OF DOOR AND FRAME TYPES INDICATE GENERAL INFORMATION OF DOORS AND FRAMES ONLY. FOR SPECIFIC INFORMATION, INCLUDING SIZES, ASSEMBLY FIRE RATING AND DETAIL REFERENCES, REFER TO DOOR AND FRAME SCHEDULE.
- REFER TO DOOR AND FRAME DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO INTERIOR DOOR AND WINDOW DETAIL SHEET FOR TYPICAL DOOR HARDWARE MOUNTING HEIGHTS.
- PROVIDE DOOR HARDWARE FINISH AS SCHEDULED.
- PROVIDE CERTIFICATION OF RATED DOOR ASSEMBLY WITH HARDWARE, IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- INSTALL HARDWARE AS REQUIRED BY CODES AND PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- COMPLY WITH SUBMITTAL REQUIREMENTS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. COMPLY WITH THE SUBMITTAL REQUIREMENTS INDICATED ON THE DRAWINGS OR PROJECT MANUAL.
- INSTALL DOORS COMPLETE WITH HARDWARE FITTINGS AND ACCESSORIES AS REQUIRED FOR THE OPERATION OF THE SPECIFIC OPENINGS.
- THE MINIMUM WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IS TO EXTEND 2'-0" MINIMUM PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 1'-6" MINIMUM FOR INTERIOR DOORS.
- PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32" AT DOORWAYS WITH THE DOOR IN FULLY OPEN POSITION AT 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE DOOR FRAME STOP.
- AT STAIRWAY EXIT DOORS, PROVIDE A TACTILE "EXIT" SIGN, WITH RAISED LETTERS AND BRAILLE IN COMPLIANCE WITH CODES, REFER TO DETAILS.
- EXCEPT FOR AUTOMATIC AND SLIDING DOORS, PROVIDE DOORS WITH THE BOTTOM 10 INCHES SURFACE SMOOTH AND UNINTERRUPTED TO ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- EGRESS DOORS TO BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE OR EFFORT.
- LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL ARE TO BE OPERABLE BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTUATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE, WITHOUT REQUIRING TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE THE OPENING HARDWARE.
- THE HEIGHT FROM THE TOP OF FINISH FLOOR OR SCHEDULED THRESHOLD TO THE BOTTOM OF THE DOOR IS 1/4" MAX, UNLESS IF TESTED AND APPROVED DOOR AND FRAME ASSEMBLY ALLOWS MORE THAN 1/4" HEIGHT.
- WHERE THRESHOLDS ARE SCHEDULED, THE MAXIMUM HEIGHT ABOVE THE FINISH FLOOR IS NOT TO EXCEED 1/2". CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
- ADJUST DOOR CLOSERS FOR THE FOLLOWING MAXIMUM OPENING EFFORTS: 5 LBS AT EXTERIOR AND INTERIOR DOORS AND 15 LBS AT FIRE DOORS.
- WHERE DOOR ASSEMBLIES INCLUDE HOLD-OPEN DEVICES, CONNECT THE HOLD-OPEN DEVICE TO A SMOKE DETECTOR IN THE CEILING OR THE LIFE SAFETY SYSTEM.
- WHERE POCKETED DOORS (DOORS FLUSH WITH ADJACENT PARTITIONS IN THE OPEN POSITION) OR PRE-ASSEMBLED DOOR AND FRAME UNITS (DOORS FLUSH WITH ADJACENT PARTITIONS IN THE OPEN POSITION) ARE SCHEDULED, REFER TO FLOOR PLANS AND/OR DOOR DETAILS FOR CLEAR WIDTH REQUIREMENTS.
- TOUCH-UP AND REPAIR EXISTING DOORS AND FRAMES TO MATCH THE NEW ONES WITHIN THE PROJECT AREA.
- SHOP-FABRICATE FIRE-RATED DOORS, WITH DOOR DIMENSIONS TO SUIT FIELD CONDITIONS, ALLOWING FOR THE FINISH FLOORING MATERIAL. DO NOT TRIM FIRE-RATED DOORS IN THE FIELD. COMPLY WITH NFPA 80 FOR FIRE-RATED DOORS.
- COORDINATE DOOR FRAME JAMB THROAT DIMENSION WITH THE PARTITION WIDTH. NEW DOORS ARE TO BE SHOP-FINISHED. FIELD MEASURE DOOR OPENINGS SCHEDULED AS FLOOR TO CEILING (FULL HT) DOORS TO ASSURE PROPER FIT.
- FOLLOW MANUFACTURER'S GUIDELINES FOR QUANTITIES AND SIZES OF HINGES BASED ON DOOR SIZE AND WEIGHT.
- LOCATE CLOSERS ON THE ROOM OR NON-PUBLIC SIDE OF THE DOORS (ON THE "PULL SIDE") AND LOCATE CLOSERS ON THE "PUSH SIDE" (PARALLEL ARM) AT DOORS SWINGING OUT FROM ROOMS, UNLESS OTHERWISE NOTED.
- PROVIDE FLOOR STOPS WITH RISERS AT CONDITIONS SCHEDULED WITH CARPET FLOORING, UNLESS OTHERWISE NOTED.
- WHERE SECURITY HARDWARE IS SCHEDULED, COORDINATE WORK WITH THE OWNER'S (OR TENANT'S) SECURITY HARDWARE CONSULTANT AND / OR VENDOR.
- PROVIDE LOCKSETS WITH INTERCHANGEABLE CORES AND BUILDING STANDARD KEYWAYS AS COORDINATED WITH THE BUILDING ENGINEER.

