



SAN FRANCISCO PLANNING DEPARTMENT

Major Permit to Alter Case Report

HEARING DATE: OCTOBER 5, 2016

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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
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Reviewed By Tim Frye - (415) 575-6822
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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;

- 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.

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 ANALYSIS

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



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: OCTOBER 5, 2016

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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.

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.

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

Standard 2.

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

Standard 3.

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

Standard 5.

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

Standard 9.

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

Standard 10.

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

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

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

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

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project 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:

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.

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:

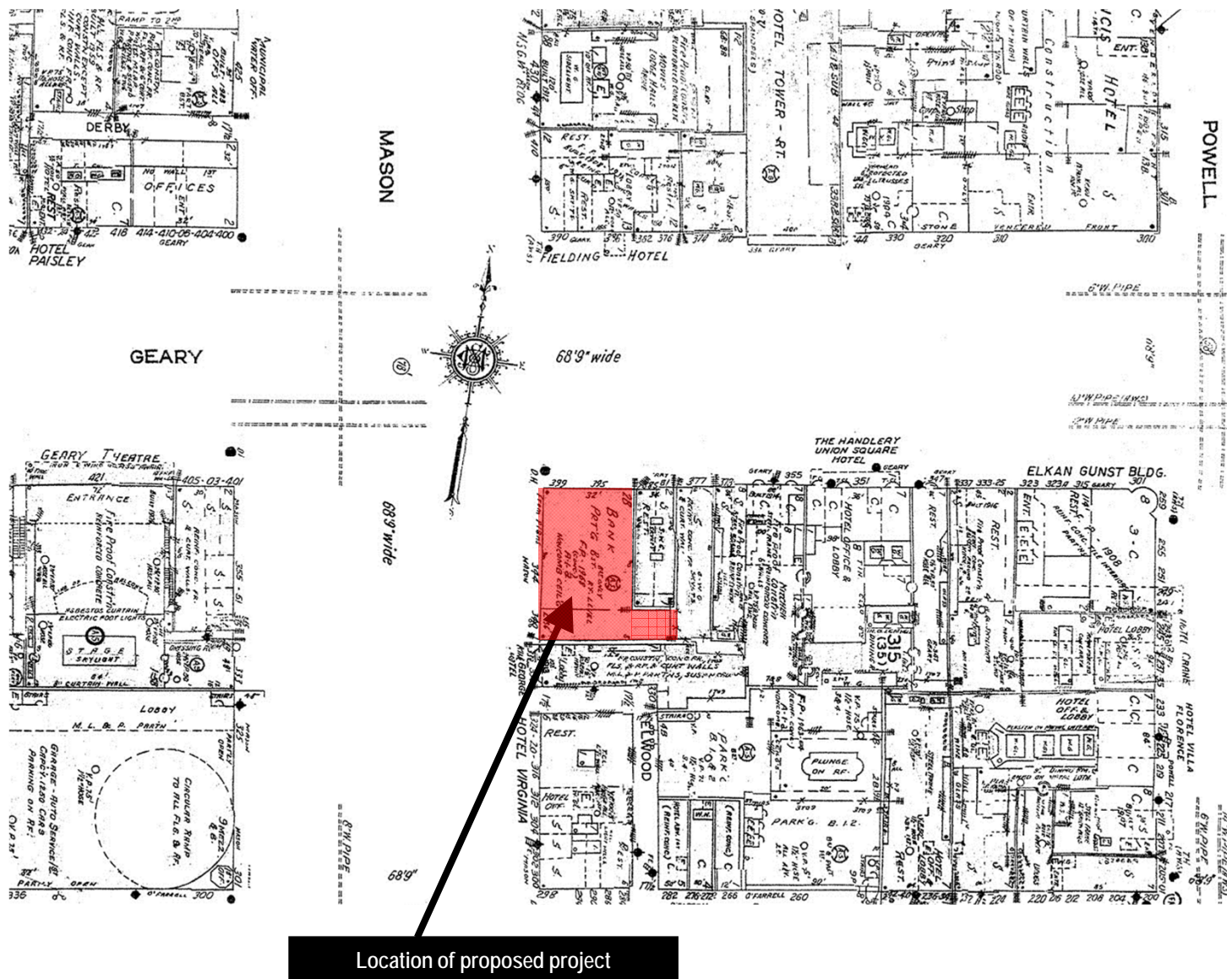
ADOPTED: October 5, 2016

Parcel Map



Major Permit to Alter
Case Number 2015-012307TA
340 Mason Street (aka 399 Geary Street)

Sanborn Map*

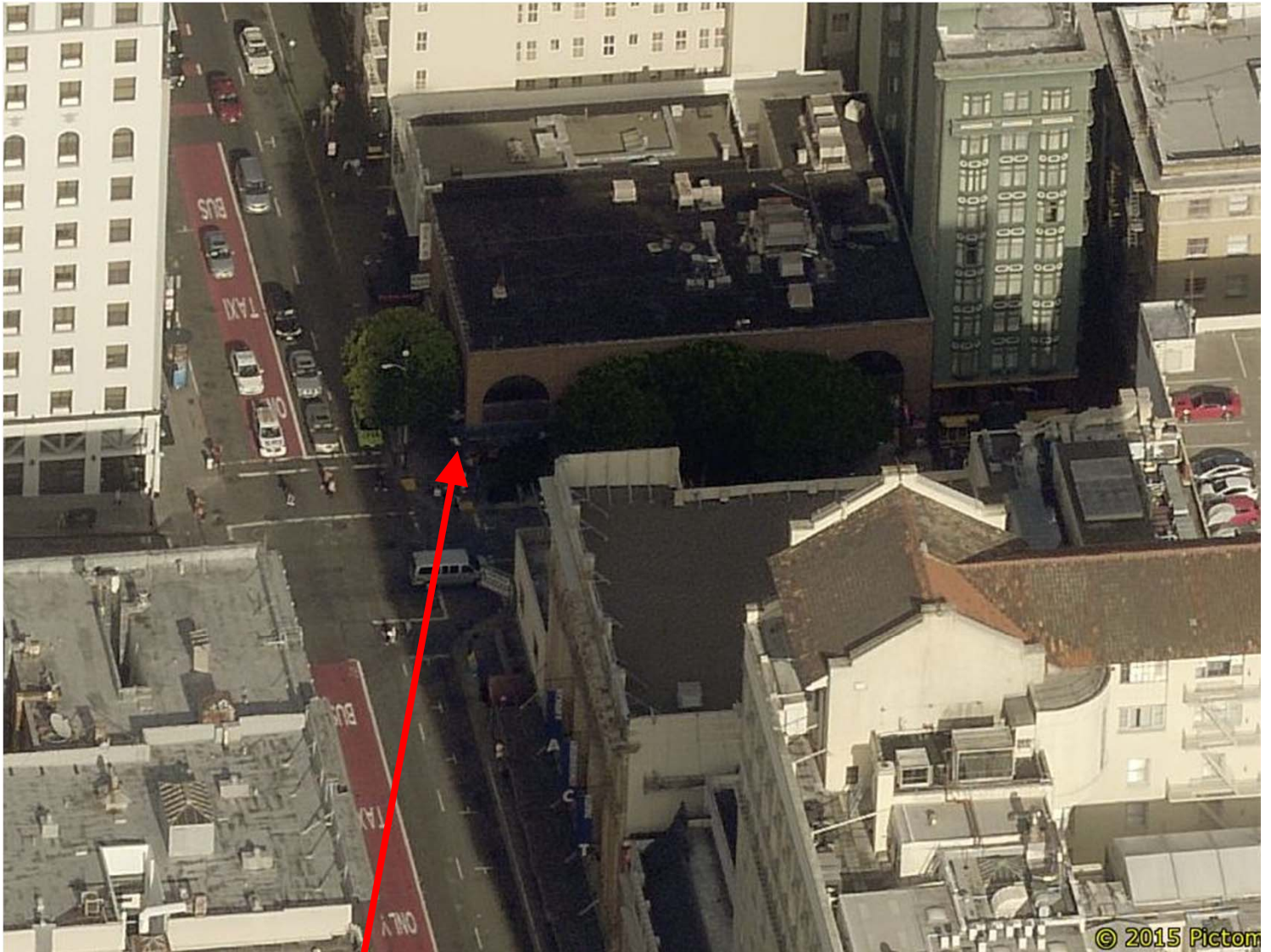


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Major Permit to Alter
Case Number 2015-012307PTA
340 Mason Street (aka 399 Geary Street)

Aerial Photo



SUBJECT PROPERTY





General Contractor:
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Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT

DRAWING INDEX	
SHEET	DESCRIPTION
G	GENERAL
G0.00	COVER PAGE
G0.01	GENERAL INFO
A	ARCHITECTURAL
A0.00	EXISTING VIEW
A0.01	EXISTING VIEW
A0.02	EXISTING VIEW
A0.10	PROPOSED DESIGN RENDERING
A0.11	PROPOSED DESIGN RENDERING
A0.12	PROPOSED DESIGN RENDERING
A1.00	PARTITION PLAN - LOWER LEVEL
A1.01	PARTITION PLAN - 1ST FLOOR
A1.02	PARTITION PLAN - 2ND FLOOR
A1.03	PARTITION PLAN - 3RD FLOOR
A1.04	ROOF PLAN
A2.00	PROPOSED BUILDING ELEVATION
A2.01	PROPOSED BUILDING ELEVATION
A3.00	PROPOSED BUILDING SECTIONS
A3.01	PROPOSED BUILDING SECTIONS
A4.00	WALL SECTIONS
A4.10	ENLARGED WALL SECTIONS
A4.11	ENLARGED WALL SECTIONS
D	DEMOLITION
D1.00	DEMOLITION PLAN - LOWER LEVEL
D1.01	DEMOLITION PLAN - 1ST FLOOR
D1.02	DEMOLITION PLAN - 2ND FLOOR
D1.03	DEMOLITION PLAN - ROOF
D2.00	DEMOLITION BUILDING ELEVATIONS
D3.00	DEMOLITION BUILDING SECTIONS
D3.01	DEMOLITION BUILDING SECTIONS



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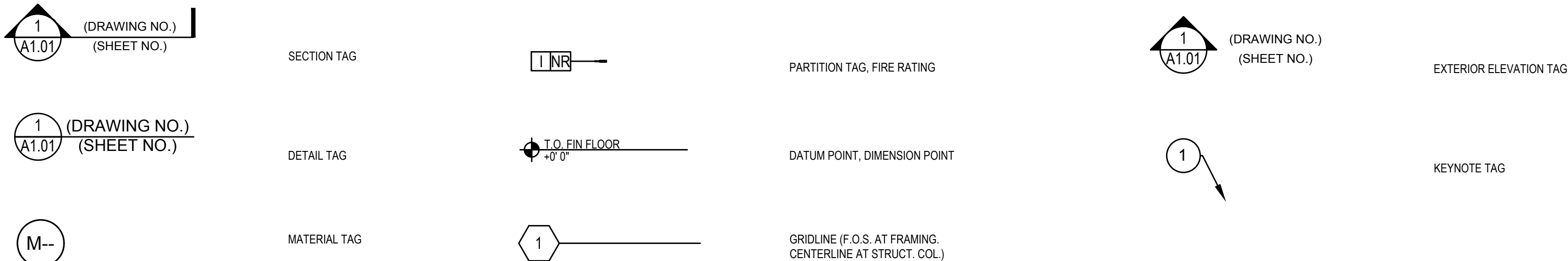
Project No:

Drawing Title:

GENERAL INFORMATION

Sheet No

G-0.01



ABBREVIATION	FULL NAME	ABBREVIATION	FULL NAME	ABBREVIATION	FULL NAME
A.C.T.	ACOUSTIC CEILING TILE	F.O.S.	FACE OF STUD	PTD	PAINTED
A.D.	AREA DRAIN	F.P.	FIRE PROOFING	Q.T.	QUARRY TILE
ARCH. STL.	ARCHITECTURAL STEEL	FTG	FOOTING	R	RISER
AUT. CLO.	AUTOMATIC CLOSER	GA	GAGE	RAD	RADIUS
AGGR	AGGREGATE	GALV	GALVANIZED	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 MEMBRANE
CER	CERAMIC	JT	JOINT	SCH	SCHEDULE
C.T.	CEILING TILE	KIT	KITCHEN	S.C.D.	SEAT COVER DISPENSER
CLG	CEILING	K.P.	KICK PLATE		
CLO	CLOSET	LAM	LAMINATE	S.D.	SOAP DISPENSER
CLR	CLEAR	LAM. GL.	LAMINATED GLASS	SHR	SHOWER
COL	COLUMN	LAV	LAVATORY	SIM	SIMILAR
COL. L.	COLUMN LINE	LKR	LOCKER	S.E.D.	SEE ELECTRICAL DRAWINGS
C.M.P.	COMPOSITE METAL PANEL	LT	LIGHT		
CONC	CONCRETE	M.B.	MOISTURE BARRIER	S.M.D.	SEE MECHANICAL DRAWINGS
		MAX	MAXIMUM		
C.F.CLO.	CONCEALED FLOOR CLOSET	MECH	MECHANICAL	S.P.D.	SEE PLUMBING DRAWINGS
CONT'D	CONTINUED	MIN	MINIMUM		
CONT	CONTINUOUS	MIR	MIRROR	S.S.D.	SEE STRUCTURAL DRAWINGS
C.B.	CORNER BREAD	MISC	MISCELLANEOUS		
CORR	CORRIDOR	MTL	METAL	SPEC	SPECIFICATIONS
DET	DETAIL	MUL	MULLION	S.ST	STAINLESS STEEL
DIA	DIAMETER	N	NEW	STOR	STORAGE
DIM	DIMENSION	NOM	NOMINAL	STL	STEEL
DS	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	STN	STONE
DWG	DRAWING	N.T.S.	NOT TO SCALE	SUSP	SUSPENDED
D.F.	DRINKING FOUNTAIN	NR	NOT RATED	T	TILE
DIFFER	DIFFUSER	O.C.	ON CENTER	TC	TERRA COTTA
D.S.P.	DRY STANDPIPE	OPP	OPPOSITE	TD	TREAD
EQ	EQUAL	O.D.	OUTSIDE DIAMETER	TERR	TERRAZZO
E.J.	EXPANSION JOINT	OPNG	OPENING	T.O.	TOP OF
E.P.	ELECTRICAL PANEL	OR.MTL.	ORNAMENTAL METAL	T.O.C.	TOP OF CURB
ELEV	ELEVATOR	O.F.D.	OVERFLOW DRAIN	T.O.W.	TOP OF WALL
EQPT	EQUIPMENT	P.C.	PRECAST CONCRETE	TYP	TYPICAL
EXST	EXISTING	PLAS	PLASTER	U.O.N.	UNLESS OTHERWISE NOTED
EXT	EXTERIOR	PLWD	PLYWOOD	V.B.	VAPOR BARRIER
F.A.	FIRE ALARM	P.LAM.	PLASTIC LAMINATE	VEST	VESTIBULE
F.D.	FLOOR DRAIN	PL	PLATE		
FDN	FOUNDATION	P	PAINT	V.C.T.	VINYL COMPOSITE TILE
F.E.C.	FIRE EXTINGUISHER CABINET	PNL	PANEL	V.I.F.	VERIFY IN FIELD
		PT	POINT	W	WITH
F.H.C.	FIRE HOSE CABINET	P.T.	PORCELAIN TILE	W/O	WITHOUT
F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER	WD	WOOD
F.FL.	FINISH FLOOR	P.T.D/R	PAPER TOWEL DISPENSER AND RECEPTACLE	WP	WATERPROOFING
FL	FLOOR				
FLASH	FLASHING	P.T.R.	PAPER TOWEL RECEPTACLE		
F.O.F.	FACE OF FINISH	PTN	PARTITION		

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

<u>LOWER LEVEL</u>		<u>TOTALS</u>	
EXISTING:	6445 GSF	EXISTING:	17881 GSF
PROPOSED:	6592 GSF	PROPOSED:	25492 GSF
CHANGE:	+1947 GSF	CHANGE:	+7611 GSF
<u>1ST FLOOR</u>			
EXISTING:	6618 GSF		
PROPOSED:	6618 GSF		
CHANGE:	+0 GSF		
<u>2ND FLOOR</u>			
EXISTING:	6618 GSF		
PROPOSED:	6618 GSF		
CHANGE:	+0 GSF		
<u>3RD FLOOR</u>			
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 EXISTING STARS, NEW MEP BUILDING SYSTEMS, NEW STOREFRONT SYSTEMS ON BOTH MASON STREET AND GEARY STREET, AND A NEW GLASS FACADE ALONG GEARY STREET.

