Major Permit to Alter Case Report

HEARING DATE: OCTOBER 5, 2016

Filing Date: May 25, 2016

Case No.: 2015-012307PTA

Project Address: 340 MASON STREET (AKA 399 GEARY STREET)

Conservation District: Kearny-Market-Mason-Sutter

Building Category: Category V (Unrated)

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

80-130-F Height and Bulk District

Block/Lot: 0315 / 019, 020 Applicant: Ahmad Larizadeh

> Bana, Inc. 71 Blake Street

San Francisco, CA 94118

Staff Contact Pilar LaValley - (415) 575-9084

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Reviewed By Tim Frye – (415) 575-6822

tim.frye@sfgov.org

PROPERTY DESCRIPTION

The subject building is located at 340 Mason Street (aka 399 Geary Street) in Accessor's Block 0315, Lots 019 and 020 on the southeast corner of Geary and Mason streets. It is a Category V (Unrated) Building located within the Kearny-Market-Mason Conservation District, the C-3-G (Downtown General) Zoning District, and 80-130-F Height and Bulk District.

Constructed in 1968, 340 Mason Street is a two-story, slightly L-shaped in plan, brick-clad building with flat roof. Double-height arched openings define the bays of the two street-facing facades (three bays on Geary Street and five bays on Mason Street) and a stringcourse of brick stretchers delineates the parapet. The majority of the metal and glass storefronts have been replaced and there are numerous large balloon canopies and cabinet signs on the facades.

PROJECT DESCRIPTION

The proposed project is a core and shell remodel of an existing two-story building and addition of a third floor. The proposed project is described in architectural plans and renderings prepared by WZ Architecture, dated August 26, 2016. The scope of work subject to this Major Permit to Alter includes:

- Construction of a third floor:
- Removal of brick cladding at the eastern bay of the Geary Street façade and installation of a new metal and glass curtain wall extending from grade to the new third floor;

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Planning Information: 415.558.6377

- Replacement of storefronts and window systems with compatible new systems;
- Program for new signs and canopies for future retail tenants; and
- Interior remodel and seismic upgrades.

OTHER ACTIONS REQUIRED

Proposed work will require Building Permit(s).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to Planning Department Preservation staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTIONS 1111.6 AND 1111.2 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outline the specific standards and requirements the Historic Preservation Commission shall use when evaluating Permits to Alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.
 - The proposed project is consistent with Article 11.
- (d) Within Conservation Districts, all major exterior alterations, of Category V Buildings, shall be compatible in scale and design with the District.
 - The Kearny-Market-Mason-Sutter (KMMS) Conservation District is a large collection of buildings that range in height from one- to ten-stories or more. Within this context, the addition of one-story to the existing two-story building, which was constructed after the period of significance for the district, will result in a compatibly scaled building. Increasing the height of the existing building by only one story will preserve the immediate context of this intersection, maintaining the relatively low profile of the existing building, in relation to the other two-story buildings at the west side of the intersection. The scale of the addition will not overwhelm adjacent contributing buildings.

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Although it will have a very contemporary cladding system of back-painted glass panels, glass curtain wall, and metal and glass window systems, the proposed addition will have a very simple composition similar to the existing building. Glass panel clad structure will flank large, punched window bays and a small parapet will front a flat roof. Window openings will be setback from the façade to provide façade articulation. At the proposed scale, the addition has a contemporary design with limited ornamentation and simple detailing that is compatible with the District.

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

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

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

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

The new addition will create a capital for the building. In contrast to the surrounding district, the new third floor will be light and airy while the existing brick-clad base anchors the building. Given the height of the building, a two-part vertical composition appears appropriate and consistent with the character of some of the smaller buildings within the District.

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

The recessed storefronts and overall scale of the proposed building provides an intimate scale at the street that appears appropriate.

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

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

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

The addition is proposed to be clad with back-painted glass panels. Panels will be arranged within a metal frame. The proposed cladding material, while clearly contemporary, provides a light and airy character for the addition in contrast with the solid brick of the existing building. The height of the addition and its simple expression of punched openings offsets the contemporary material in a manner that gives the cladding more substance, which is consistent with the materiality of the District. The proposed color palette is consistent with the District.

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

The simple and contemporary design of the addition appears compatible with the District. Window openings will be setback from the façade to provide façade articulation. Window and storefront systems will be aluminum with a powder coated matte finish. The ground floor entries are recessed and will be highlighted with projecting metal canopies with integral business signs.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project will facilitate continued retail use of the non-historic building. No distinctive materials, features, spaces, or spatial relationships of the surrounding District will be affected by the proposed project.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

As the existing building is not individually historic, the proposed project will not require physical alteration of any historic fabric of the building or surrounding District.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project does not propose to add conjectural features or changes that create a false sense of historical development. The new addition and storefronts will have a design that is contemporary but compatible with the surrounding District.

Standard 5:

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

As the existing building is not individually historic, the proposed work will not require physical alteration of any distinctive features, finishes, construction techniques or examples of fine craftsmanship that characterize the building or surrounding District.

Standard 9:

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

The proposed project will not destroy historic materials, features, or spatial relationships that characterize the District. The proposed addition and storefronts have a contemporary design with limited ornamentation and simple detailing that is compatible with the District. Window openings will be setback from the façade to provide façade articulation. Window and storefront systems will be aluminum with a powder coated matte finish. The ground floor entries are recessed and will be highlighted with metal canopies with integrated business signs. New projecting signs will have opaque backgrounds and halo or push-through illumination.

Standard 10:

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

If the proposed addition, storefront systems, signs and canopies were removed and replaced in the future, the form and integrity of the District would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

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

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANAYLSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the District. Staff finds that the historic character of the District will be retained and preserved.

Addition: The one-story vertical addition will be approximately 17 feet tall and will fill the existing L-shaped footprint of the existing building. The addition will extend to the back side of the existing parapet walls on the street-facing elevations. The new construction will be clearly contemporary with large

windows, back-painted glass panel cladding, and flat roof. Large window openings reflect the layout of the existing building façade. The north bay of the addition will serve as an open-air terrace. At the terrace, glass wind screen will be installed in place of windows and the roof will consist of a metal trellis.

At a larger scale, the contemporary expression of the addition, particularly the glass panels, would probably not be appropriate. In relation to the existing building, however, the glass paneling appropriately differentiates the addition while the massing and composition of the new façade relates more directly to the existing building and surroundings. In conformance with the *Secretary's Standards*, the proposed vertical addition will be clearly differentiated but compatible with the scale and character of the building through massing, façade composition, and use of contemporary cladding materials.

While the proposed color palette of the back-painted glass panels and white concrete building base is consistent with the District, it may be an overly stark contrast with the reddish-brown of the existing brick and dark color of building base. To address this contrast in palette, staff recommends the following condition:

Condition of Approval:

1. That the project team continues to develop a color palette for the back-painted glass panels, building base, and storefront details that is more consistent with the reddish-brown brick of the building. Material specifications and samples will be provided to Preservation staff for review and approval prior to issuance of the site permit or architectural addendum.

Curtain wall: At the eastern bay of the Geary Street façade, existing brick cladding and storefront will be removed to create a new glazed bay. A metal panel will cover the return edges where brick is saw cut. Within this new opening, a metal and glass curtain wall will be installed. The curtain wall will be setback within the new opening to match existing storefront and window openings. The new glazed wall will be configured to relate to adjacent storefronts and windows and will be framed by brick clad piers. As proposed, the new curtain wall appears compatible with the District in conformance with the *Secretary's Standards* and with Article 11.

Replacement storefronts and windows: Existing window openings consist of recessed double-height metal and glass storefront windows with a slightly projecting metal spandrel panel that covers the internal floor structure of the building. The storefronts rest on a dark-colored concrete base that varies in height in relation to grade. New double-height windows in existing openings will be recessed to match and will rest on existing concrete bases. In place of the metal spandrel, the project proposes back-painted glass panels. All other glazing will be clear. As proposed, the new storefronts appear compatible with the District in conformance with the *Secretary's Standards* and with Article 11 as aluminum brake metal will have a powder-coated or painted matte finish and window configuration is compatible with other storefronts and windows within the District.

Canopies and signs: The project proposes a comprehensive sign program for future retail tenants of the building. All existing signs and awnings will be removed with brick repaired as necessary. Proposed signs will consist of the following:

• A maximum of three, internally illuminated projecting signs for the entire building. These signs will be attached to brick-clad building piers and will be located between the top edge of the arched window head and the bottom edge of the spandrel panel. The corner sign will not be as tall as the other two projecting signs. Signs will have narrow profiles, painted or powder-coated metal finishes, and push-thru or incised letters/logos on opaque backgrounds.

- A maximum of one metal canopy, supported by metal posts, that extends out into the sidewalk.
 The canopy shall comply with all Planning Code requirements and will have painted or powdercoated metal finishes and integrate internally illuminated signs, with push-thru or incised
 letters/logos on opaque backgrounds, into the canopy faces.
- At other retail entries, projecting flat metal awnings will extend across the opening. These awnings will have painted or powder-coated metal finishes and integrate internally illuminated signs, with push-thru or incised letters/logos on opaque backgrounds, into the canopy faces.

As the building will have several large tenants and is situated on this high traffic intersection, where such signs are fairly common, the Department is generally comfortable with the location and size of the projecting signs. As the new signs, awnings, and canopy are consistent in terms of material, illumination and method of attachment, and size and location with the Department's Sign & Awning Guidelines (draft) these features appears to be appropriate. Therefore, staff recommends the following condition of approval:

Condition of Approval:

2. That detailed plans for proposed signs, awnings, and canopy consistent with the proposed Sign Program be provided to Preservation staff for review and approval of associated Sign and/or Building Permit Applications. Any sign, awning, or canopy that is not consistent with this Sign Program shall require new authorization through a Minor Permit to Alter.

ENVIRONMENTAL REVIEW STATUS

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

PLANNING DEPARTMENT RECOMMENDATION

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

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photo
Site Photo
Sponsor Packet (plans and renderings)

PL: G:\DOCUMENTS\340 Mason Street\340 mason Permit to Alter Case Report.docx

Historic Preservation Commission Draft Motion Permit to Alter

MAJOR ALTERATION

HEARING DATE: OCTOBER 5, 2016

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80-130-F Height and Bulk District

Block/Lot: 0315 / 019, 020 Applicant: Ahmad Larizadeh

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 11, TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE CATEGORY V (UNRATED) BUILDING LOCATED ON LOTS 019 AND 020 IN ASSESSOR'S BLOCK 0315. THE SUBJECT PROPERTY IS WITHIN A C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT, AN 80-130-F HEIGHT AND BULK DISTRICT, AND THE KEARNY-MARKET-MASON-SUTTER CONSERVATION DISTRICT.

PREAMBLE

WHEREAS, on May 25, 2016, Ahmad Larizadi on behalf of property owner ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter to construct a one-story addition and make façade alterations on the subject building. The subject building is located on Lots 019 and 020 in Assessor's block 0315, a Category V (Unrated) building located within the Kearny-Market-Mason-Sutter Conservation District.

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

Motion No. CASE NO 2015-012307PTA Hearing Date: October 5, 2016 340 Mason Street (aka 399 Geary Street)

WHEREAS, on October 5, 2016, the Commission conducted a duly noticed public hearing on Permit to Alter application No. 2015-012307PTA ("Project").

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby APPROVES WITH CONDITIONS the Permit to Alter, in conformance with the submittal dated August 26, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-012307PTA based on the following findings:

CONDITIONS OF APPROVAL

- 1. That the project team continues to develop a color palette for the back-painted glass panels, building base, and storefront details that is more consistent with the reddish-brown brick of the building. Material specifications and samples will be provided to Preservation staff for review and approval prior to issuance of the site permit or architectural addendum.
- 2. That detailed plans for proposed signs, awnings, and canopy consistent with the proposed Sign Program be provided to Preservation staff for review and approval of associated Sign and/or Building Permit Applications. Any sign, awning, or canopy that is not consistent with this Sign Program shall require new authorization through a Minor Permit to Alter.

FINDINGS

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

- 1. The above recitals are accurate and also constitute findings of the Commission.
- 2. Findings pursuant to Article 11:

The Commission has determined that the proposed work is compatible with the character-defining features of the Kearny-Market-Mason-Sutter Conservation District and meets the requirements of Article 11 of the Planning Code:

- That the proposal is compatible in scale and design with the District.
- That the proposed façade is compatible with the massing and composition, scale, materials and colors, and detailing and ornamentation characteristics of the District.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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PLANNING DEPARTMENT

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A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 5.

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

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Permit to Alter is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

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

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

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

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PLANNING DEPARTMENT

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POLICY 1.3

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

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

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

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

- 4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for expanded and remodeled retail space.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:
 - The proposed project will strengthen neighborhood character by respecting the character-defining features of the Conservation District in conformance with the Secretary of the Interior's Standards.
- C) The City's supply of affordable housing will be preserved and enhanced:

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

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

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed will not have any effect on industrial and service sector jobs. No office development is proposed as part of the project.

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

All construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

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

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

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the Secretary of the Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Permit to Alter** for the property located at Lots 019 and 020 in Assessor's Block 0315 for proposed work in conformance with the submittal dated August 26, 2016 and labeled Exhibit A on file in the docket for Case No. 2015-012307PTA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

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

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on October 5, 2016.

Jonas P. Ionin								
Commission Secretary								
AYES:								
NAYS:								
ABSENT:								

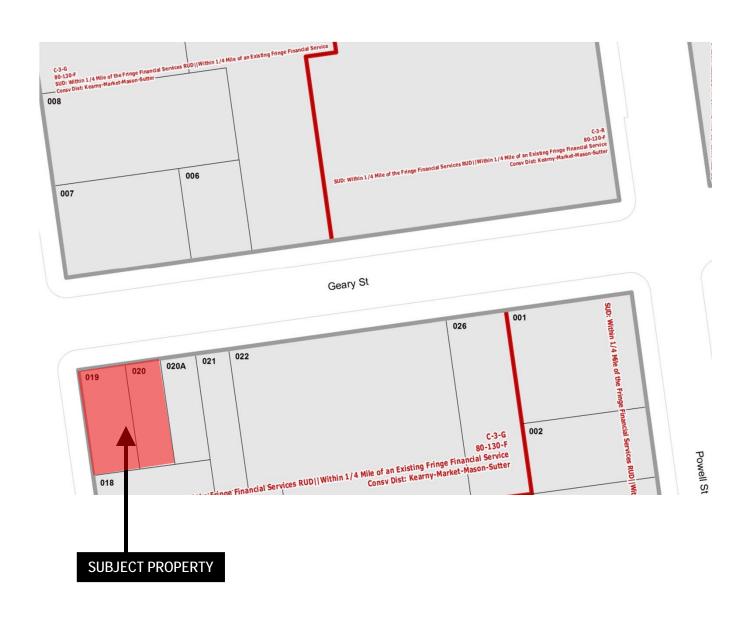
October 5, 2016

ADOPTED:

SAN FRANCISCO
PLANNING DEPARTMENT

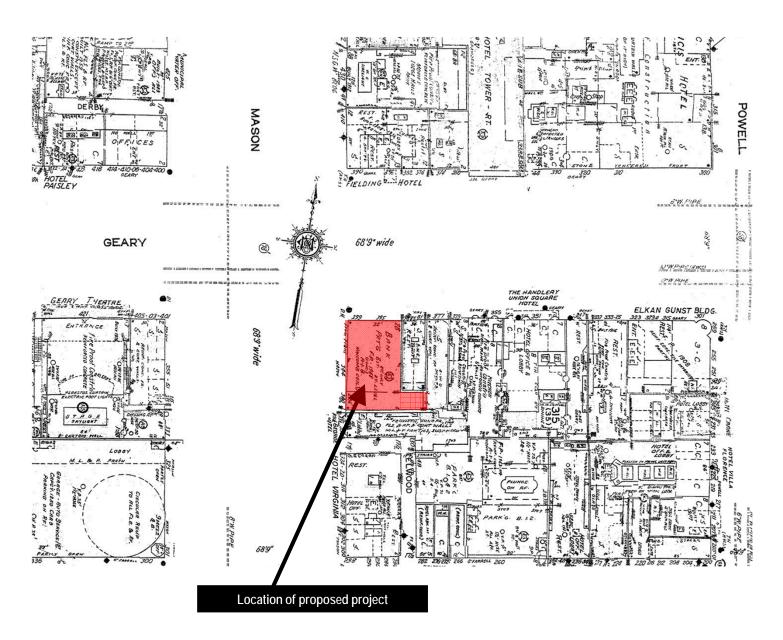
6

Parcel Map

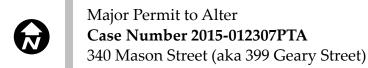




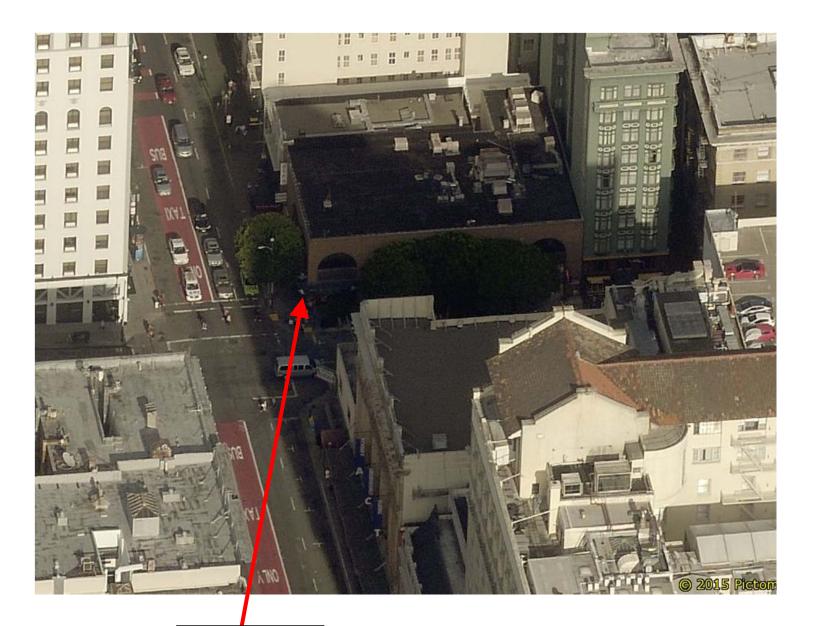
Sanborn Map*



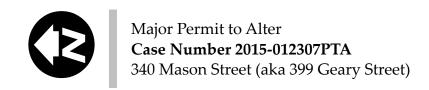
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Aerial Photo



SUBJECT PROPERTY





245 VALLEJO STREET SAN FRANCISCO, CA 94111

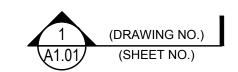
399 GEARY STREET SAN FRANCISCO, CA 94102

PLANNING PERMIT

27 SEP. 2016







(M--)

FULL NAME

ABBREVIATION

FULL NAME

SECTION TAG

DETAIL TAG

MATERIAL TAG

I NR --

1 (DRAWING NO.) (SHEET NO.)

EXTERIOR ELEVATION TAG

1 (DRAWING NO.) A1.01 (SHEET NO.)

T.O. FIN FLOOR +0' 0"

DATUM POINT, DIMENSION POINT

GRIDLINE (F.O.S. AT FRAMING.

CENTERLINE AT STRUCT. COL.)

PARTITION TAG. FIRE RATING



KEYNOTE TAG

DRAWING SYMBOLS NO SCALE

ARCHITECTURAL A0.00 EXISTING VIEW A0.01 **EXISTING VIEW** A0.02 EXISTING VIEW PROPOSED DESIGN RENDERING A0.10 A0.11 PROPOSED DESIGN RENDERING PROPOSED DESIGN RENDERING A1.00 PARTITION PLAN - LOWER LEVEL PARTITION PLAN - 1ST FLOOR A1.02 PARTITION PLAN - 2ND FLOOR PARTITION PLAN - 3RD FLOOR A1.04 ROOF PLAN PROPOSED BUILDING ELEVATION PROPOSED BUILDING ELEVATION PROPOSED BUILDING SECTIONS PROPOSED BUILDING SECTIONS A4.00 WALL SECTIONS ENLARGED WALL SECTIONS ENLARGED WALL SECTIONS DEMOLITION DEMOLITION PLAN - LOWER LEVEL DEMOLITION PLAN - 1ST FLOOR DEMOLITION PLAN - 2ND FLOOR D1.03 DEMOLITION PLAN - ROOF DEMOLITION BUILDING ELEVATIONS DEMOLITION BUILDING SECTIONS DEMOLITION BUILDING SECTIONS

DRAWING INDEX

SHEET DESCRIPTION

G0.01

COVER PAGE

GENERAL INFO

399 GEARY STREET SAN FRANCISCO, CA, 94102

WZ | ARCHITECTURE

245 VALLEJO STREET

AXIS

DEVELOPMENT GROUP

Owner:

SAN FRANCISCO, CA 94111

Axis Development Group

SAN FRANCISCO, CA 94104

580 CALIFORNIA STREET, 16TH FLOOR

Rev. Date Remarks

> 09/08/2016 PLANNING PERMIT 09/27/2016 PLANNING PERMIT

	I I					
A.C.T.	ACOUSTIC CEILING TILE	F.O.S.	FACE OF STUD	PTD	PAINTED	
A.D.	AREA DRAIN	F.P.	FIRE PROOFING	Q.T.	Q.T. QUARRY TILE	
ARCH. STL.	ARCHITECTURAL STEEL	FTG	FOOTING	R	RISER	
AUT. CLO.	AUTOMATIC CLOSER	GA	GAGE	RAD	RADIUS	
AGGR	AGGREGATE	GALV	GALVINIZED	RE:	REFER TO	
ALUM	ALUMINUM	GL	GLASS	REF	REFERENCE	
ASPH	ASPHALT	G.B.	GRAB BAR	RCP	REFLECTED CEILING PLAN	
BD	BOARD	GR	GRADE	REINF	REINFORCED	
BM	BEAM	G.W.B.	GYPSUM WALL BOARD	REQ	REQUIRED	
BITUM	BITUMINOUS	H.B.	HOSE BIB	RESIL.FL.	RESILIENT FLOORING	
BLDG	BUILDING	HDWD	HARDWOOD	RR	RESTROOM	
BLKG	BLOCKING	H.M.	HOLLOW METAL	REV	REVEAL	
B.O.	BOTTOM OF	I.D.	INSIDE DIAMETER	RM	ROOM	
CAB	CABINET	INS	INSULATION	R.O.	ROUGH OPENING	
CEM	CEMENT	INT	INTERIOR	R.W.L.	RAIN WATER LEADER	
C.L.	CENTER LINE	JST	JOIST	S.A.S.N.	SELF ADHERED SHEET	
CER	CERAMIC	JT	JOINT		MEMBRANE	
 C.T.	CEILING TILE	KIT	KITCHEN	SCH	SCHEDULE	
CLG	CEILING	K.P.	KICK PLATE	S.C.D.	SEAT COVER DISPENSER	
CLO	CLOSET	LAM	LAMINATE			
CLR	CLEAR	LAM. GL.	LAMINTATED GLASS	S.D.	SOAP DISPENSER	
COL	COLUMN	LAV	LAVATORY	SHR	SHOWER	
COL. L.	COLUMN LINE	LKR	LOCKER	SIM	SIMILAR	
001/1	COMPOSITE METAL	LT	LIGHT	S.E.D.	SEE ELECTRICAL	
C.M.P.	PANEL	M.B.	MOISTURE BARRIER		DRAWINGS	
CONC	CONCRETE	MAX	MAXIMUM	S.M.D.	SEE MECHANICAL DRAWINGS	
	CONCEALED FLOOR	MECH	MECHANICAL			
C.F.CLO.	CLOSET	MIN	MINIMUM	S.P.D.	S.P.D. SEE PLUMBING	
CONT'D	CONTINUED	MIR	MIRROR		DRAWINGS	
CONT	CONTINUOUS	MISC	MISCELLANEOUS	S.S.D. SEE STRUCTURAL DRAWINGS		
C.B.	CORNER BREAD	MTL	METAL			
CORR	CORRIDOR	MUL	MULLION	SPEC	SPECIFICATIONS	
DET	DETAIL	N	NEW	S.ST	STAINLESS STEEL	
DIA	DIAMETER	NOM	NOMINAL	STOR	STORAGE	
DIM	DIMENSION	N.I.C.	NOT IN CONTRACT	STL	STEEL	
DS	DOWNSPOUT	N.T.S.	NOT TO SCALE	STN	STONE	
DWG	DRAWING	NR	NOT RATED	SUSP	SUSPENDED	
D.F.	DRINKING FOUNTAIN	O.C.	ON CENTER	Т	TILE	
DIFFER	DIFFUSER	OPP	OPPOSITE	TC	TERRA COTTA	
D.S.P.	DRY STANDPIPE	O.D.	OUTSIDE DIAMETER	TD	TREAD	
EQ	EQUAL	OPNG	OPENING	TERR	TERRAZZO	
= 	EXPANSION JOINT	OR.MTL.	ORNAMENTAL METAL	T.O.	TOP OF	
E.P.	ELECTRICAL PANEL	O.F.D.	OVERFLOW DRAIN	T.O.C.	TOP OF CURB	
ELEV	ELEVATOR	P.C.	PRECAST CONCRETE	T.O.W.	TOP OF WALL	
EQPT	EQUIPMENT	PLAS	PLASTER	TYP	TYPICAL	
EXST	EXISTING	PLWD	PLYWOOD	U.O.N.	UNLESS OTHERWISE	
EXT	EXTERIOR	P.LAM.	PLASTIC LAMINATE		NOTED	
F.A.	FIRE ALARM	PL	PLATE	V.B.	VAPOR BARRIER	
F.D.	FLOOR DRAIN	P	PAINT	VEST	VESTIBULE	
FDN	FOUNDATION	PNL	PANEL			
F.E.C.	FIRE EXTINGUISHER	PT	POINT	V.C.T.	VINYL COMPOSITE TILE	
1.2.0.	I IIVE EVITINODISHED	''	I Olivi	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	VEDIEV IN EIELD	

PORCELAIN TILE

PAPER TOWEL DISPENSER

PAPER TOWEL DISPENSER

AND RECEPTACLE

PAPER TOWEL

RECEPTACLE

PARTITION

P.T.

P.T.D.

P.T.D/R

P.T.R.

PTN

V.I.F.

W

W/O

WD

WP

VERIFY IN FIELD

WITH

WITHOUT

WOOD

WATERPROOFING

ABBREVIATION

ABBREVIATION

F.H.C.

F.O.C.

F.FL.

FLASH

F.O.F.

CABINET

FIRE HOSE CABINET

FACE OF CONCRETE

FINISH FLOOR

FLOOR

FLASHING

FACE OF FINISH

FULL NAME

PROJECT ADDRESS

340 MASON STREET, SAN FRANCISCO, CA 94102 APN / PARCEL NO: 0315/019

EXISTING + PROPOSED OCCUPANCY USE

EXISTING OCCUPANCY USE: B PROPOSED OCCUPANCY USE: B (NO CHANGE)

CONSTRUCTION CLASSIFICATION

EXISTING TYPE OF CONSTRUCTION: I-B PROPOSED TYPE OF CONSTRUCTION: I-B (NO CHANGE)

PLANNING ZONE

PLANNING ZONE: C-3-G, DOWNTOWN - OFFICE (GENERAL)

FLOOR AREA

LOWER LEVEL		TOTALS			
EXISTING:	4645 GSF	EXIS	TING:	17881 GSF	
PROPOSED:	6592 GSF	PROF	POSED:	25492 GSF	
CHANGE:	+1947 GSF	CHAN	NGE:	+7611 GSF	
1ST FLOOR					
EXISTING:	6618 GSF				
PROPOSED:	6618 GSF				
CHANGE:	+0 GSF				
2ND FLOOR					
EXISTING:	6618 GSF				
PROPOSED:	6618 GSF				
CHANGE:	+0 GSF				
3RD FLOOR					
EXISTING:	0 GSF				
PROPOSED:	5664 GSF				
CHANGE:	+5664 GSF				

SUMMARY OF WORK

SHELL AND CORE REMODEL OF AN EXISTING 2-STORY CONCRETE AND MASONRY BUILDING, AND THE ADDITION OF A PARTIALLY ENCLOSED 3RD FLOOR WITH AN OPEN - AIR ROOF TERRACE. THE WORK WILL INCLUDE NEW ELEVATORS, NEW EXIT STARS, NEW MEP BUILDING SYSTEMS, NEW STOREFRONT SYSTEMS ON BOTH MASON STREET AND GEARY STREET, AND A NEW GLASS FACADE ALONG GEARY

BUILDING CODE

CALIFORNIA ADMINISTRATIVE CODE (CAC), 2013 EDITION CALIFORNIA BUILDING CODE (CBC), 2013 EDITION CALIFORNIA ELECTRICAL CODE (CEC), 2013 EDITION CALIFORNIA MECHANICAL CODE (CMC), 2013 EDITION CALIFORNIA PLUMBING CODE (CPC), 2013 EDITION CALIFORNIA FIRE CODE (CFC), 2013 EDITION STATE OF CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS, 2013 EDITION STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS, 2013 EDITION



NOTE: If this drawing is not 30"x42" it has been revised from its original size. Scale noted on drawings/details are no longer applicable. © 2012 WZ Architecture Inc.