HARDWARE GROUPS

GROUP 1: SINGLE, NON-RATED, LATCHSET

- BUTT HINGES: IVES SB81 4.5 X 4.5 X .652 FINISH, OR EQUIVALENT MCKINNEY TB2714
- LATCHSET: SCHLAGE MORITSE PASSAGE LATCHSET L9010 X #17 LEVER DESIGN X .652 FINISH, OR EQUIVALENT YALE

- FLOOR STOP: IVES FS436 X R435, .652 FINISH (OMIT IVES R435-RISER IF SCHEDULED FLOORING IS NOT CARPET), OR EQUIVALENT ROCKWOOD ASSA ABL0Y

GROUP 2: SINGLE, NON-RATED, LOCKSET (OFFICE)

- REFER TO MANUFACTURER SPEC FOR HARDWARE INFORMATION WITH LOCKSET, FINISH .652

GROUP 3: SINGLE, NON-RATED, LATCHSET

- BUTT HINGES: IVES SB81 4.5 X 4.5 X .652 FINISH, OR EQUIVALENT MCKINNEY TB2714
- LATCHSET: SCHLAGE MORITSE PASSAGE LATCHSET L9010 X #17 LEVER DESIGN X .652 FINISH, OR EQUIVALENT YALE
- FLOOR STOP: IVES FS436 X R435, .652 FINISH (OMIT IVES R435-RISER IF SCHEDULED FLOORING IS NOT CARPET), OR EQUIVALENT ROCKWOOD ASSA ABL0Y
- SURFACE CLOSER: LCN SERIES 4010 X .652 FINISH, OR EQUIVALENT NORTON

GROUP 4: SINGLE, NON-RATED, CARD READER

- REFER TO MANUFACTURER SPEC FOR HARDWARE INFORMATION WITH ELECTRIFIED LOCKSET, FINISH .652
- CARD READER, DOOR CONTACT & WIRING: TO BE PROVIDED BY OWNER'S SECURITY VENDOR AND COORDINATED W/ CONTRACTOR