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

ABBREVIATIONS	NO SCALE	5

PROJECT INFORMATION	NO SCALE	3

SITE MAP	NO SCALE	1



Rev.	Date	Remarks
09/08/2016	PLANNING PERMIT	
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Rev.	Date	Remarks
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**PROPOSED DESIGN
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A-0.10

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PROPOSED DESIGN
RENDERING

Sheet No:
A-0.11

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**PROPOSED DESIGN
RENDERING**

Sheet No:
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Axis Development Group
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SAN FRANCISCO, CA 94104

399 GEARY STREET
SAN FRANCISCO, CA, 94102

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- (E) CONC. COLUMNS
PATCH AND FILL ALL
VOIDS
- LOWER CEILING ABOVE
- (E) CONC. SLAB ON GRADE FILL
ALL VOIDS AND PENETRATIONS
TO PROVIDE FLAT SURFACE TO
RECEIVE FUTURE T.I.
- ELEVATOR PIT ABOVE

KEYNOTES	NO SCALE	3
----------	----------	---

- CONCRETE SHEAR WALL
- 1-HOUR ELEVATOR SHAFT
PARTITION
- 1-HOUR RATED PARTITION
- UNRATED PARTITION

WALL TYPE	NO SCALE	2
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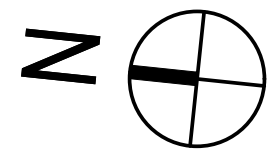
- NEW LOAD BEARING
CONSTRUCTION
- ABOVE

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Project No:
Drawing Title:

PARTITION PLAN
LOWER LEVEL

Sheet No:
A-1.00



4
A3.00

1
A4.50

3
A3.00

5

4

4
A3.01

3

2

1

3
A3.01

0

A1

A

B

C

D

E

3
A2.00

21'-2"

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24'-8 1/2"

1"

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20'-0"

20'-0"

19'-0 1/2"

24'-8 1/2"

1"

21'-2"

20'-0"

- 41 (E) CONC. COLUMNS PATCH AND FILL ALL VOIDS
- 37 REUSE SALVAGED MASONRY UNITS @ JAMB SEE A2.01
- 36 FUTURE GREASE SHAFT LIFT OUT PANEL
- 30 1:12 RAMP
- 28 REMOVE (E) CONC. SLAB. PROVIDE SHORING. TO INSTALL CONC. SLAB TO ALIGN WITH EL. 0'-0" S.S.D.
- 27 REMOVE (E) CONC. SLAB. PROVIDE SHORING. TO INSTALL CONC. SLAB TO ALIGN WITH STREET LEVEL V.I.F. S.S.D.
- 17 1:8 RAMP

KEYNOTES NO SCALE 3

- C- CONCRETE SHEAR WALL
- B 1 1-HOUR ELEVATOR SHAFT PARTITION
- A 1 1-HOUR RATED PARTITION
- A NR UNRATED PARTITION

WALL TYPE NO SCALE 2

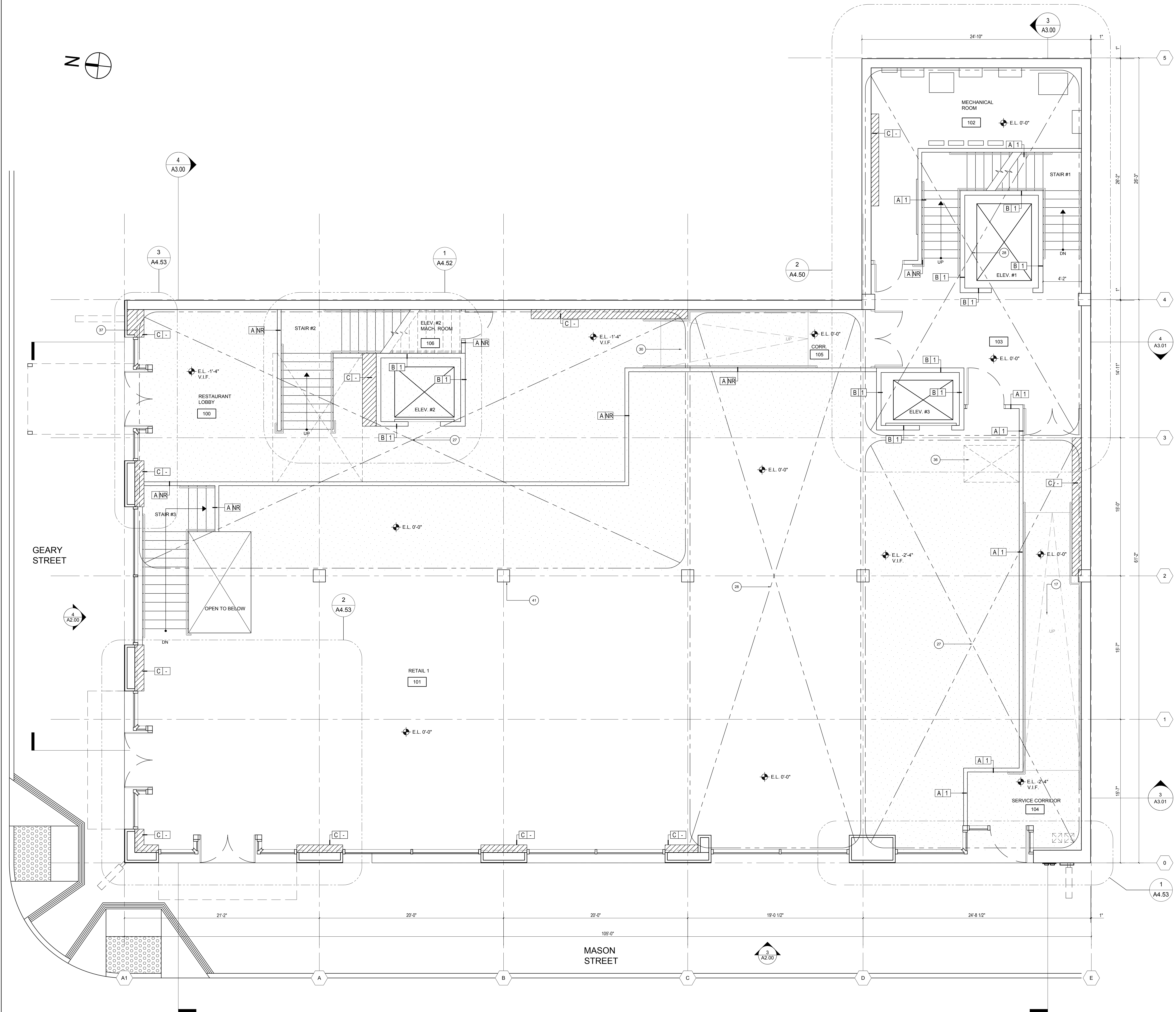
- LOW SLAB
- NEW LOAD BEARING CONSTRUCTION
- NEW CONCRETE SLAB
- ABOVE

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Project No:
Drawing Title:

PARTITION PLAN
GROUND FLOOR

Sheet No:
A-1.01



GROUND FLOOR PARTITION PLAN

SCALE: 1/4" = 1'-0"

4

GRAPHIC KEY

NO SCALE

1



Owner:
Axis Development Group
580 CALIFORNIA STREET, 18TH FLOOR
SAN FRANCISCO, CA 94104

399 GEARY STREET
SAN FRANCISCO, CA, 94102

Rev.	Date	Remarks
09/08/2016	PLANNING PERMIT	
09/27/2016	PLANNING PERMIT	

36 FUTURE GREASE SHAFT
LIFT OUT PANEL

KEYNOTES

NO SCALE

3

- C 1 CONCRETE SHEAR WALL
- B 1 1-HOUR ELEVATOR SHAFT
PARTITION
- A 1 1-HOUR RATED PARTITION
- A NR UNRATED PARTITION

WALL TYPE

NO SCALE

2

- NEW LOAD BEARING
CONSTRUCTION
- ABOVE

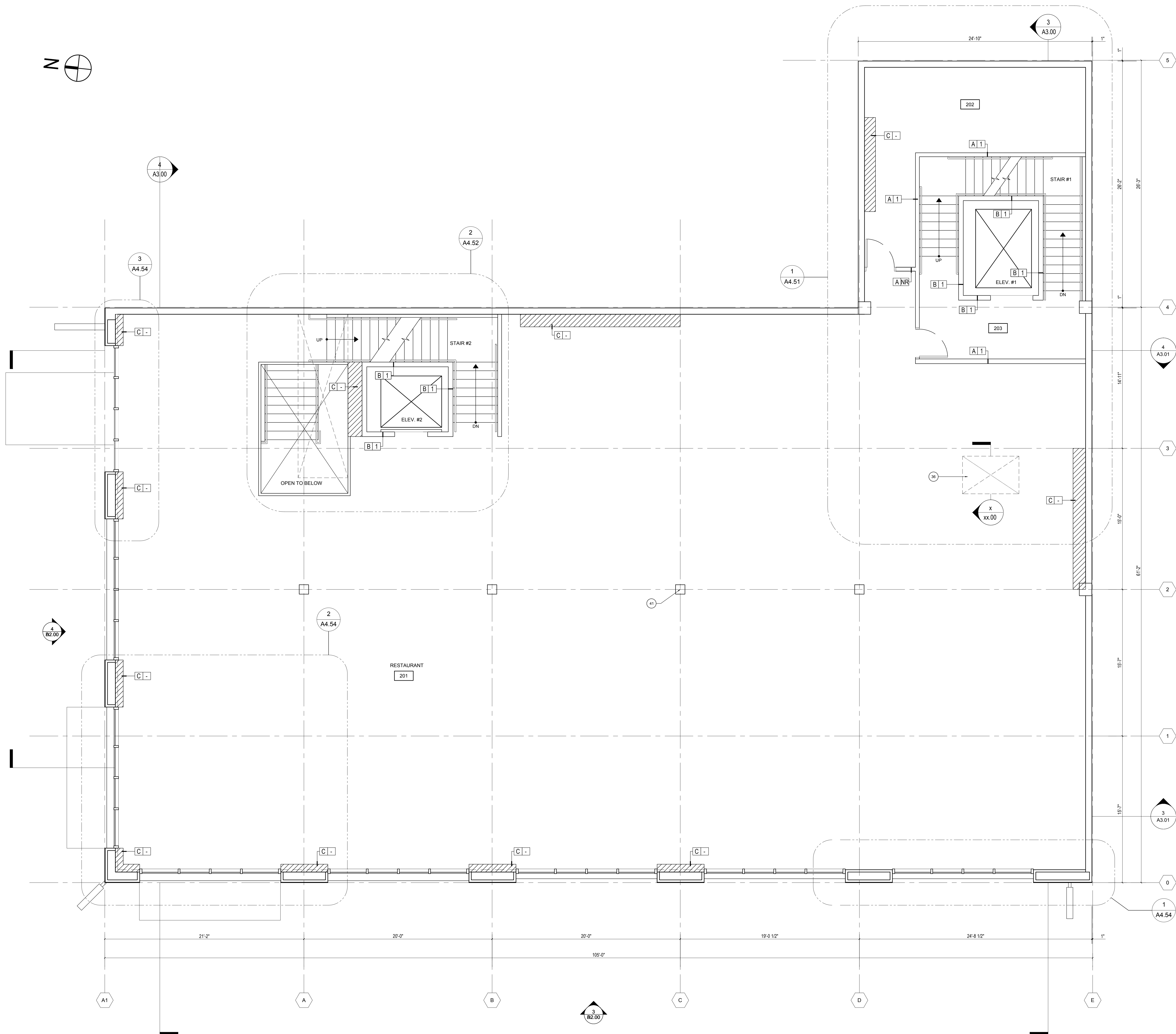
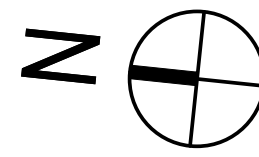
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Project No:
Drawing Title:

PARTITION PLAN
SECOND FLOOR

Sheet No:

A-1.02



SECOND FLOOR PARTITION PLAN

SCALE: 1/4" = 1'-0"

4

GRAPHIC KEY

NO SCALE

1

Rev.	Date	Remarks
09/08/2016		PLANNING PERMIT
09/27/2016		PLANNING PERMIT

- 36 FUTURE GREASE SHAFT
LIFT OUT PANEL
- 18 STONE PAVERS / OVER
RIGID INSULATION AND
WATERPROOF MEMBRANE

KEYNOTES	NO SCALE	3
----------	----------	---

- C - CONCRETE SHEAR WALL
- C 4 4-HOUR EXTERIOR WALL
- B 1 1-HOUR ELEVATOR SHAFT
PARTITION
- A 1 1-HOUR RATED PARTITION
- A NR UNRATED PARTITION