GENERAL INFORMATION

G-0.01

ABBREVIATIONS NO SCALE

PROJECT INFORMATION NO SCALE

Drawing Title:

245 VALLEJO STREET SAN FRANCISCO, CA 94111

AXIS
DEVELOPMENT GROUP

Owner: Axis Development Group 580 CALIFORNIA STREET, 16TH FLOOR SAN FRANCISCO, CA 94104

399 GEARY STREET SAN FRANCISCO, CA, 94102

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PROPOSED DESIGN RENDERING



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PROPOSED DESIGN RENDERING



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SAN FRANCISCO, CA, 94102

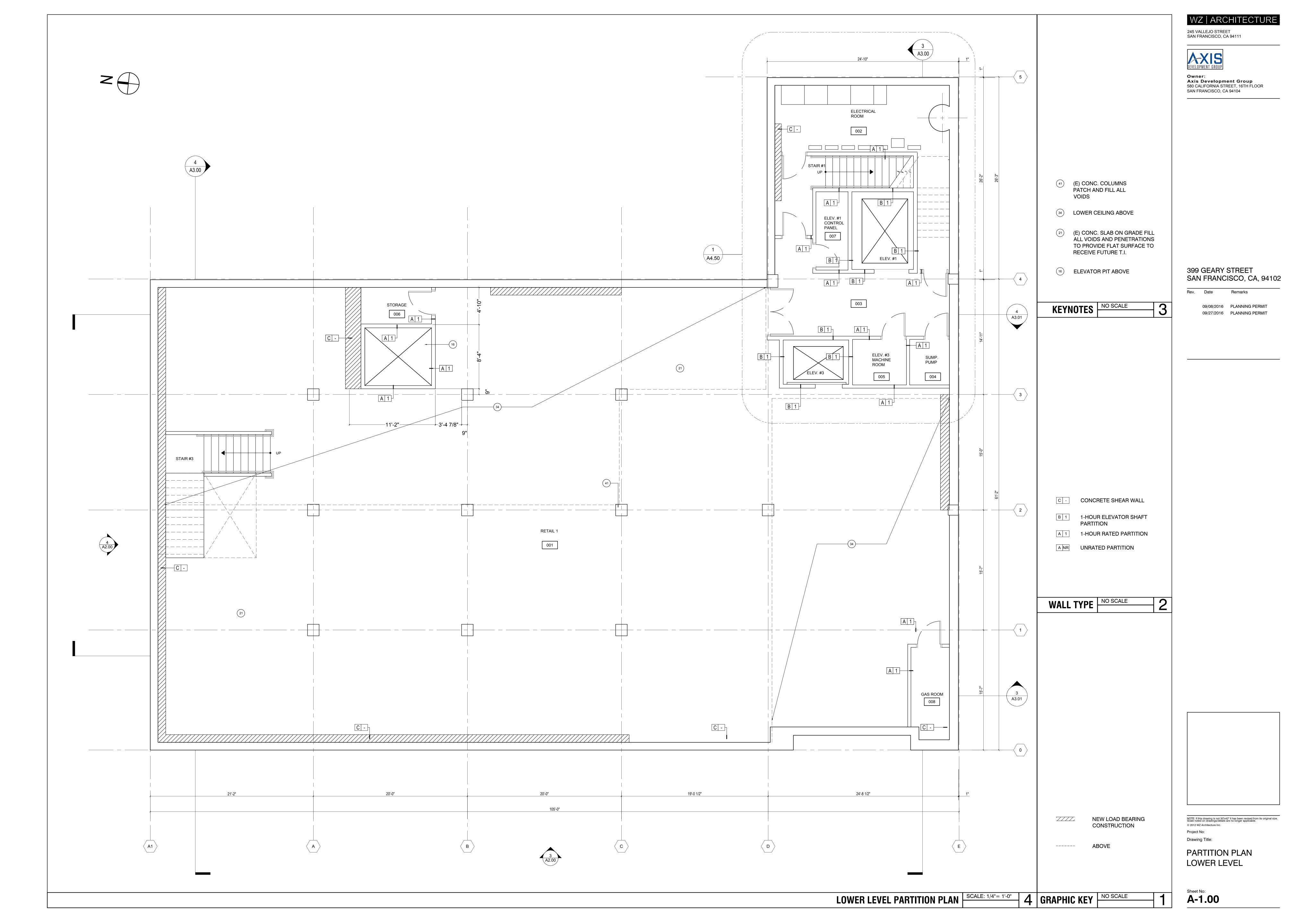
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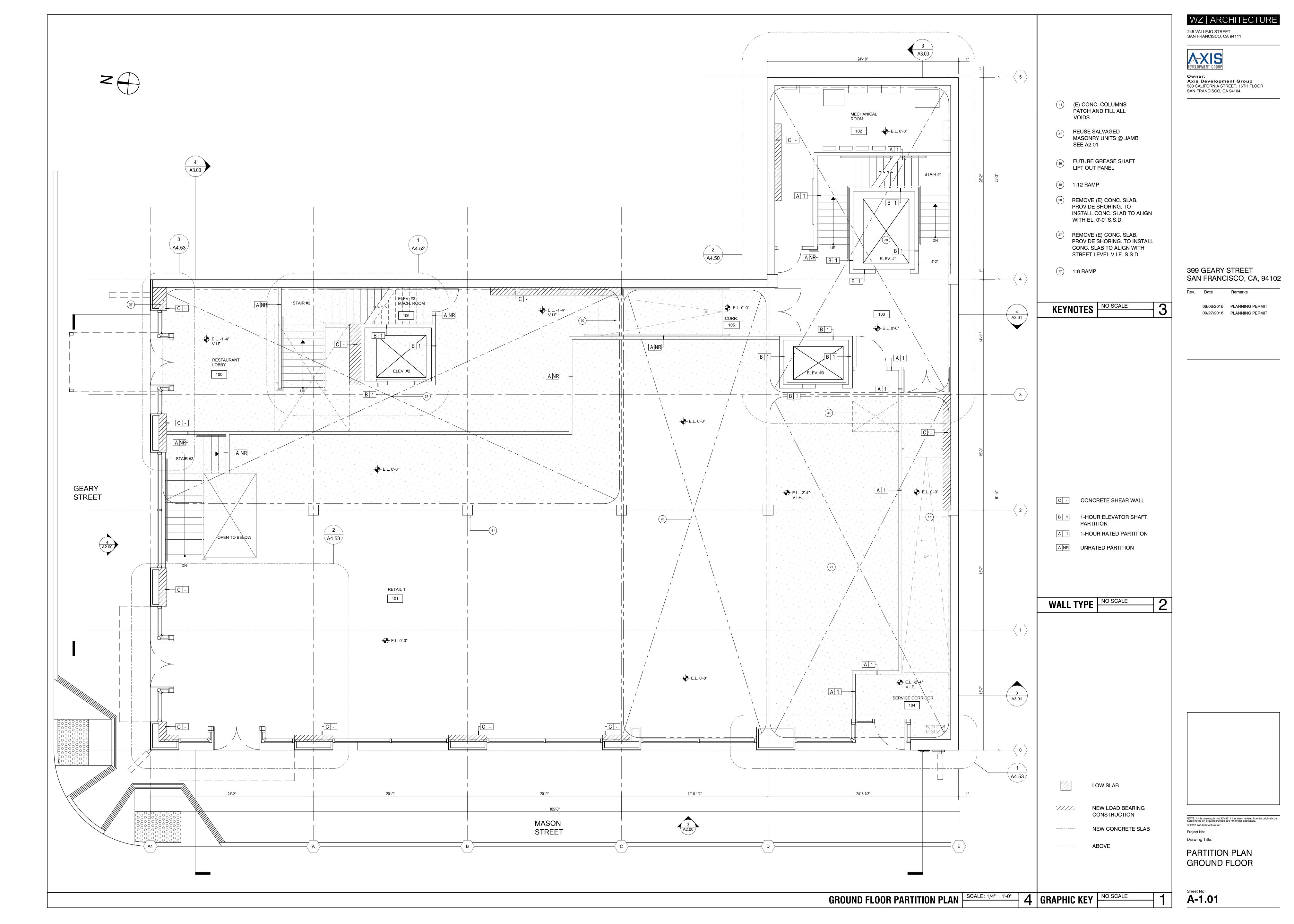
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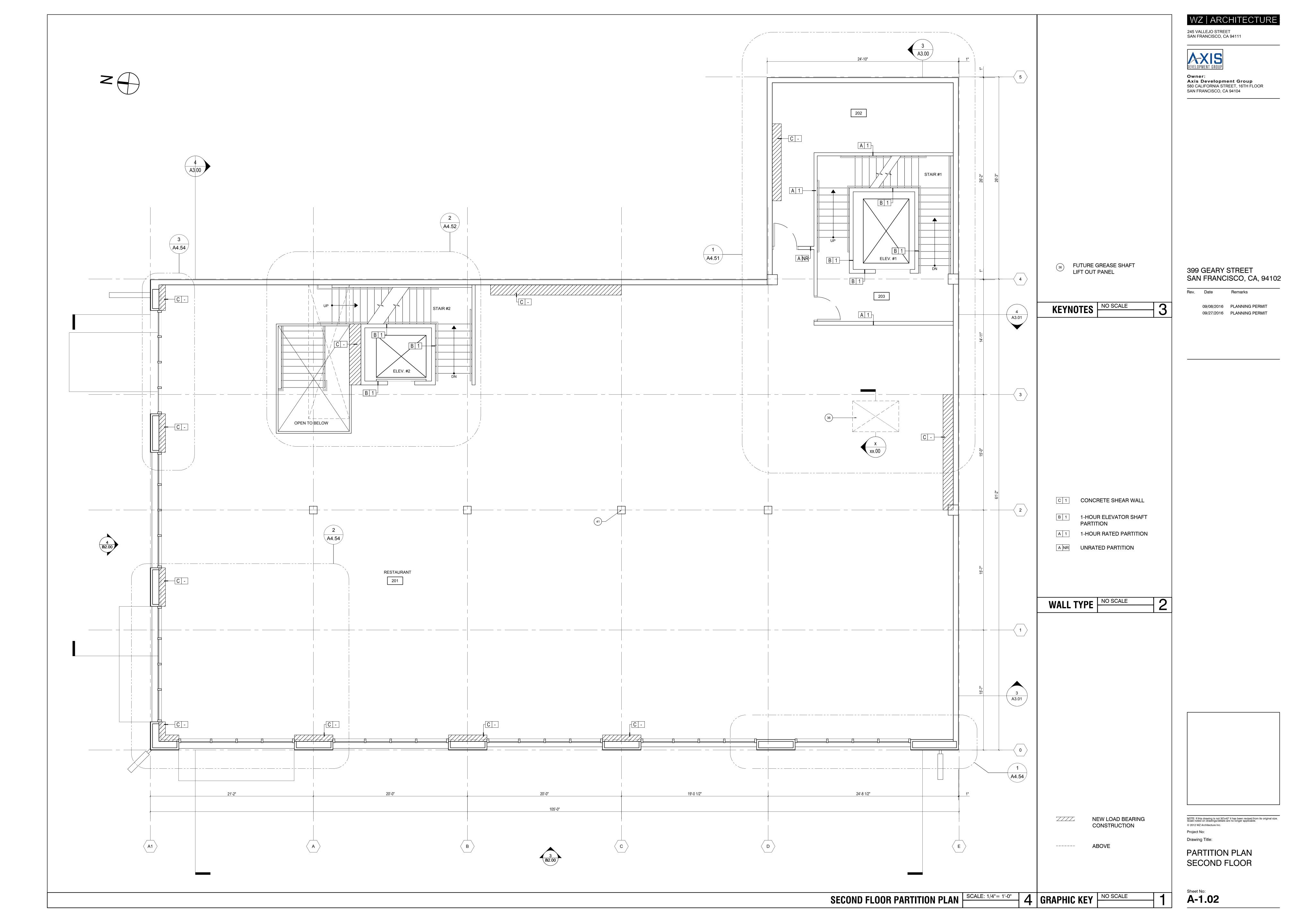
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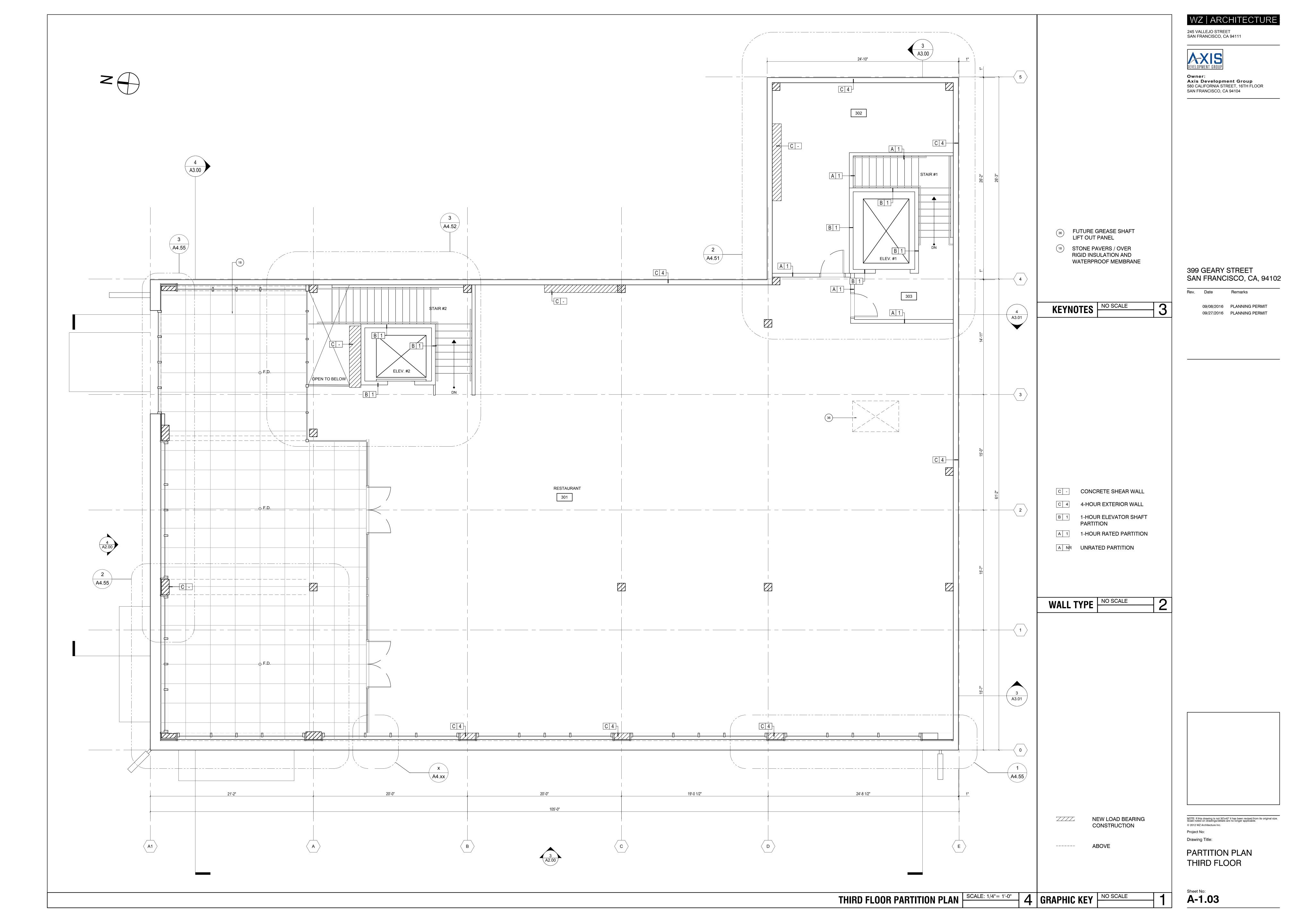
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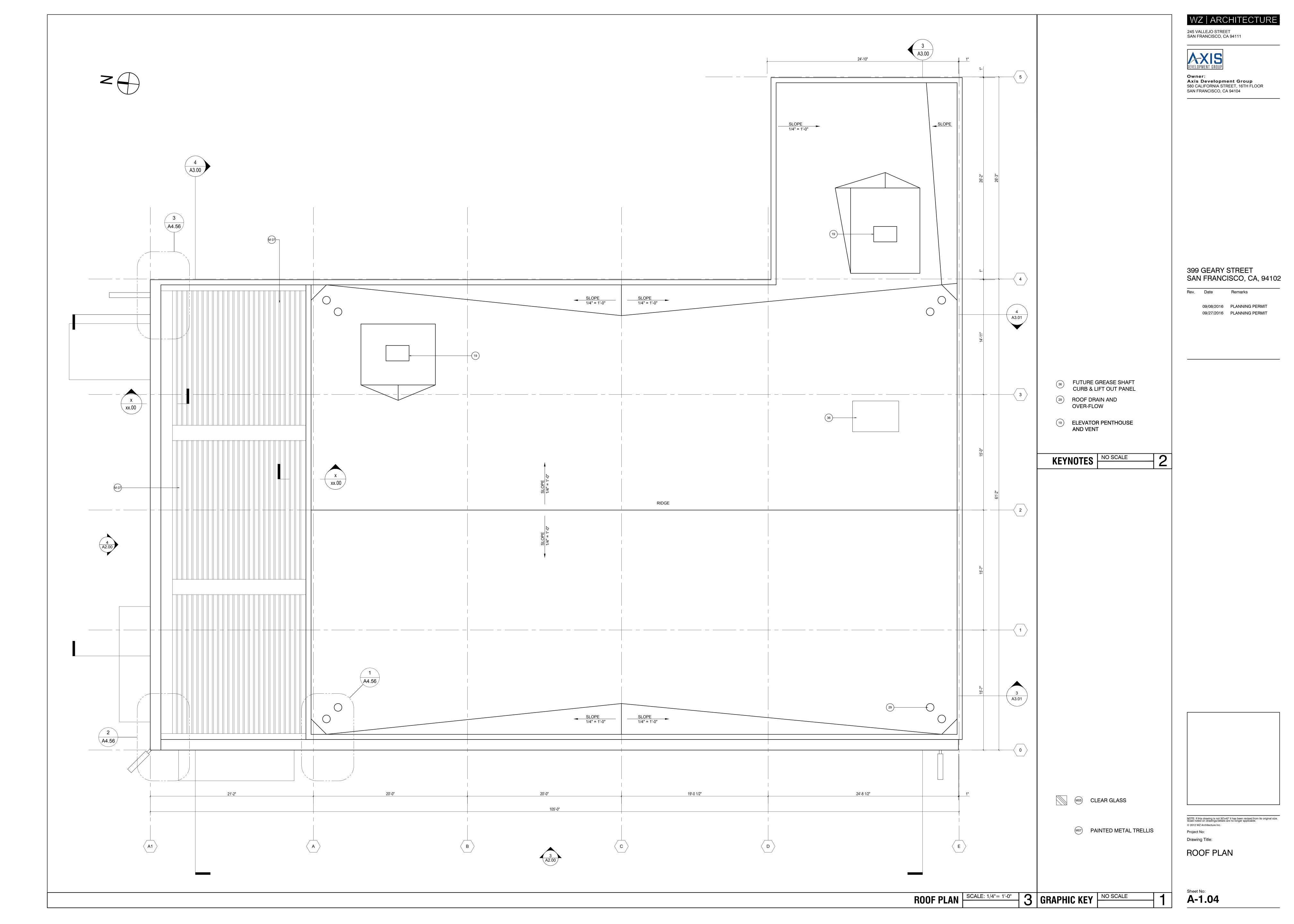
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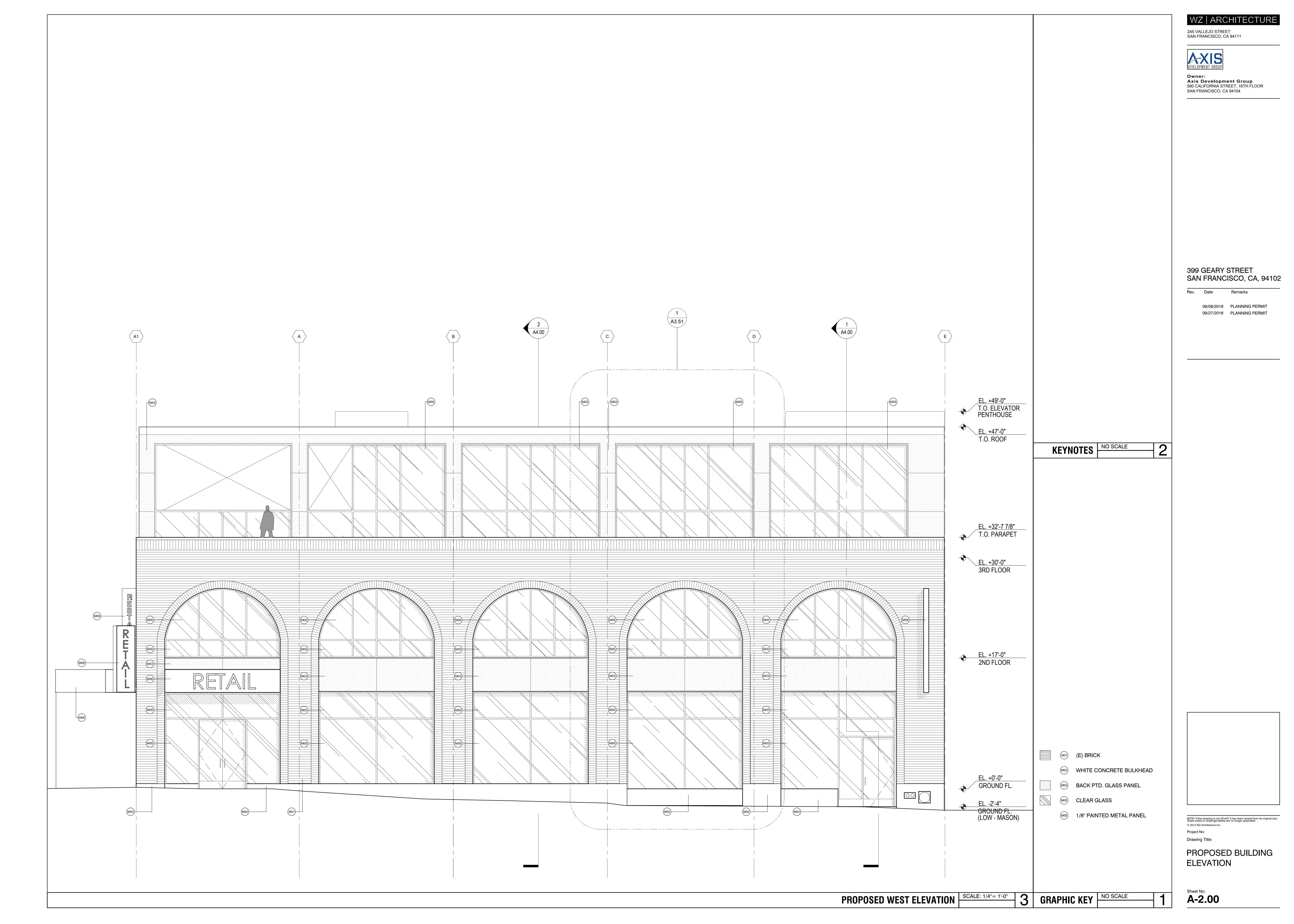