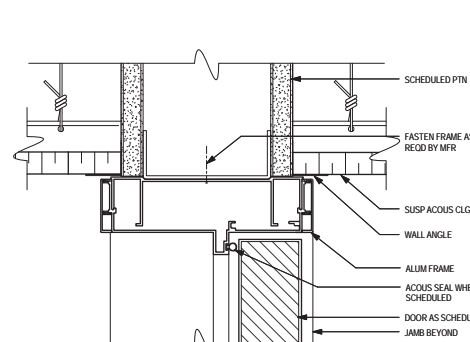
GROUP 5: PAIR, NON-RATED, LATCHSET

- BUTT HINGES: IVES BB1 4.5 X 4.5 NRP X .652 FINISH, OR EQUIVALENT MCKINNEY TB2714
- LATCHSET: SCHLAGE MORITSE PASSAGE LATCHSET L9010 X #17 LEVER DESIGN X .652 FINISH, OR EQUIVALENT YALE

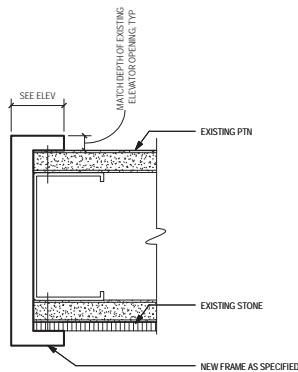
- FLOOR STOPS: IVES FS436 X R435, .652 FINISH (OMIT IVES R435-RISER IF SCHEDULED FLOORING IS NOT CARPET), OR EQUIVALENT ROCKWOOD ASSA ABL0Y

GROUP 6: PAIR, NON-RATED

- REFER TO MANUFACTURER SPEC FOR HARDWARE INFORMATION, FINISH .652



NOTE: REINFORCE FRAME HEAD WHERE DOOR CLOSER IS SCHEDULED



ALUM DOORFRAME - HEAD - SLAB TO SLAB PTN  
6\"/>

FRAMED OPENING PLAN DETAIL  
6\"/>

vision  
function  
space  
culture  
ideas  
experience  
**RMW** think  
architecture & interiors listen  
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GROUND FLOOR AMENITY

655 MONTGOMERY  
SAN FRANCISCO, CA  
94111

approved for the owner by :

approved for the architect by : Approver

ISSUE : PLANNING REVIEW 08.02.17

REVISIONS :

7/21 Description: Date:

drawn by : JW plot date : 1/26/2018 12:43:24 PM

checked by : TK/CP

stamp :



scale : As indicated

project number : 14008.31

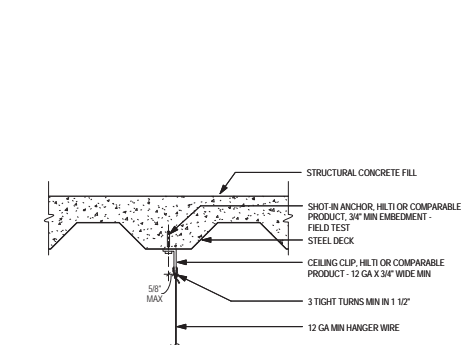
INTERIOR DOOR  
SCHEDULE &  
DETAILS

sheet no. :