WALL TYPE	NO SCALE	2
-----------	----------	---

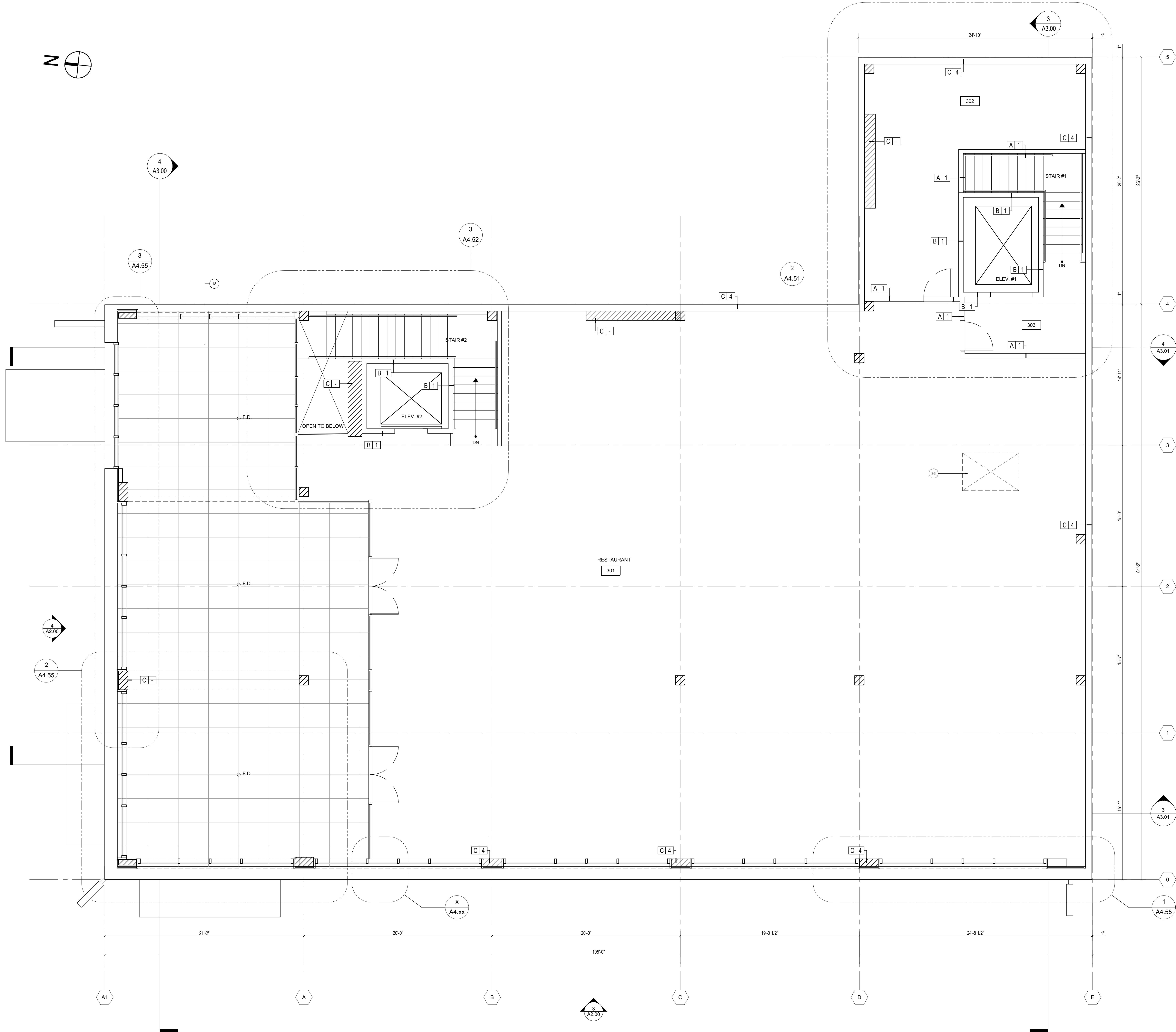
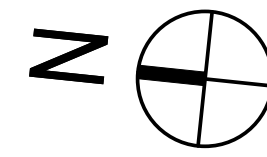
- NEW LOAD BEARING
CONSTRUCTION
- ABOVE

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Project No:
Drawing Title:

PARTITION PLAN
THIRD FLOOR

Sheet No:
A-1.03





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SAN FRANCISCO, CA 94104

399 GEARY STREET
SAN FRANCISCO, CA, 94102

Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT

- 36 FUTURE GREASE SHAFT CURB & LIFT OUT PANEL
- 29 ROOF DRAIN AND OVER-FLOW
- 19 ELEVATOR PENTHOUSE AND VENT

KEYNOTES

NO SCALE

2

100 CLEAR GLASS

1007 PAINTED METAL TRELLIS

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Project No:

Drawing Title:

ROOF PLAN

Sheet No:

A-1.04

ROOF PLAN

SCALE: 1/4" = 1'-0"

3

GRAPHIC KEY

NO SCALE

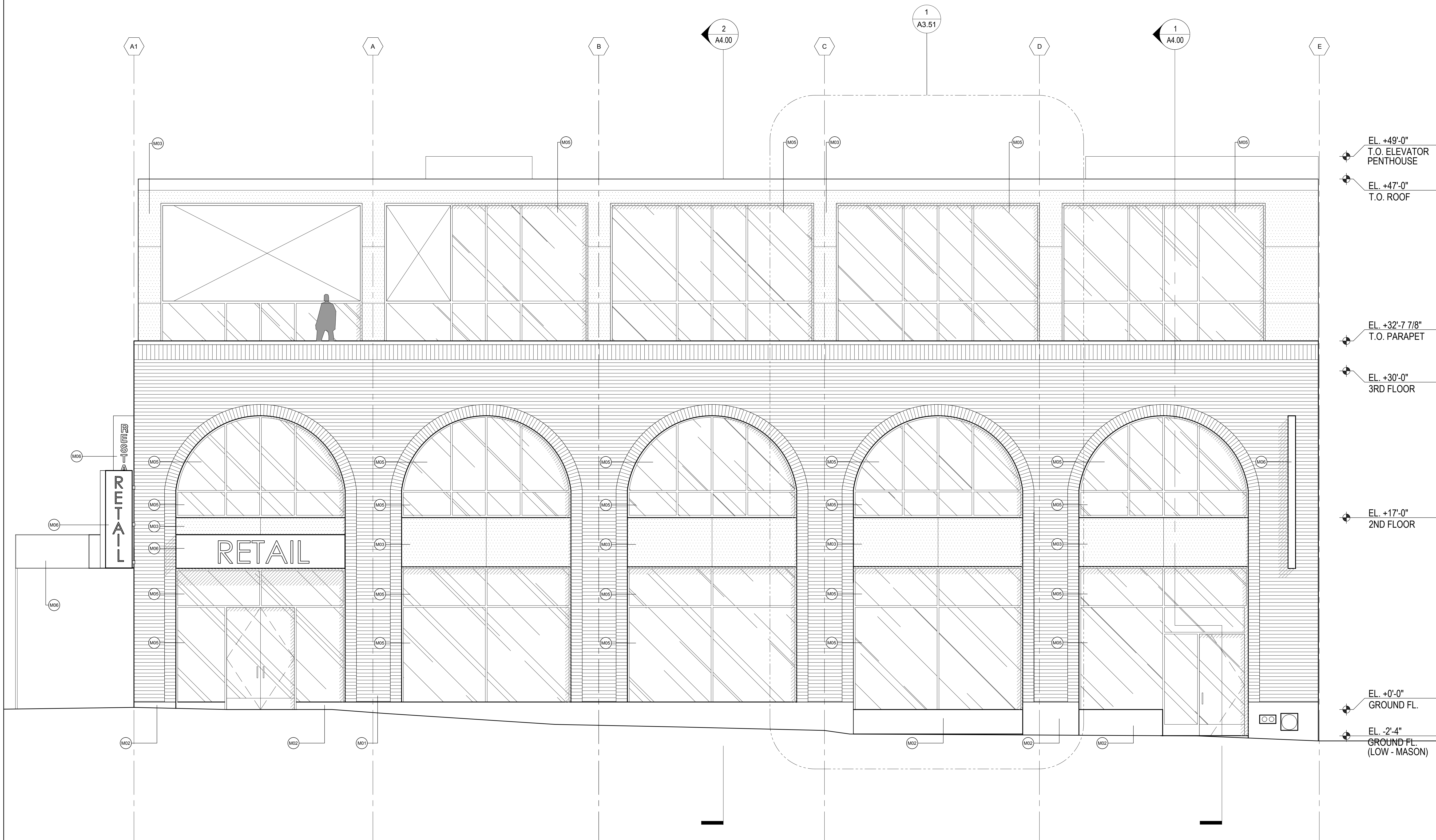
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KEYNOTES

NO SCALE

2

- (E) BRICK
- WHITE CONCRETE BULKHEAD
- BACK PTD. GLASS PANEL
- CLEAR GLASS
- 1/8" PAINTED METAL PANEL

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Project No:

Drawing Title:

PROPOSED BUILDING
ELEVATION

Sheet No:

A-2.00

PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

3

GRAPHIC KEY

NO SCALE

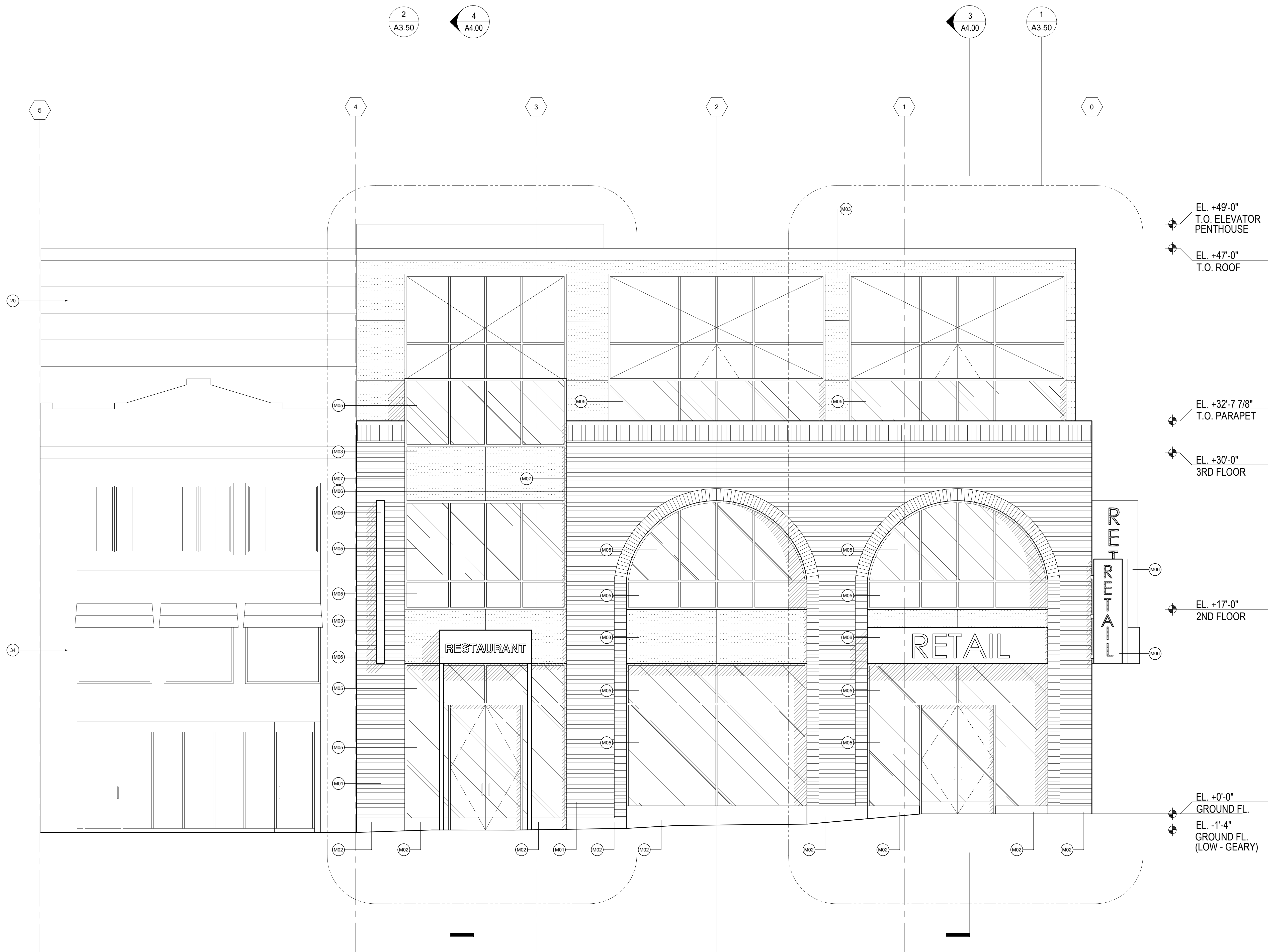
1



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- 34 ADJACENT BUILDING
- 20 BEHIND ADJACENT BUILDING

KEYNOTES NO SCALE

2

- (E) BRICK
- WHITE CONCRETE BULKHEAD
- BACK PTD. GLASS PANEL
- CLEAR GLASS
- 1/8" PAINTED METAL PANEL
- 3/8" PAINTED METAL PANEL

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Project No:
Drawing Title:

PROPOSED BUILDING
ELEVATION

Sheet No:
A-2.01

PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

3

GRAPHIC KEY

NO SCALE

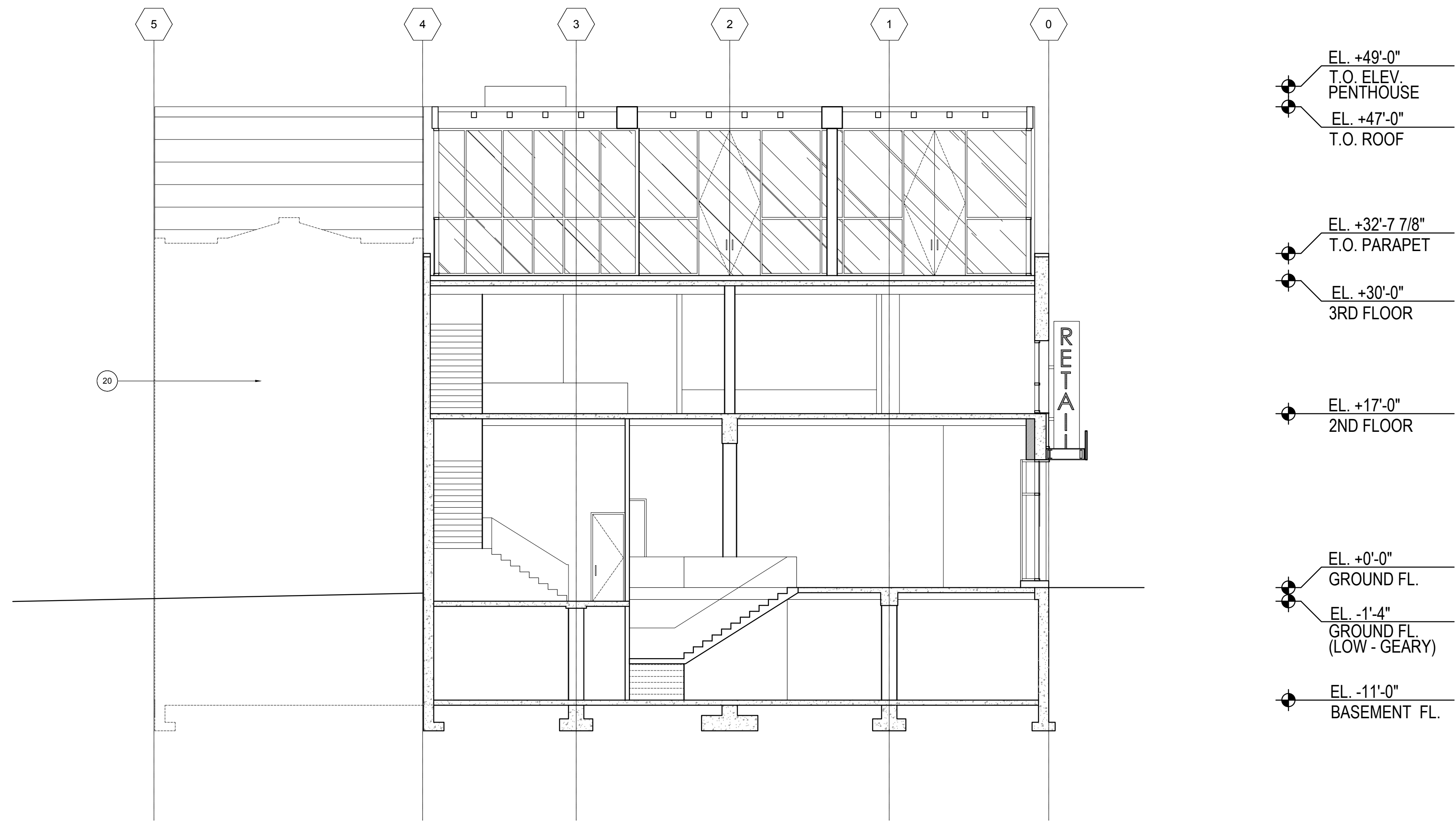
1



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

399 GEARY STREET
SAN FRANCISCO, CA, 94102

Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT



BUILDING SECTION LOOKING SOUTH

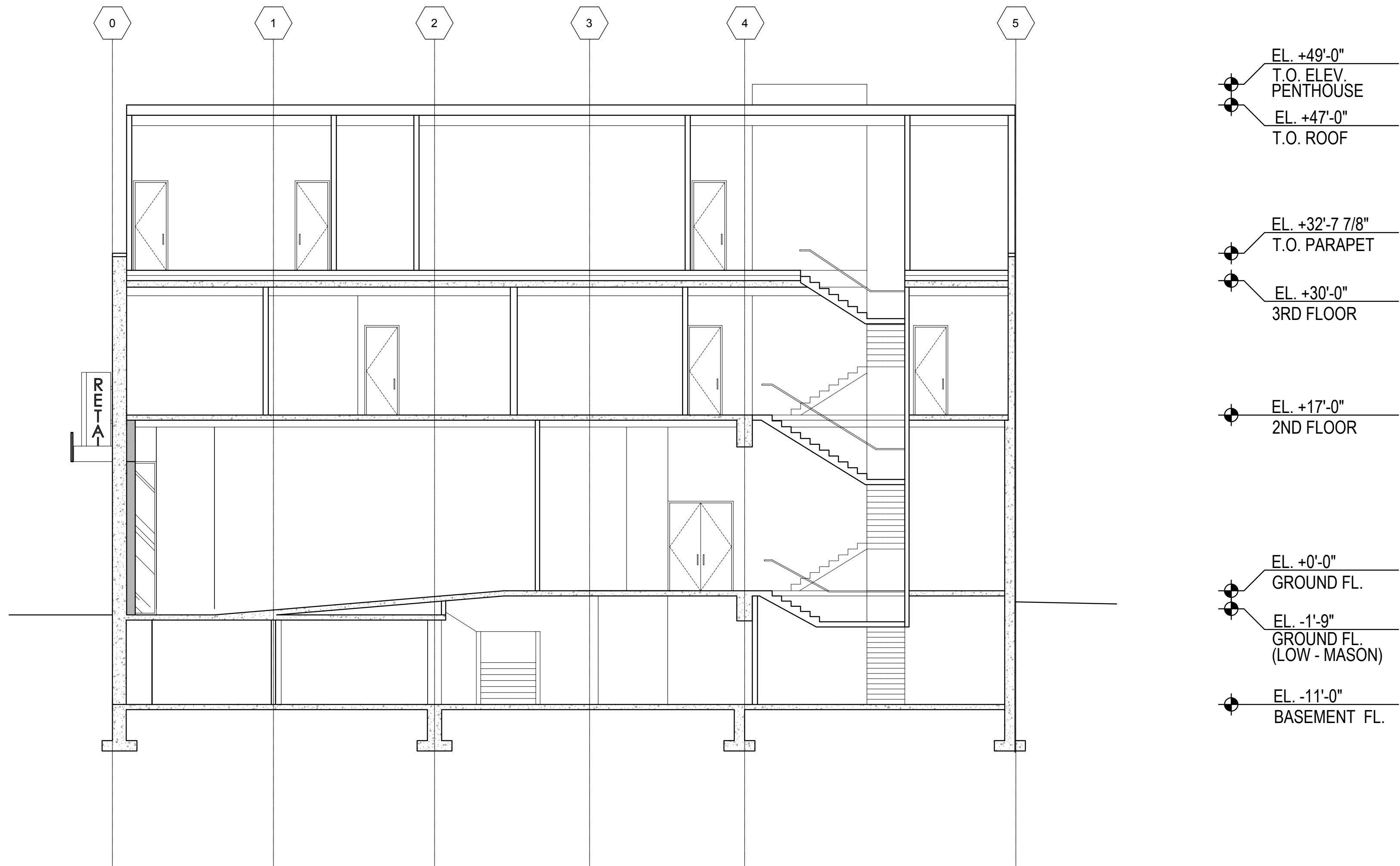
SCALE: 1/8" = 1'-0"

4

KEYNOTES

NO SCALE

2



BUILDING SECTION LOOKING NORTH

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

3

GRAPHIC KEY

NO SCALE

1

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Project No:
Drawing Title:

PROPOSED BUILDING
SECTIONS

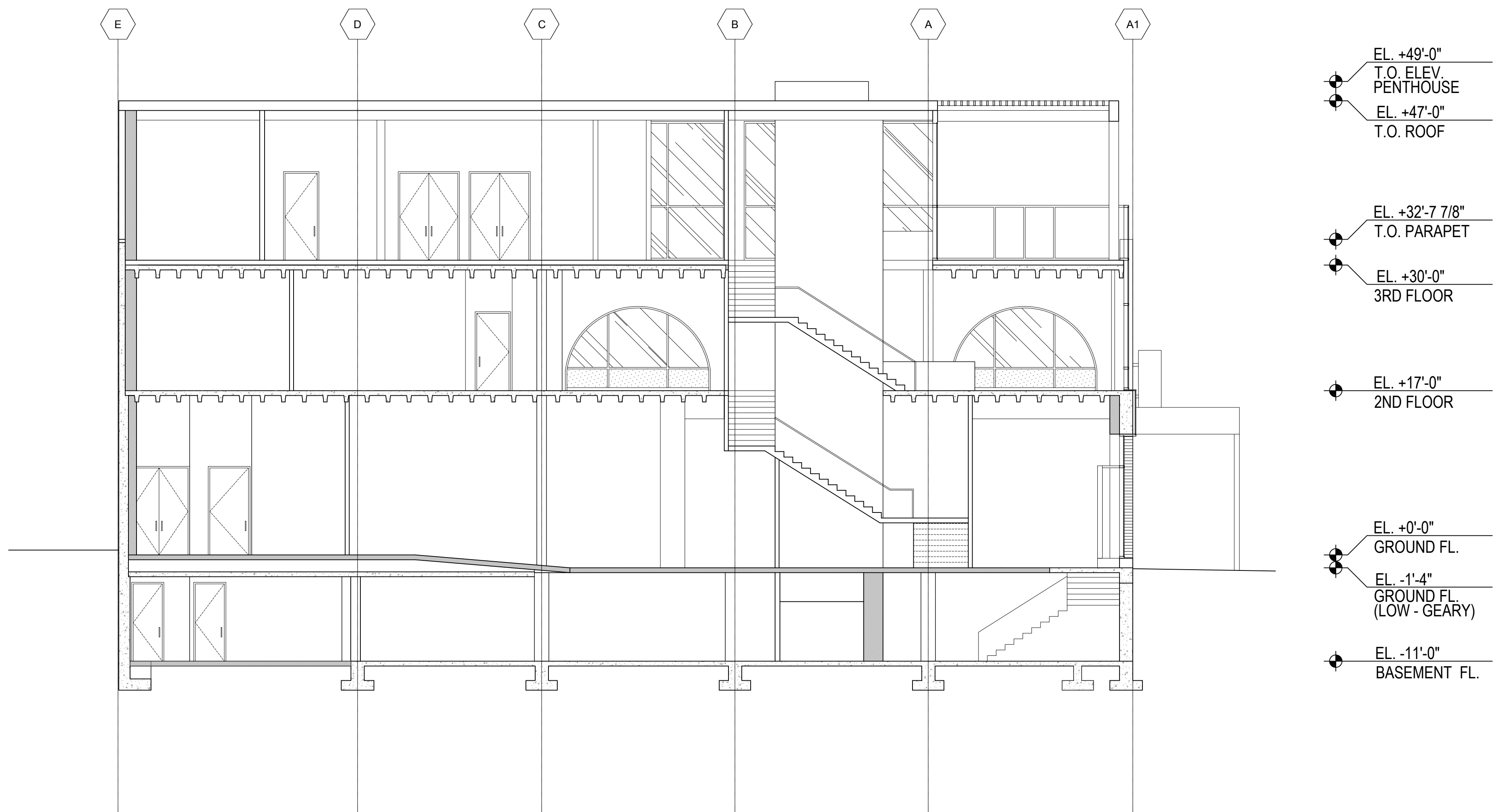
Sheet No:
A-3.00



Owner:
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SAN FRANCISCO, CA 94104

399 GEARY STREET
SAN FRANCISCO, CA, 94102

Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT



BUILDING SECTION LOOKING WEST

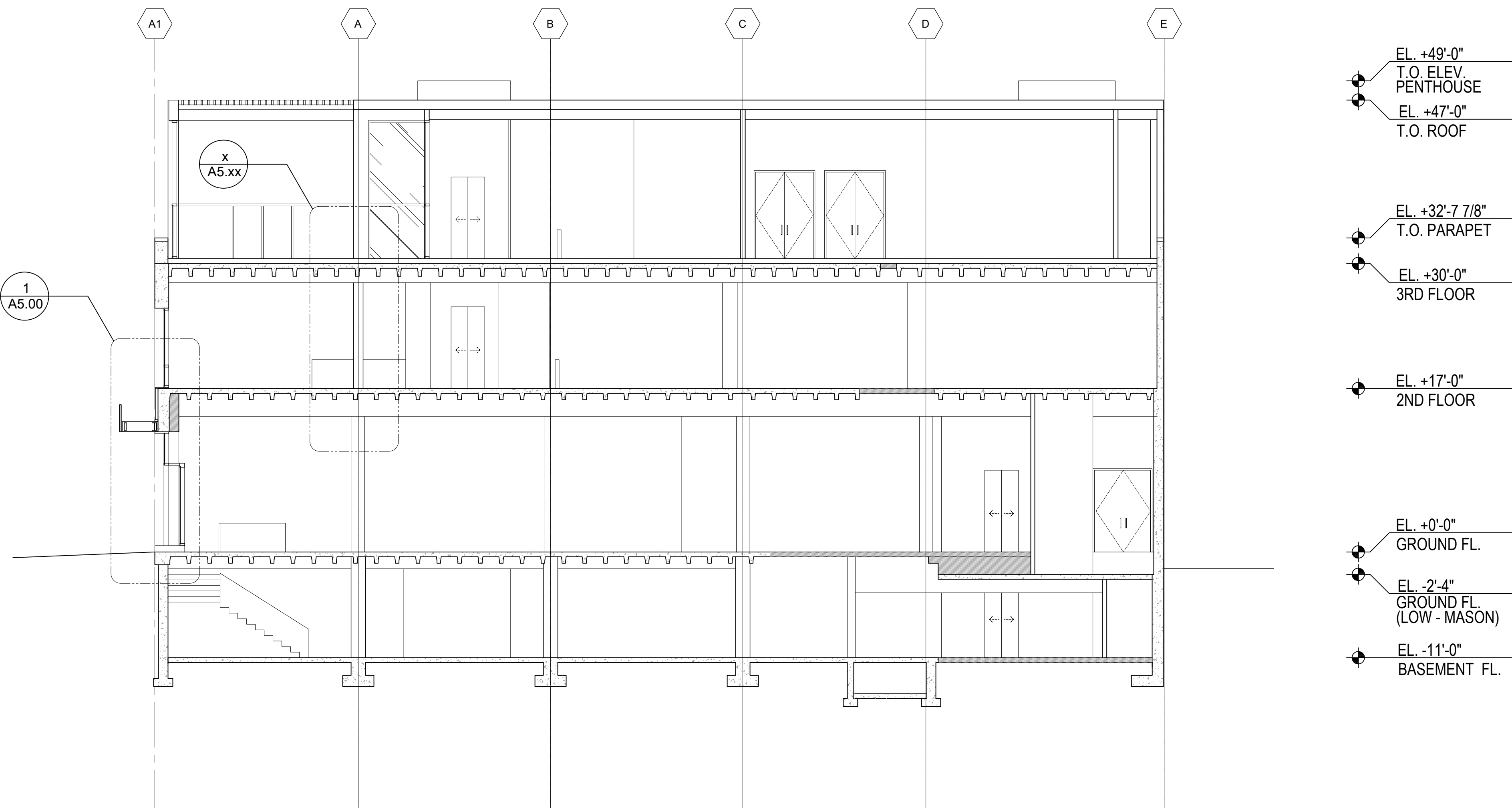
SCALE: 1/8" = 1'-0"

4

KEYNOTES

NO SCALE

2



BUILDING SECTION LOOKING EAST

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

3

GRAPHIC KEY

NO SCALE

1

////// NEW LOAD BEARING CONSTRUCTION

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Drawing Title:

PROPOSED BUILDING SECTIONS

Sheet No:
A-3.01



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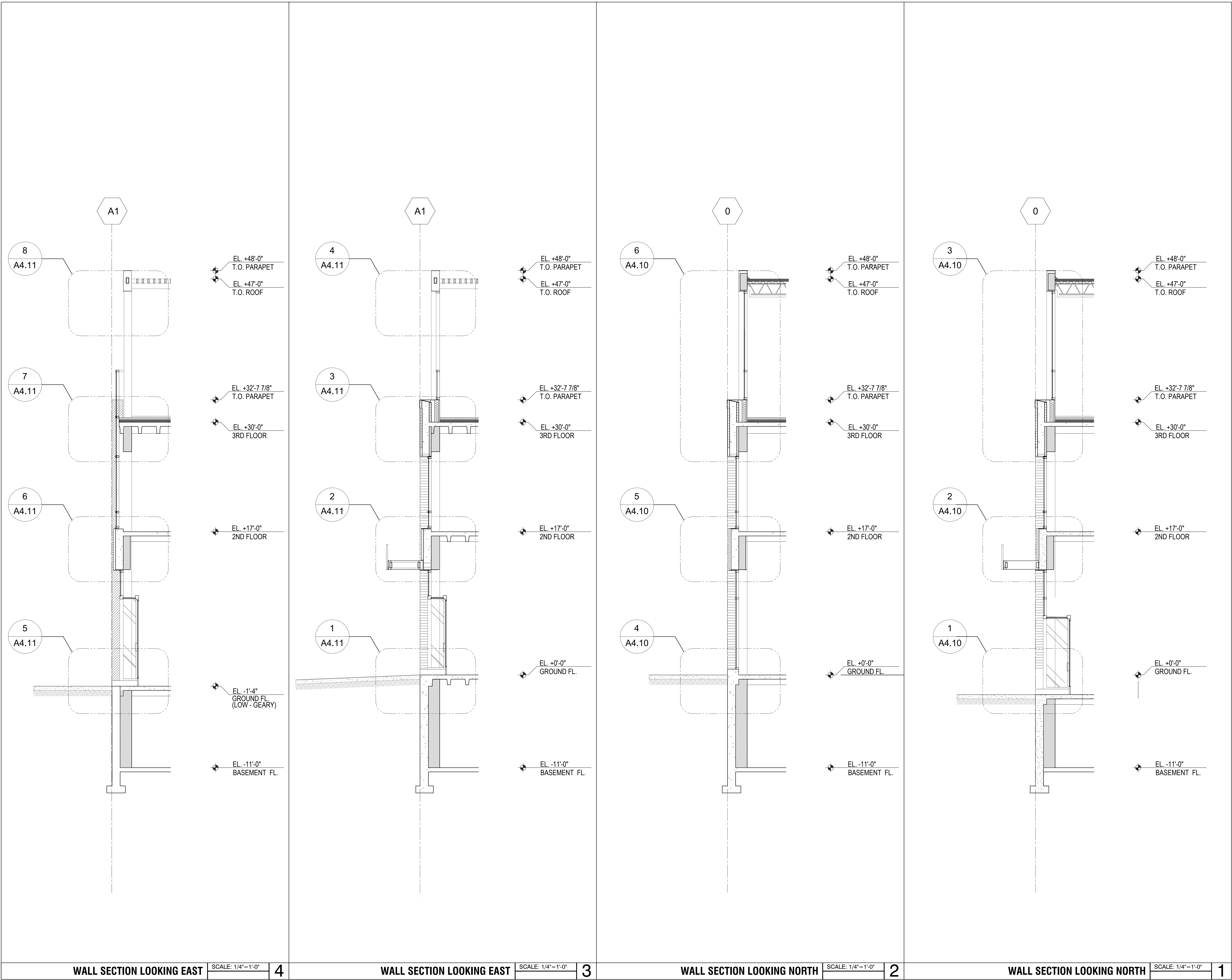
Rev.	Date	Remarks
09/08/2016	PLANNING PERMIT	
09/27/2016	PLANNING PERMIT	