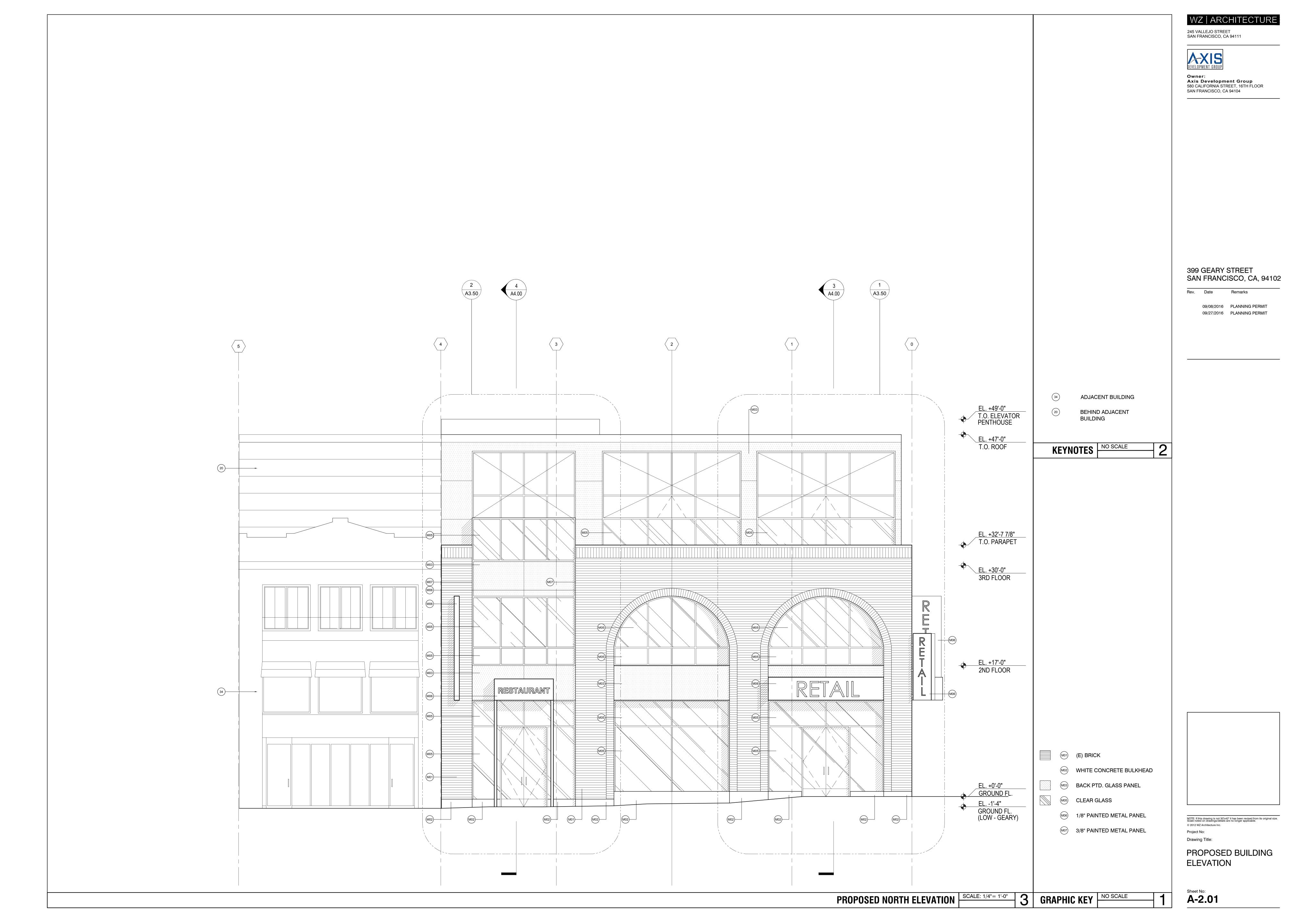


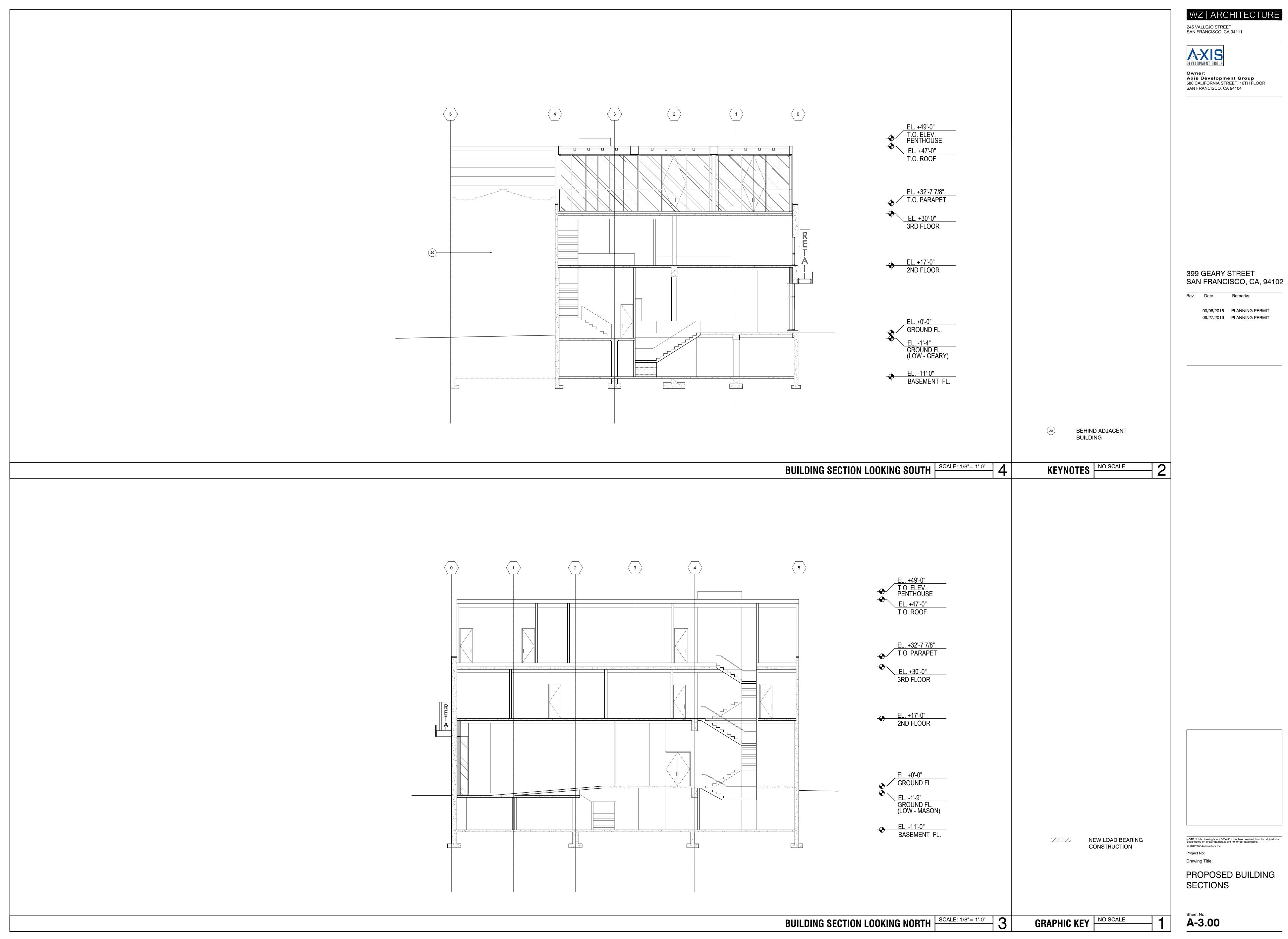


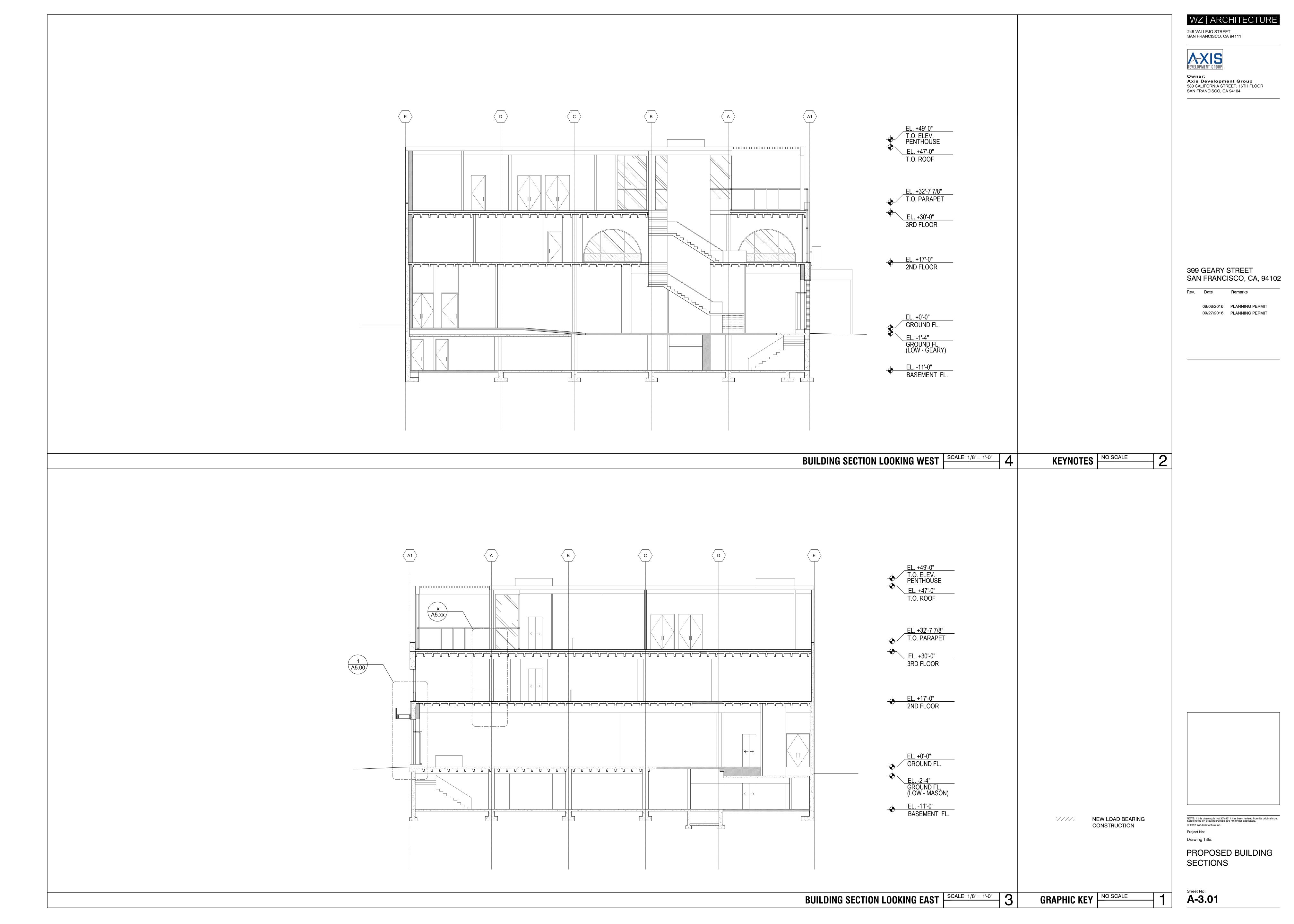


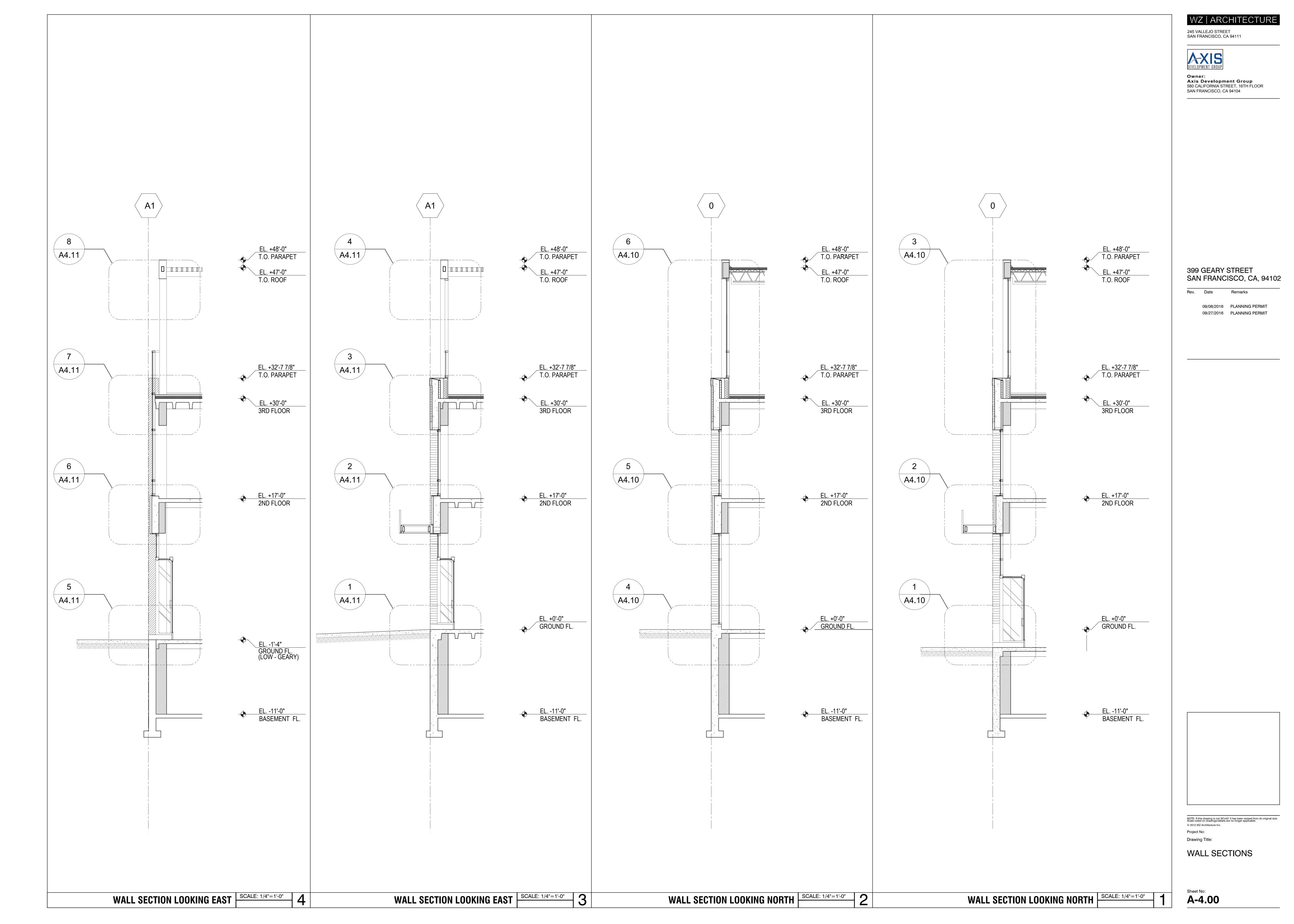


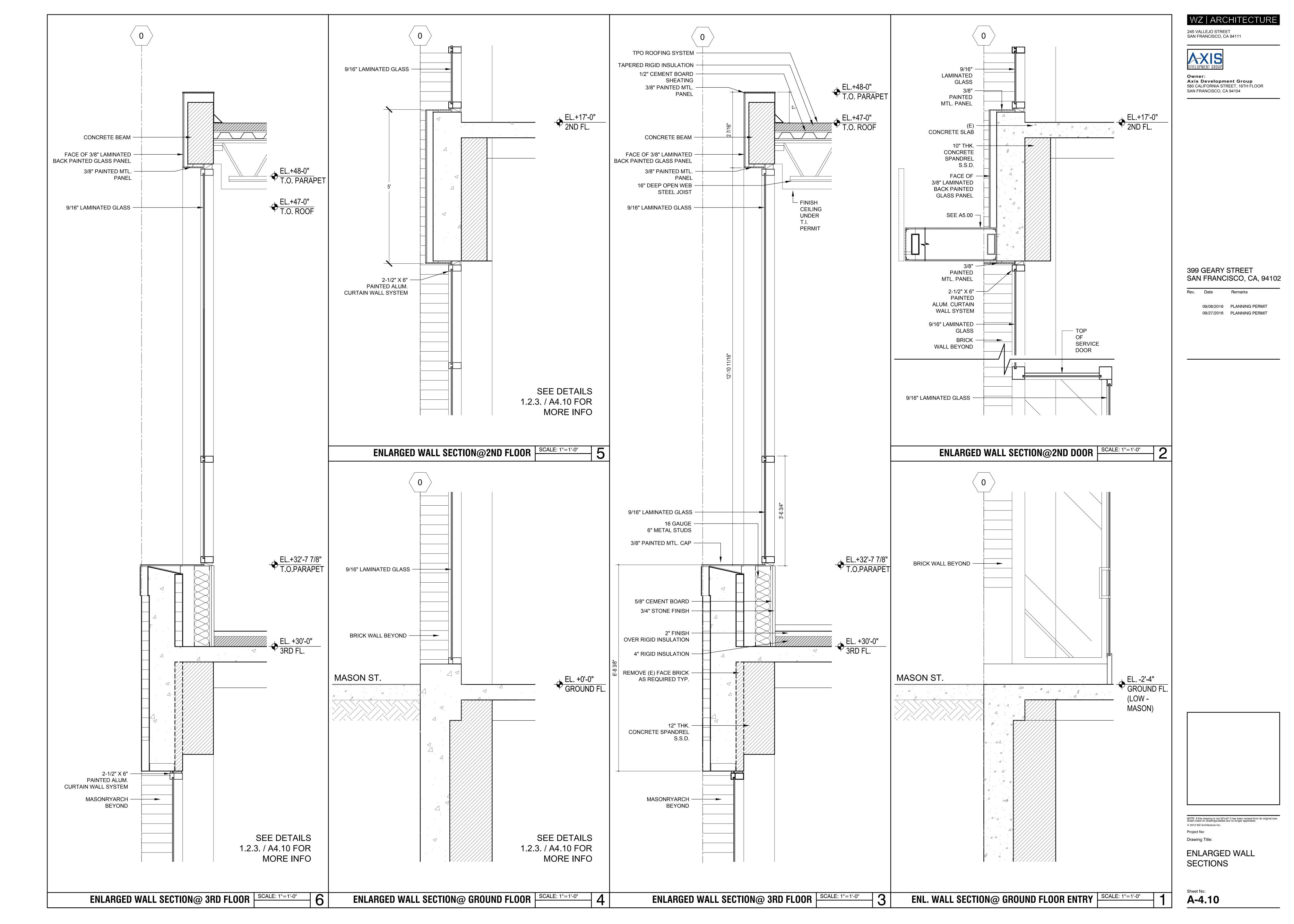


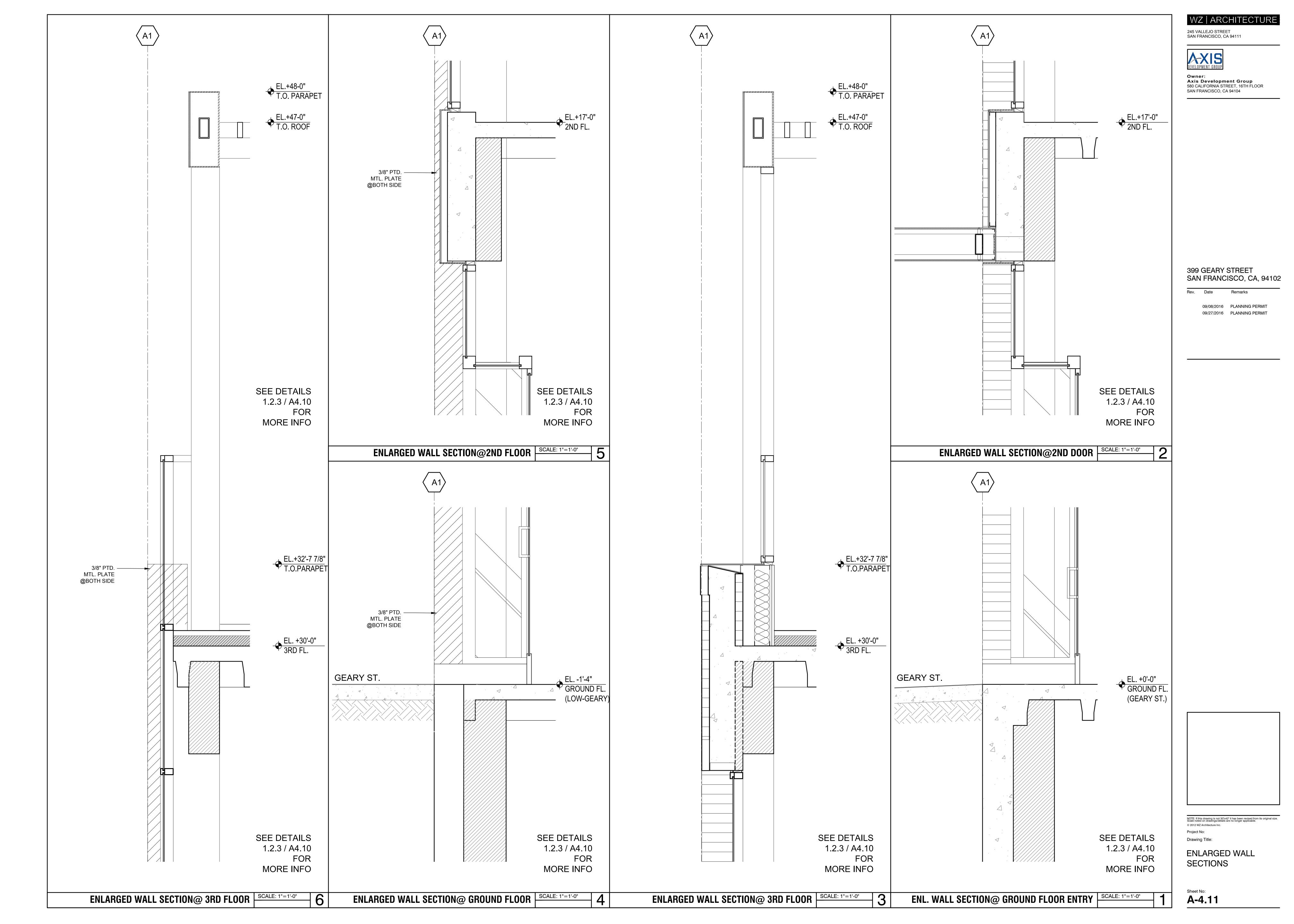












DOCUMENTS

- UNLESS AGREED OTHERWISE BY ALL PARTIES TO THIS PROJECT, THE WORK SHALL BE GOVERNED BY THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, THE SUPPLEMENTARY CONDITIONS AND THE FOLLOWING:
- GENERAL CONDITIONS & REQUIREMENTS
- GENERAL / MISCELLANEOUS
- 1. THE ARCHITECT SHALL BE THE PRIMARY SOURCE OF INFORMATION REGARDING THE CONSTRUCTION DOCUMENTS. ALL COMMUNICATION WITH THE ARCHITECT SHALL BE ONLY FROM THE GENERAL CONTRACTOR OR ITS REPRESENTATIVE. ALL QUESTIONS, CONCERNS, OR COMMENTS FROM SUB-CONTRACTORS, SUPPLIERS, OR ANY OTHER PARTIES INVOLVED IN THE CONSTRUCTION OF THE PROJECT UNDER CONTRACT TO THE GENERAL CONTRACTOR, SHALL BE CHANNELED THROUGH THE GENERAL CONTRACTOR
- 2. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO CONVEY THE OWNER'S AND ARCHITECT'S DESIGN INTENT FOR THE FINAL APPEARANCE AND FUNCTIONALITY OF THE PROJECT IN SUFFICIENT DETAIL THAT THE CONTRACTOR CAN ACCURATELY PRICE AND BUILD THE PROJECT. AS SUCH, THE CONSTRUCTION DOCUMENTS ILLUSTRATE MAJOR SYSTEMS AND COMPONENTS AND DEFINE THE PRIMARY CHARACTERISTICS OF SHAPE, COLOR, MATERIAL, SIZE, AND QUANTITY THAT ARE NEEDED IN ORDER TO REALIZE THE DESIGN INTENT. ITEMS WHICH ARE MISCELLANEOUS IN NATURE, OR WHICH ARE WELL-UNDERSTOOD INDUSTRY STANDARDS REQUIRED TO PROPERLY COMPLETE MAJOR SYSTEMS OR COMPONENTS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS SHOULD NOT BE EXPECTED TO BE FULLY DEFINED OR SPECIFIED IN THESE CONSTRUCTION DOCUMENTS.
- 3. IN ALL CASES WHERE THE CONSTRUCTION DOCUMENTS MAY DISAGREE AMONGST THEMSELVES, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING. IN SUCH CASES DURING THE BIDDING PROCESS AND WHEN TIMELY CLARIFICATION IS NOT POSSIBLE, CONTRACTOR SHALL PRICE THE MOST EXPENSIVE ALTERNATIVE IN COMBINATION OF QUANTITY AND QUALITY, AND SHALL ALERT THE ARCHITECT TO THAT EFFECT.
- 4. DO NOT SCALE DRAWINGS. USE FIGURE DIMENSIONS ONLY. IN THE EVENT OF DISCREPANCY BETWEEN EXISTING FIELD CONDITIONS AND FIGURE DIMENSIONS OR DRAWINGS, OR DISCREPANCIES BETWEEN THE DRAWINGS THEMSELVES, THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION BEFORE PROCEEDING. THE SCALE NOTED ON THE CONSTRUCTION DRAWINGS IS FOR GENERAL REFERENCE ONLY, AND ALLOWS THE OBSERVER TO PLACE THE DRAWING AND/OR DETAIL IN QUESTION IN CONTEXT WITHIN OTHER DRAWINGS IN THE CONSTRUCTION DOCUMENTS, THIS NOTWITHSTANDING, DUE TO THE REPRODUCTION PROCESS, ALL COPIES OF ORIGINAL DRAWINGS MUST BE CONSIDERED TO BE NOT TO SCALE.
- 5. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS SPECIFICALLY INDICATED OTHERWISE. ALL DRAWINGS, DOCUMENTS, AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE GENERAL CONTRACTOR, AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DRAWING, DETAIL, ITEMIZATION, OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL SUCH WORK.
- 5. THE GENERAL CONTRACTOR IS TO VISIT THE PROJECT SITE DURING THE BIDDING OR NEGOTIATING PERIOD TO VERIFY THE EXISTING SITE CONDITIONS, INCLUDING SITE UTILITIES, FLOOR ELEVATIONS, EXISTING IMPROVEMENTS REQUIRING DEMOLITION, EXISTING BASE BUILDING STRUCTURE, AND THE GENERAL CONDITIONS OF THE PROJECT SITE. SHOULD THE GENERAL CONTRACTOR FIND ANY CONDITIONS WHICH DIFFER SUBSTANTIALLY FROM CONDITIONS SHOWN WITHIN THESE DRAWINGS, OR THAT WOULD PREVENT THE WORK FROM PROCEEDING IN ACCORDANCE WITH THESE DRAWINGS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND THE ARCHITECT AND TO ACCOUNT FOR THESE DIFFERING CONDITIONS IN THE SUBMITTED BID OR NEGOTIATED PRICE. MODIFICATIONS TO CONTRACT SUM OR SCHEDULE WILL BE ALLOWED ONLY FOR CONDITIONS WHICH ARE DISCOVERED AS A RESULT OF CUTTING AND PATCHING OR DURING DEMOLITION OPERATIONS. NO CHANGES IN THE CONTRACT SUM OR SCHEDULE WILL BE ALLOWED FOR SIGN-EXPOSED CONDITIONS, OR CONDITIONS VISIBLE BY ENTRY INTO ACCESS DOORS OR ACOUSTICAL CEILINGS, OR BY CONDITIONS DESCRIBED IN BASE BUILDING DRAWINGS OR THESE CONSTRUCTION DOCUMENTS.