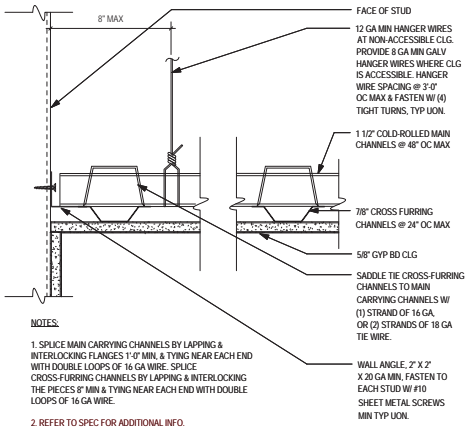
GROUND FLOOR AMENITY

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SAN FRANCISCO, CA  
94111

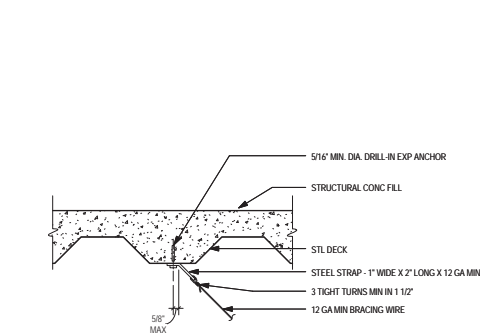
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approved for the architect by :		Approver
ISSUE : PLANNING REVIEW		08.02.17
REVISIONS :		
7A	Description:	Date:



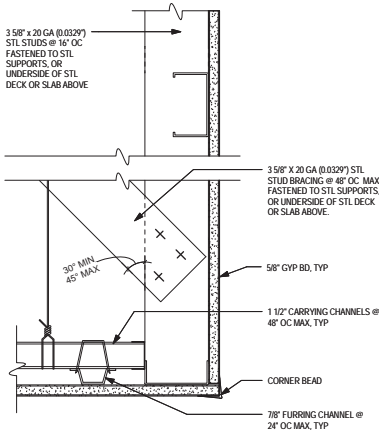
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HANGER WIRE  
1 1/2" = 1'-0"



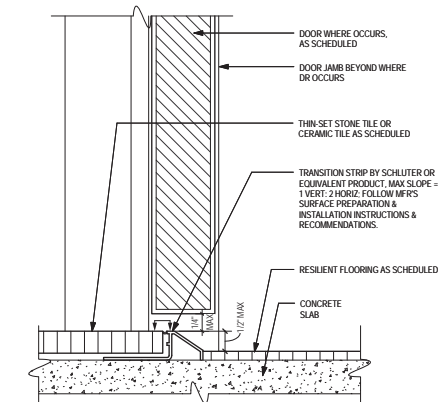
SUSP GYP BD CEILING  
3" = 1'-0"



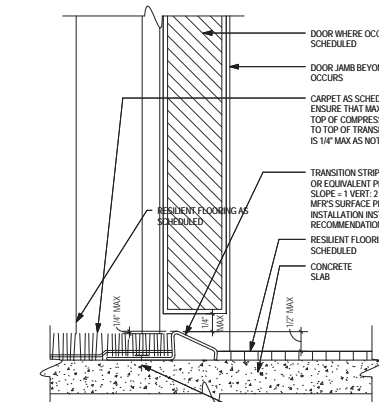
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BRACING WIRE  
1 1/2" = 1'-0"



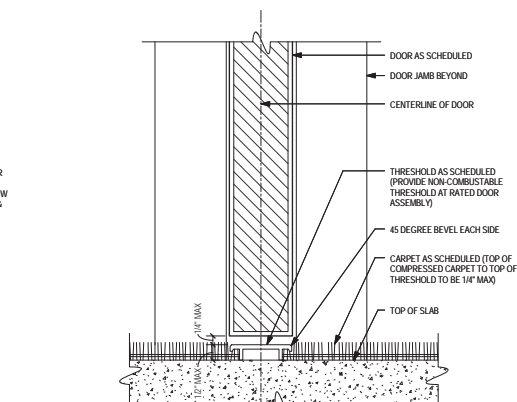
SUSP GYP BD CLG - SOFFIT  
3" = 1'-0"



FINISH FLOOR TRANSITION - RESILIENT FLOORING TO  
THIN-SET TILE  
12" = 1'-0"



FINISH FLOOR TRANSITION - CARPET TO RESILIENT  
FLOORING  
12" = 1'-0"



THRESHOLD - CARPET TO CARPET  
12" = 1'-0"

drawn by : CY plot date : 1/26/2018  
12:43:25 PM

checked by : CP

stamp :



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CEILING AND FINISH  
DETAILS

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