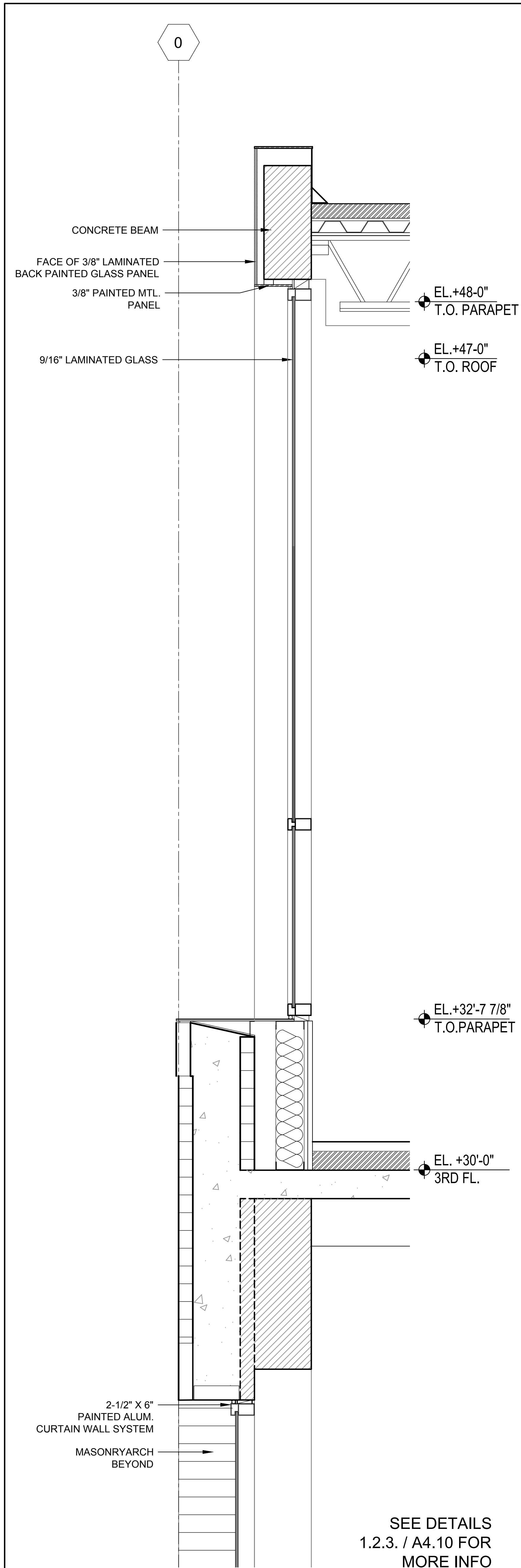
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Drawing Title:

WALL SECTIONS

Sheet No:
A-4.00

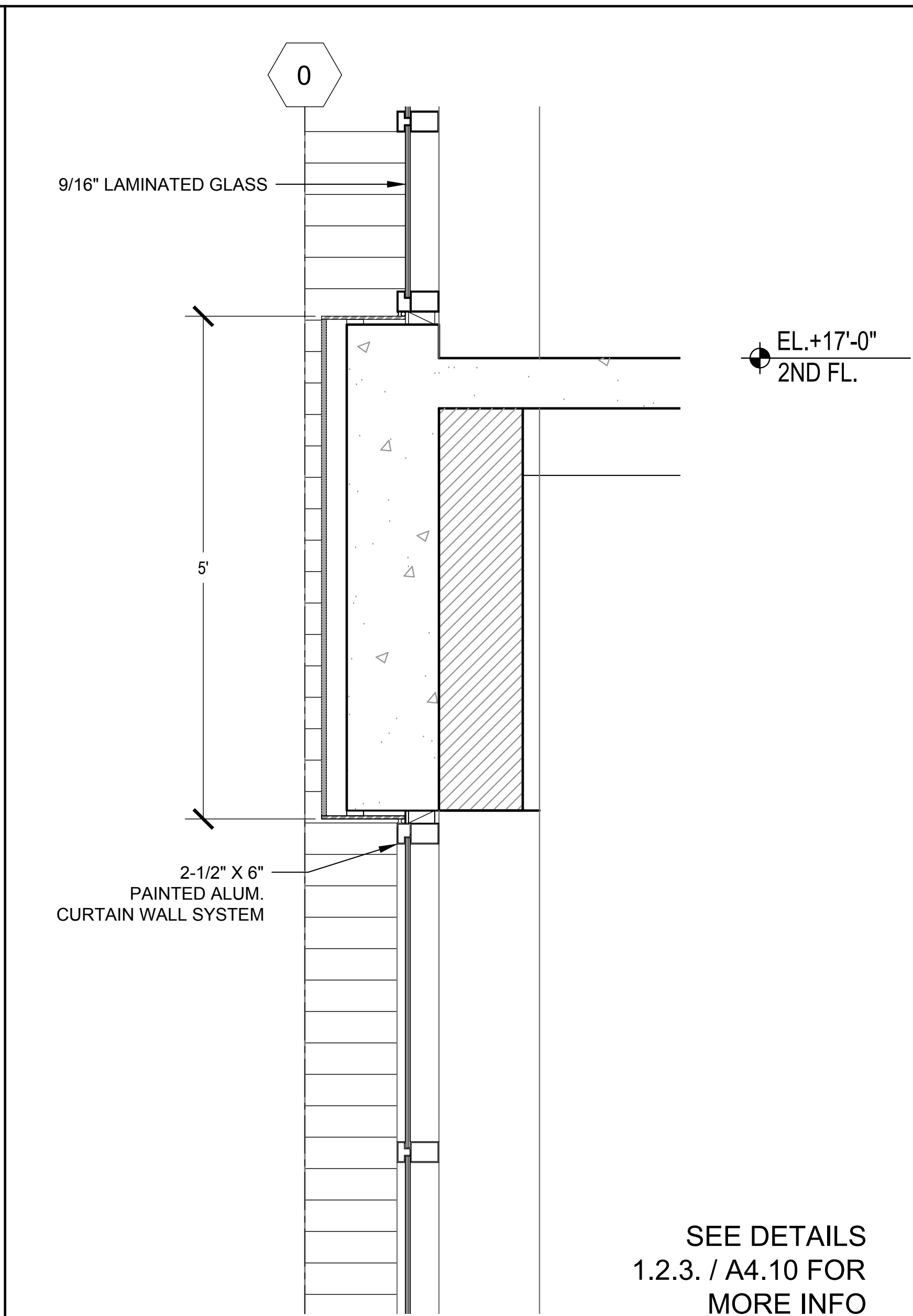




ENLARGED WALL SECTION@ 3RD FLOOR

SCALE: 1"=1'-0"

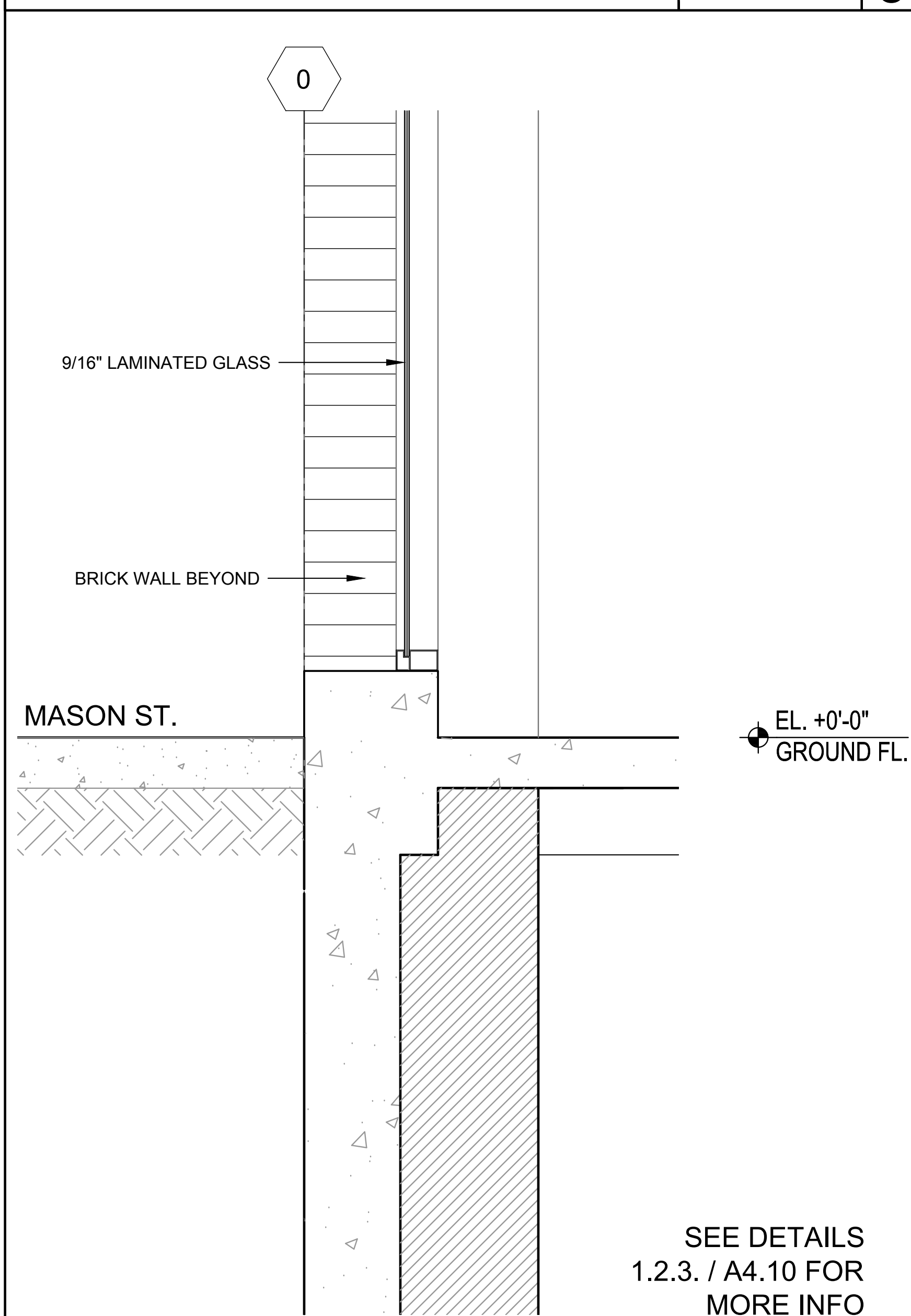
6



ENLARGED WALL SECTION@2ND FLOOR

SCALE: 1"=1'-0"

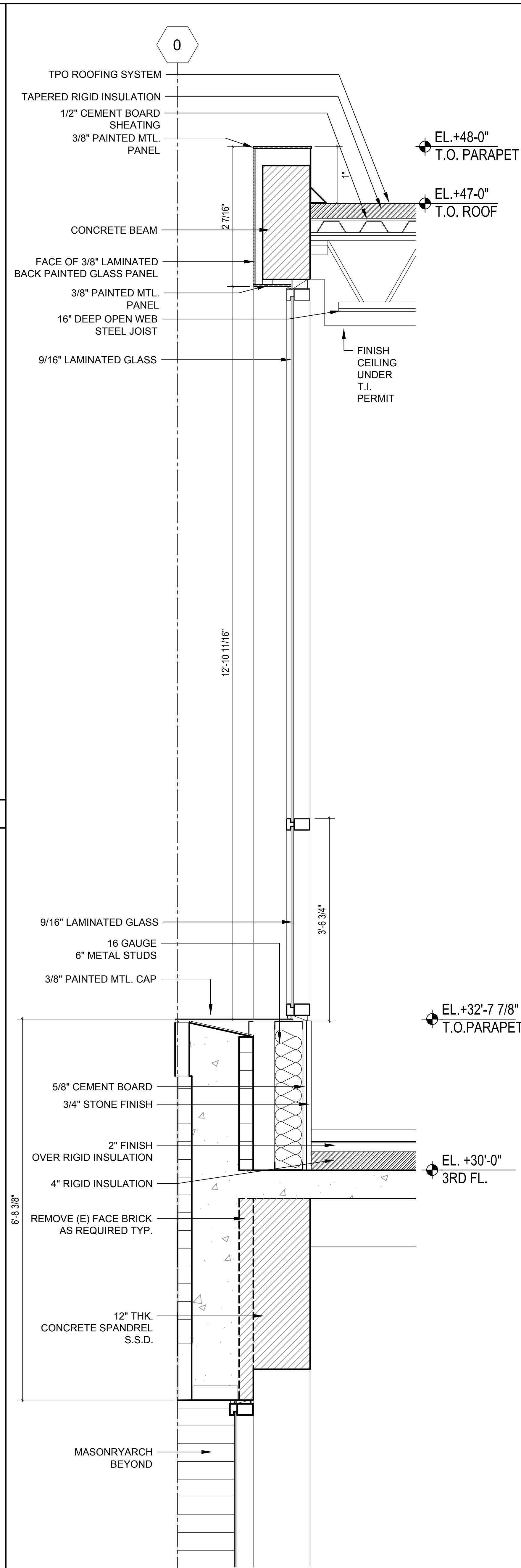
5



ENLARGED WALL SECTION@ GROUND FLOOR

SCALE: 1"=1'-0"