- 7. CERTAIN CONDITIONS MAY REQUIRE WORK FOR DIFFERENT TRADES TO BE SHOWN OR NOTED IN SHEETS OTHER THAN THE TRADE-SPECIFIC SECTIONS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO HAVE THOROUGH KNOWLEDGE AND UNDERSTANDING OF ALL CONSTRUCTION DRAWINGS AND OTHER CONTRACT DOCUMENTS, PARTICULARLY AS IT AFFECTS THE COORDINATION, INTERPHASE, AND RESPONSIBILITIES OF ALL SUB-CONTRACTORS' WORK, TO ASCERTAIN THAT THE FULL SCOPE-OF-THE WORK OF EACH TRADE AND THE AREAS OF OVERLAP OR CONNECTION BETWEEN TRADES, (WHETHER SHOWN OR NOT IN THE SHEETS ASSIGNED TO THE SPECIFIC TRADES), ARE COMPLETELY PROVIDED FOR IN THE BASE BIDPRICE AND WILL BE PROVIDED FOR IN THE
- 8. WORK TO BE PERFORMED OR ITEMS TO BE PURCHASED AND INSTALLED BY THE GENERAL CONTRACTOR ARE SHOWN IN THESE CONTRACT DOCUMENTS BOTH PICTORIALLY AND BY NOTATION. BOTH WAYS OF PRESENTING INFORMATION ARE TO BE CONSIDERED EQUALLY BINDING UPON THE GENERAL CONTRACTOR TO PROVIDE THE REQUIRED WORK OR ITEM TO THE JOB. THIS APPLIES TO WORK THAT IS DRAWN BUT NOT NOTATED, OR NOTATED BUT NOT DRAWN. IF CLARIFICATION IS REQUIRED, CONTACT THE ARCHITECT BEFORE PROCEEDING.
- 9. IN ALL CASES WHERE WORK DEPICTED IN THESE DRAWINGS REPRESENTS A COMPLETE SYSTEM COMPOSED OF SEPARATE PARTS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL THE PARTS, COMPONENTS, ACCESSORIES, HARDWARE, FASTENERS, ETC. REQUIRED FOR THE COMPLETE AND FULLY FUNCTIONING ASSEMBLY WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS, WHETHER OR NOT THESE MISCELLANEOUS ITEMS ARE DIRECTLY SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- 10. IN THE BID OR NEGOTIATED PRICE, THE GENERAL CONTRACTOR SHALL INCLUDE THE COORDINATION OF ALL TRADES AND SUBCONTRACTORS TO INSURE THE SUCCESSFUL COMPLETION OF THE WORK. THIS SHALL ALSO INCLUDE ALL COORDINATION REQUIRED WITH CONTRACTORS HIRED DIRECTLY BY THE OWNER, FOR THE DELIVERY, INSTALLATION, AND SUCCESSFUL COMPLETION OF ANY WORK TO BE PERFORMED BY SUCH CONTRACTORS.
- 11. WHERE SPECIFIC SUPPLIERS AND/OR CONTRACTORS FOR SPECIFIC ITEMS ARE NOTED IN THE INSTRUCTION TO BIDDERS OR ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS IS BECAUSE THESE SUPPLIERS AND CONTRACTORS ARE KNOWN TO THE ARCHITECT OR THE OWNER AS HAVING THE SKILLS AND CAPABILITIES TO PERFORM OR PROVIDE THE INDICATED ITEMS OF WORK. THE LISTING OF ANY SUPPLIER AND/OR CONTRACTOR WITHIN THESE DOCUMENTS IS NOT INTENDED TO RESTRICT THE GENERAL CONTRACTOR FROM SEEKING COMPETITIVE BIDS FOR THESE ITEMS OF WORK, NOR DOES IT IMPLY ANY GUARANTEE OR

- ENDORSEMENT ON THE PART OF THE ARCHITECT OR OWNER THAT THESE SUPPLIERS OR CONTRACTORS WILL ADEQUATELY PERFORM THE INDICATED WORK. RESPONSIBILITY FOR COORDINATION, IMPLEMENTATION, SUPERVISION, AND COMPLETION OF ALL WORK IS SOLELY THAT OF THE GENERAL CONTRACTOR.
- 12. ALL MATERIAL AND/OR PERFORMANCE SPECIFICATIONS, WHETHER INCLUDED IN THE CONSTRUCTION DRAWINGS OR ISSUED SEPARATELY, ARE CORRELATIVE WITH THE CONSTRUCTION DOCUMENTS AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THEY DISAGREE IN THEMSELVES OR WITH EACH OTHER, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION.
- 13. ALL DIMENSIONS ARE TO THE FINISH UNLESS NOTED OTHERWISE.
- 14. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING UNLESS NOTED OTHERWISE.
- 15. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF THE WORK
- 16. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.
- 17. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE IN REGARDS TO DIMENSIONS WHEN IN CONFLICT WITH MECHANICAL AND STRUCTURAL DRAWINGS EXCEPT FOR SIZE AND SPACING OF STRUCTURAL MEMBERS; IN CASE OF CONFLICT WITH THE LATTER, GENERAL CONTRACTOR SHALL CONTACT ARCHITECT BEFORE PROCEEDING.
- 18. ALL WORK SHALL BE ERECTED PLUMB, LEVEL, SQUARE. TRUE, AND IN PROPER ALIGNMENT.
- 19. SEPARATE MATERIALS AND COMPONENTS WHICH ARE TO BE ASSEMBLED TOGETHER IN ORDER TO MAKE A COMPLETE ASSEMBLY OR SYSTEM ARE TO BE OF LIKE QUALITY, APPEARANCE, AND FINISH. WHERE POSSIBLE, SUCH MATERIALS OR COMPONENTS ARE TO BE FROM THE SAME MANUFACTURER.
- 20. ALL GYPSUM BOARD JOINTS IN VISIBLE DRYWALL CONSTRUCTION AND IN AREAS OF REQUIRED FIRE SEPARATION, ARE TO BE TAPED, FLOATED, SANDED, AND PRIMED FOR PAINTING OR OTHER SPECIFIED FINISH AS REQUIRED. REGARDLESS OF THE GYPSUM BOARD PRODUCTS USED IN THE WORK, ERECTION OF GYPSUM BOARD IS TO BE IN ACCORDANCE WITH GYPSUM ASSOCIATION STANDARDS AND THE STANDARDS AND RECOMMENDATIONS OF THE UNITED STATES GYPSUM CO. OR GEORGIA PACIFIC.
- 21. ALL CARTS, DOLLIES, EQUIPMENT BOXES, ETC. THAT ARE USED ON THE JOB ARE TO BE EQUIPPED WITH RUBBER WHEELS. ALL LADDERS, WORK BENCHES, TABLE SAWS, AND ANY OTHER EQUIPMENT THAT RESTS ON THE FLOOR SHALL LIKEWISE HAVE RUBBER PROTECTORS OR BE PLACED OVER A PROTECTIVE COVER WHEN USED OVER A FINISHED FLOOR SURFACE. GENERAL CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO SEE THAT NO FINISHED SURFACES, WHETHER FLOOR, WALL, OR CEILING, IS DAMAGED OR MARRED IN ANY WAY DURING THE CONSTRUCTION PROCESS. IN THE EVENT OF DAMAGE, SUCH DAMAGE SHALL BE REPAIRED TO LIKE-NEW CONDITION AT NO CHARGE TO THE OWNER. WHEN REPAIR IS IMPRACTICAL OR NOT POSSIBLE, THE DAMAGED FINISHED SURFACE SHALL BE REPLACED AT NO CHARGE TO THE OWNER. REPLACED MATERIALS SHALL MATCH ADJACENT SIMILAR MATERIALS IN ALL FINISH ASPECTS.

DEMOLITION

- 1. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE GOVERNING CODES, AND OTHER BODIES HAVING JURSDICTION, THE GOVERNING STATE INDUSTRIAL SAFETY ORDERS, THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY ORDERS AND THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- 2. INSPECTION: PRIOR TO START OF SELECTIVE DEMOLITION WORK, EXAMINE WORK TO BE REMOVED AND WORK TO REMAIN TO DETERMINE NATURE OF WORK AND CONDITIONS UNDER WHICH SELECTIVE DEMOLITION WILL BE CONDUCTED. MAKE NECESSARY EXPLORATIONS AND PROBES TO DETERMINE EXTENT AND KIND OF PROTECTION REQUIRED. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD. WHERE EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE REPRESENTATIONS OF THE CONTRACT DOCUMENTS AND EXISTING DRAWINGS, SUBMIT WRITTEN NOTIFICATION AND REQUEST CLARIFICATION. DO NOT PERFORM WORK RELATED TO CONFLICTING CONDITIONS UNTIL CLARIFICATION IS OBTAINED. KEEP THE INSPECTION REPORT, INCLUDING PHOTOGRAPHS, ON FILE.
- 3. GENERAL CONTRACTOR MUST SUPERVISE, CONTROL AND ASSUME RESPONSIBILITY FOR ALL CONTRACT WORK, INCLUDING SAFETY OF PERSONS AND PROPERTY, REGARDLESS OF WHERE DEMOLITION WORK IS SHOWN WITHIN CONTRACT DOCUMENTS. THE ARCHITECT'S (OR ENGINEER'S) PRESENCE OR REVIEW OF THE WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S METHODS OR MEASURES.
- 4. TRAFFIC: DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- 5. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES AND OTHER FACILITIES, AND INJURY TO PERSONS. ERECT TEMPORARY COVERED PASSAGEWAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- 6. WORK TO BE DEMOLISHED: FURNISH EQUIPMENT AND PERFORM LABOR REQUIRED TO COMPLETELY REMOVE MATERIALS AND ITEMS SHOWN TO BE DEMOLISHED. SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING MAJOR ITEMS:
- A. PROTECTION OF (E) WORK TO REMAIN;
- B. TEMPORARY BARRICADES;C. REMOVAL, STORAGE AND PROTECTION OF ITEMS TO BE
- RE-USED;
 D. REMOVAL OF NON-LOAD BEARING PARTITIONS, DOORS,
- FLOOR CONSTRUCTION, FLOOR COVERING AND CEILINGS;
 E. REMOVAL OF MECHANICAL, ELECTRICAL AND PLUMBING
- FIXTURES AND SERVICES;

PATCHING AND REPAIRING ALL (E) SURFACES DAMAGED BY

WORK TO BE RETAINED: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO ALL EXISTING CONSTRUCTION WHICH IS NOT SHOWN TO BE DEMOLISHED INSIDE OR

DEMOLITION OR NEW CONSTRUCTION.

OUTSIDE OF THE PROJECT LIMITS.

- 8. SHORING: IF REQUIRED, CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING OF REMAINING CONSTRUCTION TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ITEMS TO BE DEMOLISHED OR ADJACENT FACILITIES TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DUE TO LACK OF AND/OR INADEQUATE SHORING, BRACING, IMPROPER SEQUENCE OF REMOVAL.

 A. SHORING OF EXISTING FLOOR AND ROOF FRAMING WHERE
- VERTICAL SUPPORTS ARE REMOVED OR WEAKENED.

 B. BRACING OF COLUMNS AND WALLS WHERE FLOOR OR ROOF

- FRAMING OR OTHER LATERAL SUPPORT IS REMOVED OR WEAKENED.
- C. SOIL RETENTION AND/OR UNDERPINNING WHERE EXCAVATIONS, DEMOLITION, OR SOIL CONDITIONS MAY WEAKEN THE VERTICAL OR LATERAL SUPPORT OF EXISTING
- FOOTINGS.