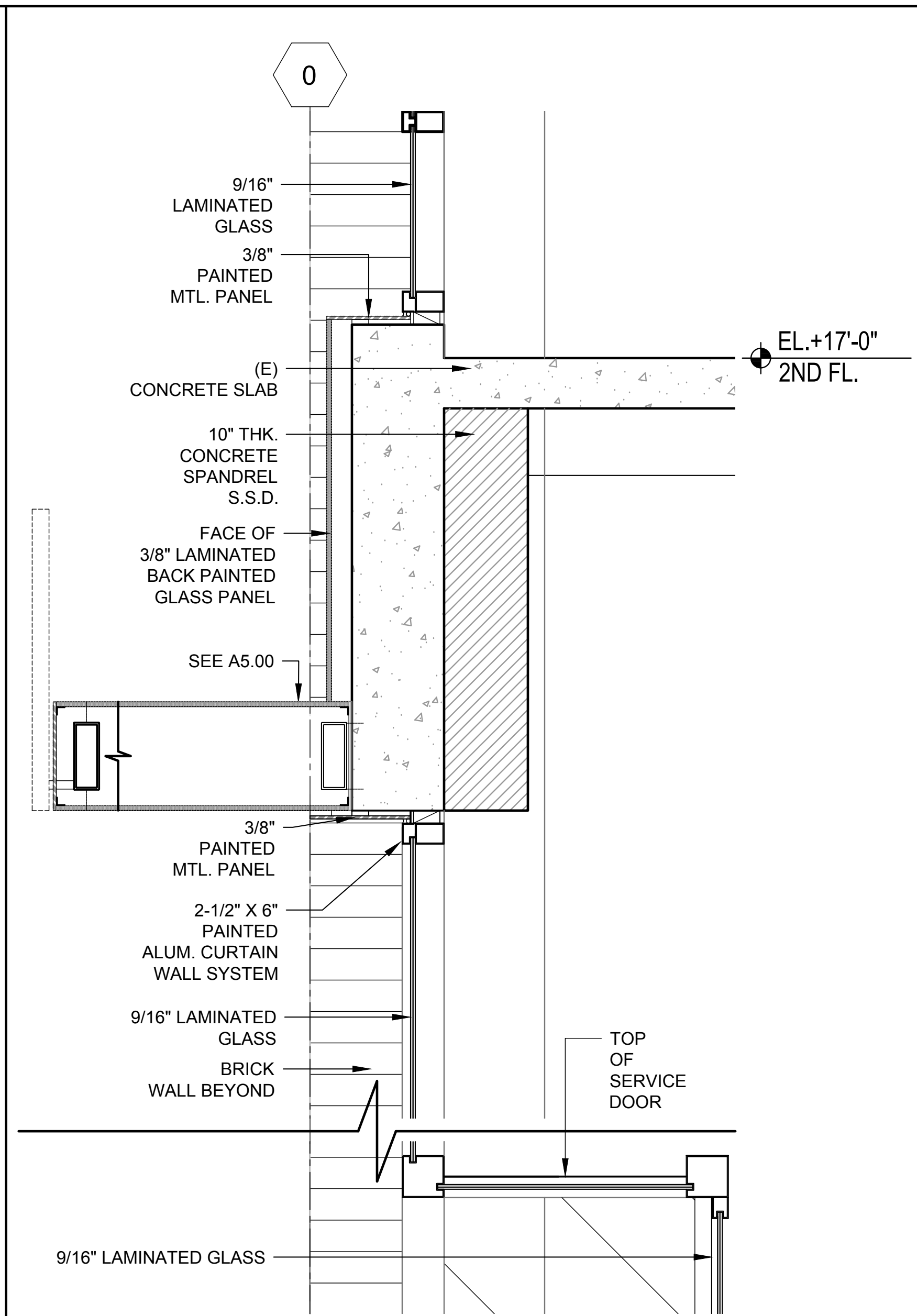
4



ENLARGED WALL SECTION@ 3RD FLOOR

SCALE: 1"=1'-0"

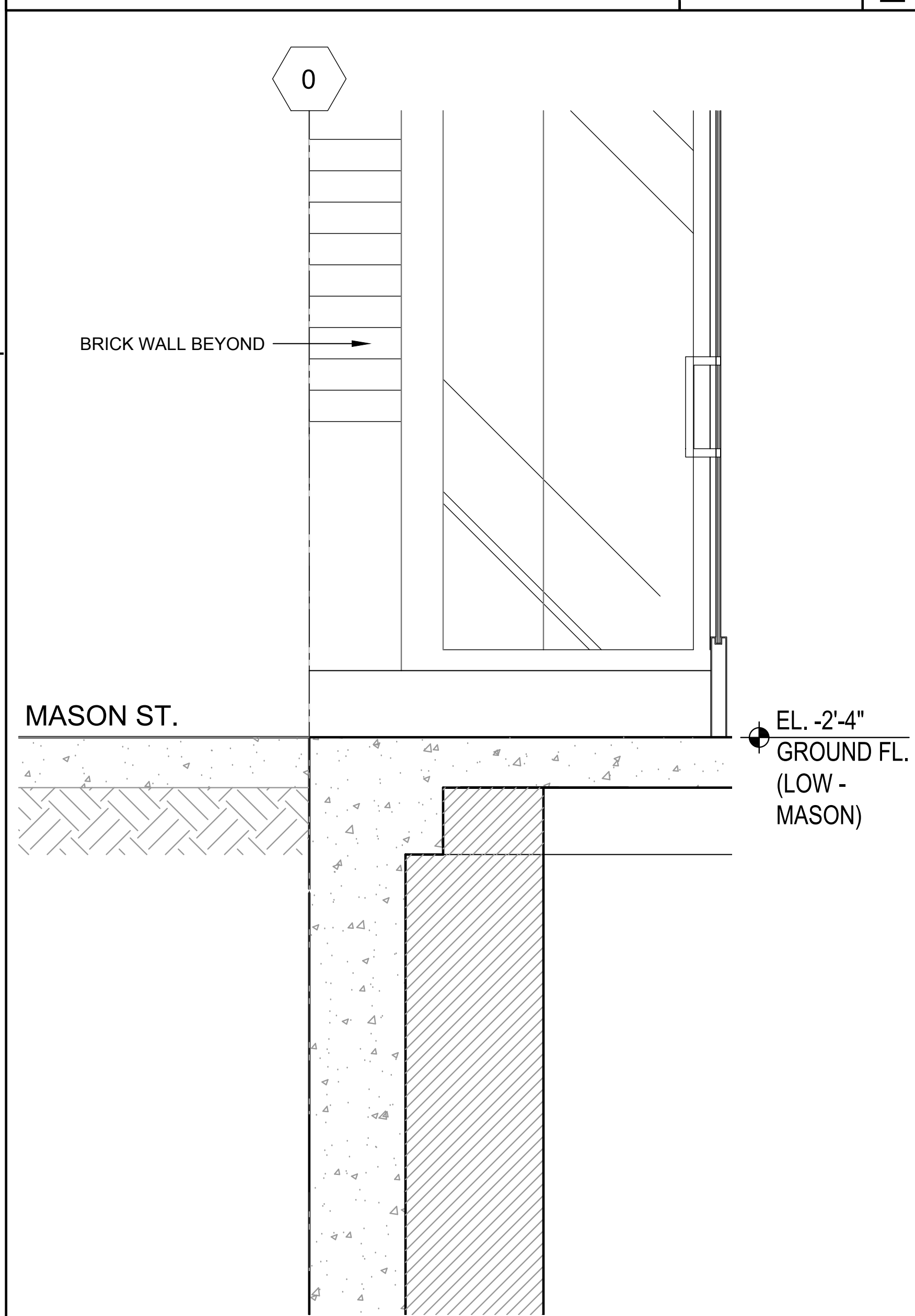
3



ENLARGED WALL SECTION@2ND DOOR

SCALE: 1"=1'-0"

2



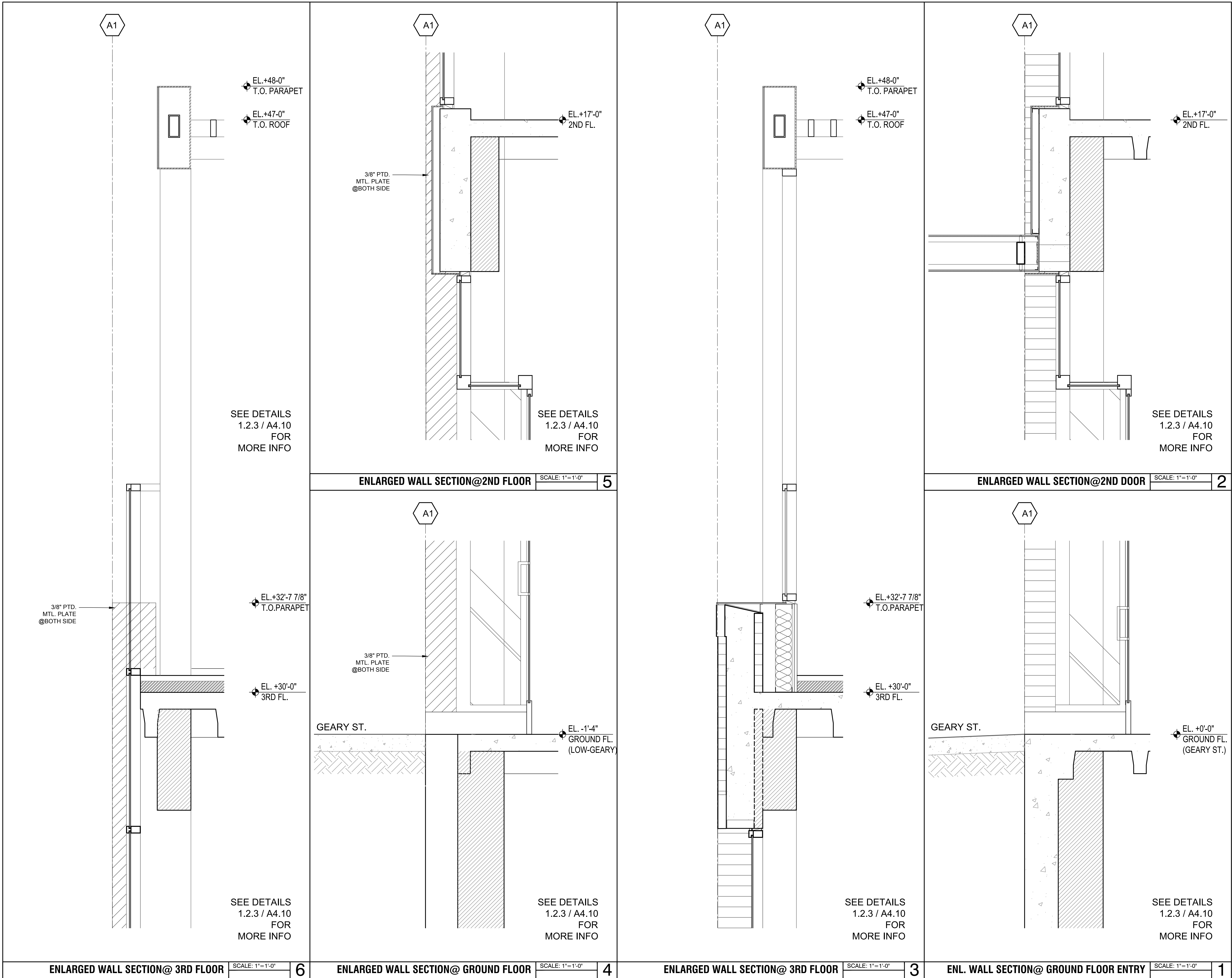
ENL. WALL SECTION@ GROUND FLOOR ENTRY

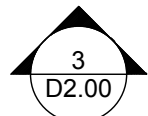
SCALE: 1"=1'-0"

1



Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT





- 2

EXISTING CONSTRUCTION
TO REMAIN

DEMO PLAN LOWER LEVEL

D-1.00

Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT

- 40 REMOVE (E) T.I. IN ITS ENTIRETY. TYP.
- 34 REMOVE (E) RESTAURANT T.I. IN ITS ENTIRETY. TYP.
- 38 REMOVE (E) MASONRY TO RECEIVE CONC. SHEAR WALL TYP., S.S.D.
- 33 REMOVE ALL TOILET FIXTURES AND PLUMBING LINES THROUGHOUT FLOOR
- 32 DEMO/CAP ALL UTILITY LINES BELOW SLAB, AND BEHIND WALLS THROUGHOUT FLOOR
- 31 INSPECT CONCRETE CEILING STRUCTURE, CONCRETE WALLS AND CONCRETE FLOOR. REMOVE ALL SCREWS, NAILS, BRACKETS, ETC.
- 26 MODIFY (E) CONC. SLAB TO RECEIVE STAIRCASE AND ELEVATOR SHAFT. PROVIDE TEMPORARY SHORING. S.S.D.
- 25 REMOVE LOAD BEARING WALL. PROVIDE TEMPORARY SHORING. S.S.D.
- 19 REMOVE (E) VAULT AND DOOR TO STRUCTURE. PROVIDE TEMPORARY SHORING
- 12 REMOVE ALL MEP SYSTEMS NOT SHOWN TO REMAIN, INCLUDING MACHINES, DUCTS, CONDUITS, PIPES, ETC.
- 11 DEMO (E) STAIR
- 10 REMOVE (E) ELEVATOR
- 9 DEMOLISH ALL CEILING FINISHES, STRAP ANCHORS TO CONCRETE STRUCTURE
- 8 REMOVE (E) FINISH FLOOR TO CONCRETE DECK
- 6 SAW CUT STRAIGHT AND PLUMB. REMOVE (E) MASONRY WALL TO PROVIDE TEMP. SHORING AS REQUIRED
- 5 REMOVE (E) WINDOW AND DOOR SYSTEMS

KEYNOTES

NO SCALE

2

- EXISTING CONCRETE SLAB TO BE REMOVED, SEE S.S.D.
- EXISTING LOAD BEARING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN

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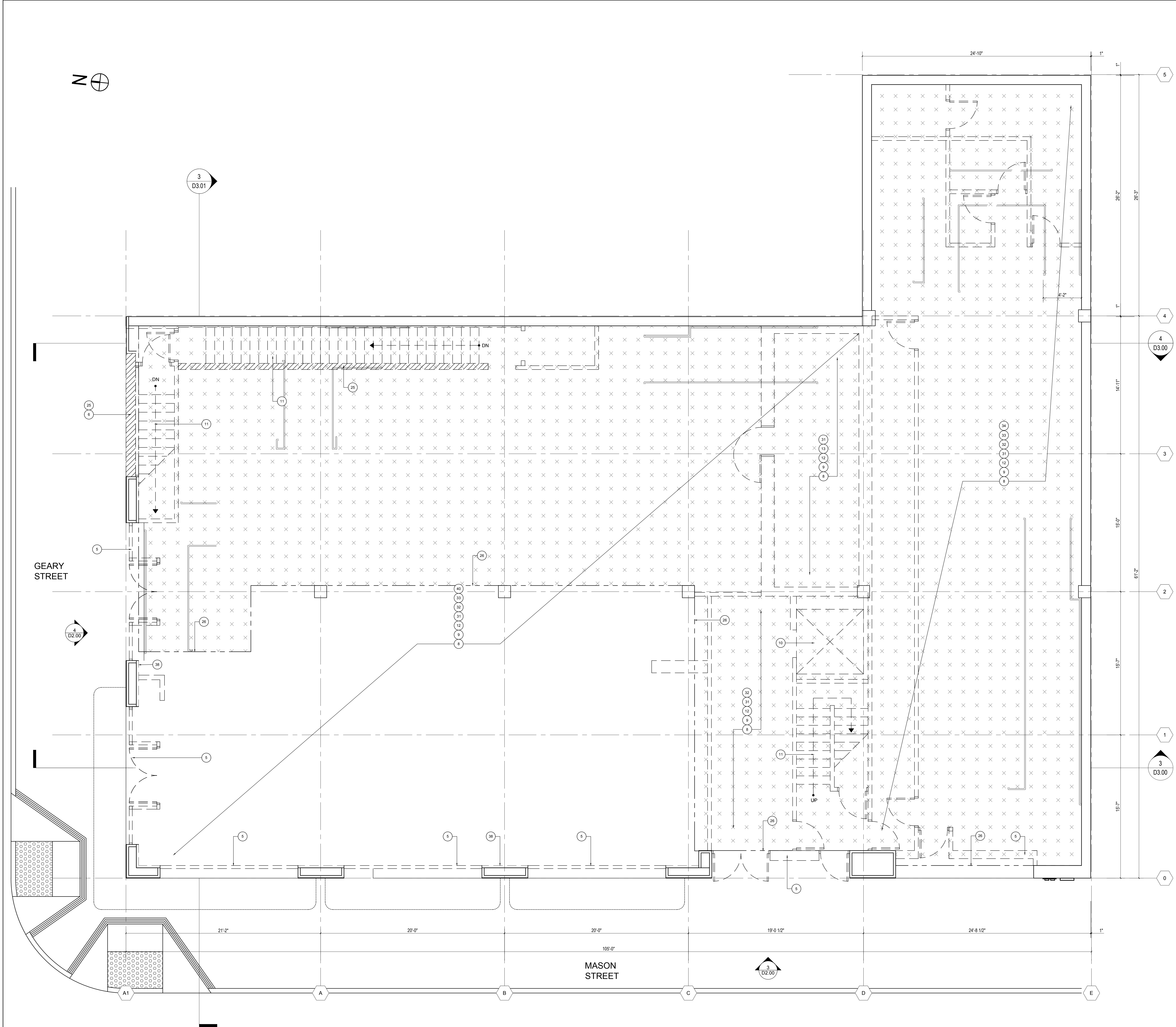
Project No:

Drawing Title:

DEMO PLAN
GROUND FLOOR

Sheet No:

D-1.01





Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT

- 40 REMOVE (E) T.I. IN ITS ENTIRETY. TYP.
- 34 REMOVE (E) RESTAURANT T.I. IN ITS ENTIRETY. TYP.
- 38 REMOVE (E) MASONRY TO RECEIVE CONC. SHEAR WALL TYP., S.S.D.
- 35 MODIFY (E) CONC. SLAB TO RECEIVE GREASE SHAFT. PROVIDE TEMPORARY SHORING. S.S.D.
- 39 REMOVE ALL TOILET FIXTURES AND PLUMBING LINES THROUGHOUT FLOOR
- 31 INSPECT CONCRETE CEILING STRUCTURE. CONCRETE WALLS AND CONCRETE FLOOR. REMOVE ALL SCREWS, NAILS, BRACKETS, ETC.
- 36 REMOVE (E) CONC. SLAB TO RECEIVE STAIRCASE AND ELEVATOR SHAFT. PROVIDE TEMPORARY SHORING. S.S.D.
- 25 REMOVE LOAD MASONRY WALL. PROVIDE TEMPORARY SHORING. S.S.D. SALVAGE MASONRY UNITS FOR LATER USE.
- 12 REMOVE ALL MEP SYSTEMS NOT SHOWN TO REMAIN, INCLUDING MACHINES, DUCTS, CONDUITS, PIPES, ETC. THROUGHOUT FLOOR
- 11 DEMO (E) STAIR
- 10 REMOVE (E) ELEVATOR
- 9 DEMOLISH ALL CEILING FINISHES, STRAP ANCHORS TO CONCRETE STRUCTURE
- 8 REMOVE (E) FLOOR TO CONCRETE DECK
- 6 SAW CUT STRAIGHT AND PLUMB. REMOVE (E) MASONRY WALL TO PARAPET. PROVIDE TEMP. SHORING AS REQUIRED
- 5 REMOVE (E) WINDOW SYSTEM
- 3 REMOVE (E) AWNING

KEYNOTES NO SCALE

2

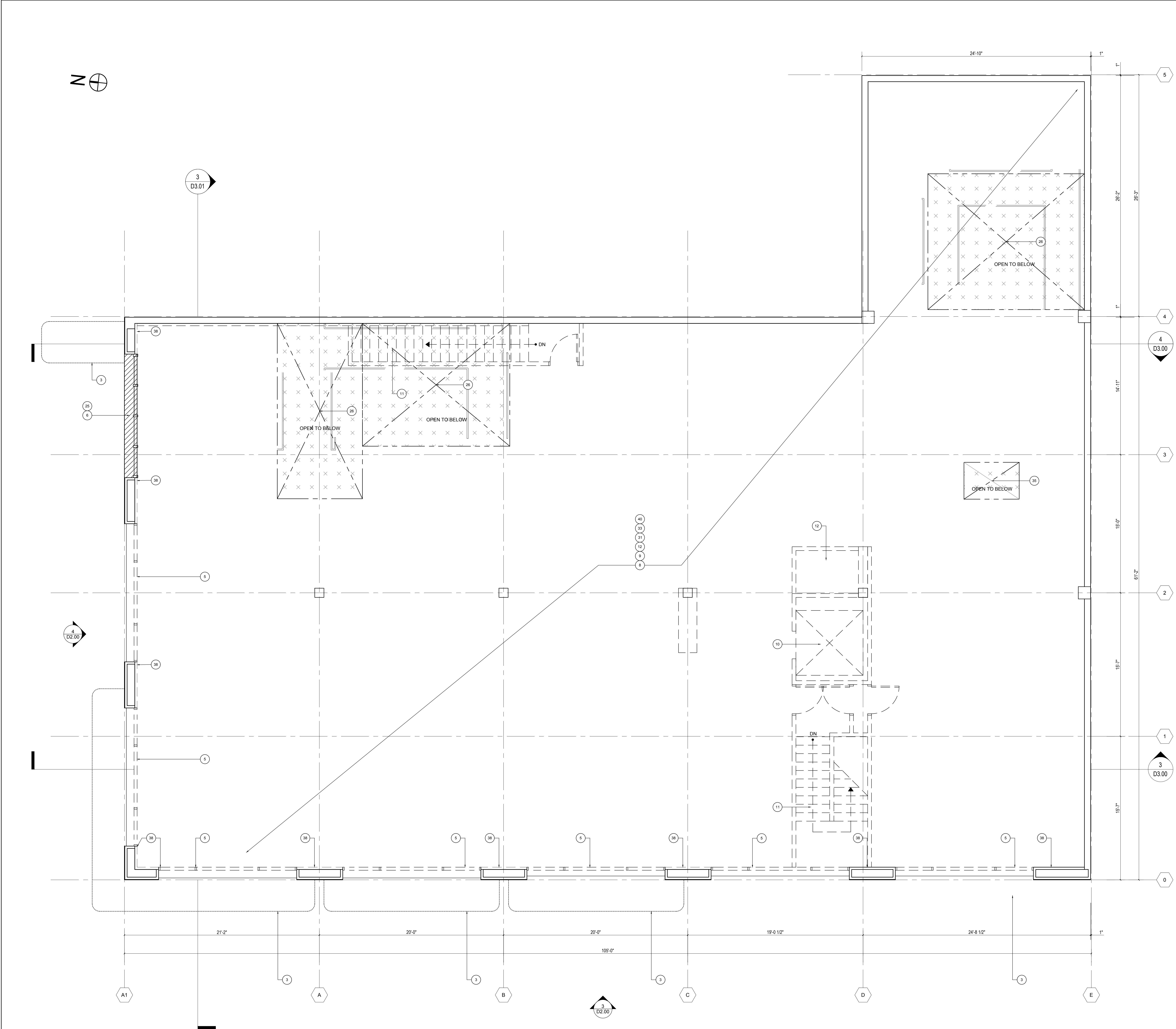
- EXISTING CONCRETE SLAB TO BE REMOVED, SEE S.S.D.
- EXISTING LOAD BEARING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN

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Project No:
Drawing Title:

DEMO PLAN
SECOND FLOOR

Sheet No:
D-1.02



SECOND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

3

GRAPHIC KEY NO SCALE

1



Rev.	Date	Remarks
	09/08/2016	PLANNING PERMIT
	09/27/2016	PLANNING PERMIT

- 26 REMOVE (E) CONC. SLAB TO RECEIVE STAIRCASE AND ELEVATOR SHAFT. PROVIDE TEMPORARY SHORING. S.S.D.
- 25 REMOVE LOAD BEARING MASONRY WALL. PROVIDE TEMPORARY SHORING. S.S.D. SALVAGE MASONRY UNITS FOR LATER USE.
- 15 REMOVE (E) ROOFING SYSTEM INCLUDING ALL FLASHING, INSULATION, CURBS, ETC. DOWN TO STRUCTURE, TYP.
- 12 REMOVE ALL MEP SYSTEMS NOT SHOWN TO REMAIN, INCLUDING MACHINES, DUCTS, CONDUITS, PIPES, ETC. THROUGHOUT FLOOR
- 8 SAW CUT STRAIGHT AND PLUMB. REMOVE (E) MASONRY WALL TO PARAPET. PROVIDE TEMP. SHORING AS REQUIRED
- 5 REMOVE (E) WINDOW SYSTEM
- 3 REMOVE (E) AWNING

KEYNOTES

NO SCALE

2

- EXISTING CONCRETE SLAB TO BE REMOVED, SEE S.S.D.
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN

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Project No:

Drawing Title:

DEMO PLAN
ROOF

Sheet No:

D-1.03

ROOF/ THIRD FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"

3

GRAPHIC KEY

NO SCALE

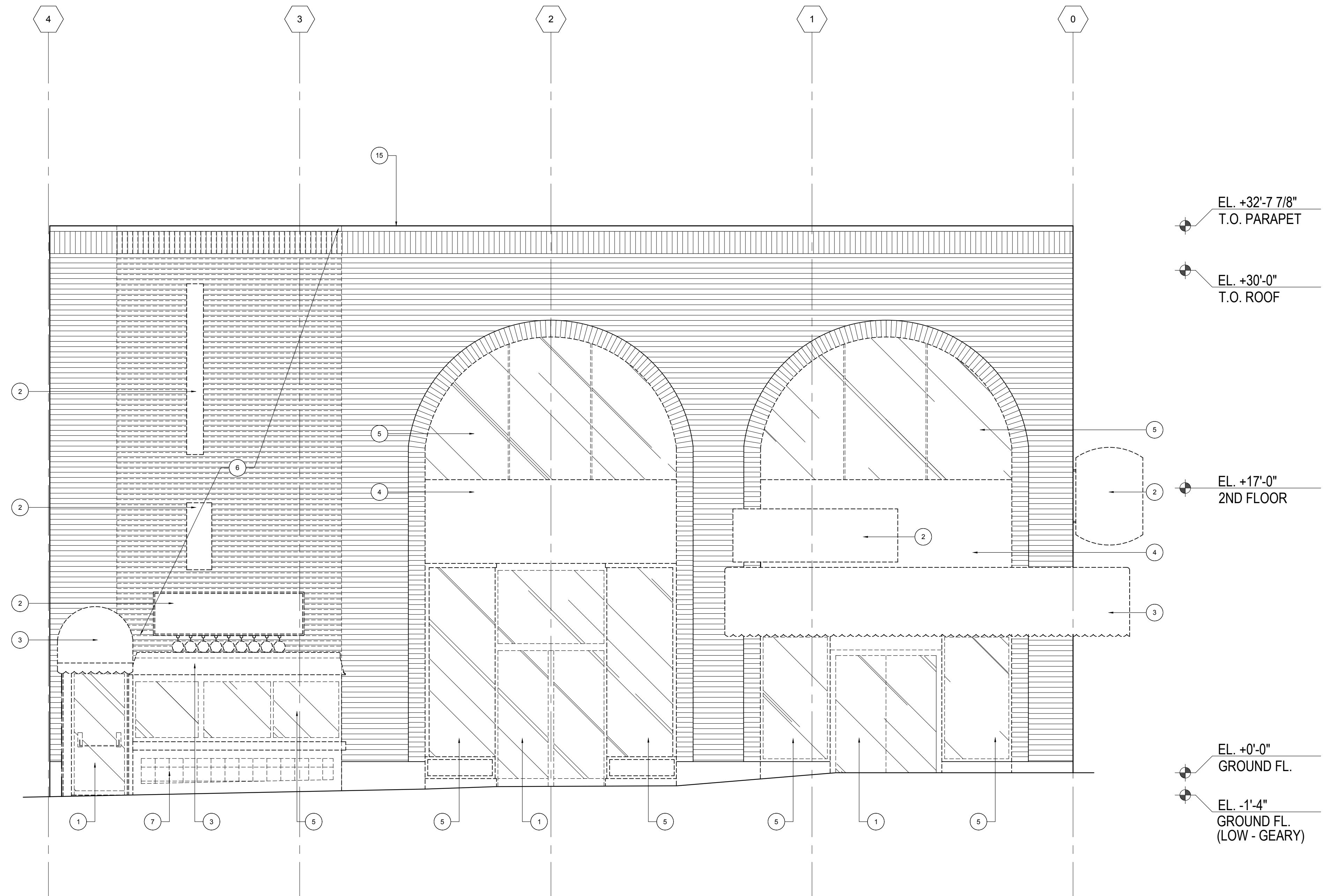
1



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



- 15 REMOVE (E) ROOFING SYSTEM INCLUDING ALL FLASHING, CURBS, ETC. DOWN TO STRUCTURE, TYP.
- 7 REMOVE (E) TILE
- 6 SAW CUT STRAIGHT AND PLUMB. REMOVE (E) MASONRY WALL TO PARAPET. PROVIDE TEMP. SHORING AS REQUIRED
- 6 REMOVE (E) WINDOW SYSTEM
- 4 REMOVE (E) METAL PANELS AND ALL SUPPORT ANCHORS, FURRING CHANNELS, ETC.
- 5 REMOVE (E) AWNING
- 2 REMOVE (E) SIGN
- 1 REMOVE (E) DOORS, CLERESTORY

NORTH ELEVATION DEMO

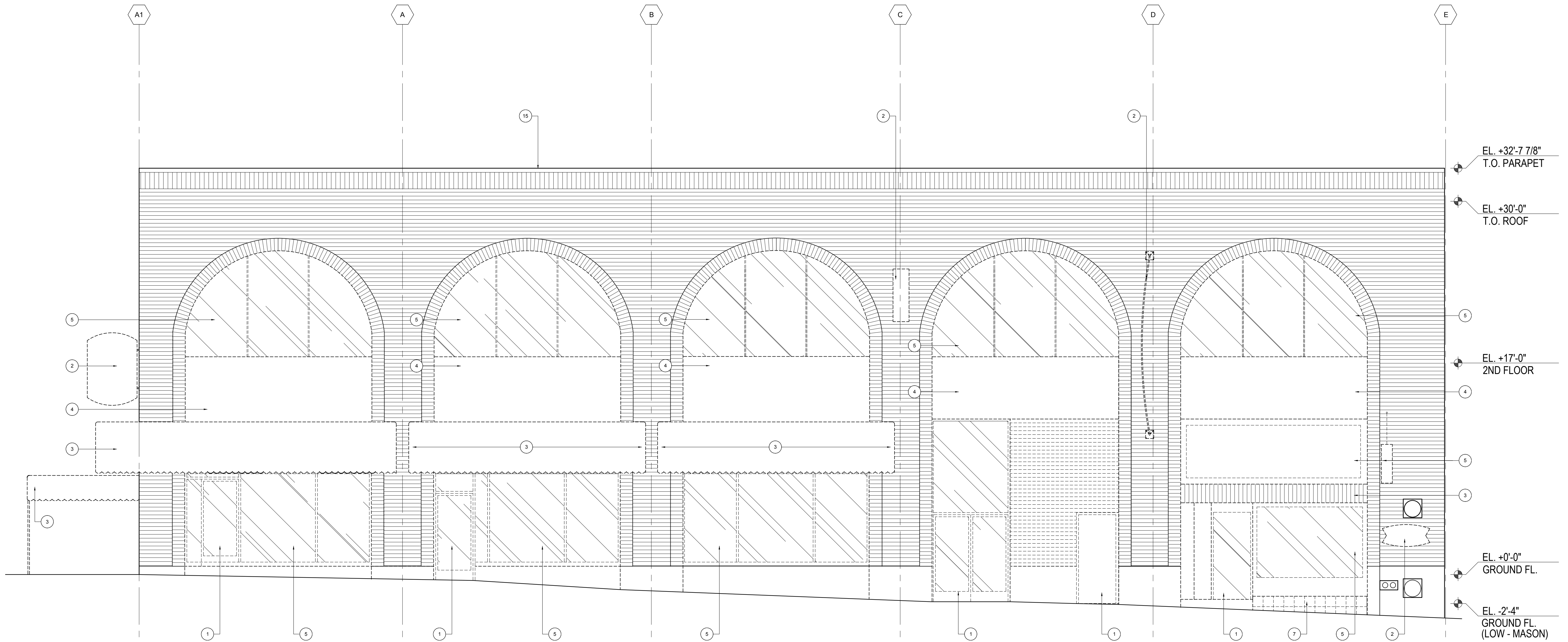
SCALE: 1/4" = 1'-0"