 D. BRACING TO MAINTAIN LATERAL STABILITY OF THE ENTIRE STRUCTURE WHERE REMOVAL OF WALLS OR FLOOR AND ROOF FRAMING MAY WEAKEN THE EXISTING LATERAL CAPACITY OR REDUCE THE STABILITY.
- E. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
- 9. CONTRACTOR'S ENGINEER: SHOULD SHORING BE REQUIRED, THE CONTRACTOR SHALL RETAIN A REGISTERED STRUCTURAL ENGINEERING COMPETENT IN SIMILAR SELECTIVE DEMOLITION WORK.
- 10. SEQUENCE OF REMOVAL: THE CONTRACTOR, WITH HIS STRUCTURAL ENGINEER, SHALL WORK OUT A SCHEDULE FOR THE SEQUENCE OF REMOVAL, SHORING, RESHORING, AND THE MAINTENANCE OF STRUCTURAL INTEGRITY PRIOR TO DEMOLITION SO AS NOT TO PUT EXCESSIVE LOAD AND DEFORMATION ON THE EXISTING STRUCTURE. SUBMIT SCHEDULE FOR DEMOLITION SEQUENCE TO BUILDING PROPERTY OWNER FOR APPROVAL PRIOR TO START OF DEMOLITION.
- 11. PROPER MONITORING PROCEDURES SHOULD BE EMPLOYED IN ALL AREAS OF SELECTIVE DEMOLITION. THE MONITORING PROGRAM SHALL CONSIST OF SETTLEMENT, DEFORMATION, SURVEYS, ETC. STRUCTURAL CRACKING OR DEFORMATIONS SHOULD BE REPORTED ALONG WITH RECOMMENDED ENGINEEERING SOLUTIONS TO MITIGATE PROBLEMS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DUE TO LACK OF AND/OR INADEQUATE SHORING, BRACING, IMPROPER SEQUENCE OF REMOVAL
- 12. THE CONTRACTOR'S TEMPORARY MEASURES SHALL BE ARRANGED OR DESIGNED SUCH THAT THEY DO NOT ALTER OR AFFECT THE PERMANENT STRUCTURE OR INTERFERE WITH THE PROPOSED NEW CONSTRUCTION.
- 13. PRIOR TO DEMOLITION, CONFIRM WITH OWNER ALL MECHANICAL, ELECTRICAL AND PLUMBING ITEMS TO BE REMOVED AND DETERMINE WHETHER ANY EXISTING ITEMS ARE TO REMAIN AND/OR ARE TO REMAIN IN SERVICE. VERIFY WHETHER OR NOT EXISTING ELECTRICAL, WATER AND GAS METERS ARE TO BE REMOVED. NO MEP EQUIPMENT ANYWHERE IN THE BUILDING IS TO BE REMOVED AND/OR TAKEN OUT OF SERVICE UNTIL CONFIRMED BY THE OWNER. PROTECT ANY ITEMS WHICH ARE CONFIRMED TO REMAIN.
- 14. MECHANICAL: CAREFULLY REVIEW PLANS AND INSPECT SITE, DETERMINE AND MARK EQUIPMENT AND LINES TO BE REMOVED AND THOSE TO BE KEPT ACTIVE OR TO BE RE-ACTIVATED. PROTECT LINES TO REMAIN. COMPLETELY DISCONNECT AND DEMOLISH UNUSED MECHANICAL DUCTWORK, EQUIPMENT, AND PIPING. DRAIN ALL PIPING PRIOR TO REMOVAL. REMOVE LINES COMPLETELY WHEREVER POSSIBLE. CUT, CAP AND/OR PLUG IN A POSITIVE MANNER BEHIND THE FINISH MATERIAL EVACUATE ALL REFRIGERANT AND OIL IN EXISTING HVAC UNITS AS REQUIRED BY CURRENT CODES, REGULATIONS, AND/OR LAWS, PRIOR TO DEMOLITION OR REMOVAL OF ANY PORTION OF THESE SYSTEMS. REMOVE THE OIL AND REFRIGERANT FROM THE PREMISES AND TRANSPORT TO AN APPROVED DISPOSAL FACILITY. PREPARE A LETTER FOR USE AT THE DEBRIS DISPOSAL FACILITY, DESCRIBING THE SPECIFIC PIECES OF HVAC EQUIPMENT WHICH HAVE BEEN EVACUATED AND CERTIFY THAT THE EVACUATION HAS BEEN PROPERLY COMPLETED. PERSONNEL SHALL BE PROPERLY TRAINED AND EVACUATION EQUIPMENT SHALL BE PROPERLY CERTIFIED, AS REQUIRED BY CURRENT CODES, REGULATIONS. AND/OR LAWS FOR REFRIGERANT AND OIL EVACUATION UNDER THIS WORK.
- 15. ELECTRICAL: PROVIDE DISCONNECTION AND DEMOLITION OF ALL EXISTING ELECTRICAL DISTRIBUTION AND EQUIPMENT. DEVICES AND EQUIPMENT TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO, CONDUITS, DISCONNECT SWITCHES, PANEL BOARDS, RECEPTICLES, STARTERS, LIGHT FIXTURES, SWITCHES, AND ALL ASSOCIATED WIRING UNLESS OTHERWISE NOTED ON PLANS TO REMAIN. CONCEALED CONDUIT SHALL BE ABANDONED IN PLACE, CUT OUT APPROXIMATELY TWO INCHES BEHIND FINISH MATERIAL. EXPOSED CONDUIT SHALL BE REMOVED IN ITS ENTIRETY. WIRING SHALL BE REMOVED FROM BOTH CONCEALED AND EXPOSED CONDUIT. NO WIRING SHALL REMAIN AS ABANDONED IN PLACE.
- 16. PLUMBING: SANITARY SEWER, WASTE AND VENT PIPING, ALL DRAINS, FIXTURES, TRAPS, BACKWATER VALVES AND VENTS SHALL BE REMOVED. WHERE PIPING IS NOT ACCESSIBLE OR PASSES INTO AREAS OF NON-DEMOLITION, DRAIN AS NECESSARY, CAP AND ABANDON IN PLACE. CAP WATER SERVICE AT THE ENTRANCE POINT TO BUILDING PRIOR TO DEMOLITION WORK. EXTERIOR FIRE DEPARTMENT CONNECTIONS WITH INACCESSILBE FEEDER STUBS BEHIND WALLS ARE TO REMAIN. FIRE SERVICE ENTRY TO REMAIN STUBBED INSIDE BUILDING AND CAPPED. ALL OTHER FIRE SPRINKLER PIPING, STANDPIPE PIPING, FIRE PUMP ASSOCIATED VALVES AND APPURTENANCES TO BE DEMOLISHED AND REMOVED FROM SITE IF NOT REUSED IN PROPOSED DESIGN.
- 17. GAS: REMOVE ALL GAS PIPING, INCLUDING VALVES, FITTING, AND RELATED EQUIPMENT IF AND WHERE IT OCCURS. (CAP GAS SERVICE AT THE ENTRANCE POINT OF BUILDING, PRIOR TO DEMOLITION WORK.)
- 18. CONTACT THE LOCAL UTILITY COMPANIES OR FACILITIES PROTECTION ORGANIZATIONS PRIOR TO COMMENCING ANY UNDERGROUND WORK. EXISTING SITE UTILITY CONNECTIONS MAY NOT BE INDICATED ON CONTRACT DOCUMENTS OR EXISTING DRAWINGS. OBTAIN VERIFICATION OF EXISTING UTILITY LOCATIONS WITH THE RESPECTIVE UTILITES COMPANIES. WHERE EXISTING UTILITIES ARE DISCOVERED DURING DEMOLITION, AND ARE NOT INDICATED IN THE PLANS OR SPECIFICATIONS, OBTAIN DIRECTION FROM THE CONTRACTING OFFICER PRIOR TO REMOVAL.
- 19. REMOVED MATERIALS BECOME CONTRACTOR'S PROPERTY AND MUST BE COMPLETELY REMOVED FROM PROJECT SITE. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION WORK TO ACCUMULATE. REMOVE DAILY AND DISPOSE OF IN A LEGAL MANNER.
- 20. PATCH AND REPAIR ALL DAMAGE TO (E) EXTERIOR FINISHES AS REQUIRED.
- 21. LEAVE ALL SPACES BROOM CLEAN AND WITH ALL LEDGES AND CORNERS PROPERLY CLEAN.
- 22. SEE INDIVIDUAL FLOOR PLANS FOR SPECIFIC SELECTIVE DEMOLITION NOTES.
- 23. WASTE MANAGEMENT; RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION WASTE. THIS IS ACHIEVED EITHER BY USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPARTMENT. SEE 5.408 OF 2013 CALGREEN CODE.

PROTECTION PLAN

Prior to any renovation efforts, the project sponsor, through their Preservation Architect shall design a plan to address protection of significant interior elements, on Ground Floor Level and Mezzanine Level. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase. Prior to any renovation efforts, the Preservation Architect shall prepare a plan to identify, retain, and preserve all historic elements at the project site, including

A. Column cladding and original flooring under current finish flooring on Ground

B. Vault, hand rail, and original ceiling above current finish ceiling on Mezzanine

and others which may potentially exist.

Floor Level

2. The Planning Department has requested that WZ Architecture provide a protection plan for these historic elements so that demolition of the rest of the Ground Floor and Mezzanine Level may take place.

Two different types of protection plans were described:

The applicable protection plan is for significant elements that are in locations that will be demolished and provides protection from possible vibration due to construction. This protection method would be considered short term and would need to be carefully monitored. The Protection Plan includes:

- A. A soft, pliable foam to protect against construction vibration.
- B. A plywood barricade that protects the resources against mechanical injuries. The barricade will extend the full height of the resource and will not be attached to the resource surface.
- C. Order of protection materials: Foam, plywood.
- D. A monitoring schedule will be drafted by the preservation architect in consultation with the conservator. The schedule will require regular monitoring of the resources. Prior to installation of the protection plan, the contractor will coordinate a site visit with the preservation architect and conservator. The protection plan will be reviewed and appropriate adjustments made, such as the removal of exit signs and other elements that may need to be removed prior to installation of the facing system, foam, and plywood.

WZ Architecture will coordinate with the conservator throughout the duration of the project to determine appropriate protection prior to and during construction.

In addition, the contractor will provide means and methods submittal for the demolition. The submittal will include proposed tools to be used. This submittal will be reviewed by WZ Architecture.

The protection plan will be re-evaluated after the demolition is complete.

WZ | ARCHITECTURE

245 VALLEJO STREET SAN FRANCISCO, CA 94111



Owner:
Axis Development Group
580 CALIFORNIA STREET, 16TH FLOOR
SAN FRANCISCO, CA 94104

Rev. Date Remarks

08/26/2016 25% CD PRICING SET

09/16/2016 PROGRESS SET

SAN FRANCISCO, CA. 94102

399 GEARY STREET

NOTE: If this drawing is not 30"x42" it has been revised from its original size. Scale noted on drawings/details are no longer applicable.