4

KEYNOTES

NO SCALE

2



- DEMO (E) GLASS
- (E) BRICK TO REMAIN
- DEMO (E) TILE
- DEMO (E) BRICK
- DEMO
- EXISTING CONSTRUCTION TO REMAIN

WEST ELEVATION DEMO

SCALE: 1/4" = 1'-0"

3

GRAPHIC KEY

NO SCALE

1

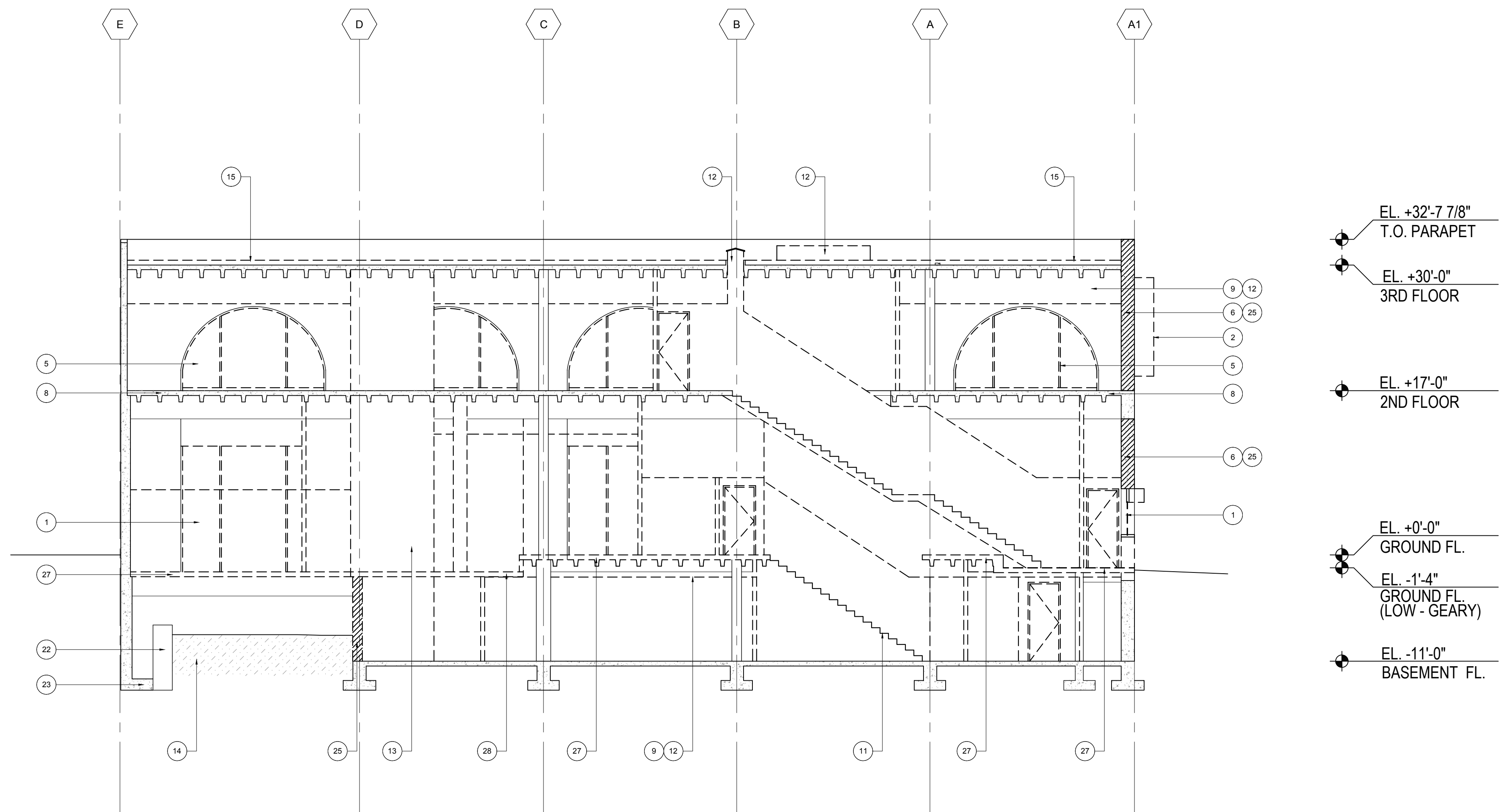
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Project No:
Drawing Title:

DEMO
BUILDING ELEVATIONS

Sheet No:
D-2.00

Rev.	Date	Remarks
	08/26/2016	25% CD PRICING SET
	09/16/2016	PROGRESS SET



EAST SECTION DEMO

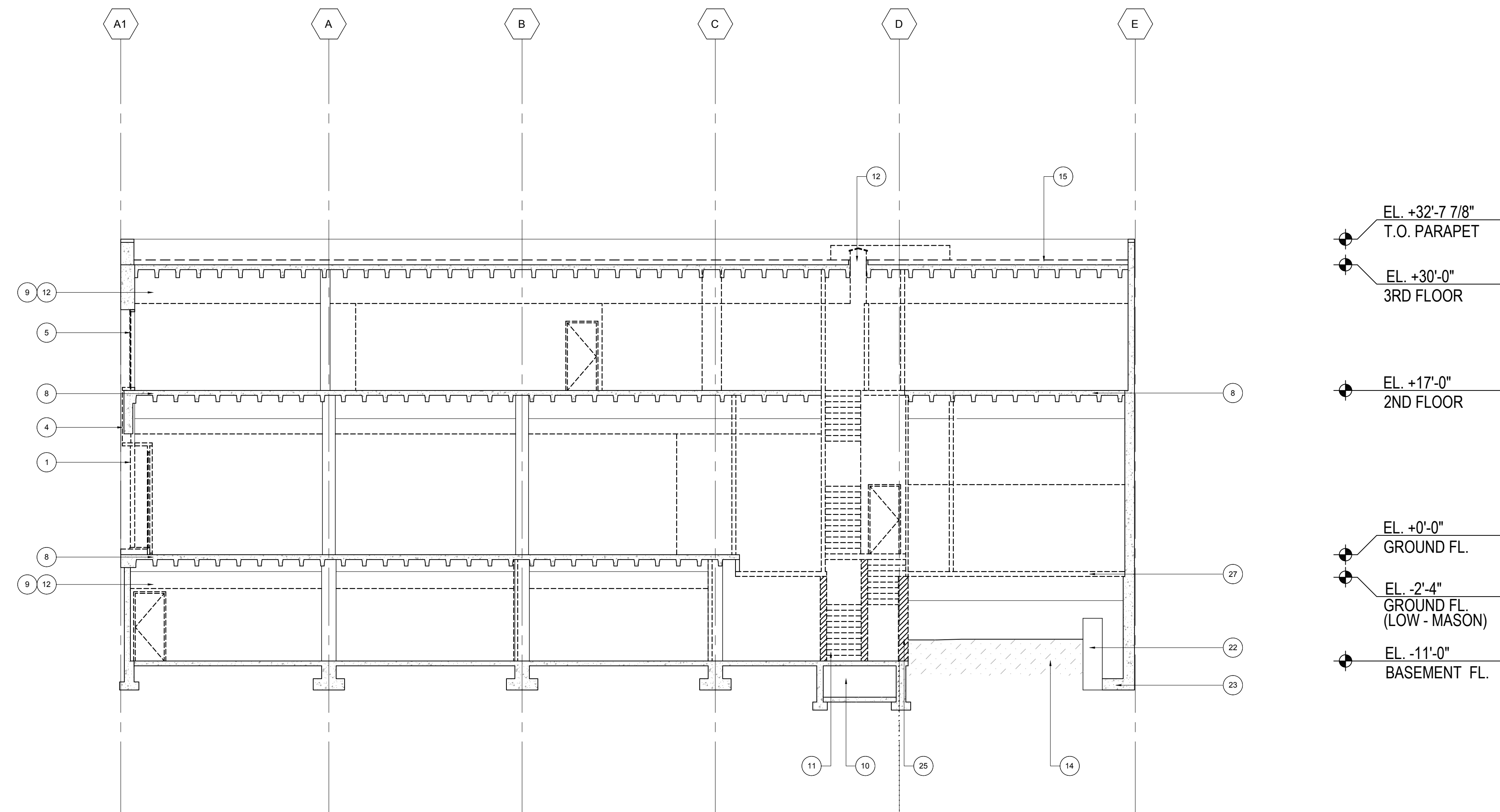
SCALE: 1/8" = 1'-0"

4

KEYNOTES

NO SCALE

2



DEMO WEST SECTION

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

3

GRAPHIC KEY

NO SCALE

1

EXCAVATE BASEMENT

EXISTING LOAD BEARING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING CONSTRUCTION TO REMAIN

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DEMO BUILDING SECTIONS

Sheet No:

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Rev.	Date	Remarks
	08/26/2016	25% CD PRICING SET
	09/16/2016	PROGRESS SET

- 37 REMOVE UPPER 24" OF
CLOUMNS ALONG GL-3. S.S.D
- 27 REMOVE (E) CONC. SLAB.
PROVIDE SHORING. TO INSTALL
CONC. SLAB TO ALIGN WITH
STREET LEVEL V.I.F. S.S.D.
- 26 REMOVE LOAD BEARING WALL.
PROVIDE TEMPORARY
SHORING. S.S.D
- 24 REMOVE COLUMN. PROVIDE
TEMPORARY SHORING AS
REQUIRED. S.S.D
- 15 REMOVE (E) ROOFING SYSTEM
INCLUDING ALL FLASHING, CURBS,
ETC. DOWN TO STRUCTURE, TYP.
- 12 REMOVE ALL MEP SYSTEMS NOT
SHOWN TO REMAIN, INCLUDE
MACHINES, DUCTS, CONDUITS,
PIPES, SUPPORT BRACKETS, ETC.
- 9 DEMOLISH ALL CEILING
FINISHES, STRAP ANCHORS TO
CONCRETE STRUCTURE
- 9 REMOVE (E) FLOOR TO
CONCRETE DECK
- 5 REMOVE (E) WINDOW
- 4 REMOVE (E) METAL PANELS
AND ALL SUPPORT ANCHORS,
FURRING CHANNELS, ETC.
- 1 REMOVE (E) DOORS, CLERESTORY

NOT IN USE

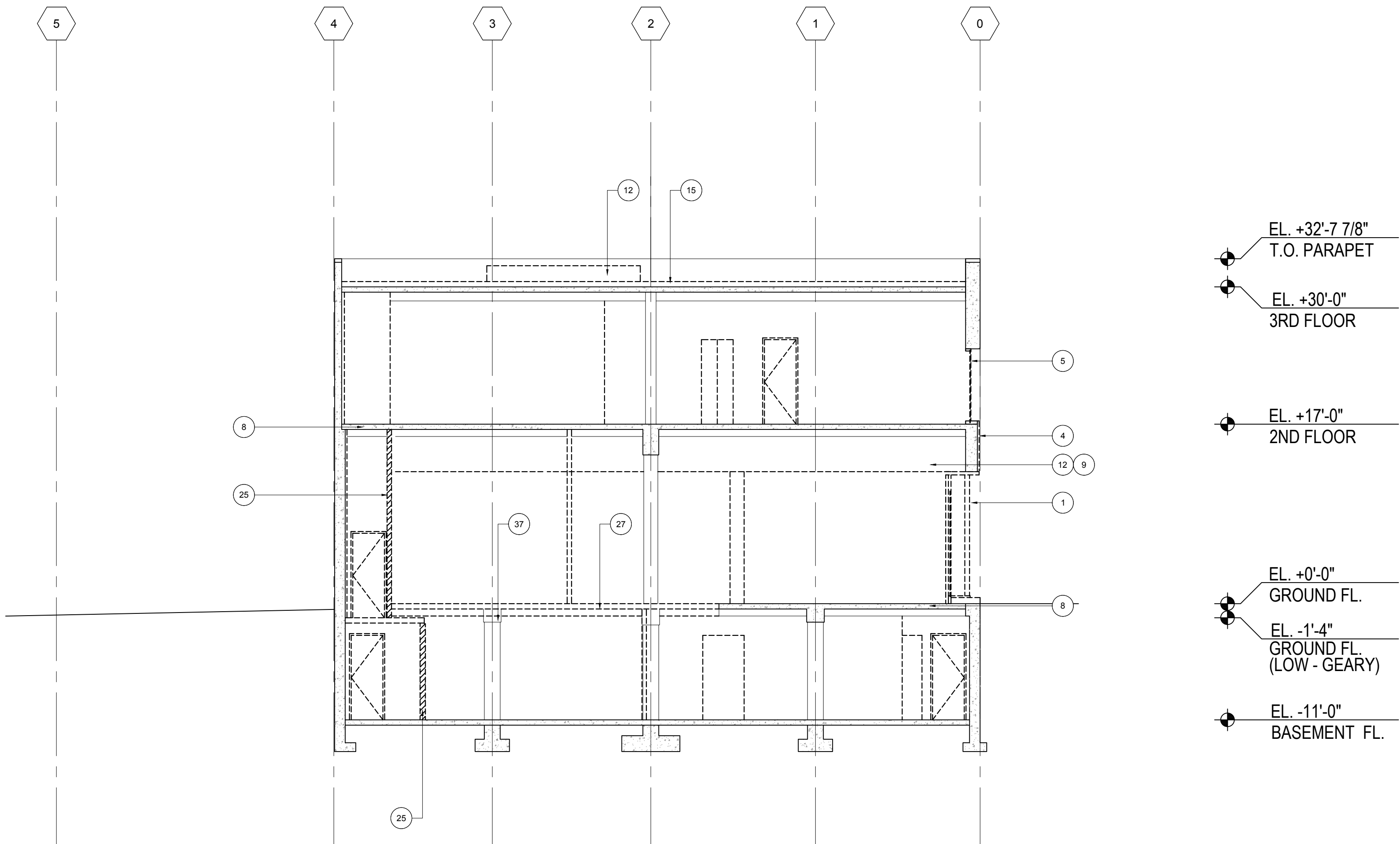
NO SCALE

4

KEYNOTES

NO SCALE

2



- EXISTING LOAD BEARING
CONSTRUCTION TO BE
REMOVED
- EXISTING CONSTRUCTION
TO BE REMOVED
- EXISTING CONSTRUCTION
TO REMAIN

DEMO WEST SECTION

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

3

GRAPHIC KEY

NO SCALE

1

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DEMO BUILDING
SECTIONS

Sheet No:
D-3.01