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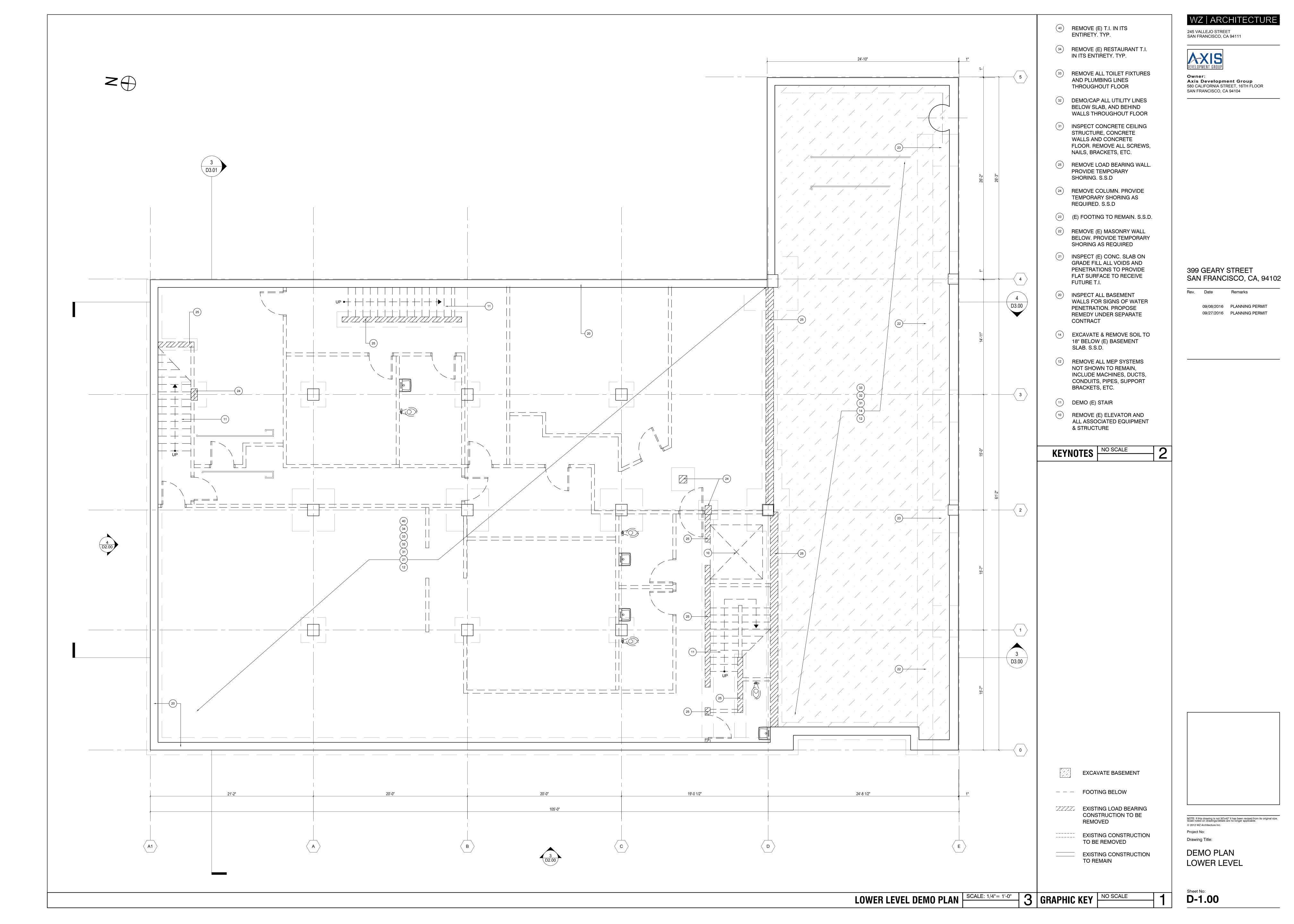
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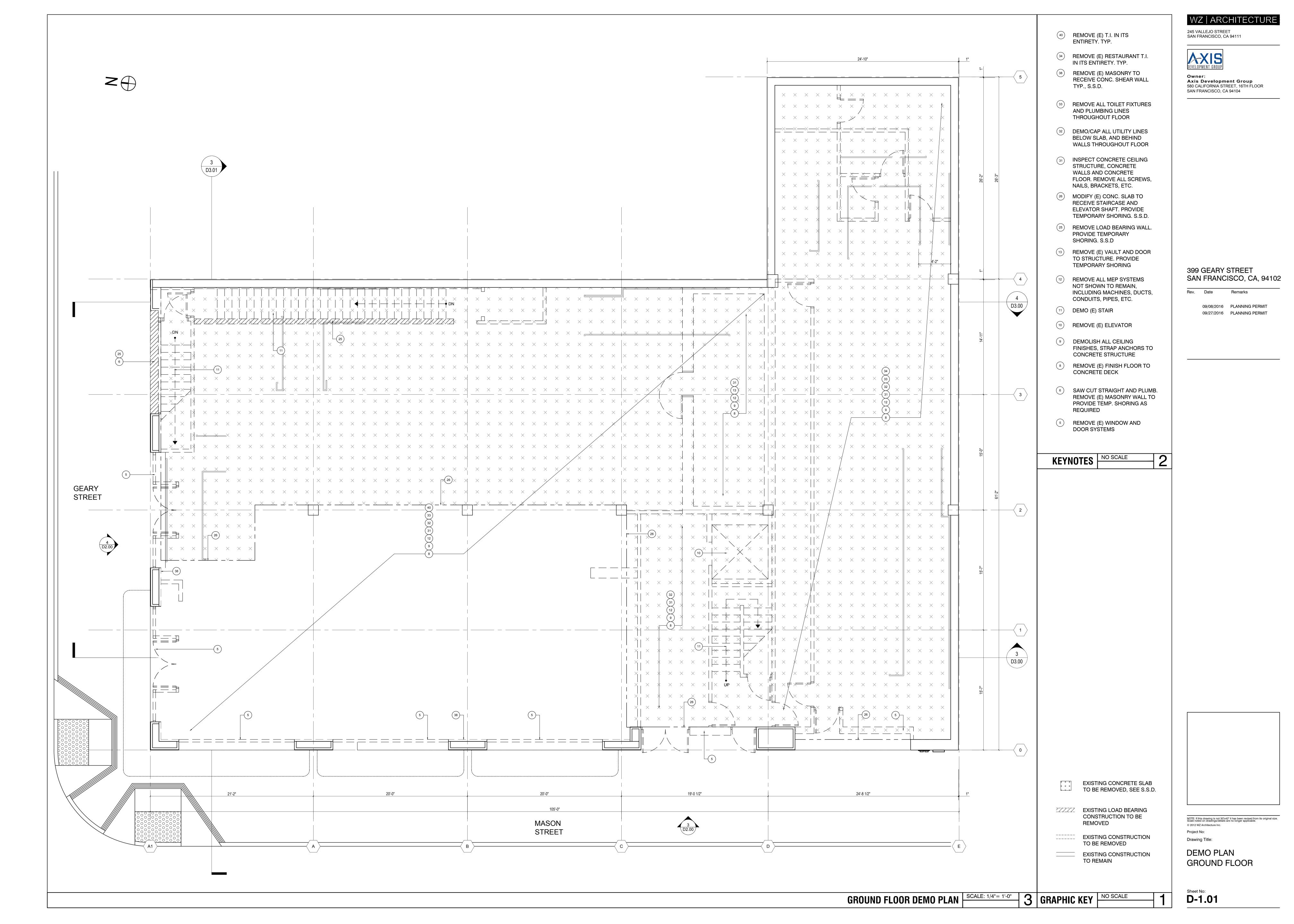
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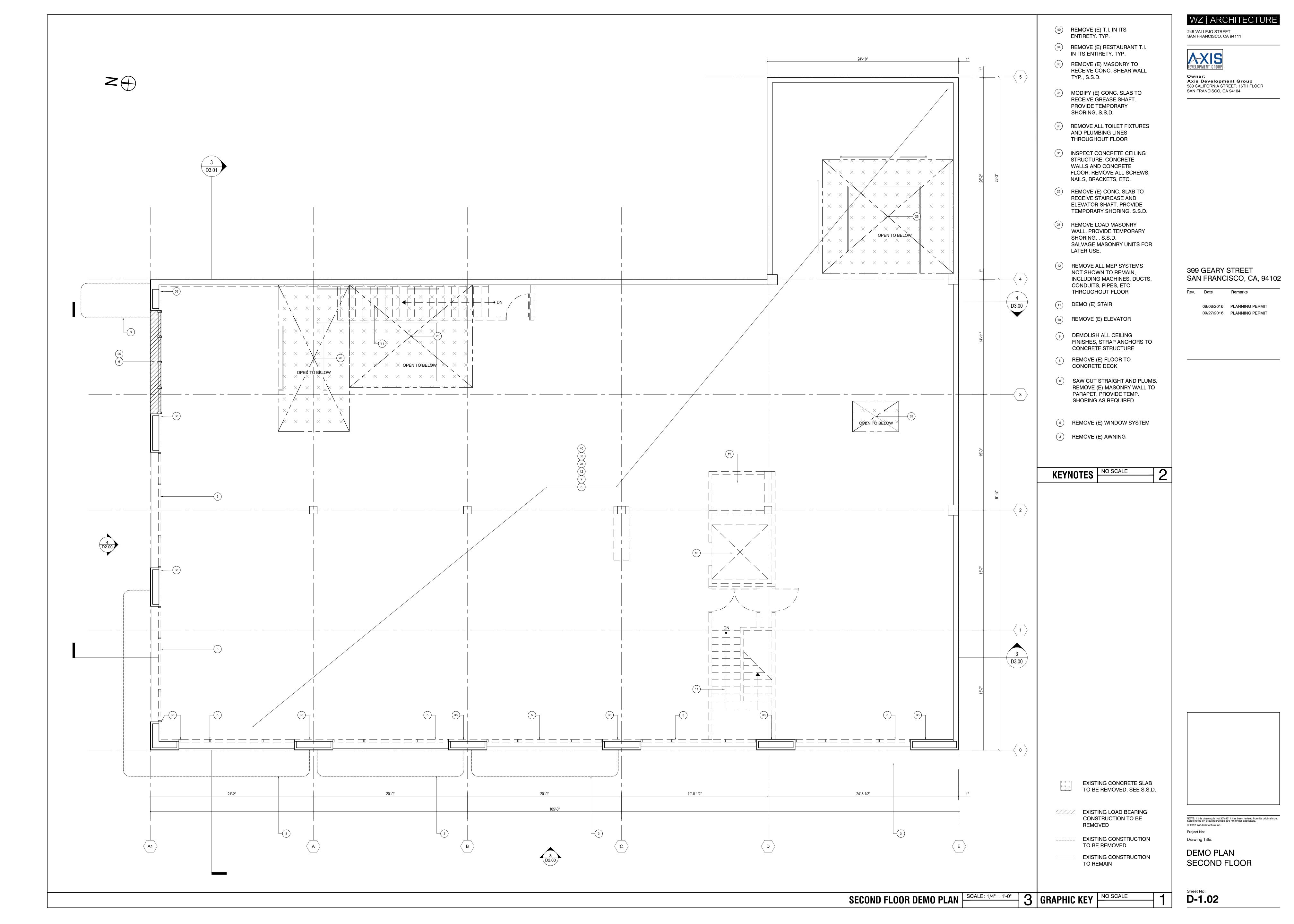
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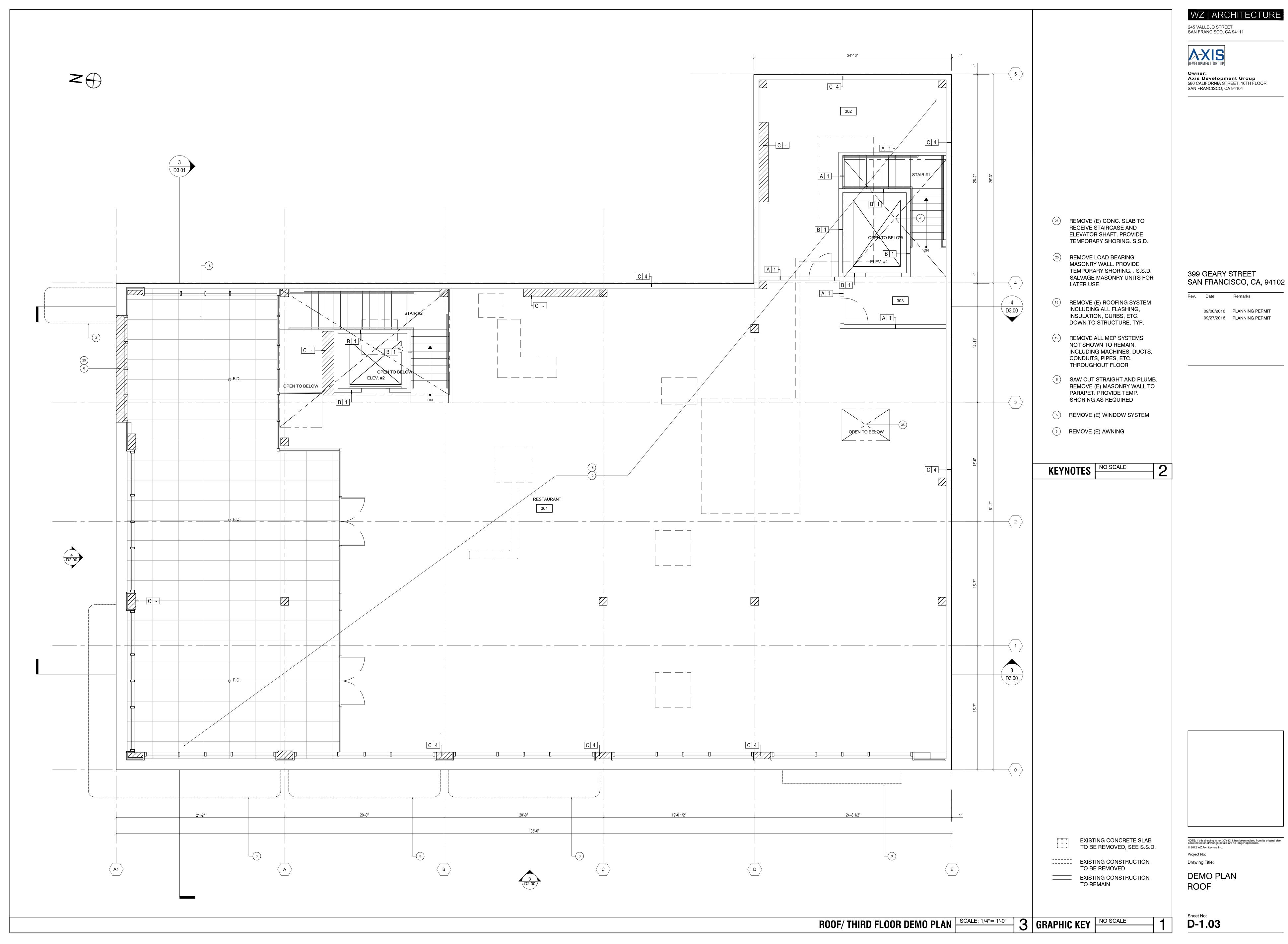
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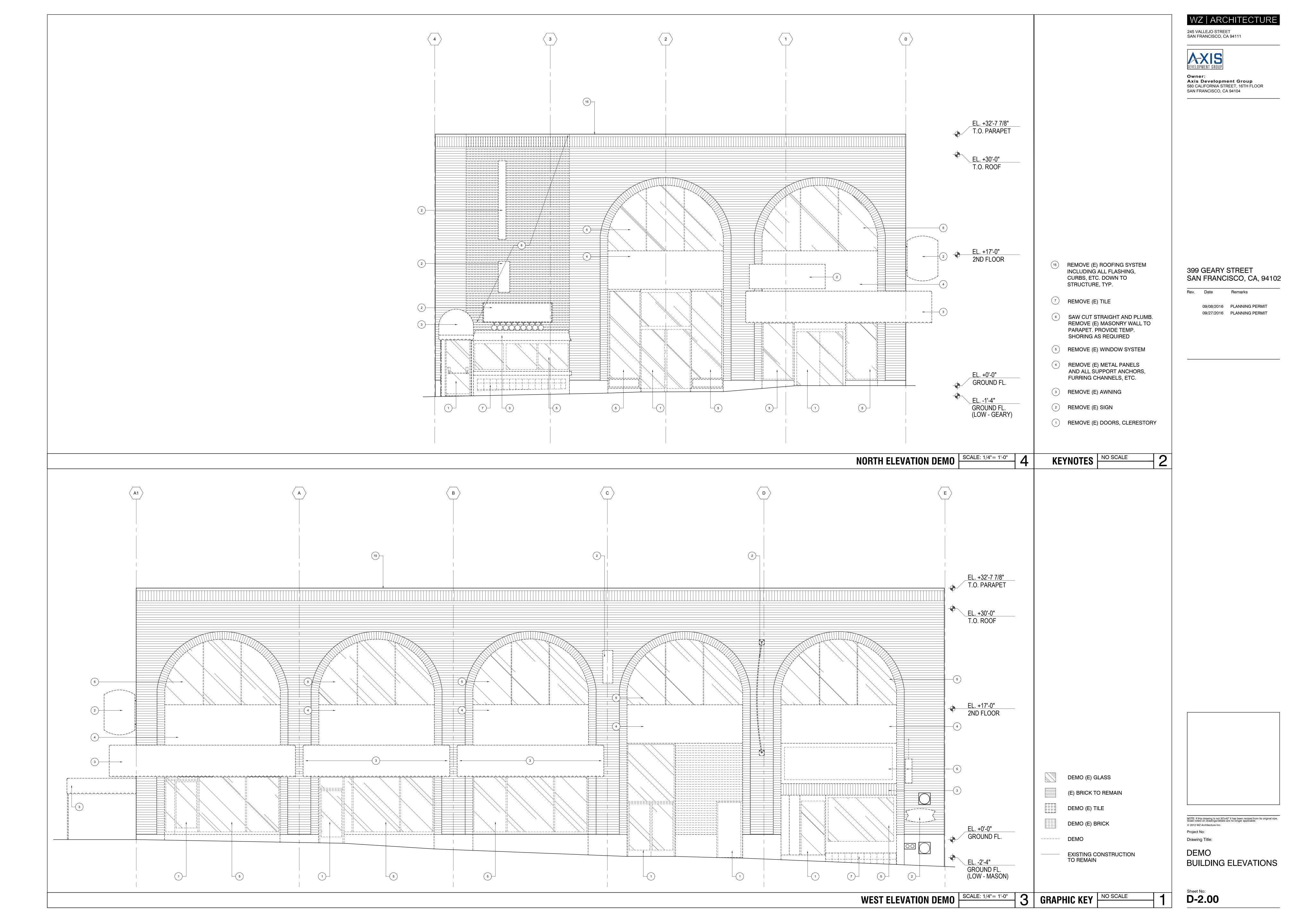
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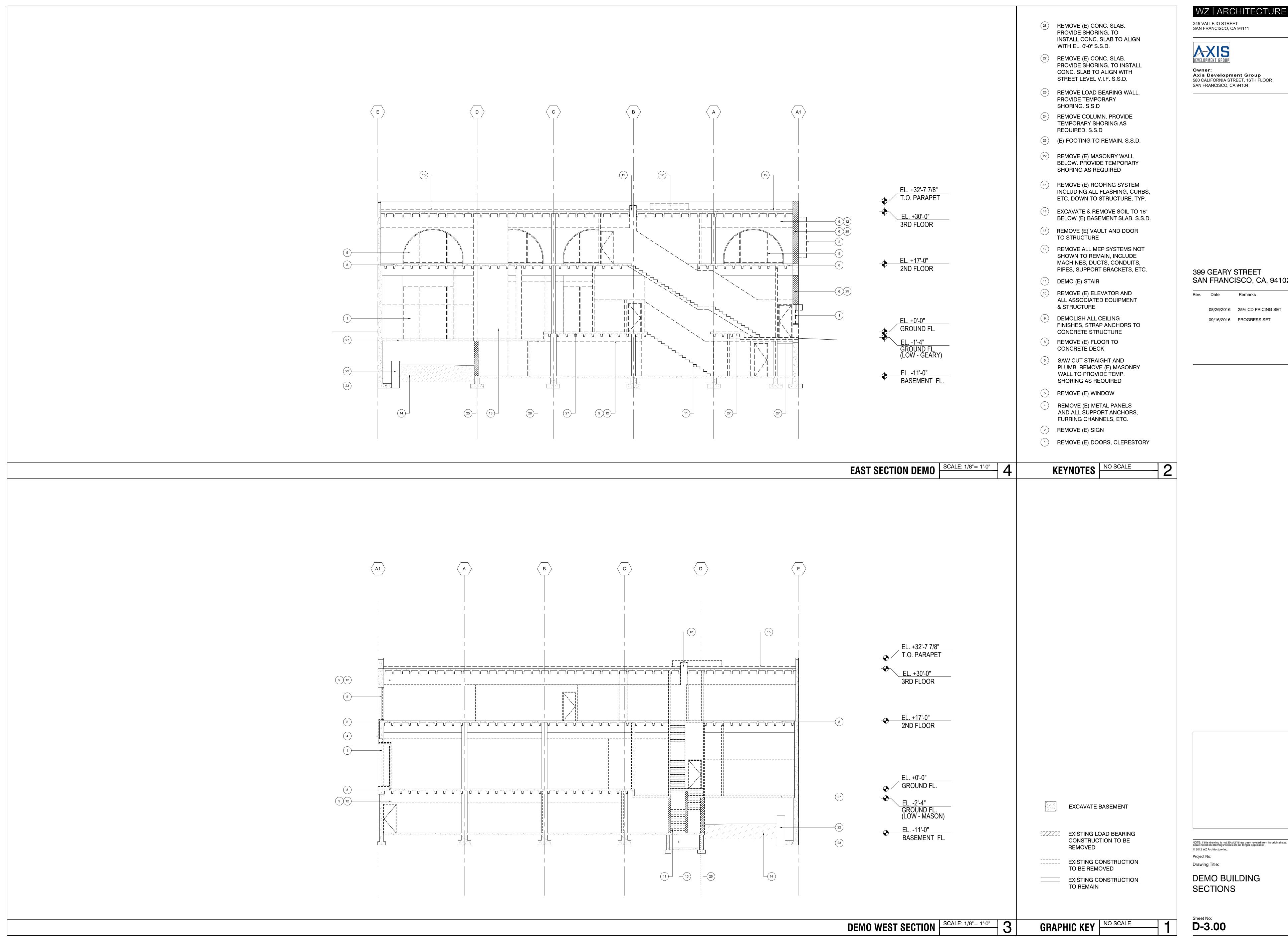












SAN FRANCISCO, CA, 94102

08/26/2016 25% CD PRICING SET

